

Durrants Village S106 Obligations

Further to the meeting held at Durrants Village on 30.01.24 with representative from Horsham District Council (HDC) and Inspired Villages (IV), the content within the email dated 14.01.23 were discussed. There were four action points for IV to take away and convey a commitment to HDC in writing. These are outlined below:

1) Library access

Proposal

- X2 sessions a week whereby residents of Faygate can access the library. Wednesday 0900 - 1000 and Friday 1300 - 1400. This fits into the times the library is not booked by one of residents social groups.
- An annual fee of £15 is payable per Faygate resident to become a member of the library, coupled with proof of address. This nominal amount covers the administration time for receptionists and any additional cleaning housekeeping may be required to carry out after public access times. Note that all team members' salaries alongside the maintenance of the village are paid for by the residents of Durrants Village through a service charge.
- Definition of a Faygate Village resident is a person who resides at one of the below roads, (information taken from Google Maps)
 - Faygate Lane
 - Newtimber
 - Park Road (runs down to the A246 towards Crawley)
 - Halls Drive (the 'new' development behind the Tower garage)
 - Old Forge Close (off Halls Drive)
 - Station Approach
- Having registered as a member on each visit library members will be required to sign in at reception and be given a visitor's lanyard. The access permitted is exclusive to the library, the book is signed out with reception.
- One book per member signed out at any given time, a book must be returned within thirty days of being signed out. We trust borrowers to return books;
 - Note the books within the library have been donated by the residents of Durrants Village, there are not any books for children with the selection. Puzzle's, DVD's or any items other than books are not permitted to be borrowed or used.
- Public wi-fi is available as per the terms of the Section 106.
- A member of the admin team will work from a laptop in the winter lounge or library for the two hours a week the public have access.
- The library is serviced entirely by volunteers, and a volunteer will be available during visitors' access hours to help visitors to navigate the collection.
- There is no catalogue and therefore we do not know what is on the shelves or being borrowed at any time. We cannot purchase or order books, and we are not part of an Inter-Loan system.
- Please note there is no parking available within Durrants Village, we request all users access the village by foot. Limited parking is available by Faygate stores.
- Dogs, unless assistance dogs, are not permitted in Durrants House.
- Visitors need to be aware that residents' activities also take place in the library.
- Durrants Village Library is not and does not function like a Public Library.

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2) Taxi

Current Taxi Schedule

- The taxi service is a hired eight-seater vehicle and driver through a local company called First Choice. The driver and vehicle are booked for the same routes and times each week. Outside of these prebooked times there is no other transport available.
- The current agreement is paid for by the Durrant's residents through their service charge to the cost of £42,000 per annum.
- Please see attached schedule

Proposal

- As agreed in the meeting of 30.01.24 the route and times to remain the same.
- Residents have priority booking for the taxi up to midday the day before the service runs, for trips on a Monday the cut off is midday on a Friday.
- After the resident cut off, any remaining seats in the taxi are available for Faygate residents to book.
- Bookings can be made by calling the Durrants reception on 01293 854 090
- Note the pickup and collection point is outside Durrants reception. Reception opening hours are Monday – Friday 0830 – 1630.

3) Permissive Paths

- The permissive path is accessed by gates situated at either end of the meadow. User friendly signage added to entrance gates, supported by signage highlighting the route throughout the village.

Durrants Village – Permissive Paths
Follow the spitfire signage throughout the village to keep you on the right route.
The pathways are open dawn to dusk daily.

Please remember this village is a retirement community, we ask you:

- *Keep to the designated pathways*
- *Be courteous and respectful to residents*
- *Keep dogs on a lead and clear up after them*
- *Walkers only, no bikes or scooters*
- *Not to use any other external facilities other than the pathways*

4) Medical Facilities

The facility of a doctor visiting for one hour per week, every Tuesday, coupled with the addition of a nurse were in place ahead of the village completing one hundred properties. As the village reached completion of 171 properties with an average of 245 residents dwelling within the village the medical provision did not meet the needs of the Durrants residents. The doctors availability did not allow for every resident to have one appointment per year, the visiting GP could not carry out the full service

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that was available from the practice, the cost to increase the doctors attendance was substantial. These challenges resulted in residents visiting the main practice.

The nurse service ceased in May 2017 and Doctors attendance in April 2019. Durrant's residents are now registered at several different local GP surgeries.

It was agreed by HDC a request to remove the medical provision from the S106 obligation could be submitted via a Deed of Variation to the relevant obligation. Agreed to pause this request until the results of the three-month trial have passed to submit any amendments together.

The Trial

It was suggested that points 1 and 2 to operate on a three-month trial to ascertain if there is the demand for these facilities from Faygate residents and the impact opening these facilities may have on the Durrants residents.

Trial dates proposed from 30th April – 30th July 2024, during which time the team at Durrants Village will monitor and log the following information:

- How many people access the library or request to use the taxi service per available session
- Are books being returned promptly and in the same condition they were checked out
- Log any incidents of behavior that is disruptive or has a negative impact to residents
- Invite residents to log any instances as per the above point immediately to allow team to resolve

Advertising the trial

The S106 refers to 'the residents of Faygate' and the 'wider community of Faygate' as opposed to 'Faygate Village', and unfortunately there is no definition within the agreement of what comprises Faygate. HDC has suggested therefore that it currently would include all residents within the Faygate Parish boundaries. For the purpose of the trial this would be the catchment. Using Google Maps a suggestion on the catchment area of Faygate Village has been suggested under point 1.

In terms of advertisement, we are suggesting a notice in the local shop and to the Parish Council.

End Outcome

We suggest the trial is added to the meeting agenda between the DVRA and Village Manager to regularly enable any feedback to be gathered.

Mid – late July we propose to share the data collected in the trial with the DVRA and outline our likely options.

First week of August we suggest to invite HDC representatives to Durrants Village to discuss the outcome and based on the information collected establish if HDC would support an application to vary the S106 in terms of offering, and any other relevant topics in relation to the trial.

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