

McCarthy & Stone Retirement Village

Wimborne Market, Wimborne Minster, Dorset



September 2020

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Introduction

McCarthy & Stone, the UK's leading developer and manager of retirement communities, is developing its exciting vision to deliver a flagship fully-integrated Retirement Village at the Wimborne Market site in Wimborne Minster, Dorset.

This vibrant, new retirement community will provide housing choice for older people, whilst ensuring the safety and support of our homeowners, and helping to reduce social isolation and loneliness.

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 homes to our on-site support services, the requirements of later living are always at the front of our mind.

We are dedicated to celebrating the role of older people in society and providing vibrant communities to enable them to continue to be fulfilled in later life. Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our homeowners.

Why are we bringing this forward?

There is a very strong need for specialist retirement accommodation locally, **28% of people in Dorset are currently aged over 65, compared to 18% across England and Wales**, yet in Dorset only a fraction of new homes currently being brought forward are for older people and older persons' housing is the only type that is categorised as having a critical need in national planning policy guidance.

The **Eastern Dorset Strategic Housing Market Assessment** confirms the number of older people living in Dorset will continue to grow. In 2013 there were 67,188 people aged over 75 in Dorset and this is predicted to rise to 107,516 by 2033, with those aged over 85 expected to increase by 97%. There is a predicted need for an additional 6,900 specialist dwellings for older people over this period, with **1,341 dwellings for older people required in East Dorset alone**. Furthermore, the **Dorset County Council's Adult Social Care Accommodation Needs Assessment 2018-2028** also highlights the increased need to provide bungalows to meet the housing needs for older people.

Our vision for this site, in the heart of Wimborne, is unlike anything we have done before, and will feature a range of integrated housing options across different tenures, including apartments and much sought after age-specific bungalows, set in spacious and beautifully landscaped surroundings to create an attractive, supportive, and vibrant retirement community.

McCarthy & Stone is proud to have an opportunity to deliver its first ever full-integrated Retirement Village in Dorset, the home of its Head Office for the past 40 years.

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The promise of Extra Care is significant: a means of enabling people to have their care needs met while retaining their independence and avoiding admission to residential care. Local authorities stand to benefit from lower spend on residential care and the efficiency that comes with having care workers and service users co-located. It should also free up under-occupied properties helping ease the pressure on local housing markets.”

The Association of Directors of Adult Social Care



About McCarthy & Stone

McCarthy & Stone is the UK's leading developer and manager of retirement communities, recognises that getting older presents challenges.

We are in a unique position as the only national developer capable of meeting the nationwide need for high-quality specialist housing for older people who are looking to downsize to a property more suitable to their lifestyle needs.

But we are so much more, at McCarthy & Stone we believe that retirement living involves much more than simply deciding to move into a new home that is better suited to our homeowners' needs. It is an opportunity for them to embrace a new way of life, to have the freedom to live a lifestyle with more choices and more time to do the things they enjoy.

That is our purpose – creating compassionate and supportive retirement communities that enrich the quality of life for our homeowners and their families, fostering togetherness and promoting healthier and happier lives.



Supportive and secure communities

Later life is filled with possibility, and we believe there is vitality in togetherness that gives people purpose and a sense of fulfilment.

Our communities help our homeowners maintain their independence while providing peace of mind that assistance is on hand if needed. We also offer a wide range of on-site social activities in the shared spaces within our developments, helping our homeowners to create new friendships and experiences.

These include a great value in-house restaurant or bistro offering freshly prepared meals 365 days a year, hot and cold drinks, and freshly baked cakes throughout the day, cooked by a professional chef using local produce, for when homeowners don't feel like food shopping or cooking.

There is also a spacious shared lounge for socialising and events, laundry room, mobility scooter charging room, and a guest suite for when friends and family come to stay. Some developments include health and wellbeing suites, staff rooms, function rooms, hairdressing salons and hobby rooms.

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.

The shared spaces provided with our retirement communities help to combat loneliness in later life more effectively. A ready-made supportive and vibrant community is available for homeowners to access, whilst retaining their independence and involvement in the wider local area, as they choose. We make this a priority within our developments, ensuring that a range of social activities, events, organised outings and opportunities to make new friends are available to all its homeowners.

“

What do I like, there's so much I like about it. I came here and I have met some absolutely delightful people.”

Maureen Stone, Elizabeth House



Our vision

Our plans for our first Retirement Village will feature a range of integrated housing options across different tenures, including apartments and much sought after age-specific bungalows, set in spacious and beautifully landscaped surroundings to create an attractive, supportive, and vibrant retirement community.

The needs of retirees are put at the heart of the development with a ‘wellbeing hub’, circular fitness route, nature garden, village green, Bistro and dining areas all being supported by 24/7 staffing on site. The proposed layout will be designed with a central hub, allowing full access for all residents whether in the main building or surrounding bungalows.

