



The **Blueprint** for Independent Living

**Returning to Development:
A 10-Year Vision for Bield**

Bield Housing and Care | Strategy for Development

Our Foundation Today

4,500+

Homes Currently Managed

21

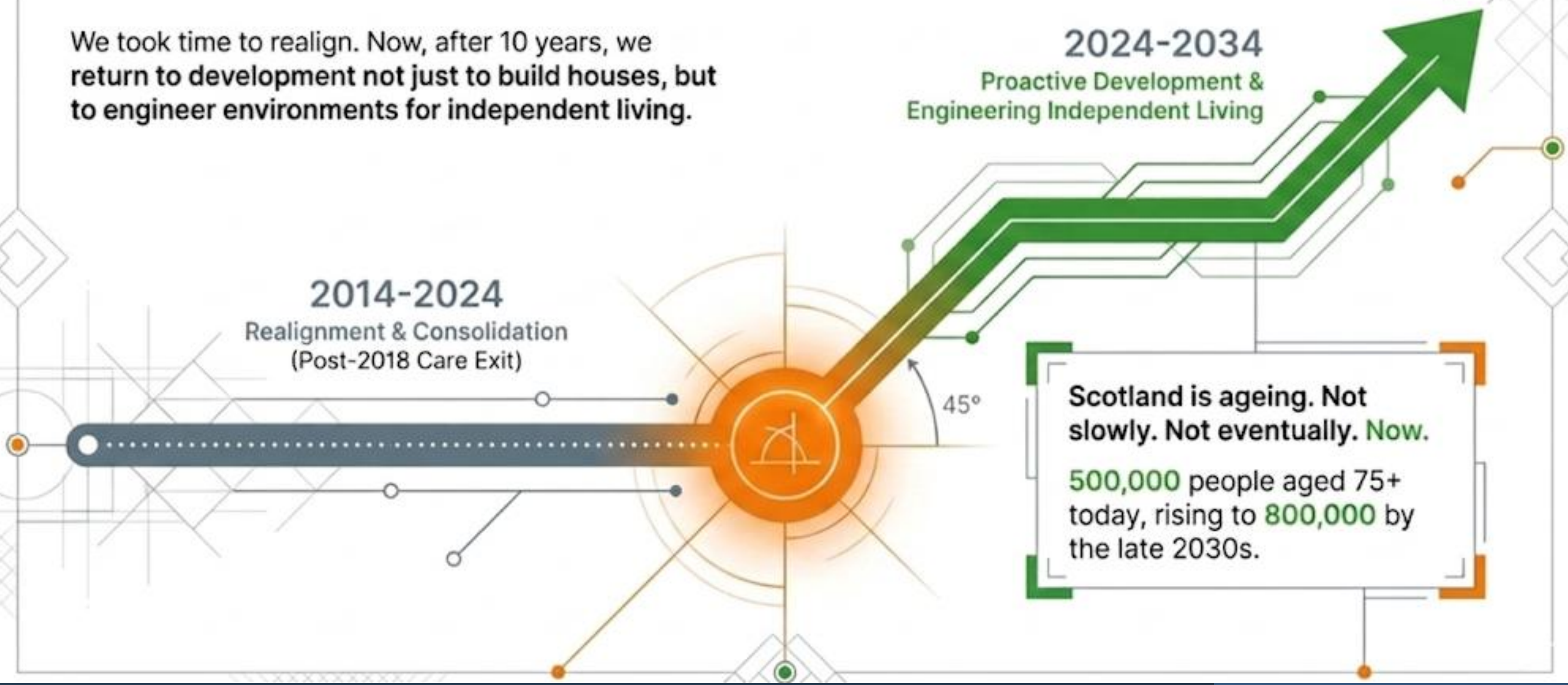
Local Authorities Supported

A legacy of providing safe environments for older people. Our current stock is the bedrock upon which the next generation of independent living will be built.



