

**Proposed development of Retirement Accommodation at Stanford Hill,  
Lymington.**

**LPA Ref: 20/10481**

**PINS Ref: APP/B1740/W/20/3265937**

**Note on the current availability of Market Retirement  
Accommodation in New Forest District Council**

In the course of the Inquiry representatives of the Lymington and Pennington Town Council and of the Lymington Society asserted that existing Market Sheltered Housing in the district was carrying a high level of unsold units and that as a consequence additional provision was not necessary and would further compound this alleged over-supply.

I have interrogated the database of the Elderly Accommodation Counsel which is the most comprehensive national database of specialised accommodation for older people and the source for the listings contained in Appendix Two of my report. Providers of Market specialised accommodation for older people post notices of available units on this site and I have added that information to my existing listings of the relevant properties. The results are set out in the table that follows.

I have not included vacancies in other categories of specialised accommodation, such as Age Exclusive Housing or Extra Care as these are not comparable with the model of accommodation proposed in this application.

Within the New Forest District Council administrative area there are 36 existing schemes of Market Sheltered Housing, comprising a total of 1,217 units of accommodation.

One completed scheme located within the New Forest District Council administrative area is still engaged in initial sales: Knights Lodge in Lymington, operated by Churchill Retirement Living, and offering 41 units of which, on the basis of latest information from the agents, 16 are currently unsold. This scheme was only completed in October 2019 and the sales period has been impacted in a major way by the restrictions related to Covid since March 2020 to date. We are aware that Churchill Retirement Living placed their sales staff on furlough for much of 2020.<sup>1</sup>

We would contend that the fact that this development is not yet sold out after a little over 18 months, 14 of which have been impacted by Covid, is no basis for making a judgement about the strength of demand or need.

A further scheme within the New Forest District Council administrative area is under construction: Hubert Lodge in South Street Hythe, operated by Churchill Retirement

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<sup>1</sup> In our evidence we have also referenced Hampton Place which is located outside the New Forest District Council administrative area but is being marketed to people living in the area. Hampton Place, Shirley, Southampton, operated by McCarthy & Stone, offering 41 units. We have no information about how many of these are unsold but as it was only completed in 2019 the same caveats apply.

Living, and offering by the most recent information 43 units of which 30% have been sold “off-plan”.<sup>2</sup>

We note that, on the basis of the evidence presented by Mr Cox in Appendix 11 to his Proof of Evidence, once Hubert Lodge is fully sold there are no other comparable sheltered housing schemes in the “pipeline”. Older homeowners in the New Forest will be reliant upon the re-cycling of the existing, inadequate stock of leasehold retirement accommodation.

Turning to the remaining 36 schemes totalling 1,176 units we have identified 24 units currently for re-sale (including Knights Lodge): approximately 2% of the total. Far from demonstrating an absence of demand and need such a low percentage when one might ordinarily expect an average turnover of around 10%.

Focusing upon the situation in Lymington and its immediate environs, we identify 8 Market Sheltered Housing schemes for older people within the local area (these are highlighted in the following table). One of these is Knights Lodge, previously referred to and for the reasons stated above we believe this should not be taken into account in forming a judgement about the relationship between supply and demand and need.

The remaining 7 schemes comprise 218 units and we have identified just 2 units currently offered for re-sale: approximately 1% of the total.

Judged by this analysis of supply and availability it becomes clear that the level of units currently available for sale adds to, rather than detracts from the evidence that this scheme is urgently needed to meet the need evident both within the District Council administrative area generally and in the immediate area of Lymington in particular.

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<sup>2</sup> Hubert Lodge was included in the tabulation of existing supply in Appendix Two of our Need Report and we believe that it is still under construction. On this new tabulation we have noted it as “pipeline” supply rather than currently available and have adjusted the numbers accordingly.

## Market Retirement Housing

Name of scheme	Date commissioned	Address	Manager	Number of units	Vacancies notified to EAC
<b>Andrews Lodge</b>	2005	66-66A Southampton Road, Lymington, Hampshire SO41 9AX	Millstream Management Services	35 (F) Leasehold	None notified
<b>Androse Gardens</b>	1986	Blickesley Road, Ringwood, Hampshire BH24 1EG	Retirement Lease Housing Association	37 (F) Leasehold	None notified
<b>Bucklers Court</b>	1994	Anchorage Way, Stanford Hill, Lymington, Hampshire SO41 8JN	FirstPort	39 (F & C) Leasehold	1 unit re-sale
<b>Coppice Gate</b>	2016	Beaulieu Road, Dibden Purlieu, Southampton, Hampshire, SO45 4PW	McCarthy & Stone	32 (F) Leasehold	6 units Re-sale
<b>Cornmantle Court</b>	2015	2 Parsonage Barn Lane, Ringwood, Hampshire, BH24 1WJ	McCarthy & Stone Management Services Ltd	33 (F) Leasehold	2 units Re-Sale
<b>Cottage Mews</b>	1993	25-27 Christchurch Road, Ringwood, Hampshire BH24 1DG	First Port	26 (F) Leasehold	1 unit Re-sale
<b>Court Cottages</b>	1990	Ridgeway Lane, Lymington, Hampshire SO41 8FQ	First Port	9 (C) Freehold	None notified
<b>Courtlands</b>	1988	New Street, Lymington, Hampshire SO41 9BJ	AnchorHanover	19 (F) Leasehold/ Shared Ownership	1 unit Re-sale
<b>Danestream House/Court</b>	1994	Sea Road, Milford on Sea, Hampshire SO41 0DA.	Millstream Management	39 (F) Leasehold	None notified

