

# Public Document Pack

## ACCESS ADVISORY FORUM

MONDAY, 9 SEPTEMBER 2019

PRESENT: Angela Clark (Chairman), Lisa Hughes (Vice-Chairman), Sharon Carrigan, Peter Haley, Dominic Manley, Robin Pemberton and Councillor Gurch Singh

Also in attendance: Councillors Coppinger and Stimson

Officers: Shilpa Manek, Rachel Kinniburgh, Anna Robinson and Ben Smith

### WELCOME AND INTRODUCTIONS

Angela Clark welcomed all to the Forum.

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bowden, Carroll, Johnson, Barbara Richardson, Claire Watson, Tim Clare and Dean Yorke.

### MINUTES FROM LAST FORUM

**RESOLVED Unanimously: that the minutes of the Forum on 8 July 2019 were a true record. This was proposed by Dominic Manley and seconded by Peter Haley.**

**RESOLVED Unanimously: That the order of the agenda items be changed.**

### MATTERS ARISING - MAIDENHEAD STATION JUNCTION

Ben Smith, Head of Commissioning – Communities, went through the changes at the station which included the paved area, avenue of trees, circulatory system for drop/pick up, disabled parking, taxi parking and the more pedestrian-friendly area. The overflow for the taxi rank would be on Shoppenhangers Road. Taxi parking and the forecourt management would be done by GWR and Network Rail.

Ben Smith reported that the idea of the new layout of the station forecourt was to reduce vehicles on the forecourt and this had been funded by RBWM and the local enterprise partnership.

This was being published at the Maidenhead Town Forum and there was information published to the RBWN website. It was also being tweeted on social media. There would be further communication in October. Currently the Communications were about Highways, traffic and change of junction at Queen Street.

The Chairman asked if the station forecourt could be extended, because with the arrival of Crossrail the flow of people was on the increase and would therefore mean more congestion in order to have room to drop off people with major mobility issues. Ben Smith offered to take this back to the design team.

Councillor Singh highlighted that with excellent public transport and a lot more buses at other stations, the car parking would be less of an issue. Could the new station handle the capacity increase. Ben Smith informed the Forum that a lot of forecasting had taken place and there had been a net increase in 250 additional spaces for cycle parking. The predictions for pedestrians were 4.5 million rail-users in 2016, 5.5 million in 2020 and over 8 million in 2039 when both lines were completed.

The bus services were currently detached from the rail station but these would all be joined up making it more viable for people to use.

Councillor Coppinger encouraged the Forum to think of a new world when thinking of Maidenhead in the future and to consider pedestrians over the next 20-30 years, who would move away from using the car every day. Therefore, there was a need to provide better facilities for cycle-users. The work at Maidenhead station forecourt was planning for that new future.

The Chairman reminded Officers and Members that it was crucial to keep people with disabilities in mind as this was not going to change in the future.

Liz Kelsall informed the Forum that whilst this was an admirable plan to the west of the borough there were only two buses a day, no footpaths and cycle paths so the infrastructure was not there to ensure connectivity with the town centre. Ben Smith informed the Forum that new Maidenhead would be all synced and more bus services and more parking on Stafferton Way, Vicus Way and Braywick. Liz Kelsall suggested having a bus shelter and bus service from one of these car parks especially for vulnerable people.

**ACTION: Ben Smith to explore possibility of installing a bus shelter and to take up discussions on connectivity with the west of the borough.**

#### MATTERS ARISING - MAIDENHEAD STATION FORECOURT

Points that were discussed by Ben Smith and the Forum included:

- There was more space, the crossing was continuous and fully tactile, there were no dropped kerbs.
- The tree was removed, it had no tree protection order and as a result, other more appropriate trees for that area were being planted.
- There was flat access all the way to the car park. Councillor Stimson asked if there was a separate path for cyclists, Ben Smith would look into this and respond directly to Councillor Stimson.

**ACTION: Ben Smith to confirm whether flat access to the car park.**

#### MATTERS ARISING - QUEEN STREET/YORK HOUSE PEDESTRIAN CROSSING

Councillor Stimson informed the Forum that there was currently a big problem and was advised by Ben Smith that the crossing was being moved.

Queen Street/King Street

Ben Smith presented plans for work on The Landings site. In response to queries, Ben Smith explained that the footpath on the north side was closed during the demolition work and the south side was very narrow. The Forum were concerned about the safety issues around that junction. There was currently a lot of street furniture at the junction.

Ben Smith would take these comments back to the hub and request that it is made safer.

**ACTION: Ben Smith to feed the Forum's comments into the design hub.**

#### MATTERS ARISING - BLUE BADGE PARKING IN WINDSOR AND MAIDENHEAD

The Chairman informed the Forum that two blue badge bays had been lost from outside of the town hall and not replaced anywhere else. The replacement bay needed to be fully accessible and fully flat. Ben Smith informed the Forum that it would be difficult to get two spaces on St. Ives Road. Ben Smith reassured the Forum that Neil Walter would look into this and would be happy to meet with Members to review. Councillor Stimson suggested outside The Bear public house as the pavement's were wider. Ben Smith would take back the suggestion to discuss with Neil Walter. The Forum acknowledged that the Chair and Vice Chair would take up Neil Walter's invitation to meet separately to discuss disabled parking in the borough. It was agreed that Cllr Stimson would also attend that meeting.

**ACTION: Neil Walter to meet with Chair, Vice Chair and Cllr Stimson to discuss disabled parking across the borough.**

#### MATTERS ARISING - BOROUGH LOCAL PLAN UPDATE

Broadway

Carpark

The Chairman asked Ben Smith about the Broadway Carpark. Ben Smith informed the Forum that Barbara Richardson would be best placed to respond. Councillor Coppinger informed the Forum that the plans were not yet finalised. The Chairman reminded Officers that there needed to be enough disabled spaces, Shopmobility needed to be incorporated, the ceiling height needed to be tall enough for the Shopmobility buses, there needed to be an office and storage for Shopmobility. Councillor Coppinger reassured the Forum that officers were already in touch with Peter Haley of Shopmobility and all necessary aspects would be delivered.

Vicus

Way

The Chairman asked Ben Smith about the Vicus Way. Ben Smith informed the Forum that Barbara Richardson would be best placed to respond.

