

17th November, 2025



Development Management Team
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BY EMAIL

Dear Development Management Team,

36 Magnolia Court, Headly Road East, Woodly, Reading, Berkshire, RG5 4SD

On behalf of our client, My Future Living, we submit this application for a change of use of a Housing Managers Flat to be used as an age restricted accommodation (over 55).

My Future Living are the market leading UK retirement rentals company, with over 2,000 high quality apartments designed exclusively for the over 55s. My Future Living offer good quality, age-exclusive rental properties, in modern purpose-built developments across the country.

The Proposed Development

Magnolia Court comprises 34no. independent retirement living 1-bed and 2-bed flats for the over 55's. It offers independent living for its residents, with each flat having its own kitchen, bathroom and living area. Additional assistance and facilities are also available with a Careline Alarm Service. For the reasons set out below, the application is submitted for a change of use of the Housing Manager's Flat to create 1no. age restricted 2-bed flat (C3).

Magnolia Court does not provide care services, however it does provide support to enable residents to live independently, including a 24-hour alarm system. Due to the way in which Magnolia Court is managed, the limited level of assistance required and the ability of the residents to live independently, there is no requirement for a live-in manager. Additionally, the presence of the flat increases the running costs of the site, which in turn increases the charge for the residents.

In response to residents raising concerns over the service charge, My Future Living have been reviewing their portfolio and where appropriate are seeking to reutilise the Housing Managers' Flat where they are no longer required. As part of this review, My Future Living have held ballots amongst residents to determine which properties no longer require a Managers' Flat and are seeking to reutilise the flat where this is the case.

Age Restricted Dwellings

It must be recognised that 'older people' are not a homogenous group. As recognised within Annexe 2 of the NPPF, which defines older people as those 'over and approaching retirement age' this incorporates a range of 30 to 40 years and can include those that are 'active and newly retired through to the frail and very elderly'. As such, the requirements for housing are very different and the need for live-in assistance and a Warden's flat can vary significantly across different homes.

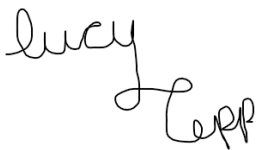
Policy CP2 '*Inclusive Communities*' of the Wokingham Borough Core Strategy (January 2010) seeks to ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of an aging population, particularly in terms of housing, health and wellbeing.

There has been some debate over the use of C2 and C3 units to provide age-restricted accommodation, and the differences have been well tested through appeals and high court decisions. One prominent example is *Leelamb Homes v Maldon District Council*, which determined that where two or more hours of care are provided, it is generally accepted to fall under a C2 classification. In addition, it is considered that receipt of care is an occupancy condition of C2 units, however not of C3 units. In accordance with these definitions, it is concluded that the flats within Mill Court fall under a C3 Sheltered Housing definition, rather than a C2 nursing home, and therefore the change of use from a Warden's flat, to an age restricted dwelling will work to align with all the existing flats.

In the case of Magnolia Court, 24-hour assistance is available through a Carline alarm service, however residents live independently, with no requirement for a 'live-in' manager. In addition to the justification related to the on-going operation and management of Magnolia Court, the application will result in the added benefit of an otherwise un-occupied dwelling being utilised and brought back into operation with the creation of 1no. 2-bedroom age restricted dwelling, to compliment the other flats in the building. The application will also help contribute towards Wokingham's provision of housing for older people.

We trust the information submitted is sufficient to support this application and enable the Council to determine it, however, should you require anything further, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Lucy Topp', with a stylized flourish at the end.

Lucy Topp
Graduate Planner BA (Hons)