

# Developer Contributions to Social Services Facilities

Draft Development Control Guidance Note

Swindon Borough Local Plan 2011

September 2006



# Developer Contributions to Social Services Facilities

Draft Development Control Guidance Note

Swindon Borough Local Plan 2011

September 2006

Celia Carrington  
Director of Environment and Leisure  
Swindon Borough Council  
Premier House  
Station Road  
Swindon  
SN1 1TZ

Copies of the document (priced £1.00 excl. p&p) can be obtained from:

Planning  
Environment and Leisure  
Swindon Borough Council  
Premier House  
Station Road  
Swindon  
SN1 1TZ

(01793) 466513

© Swindon Borough Council

## Social Services

### 1 Introduction

- 1.1 The Wiltshire Structure Plan, 2011 makes provision for 23,000 new dwellings in Swindon Borough between 1991 and 2011. Swindon is also identified in the emerging Regional Spatial Strategy as one of the south west region's Principal Urban Area's. The emerging Regional Spatial Strategy will direct significant growth at Swindon up to 2026. This new housing is likely to generate an additional need for a diversity of social care facilities for both adults and children, for which the Borough Council will seek contributions from developers. This Guidance Note provides details on the kind of planning obligation that may be sought for social services facilities provision, the types of development that will be subject to these obligations and the types of capital infrastructure project these monies will help fund.
- 1.2 'Social Care' covers a wide range of services provided by Swindon Borough Council to the most vulnerable people in our society. The Borough Council considers that the making Swindon a healthy and caring place where people in Swindon live longer, healthier lives is an important objective supported by a core service of the Council<sup>1</sup>.
- 1.3 It is important that planning for the built environment and for services should take account of the needs of all sectors of the community. Where a development proposal will place an increased burden on existing care facilities, a case can be made to justify contributions from new development for the upgrade of existing provision, or the provision of new facilities and/or services to make good any deficiency.

### 2. 'Swindon 2010 – Taking Control of our Future'

- 2.1 In line with the recently published vision for Swindon, 'Swindon 2010 - Taking Control of our Future', the Borough Council has committed itself to a series of promises for the residents of Swindon. A number of these promises refer to social care within the Borough, both for adults and children and include;
- a reduction of looked after children placed outside of the borough by 15% a year (Promise 29)
  - a reduction in the number of adults requiring long term institutional care (Promise 30)
  - increasing the amount of respite care (Promise 31)
  - the promotion of greater independence and increase in choice for disabled people of all ages including an additional 5 extra care sheltered housing schemes and use of smart technology to enable people to stay in their homes (Promise 32)

---

<sup>1</sup> 'Our Swindon, Our Community, Our Future: A Community Strategy for Swindon 2004 – 2010'

- an increase in the number of supported housing schemes for people with learning disabilities by a minimum of one scheme a year (Promise 34).

### **3 National Policy Framework**

- 3.1 PPS1 (2005) states, “The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens”.
- 3.2 PPS1 also states that the impact of development on the social fabric of communities must be taken in to account, and further, that accessibility (both in terms of location and physical access) for all members of the community to health, housing and community facilities, should be addressed. It also requires that policies take into account the needs of all the community, including particular requirements relating to age, and disability among other things.

### **4 Local Policy Framework**

- 4.1 The Swindon Borough Local Plan, 2011 make provision for the use of planning obligations. The relevant policy is Policy DS8 (Infrastructure Needs Resulting from Development).

### **5 Planning Obligations**

- 5.1 Provision of social infrastructure can be a material consideration in the determination of a planning application. As a consequence of new development in the Borough the capacity of existing social care facilities may be exceeded generating a need for new facilities. Failure of proposals to do so could result in the refusal of planning permission. The use of planning obligations may be appropriate where a planning objection to a proposal cannot be overcome by the imposition of a condition.
- 5.2 Circular 5/05, ‘Planning Obligations’, allows developer contributions to be sought for infrastructure improvements required by a development proposal where they are;
- relevant to planning;
  - necessary to make the proposed development acceptable in planning terms;
  - directly related to the proposed development;
  - fairly and reasonably related in scale and kind to the proposed development; and
  - reasonable in all other respects.

