

**The
Planning
Bureau Ltd**

ARUN DISTRICT COUNCIL				
No.	LU	257	07	
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Site appraisal report

**Proposed development
Littlehampton
BN17 5ET**



1. EXECUTIVE SUMMARY

This report has been prepared by Elderly Accommodation Counsel (EAC) on behalf of The Planning Bureau in relation to a proposed development of Assisted Living accommodation for older people at the junction of Church Street and Fitzalen Street, Littlehampton BN17 5ET. It provides a brief assessment of the elderly population profile in and around this location, and examines the existing supply of purpose built housing to meet the needs of older people.

'Assisted Living' is an enhancement of the more commonly known 'sheltered' or 'retirement' housing. It provides a combination of independent accommodation, day-to-day support and care when needed, and is designed to help frailer older people maintain their independence and quality of life. Assisted Living may also be known as Very Sheltered Housing, Extra Care Sheltered Housing or simply 'housing-with-care'.

Both retirement housing and assisted living have been shown to fulfil a number of different needs as well as aspirations amongst older people, and are important ingredient in the range of housing options that older people now expect to be available to them.

Summary of findings

For historical reasons, older owner-occupiers generally have far less access to retirement housing of all forms than renting households, and this is also the case in and around Littlehampton:

- There are a total of 76 retirement housing developments (schemes) in all tenures in the Arun District, providing 2,543 dwellings, for a population of 44,813 older people (60+) or 25,567 households headed by a pensioner. These developments provide 1,571 properties for sale and 972 for rent.
- Given the high levels of owner occupation (82.8%) amongst pensioner households in the District, there remains a disproportionate amount of rental provision in the figures cited. The majority of older people who seek to move into retirement accommodation have no choice but to maintain their previous tenure. ***There are 74.2 retirement properties built for sale for every 1,000 owner-occupier pensioner households, against 220.6 rental properties for every 1,000 pensioner renting households.***
- There are at present just three small developments in the District providing housing-with-care, but these are located in Bognor Regis and Chichester – approximately 10km and 17km away. Beyond the District boundary, the nearest other housing-with-care developments are at Steyning, Lancing and Worthing, and only the last of these is for intended for sale.
- ***Housing choices for elderly owner-occupiers living in Arun District, or needing to move to it to be closer to family, and seeking to buy assisting living / very sheltered housing, are therefore severely restricted.***

2. INTRODUCTION

Elderly Accommodation Counsel

EAC is an independent charity founded in 1985 to provide detailed information on all forms of accommodation for older people, UK-wide. Its mission is to help older people make informed choices about meeting their housing and care needs.

We provide detailed advice and guidance on the availability of different types of accommodation and services for older people in their local area. We offer our service to not only to people seeking solutions for themselves, but also to professionals and organisations involved in housing and care for older people, including social service departments, doctors, other charities working with older people and development companies providing housing or care homes for older people.

8,000 people use our service annually, and we analyse in some detail the nature of enquiries and the response we provide. Around 50% of all enquiries are from, or on behalf of, older owner occupiers thinking of a move to alternative housing accommodation, and in most cases, wanting to explore retirement housing options.

What is sheltered or retirement housing?

Sheltered / retirement housing is accommodation designed to suit people as they age; typically purpose designed flats; usually incorporating some shared (communal) facilities such as garden, guest suite, lounge and laundry. Support for residents and management of the development is provided by a scheme manager (traditionally known as a 'warden') who, depending on the size of the development, will either live on site or be based there for the working day. Accommodation is also linked to an emergency call facility to summon assistance in emergencies.

Early models of housing to meet the specific needs of older people were devised by Almshouse Charities. The modern form of sheltered housing was shaped by local councils, who developed schemes on a substantial scale from the late 1950s to the 1970s. Housing associations (not-for-profit agencies) rapidly took on the main providing role in the late 1970s, continuing to build until the 1990s. Between them, local councils and housing associations built almost ½ million properties throughout the UK, almost all of them to rent.

During the mid 1980s private housing developers began to build and market their own version of sheltered housing – this time, for sale. They generally preferred other names, and 'retirement housing' quickly became the commonly accepted one. It was in essence, however, the same model, if generally a little more generous in terms of space standards.

After an initial flurry of building, the development of private retirement housing has subsequently proceeded at a slow pace, with less than 3,000 units added to the UK stock annually over recent years. The total UK stock now stands at just over 100,000 properties.

Personal care for residents has traditionally not been part of the sheltered / retirement housing model. But in recent years, providers in all sectors – public,

voluntary and independent – have sought to better address the needs of our ageing society, and in particular the physical and sometimes mental frailty that accompanies very old age, by developing new models that can also deliver (or facilitate the delivery of) care for residents if and when they need it. There is, as yet, no dominant model for this kind of provision, and different providers use different terms to describe what they offer - Assisted Living, Very Sheltered Housing and Extra Care Sheltered Housing are common ones.

In this report we use the generic terms *housing-with-care* for these newer models of sheltered housing and *retirement housing* for the traditional model.

Need for private retirement housing (retirement housing for sale)

Retirement housing fulfils a number of different needs as well as aspirations amongst older people. Those who choose to move into retirement housing do so for a number of reasons. Some look for physical security, others companionship. Some are keen to minimise the burden of looking after a property; others seek to 'downsize' from the family home and release equity for later life. The daily support provided by scheme managers is a valued service for many, offering the comfort of knowing that familiar help will be at hand if and when needed.

Whatever the mix of individual reasons, retirement housing is clearly a positive choice for many older people of all lifestyles and backgrounds. Equally, its role in helping prevent calls on social care and health services is well documented, in particular in reducing hospital admissions through early intervention and facilitating discharge from hospital through planned after-care and support.

As the figures quoted above suggest, there is at present, across within the UK as a whole, a significant tenure imbalance in the provision of retirement housing. Whilst nearly 70% of older households are owner-occupiers, only around 20% of existing retirement properties are available for purchase.

It is also important to note that the vast bulk of the stock, that provided for rent, was and is allocated only to applicants whose financial circumstances are seen to warrant the benefit of the public subsidy channelled into it. Owner-occupiers continue to have only restricted access to it, particularly in areas of highest demand.

