



Connaught Court
St Oswalds Road
Fulford
York
YO10 4FA

21st February 2011

Dear Neighbour,

I am writing to update you on the recent improvement works at Connaught Court and to ask for your views on the development of the land in the future.

Many of you will be aware of the extensive work being carried out at the Home. The Charity is currently investing over £2million to ensure the 40 year old buildings meet and exceed new government fire risk requirements, and to substantially improve facilities for our increasingly ageing residents.

It is also part of our ambitious plan to provide secure garden space which can be safely accessed by residents. This is especially important given the increase in rates of Alzheimer's and dementia suffered by our Residents, an issue currently being faced, not just at Connaught Court, but by all providers of care for the elderly across the UK.

As for the future, and in line with current Government policy on residential care, we still have an aspiration to provide sheltered accommodation linked to the home, to help ensure that future residents maintain their independence for as long as possible, as part of our lifetime care provision.

To help fund the work on the current home and the future provision for residents, and as a Charity operating in today's economic climate, we do need to ensure that best use is made of the value of our 12 acres of land surrounding the Home, just a quarter of which accommodates the Home itself.

You may recall that a few years ago, when an earlier planning application was refused at Appeal, the Inspector gave a very clear ruling on which parts of the land were eligible for development and which areas must remain as open space. We wholeheartedly accepted both the Inspector's ruling at the time, and also that any future proposals must respect the fact that the land is now part of a conservation area.

Seeking your views

Before we formulate our own detailed plans for the land, we very much want to hear your views so that they can help shape our thinking.



We will then draw up proposals for the land, on which we will formally consult, before submitting any Planning Application which, hopefully, the majority of our neighbours can support.

I fully understand that a number of you would prefer to see no development whatsoever at Connaught Court. It is important to stress that, unfortunately, the reality of the escalating cost of caring for an increasingly ageing and demanding population, makes "no development" here simply not a viable option for us as a Charity.

To help you share your views about how the land may be used, I enclose a plan showing the area the land covers (edged in red) and the constraints, which the Inspector imposed.

I very much look forward to hearing your views by post or email only please, so that we have a proper record, to:

Margaret Cade
Home Manager
Connaught Court
St Oswalds Road
Fulford
York
YO10 4FA

yourviews@rmbi.org.uk

Please indicate when you respond if you wish to discuss matters directly with us, and we will try to make sure your questions are answered.

We promise that we will share any plans that emerge from this process with you, and we will not make any Planning Application without further seeking your views, once our plans have crystallised.

If you know of other neighbours or interested parties, who may not have received this letter but may wish to express a view about the future of the land at Connaught Court, please give a copy of this letter a copy on to them.

Yours sincerely

Margaret Cade
Home Manager

Encs.