

ENGLISH  VILLAGES

English Care Villages Limited

Warwick Presentation

20th September 2011

In the District of Warwick at April 2009, employment land supply totalled 145.43 ha, which comprised 74.42 ha of completed sites and 71.01 ha remaining for development. The remaining amount of 71ha is equivalent to approximately 10 years' worth of supply. However, much of this land remains undeveloped after years of marketing.

There is a growing number of empty offices and many small businesses are vacating poor quality light industrial premises in the older trading estates.

There are policies that ensure we allocate land for employment.

In the District of Warwick there were 23,000 retired people in 2006.

This will increase to 35,000 in the next 20 years.

Every year for the next 20 years the over 85s will increase by more than 250.

We estimate that in the wider catchment area there will be the need for over 2,000 care home beds or assisted living units in the next 10 years.

In the last 5 years there has been a loss of more than 670 care home beds.

There are no policies that ensure we provide land for older people in need of care.

Regional variances

The picture painted so far explains what has happened in Warwickshire as a whole. However, when examining what has happened in the five areas of the county there are some interesting developments that have taken place in the last ten years.



Quoted from Care Management Matters – November 2010

Keith Cockell



English Care Villages Ltd
Managing Director and Chairman

English Care Village Estates Ltd
Managing Director and Chairman

ECV Partnerships Ltd
Managing Director and Chairman

ECV Developments
Chairman

The Village Square

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Benefits to your community

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A new Care Home concept
Inward Investment £6.0m



Benefits to your community

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Day Care for the community
Inward Investment £2.0m

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Transport for older people
Inward Investment £500,000

Benefits to your community

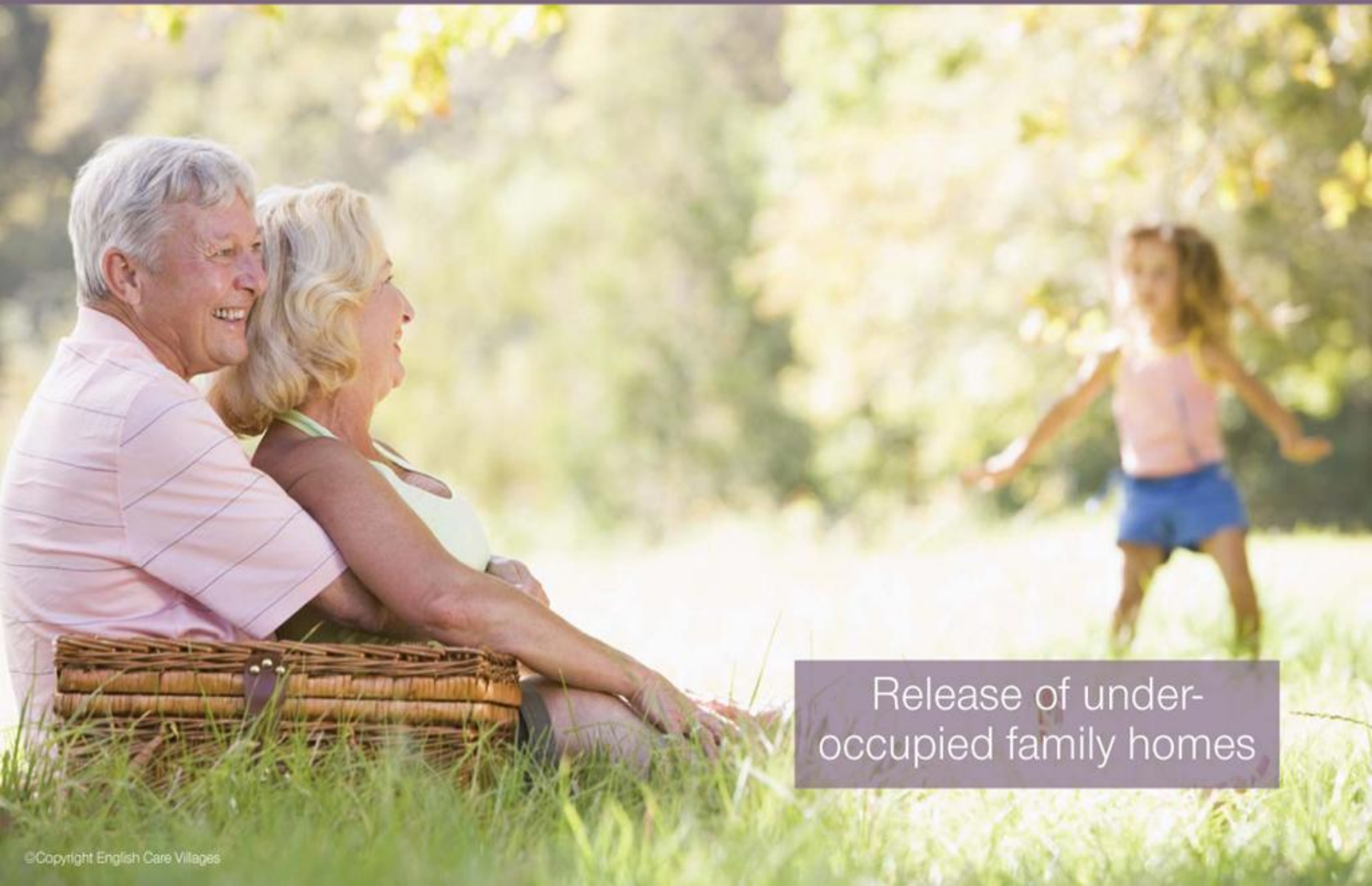
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Employment for
local people