As a consequence, the owner-occupying majority of the older population remain severely constrained in the housing options available to them in retirement – comparatively few retirement properties are available to purchase, and even if individuals are prepared to rent, they are allowed only very restricted access to the rental stock. This is a great pity in social terms, as well as a severe constraint on the individuals concerned.

About this report

The information and analysis presented in this report is based on detailed research by EAC over the last 15 years into sheltered and retirement housing provision across the UK, analyses of enquiries received by our Advice Service, and demographic data provided by OPCS / National Statistics based on the 2001 Census. The views presented are our own, and based on EAC's commitment to encouraging the

provision of a range of housing, support and care options to meet older people's needs and aspirations.

The report provides a statistical overview, based on administrative boundaries, of the older population (potential demand) and existing provision of retirement housing (supply) around the proposed development site. It then examines in detail existing provision within a radius of 5km (3 miles) from the proposed development, this being the typical core catchment area for a retirement housing scheme. Existing housing-with-care provision is also discussed and quantified.

Despite our best efforts, there are inevitably some inadequacies in EAC's data. We cannot guarantee that we might have not omitted some housing schemes relevant to this report – either because we are unaware of them, or because our interpretation of the facilities and services they provide has excluded them as not true sheltered / retirement housing. More minor points about data accuracy are that:

- we do not have information on the number of properties in a small number of rental schemes; corrections are applied to property counts to compensate for this;
- we do not have a breakdown of units by number of bedrooms in around 35% of rental schemes and 15% of schemes for sale.

John Galvin
EAC
March 2007

3. DEMAND AND SUPPLY BY ADMINISTRATIVE AREAS

Local demographics

3.1 Older population, with comparisons

Administrative area	Total population	Older population			
		65-74 (%)	75+ (%)	Total 60+ (%)	Total 60+ (people)
Arun	140,759	17.9	14.0	31.8	44,813
West Sussex	753,614	14.9	10.5	25.4	191,391
England	52,041,916	13.3	7.6	20.9	10,857,528

3.2 Tenure of households headed by a pensioner

Administrative area	Total pensioner households	Owner-occupiers		Renters others	
			%		%
Arun	25,567	21,160	82.8	4,407	17.2
West Sussex	107,834	84,127	78.0	23,707	22.0
England	6,152,362	4,212,584	68.5	1,939,778	31.5

Sheltered and retirement housing provision in Arun District

Arun has a total of 76 sheltered and retirement housing schemes, including 3 housing-with-care schemes. The following table provides more detail, and compares provision within the District to that at county and national levels.

3.3 Sheltered and retirement housing provision, including housing-with-care

Administrative area	Schemes			Properties		
	Rented	Leasehold	Total	Rented	Leasehold	Total
Arun	33	43	76	972	1,571	2,543
West Sussex	191	130	321	5,419	4,691	10,110
England	13,226	2,775	16,001	402,034	103,533	505,567

3. DEMAND AND SUPPLY BY ADMIN. AREAS (cont.)

3.4 Housing-with-care provision only

Administrative area	Schemes			Properties		
	For rent	For sale	Total	For rent	For sale	Total
Arun	0	3	3	0	34	34
West Sussex	13	8	21	449	218	667
England	671	183	854	26,483	8,559	35,042

Housing-with-care in Arun District

Both the Arun DC Housing Strategy 2005-10 and the West Sussex Housing Support Strategy 2005-10 made the case for increasing housing-with-care provision in the County and its constituent Districts. Arun itself has teamed with neighbouring Worthing Borough and Adur District to develop and implement an Older Person Strategy including partnering with housing associations for new retirement developments. Arun has also identified one of its own rented sheltered schemes, Woking Court in Rustington, for conversion to extra care housing - though we do believe this has yet been achieved.

At the present time, housing-with-care provision in Arun is limited to two existing and one forthcoming small developments provided by care home operator Royal Bay Care Homes Ltd in Bognor Regis and Chichester. These provide 'close care' accommodation linked to care homes.

Around Arun District, the nearest other housing-with-care developments to that proposed in Littlehampton are at Steyning (Britons Croft, for rent), Lancing (Burchell Court, for rent), Chichester (Leaholme, for rent) and Worthing (Rotary Lodge, for sale).

Retirement housing provision against demographics

3.5 Provision for older people (60+) by tenure

One useful measure of retirement housing provision, viewed from the perspective of the choices open to older people, is given by combining data on properties with that for population. This enables us to see how much is provided, of each tenure, per 1,000 older people.

Administrative area	Older people (60+)	Retirement properties			
		For sale	For sale per 1,000 older people	For rent	For rent per 1,000 older people
Arun	44,813	1,571	35.1	972	21.7
West Sussex	191,391	4,691	24.5	5,419	28.3
England	10,857,528	103,533	9.5	402,034	37.0

3. DEMAND AND SUPPLY BY ADMIN. AREAS (cont.)

As can be seen, by this measure provision for sale in the District appears considerably higher than that for rent, at variance with the county balance and considerably different from the national picture.

However, on the assumption (borne out by evidence from EAC's own Advice Line) that the vast majority of older people who wish to move into retirement housing would either prefer or are obliged to maintain their previous tenure status, we should adjust these figures to provide a more accurate comparison between the relevant provision available to renting and owner-occupier households. The following Table 3.6 shows this.

3.6 Provision for older households, matching household tenure to tenure of provision

Administrative area	Owner-occupier prospects			Renting household prospects		
	Households headed by a pensioner	For sale retirement properties available	For sale properties per 1,000 households	Households headed by a pensioner	For rent retirement properties available	For rent properties per 1,000 households
Arun	21,160	1,571	74.2	4,407	972	220.6
West Sussex	84,127	4,691	55.8	23,707	5,419	228.6
England	4,212,584	103,533	24.6	1,939,778	402,034	207.3

Finally, a further variation on these presentations recognises that most sheltered housing is now let or sold to people in their 70s. Table 3.7 illustrates starkly how little retirement provision exists to meet the needs of owner-occupiers in this older age group within the District.

[Note that in the absence of Census data, it makes an assumption that the tenure split of people aged 75+ roughly matches that for households headed by a pensioner (as at table 3.2 above).]