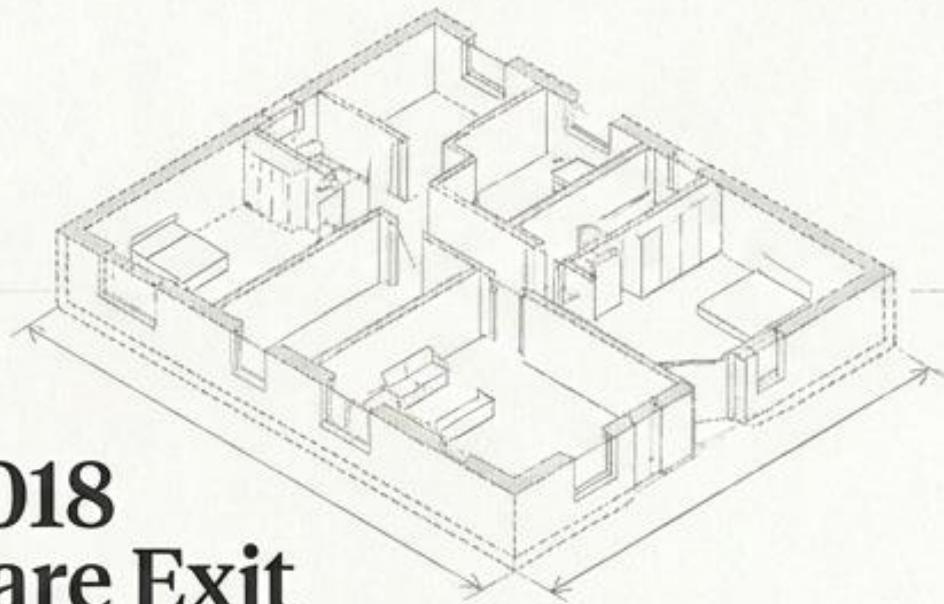
The Turning Point: Returning to Development

We took time to realign. Now, after 10 years, we return to development not just to build houses, but to engineer environments for independent living.



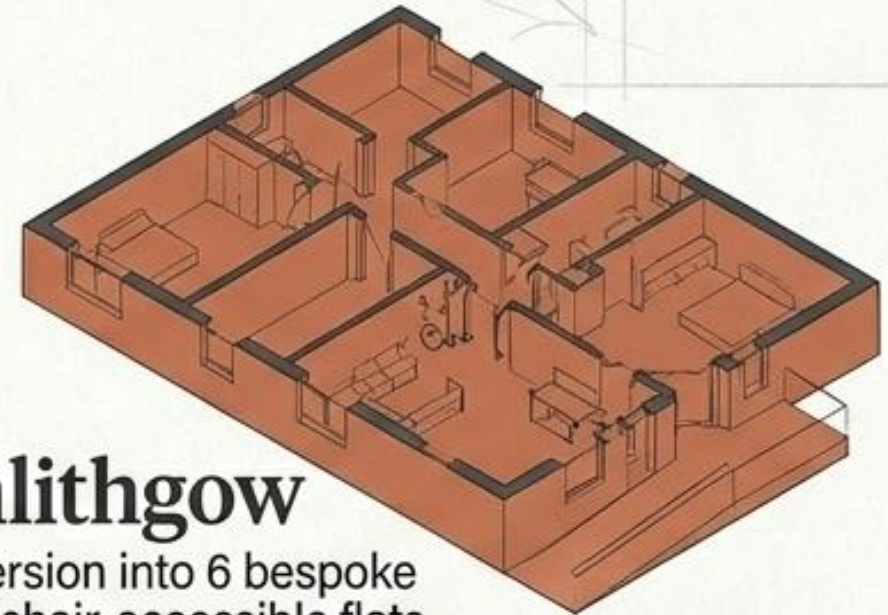
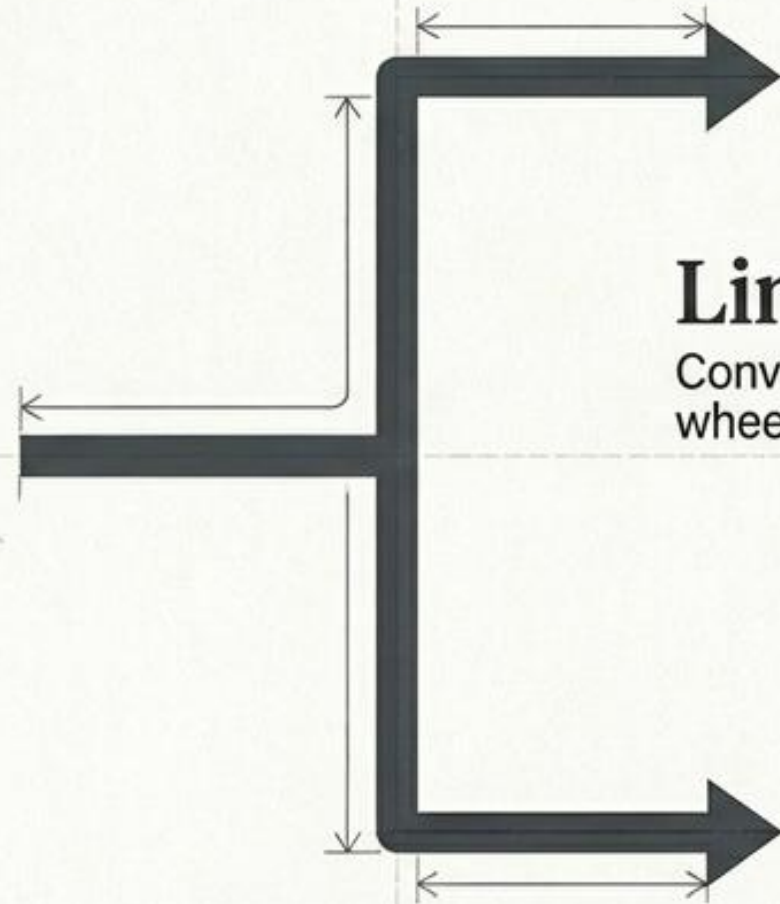
Strategy I: Re-utilising Existing Stock