- 5.3 The courts have further defined this test to include off site works and infrastructure.
- 5.4 Circular 5/05 acknowledges that 'where the impact of a number of developments creates the need for infrastructure, it may be reasonable for associated developers' contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way' Paragraph B21 (ODPM, 2005). The Circular also encourages the application of formulae and standard charges as part of a framework for negotiating and securing planning obligations. These charges operate under the current system of legislation.
- 5.5 A standardised approach to Planning obligations reflects a wider range of social and environmental effects, and deliver particular planning objectives, such as affordable housing, and the pooling of contributions towards required facilities and infrastructure. Development can have far reaching effects and these externalised impacts can both positively and negatively affect the environment and the wider community.
- 5.6 It should be noted that this document does not negate the need for an early dialogue between the developer and the local planning authority with regard to planning obligations.

## **6 Swindon Borough Council Social Services**

- 6.1 Social Services has now been separated into Adult Services and Children's Services. While different directorates now run the two departments it is intended that this document will provide for both as they will still have much in common in the way they will deliver new projects from a planning perspective.

## **5 Adult Services**

Social Services for Adults includes the teams and service providers who support older people; adults with physical disabilities, learning disabilities and mental health needs; and their carers.

Social Services for Adults in Swindon is organised into two main service areas delivered by the council:

- Older people
- Adults with learning and physical disabilities and mental health problems

### **5.1 Adult Services - Older People**

- 5.1.1 In line with national trends, the number of Older People in Swindon will increase dramatically over the next twenty years. Presently, Older

People in Swindon occupy around 21%<sup>2</sup> of all households mostly comprising of one or two pensioner only households. Around 35% of Older People live in Council or RSL properties<sup>3</sup>.

5.1.2 A recent demographic project entitled 'Swindon 2010' has been produced by Adult Social Care to look at the need of older people for the next 6 years. The project identified a need for 300 Extra Care Housing beds to be provided within Swindon by 2010.

## 5.2 Adult Services - Adults with Mental Health problems, Physical Disabilities and Learning Disabilities

5.2.1 Accommodation for adults with additional care differs, depending on levels of severity. These problems can range from mild through to moderate, severe, profound and multiple. In all cases the emphasis would be for people to live in their own home through support packages and/or adaptations, however, this guidance is not seeking contributions for revenue-based activities.

5.2.2 For people with lower levels of need, Assistive Technologies such as Tele-Health and Tele-Care can provide affordable and unobtrusive solutions. People who may require higher amounts of support and may prefer a small residential care setting or shared house. People with greater levels of need will require specialist services such as Residential or Nursing Care. This will require accommodation that is adapted or purpose built to meet current regulations. It is these capital-intensive programmes that this guidance will seek to contribute to.

5.2.3 Care for the elderly, disabled, those with learning difficulties and the mentally infirm in Swindon is provided through a number of different services. These include;

- **Domiciliary Care** – In-house care that offers individual independence with a carer on call for visits. Services can range from minimal support through to intensive support.
- **Day Care** – Support for the elderly in an environment that allows for integration and interaction. Acts as a respite centre to bring people out of isolation and offer stimulation within their local communities. Also retains independence.
- **Sheltered Housing**: A block of flats or bungalows where residents (usually over 55) can live independently in self-contained homes with their own front doors. Properties in most schemes are designed to make life easier for older people - with features like raised electric sockets, lowered worktops and walk-in showers. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need.

---

<sup>2</sup> Source: 2001 Census

<sup>3</sup> Source: Housing Needs Assessment; May 2005

- **Extra Care** Resource Centres – An extension of the ‘Sheltered Housing’ philosophy, which incorporates independent living other services such as day care and in-home domiciliary care. Restaurant facilities are also available (distinct from canteen arrangements where there are set eating times). A Warden or ‘scheme manager’ would provide support to all residents and usually live onsite. Extra Care is seen as a preventative strategy to reduce the number of people moving into more intensive services such as Residential Care.
- **Residential Institutions/Nursing Homes** – Provides a more intensive service for residents who are more dependent.

5.2.4 The Council has a legacy of sheltered housing but is now committed to promoting more independent living and support for people in their own homes through services such as Extra Care. Through this and demographic work carried out by the department of Adult’s Social Care (*‘Swindon 2010 - Developing & Implementing Local Extra Care Housing Strategies’*) the Council will look to provide 300 Extra Care places across Swindon by 2010. It is hoped that Extra Care Resource Centres will reduce the number of places needed for residential and nursing care in the future.

5.2.5 Despite an increasing emphasis on caring for people in the home, with domiciliary care expected to grow significantly in the future and a likely reduction in the capital infrastructure requirements of social care, there will still be a need for purpose built facilities to cater for the projected increases in population in Swindon and a commensurate increase in the need for care.