3.7 Provision for older people (75+), matching household tenure to tenure of provision

Administrative area	Owner-occupier prospects			Renting household prospects		
	People aged 75+	For sale retirement properties available	For sale properties per 1,000 people 75+	People aged 75+	For rent retirement properties available	For rent properties per 1,000 people 75+
Arun	16,264	1,571	96.6	3,387	972	287.0

4. SUPPLY AT LOCAL LEVEL - SUMMARY

Retirement housing provision close to Proposed development

The remainder of this report ignores administrative boundaries, and looks in detail at the existing supply of retirement housing around the location of the proposed development.

4.1 Provision within 2.5km

Schemes			Properties		
For rent	For sale	Total	For rent	For sale	Total
8	11	19	186	418	604

4.2 Provision between 2.5km and 5km

Schemes			Properties		
For rent	For sale	Total	For rent	For sale	Total
5	8	13	135	246	381

4.3 Total provision within 5km

Schemes			Properties		
For rent	For sale	Total	For rent	For sale	Total
13	19	32	321	664	985

Housing-with-care

None of the 3 housing-with-care developments discussed earlier fall within 5km of the proposed development in Littlehampton.

4. SUPPLY AT LOCAL LEVEL - SCHEME LIST

Full details of all these schemes follow in the Appendix to this report.

Schemes for sale

ID	Distance (km)	Manager	Scheme name	Housing with care	Units
1	0.1	McCarthy & Stone Developments Ltd	Forthcoming development		40
2	0.3	Grange Management Southern Ltd	Winterton Lodge		63
3	0.4	Grange Management Southern Ltd	Oakland Court		50
4	0.5	Hanover Property Management	St Catherines Court		60
5	0.6	Grange Management Southern Ltd	Westfield Court		35
6	0.8	Girtings Retirement Options	Rose Court		28
7	1.6	Countrywide Property Management	Barton Court		32
8	1.7	Retirement Care Group	Richmond Court		16
9	1.7	Retirement Care Group	Nordseter Lodge		27
10	2.1	Peverel Management Services	Pegasus Court		31
11	2.3	Peverel Management Services	Silverwood Court		36
12	3.4	Hargreaves Property Management Ltd	The Lease		30
13	3.4	Retirement Care Group	Field House		33
14	3.5	McCarthy & Stone Developments Ltd	Forthcoming development		40
15	3.6	Countrywide Property Management	Midholme		45
16	4.0	Guardian Management Services	Chestnut Court		25
17	4.3	Peverel Management Services	St Margarets Court		36
18	4.4	Hobdens	Batworth Park		20
19	4.9	Retirement Care Group	Causeway Court		17

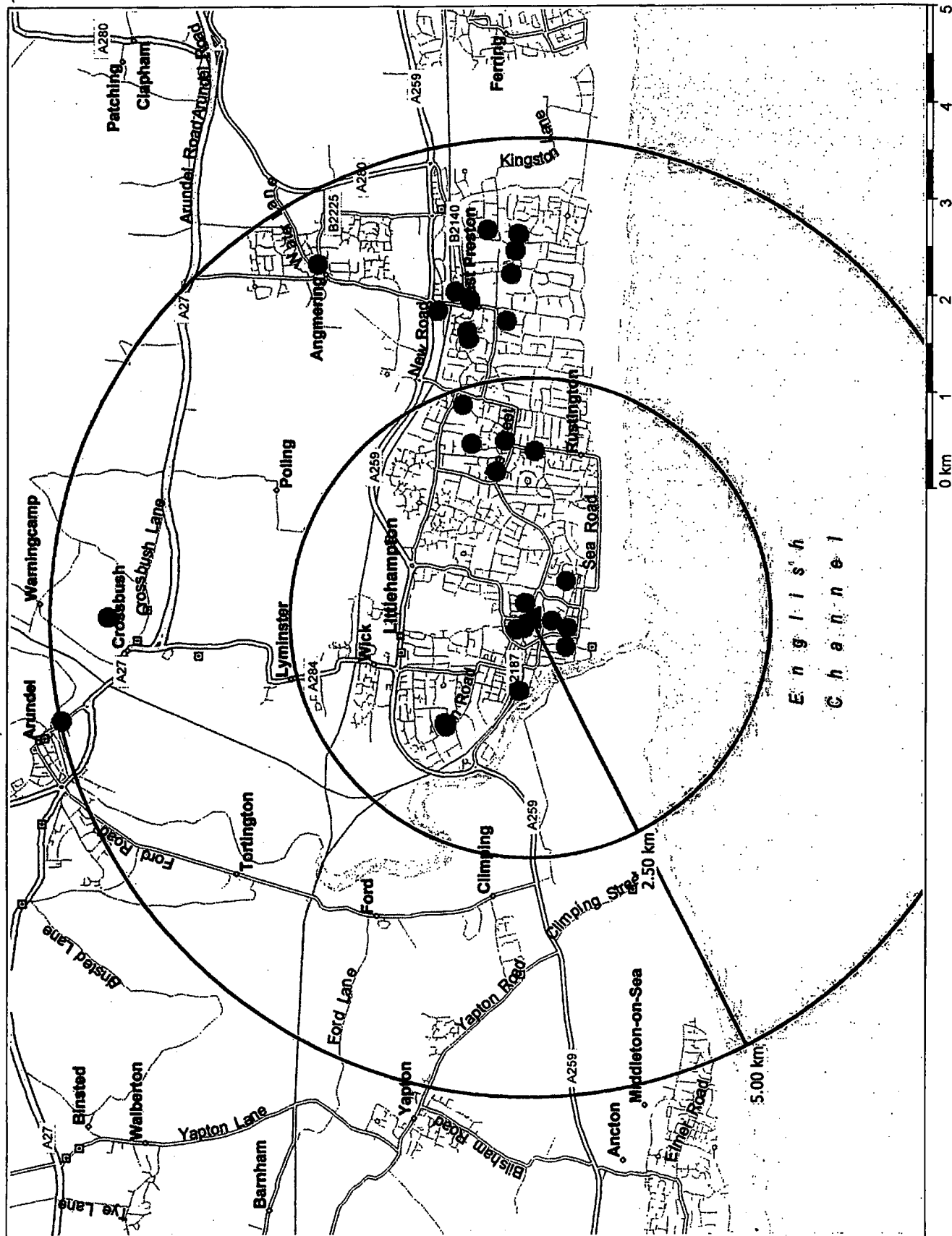
Schemes for rent

ID	Distance (km)	Manager	Scheme name	Housing with care	Units
20	0.1	Arun District Council	White Lodge		18
21	0.1	Arun District Council	Alinora		13
22	0.2	Fire Services National Benevolent Fund	Marine Court		23
23	1.3	Arun District Council	Mountbatten Court		36