Benefits to your community

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Release of under-occupied family homes



Letcombe Regis
alu courtyard



Letcombe Regis
alu courtyard



Letcombe Regis
alu courtyard

Care Villages - Interiors

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Shortfall in retirement property provision.

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The number of over-60s is projected to increase by 7 million over the next 25 years.
Office for National Statistics, 2009.

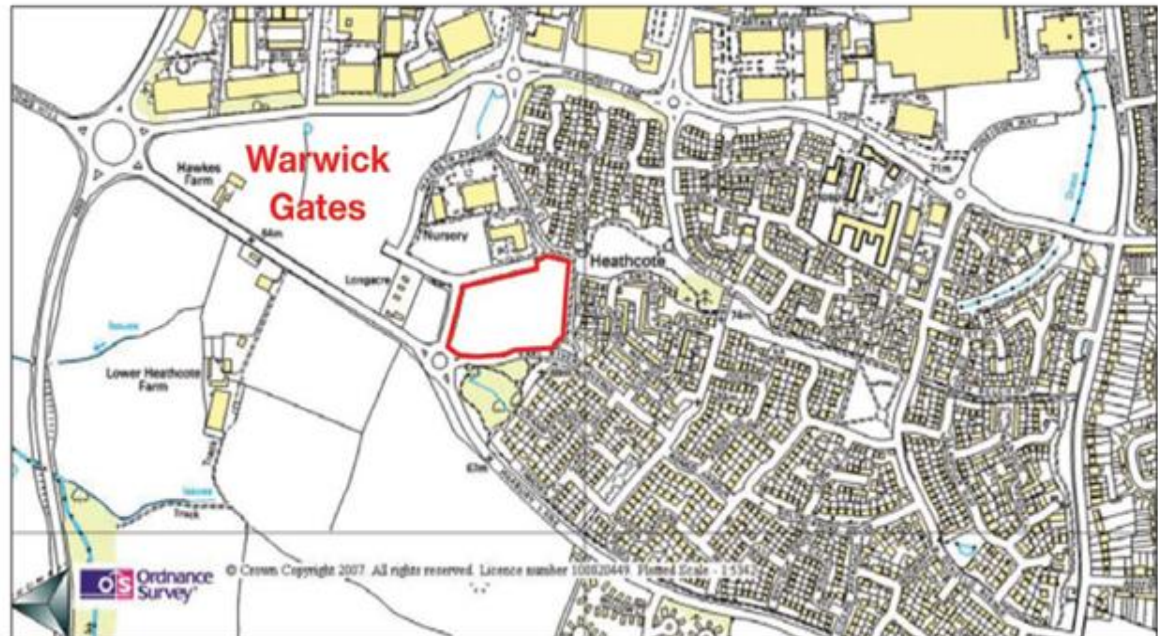
Dementia is projected to increase 44% among the over-65s by 2025.
ILC UK, 2008

The number of people over the age of 65 with a limiting long-term illness will rise 45% from 4.2 million to 6.1 million by 2025.
Age UK

***Most of all is the severe loneliness that affects older people.
Over 700,000 over-65s don't get out more than once a week.***
Help the Aged (2007) Spotlight Report.

