

## **OCCOMBE HOUSE**

### **ADDENDUM REPORT JUNE 2011**

Version: 1  
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**Date:** Wednesday 22<sup>nd</sup> June 2011

## **Occombe House Report on Development**

### **Addendum Report June 2011**

#### **1. Terms of Reference**

The following provides an update to the report produced by the Torbay Development Agency (TDA) The desktop report was requested prior to the May local election by Councillor Bent. The report related to the provision of two bungalows to accommodate 5 current residents of Occombe House (with carers) on the site.

In April 2011 the Torbay Care Trust indicated the intention that the report should be completed / enhanced and addresses the restrictions outlined in point eleven of the desktop report.

A meeting was held on the 5<sup>th</sup> May at the Torbay Care Trust where it was agreed that the TDA would update the report to comment on the following three areas;

1. Planning Update
2. Commentary on Value
3. Plans

## **2. Meeting - 5<sup>th</sup> May**

The meeting of the 5<sup>th</sup> May clarified the issue of the restrictions identified in point eleven of the desktop report.. These were as follows;

a) The short period to undertake this report and the sensitivity of this matter has restricted the ability to undertake a site investigation or surveys

It was stated that consideration had been given to the Centre Line Survey dated October 2008 and that this did not require updating.

It was agreed that any site investigation survey would be costly and intrusive and that it would not be possible to investigate appropriately under the structures and the existing buildings. A site investigation would be of significant benefit when it related to a scheme layout. This would be needed to check the ground conditions and to check that any development was practically viable. Therefore the risks in this regard would need to be considered in the assumptions and deferred to the time of construction.

A type 2 asbestos survey dated September 2008 was also in existence and had been considered by the Robinson White Partnership in relation to the demolition budget.

In addition the TDA's Property Services team have a substantial knowledge of the building in relation to planned and reactive maintenance and have been consulted in respect of this report.

b) It has not been possible to appoint an experienced architect and engineer to comment on a proposed scheme of development.

Due to concerns over resources and funding it was agreed that the TDA would approach an appropriately experienced Registered Social Landlord and member of the Torbay Housing Partnership to see if they would comment on the assumptions made in the original report and provide plans at no cost.

c) Plans have only been scaled to establish the viability of the site.

This related to the nature of the plans provided by the Torbay Care Trust. It had not been possible to accurately measure the plans which were examples of typical assisted living accommodation.

It was agreed that an experienced Registered Social Landlord would be appointed to comment upon the assumptions made in the original report in relation to the room sizes.

### 3. Summary

In summary the findings of the addendum report are as follows;

- South Hams District (SHDC) has confirmed that the minutes of the planning meeting that was held on the 25<sup>th</sup> June 2010 reflect an accurate and relevant assessment of the planning background for the Occombe House site.
- The SHDC Affordable Housing team have advised that the level of Affordable Housing contribution for this site would be classed as 'rural' under their adopted policy. Further it has been stated that the highest level of Affordable Housing contribution would be required. (This is either an on site contribution or payment that has to be made when qualifying housing schemes are developed. It is usually paid to support the development of associated community developments required by the people who will use the affordable housing). This contribution is significant when considering both the value of the site and enabling development for the proposed bungalows.
- SHDC policy AH5 (Rural Exception Sites) has a set of criteria for the granting of permission for schemes in rural communities. Although not fully compliant it is considered that the policy provides an opportunity to deliver the bungalows if integrated within a solely Affordable Housing scheme.
- Although scheme specific detail would require scrutiny from the SHDC planning team the SHDC Affordable Housing Manager has indicated support for delivering Affordable Housing on the site. This matter is ongoing and the indicative plans in Appendix A could be used in any future consultation.
- It is estimated that the opportunity cost to Torbay Council in releasing the site for this form of development is in the region of £100,000 to £250,000.
- The Registered Social Landlord have not provided specific plans in relation to the proposed bungalows due to the need to have further clarification on enabling development from SHDC.
- The Registered Social Landlord has confirmed that the sizes outlined in the original report are reasonable for development analysis. It is accepted that the plans are generic and further information would be required specific to the individual needs of the proposed occupants.