24	1.4	Arun District Council	Greenside	34
25	1.4	Arun District Council	McDonald House	8
26	1.5	Arun District Council	Wickbourne House	20
27	1.9	Arun District Council	Compton Court	34
28	3.0	Arun District Council	Woking Court	36
29	3.1	Arun District Council	Goodwood Close	34
30	3.1	Hanover Friends	West Preston Manor	10
31	3.8	Arun District Council	Arun Court	24
32	4.0	Arun District Council	Orchard Road	31

4. SUPPLY AT LOCAL LEVEL - MAPS

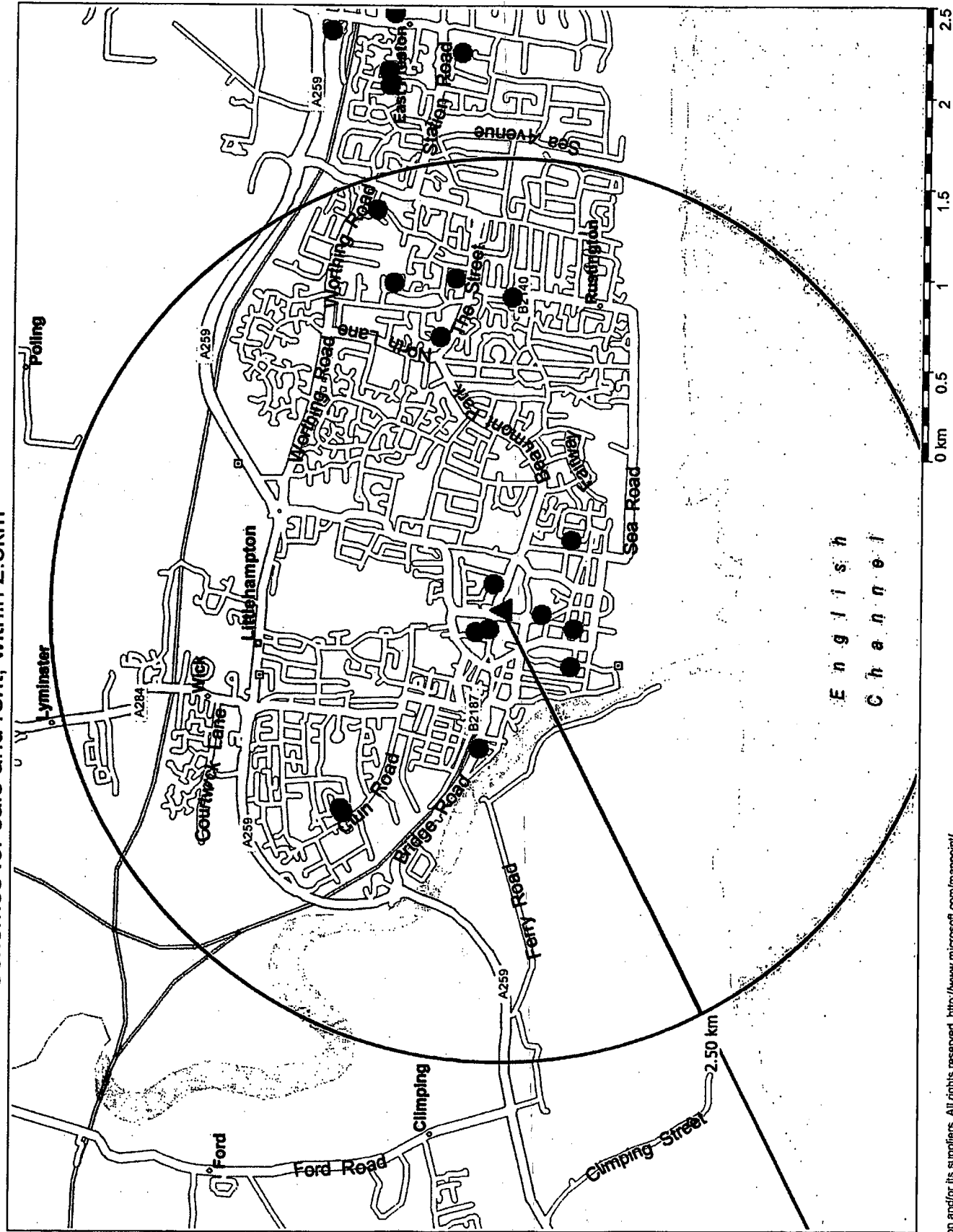
On the following pages are a selection of maps showing the locations of existing retirement housing schemes for sale and rent around the location of the proposed development.