- Care homes supply has fallen significantly over the last five years.
- We estimate that the demand in the catchment will increase to near 2,000 residential beds or assisted living units in the next 10 years.
- In one third of nursing homes, less than 50% of the beds have en-suite facilities.
- In the District of Warwick the current population of retired people is 23,645 and is expected to grow by an additional 12,250 people over the next 20 years.

- To the east it adjoins a large area of residential development.
- Current access to the site is from the northern section of Gallagher Way.
- The site is generally square in shape and very gently slopes with hedgerow on all boundaries.
- There are no trees within the development area.
- Footpath/cycle way follows the eastern boundary.
- The site will contain the complete village development
- All services are available along the north, west and south boundaries.



- The site is not allocated for employment use in the Warwick District Local Plan (1996 – 2011)
- In comparison, the larger triangular site to the west is allocated for employment use;
- subject to confirming planning history, site appears to be committed employment
- site and therefore Policy SC2 of the Local Plan applies;
- this policy allows proposals for non-housing uses on committed employment sites,
- provided that proposal accords with all other relevant policies and it would not have the effect of limiting the level of provision and quality of land available for employment
- the proposed use falls within Class C2 (Residential Institutions) and is therefore a non-housing use (accords with Policy SC2).

- Council's 2010 Employment Land Report confirmed that the Structure Plan (1996 – 2011) requirement of 132 ha had been exceeded – at April 2009, total employment land supply was at 145.4 ha.
- The same employment land target is being rolled forward as part of the Phase 2 Review of the West Midlands RSS.
- This document indicated that Warwick DC should make a rolling provision of 30ha with an indicative long term need of 90ha to be tested in the Core Strategy.

- The proposed site represents a loss of 3.1% of 'total available' employment land or 3.6% of 'land with permission' for Class B1, B2 or B8 development.
- District has more than 71 ha of employment land available, or 10 years worth of supply at the rate set by the Phase 2 Review of West Midlands RSS (60 ha for 10 years).
- Proposal is compliant with Policy SC2.

