

Journey through 'Extra Care Past Present and Future'



LOVELL

**North Yorkshire
10th November 2023**

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Past

Learning



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2001 – 2003 6 Extra care schemes built in 18 months, Public Private Partnership between Durham County Council and Hanover to replace LA Residential care in each district. Success in speed of delivery, but damning report followed in residential service model lifted into new buildings by moving all residents and staff



Brandon



Spennymoor



Chester-le-street



Ouston



Seaham



Barnard Castle

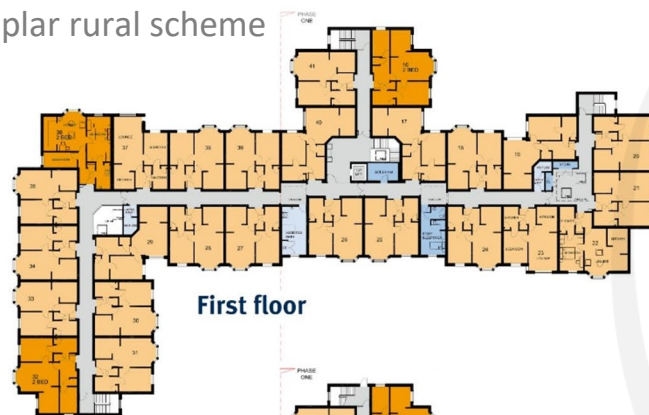


DOH funding 2004 round, exemplar rural scheme

Housing 21 SYCAMORE HALL
BAINBRIDGE, NORTH YORKSHIRE



a **new kind of housing** development, offering comfortable accommodation with a wide range of **on-site care and support services** for older people



First floor



Ground floor

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- COMMUNAL AREAS
- STAFF AREAS
- CIRCULATION
- FOYER
- DAYCARE
- GUEST ROOM

SYCAMORE HALL

is an **extra care housing** development providing **care/ support services** to older people. The scheme has been designed to accommodate older people and will provide accessible rented accommodation suitable for people with a range of disabilities, offering security of tenure.

SYCAMORE HALL'S AIMS

- To provide a new housing choice for older people
- To promote independence and choice.
- To provide a range of communal facilities to enhance the local community.