5.2.6 Specialist units for Learning Disability and Physical Disability are also needed as the numbers of clients receiving these services are also expected to increase over the next 5 years.

5.2.7 The Council’s Capital Programme, from a Social Care perspective, reflects the commitments outlined above and is focused towards such developments. Contributions obtained from Developer’s based on these findings would help to achieve these targets and improve services to local communities and service clients. Appendix 1 outlines the methodology used to determine levels of contribution for Adult Care.

## 6 Children’s Services

6.1 Under the Children’s Act 1989 and the Children’s Act 2004 the local authority has a duty to provide services, support and care for children and young people. Swindon has a population of 42,084 0-17 year olds (2001 Census), of which 260 are looked after. This equates to a rate of 6.2 per 1000 children and young people under the age of 18. The nature of their care ranges from placement with families, respite care for a

given number of days and nights a year in a specialist unit, to living in long term residential units.

- 6.2 Swindon is at the forefront in developing and supporting family-based placements for all local children needing to be looked after away from their own families. These include foster care encompassing **Emergency Crisis Care, Short-term Foster Care, Long-term Foster Care, Relief Foster Care and Adoption**. While an essential provision of care for vulnerable young children, developer contributions will not be directed at this type of care.
- 6.3 In circumstances where foster care in the forms above is for any reason inappropriate for a young person, they may be cared for in a specialist residential unit. Due to a lack of this kind of care provision in Swindon for this age group, a number of children in need of care are currently placed out of the Borough in other Local Authority areas. Not only is this an undesirable situation for the children who may be a distance from friends and family, it is also very costly for the Borough and is a trend the Council would ultimately like to reverse.
- 6.4 Over the next few years it is hoped that a number of capital projects will come forward resulting in a number of specialist care facilities being built in the Borough. Swindon 2010 outlines the Council's promises to this end. Children placed in these units may have emotional and behavioural problems, challenging behaviour or profound disabilities.
- 6.5 These units will offer residential care for vulnerable children needing a longer-term safe and stable environment, which offers consistency and security. The units will also offer regular short-term care for some children, and immediate placements for children whilst their longer-term accommodation needs are assessed. This resource is vital for the future well-being of a child. This diverse resource provision, whilst under one roof, can be provided according to legal requirements of such a development.
- 6.6 Population projections to 2011 will increase the number of children in the 0-17 years cohort by around 1500, generating a minimum of 9.3 additional looked after children at least. This need equates to a requirement for additional residential places. Of the children who receive respite care out of the Borough 10 are in need of more visiting time and the waiting list comprises 25 children with no access to respite facilities at all. This trend is unlikely to change in the near future with demand for such services increasing as new vulnerable children come to the Council's attention as a result of new housing development.
- 6.7 At the present time Swindon has 900 disabled children. The number of disabled children who need access to a special facility is also projected to increase by 3% (Office for National Statistics). It is, therefore, expected that the number of disabled children will increase by 45 up to 2011. While this increase will not require a commensurate increase in

available residential places it is likely an additional number of residential units will be necessary in the same timeframe to cater for those children who cannot be looked after at home. Appendix 2 outlines the methodology used to determine levels of contribution for Children's Care.

## 7 Calculating Provision

- 7.1 The need to provide developers with certainty and a clear picture of expectations suggests there is scope for use of a standard charge approach to social services contributions. This charge would be set at an amount per new dwelling. The calculations and methodology used to identify contributions to Adult and Children's Services is included at Appendices 2 and 3.

## 8 Contributions from Residential Development

- 8.1 Contributions will be sought from residential development that is expected to place an additional burden on Social Service provision in the form of homes or special units. Contributions have been discounted for smaller properties on the assumption that these properties will generate less need for either adult or children's care due to their household composition. It is not intended that a threshold be applied to this contribution and all development will be expected to make a contribution. It is accepted that in cases where it can be demonstrated that the contribution may result in a proposal ceasing to be viable negotiations can be entered into. Appendix 4 outlines the contribution per dwelling and by house type in detail.

## 9 Contribution to Social Care by Dwelling Type

Dwelling Size	Contribution Sought
1 Bed	<b>£686</b>
2 bed	<b>£922</b>
3 bed	<b>£1306</b>
4 bed +	<b>£1632</b>

## 10 Contacts

### **Emma Trewhella**

Environment and Leisure  
[etrehella@swindon.gov.uk](mailto:etrehella@swindon.gov.uk)

### **Richard Redmond**

Adult Services  
[rredmond@swindon.gov.uk](mailto:rredmond@swindon.gov.uk)

### **Terry Scragg**

Children's Services  
[tscragg@swindon.gov.uk](mailto:tscragg@swindon.gov.uk)

**Appendix 1****Adult Services Technical Supplement****Methodology**Gathering of Data

In order to obtain a comprehensive list of all clients that were receiving a service from Social Services, a data trawl was taken from the department's information system, Swift. This provided a snapshot of service clients at September 2005 and included all client categories, providers, type of care provided and age of client.

The study looks at only capital costs, not revenue based activities. It was therefore necessary to separate services accordingly, keeping only clients receiving a residential and nursing service and removing clients receiving an in-home domiciliary service.

Clients who are currently receiving a service outside of the borough were also included so that an overall picture of demand could be captured. Despite being placed out of Borough, it is important to include this "need" as the Council is still responsible for these residents. Also an increase in population in the future may generate sufficient demand so that an in-house facility may be developed.

Numbers were correlated by client category and then type of service (identified below in Figure 1). These figures were then shown to the appropriate service managers for accuracy purposes and amended accordingly.

**Figure 1: Client Categories and Services**

<b>Category</b>	<b>Age</b>	<b>Service</b>
Mental Health	18-64	Residential
	18-64	Nursing
	65+	Residential
	65+	Nursing
Learning Disability	18-64	Residential
	18-64	Nursing
	65+	Residential
	65+	Nursing
Physical Disability	18-64	Residential
	18-64	Nursing
	65+	Residential
	65+	Nursing
Older People	18-64	Residential
	18-64	Nursing
	65+	Residential
	65+	Nursing
Day Care – All categories	18-64	
	65+	

It was then necessary to look at the estimated population in 2005 to produce an accurate 'Service User to Population' ratio. The local PCT had carried out a demographic study in 2005 to look at current and future population trends, up to 2010. These figures were used to produce this ratio for each of the categories mentioned in figure 1 above. Appendix 1 outlines the workings.

### Census Population and Dwelling Completions in Swindon

In order to understand the way that communities develop in Swindon it was necessary to look at a previous and recent example of housing development. This would then be used as a snapshot example for future development.

The Northern Development Area (NDA), a major greenfield expansion area comprising circa 10,000 dwellings and associated facilities, was granted planning permission in 1992. Building commenced shortly thereafter in Haydon Wick and Blunsdon Parishes and a virtual Northern Development Ward for administrative reasons. Abbey Meads ward was newly created in 2000 to include all new build development in the NDA.

For the purpose of this exercise Abbey Meads was identified as a typical example of new housing development and household formation in Swindon. Development within the area at 2001 had reached a total of 1673 households and a population of 3,183 (people aged 18+ based on Census 2001 population data).

Using this information it was possible to identify the household composition within Abbey Meads (workings outlined in Appendix 1) and produce an 'Adult to Household' ratio for people aged 18-64 and 65+ for Swindon. This ratio can then be transposed to fit future development areas within Swindon.

Using this information it was possible to identify the household mix of people within Abbey Meads (workings outlined in Appendix 1) and produce an 'Adult to Household' ratio for people aged 18-64 and 65+ for Swindon. This ratio can then be transposed to fit future development areas within Swindon.

This 'Adult to Household' ratio may change in the future as new developments are completed and more recent examples of development in Swindon come forward. It is also worth noting that household composition is also likely to change as a result of changing house types as land use policy increases densities on new developments. This may result in fewer larger properties and an increase in smaller properties or apartments.

### Costings of Developments

The final step of information gathering related to the cost of developments for which the Technical Services department provided unit costs for typical services within Swindon.

Figure 2 below shows the service examples used and the estimated cost of building such a development today:

**Figure 2 Unit costs of service developments by category**

<b>Service Type</b>	<b>Category</b>	<b>Unit</b>	<b>Cost</b>	<b>Beds / Places</b>
Physical Disability	Residential	Tony Long House	£475,710	6
	Nursing	Ashgrove House	£855,554	34
Learning Disability	Residential	Elsie Millin Court	£886,662	7
	Nursing	Oak House	£855,554	7
Mental Health	Residential	Whitbourne House	£3,300,000	42
	Nursing	Kings Court	£4,857,120	60
Older People	Residential	Wick House	£3,428,544	48
	Nursing	Park View	£3,026,169	41
Day Care	Day Care	The Gerring Unit	£160,000	20

Based on these figures it is possible to work out an 'Average Cost per Bed' (in the case of a residential or nursing unit) or 'Average Cost per Place' (in the case of a day centre).