- The Registered Social landlord has estimated that the provision of the two bungalows alone is unviable and that there would be a significant funding gap.

#### **4. Planning**

- SHDC have confirmed that the June 2010 minutes reflect an accurate and relevant assessment of the planning background.
- The feedback from the Registered Social Landlord has indicated that the provision of the bungalows in isolation is unviable and there is a funding gap. The planning context would indicate that the opportunity to cross subsidise the bungalows with any form of open market residential development would be restricted and limited.
- It is therefore anticipated that a scheme of substantial affordable housing provides the best opportunity to cross subsidise.

#### **4.1. Affordable Housing**

Although located in the planning district of SHDC the features and issues of the housing market relating to the Ocombe site are arguably more associated with Torbay. The Planning and Housing Manager of the TDA has been consulted with regard to this report and concluded that the housing need in Torbay is so severe that a scheme of affordable housing on the site should be considered in more detail.

Some of the challenges over the location of the site which have compromised the effectiveness as a residential home would again apply in the suitability for affordable housing. These include edge of urban fringe, rural / countryside and detached from facilities. However it should be noted that there are large residences along Preston Down Road, toward Paignton and high quality small barn conversion units to the rear of the site.

The South Hams has one of the worst affordable housing problems in the UK and have implemented a stringent policy. SHDC have confirmed that any open market residential development on the Ocombe site would attract a 60% contribution. This is significant when considering both the value of the site and the ability to 'cross subsidise' the development of the bungalows.

The SHDC adopted Affordable Housing Development Plan Document (DPD) sets out the affordable housing policy for the Authority. The section on 'Rural Exception Sites' outlines the criteria for delivering housing where development is strictly controlled and new-build housing would not normally be permitted. Policy AH5: Rural Exception Sites states as follows;

1. Permission will be granted for exception sites in rural communities where the development will:

- a. solely comprise affordable homes and no open market housing;
- b. meet a clearly identified need for affordable housing in the local community;
- c. be in scale and keeping with the form and character of the settlement;
- d. be well related to community services and facilities.

2. In all cases planning permission will be subject to a planning condition or obligation to ensure that the affordable housing will remain available in perpetuity to meet local housing needs.

It has not been possible to clarify the detail of this opportunity, notably with regard to the planning issues of density and type of affordable housing. Delivery of this opportunity would require the collaboration of the SHDC and Torbay Council affordable housing teams to provide a background to the housing need in this location across the two authorities. In addition it would require the partnership of the Torbay Care Trust to outline the social demand for the bungalows.

A potential scheme has been outlined by the Registered Social Landlord in Appendix A.

#### **4.2. Torbay Council Planning**

In 2008 the opinion of the Torbay Council Spatial Planning department was sought and it was considered that due to the property's position within the Countryside Zone and beyond the urban fringe, an intensification of development on the site would not be encouraged. The opinion of the planning officer have again been sought and this view is still maintained

#### **5. Commentary on Value**

It was agreed that the TDA would provide the Trust with a commentary on value.

The Torbay Care Trust is currently tenants of the property and therefore the value would be relevant when considering a scheme to deliver the bungalows, probably through a third party organisation. In addition the commentary would provide the basis for any consideration by the landlord (Torbay Council) when considering the 'opportunity cost' of permanently transferring the property for this activity.

In June 2008 an independent valuation was commissioned by Torbay Council on behalf of the Torbay Care Trust as part of its overall Learning Disability Review which incorporated several locations. It is considered that the contents and findings of the report are broadly sound and still relevant. The authors calculated a residual value in the sum of £700,000.

It is now considered that the market value would be in the region of £100,000 to £250,000, which assumes vacant possession. A range of value has been provided as the fundamental issue of development density remains uncertain.

In assessing the value of the property the following main issues have been considered;

- Significant decline in the residential property market, the primary market to generate value in this location. Funding opportunities for both private house builders and Registered Social Landlord has significantly been restricted in recent years.
- It is anticipated that the active residential markets (e.g retirement) would have limited interest due to the poor access to facilities.
- The heavily restrictive planning background would limit the market for the property.
- Alternative uses have been considered for the property including boutique hotel and private care homes.
- The private care home market is currently in a period of turmoil which has been widely publicised. In addition there is a substantial over provision of residential care in Torbay to such an extent that the Torbay Care Trust might object to such a proposal on the grounds that it might 'jeopardise the ongoing operation of homes and could lead to business failure for existing owners in Torbay'.
- An analysis of similar available opportunities has been made. In addition the opinion of agents, the TDA Asset Management and Housing have been sought together with an appropriately experienced residential land buyer.