#### MATTERS ARISING - ST MARK'S/COURTHOUSE ROAD JUNCTION

Sarika Varma, Senior Commissioning Officer, had provided a written update.

Councillor Singh highlighted that it had been a great improvement with the lowered ramps and were more accessible. Further works were still being completed.

#### ITEMS - FORUM CHANGE OF NAME

The Chairman asked all Forum Members to say which name they preferred from the suggested list.

The Forum Unanimously Agreed to change the Forum name to Disability and Inclusion Forum and acknowledged that Terms of Reference, promotional material and the RBWM website would need to be updated. Anna Robinson suggested using social media to remarket the Forum.

**ACTION: The Chairman to have a relook at the leaflet.**

**ACTION: Clerk to create new meeting page on website.**

**ACTION: Rachel Kinniburgh to refresh ToR and circulate.**

## ITEMS - HOUSING FOR ALL WITH DISABILITIES

Lisa Hughes, Vice Chairman, gave a presentation to the Forum (Attached). The following points were raised:

- Disability and Accessibility Home: The National picture
  - One in five people have one or more disabilities.
  - The relevant law and regulations, legislation and building regulations.
  - 2015 Part M building regulations for New Homes. Part M was split into two areas, Mandatory and Optional. Mandatory was level 1 which was that the new homes had to be visitable. Optional was either level 2 (Accessible and Adaptable) and level 3 (Wheelchair user dwelling). Seventy two percent of UK homes that lack full visitability could feasibly be adapted.
  - A flowchart showing the differing housing needs of people with disabilities.
- Disability and Accessible Homes: In RBWM
  - Lisa Hughes informed the Forum of the 2035 forecast of RBWM residents including the figures for residents with moderate or severe disabilities.
  - Lisa Hughes highlighted the flaws in the submitted RBWM Borough Local Plan 2018 and the actual figures required showing that there was just not enough housing projected to be accessible.

The presentation also discussed recommendations from Habinteg for local authorities and Central Authorities and Lisa Hughes suggestions for the Forum.

Liz Kelsall requested if it would be possible to see compared figures with Bracknell and Wokingham borough councils.

Councillor Coppinger commented that it was an excellent presentation and suggested Wokingham borough council would be a good comparison.

**ACTION: On next Forum agenda – Invite Councillors Coppinger and Johnson**

**ACTION: Send presentation to Forum Members.**

Councillor Singh reminded the Forum that Barbara Richardson had requested a brief on how much and what kind of housing was required.

**ACTION: AfC to inform the Forum at next meeting of the number of children on the Disability Register.**

## ITEMS FOR FUTURE FORUMS

The Chairman and Vice Chairman would be happy to hear from Forum Members with any agenda items.

Dominic Manley requested adding an item to the agenda, a register on better facilities and access to restaurants and pubs in RBWM. Dominic Manley felt that with all the development taking place, it was a good opportunity to log all premises giving thought to access and

facilities. Robin Pemberton informed the Forum that there was an access guide but he was not aware of what had happened to it.

**ACTION: Add to next meeting agenda**

DATE FOR FUTURE FORUMS

Forum Members noted the next meeting of the Disability and Inclusion Forum would be on 9 December 2019 at York House, Windsor at 11am.

The meeting, which began at 11.00 am, finished at 1.00 pm

CHAIRMAN.....

DATE.....

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Access Advisory Forum

7 9 September 2019

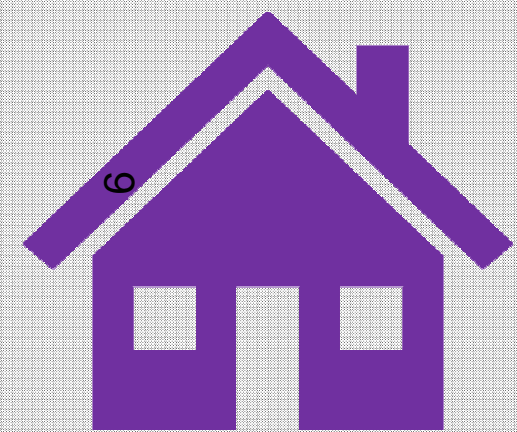
Lisa Hughes

# Accessible homes for RBWM residents with disabilities



- Disability & accessible homes, the national picture
- Disability & accessible homes in RBWM
- How does RBWM compare with other local authorities ?
- Habinteg report June 2019 : Recommendations
- AAF : Recommendations