When using the 'Average Cost per Bed / Place' with the ratios for 'Adult to Household' and 'Service User to Population', it is possible to work out a total development contribution per dwelling (see Appendix 1 for workings). For this particular study a dwelling size of 500 was chosen but this figure can be amended according to the number of dwellings proposed on a new development.

## Example of Workings ADULT SERVICES

The Contribution Model was broken down into three sections and then combined at the end to produce an overall contribution. The example below outlines how the contribution costs to Older Persons Services was produced.

Development Snapshot Abbey Meads Ward Housing Composition 2001 (65+)

No. people aged 65+ in Abbey Meads ward 2001 <b>174</b>	÷	No. new dwellings in Abbey Meads ward 2001 <b>1,673</b>	=	Adults aged 65+ per new dwelling 174/1673 <b>=0.104</b>	×	Adults aged 65+ per <b>500</b> dwellings X500 <b>=52</b>
---	---	---	---	---	---	--

Older Persons Service User Numbers in Swindon

Adults 65+ receiving a service for OP Residential <b>183</b>	÷	Swindon Population aged 65+ at 2005 <b>26,151</b>	=	OP Residential service users per person 65+ 183/26,151 <b>=0.0069978</b>	×	No. places needed per 500 dwellings X52= <b>0.363</b>
--	---	--	---	--	---	---

Older Persons Services Cost of Development and Contributions Needed

Wick House as typical OP Residential unit in Swindon <b>£3,428,544</b>	÷	Cost of unit ÷ no. beds ( <b>48</b> ) = cost per bed £3,428,544/48 <b>=£71,428</b>	=	Cost per bed x OP places per 500 dwellings £71,428x0.363 <b>=£25,991</b>	÷	Contribution per dwelling £25,991/500 <b>=£51.98</b>
--	---	--	---	--	---	---

NB: For each service a typical existing unit within Swindon was chosen to establish an average cost. In the example of OP residential, Wick House was chosen which has 48 beds.

## Appendix 2

## Children's Services Technical Supplement

The same methodology was employed to determine levels of contribution per dwelling for Children's Services facilities.

## Example of Workings CHILDREN'S SERVICES

Development Snapshot Abbey Meads Ward Housing Composition 2001 (0-17 years)

No. new dwellings in Abbey Meads ward 2001 <b>1,673</b>	$\div$	No. people aged 0-17 in Abbey Meads ward 2001 <b>1105</b>	=	Children aged 0-17 per new dwelling 1105/1673 <b>=0.66</b>	$\times$	Children aged 0-17 per <b>500</b> dwellings X500 <b>=330</b>
--	--------	--	---	--	----------	--

Profound Disabilities (PD) Service User Numbers in Swindon

Children 0-17 receiving a service for PD Residential <b>19</b>	$\div$	Swindon Population aged 0-17 at 2005 (PCT) <b>42,192</b>	=	PD Residential service users per person 0-17 19/42,192 <b>=0.0004503</b>	$\times$	No. places needed per 500 dwellings X330= <b>0.149</b>
---	--------	---	---	--	----------	---

Older Persons Services Cost of Development and Contributions Needed

Wick House as typical OP Residential unit in Swindon <b>£1,021,200</b>	$\div$	Cost of unit $\div$ no. beds ( <b>8</b> ) = cost per bed £1,021,200/8 <b>=£127,650</b>	=	Cost per bed x OP places per 500 dwellings £127,650 x 0.149 <b>=£19,020</b>	$\div$	Contribution per dwelling £19,020/500 <b>=£38.04*</b>
---	--------	---	---	---	--------	---

\*Example figure differs slightly from that at Appendix 3 and used in final calculations due to rounding up

## Detailed Calculation of Adults and Children's Contributions

## Appendix 3

Development Snapshot: Household Composition in Abbey Meads 2001 (Census)				
Age	Development size: Dwellings in Abbey Meads 2001	Abbey Meads Pop: (Census 2001)	People per dwelling	No. in age group per 500 dwellings
0-17	1673	1105	0.66	330
18-64	1673	3009	1.80	899
65+	1673	174	0.10	50
Total	1673	4288	2.56	1280