- If offered to the open market it is considered that the site would generate interest from potential purchasers with access to funding. However it is estimated that offers at the upper end of the range would incorporate conditions relating to planning, density and the level of s106 contributions.

## **6. Plans**

The TDA informally appointed a Registered Social Landlord from the Torbay Housing Partnership to provide advice on this matter. Their advice is as follows;

- From their experience of providing this form of accommodation the Registered Social Landlord has confirmed that the assumptions on room sizes was reasonable for this form of analysis. It is accepted that further information would be required specific to the individual needs of the proposed occupants.
- The Registered Social Landlord calculated that providing the new bungalows in isolation would be unviable and create a funding gap. A form of enabling development would be required on the site and it has not been possible to further clarify this in detail with SHDC. In addition the Registered Social Landlord has suggested attached bungalow units with shared carer accommodation.
- The Registered Social landlord has also highlighted concerns over the suitability of the site for this form of residential accommodation in this location and cited issues of isolation and access to facilities.
- A potential scheme of enabling development is set out in Appendix A. The two options indicate schemes to provide 2 and 3 bedroom accommodation adjacent to the two bungalows as described in the original desktop report.

The two options indicate 9 and 10 units with a range of footprints of 35 – 45 sq m. It is therefore anticipated that the total footprint would not exceed the current footprint of accommodation on the site (approximately 973 sq m) as per the indication by SHDC in June 2010.

NB. The Registered Social Landlord has not been asked at this time to indicate their preferred option of attached bungalows within the plans.

## **Appendices.**

Appendix A. Indicative Plans.

Appendix B. TDA Occombe House Report on Development Jan 2011.



Appendix C. Minutes. SHDC Planning Meeting 25<sup>th</sup> June 2010







PC 602 Occombe House  
Sketch Scheme



## **Occombe House Report on Development January 2011**

### **1. Key points and Conclusions**

- Development would have to conform to the existing footprint which is estimated to be 973 sq m
- The footprint of the two bungalows to accommodate a total of 5 residents and carers would be 262 sq m leaving a large surplus site.
- It is estimated that the cost to demolish the existing buildings and provide the two bungalows is £519,700 (excluding costs of finance, professional fees and VAT)
- Onsite build programme including demolition 5 months.

### **2. Background**

The Torbay Development Agency (TDA) has been instructed to provide a desktop review of the potential to provide residential accommodation on the Occombe House site at Preston Down Road, Paignton.

The site is currently run by the Torbay Care Trust and is the location of the Occombe House residential home. This Victorian house has previously accommodated 24 residents although is currently only home to 7.

The site also incorporates the Fairwinds Special Development Centre which provides a day service for approximately 20 people. The building is a younger extension to Occombe House and is also joined to a rear building that incorporates an unused swimming pool.

### **3. Terms of Reference**

The request followed a meeting on 19<sup>th</sup> of January with Councillor Bent (Deputy Mayor Torbay Council and chair of Torbay Learning Disability Partnership Board) and representatives of the TDA and the Torbay Care Trust. The information is to be considered by the Mayor and deputy Mayor by Monday 31<sup>st</sup> January.

Specifically the TDA have been asked to comment on the development potential of the Occombe House site to provide residential (bungalow style) accommodation on the site for 5 residents with carers. It was specifically requested that one of the units was to accommodate two residents.

Due to the time scale to deliver the report and the sensitivity of the current situation the TDA have been specifically instructed not to undertake an inspection of the property nor to raise enquiries with external agencies (e.g the planning authority, South Hams District Council). The TDA have appointed a suitably experienced quantity surveyor from the South West Consultancy Framework to provide advice in relation to demolition and construction costs.

The TDA have been able to consult with the Torbay Council Property Services team who have a history of undertaking maintenance at the site.