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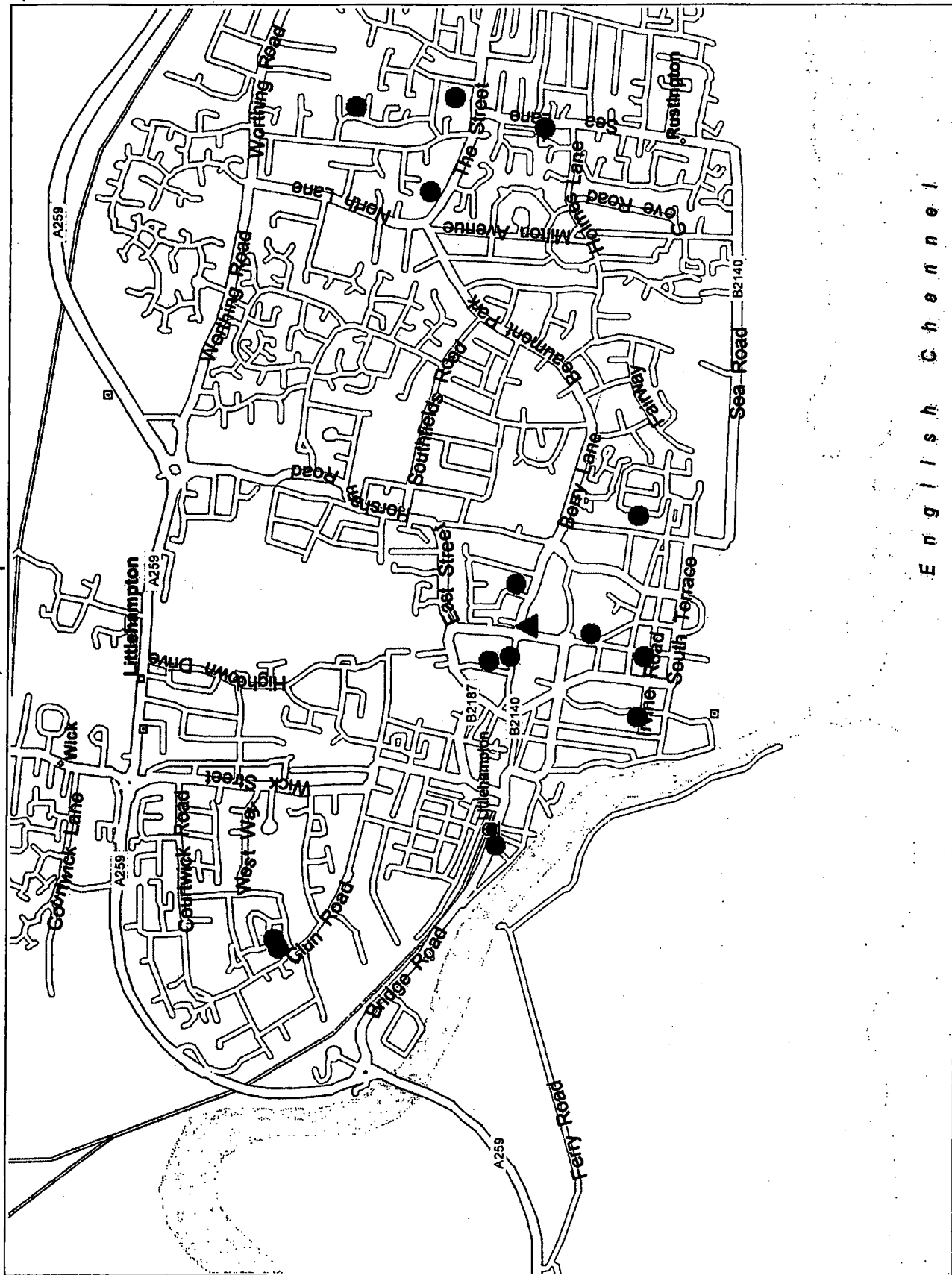
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Schemes for sale and rent, within 2.5km



- Pushpins**
- ▲ Proposed development
 - Schemes for rent
 - ▲ Schemes for rent (with care)
 - Schemes for sale
 - ▲ Schemes for sale (with care)

Schemes for sale and rent, close-up



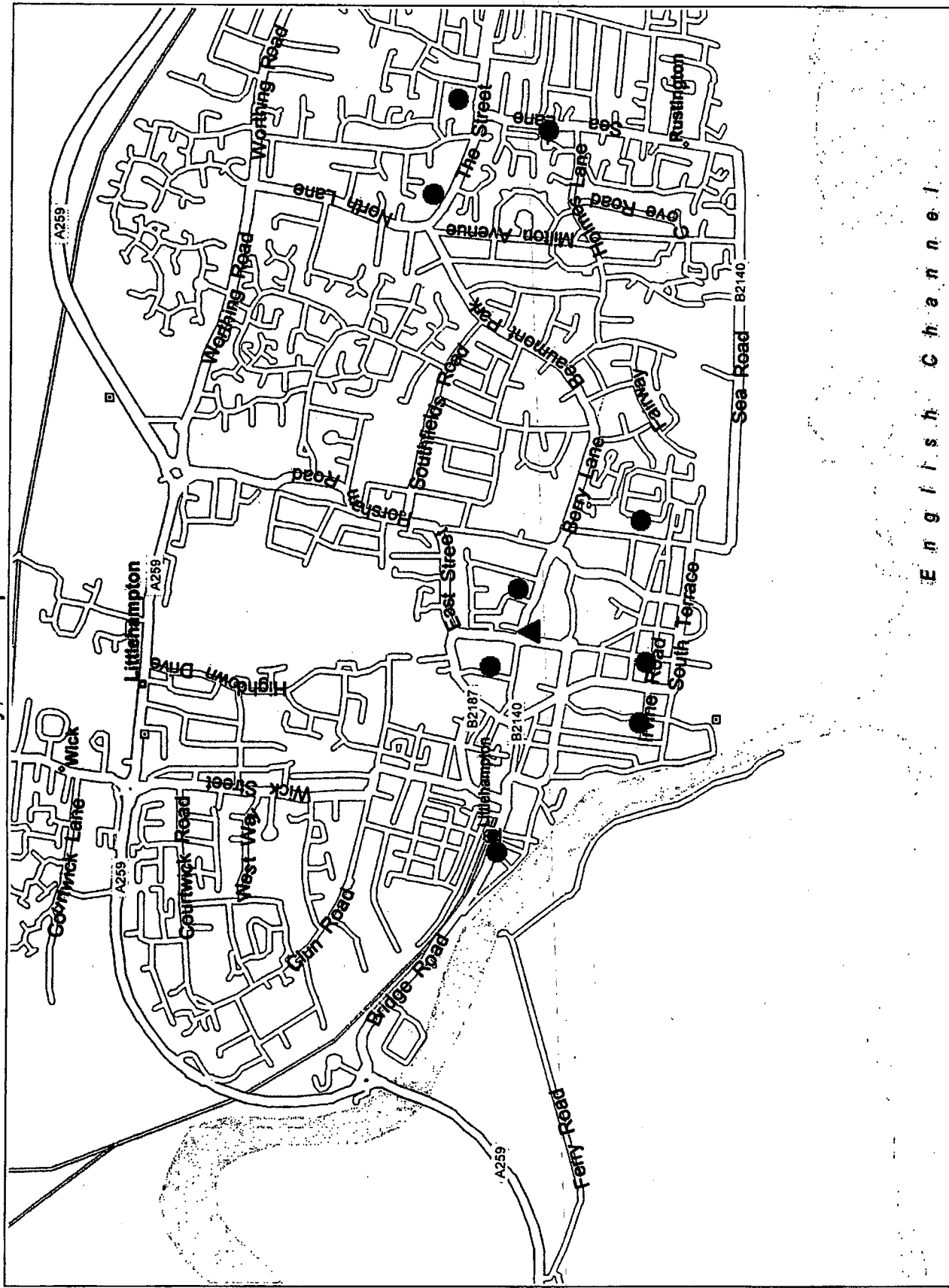
- Pushpins
- ▲ Proposed development
- Schemes for rent
- Schemes for rent (with care)
- Schemes for sale
- Schemes for sale (with care)

