

Recommended Option

- **Battle Street** – 74 flats split between sheltered and general needs, 35 places Older Persons Day Services, 14 Mental Health flats & 6 general needs houses,
- **Hexham Road** – up to 36 sheltered housing flats, 31 places Profound and Multiple Learning Disability Day Services & 9 bed Respite facility

Assets released:

- Focus House
- Strathy
- Whitley Wood
- Amethyst Lane
- Dwyer Road

Battle Street : Mental Health Flats, Older Persons Day Services

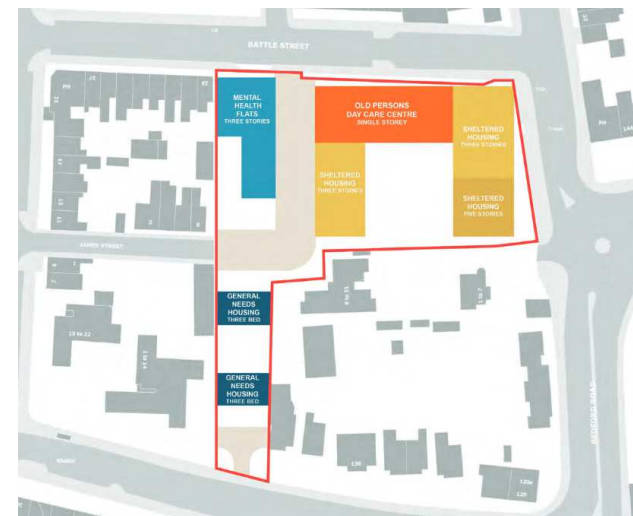
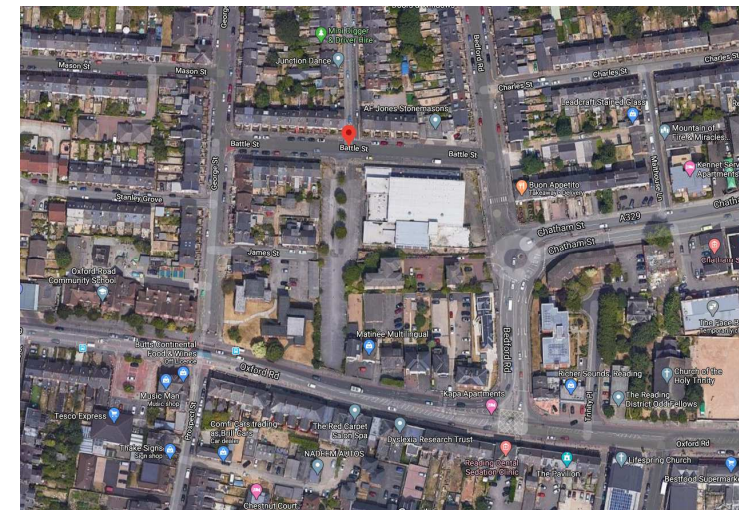
Requirements MH Flats, OP Day Centre, Flats & General Needs Housing
Key interdependencies: OP Day Centre ideally co-located with Sheltered Flats

Proposed number of places / units			
Total Mental Health Flats	Older Persons Day Services	General Needs Houses	Flats
	35 places	6	Up to 74 split between Sheltered General needs
Land Valuation		Development Costs	
		£23.16 -24.32 m	

Building constraints:
 Close to neighbouring houses.
 Subject to car parking required.

Opportunities
 Vacant site

Policy implications:
 Co-location of OP Day Centre with Sheltered Flats



RAG Status

Suitability / Constraints / Service

Hexham Road: PMLD Day Services & Respite

Requirements PMLD Day Centre, Respite & Flats
Key interdependencies: PMLD Day Centre ideally co-located with Respite

Proposed number of places/units			
PMLD Day Centre	Respite	Sheltered housing	
	9	36	
	Land Valuation	Development Costs	
		£12.40 – 13.05 Exc Demolition	

Key building constraints:

- Planning Restrictions: Sewer across part of site.
- Presence of significant mature trees.
- Request to view of Planning Dept on parking requirements
- Setback Line is forward of other properties on Northumberland Ave

Key Opportunities

Available vacant site

Key implications:

Co-location of PMLD Day Centre with Respite



RAG Status

Suitability /
Constraints /
Service