At the meeting the TDA had been asked to consider the costs of refurbishing and restoring the current residential home to a modern and fully accessible standard. It has subsequently been agreed with the Care Trust that without a full inspection this assessment could not be made within the timescale. Also some provisional information was contained within a document produced by the Care Trust in 2010 entitled 'Options appraisal relating to the future of Occombe House'.

#### **4. Development Options**

##### **4.1. Principal Option:**

Full demolition of the Occombe House and Fairwinds buildings with the construction of two bungalow units to accommodate 5 residents with carers.

Unit A	3 bedrooms	2 residents and 1 carer
Unit B	4 bedrooms	3 residents and 1 carer

Therefore in summary the site would accommodate 7 beds in two units.

NB. An analysis would indicate that the site can comfortably accommodate this scale of development and therefore a further option has been considered.

##### **4.2. Additional Option:**

A further option has been outlined which indicates the demolition of Occombe House and the retention of Fairwinds. Construction of three bungalow units to accommodate 8 residents with carers. This again assumes units A and B together unit C which is a replica of unit B.

The TDA were not requested to comment on this option and accepts that the Care Trust has outlined the philosophy that does not support these combined uses on the site, in the long term . It is outlined due to the following reasons;

- The site can comfortably accommodate some form of construction in excess of units A and B.
- If the two units were to be accommodated on the site then consideration would have to be given to the balance of the site.
- The Fairwinds site could be separated from Occombe House in a short period of time. It is considered that with the retention of the main car park construction could take place on the balance of the site whilst Fairwinds remained open.
- If Fairwinds was to be later demolished and replaced it is estimated that this could occur with minimal and managed disruption to the residents of the new bungalows.
- Unit C and the Fairwinds building are good indicators as to the scale of other forms of future development that could be accommodated alongside the bungalows, subject to operational requirements. As an example this would provide a total development footprint of 862 sq m.
- Although not inspected the style and layout of the Fairwinds building would appear to lend itself to a potential assisted living conversion.

## **5. Planning**

The property is located within the administrative boundary of South Hams District Council (SHDC). As well as the SHDC Local Plan the authority would have to consider local and national planning policy and significantly the Devon Structure Plan in relation to any planning determination.

In June 2010 the Torbay Care Trust met with representatives of the SHDC planning department to discuss a selection of planning issues about the property as informal pre application advice. Given the recent timing of this meeting and the sensitivity of this report no further approach has been made to SHDC.

The notes from the meeting are contained within the minutes (Occombe House Meeting, 25<sup>th</sup> June 2010, Torbay NHS Care Trust) and these outline the opportunities and restrictions relating to development on the site. The principal policy in the Local Plan concerning the site is SHDC 3: Development in the Countryside. The effect on the Occombe House site and the comments from the planners are summarised as follows;

- Policy SHDC 3 outlines criteria (e.g agricultural need) for development in the countryside and restrictions to development.



- The planners stated that as buildings already exist on the site then a restricted form of development might be acceptable although it would need to conform within the current footprint.
- New build general housing would be contrary to policy.
- Subsequent analysis indicates that development providing a local housing need should be investigated further.
- The planners confirmed that ‘if the proposal was to rebuild on a similar footprint but to make the building more fit for the type of residential care Torbay Care trust wants to provide, this would probably be given an amber or green light from an officer “without prejudice” perspective’.

Further investigations have been made through the SHDC website and adopted policies. It can be concluded that in addition to policy SHDC 3 there are other considerations that could be used to object to a scheme, including;

- CS1 Location of Development. (LDF – adopted Core Strategy 2006)
- Policy CO4 Areas of Great Landscape Value (Devon Structure Plan 2004)

Due to SHDC’s comments on the footprint of development it is anticipated that typical site densities would not apply to the Occombe House site. E.g SHDC outlines 30 – 40 dwellings per hectare (15 @ Occombe) and central government advice stipulates a minimum of 30 per hectare.

## **6. Development Assessment**

The TDA have been advised that the site extends to approximately 0.4 hectares (.95 acres). The site is relatively flat although falls away steeply to the rear of the main house.