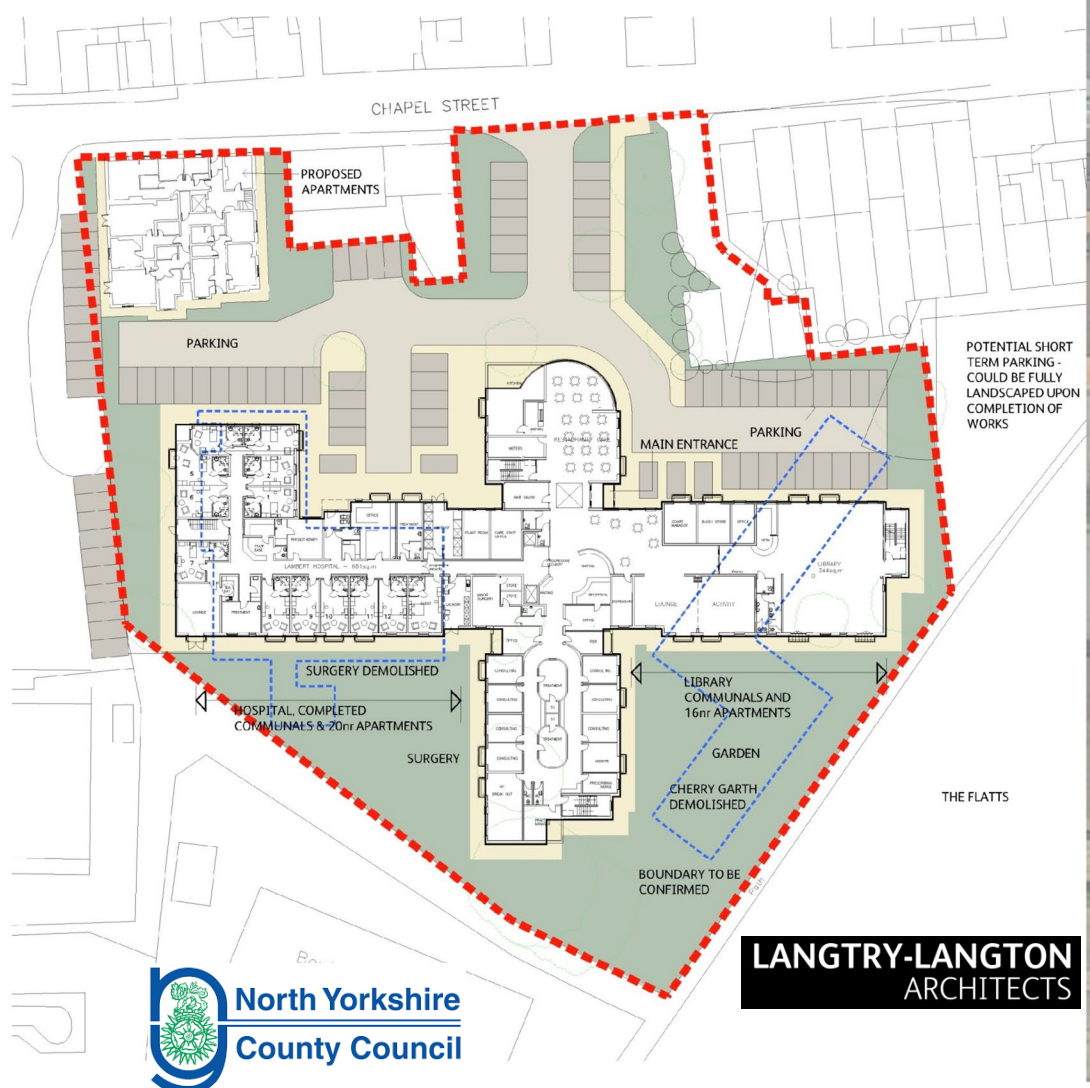
SYCAMORE HALL INCLUDES

- A total of 42 self contained apartments comprising 37 one bedroom and 5 two bedroom.
- **SPACIOUS ACCOMMODATION**
 - Your own home with your own front door
 - Wheelchair access throughout
 - Fully fitted kitchens including fridge, freezer, oven and hob
 - Walk in showers in all apartments.
 - Full central heating.



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ARCHITECTS

Missed opportunity to replace the under used Community hospital and combine the private GP surgery with the County's Elderly Person Home, due to PCT giving back word and instead of new development on adjoining land then decanting residents to demolish and develop. The county had to part decant and build ECH in 2 phases only 3mtrs from vulnerable residents living in residential care.



EARLY DESIGN PROPOSAL



AERIAL VIEW

Housing 21 Meadowfields

Thirsk, North Yorkshire

Meadowfields is a modern and stylish Extra Care development in the pretty market town of Thirsk in North Yorkshire, offering self-contained apartments with care services on site and a range of attractive communal facilities. Meadowfields is located a short distance from a range of small shops, cafes and local amenities and has public transport links to nearby towns. The adjoining village of Sowerby offers a hospital, cinema, town hall and swimming pool.

A popular tourist destination, local attractions include easy access to the Yorkshire Dales and North Yorkshire Moors, Thirsk racecourse and Thirsk Hall in Kirkstall, a grade II listed three-storey town house which dates back to 1720.



site plan

first floor

second floor



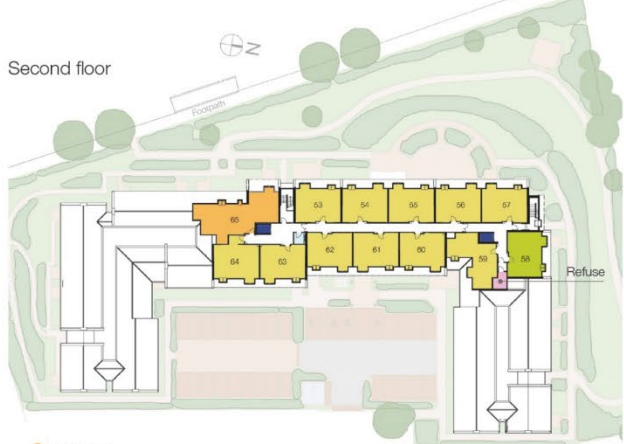
Accommodating the community library and offering extra care services in the heart of the market town.