Value-Recovery Timeline



**2018
Care Exit**

Identification of under-utilised spaces.



Linlithgow

Conversion into 6 bespoke wheelchair-accessible flats.



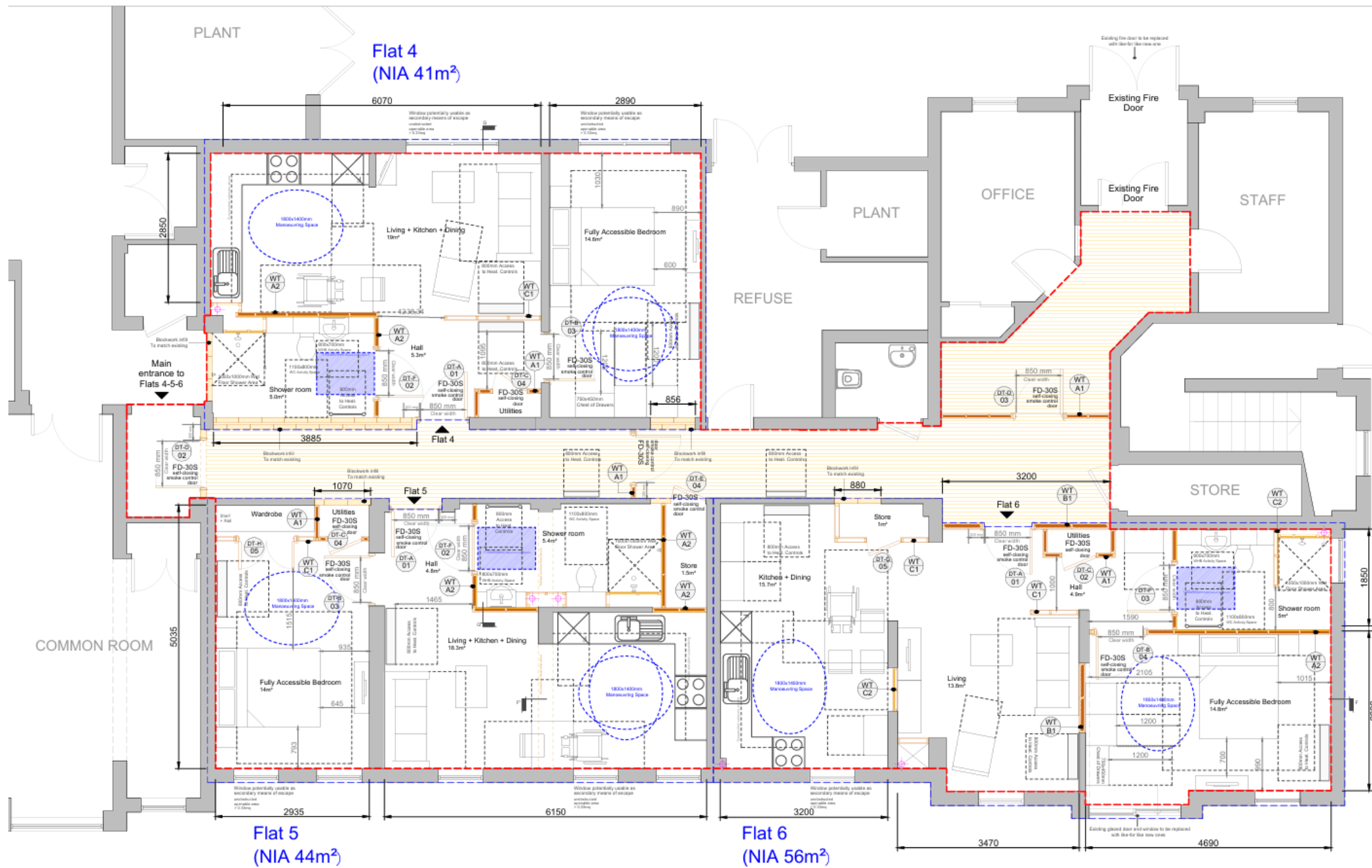
Glasgow

Targeted extensions and conversions.

