

I have only shared this with the Kensington Society and the Council – although some of my VRARA residents are sceptical of the proposals, but their main concerns are about how the currently emerging proposals might be implemented.

I now attach a better copy of the Times article.

Please feel free to circulate this to residents of Kensington Square and Kensington Court.

[REDACTED]
Date: Saturday, 9 December 2017 at 16:38

[REDACTED]
Subject: Re: Auriens

[REDACTED]
May I ask if you have shared these thoughts with the Kensington Square Residents' Association?
Or may I do so?

Daniel

[REDACTED]
Date: Saturday, 9 December 2017 at 10:10 am

[REDACTED]
Subject: Auriens

Amanda

This article from yesterday's Times, Bricks and Mortar section page 13 (attached) puts the proposals by Auriens in Dovehouse Street and Heythrop College into perspective. We may get used to property values in the millions, but one-bedroom flats starting at £3m and bigger flats on upper floors in the Heythrop College running at £8-9m, does not match people's idea of a "care home", even if it does have a swimming pool, gym, restaurant and various degrees of care available if needed. This is housing (C3) by any other name, hardly a care home.

Is it a social and community use?

The definition is important as the Heythrop College site is at present occupied by social and community uses and Policy CK1, if the current use is to cease, requires, as the first step, to seek the same or similar social and community uses, and, secondly, failing that, other social and community uses which would predominantly serves, or which provides significant benefits to borough residents and where it is demonstrated that there is a greater benefit to the borough resulting from the change of use. That would be difficult to demonstrate in this case.

Is it a care home or is it housing with an element of care?

As the article indicates, the Dovehouse Street development (55 Units) aims at the very top of the retirement housing market – the Heythrop College scheme may be as many as 150-170 units. These are separate housing units – mainly flats – which can take advantage of communal facilities. They are sold on 999-year leases. This is a world away from a "care home" where people pay a monthly charge for the accommodation and which provides different levels of care.

The draft London Plan has also addressed the issue as to whether such developments would be regarded as care homes (C2) or housing (C3). The document says: