

Welcome to our exhibition

We are McCarthy & Stone

“We provide high-quality apartments and services to make later life a happy, healthy and rewarding experience”

Our history and vision

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 54,000 apartments across more than 1,200 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.

Our exhibition today displays our initial proposals for building one of our developments in your local area and we look forward to hearing your views.

Thank you for your time.

Our approach means we are the only housebuilder to have gained the top rating in the Home Builders Federation's Customer Satisfaction Survey every year since it was introduced in 2005.



We're online. Join us at www.mccarthyandstone.co.uk

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What is Retirement Living?

Retirement Living creates safe and secure environments for our homeowners to continue to live an active, independent life. Homeowners have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided for outright sale, although the average age of residents upon purchase is 79. The majority of homeowners moving into our developments already live in the local area.

Unlocking the housing chain



Statistics were sourced from: Internal data from McCarthy & Stone, 2017, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.

Designed to make life a little easier

Our developments are carefully designed with the needs of older homeowners in mind, with step-free access throughout the building.

The apartments are all built to 'Lifetime Homes' standards and are adaptable for wheelchair use. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.

Improving health and wellbeing



Statistics were sourced from: HBF survey of customers (2016), Internal homeowner survey (2017), Demos (2017) Internal data (2017), Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University (2014), Living Better (2017)

Stunning shared spaces

Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development.

These include a homeowners' lounge and a guest suite for when friends and family come to stay.

All of our developments also include beautifully landscaped outside spaces which enhance both the building and the local neighbourhood, as well as providing a social area for homeowners to come together which is, importantly, accessible to older people.

A rapidly ageing population



Statistics were sourced from: Population projections from the Office of National Statistics 2017

All the independence, none of the worry

Having to maintain a large property can be a burden, especially for someone living on their own. That's why every Retirement Living development has its own fully-trained House Manager – someone to manage the day-to-day running of the development and to be on hand during office hours.

Homeowners also have a camera entry system linked to the TV in their apartment, and the peace of mind of having our 24 hour emergency call service available at the push of a button. Estate management and support services are provided by us – no third party is involved.

Supporting the local community



Statistics were sourced from: * The Local Area Economic Impact Assessment prepared by the Institute of Public Care at Oxford Brookes University, 2014. * Housing markets and independence in old age, University of Reading, 2011. ** Retail Use Report by Roger Tym & Partners in 2004

Caring for the environment

A sustainable way of living

We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. In a survey of homeowners, the majority of our homeowners said their heating bills were noticeably less compared to their previous property.

Our sites are usually on previously developed land and are close to towns, local shops, facilities and transport links, which means that our homeowners have a reduced reliance on their own cars and a smaller 'carbon footprint'.

Indeed, in later life, the decision to move to specialist accommodation located closer to the shops and services that they place most reliance on, often goes hand in hand with relinquishing their car. Of those who do decide to keep hold of their car, many will often decide to sell it after a year or so when they realise that it is no longer essential to maintaining their independence.

We also manage every aspect of the construction process and we look to ensure that our activities have regard to site neighbours and the general public.

Typical apartment layouts



McCarthy & Stone
 Retirement living to the full

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ, No. 662231, Registered in England and Wales

Enhancing your local area

Land at Scania House & 19 Amwell Street, Hoddesdon

Welcome

We are working up proposals to redevelop land at Scania House & 19 Amwell Street, Hoddesdon, EN11 8TS with high-quality Retirement Living accommodation for private sale. The purpose of today's exhibition is to display our draft proposals for the site and receive feedback from the community before a planning application is submitted to Broxbourne Borough Council. If you have any questions, please do not hesitate to ask a member of the project team. If you have any comments, please let us know by completing a feedback form.

Our proposals

Our scheme proposes to replace the two existing buildings with a single new building of 62 Retirement Living apartments for private sale, which will be built to cater specifically for the needs of elderly residents. We believe the site offers an opportunity for redevelopment with sensitively-designed, specialist retirement accommodation.

Characteristics of the local area

Before we begin designing any proposal, our team of architects carefully researches the architecture and character of the area. The building is a standard design with materials and details that are in keeping with those found in the local area. We have sought to design a landmark building at the top of Amwell Street.

The six-storey building responds to the heights and scales of the nearby buildings in Hoddesdon, such as the Morrisons, ensuring that the building will not be dominant in its surrounding area.

Parking and access

The proposals will provide 46 parking spaces for our homeowners, staff and visitors in a private, gated carpark. Our research, taking into account all of our developments from across the country and the car ownership of our homeowners, shows that this will be more than adequate for a development of this size. The site is situated in a highly sustainable location, with bus stops and local shops within a short walking distance.

Our Proposals

We understand the importance of the design, and we design our schemes to express an individual character, while respecting the existing local architecture.