English Channel



Schemes for sale only, close-up

- Pushpins**
- ▲ Proposed development
 - Schemes for sale
 - ▲ Schemes for sale (with care)



Appendix - detailed profile of existing local schemes

Schemes for sale within 5.0km of proposed development, BN17 5ET

1 Distance 0.1km (0.1 miles)

FORTHCOMING DEVELOPMENT

Church Street, Littlehampton, West
Sussex BN17 5PY

Manager..... McCarthy & Stone Developments Ltd

Tenure / cost... Leasehold

Properties..... 40 flats. Sizes 1bed, 2bed. Opened in 2008.

Facilities..... Lounge, guest facilities, laundry, garden, lift

Services..... Non-resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun

2 Distance 0.3km (0.2 miles)

WINTERTON LODGE

Goda Road, Littlehampton, West
Sussex BN17 6AS

Manager..... Grange Management Southern Ltd

Tenure / cost... Leasehold

Properties..... 63 flats, houses. Sizes 1bed, 2bed. Opened in 1989.

Facilities..... Lounge, guest facilities, laundry

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun



3 Distance 0.4km (0.3 miles)

OAKLAND COURT

Fitzalan Road, Littlehampton, West
Sussex BN17 5JD

Manager..... Grange Management Southern Ltd

Tenure / cost... Leasehold

Properties..... 50 flats. Sizes 1bed, 2bed. Opened in 1984.

Facilities..... Lounge, laundry

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun



4 Distance 0.5km (0.3 miles)

ST CATHERINES COURT

Irvine Road, Littlehampton, West
Sussex BN17 5HP

Manager..... Hanover Property Management

Tenure / cost... Leasehold

Properties..... 60 flats. Sizes 1bed, 2bed. Opened in 1986.

Facilities..... Lounge, guest facilities, laundry, garden, lift

Services..... Resident management staff and community alarm service

Accessibility.... Access to site fairly easy. Distances: bus stop 0.5 mile(s); shop 0.5 mile(s); post office 0.5 mile(s); town centre 0.5 mile(s); GP 440 yards; social centre 440 yards.

Lifestyle..... Weekly social activities include bingo, board games, organised by residents. Some meals available (5 meals + 2 Frozen; 7 days). Smoking allowed in some of the communal areas (but with restrictions).

Council area... Arun

5 Distance 0.6km (0.4 miles)

WESTFIELD COURT

Norfolk Road, Littlehampton, West
Sussex BN17 5AQ

Manager..... Grange Management Southern Ltd

Tenure / cost... Leasehold

Properties..... 35 flats. Sizes 1bed, 2bed. Opened in 1990.

Facilities..... Lounge, laundry

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun



Schemes for sale within 5.0km of proposed development, BN17 5ET

6 Distance 0.8km (0.5 miles)

ROSE COURT

Terminus Road, Littlehampton, West Sussex BN17 5BX

Manager..... Girlings Retirement Options
 Tenure / cost... Leasehold and Rent (market)
 Properties..... 28 flats. Opened in 1989.
 Facilities..... Lounge
 Services..... Resident management staff and community alarm service
 Accessibility....
 Lifestyle.....
 Council area... Arun

7 Distance 1.6km (1.0 miles)

BARTON COURT

14-16 The Street, Rustington, West Sussex BN16 3PU

Manager..... Countrywide Property Management
 Tenure / cost... Leasehold
 Properties..... 32 flats. Sizes 2bed. Opened in 1988.
 Facilities..... Lounge, laundry
 Services..... Resident management staff and community alarm service
 Accessibility....
 Lifestyle.....
 Council area... Arun

8 Distance 1.7km (1.1 miles)

RICHMOND COURT

Sea Lane, Rustington, West Sussex BN16 2RE

Manager..... Retirement Care Group
 Tenure / cost... Leasehold / From £90,000 at Dec 2006.
 Properties..... 16 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 1988.
 Facilities..... Lounge, garden, conservatory
 Services..... Non-resident management staff (part time) and community alarm service
 Accessibility.... Access to site easy, but less so for less mobile people. Distances: bus stop 100 yards; shop 300 yards; post office 300 yards; GP 300 yards.
 Lifestyle.....
 Council area... Arun

9 Distance 1.7km (1.1 miles)

NORDSETER LODGE

Sea Lane, Rustington, Littlehampton, West Sussex BN16 2RE

Manager..... Retirement Care Group
 Tenure / cost... Leasehold (equity share) / From £85,000 at Dec 2006 (at 50% - 75% equity).
 Properties..... 27 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 1988.
 Facilities..... Lounge, garden, lift
 Services..... Resident management staff and community alarm service
 Accessibility.... Access to site easy, but less so for less mobile people. Distances: bus stop 100 yards; shop 500 yards; post office 500 yards; GP 500 yards.
 Lifestyle..... Regular social activities include arts, crafts, coffee mornings.
 Council area... Arun

10 Distance 2.1km (1.3 miles)

PEGASUS COURT

The Street, Rustington, Littlehampton, West Sussex BN16 3NS

Manager..... Peverel Management Services
 Tenure / cost... Leasehold / From £188,450 at Feb 2007.
 Properties..... 31 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 2005.
 Facilities..... Lounge, guest facilities, laundry, garden, hobby room, lift
 Services..... Non-resident management staff and community alarm service
 Accessibility.... Distances: post office 400 yards; town centre 400 yards; GP 200 yards.
 Lifestyle..... Regular social activities include trips and activities, eg. wine tasting and coffee mornings.
 Council area... Arun

Schemes for sale within 5.0km of proposed development, BN17 5ET

11 Distance 2.3km (1.5 miles)

SILVERWOOD COURT

Woodlands Avenue, Rustington,
West Sussex BN16 3HE



Manager..... Peverel Management Services

Tenure / cost... Leasehold

Properties..... 36 flats. Sizes 1bed, 2bed. Opened in 1998.