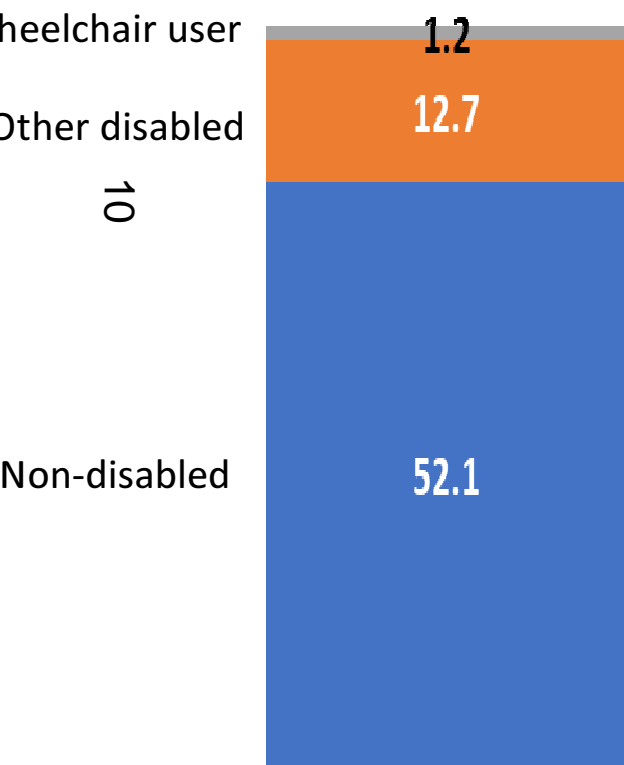




# Disability & Accessible Homes : The national piccture

# Disability in the UK population

**1 in 5 people have one or more disabilities**

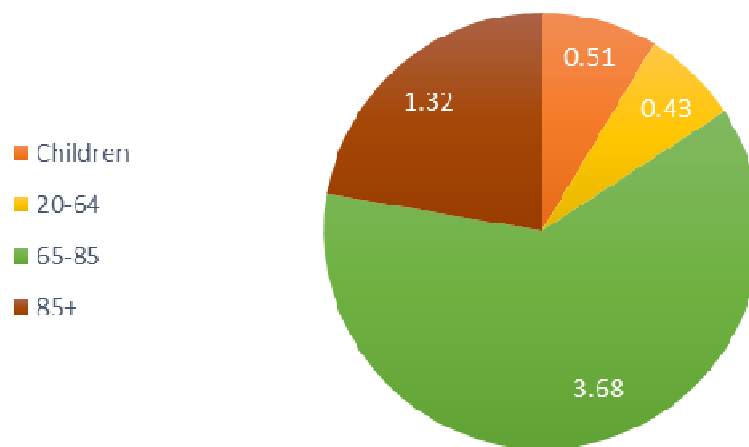


Population in millions

**The likelihood of having disabilities rises as we age**

- 1 in 40 children
- 1 in 6 working age adults
- 1 in 3 adults between 65 & 85
- 2 in 3 adults over 85

## 2016 to 2035 UK population increase



ONS UK Population

This equates to an extra **2 million** older adults with disabilities

# Relevant Law & Regulations

## Legislation

### **1995** : Disability Discrimination Act (DDA)

- From Dec 94 – Unlawful for service providers to treat disabled people less favourably for a reason related to their disability;
- From Oct 02 – Service providers have to make 'reasonable adjustments'
- From Oct 04 – Service providers may have to make 'reasonable adjustments' to the physical features of their premises

### **2005** : Disability Discrimination Act

- Extends the DDA 1995 to cover public transport
- Introduces a duty on public authorities to promote equality for disabled people.

### **2010** : Equality Act replaces DDA

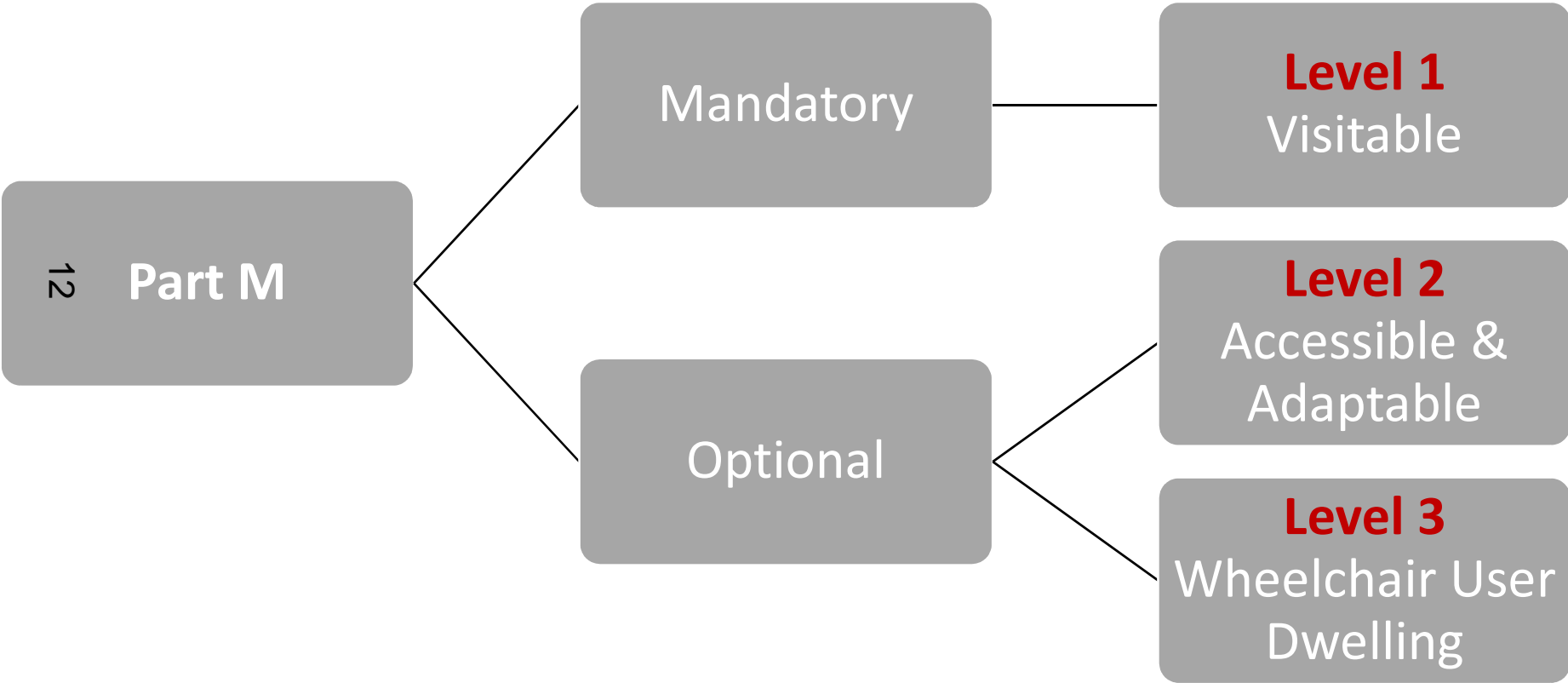
## Building Regulations

**1999**: Approved document **Part M**, Access to & use of buildings, is introduced. It provides a baseline for accessibility in the built environment

**2015** : Compliance with a minimum standard for new homes in Part M becomes mandatory. This enables some people with disabilities to **visit** a new home