... But could have been so much more?



LANGTRY-LANGTON
ARCHITECTS

Second floor



- Outright sale
- Shared ownership
- Rental
- Communal areas
- Staff areas
- Lift



Ground floor



Housing 21

Bransdale View

Helmsley, North Yorkshire



Services and facilities

- Dedicated Housing and Care Manager
- Care Team on-site 24/7
- Optional, tailored care and support
- Hair salon
- Cafe/bistro
- Residents' lounge
- Guest room for family and friends
- Assisted bathing suite
- Activity/hobby room
- Buggy storage
- Residents' car park
- Landscaped gardens with seating areas

Bransdale View is located off Ashwood Close, near to Helmsley town centre. Local amenities include a full range of health services, shops, restaurants and pubs in Helmsley, which is within walking distance of Bransdale View.

Helmsley is a historic market town with real charm and the only one of its kind in the North York Moors National Park. There's plenty to enjoy in the town, including the National Centre for Birds of Prey, Helmsley Cattle and Helmsley Arts Centre, as well as award-winning eateries and the town's very own brewery. The town also boasts unique stores, galleries and boutiques, including Britain's Best Small Shop 2015.

Site purchased by Keepmoat as framework partner to facilitate ECH in partnership with NYCC and H21



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ARCHITECTS

Present

Delivery challenges








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What's holding us back?

Too many restrictions which could be avoided by flexible strategic plans and local policies driving housing for older and vulnerable people as an essential agenda. And the right partners working together under flexible strategic development relationships with shared core values and commitment to make it happen.

Challenges

-  Strategic plans, not fully owned across Housing, Health, Social care and Planning
-  Procurement, too often lengthy, costly and restrictive
-  Planning, policies way behind and resource crisis point
-  Funding, not kept up with the economy and inflation pressure on supply chain
-  Land, cannot compete with housebuilders and reluctance to utilise public land

Outcomes – Doing the Right thing for each community with the community engaged

-  Strategic partnership accelerates investment, delivery and innovation
-  Strategic partnership manages risk and creates opportunity
-  Strategic partnership promotes coproduction and collaboration
-  Putting Older People first delivers more homes for all freeing on average 2.5 family homes for every 1 over 55 moving into homes designed for Later Life....

Extra care – learning 2021 - 2023

In both cases the 4th site was not viable and this could have been addressed if the procurement had been different to allow and this would have prevented extensive abortive work and expectations in all stakeholders Business/delivery plans.

3 of 4 in partnership with Hampshire County Council and Places for People Living Plus



Romsey



Gosport



New Milton

3 of 4 in partnership with Leeds City Council and Home Group



Windlesford green



Seacroft



Westerton

Scarborough intergenerational Community



Largest regeneration development in North Yorkshire 2350 new homes and infrastructure linking A64 to A165
Putting older people first with Extra care housing phase 1, alongside General needs housing for sale and rent, new Primary school and now we are delivering 81 Freehold homes exclusively for over 55's alongside new Nursing care.



Hunstanton intergenerational Community



Open market sale;

- Over 55's – 31 and 8 affordable rent/shared ownership
- Family homes – 48 and affordable rent/shared ownership

Extra Care housing with Care;

- 61 1 and 2 bedroom apartments
- Outward facing community facilities and domiciliary care and support services

The Future

Challenging the status quo!
Listening to what customers
and our partners need to
deliver future proof outcomes.



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Designing through the eyes of our Customers

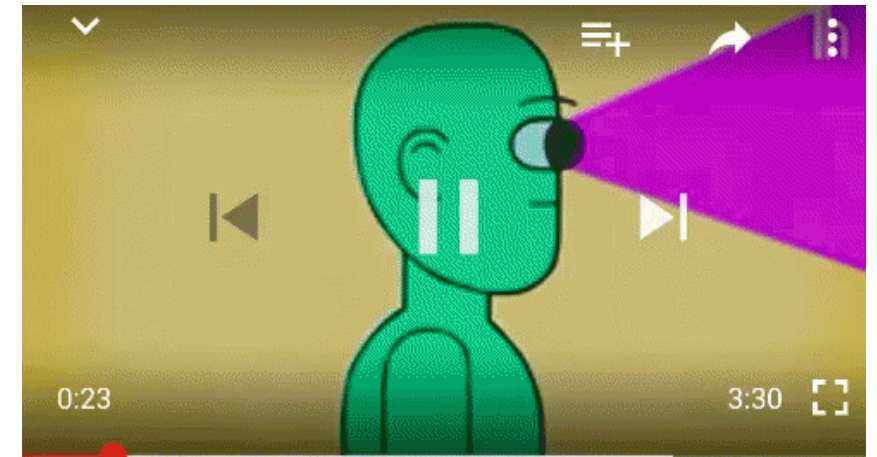
To support the wellbeing of our customers, to design homes where people live safely, age well and live well in a supportive and sustainable environment, we need to look through their eyes and feel what they feel.

