

TOPIC PAPER

CAR PARKING & RETIREMENT HOUSING

HEADLINES

- Retirement housing developments are centrally located and well served by existing infrastructure, Churchill Retirement Living ensures that sites are all in sustainable locations.
- Planning Issues and Churchill Retirement Living recently undertook quantitative research of existing developments with transport consultants, Mott MacDonald, proving that the car parking provision on sites was more than sufficient.
- A minority of residents (approximately one-third) may own a vehicle at the time of initial occupation, car ownership levels drop with age and often residents give up their vehicles soon after moving in.
- Car parking levels and use of vehicles is monitored by the Lodge Manager.
- Vehicle movements are generally lower than previous sites uses or general needs housing.
- Meets with government requirements for reduced parking and better use of land.

CHOOSING THE RIGHT SITES



Churchill Retirement Living has very specific location criteria – we develop only on previously developed land (brownfield sites) and our sites must be within half a mile of the town centre. We believe our residents need to be able to access local amenities without relying on a car. Our developments are a short walk to the shops and are well served by local public transport networks. As such, Churchill Retirement Living sites can be considered a highly sustainable form of development and suitable for reduced parking provisions. >>



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PARKING PROVISION

Parking on our sites is provided at a ratio of one parking space to every three residential units. From experience we have found that this ratio is more than enough, owing to the following factors:

- Our sites are all in sustainable locations, centrally located and well-served by existing public transport, shops and healthcare facilities such as GP surgeries
- Extensive research (the most recent was a study of established Churchill Retirement Living sites in May 2012) shows via empirical evidence that the provision of parking spaces on sites at this ratio is more than sufficient to meet residents needs

- Although a minority (around one-third) of residents may own a vehicle at the time of initial occupation, car ownership levels drop with age
 - Car parking levels and use of vehicles are actively monitored by an on-site Lodge Manager
- Car parking demand may be higher during the early days of a development but our owners usually quickly find that the central location and proximity to shops, services and facilities, and good access to public transport, means that they do not really need their cars any more.

Often our owners will sell their car within the first few months of moving in, thus relieving pressure on car parking.

"I gave up my car a couple of years ago due to the local amenities being so close to Queen Elizabeth Lodge. We are well located near to the shops and a good bus route which takes me direct to the train station, meaning my car was seldom used. To me, the parking is more than adequate."
Mrs Smith Queen Elizabeth Lodge, Cliftonville

"I have been living at Chartwell Lodge for four years now and all the owners here are very happy with the amount of parking. I have always loved to drive, so I don't feel ready to give up my car just yet although many owners have. There are seven parking spaces which is more than sufficient."
Mrs Hall Chartwell Lodge, Tunbridge

ABOUT CHURCHILL RETIREMENT LIVING

Churchill Retirement Living has specialised in the provision of purpose built apartments designed for older people, since 1998. Our developments are located throughout England.

Our self-contained apartments are specifically designed to meet the needs of independent retired people, and are provided for sale contained within a single block. The apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those over this age with a partner of at least 55, can live in them. Our accommodation is managed by Millstream Management Services Ltd, a company wholly owned by Churchill Retirement Living specialising in the management of retirement developments.

Churchill Retirement Living is an award winning developer of retirement housing and won the Best Medium Housebuilder of the Year award in 2012 and The Most Outstanding Retirement Housing Operator in the UK in 2012 for the fourth consecutive year. Details of further awards which the company has won can be viewed at www.churchillretirement.co.uk.