Site Boundary and Land Use Plan



Site layout, proposed in 2006

by Richmond Care Villages

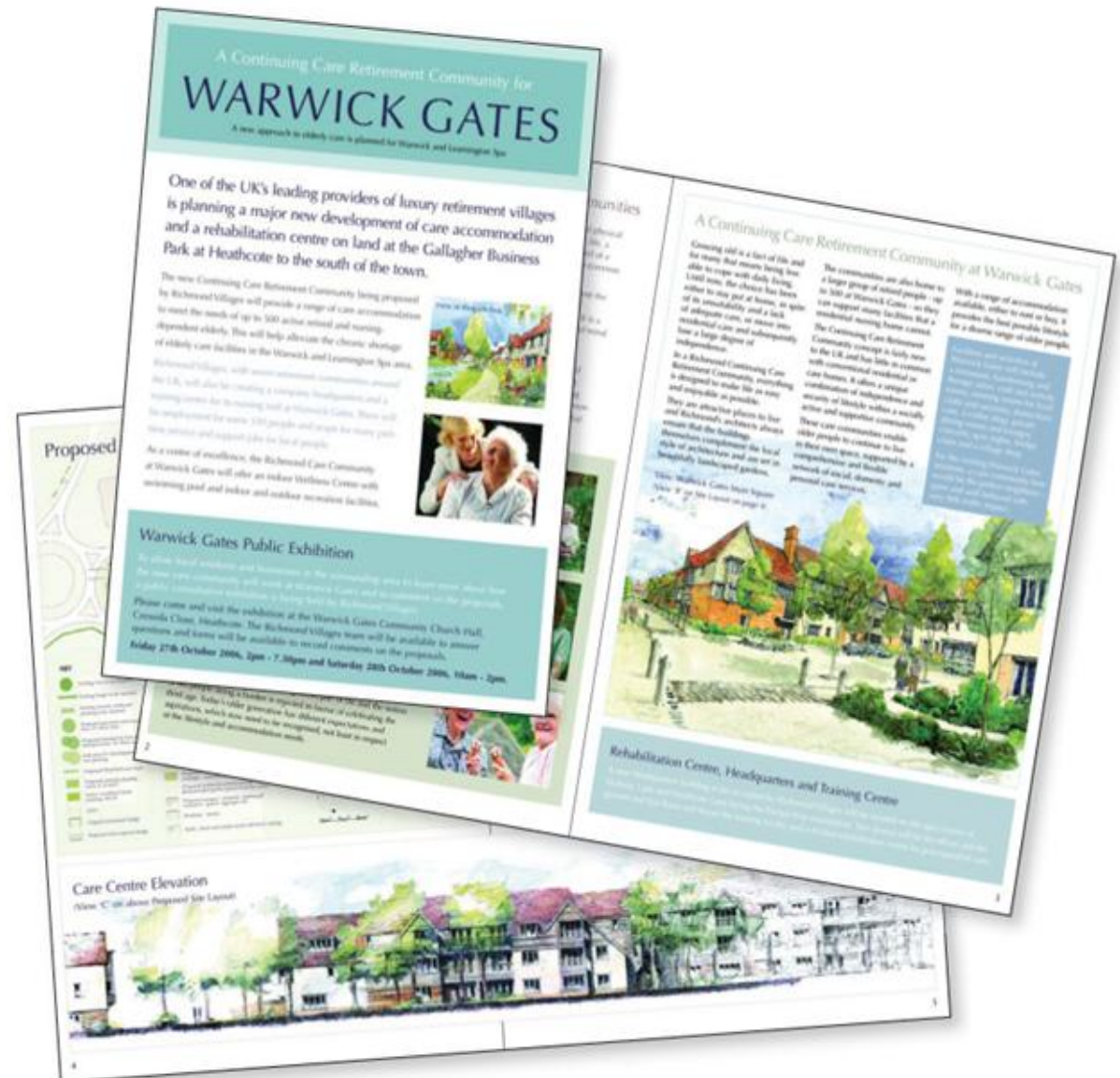
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Proposed Site Layout



- Public consultation included sending out 6,000 information packs.
- A two day consultation at Warwick Gates attracted over 300 local residents.
- The proposal received 97% support from responses.
- Clearly local people think there is a need to be met and not to be missed.



The proposed site plan

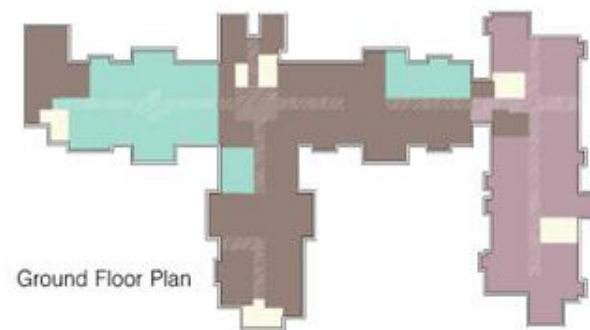
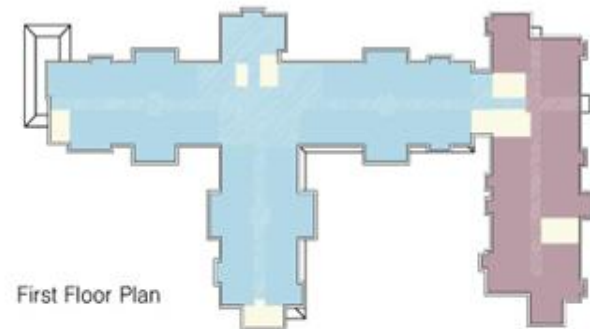