Facilities..... Lounge, guest facilities, laundry, garden

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun

12 Distance 3.4km (2.1 miles)

THE LEASE

Station Road, Rustington, West
Sussex BN16 3SE

Manager..... Hargreaves Property Management Ltd

Tenure / cost... Leasehold

Properties..... 30 flats, houses. Sizes 2bed. Opened in 1991.

Facilities..... Lounge

Services..... Resident management staff

Accessibility....

Lifestyle.....

Council area... Arun

13 Distance 3.4km (2.1 miles)

FIELD HOUSE

Station Road, East Preston,
Littlehampton, West Sussex BN16
3RU



Manager..... Retirement Care Group

Tenure / cost... Leasehold (equity share) / From £75,000 at
Dec 2006 (at 50% - 75% equity).

Properties..... 33 flats, bungalows. Includes mobility standard
properties. Opened in 1989.

Facilities..... Lounge, guest facilities

Services..... Resident management staff and community
alarm service

Accessibility.... Access to site easy. Distances: bus stop 30
yards; shop 250 yards; post office 250 yards;
town centre 1.5 mile(s); GP 100 yards; social
centre 150 yards.

Lifestyle.....

Council area... Arun

14 Distance 3.5km (2.2 miles)

FORTHCOMING DEVELOPMENT

Station Road, East Preston,
Littlehampton, West Sussex BN16
3AA

Manager..... McCarthy & Stone Developments Ltd

Tenure / cost... Leasehold

Properties..... 40 flats. Sizes 1bed, 2bed. Opened in 2008.

Facilities..... Lounge, guest facilities, laundry, garden, lift

Services..... Resident management staff and community
alarm service

Accessibility....

Lifestyle.....

Council area... Arun

Schemes for sale within 5.0km of proposed development, BN17 5ET

15 Distance 3.6km (2.2 miles)

MIDHOLME

The Street, East Preston, West
Sussex BN16 1ST

Manager..... Countrywide Property Management

Tenure / cost... Leasehold

Properties..... 45 flats. Sizes 1bed, 2bed, 3bed. Opened in 1988.

Facilities..... Lounge, laundry

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun

16 Distance 4.0km (2.5 miles)

CHESTNUT COURT

Sea Road, East Preston, West
Sussex BN16 1SR

Manager..... Guardian Management Services

Tenure / cost... Leasehold and Rent (social landlord) / From £89,000 at Sep 2005.

Properties..... 25 flats, bungalows. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 1988.

Facilities..... Garden

Services..... Non-resident management staff and community alarm service

Accessibility.... Access to site easy, but less so for less mobile people. Distances: bus stop 25 yards; shop 25 yards; post office 50 yards; town centre 50 yards; GP 35 yards; social centre 0.75 mile(s).

Lifestyle..... Regular social activities include clubs, lunch clubs and coffee mornings organised by the village organisations in the Conservative Hall (end of the drive), and the Village Hall.. Smoking not allowed in any of the communal areas.

Council area... Arun

17 Distance 4.3km (2.7 miles)

ST MARGARETS COURT

Arundel Road, Angmering, West
Sussex BN16 4EA

Manager..... Peverel Management Services

Tenure / cost... Leasehold / From £137,500 at Mar 2006.

Properties..... 36 flats.

Facilities.....

Services..... Resident management staff and community alarm service

Accessibility....

Lifestyle.....

Council area... Arun

18 Distance 4.4km (2.7 miles)

BATWORTH PARK

Crossbush, Arundel, West Sussex
BN18 9PG

Manager..... Hobdens

Tenure / cost... Leasehold

Properties..... 20 flats. Sizes 1bed, 2bed. Includes mobility standard & wheelchair properties. Opened in 1982.

Facilities..... Guest facilities, laundry, garden, conservatory

Services..... Resident management staff and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 800 yards; shop 1 mile(s); post office 1 mile(s); town centre 1 mile(s); GP 1 mile(s); social centre 1 mile(s).

Lifestyle..... Smoking not allowed in any of the communal areas.

Council area... Arun



Schemes for sale within 5.0km of proposed development, BN17 5ET

19

Distance 4.9km (3.1 miles)



CAUSEWAY COURT

Queen Street, Arundel, West Sussex
BN18 9LE

Manager..... Retirement Care Group

Tenure / cost... Leasehold / From £80,000 at Dec 2006.

Properties..... 17 flats. Includes mobility standard properties.
Opened in 1984.

Facilities..... Garden

Services..... Non-resident management staff and community
alarm service

Accessibility.... Access to site easy, but less so for less mobile
people. Distances: bus stop 200 yards; shop 100
yards; post office 600 yards; town centre 600
yards.

Lifestyle.....

Council area... Arun

Schemes for rent within 5.0km of proposed development, BN17 5ET

20 Distance 0.1km (0.1 miles)

ALINORA

Maltravers Drive, Littlehampton,
West Sussex BN17 5EN

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 13 flats, bungalows. Sizes BSR, 1bed. Includes mobility standard & wheelchair properties. Opened in 1983.

Facilities..... Laundry, garden

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility... Access to site easy, but less so for less mobile people. Distances: bus stop 0.5 mile(s); shop 0.5 mile(s); post office 0.5 mile(s); town centre 200 yards; GP 0.5 mile(s); social centre 0.5 mile(s).

Lifestyle..... Smoking not allowed in any of the communal areas.

Council area... Arun

21 Distance 0.1km (0.1 miles)

WHITE LODGE

Church Street, Littlehampton, West
Sussex BN17 5EN

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 18 . Sizes 1bed. Includes mobility standard & wheelchair properties. Opened in 1983.

Facilities..... Garden

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility... Access to site easy. Distances: bus stop 300 yards; town centre 300 yards; GP 200 yards.

Lifestyle.....

Council area... Arun

22 Distance 0.2km (0.1 miles)

MARINE COURT

Fitzalan Road, Littlehampton, West
Sussex BN17 5NF

Manager..... Fire Services National Benevolent Fund

Tenure / cost... Rent (social landlord)

Properties..... 23 flats. Sizes 2bed.

Facilities..... Lounge, restaurant, lift

Services..... Non-resident management staff and community alarm service

Accessibility....

Lifestyle..... Regular social activities include coffee mornings.