The two main buildings are accessed from Preston Down Road via a level asphalt car park. The asphalt extends through a gap in a stone wall and down to the rear of Occombe House to access two wings.

The site accommodates a contained garden. Primarily a gently sloping lawned area incorporating modest flower beds, vegetable patch and greenhouse.

The two buildings occupy the site on a footprint of approximately 973 sq metres as follows;



Occombe House	516 sq m
Fairwinds	326 sq m
Pool building & link	131 sq m

As would be expected in this location the site perimeter incorporates mature groups of trees. Within the interior there are approximately four mature trees. It has not been established whether or not any of the trees are subject to preservation orders (TPO). However with consideration to the planning criteria outlined below it is assumed that a scheme should and could avoid the substantial removal of the trees and notably the tree in the car park.

It has been noted that the existing buildings have foul drainage pumped from the site to the adopted system. The system has required ongoing maintenance and therefore it has been assumed that a new development would require a replacement system.

## **7. Layout**

It is considered that the scheme could substantially retain the position of the asphalt car park which would be required for the turning and parking of care and visitor vehicles.

For the purpose of this exercise it is assumed that Unit A would be located to the east of the car park fronting the garden. Unit B would be situated in the vicinity of the entrance to Occombe House. The primary reason for this layout is that it would enable the current garden to remain substantially unchanged and as an ongoing amenity to the residents of the bungalows.

With regard to the 'Additional Option' unit C is assumed to be located against the southern boundary and accessed via the sloping asphalt road. Again this unit would enable sight and access to the shared garden. It is estimated that existing underground structures and a slope would retain the area between units C and B.

The Care Trust has provided the TDA with floor plans relating to Forward Living accommodation so that an assessment can be made of a typical layout. The plans are of schemes in Totnes and Torquay and it was noted that these related to converted and not purpose built accommodation. Therefore additional consideration has been given to other assisted living schemes which include schemes in Exmouth and Frome. An assessment of these schemes has enabled assumptions to be made into the size and layout of the bungalows. The details are contained in the attached budget estimate.

The TDA has been advised that although residents of Occombe House are not necessarily physically disabled the accommodation should incorporate disabled assistance.

It has been estimated that the units would have the following gross footprints

- Unit A, 3 bed            119 sq m
- Unit B, 4 bed            143 sq m

This provides a total footprint of 262 sq m

## **8. Specification**

A brief assessment has been made of neighbouring residential schemes which might influence the specification. Although conversions of existing agricultural buildings there was a current theme of natural slate roofing and timber framed windows. With regard to the restrictive planning background (outlined below) it is anticipated that the planning authority would require a strong architectural style to justify the replacement of the existing Victorian building.

The attached budget estimate outlines the specification which includes;

- Substantially timber frame with blockwork.
- Natural slate tiles to roof
- Rendered and stone features to elevations
- Double glazed windows with stained timber frames

All bedrooms (including staff) would be ensuite. Each type of bungalow would include lounge, kitchen / dining room, separate bathroom, store and utility room.

## **9. Demolition**

The attached cost plan indicates that demolition (and removal) of Occombe House and Fairwinds is estimated to cost £75,000. It should be noted that a saving could be made if part of the foundations of Fairwinds remain together with some material being placed and covered in the swimming pool (subject to operational and future layout requirements).

The implications of the 'additional option' in relation to the reduced demolition are also indicated in the cost plan.

A Type 2 asbestos survey report dated September 2009 has been considered in relation to the demolition.

## **10. Cost Assessment**

The details outlined above have influenced the budget estimate, attached.

### **10.1. Principal Option:**

The estimated cost to provide the two bungalows including demolition is £519,700. This includes the full demolition of the existing buildings at £75,000.

### **10.2. Additional Option:**

The estimated cost to provide the three bungalows is £729,200. This includes the demolition of Occombe House and works to retain the Fairwinds facility as an independent building.

### **10.3 All figures exclude;**

Costs of finance:	In the case of principal option is expected to be in the region of 4 %, due to the 5 month programme.
Professional fees:	Design fees and surveys. In the case of the principal option this would be in the region of 14% e.g £63,000.
VAT:	At 20%

## **11. Restrictions**

- The short period to undertake this report and the sensitivity of this matter has restricted the ability to undertake a site investigation or surveys
- It has not been possible to appoint an experienced architect and engineer to comment on a proposed scheme of development.

