

# PRIMROSE GARDENS

## RETIREMENT VILLAGE

### Chorley Liaison Meeting

19 July 2017

### Mark Lester

Director Business Growth  
& Development



Chorley  
Council



# Presentation Content

- What is extra care?
- Background to Primrose Gardens Retirement Living
- Design and vision
- Business case
- Finance
- Partnerships
- Construction programme
- Next steps
- Questions



# What is Extra Care?

- Extra care is a good compromise between sheltered housing, independent living and a care home.
- Extra Care Housing is housing designed with the needs of older people in mind and with varying levels of care and support available on site.
- People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property.
- Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.
- In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms.
- Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and providers set eligibility criteria which prospective residents have to meet.



# Background

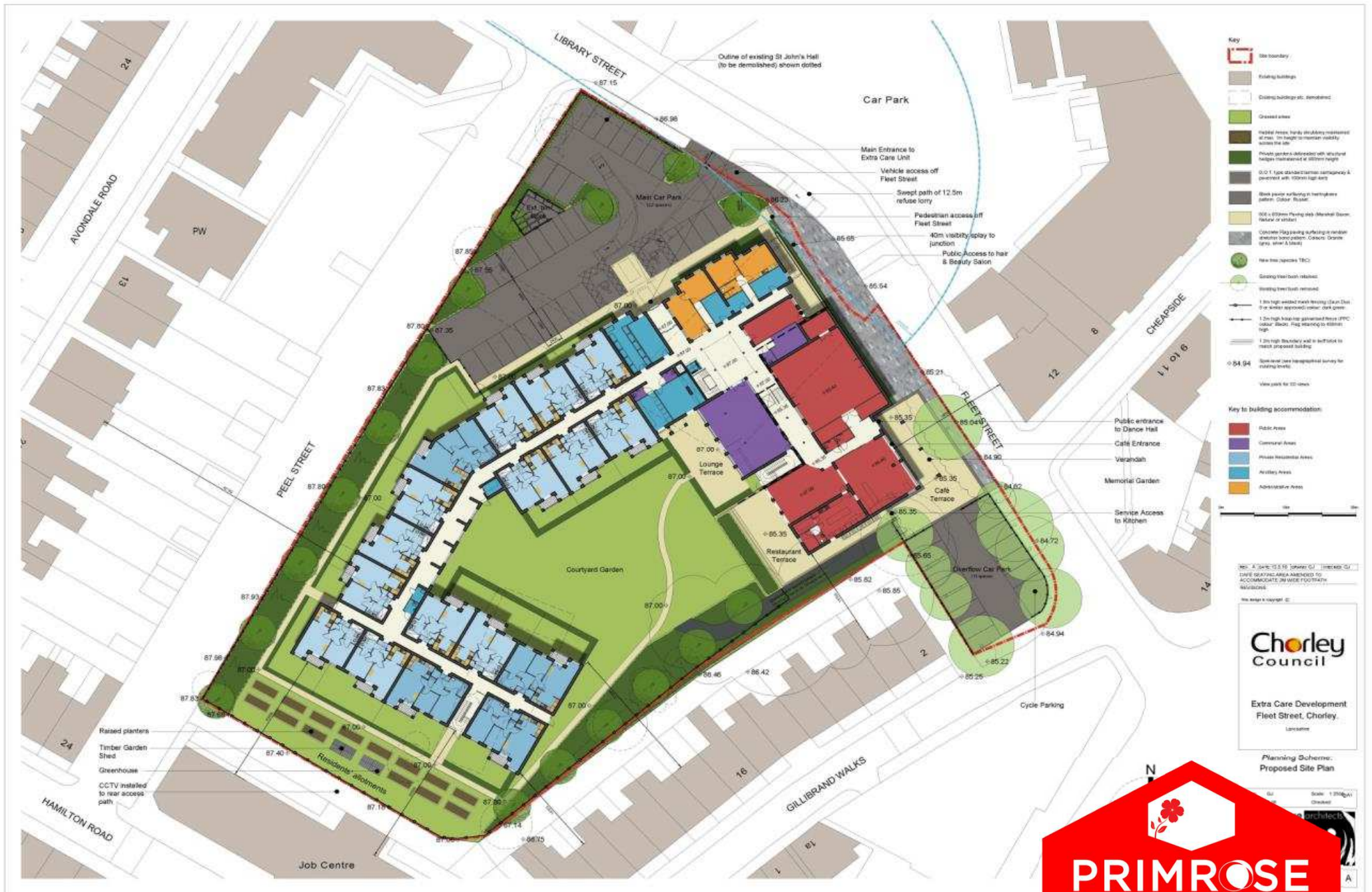
- Town centre masterplan
- LCC Extra Care and Specialist Housing Strategy 2014
- Ageing population, pressure on health & social care
- Dance schools as vital community assets
- Council aspiration to retain our assets and generate revenue