*See Appendices for more on Building Regulations*

# 2015 Part M Building Regulations for New Homes



# 2015 Part M Building Regulations for New Homes

**Level 1** Reasonable provision is made for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey

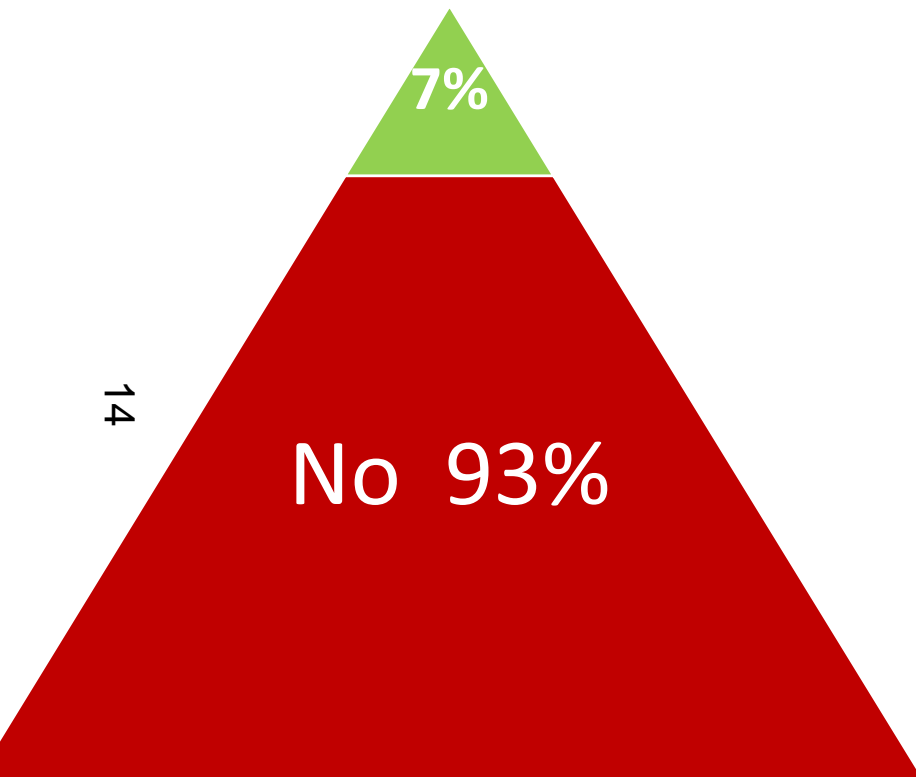
- × Approaches to the building and to dwellings within apartment blocks do not have to be step free
- × Access to rooms and WC on the entrance storey does not have to be step free
- × A WC does not have to have walls strong enough for grab rails or supports
- ↪× Minimum door width (750mm) is much narrower than in a wheelchair user dwelling (850mm)

**Level 2** Reasonable provision is made for people to gain access to, and use, the dwelling and its facilities. The provision made must be sufficient to meet the needs of occupants with differing needs, including some older or disabled people; and to allow adaptation of the dwelling to meet the changing needs of occupants over time.

**Level 3** Splits further into

- Wheelchair Adaptable : The provision is sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs
- Wheelchair Accessible : The provision is sufficient to meet the needs of occupants who use wheelchairs.