- Plans have only been scaled



<b>Title:</b>	Occombe House Meeting – Technical Minutes	<b>Date of Meeting:</b>	25 <sup>th</sup> June 2010
<b>Minute Taker:</b>	Lisa O’Brien	<b>Date Prepared:</b>	30 <sup>th</sup> June 2010

**1. In Attendance:**

- Dave Kenyon Major Projects Lead
- Graham Swiss Forward Planning Manager
- Liam Reading Forward Housing
- Matt Tucker Planning Assistant
- Helen Toker Lester Head of Commissioning LD & MH
- David Horsburgh LD Provider Services Development Manager
- Mr A Family/ Carer
- Mrs B Family/ Carer
- MsC Family/ Carer

**Apologies:**

Steve Honeywill - Head of Estates; Tim Bacon - Torbay Development Agency; Ross Kennerley - Landscaping and Recreation;  
David Watson – Family/ Carer Support

Action Number	Comment/Decision/Action Description	Action Assigned To	Deadline
<b>2.</b>	<b>Purpose of the meeting</b>		
	A briefing note regarding the purpose of this meeting and to give a background on the Occombe site was distributed beforehand.		

	<p>The main purpose is to gather information and to discuss the constraints and possibilities regarding the Occombe site.</p> <p>HTL explained the importance of confidentiality around the information discussed at today's meeting, DK would like to contact Cllr Pennington, who is the Councillor for Marldon, and share some of the information with him, this was agreed and the need for confidentiality would be reiterated to Cllr Pennington.</p> <p>Torbay Councillor Neil Bent also has an interest in this project; he is the chair of Torbay Learning Disability Partnership Board and has a special interest in Learning Disability Services in Torbay so information would also be shared with him.</p>	<b>Agreed</b>	
<b>3.</b>	<b>Planning Department Information Sharing</b>		
	<p><u>Torbay Care Trust</u></p> <p>Torbay Care Trust are currently reviewing Learning Disability services in Torbay, they have an overarching strategy to look into reducing institutional care and are reviewing all aspects of the services Torbay Care Trust have to decide whether these are fit for purpose.</p> <p>HTL gave an overview of what is currently on the Occombe site.</p> <p>Occombe House is a residential home which has 7 permanent residents, there is a short break flat for up to 4 people and Fairwind's a day service for approximately 20 people with complex needs.</p> <p>Occombe is a large house which at one time housed approximately 24 residents for residential care, after various changes the upstairs is now used for a meeting room, offices and storage. All the</p>		

	<p>residents' individual rooms, shared lounge and the kitchen are located on the ground floor.</p> <p>Fairwind's is used for day care by people with complex needs, although it is a separate building it is joined to Occombe by a corridor and uses the kitchen facilities within Occombe House.</p> <p>Dave Watson has emailed South Hams a map of the site, Helen explained the layout of the site, as well as the Occombe House and Fairwind's buildings there is an unused swimming pool, also shown are Porta cabins which are used by Devon County Council as offices for Mayfield School.</p> <p><u>South Hams</u></p> <p>GS explained how the planning department have a development boundary around settlements, outside of boundaries there are very tight control over any developments which is referred to as the countryside policy.</p> <p>The Occombe site is situated outside of the settlement boundary so would be covered by the countryside policy, although it is covered by this policy it does already have buildings on it so there could be scope to do something, if the piece of land did not have any buildings on it and was just green land, planning for anything would be unlikely to be granted.</p>		
<b>4.</b>	<b>Questions and clarification</b>		
	<p>In regards to the Occombe site any changes wanting to be made would be classed as a policy objection.</p> <p>If the proposal was to rebuild on a similar footprint but to make the building more fit for the type of residential care Torbay Care Trust wants to provide this would probably be given an amber or green light, but if the request was to rebuild and change it into residential housing to sell, this would not be</p>		

