



# EXTRA CARE PARTNERSHIPS

Chris Jones

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emh Group



## emh

- ▶ 20,000 homes
- ▶ East Midlands
- ▶ Housing and Care
- ▶ 600 New Homes a Year
- ▶ Broad Range of Developments
  - Extra Care, Large Sales Programme, Rural, Modular

**1,100 employees** **£125m turnover**  
**20,000 homes** 180 apprentices **£200m** **600**  
bond finance new homes per year  
**A+ with stable outlook**  
£17m care business Top Regulatory Judgements (V1/G1)  
**50 local authorities**

# Partnerships

- ▶ Long history of partnerships over 75 years
- ▶ Helping meet the needs of our aging population





## Springfield, Ashby de la Zouch

- ▶ 65-unit Extra Care Scheme
- ▶ Social Rent and Shared Ownership
- ▶ Multi-generational
- ▶ £13m
- ▶ Bistro, hairdressers, community space etc.....





# Springfield, Ashby de la Zouch

- ▶ emh – housing and care provider (landlord)
- ▶ North - West Leicester – need, land, planning and £1.2m funding
- ▶ Homes England – funding through Strategic Partnership
- ▶ Wilmot Dixon – contractors
- ▶ BRP Architects – pre and post contracts
- ▶ Ridge – cost consultants and employers agents





## Springfield, Ashby de la Zouch

- ▶ Started with a need
- ▶ LA identified land opportunity (£1) and invested £1.2m into the scheme
- ▶ Homes England SP funding secured and agreement to have the scheme multi-generational





## Springfield, Ashby de la Zouch

- ▶ Wilmott Dixon engaged through a framework
- ▶ BIM – Virtual Cave.  
We walked around the scheme before we built it!
- ▶ Pre contract workshop
- ▶ Completed October 2021



# SPRINGFIELD

BUILDING A FEELING







WATERSIDE COURT

















# SPRINGFIELD

BUILDING A FEELING





**THE END!**