Our first-ever Retirement Village would significantly improve local housing choice for older homeowners who wish to retain their independence, in their own home, with the comfort and knowledge that help and support are on-hand when needed. Additionally, the location of the site, close to the town centre, will allow homeowners easy access to the shops, amenities and local economy of Wimborne and can continue to play an active part in the wider local community.

The site

Due to high business rates and changing shopping habits, Ensors the owners of Wimborne Market, announced its intention earlier this year to relocate the market to a more suitable, alternative site within Wimborne.

The site is currently occupied by Wimborne Market, and is comprised of several unsightly portal-framed buildings and sheltered, with associated parking. It is bounded to the south by Riverside Industrial Estate and residential dwellings to the north, east and west, and directly abuts the St Johns Conservation Area. The proposals therefore present an opportunity to improve the site’s relationship with this Conservation Area.

The site is sustainably located within the thriving community of Wimborne, approximately 1km away from the town centre, and the broad range of amenities available.



Existing multi-storey car park



Existing car park



Existing market buildings



The benefits of retirement communities

A recent report from Homes for Later Living, entitled “Healthier and Happier”, found that building more homes for later living also has numerous financial and wellbeing benefits, which are detailed over the next pages.

Social benefits

It has been found that in the UK there are around 3.8 million individuals over the age of 65 who live alone, many of whom may not live close to family and friends or have easy access to local facilities from their current residence. These factors increase the risk of social isolation, which can lead to loneliness and depression in older age, and in turn more significant health issues such as dementia and chronic illness.

Creating supportive and sociable retirement communities is at the heart of our developments through our shared facilities. The shared spaces provided by retirement communities help to combat loneliness and social isolation in later life more effectively. A ready-made supportive community is available for homeowners to access, whilst retaining their independence and involvement in the wider local area, as they choose.

Homeowners at our proposed Wimborne development would have access to 24-hour flexible on-site care, and support designed entirely around their needs and aspirations. Shared facilities, including a fully serviced restaurant, serving at least two meals a day, a communal lounge, a function room, a library, a Wellness suite and guest accommodation, with additional spaces for social activities and community events.

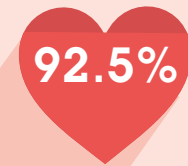
This will create a social hub and supportive community at the heart of the development for all of those living in the village.

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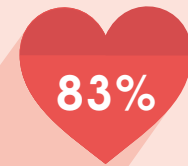
The best thing is the friendships of all the people, we do so much, we have our prosecco parties when it is someone’s birthday, and we are even planning for a group of us to go on holiday next year!”

Ray James, Lawson Grange

Improving quality of life



of our homeowners **would recommend** us to a friend



say there is a **sense of community** in our developments, compared to 51% of the general public



the average 80-year-old feels this much younger after moving to specialist retirement accommodation



Social events held every month across our retirement communities

Improving quality of life



c. 9 out of 10 homeowners said their new property **improved their quality of life**



Average **health and social care** saving per person per year when someone moves to retirement housing



Average yearly cost of **residential care** in a care home



Our homeowners are around **half as likely to have falls** than they would be in their previous homes

Health and Wellbeing benefits

McCarthy & Stone is at the forefront of developing retirement accommodation. Our retirement communities help to bridge the gap between family housing and care homes.

It is well known that the pressures on health and social care are immense and are likely to worsen, as the population ages.

The provision of retirement accommodation can help reduce the risk of health challenges in older age, which can save the NHS and social care system approximately £3,500 per person per year. This can be for a number of reasons including:

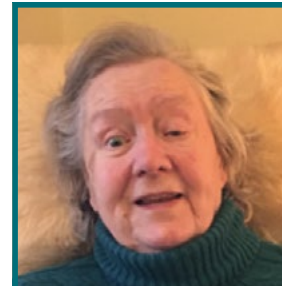
- ✓ Reducing the amount of time spent in hospital, as purpose-build retirement accommodation can better cater for the needs of an older person during recovery
- ✓ Those in specialist retirement housing are half as likely to have falls resulting in fractures, injuries and costly inpatient bed stays
- ✓ Residents living in specialist retirement housing are half as likely to be lonely, making them significantly less likely to develop dementia
- ✓ Increased reaction time to strokes to ensure sufferers receive urgent medical attention, which is crucial to surviving and making a full or near-full recovery
- ✓ Specialist retirement housing is purpose-built to address the needs of older age, with step-free and wheelchair access throughout our buildings to reduce trips and falls

The Homes for Later Living report has also found that housing specifically designed for later living can reduce the age an average person feels by up to ten years and improve established measures for wellbeing, such as happiness and life satisfaction.

Responding to Covid-19

The unique nature of our retirement developments, which provide independent living within private apartments with flexible on-site community facilities and support, means that our homeowners have been safer and more supported than if they had been living alone during the Coronavirus pandemic.