# Visiting an Existing Home

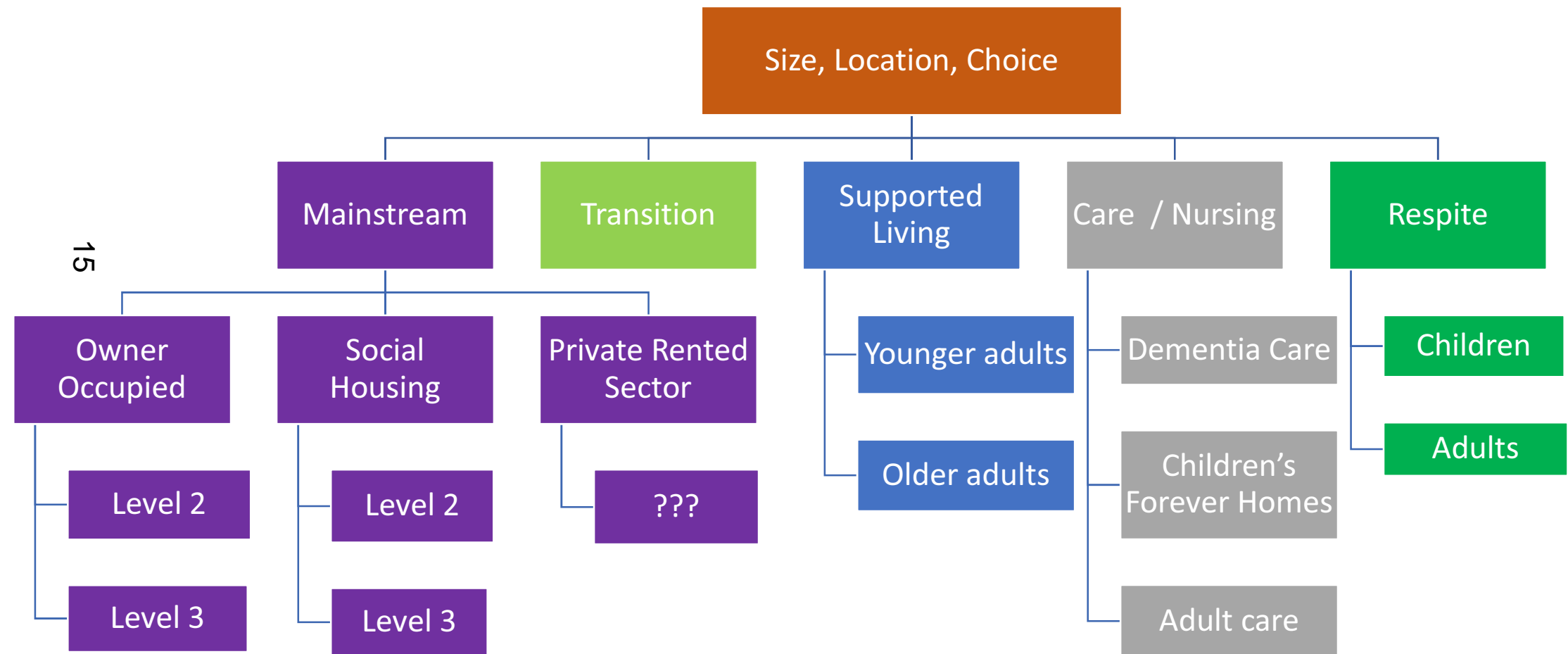


Existing English homes meeting the four  
“visitable” criteria

72% of UK homes that lack full **visitability**  
could feasibly be adapted

Terraced houses	50%
Flats	73%
Semi-detached houses	85%
Detached houses	86%

# Differing housing needs of people with disabilities



# Accessible Housing Needs

proportion of PwD have identified accessible mainstream housing needs

*No data on households containing children with disabilities*

**1 in 5** households with working age PwD

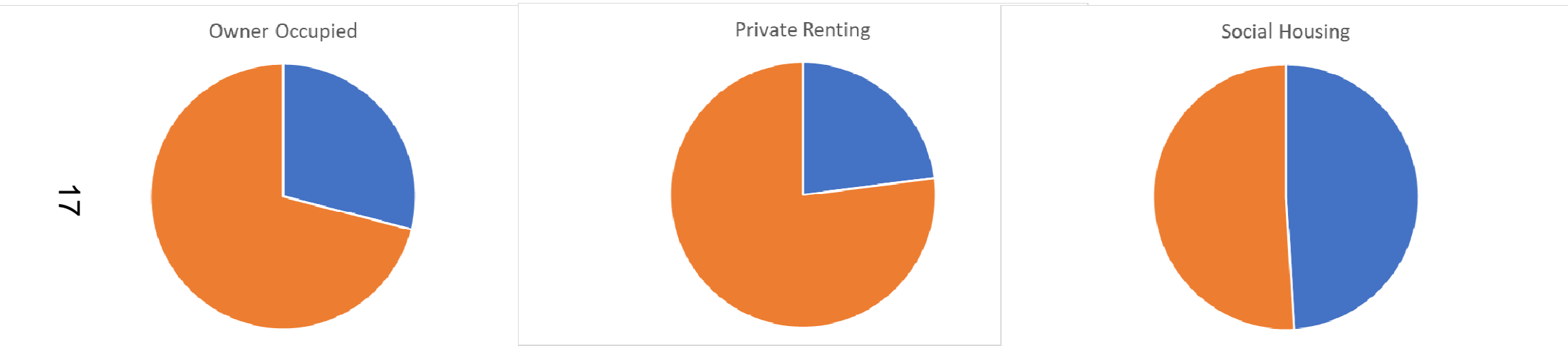
**1 in 3** households with older PwD

16



# Disabled people in mainstream housing

■ % of Households containing one or more people with disabilities (PwD)



Proportion, by sector, of disabled people who report they are living in unsuitable accommodation

1 in 7

1 in 3

1 in 5

Source : English Housing Survey & EHRC, Housing and Disabled People

# Wheelchair users

- There are 1.2 million wheelchair users in the UK
- **84%** of homes in England do not allow a wheelchair user to get to and through the front door without difficulty
- **4 in 5** wheelchairs users are currently living in a home that does not fully meet their needs
- **91%** have experienced barriers to accessing the Private Rented Sector
  - 62% said this was due to a lack of accessible properties.
  - A respondent commented that a “rental agent withdrew my offer when I turned up in a wheelchair”.
- 50% would like to privately rent a home but only 18% are currently doing so
- Data from local authorities shows a median wait of **5 years** for wheelchair accessible social housing

# Adapting Existing Homes

There is **no data** on the percentage of homes that can feasibly be made **habitable** for PwD. It will be much lower than those which can be made visitable as some key features are far more costly and difficult to retrofit.

Examples :

- widening doorways
- strengthening walls and ceilings
- the configuration and width of staircases

19

The average cost of adapting a typical home is **5 times higher** than making one adaptable at the design stage

Disabled people often have a long wait, even for minor adaptations in owner occupied homes

- The average time between a Disabled Facilities Grant application and installation is **22 weeks**
  - 8 weeks for a decision and 14 weeks for installation
  - Some local authorities have waiting times of a year or more

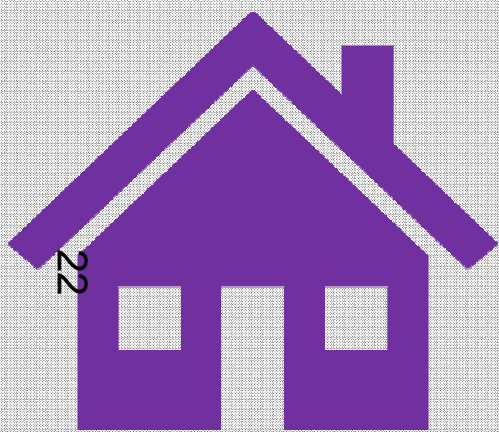
# Adapting Existing Homes

There are particular problems in the private rented sector

- Disabled people, occupational therapists and local authorities all reported that private sector landlords are reluctant to allow adaptations
- Short-term tenancies act as a disincentive to installing adaptations
  - The property owner must agree to the adaptations being carried out, and the tenant must confirm their intention to live in the property as their only or main residence for at least three years
- Many buy-to-let mortgages specify a 12-month maximum tenancy, meaning that landlords cannot agree to the three or five-year requirements of the Disabled Facilities Grant

# Additional Issues

- Parents and carers of disabled children face challenges in supporting them to live independently.
  - At local authority level they may face **poorly funded social care** and a **lack of commitment** to independent living to ensure that people can move out of their family home if they wish
- PwD and their carers raised concerns that local authority professionals are insufficiently aware of the needs of people with sensory impairments, learning disabilities or autism spectrum disorders
- Choice Based Lettings (where applicants bid online for properties) can disadvantage people with learning disabilities or visual impairments and often the information about properties doesn't include accessibility
- People can be offered properties that are **miles from their support network or local amenities**, or where the **local area is inaccessible** for them (eg, there are no dropped kerbs)
- A report by the BBC found that some PwD were stranded in psychiatric hospitals for long periods and even years, due to a lack of available housing and support (BBC, 2017). There is a lack of clarity between local authorities and the NHS over about responsibility for commissioning housing for people to leave hospitals and residential settings



# Disability & Accessible Homes : In RBWM

**Data sources :**

*OPI, PANSI, 2011 census, 2014-based Subnational population projections, Table 2: Local authorities and higher administrative areas within England*

# 2035 Forecast of RBWM Residents

	All Residents
	2035 Forecast
Children	37,220
Working Age Adults	92,035
Adults 65-84	31,000
Adults 85+	9,000
<b>Total</b>	<b>169,255</b>

Residents with Moderate or Severe Disabilities		
2035 Forecast	% of all residents	Change from 2017
893	2%	17
14,372	16%	624
11,171	36%	2,806
5,876	65%	3,003
<b>32,312</b>	<b>19%</b>	<b>6,450</b>