<b>Floriston Gardens</b>	1985	Ashley Road, New Milton, Hampshire BH25 5DL	AnchorHanover	28 (F) Leasehold	None notified
<b>Forest Edge</b>	1988	Holland Road, West Totton, Southampton SO40 8JQ	First Port	24 (F) Leasehold	None notified
<b>Green Lane House</b>	Renovated 2000	17 Green Lane, Fordingbridge Hampshire SP6 1HT	Abbeyfield	10 (F) (Market Rent)	None notified
<b>Heathlands Court</b>	2003	Beaulieu Road, Dibden Purlieu, Southampton, Hampshire SO45 4BB	First Port	26 (F) Leasehold	1 unit Re-sale
<b>Holmwood</b>	2019	The Rise, Brockenhurst, Hampshire, SO42 7ZP	PegasusLife Ltd	24 (F) Leasehold & Mkt Rent	1 unit Re-let
<b>Homeborough House</b>	1984	Brinton Lane, Hythe, Hampshire SO45 6EE	First Port	42 (F) Leasehold	1 unit Re-sale
<b>Homebridge House</b>	1984	Salisbury Road, Fordingbridge, Hampshire SP6 1JJ	First Port	40 (F) Leasehold	None notified
<b>Homefield House</b>	1977	Barton Court Road, New Milton, Hampshire BH25 6NP	First Port	33 (F) Leasehold	2 units Re-sale
<b>Homeforde House</b>	1980	Grigg Lane, Brockenhurst, Hampshire SO42 7QX.	First Port	51 (F) Leasehold	None notified
<b>Homegrange House</b>	1978	Shingle Bank Drive, Milford on Sea, Lymington, Hampshire SO41 0WR	Millstream Management Services	37 (F & C) Leasehold	None notified
<b>Homemill House</b>	1981	Station Road, New Milton, Hampshire BH25 6HX	First Port	49 (F) Leasehold	None notified
<b>Homewood House</b>	1979	Milford Road, Pennington, Lymington, Hampshire SO41 8EZ	First Port	47 (F) Leasehold	None notified
<b>King Edgar Lodge</b>	2016	Christchurch Road, Ringwood, Hampshire, BH24 1DH.	Millstream Management Services	25 (F) Leasehold	None notified
<b>Kings Court</b>	2001	Salisbury Street, Fordingbridge, Hampshire SP6 1AB	First Port	43 (F) Leasehold	3 units Re-sale

<b>Knights Lodge</b>	2018	North Close, Lymington, Hampshire, SO41 9BU	Churchill Retirement Living	41 (F) Leasehold	Believed to be 16 New Sales remaining
<b>Lakeside Pines</b>	1989	Barrs Avenue, New Milton, Hampshire BH25 5GQ	AnchorHanover	41 (F) Leasehold	None notified
<b>Langdown Firs</b>	1987	Langdown Lawn, Hythe, Southampton SO45 5BT	Napier Management Services	34 (F) Leasehold/ Shared Ownership	None notified
<b>Latchmoor Court</b>	2005	Latchmoor, Brockenhurst, Hampshire SO42 7UN	First Port	25 (F & B) Leasehold	None notified
<b>Monmouth Court</b>	1990	Church Lane, Lymington, Hampshire SO41 3RB	First Port	26 (F & B) Leasehold	None notified
<b>Parish Court</b>	1982	Emsworth Road, Lymington, Hampshire SO41 9BS	Sullivan Lawford	33 (F) Leasehold	None notified
<b>Popes Court</b>	2007	Popes Lane, Totton, Southampton, Hampshire SO40 3GF	First Port	49 (F) Leasehold	4 units Re-sale
<b>Rufus Court</b>	1987	Gosport Lane, Lyndhurst, Hampshire SO43 7ER	First Port	46 (F, B & C) Leasehold	None notified
<b>Sovereign Place</b>	Not known	The Close Ringwood Hampshire BH24 1JZ	Not Known	26 (F)	None notified
<b>Springdale Court</b>	1988	16 Water Lane, Totton, Southampton, Hants SO40 3DP	First Port	33 (F & B) Leasehold	None notified
<b>The Boltons</b>	2016	Gosport Lane, Lyndhurst, Hampshire, SO23 7BF	AnchorHanover	26 (F) Leasehold	None notified
<b>Timbermill Court</b>	2001	Church Street, Fordingbridge, Hampshire SP6 1RG	Cognatum Property	18 (F & C) Leasehold	None notified
<b>Waverley House</b>	1977	Waverley Road, New Milton, Hampshire BH25 6PQ	First Port	34 (F) Leasehold	1 unit Re-Let

<b>Wellington Court</b>	1990	Fernhill Lane, New Milton, Hampshire BH25 5ST	Grange	37 (F, B & C) Leasehold & Mkt Rent	None notified
<b>Total</b>				<b>1,217</b>	

Nigel J W Appleton  
Contact Consulting (Oxford) Ltd  
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