Key Takeaway Box

Housing is the first line of defence in a national health and social care crisis.

GROUND FLOOR PLAN - PORTION 2



West Port –
Linlithgow
Six new flats
meeting
HFVN
standards

Glebe Court – Cumnock

Ten new studio apartments



Strategy II: The Hub Cluster Model

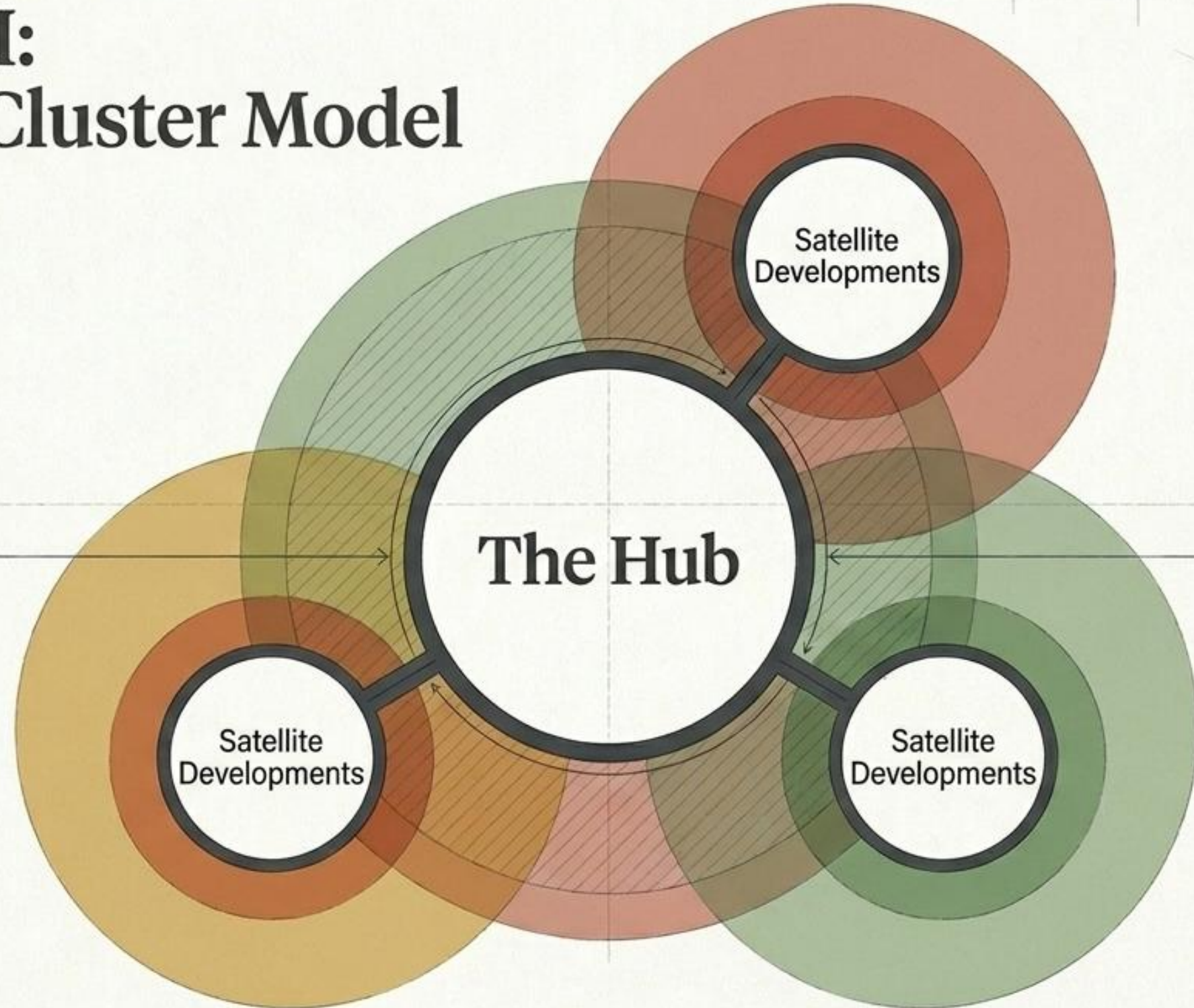


Management Efficiency

Shared maintenance routes

Streamlined staff deployment

Consolidated property management



Social Interaction

Shared meals and activities

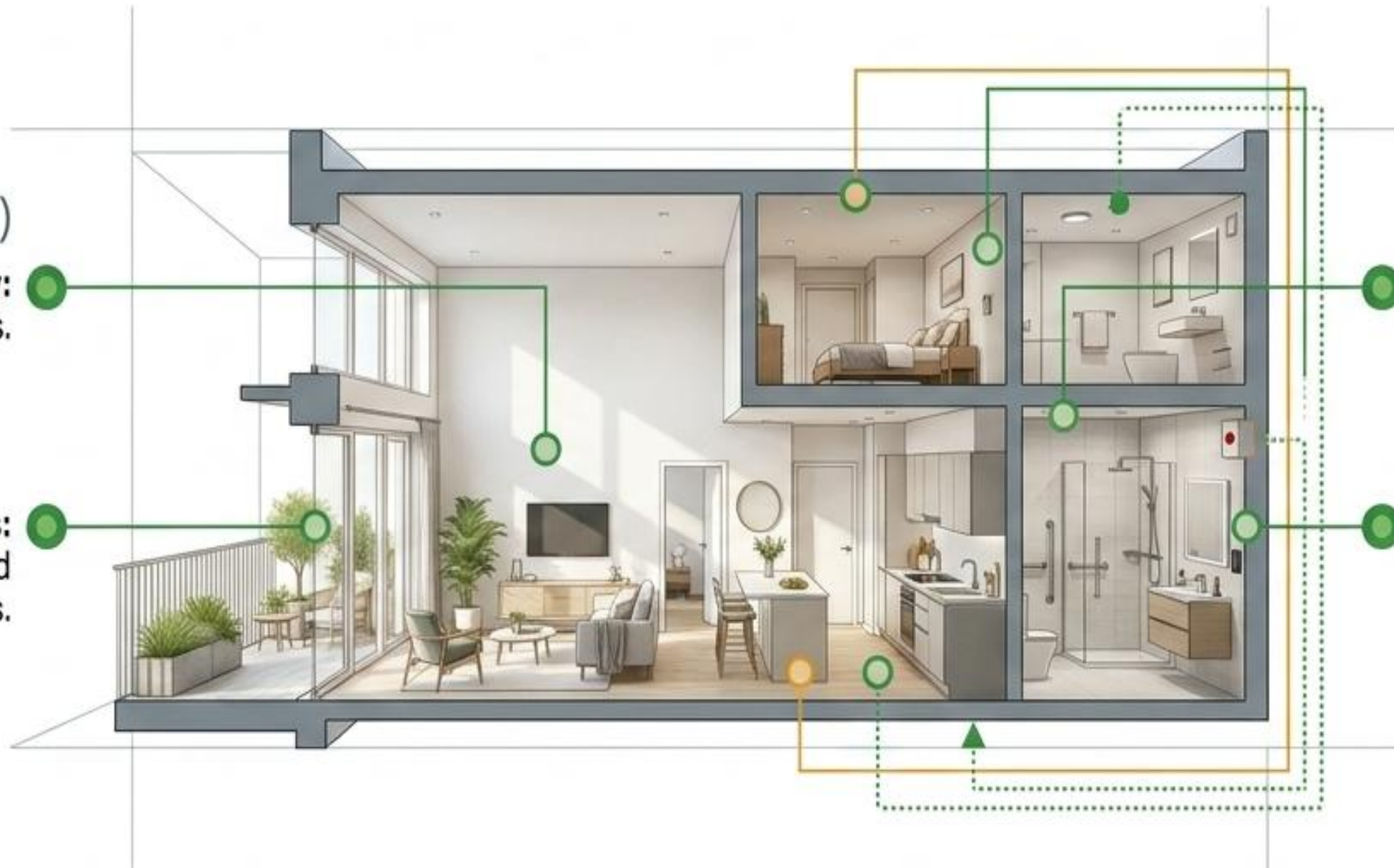
Pooled community resources

Overlapping social networks to reduce isolation

HAPPI (Physical)

Space & Adaptability:
Care-ready layouts.

Natural Elements:
Generous daylight and accessible balconies.



TAPPI (Digital)

Predictive Infrastructure:
Environmental sensors to prevent damp/mould.

Assistive Tech:
Discreet telecare and alarm receiving services.

"At Bield, digital technology isn't just a safety net, it's the foundation for people to live in their homes longer, more safely and independently." — Debbie Collins, CEO

The Digital Foundation in Action

The Rollout:

Immediate strategic deployment of 20 digital screens across initial developments.

The Goal:

Bridging geographical gaps and enhancing tenant interaction.

The Principle:

Technology must enhance human autonomy and connection, never replace it.



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