*Data sources : POPPI, PANSI, 2011 census, 2014-based Subnational population projections, Table 2: Local authorities and higher administrative areas within England*

# Submitted RBWM Borough Local Plan 2018

**Policy HO2, Housing Mix and Type** : The provision of new homes should contribute to meeting the needs of current and projected households by having regard to the following principles:

- a. provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the Berkshire SHMA 2016, or successor documents
- b. be adaptable to changing life circumstances
- c. for proposals of 20 or more dwellings, 5% of the dwellings should be delivered as accessible and adaptable dwellings...unless evidence can be provided to demonstrate that the impact on project viability, or of physical or environmental impact would make such provision unsuitable
  - Equates to a maximum **400** new homes built between 2016 & 2035 to be accessible & adaptable
  - There is no requirement for any wheelchair user dwellings to be built
  - Ignores location and dwelling size
  - We were unable to find the data sources used by RBWM to estimate the projected number of accessible & adaptable or wheelchair user dwellings required

Housing Site Allocation HA34 (Sunningdale Park) is the only reference in the Borough Local Plan to possibly **including specialist accommodation for older people**



# Mainstream Housing

How many of us currently live in inaccessible / unsuitable homes ?

Around 26,000 PwD live in RBWM



By 2035 that will increase by 6,450



That's 1 in 5 RBWM residents

25

14,500 new homes in the RBWM 2018 BLP



Max 400 Level 2 homes are proposed

Zero Level 3 homes are proposed



That's 1 in 36 new homes

**London**

Has one Level 2 or 3 home for every 24 residents

**RBWM**

Will have one Level 2 home for every 342 residents

# Types of non-mainstream housing

Children	Young Adults	Older Adults
	Transition	
	Supported Living	Supported Living
Forever	Care / Nursing	Care / Nursing / Dementia
Respite	Respite	Respite

What is the need for each now and in the future in the Borough ?

What is the current & planned provision ?

# Submitted RBWM Borough Local Plan 2018

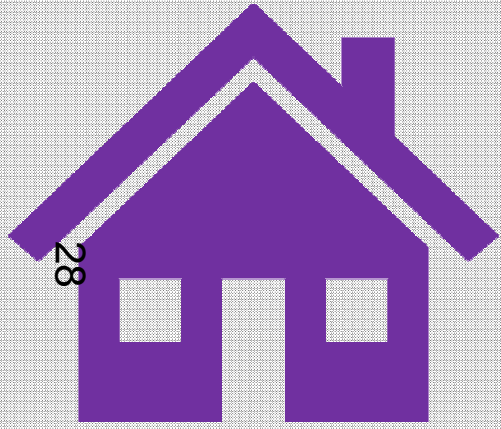
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- Equates to a maximum **400** new dwellings between 2016 & 2035 to be accessible & adaptable
- There is no requirement for wheelchair user dwellings to be built
- Ignores location and density
- We were unable to find the sources used by RBWM to estimate the projected number of accessible & adaptable wheelchair user dwellings required

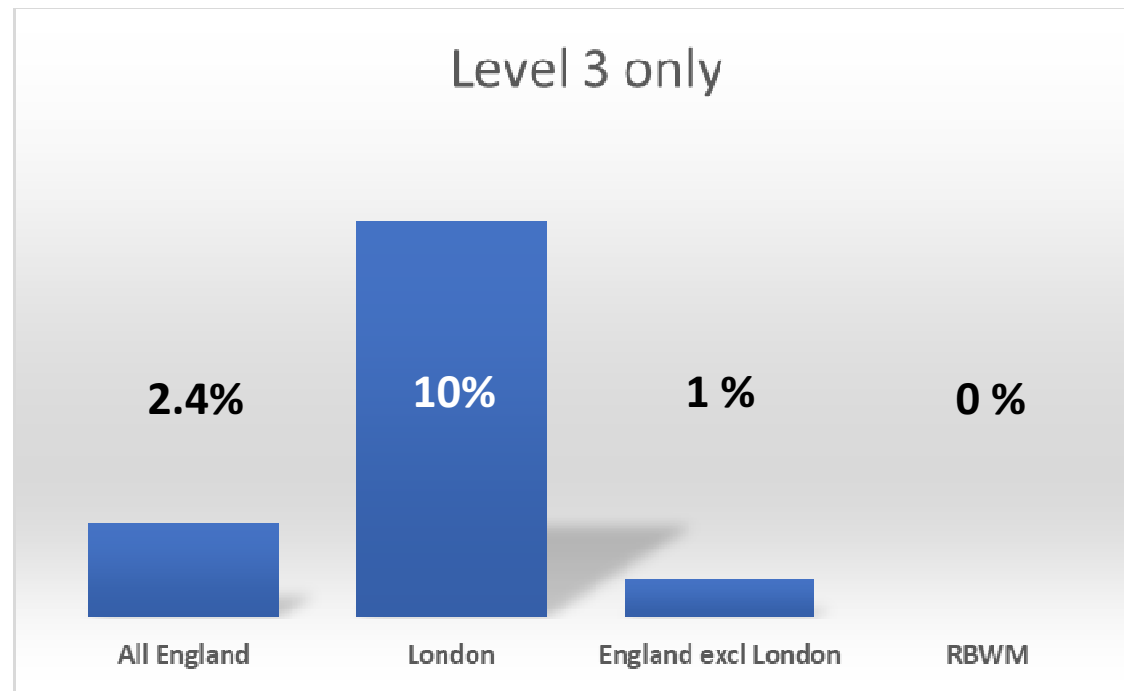
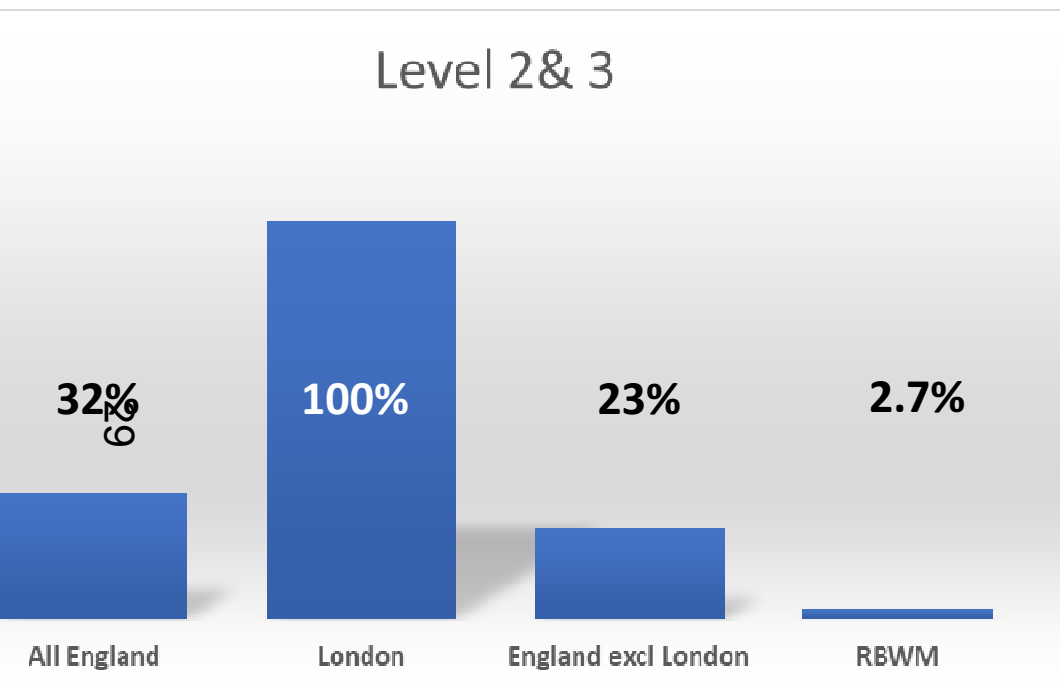
Housing Site Allocation H... (Winningdale Park) is the only reference in the Borough Local Plan to possibly **including specialist accommodation for older people**