# Vision for Primrose Gardens

- Dancehall
- Café
- Beauty room
- Guest overnight
- Quiet lounge
- Designed to promote community integration
- Avoid institutional feel
- HAPPI, Dementia Friendly, HCA Standards, Quality
- Fire Strategy





- Key**
- Site boundary
  - Existing buildings
  - Existing buildings to be demolished
  - Gravel areas
  - Harded Areas, hardy shrubbery, maintenance at max. 1m height to maintain visibility across the site
  - Planting garden - all-rounders with vertical hedges, maintenance at 1.80m height
  - 0.0 1.0pc (dark) kerbs, kerbside & pavement with 150mm high kerbs
  - Block paving surfacing in herringbone pattern - Colour: Rustic
  - 100 x 100mm flagging with interlock (Square, Rectangular or similar)
  - Concrete flag paving surfacing or similar (square, rectangular, octagon, square, grey, white & black)
  - New trees (specify TBC)
  - Existing trees/bush retained
  - Existing trees/bush removed
  - 1.2m high, solid, metal fencing (Dark Blue or silver approved) colour: dark green
  - 1.2m high, high top, galvanized fence (ZPPC) Colour: Black. Flag walling to 1.80m high
  - 1.2m high Boundary wall to facilitate to match proposed building
  - 0.54.04 Bank level (see topographical survey for existing levels)
  - View point for CCTV camera

- Key to building accommodation**
- Public Areas
  - Commercial Areas
  - House Residential Areas
  - Activity Areas
  - Administrative Areas



NET AREA: 10,515.16 SQM (GROSS AREA: 11,000.00 SQM)  
 DATE: 04/10/2018  
 DRAWN BY: A. BROWN  
 CHECKED BY: M. WOOD  
 SCALE: 1:250  
 PROJECT NO: 18/016

**Chorley Council**

Extra Care Development  
Fleet Street, Chorley  
Lancashire

Planning Scheme:  
Proposed Site Plan

Scale: 1:250  
Checked:









Body-brick in weston red multi by ibstock. stretcher bond with bucket-handle pointing in o.b.m.



Buff detail brick in caledonian buff blend by ibstock. stretcher bond with bucket-handle pointing in o.b.m.



Detail brick in cheshire weathered brick by ibstock. Stretcher bond with bucket-handle pointing in o.b.m.



# Business Case for Primrose Gardens

- Make use of council owned land
- Lever in HCA funding
- Deliver good quality accommodation for older generation
- Keep two established dance schools in Chorley
- Generate revenue stream (subject to national policy)
- Social care and Health outcomes



# Finance

- Capital cost of land assembly
- Capital cost of the build
- HCA Grant
- LCC capital contribution
- Section 106 monies
- Borrowing
- Revenue Model



# Finance

Capital Expenditure	Original Budget September 2016 (£)	Increase/ (Decrease) (£)	Requested Budget June 2017 (£)
<b>Design &amp; Build</b>	9,102,000	786,742	9,888,742
<b>Purchase of Existing Site</b>	380,000	7,789	387,789
<b>Planning, Project Management &amp; QS</b>	265,000	0	265,000
<b>Furniture, Fittings &amp; Equipment</b>	0	50,000	50,000
<b>Total Capital Expenditure</b>	<b>9,747,000</b>	<b>844,531</b>	<b>10,591,531</b>
<b>Financed by:</b>			
<b>HCA Grant</b>	2,868,750	336,588	3,205,338
<b>LCC Contribution</b>	1,000,000	0	1,000,000
<b>Additional Commuted Sums (offsite S106)</b>	0	228,228	228,228
<b>Temporary Borrowing to be replaced by Commuted Sums (offsite S106)</b>	5,878,250	279,715	6,157,965
<b>Total Financing</b>	<b>9,747,000</b>	<b>844,531</b>	<b>10,591,531</b>



# Partnerships



# Construction Programme

- 3 July 2017 - Construction starts
- July 2017 - Vibro piling works for 3 weeks
- August 2017 - Brickwork commences
- January 2018 - Substructure to second floor complete
- June 2018 - All windows and patios in.
- October 2018 - Roof complete
- October/December 2018 - Show apartment available
- December 2018 - Café fit-out complete
- February 2019 - Practical completion
- February/March 2019 - Building handover



# Next Steps

- Manage the construction contract with Pick Everard
- Develop a marketing strategy and implement
- Develop an operational plan
- Policies, procedures, staffing
- Finalise the rental structure
- Select café operator
- Programme for service launch spring 2019



# Key Contacts

Full time site Project Manager is

**Nick Galvin**

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Eric Wright Construction Head Office can be contacted on 01772 698822





**Any questions?**