## 0-17

Service Type*	Swindon - Pop: 0-17 (PCT 2005 predictions)	Service Users: 0-17 (2005 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of unit	No.beds in unit	Cost per bed / place	Contribution per dwelling
EBD Residential	42,192	9	0.000213311	0.070392491	£920,000	8	£115,000.00	£16.19
PD Residential	42,192	19	0.000450322	0.148606371	£1,021,200	8	£127,650.00	£37.94
PD and CB Respite	42,192	60	0.001422071	0.469283276	£920,000	8	£115,000.00	£107.94
<b>Overall 0-17 Contribution 2006</b>								<b>£162.06</b>

## 18-64

Service Type*	Swindon - Pop: 18-64 (PCT 2005 predictions)	Service Users: 18-64 (2005 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of unit	No.beds in unit	Cost per bed / place	Contribution per dwelling
MH residential	118,881	62	0.00052153	0.47	£3,300,000	42	£78,571.43	£73.70
MH nursing	118,881	2	0.00001682	0.02	£4,857,120	60	£80,952.00	£2.45
LD residential	118,881	301	0.00253195	2.28	£886,662	7	£126,666.00	£576.82
LD nursing	118,881	52	0.00043741	0.39	£855,554	7	£122,222.00	£95.33
PD residential	118,881	15	0.00012618	0.11	£475,710	6	£79,285.00	£17.99
PD nursing	118,881	7	0.00005888	0.05	£855,554	7	£122,222.00	£12.94
Day Care	118,881	174	0.00146133	1.31	£160,000	20	£8,000.00	£21.03
<b>Overall 18-64 Contribution 2006</b>								<b>£800.26</b>

**65+**

Service Type*	Swindon - Pop: 65+ (PCT 2005 predictions)	Service Users: 65+ (2005 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of unit	No.beds in unit	Cost per bed / place	Contribution per dwelling
<b>OP residential</b>	26151	183	0.00699782	0.36	£3,428,544	48	£71,428.00	£51.99
<b>OP nursing</b>	26151	169	0.00646247	0.34	£3,026,169	41	£73,809.00	£49.61
<b>MH residential</b>	26151	135	0.00516233	0.27	£3,300,000	42	£78,571.43	£42.19
<b>MH nursing</b>	26151	46	0.00175901	0.09	£4,857,120	60	£80,952.00	£14.81
<b>LD residential</b>	26151	27	0.00103247	0.05	£886,662	7	£126,666.00	£13.60
<b>LD nursing</b>	26151	1	0.00003824	0.0020	£855,554	7	£122,222.00	£0.49
<b>PD residential</b>	26151	1	0.00003824	0.0020	£475,710	6	£79,285.00	£0.32
<b>PD nursing</b>	26151	3	0.00011472	0.01	£855,554	7	£122,222.00	£1.46
<b>Day Care</b>	26151	114	0.00435776	0.23	£160,000	20	£8,000.00	£3.63
<b>Overall 65+ Contribution 2006</b>								<b>£178.08</b>
<b>Total Contribution per dwelling</b>								<b>£1140.40</b>

**\* KEY****EBD** - Emotional Behavioural Disorders**PD** - Profound Disabilities**CB** - Challenging Behaviour**OP** - Older Persons**MH** - Mental Health

**Appendix 4****Contribution to Social Care by House Type**

Average Household Size = 2.38 persons

Average Household Occupancy

<b>Dwelling Size</b>	<b>Average persons per household</b>
1 Bed	1.43
2 bed	1.92
3 bed	2.72
4 bed +	3.4

Source: Fordham Research (2005) Housing Needs Assessment 2005.

Adult Services Contribution per dwelling = £978

Contribution per person occupying an average dwelling = £411 (£978/2.38 people)

Children's Services Contribution per dwelling = £162

Contribution per person occupying an average dwelling = £68 (£162/2.38 people)

Contribution per dwelling for Adult Services

<b>Dwelling Size</b>	<b>Contribution Sought</b>
1 Bed	£588
2 bed	£789
3 bed	£1118
4 bed +	£1397

Contribution per dwelling for Children's Services

<b>Dwelling Size</b>	<b>Contribution Sought</b>
1 Bed	£97
2 bed	£131
3 bed	£185
4 bed +	£231

**Total Contribution for Social Services by Dwelling Type**

<b>Dwelling Size</b>	<b>Contribution Sought</b>
1 Bed	<b>£685</b>
2 bed	<b>£922</b>
3 bed	<b>£1303</b>
4 bed +	<b>£1628</b>