**Nowhere near enough!**

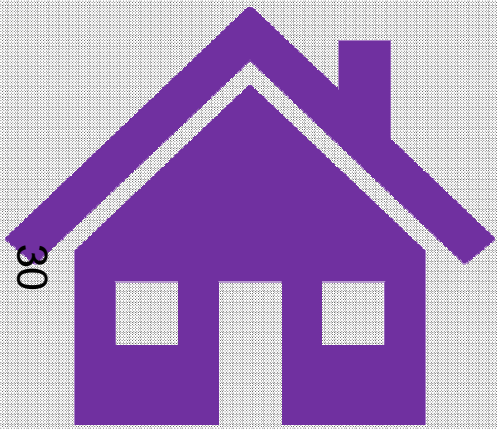


How does RBWM  
compare with other  
local authorities ?

# Accessible New Homes Planned in England to 2030



Sources : RBWM data from the 2018 submitted Borough Local Plan. All other data from the June 2019 Habinteg Report "A forecast for Accessible Homes". Note : The London standards of 90% at Level 2 and 10% at Level 3 have been applied since 2004.



# Habinteg\* Report : A Forecast for Accessible Homes (June 2019)

\* See Appendices for information about Habinteg

“As rates of disability increase it is vital to ensure the accessibility and adaptability of new homes.

Otherwise disabled & older people will be increasingly excluded from ordinary aspects of daily living with negative consequences for individuals, families, communities & public services”

# Habinteg : Recommendations for Central Authorities

- The **Government** to make Accessible & Adaptable M4(2) the mandatory baseline for all new homes, and for planning authorities to ensure an adequate number of Wheelchair Accessible Dwellings M4(3) are built to meet local needs. This policy has been in place since 2004 in London and we believe it works there because :
  - M4(2) works as a basic design standard for all homes, with only a marginal difference in space requirements
  - **The build costs are not prohibitive and can be as little as £520 per property**
  - .The design makes it cheaper and easier to adapt if the needs of the household changes, providing better value for money and increased sustainability over time
  - It creates a level playing field for all housing developers to deliver homes on an equal footing

Until this national mandatory baseline is achieved :

- The **Secretary of State** to issue guidance to Local Planning Authorities (LPA) on how they should reflect the housing needs of older and disabled people in their plans (as per the Neighbourhood Planning Act 2017)
- The **Planning Inspectorate** to challenge any LPA if their plan fails to set requirements for the delivery of a proportion of all new homes to meet M4(2) & M4(3) standards.



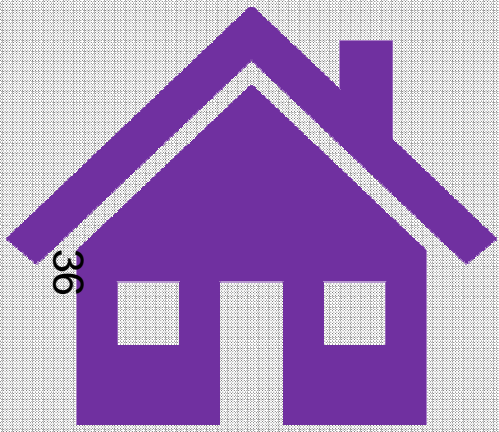
# Habinteg : Recommendations for Local Authorities

1. Make use of the supportive toolkit for planning accessible homes published by Equalities and Human Rights Commission in 2018.
2. Review the wording of accessible housing policies to ensure that they refer to the correct standards and that policy wording is robust with clear percentages expected of each type of accessible home.
3. <sup>3</sup> Take steps to monitor delivery of new accessible homes collecting data from planning approvals and/or building control systems. This will help them track the impact of their policy, make it easier to evidence demand in future and may support national government to monitor the impact of the national policy framework on delivery of accessible homes.