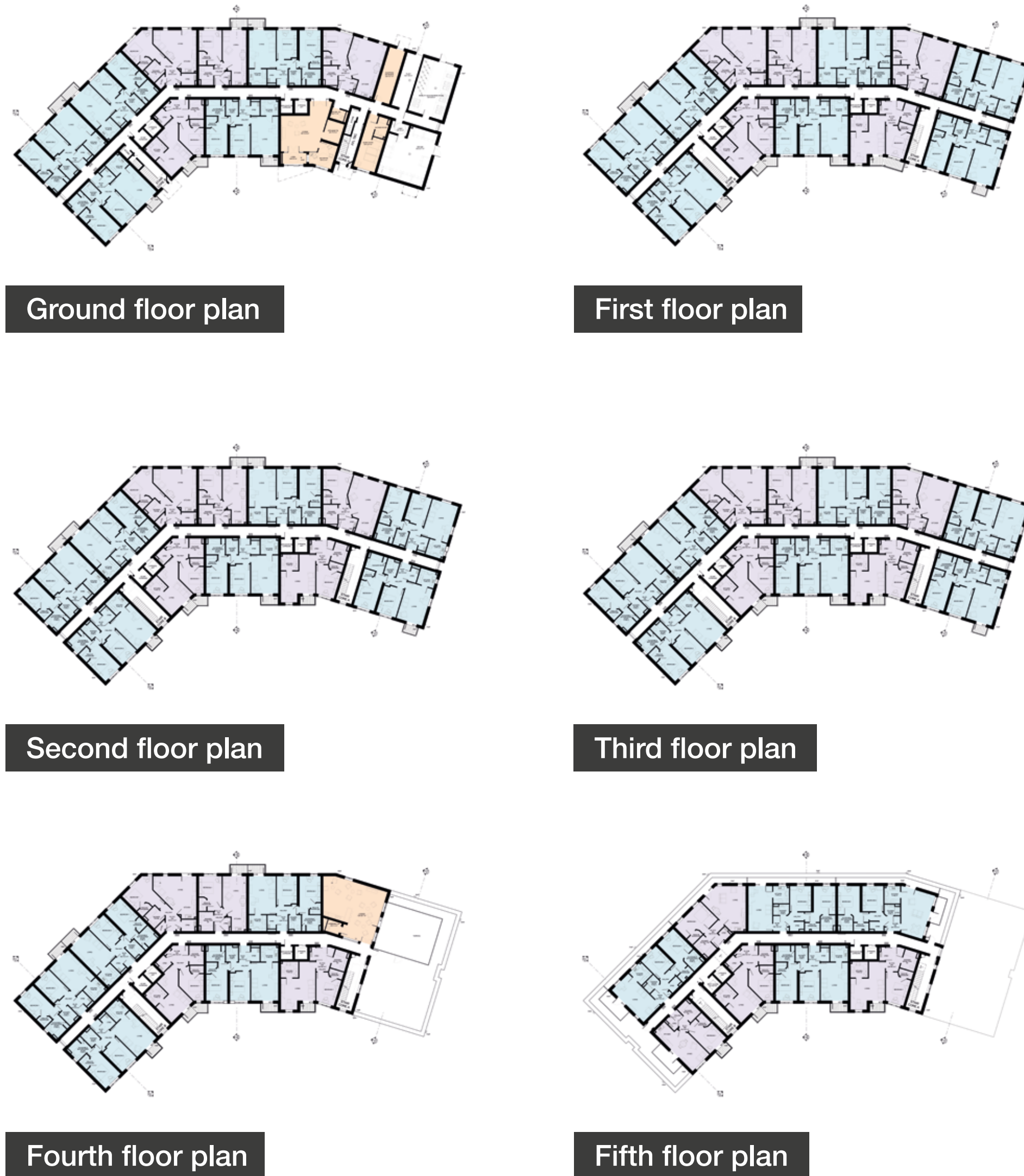
The key points of our proposal include:

- A high-quality Retirement Living development of 27 one bedroom and 35 two-bedroom apartments for private sale
- Communal facilities for the private apartments include a Homeowners' lounge, and a guest suite available for visitors

- Additional landscaping and boundary treatments
- Space for internal mobility scooter storage with charging points
- Low levels of traffic generation and car ownership compared to open market schemes
- 46 car parking spaces for homeowners, guests and staff in a private carpark off Amwell Street
- Ideal location, close to local shops, public transport links and services

- Support for the local economy
- Release of family-sized housing in the area back onto local market

The 2011 census shows that 53,926 Hertfordshire residents over the age of 65 were living on their own. Hertfordshire's population of over 65s is expected to increase by 22% between 2011, highlighting that there is a real need for this kind of specialist retirement housing.




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