	<p>allowed.</p> <p>If it didn't work out viable to re build and a conversion to the current building was looked into, there may be scope to change the use of the building, although there are things that would need to be taken into consideration like the affordable housing policy.</p> <p>To make any project affordable Torbay Care Trust would look into getting a Housing agency involved, as people's support would be made more individualised, people would have their own homes and their own package of support, currently Torbay Care Trust fund "hotel costs" as well as support, if people have their own homes they would receive various benefits, like housing benefits, which would cover these hotel costs, and provide affordable housing.</p> <p>Torbay Care Trust have just de registered 11 Care Homes across Torbay, they have worked with an agency called Progress Care who work specifically with Learning Disability Services, Progress are redeveloping in the footprints of the current buildings but as the reconfigured housing does not house so many people Progress have purchased additional housing for others.</p> <p>HTL explained that a long term feasibility of all Learning Disability services is being done, all the Learning Disability properties cost a lot to maintain, half of Occombe is not used and we are now looking after people with more complex needs, there is also a new government policy, Valuing People now and the Care Trust need to use this guidance when looking at how they provide services.</p> <p>The Family/ Carers would like Occombe to stay as it is but understand that it costs the Care Trust a lot of money to try and maintain the building as it is, the future needs of people coming up in the services also needs to be taken into consideration as there are a lot more people with more complex needs, so are willing to work with the Care Trust and discuss this.</p>		
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<b>5.</b>	<b>Any other business</b>		
	<p>This meeting initial meeting is free but there would be a cost for further meetings, the cost would vary depending on the amount of meetings held, to keep these costs down Torbay Care Trust need to bring as many options as possible to future meetings.</p> <p>Mr A believes a legal agreement was drawn up between South Hams and Torbay Council when the boundaries changed in 1974, he would like to know who would hold this document as it may have some bearing on this project.</p> <p>HTL will ask Steve Honeywill to contact Lester Francis regarding this legal document.</p>	<b>Helen</b>	
<b>6.</b>	<b>Next steps</b>		
	<p>It was agreed that Torbay Care Trust would need to:</p> <ul style="list-style-type: none"> <li>• get a few examples together and bring back some ideas and options for the site, a survey and floor plans of the building will also be sent to South Hams</li> <li>• the footprint of the building will be looked at to see what is used and what is not, they will also look into any way the building could be used better as it is, they will also look at the design of the buildings whether there is any way the building would work with part demolishing and part rebuild</li> <li>• to look at the social side of this project, they would need to demonstrate there is a real need to make changes to this building, also to explain if this client group could be moved else where or if there is a need for them to stay in this area</li> <li>• to check with highways to see whether any changes would mean more or less transport to the site</li> <li>• to be clear about Torbay Councils position and to find out what they would allow from this project</li> <li>• to look into how this project would be funded, they need to be clear about the revenue support of</li> </ul>	<b>HTL</b>	

	<p>this scheme and what would happen if it didn't have the support</p> <ul style="list-style-type: none"> <li>• to prove why South Hams should go against existing policies to allow changes to be made</li> </ul> <p>to conclude the principal of converting the existing building would be easier than rebuilding, if the building was to be knocked down it would mean a lot more things would need to be taken into consideration; a contaminated land survey as well as an ecological survey would need to be done in case there are any protected species in the area.</p> <p>If the plan was to change the use of the site into new housing there are potentially different issues, if providing housing of 2 units there is a need to make an environmental contribution for open space but if it was providing over 5 units as well as that contribution money would also need to be contributed towards things like schooling and leisure.</p> <p>It was also suggested that it would be a good idea to approach people who live in the surrounding areas, Marldon parish could be consulted and they could be asked for feedback on any ideas, getting local feedback and keeping them well informed is important and can improve the chances of getting decisions approved.</p> <p>In regards to timescale once information is sent in it would take approximately 3 ½ weeks for South Hams to look and informally agree or decline a request, if a request is agreed it would need to be submitted to Committee and it would be approximately 13 weeks before a decision is made.</p>		
<p><b>Date of next meeting:</b> Lisa will send a date out for the next Occombe house meeting.</p>		<p><b>Lisa</b></p>	
<p>It was agreed that minutes would be sent to South Hams so they are kept informed of what is happening.</p>			