Council area... Arun



23 Distance 1.3km (0.8 miles)

MOUNTBATTEN COURT

Ensign Way, Littlehampton, West
Sussex BN17 6RD

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 36 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 1980.

Facilities..... Lounge, guest facilities, laundry, garden, lift

Services..... Resident management staff (24 hours) and community alarm service

Accessibility... Access to site fairly easy. Distances: bus stop 500 yards; shop 1.5 mile(s); post office 1.5 mile(s); town centre 2 mile(s); GP 1 mile(s); social centre 2 mile(s).

Lifestyle..... Weekly social activities include entertainment evenings, bingo weekly, organised by manager. Smoking allowed in some of the communal areas (some restrictions).

Council area... Arun

Schemes for rent within 5.0km of proposed development, BN17 5ET

24 Distance 1.4km (0.9 miles)

MCDONALD HOUSE

Helyers Green, Wick, Littlehampton,
West Sussex BN17 7HA

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 8 flats. Sizes 1bed. Includes mobility standard properties. Opened in 1961.

Facilities.....

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 400 yards; shop 400 yards; post office 1 mile(s); town centre 1 mile(s); GP 400 yards.

Lifestyle.....

Council area... Arun

25 Distance 1.4km (0.9 miles)

GREENSIDE

Helyers Green, Wick, Littlehampton,
West Sussex BN17 7HA

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 34 flats. Sizes BSR. Includes mobility standard properties. Opened in 1961.

Facilities.....

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 200 yards; shop 200 yards; post office 1 mile(s); town centre 1 mile(s); GP 400 yards.

Lifestyle.....

Council area... Arun

26 Distance 1.5km (0.9 miles)

WICKBOURNE HOUSE

Clun Road, Wick, Littlehampton,
West Sussex BN17 7HS

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 20 flats. Sizes BSR. Includes mobility standard properties. Opened in 1961.

Facilities.....

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 100 yards; shop 100 yards; post office 1 mile(s); town centre 1 mile(s); GP 400 yards.

Lifestyle.....

Council area... Arun

27 Distance 1.9km (1.2 miles)

COMPTON COURT

Shopfield Close, Rustington, West
Sussex BN16 3JQ

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 34 flats. Sizes 1bed. Includes mobility standard properties. Opened in 1986.

Facilities..... Lounge, guest facilities, laundry, garden

Services..... Resident management staff (24 hours) and community alarm service

Accessibility.... Access to site fairly easy, but less so for less mobile people. Distances: bus stop 0.7 mile(s); shop 0.7 mile(s); post office 0.7 mile(s); town centre 1 mile(s); GP 0.5 mile(s); social centre 2 mile(s).

Lifestyle..... Weekly social activities include outings, bingo, craft, social evenings, organised by scheme manager, social committee. Smoking allowed in some of the communal areas (but with restrictions).

Council area... Arun

Schemes for rent within 5.0km of proposed development, BN17 5ET

28 Distance 3.0km (1.9 miles)

WOKING COURT

Guildford Road, Rustington, West
Sussex BN16 3RP

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 36 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Opened in 1979.

Facilities..... Lounge, dining room, guest facilities, laundry, garden, lift

Services..... Resident management staff (24 hours) and community alarm service

Accessibility.... Access to site fairly easy. Distances: bus stop 0.5 mile(s); shop 200 yards; post office 1 mile(s); town centre 1 mile(s); GP 0.5 mile(s); social centre 1 mile(s).

Lifestyle..... Monthly social activities include Bingo, coffee mornings, outings, lunch clubs, organised by scheme manager. Smoking allowed in some of the communal areas (but with restrictions).

Council area... Arun

29 Distance 3.1km (1.9 miles)

GOODWOOD CLOSE

Rustington, West Sussex BN16 3RW

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 34 flats. Sizes 1bed. Includes mobility standard & wheelchair properties. Opened in 1985.

Facilities..... Garden

Services..... Non-resident management staff (24 hours) and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 0.5 mile(s); shop 600 yards; post office 0.5 mile(s); town centre 1.5 mile(s); GP 0.5 mile(s); social centre 1 mile(s).

Lifestyle.....

Council area... Arun

30 Distance 3.1km (1.9 miles)

WEST PRESTON MANOR

Station Road, Rustington,
Littlehampton, West Sussex BN16
3AX

Manager..... Hanover Friends

Tenure / cost... Rent (social landlord) / From £661.00 per month excl. service charge at Mar 2006.

Properties..... 10 bungalows. Sizes 2bed. Includes mobility standard & wheelchair properties.

Facilities..... Lounge, laundry, garden

Services..... Non-resident management staff (part time) and community alarm service

Accessibility.... Access to site fairly easy. Distances: bus stop 0.25 mile(s); shop 1.5 mile(s); post office 1.5 mile(s); town centre 1.5 mile(s); GP 0.5 mile(s).

Lifestyle..... Smoking allowed in some of the communal areas.

Council area... Arun

31 Distance 3.8km (2.4 miles)

ARUN COURT

Fairlands, East Preston, West
Sussex BN16 1HP

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 24 flats. Sizes 1bed, 2bed. Includes mobility standard & wheelchair properties. Opened in 1981.

Facilities..... Lounge, guest facilities, laundry, garden, lift

Services..... Resident management staff, non-resident management staff (24 hours) and community alarm service

Accessibility.... Access to site fairly easy. Distances: bus stop 2 yards; shop 500 yards; post office 500 yards; town centre 3 mile(s); GP 750 yards; social centre 750 yards.

Lifestyle..... Frequent social activities include bingo, coffee mornings, organised by manager, residents. Smoking allowed in some of the communal areas (but with restrictions).

Council area... Arun

Schemes for rent within 5.0km of proposed development, BN17 5ET

32

Distance 4.0km (2.5 miles)

ORCHARD ROAD

East Preston, West Sussex BN16 1ET

Manager..... Arun District Council

Tenure / cost... Rent (social landlord)

Properties..... 31 flats, bungalows. Sizes 1bed. Includes mobility standard & wheelchair properties. Opened in 1970.

Facilities..... Garden

Services..... Resident management staff (24 hours) and community alarm service

Accessibility.... Access to site easy. Distances: bus stop 500 yards; shop 500 yards; post office 900 yards; town centre 600 yards; GP 700 yards; social centre 1 mile(s).

Lifestyle..... Smoking not allowed in any of the communal areas.

Council area... Arun