# Potential Access Advisory Forum Recommendations for RBWM

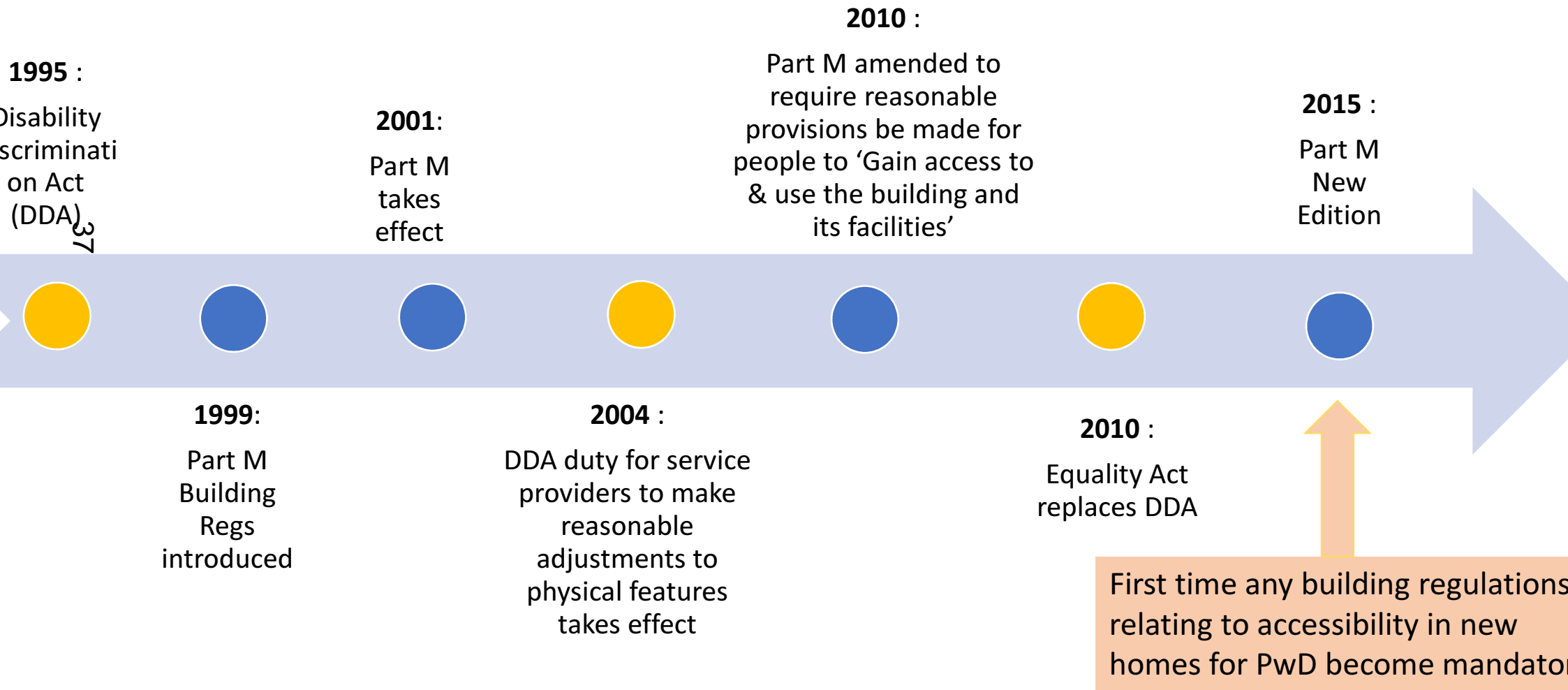
# Potential recommendations and questions to RBWM

- Adopt the same policy as London have had since 2004
  - 90% of new homes to be built Level 2 standards
  - 10% to be built to Level 3 standards
- Reassure developers about the viability of this approach
  - Developers in London have been doing this for 15 years
  - Government data shows that a Level 2 home can be built for as little as £521 more than building to the mandatory standard.
  - There is no evidence that any additional costs cannot be recouped from the home buyer
  - There is only a marginal difference in space requirements
- Engage with the Access Advisory Forum & other local organisations to identify and plan to meet the current & future needs for
  - Transition accommodation
  - Supported Living
  - Care / Nursing home places
  - Respite care
- Does RBWM have an accessible housing register ?



# Appendices

# Historic Timeline : Building Regulations / Legislation relating to Home Accessibility for People with Disabilities (PwD)



# Building Regulations (in England & Wales)

Building regulations are statutory regulations that seek to ensure the policies set out in the Building Act 1984 are carried out. They are periodically reviewed and amended, 2016 is the latest update

The regulations are scheduled within 16 Approved Documents, each designated by a letter ("Part A" to "Part R"). They cover aspects such as

Structure	Fire safety	Toxic substances	Sound isolation
Ventilation	Drainage	Sanitation	Electrical safety
Security	Glazing	Energy efficiency	<b>Access to &amp; use of buildings</b>
High speed broadband infrastructure			

The approved documents present the expectation of the Secretary of State concerning the minimum standards required for compliance with the Building Regulations.

# Who are Habinteg ?

“We are a housing provider with a strong vision and ambitious aims.

We want communities to include disabled people, offering places to live that meet their needs and provide the highest levels of independence, choice and control over their daily lives.

Our mission is to champion inclusion by providing and promoting accessible homes and neighbourhoods that welcome and include everyone.

Our policy work supports our commitment to independent living and inclusive design. We produce and promote evidence to influence legislation, national and local housing policy and support best practice in accessible housing.

We work with central, regional and local government to support the development of inclusive policy and good practice. We also partner with other organisations to campaign for amendments to proposed legislation or the introduction of new or revised policies. “

# Habinteg Report Methodology

Between January & April 2019 Habinteg assessed all 322 Local Plans from Local Planning Authorities across England.

The approach was to identify and analyse data available in published Local Plans relating to planning policies for accessible homes and to use this data to estimate the trajectory for delivery of accessible housing from 2019-2030.

- Best efforts were used to identify the most recent versions of Local Plans, and in order to deliver analysis that represents a best case scenario,
- Draft plans as well as adopted plans were included in the analysis where identified.

Data capture and analysis focused on references to and requirements set to deliver homes using either

- superseded Lifetime Homes Standard and Wheelchair Housing Design standards, or
- current Building Regulations Part M4 Volume 1 M4(2) Category 2 or M4(3) Category 3.



# Habinteg : Societal benefits of building more accessible homes

- Help alleviate pressures on health and social care
  - Speeding up hospital discharge,
  - Enabling greater independence at home
  - Making necessary later adaptations quicker and more economical
    - Stronger bathroom walls which make the addition of grab rails easier
  - ↳ • Stairs that can easily accommodate a stair lift.
- Benefit many people beyond disabled residents
  - Families with young children
  - Older residents
  - Wide range of older and disabled visitors
- Support community cohesion and intergenerational contact, helping to combat isolation and enhance wellbeing.

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