Outcomes – A Better Life

- ✿ Independence / Control / Dignity
- ✿ Wellbeing, physical and mental health
 - ✿ Communication, social impact preventing isolation
 - ✿ Health, home based healthcare
 - ✿ Intelligent home individual to the individual
- ✿ Community, connected and engaged
 - ✿ What matters to each individual
 - ✿ Inclusiveness, sharing and learning
- ✿ Connected home
 - ✿ Telehealth and Telecare
 - ✿ Energy analysis, preventing fuel poverty
 - ✿ Peace of mind and security
 - ✿ Customer satisfaction and confidence

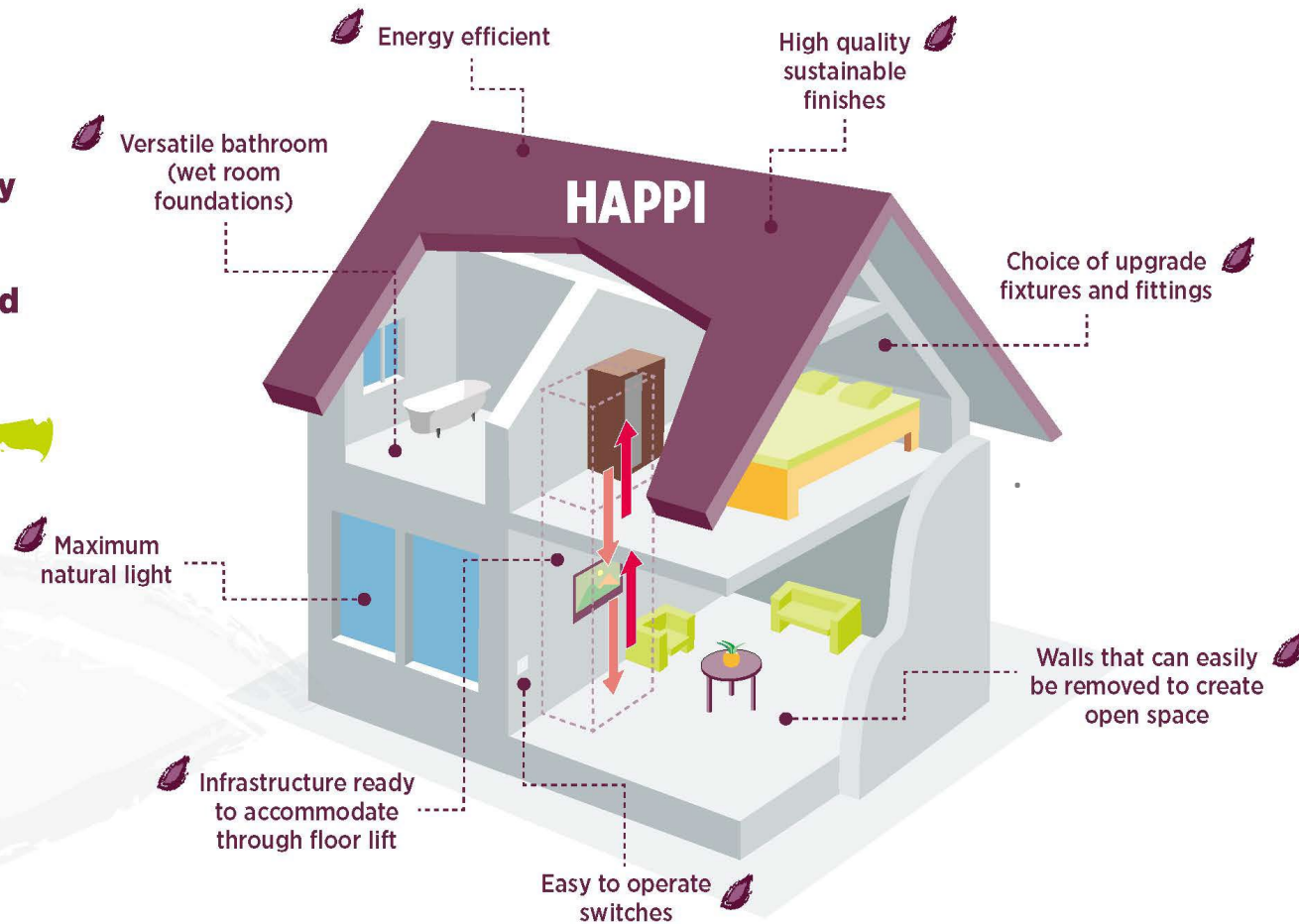
Empathy is...

