

**Proposed Extra Care Scheme**  
**at Shevington Community Primary School Site**  
**Update on Progress - 28 August 2019**

Ms S Hanbury (Service Manager – Housing Policy & Reform) and Ms A Durkin (Team Leader – Housing Development) of Wigan Council provided an update on progress with the Extra Care scheme proposed for the former Shevington Community Primary School site. They then took questions and engaged in discussion.

### **Update on Progress**

Ms Hanbury had attended in January with another colleague to speak to the Parish Council about this project and had since spoken to Shevington & District Community Association. At the time the LA were considering the possibility of working with a developer partner to deliver this project. They had subsequently decided instead to develop the scheme on this site themselves.

Some of the decisions that had to be taken would need to go through the full formal process. The direction of travel was positive and the team were cautiously optimistic that the scheme would be approved by Wigan Council.

The LA were currently delivering an on-going housing programme. One older person's scheme consisting of 39 houses had been delivered at Goose Green in 2018 and the team were working with its residents on service delivery. Extra Care schemes designated for Beech Hill and Leigh were being considered by the Planning Department at present. The Shevington Community Primary School site was eminently suitable for development as an Extra Care site. The first stage of the process involved the approval by Wigan Council of a five year programme and associated financial commitment.

The LA were proposing to provide 40 residential units and a communal space. The buildings would be concentrated on the footprint of the school. A sensitive design that would meet planning requirements was needed. The properties would be rented out at below market rate and would consist of a mixture of one and two bedroomed accommodation. As yet, no designs had been prepared.

Subject to approval by Wigan Council, work on the project was expected to begin late in 2019 / early 2020, with the planning application being submitted in 2020. A consultation would need to be carried out. Building would be scheduled to start in late 2020, with completion in 2022.

### **Questions**

**Q.** Rumours were circulating around the village that a partnership was going to be created between the new development, the clinic and the surgery. This could lead to a parking bottleneck.

**A.** Improvements to the Health Centre were going ahead and would be happening sooner rather than later. Shared access had been discussed. Projects needed to be complementary and the LA needed to ensure that this was the case.

## Appendix A

A member observed that the Clinic and the Surgery were separate entities. An opportunity now existed for innovative development to take place as a joint venture, with the possibility of a land swap to enable the site to function more effectively. The member suggested that the Health Centre and the Surgery could be developed on the school site first and the Extra Care facility could then be built around this later.

**Q.** Were the LA aware of this possibility?

**A.** The LA had not considered this possibility. Discussions between the LA and the Clinic and Surgery had only begun recently. Ms Hanbury and Ms Durkin would take this back to the LA and discuss it with their line managers.

PPG members present at the meeting stated that they were unaware of any of this and invited the LA officers to attend the PPG meeting in October.

The member who had suggested the land swap observed that the Surgery had been a state of the art development when it was originally built. The doctors recognised that it had since been superseded by others across the borough. The member had put his suggestion to the doctors, as it needed to be explored.

**Q.** Could a laptop presentation be incorporated into the consultation?

**A.** As the Extra Care facility at Little Lane in Goose Green had now been completed and was in use, there were plenty of examples to share in a presentation.

**Q.** How would a developer be selected?

**A.** A new tendering framework had been in place since April, so the LA now had a choice of 8 developers.

**Q.** Who owned the playing field? Was it not at risk of being developed?

**A.** The playing field was owned by the LA. It was in the green belt and so was not developable. Hence only the school footprint would be developed.

The District Councillors observed that, as there had been so much consultation already, they hoped that this project would go forward and that private developers would not be given the opportunity to acquire the land. They also expressed concern about the security of the site. The buildings had been infiltrated, flooded and damaged. They were still being accessed via the skylights. The officers informed the meeting that the LA were looking into the possibility of pre-demolition. The Planning Department needed to be consulted over the principles of this.

Ms Hanbury and Ms Durkin were invited to return on a future date to keep the Council informed of developments and to send the Clerk periodic updates.