The model - The care village concept



The Care Building

- Reception – all residents must sign in here before being directed to their destination. All bookings for transport, meals and activities will be made here, general information made available and the menu of the day displayed.
- Café, Shop, Hairdressers and beauty salon, Library and IT room, Lounges, Village Manager's office, Consulting/ Treatment Room, Laundry, Housekeeping Stores, Communal gardens/landscaped areas; and Stores.
- Ground floor wings contain the communal facilities – The remaining accommodation houses the Close Care Units. A further element to the east is linked to the core on all three levels housing the Linked Extra Care Units.
- Wings radiating from a principal core – three wings of Care Bedrooms or Close Care Suites occupy the first floor in groups of twelve, each with its own dayroom and ancillary facilities; these are all served from a central nurses' station.



- En-suite Care Bedrooms in family household groups.
- Family groups forming close relationships.
- Registered and inspected by the Care Quality Commission (CQC).
- Each family group will have a dedicated living room and dining area which will be spacious and benefit from great views of the hustle and bustle of village life.



The model - Close Care Units

- Close Care Units will comprise bedroom(s) with an en-suite wetroom, lounge and galley kitchenette with microwave and fridge, plus fitted carpets and curtains. Available to buy/rent.
- Real alternative to residential care homes and offers greater privacy and independence.
- A package which includes all food, soft drinks, tea and coffee, a monitoring and responsive care plan, all heating, lighting and water utilities and a daily cleaning and laundry service.



The model - Linked Assisted Living Units

- Offering semi-independent lifestyles.
- Linked to the core building and serviced by an on site.
- Care Agency registered with the CQC.
- Monitoring and responsive care plan provided.



Assisted Living Units - Type B



▲
Type B
Ground Floor

Sitting Room	17' 3" x 10' 0"
Kitchen	10' 0" x 10' 1"
Bedroom 1	11' 0" x 15' 6" max.

Assisted Living Units - Type C1



Type C1
First Floor

Sitting Room	12' 11" x 16"
Kitchen	12' 2" x 8' "
Bedroom 1	11' 6" x 12' 3"
Bedroom 2	12' 8" x 10' 7"

Assisted Living Units - Type R



▲
Type R
Ground Floor

Dining Area	9' 6" x 9' 5"
Sitting Area	12' 7" x 21' 3"
Kitchen	9' 0" x 11' 5"
Bedroom	11' 0" 2" x 14' 9"
Bedroom	2 11' 3" x 10' 10"

Assisted Living Units - Type N



▲
Type N
First Floor

Sitting Room	221 6" X 161
Kitchen	131 3" X 91 10"
Bedroom 1	101 10" X 141 1"
Bedroom 2	111 1" X 121 2"

Life in this country for the retired generations has changed in recent years. Improvements in health, education and standards of living, together with increasing choice, technological advancements and opportunities to continue personal development, have redefined retirees who rather than approaching the end, are seen to be at the beginning of a second phase of life.

The modern person over 65 should be viewed and treated as a formidable member of society with contributions to make, ambitions to pursue, interests to explore and a desire to continue achieving, learning and developing.

Simply, our ethos is to treat people with respect, equality and kindness, while always remembering that our residents have more to achieve and are continuing to grow and experience.

Our culture is formed from an educated mentality fed from the top of the organisation, so even the youngest of carers are able to behave with empathy, decorum and understanding. This matters to us and we involve ourselves in our villages completely, to create a community, rather than purely a service environment.

Good food, the right amenities, luxurious accommodation and a sense of community are a given at an English Care Village, but behind it all is an uncompromising, high level of care, and a desire to make residents feel good about themselves, enabling them to recall some of the confidence and adventurousness of younger years.

At English Care Villages we are confident enough to make promises to those who choose to live in our communities.

We promise to listen, learn from mistakes, rectify and improve, and in addition to this, we promise to work hard to fulfil our resident's new, and increasingly important, second phase of life.

5 years ago we said:

“Within ten minutes drive of Warwick there are 23,000 people over the age of 85 and in the next 20 years, this will grow to 35,000”

5 years later:

“There’s 71 ha of employment land available, or 10 years supply... This entire site remains undeveloped!

Meanwhile, the retired population of the Warwick District has grown by over 3,000!”