Seeing with the **eyes** of another
Listening with the **ears** of another
Feeling with the **heart** of another



Life Long homes

Built in technology to facilitate the connected home and future assisted technology



We develop Care Ready Lifelong Homes design principles in Partnership with our customers to accelerate delivery of a wider choice of housing and accommodation. We shape places to ensure access to care and support, enabling people to live well and age well in the communities they choose to live. Creating communities through coproduction with our Customers and local stakeholders for people to live safely and live life to their full potential

Supporting wellbeing – with age-appropriate accessible homes

Homes as individual as our customers



Freehold, No service charges (wherever possible) and only restriction via planning condition to be over 55 to occupy.





‘NEXT CHAPTER’ PLANS TELFORD

Future Proofing & Regeneration

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Inclusive – Community in a Community

Combining specialist housing and accommodation for older and vulnerable people with general needs, commercial and hospitality:

‘Next Chapter’ - building on the concept of ECH to enable access to nursing care.

6 x ground floor apartments designed to accommodate Bariatric residents

36 x registered residential/nursing beds

18 x open plan apartments designed to accommodate people living with dementia

56 x one bedroom apartments
8 x two bedroom apartments

Total:

88 - Homes/Housing

36 - Residential/Nursing Care



We have support of regulators...

The Telford 'Next Chapter' proposals were presented to CQC regulators and received positive feedback; Peter Nunn – Registration lead and David Badham Inspector with responsibility for Telford & Wrekin stated.

' We would support these proposal's which are exceptional and innovative in thinking about the needs and safe guarding of older & vulnerable people. This is an inclusive and flexible approach which we are keen to remain involved with, to provide our support to ensuring the registration is made correctly to support the availability of all care including nursing services to all living in the whole building. We see this provision could make a considerable impact to local health services, in both preventing the need for hospital care and freeing up hospital beds.'



We ask the same five questions of all the services we inspect:

- Are they safe? Safe: you are protected from abuse and avoidable harm.
- Are they effective? ...
- Are they caring? ...
- Are they responsive to people's needs? ...
- Are they well-led?

Who we are :

A wholly owned subsidiary of Lovell Partnerships Ltd developing Later Living solutions

What we do:

Develop future proof solutions which deliver best outcomes for our customers and Public services, through working in partnership, driving housing, health and social care efficiencies, by supporting people to age well, live well and to be cared for in their own homes until end of life.

Partner of choice - Specialist Developer and Innovator:

‘Next Chapter’ housing based future proof solutions which offer access to 24/7 care and support that challenge the status quo. Placing services for older and vulnerable people at the heart of the community driving inclusivity, extending the reach of regulated nursing care services and delivering health & social care efficiencies in line with local demand for services.

Housing developer of Care ready adaptive homes for sale or rent:

Lifelong homes - Freehold sale, No service charges, No ground rent or exit fees, only restrictions in planning conditions. Inspiring lifestyle moves earlier in later life to right size into an enabling environment to preventing avoidable moves to institutional care and health and social care intervention.

Paula Broadbent Managing Director

Paula.broadbent@lovellaterliving.co.uk

Tel; 07929 745015

Teresa Snaith Business Development Director

Teresa.snaith@lovellaterliving.co.uk

Tel; 07929 725491