Our developments have adapted during the pandemic, to support our homeowners, tackling the need for PPE and supporting our most vulnerable residents by delivering home meals, shopping and providing crucial medical supplies. **The specialist nature of our developments and our committed staff have meant that the infection rates in our communities were 27% lower than the general over 65s population and four times lower than the over-85s.**



“

Living in our old home, we began to find we had difficulties with doing things like shopping. I broke my hip, and I found I couldn't cook anymore, so we decided to look around and we found this place. Initially I didn't need any care, but as time went on, I needed morning care to help me dress and care in the evening.”

Agnes Rogerson, Cartwright Court

Economic benefits

The benefits of retirement developments are not only about enjoying a new community, with less worries about maintenance and long-term care and support, there are also financial benefits both for homeowners, and the wider economy.

Regenerating the site with Retirement Living accommodation will significantly contribute to the vitality and viability of the High Street. A typical McCarthy & Stone Retirement Living PLUS (Extra Care) development delivers annual spending of over £1.2 million directly into the local economy, with nearly 80% of residents using local shops once a week. This proposal is also expected to create 17 full time equivalent jobs.

Not only this, but homeowners will typically have reduced running costs when compared with their previous homes by around £1,200 per year. This is a result of lower heating water and utility bills.

Contributing to wider housing needs

A high percentage of over-65s own their own home, and specialist retirement accommodation can contribute to local housing needs, potentially freeing up under-occupied accommodation and much needed local family housing. The provision of retirement accommodation offers older homeowners the scope to move to more manageable and accessible homes. Most of McCarthy & Stone's homeowners move from a 4-mile radius and free-up large family-sized houses, helping young families and, further down the chain, first-time buyers. Each move to a retirement property prompts a further two to three moves and every c. 2 in 3 moves result in a first time buyer purchasing their first home.



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My service charge covers, amongst other things, the services of our House Manager and the maintenance, decoration and upkeep of the buildings and grounds. It is a weight off my shoulders to be freed of responsibility for those things and for such unexpected eventualities as mending fences or repairing roofs.”

Robert Gorley, Codsall

Flexibility and choice at the core of our communities

At McCarthy & Stone, we are dedicated to offering greater flexibility (of services, including introducing smart technology, and lifestyle offerings), choice (of ownership, including outright purchase, part-rent part-buy, and rental), and affordability (by introducing more affordable, compact and contemporary living solutions, using optimised designs and Modern Methods of Construction) to make our retirement developments as accessible as possible. This helps us to meet the wide range of lifestyle and care needs of our homeowners, to help them to realise their best retirement.

Management

We maintain the management throughout the lifetime of all of our developments. A part of this long-term commitment and the relationships that we build with our homeowners, is that we understand the needs of our homeowners change over time.

We continue to adapt the services we offer within our developments to enrich the quality of life of our homeowners and ensure that they maintain their independence and inspire a sense of continued possibility. We have recently begun providing electric car clubs within some of our developments, which have proved very popular with homeowners who still wish to drive, but without the hassle of owning and maintaining a car.



You have complete privacy and independence, but with the peace of mind that you are surrounded by like-minded people who you can call on when you need to."

Sylvia Morgan, Paxton Court

Tenure

To continue to adapt to the different needs of older people, we have introduced a range of tenure options, designed to suit every type of buyer and budget, including:

- ✓ **Outright ownership:** this option is perfect for those that wish to settle into a new community, whilst releasing an attractive amount of equity
- ✓ **Rental:** this option offers the lifestyle and community of a McCarthy & Stone scheme, without the long-term commitment
- ✓ **Part rent-part buy:** much like traditional shared ownership properties, this option offers an adaptable solution to those that may not be able to outright purchase an apartment, but want more control than just renting

To give future homeowners the opportunity to find out what its like to live in one of our developments first-hand, we also offer a complementary two-night try before you buy option. This enables older people to understand what type of retirement accommodation is most suitable for them, as well as being able to experience the community feel and support of living within a McCarthy & Stone.

24-hour care and support

Our Retirement Living PLUS developments (Extra Care housing) enable our homeowners to continue to live independent and healthy lives in their own home with the comfort and knowledge that flexible help and support are available on-site 24-hours a day, whenever needed.

Flexible care and support designed entirely around the needs and aspirations of our homeowners are provided by our in-house management company, McCarthy & Stone Management Services, which is regulated by the Care Quality Commission (CQC) in England and its equivalent bodies in Scotland and Wales.

A team of up to 17 staff members is based on-site with a presence 24-hours a day. Our qualified care professionals offer around-the-clock flexible personal care and support packages, tailored to the individual needs of homeowners, for as much or as little as they need, including:

- ✓ Help with dressing / undressing, washing, bathing and grooming
- ✓ Help with mobility problems
- ✓ Medication monitoring
- ✓ Assistance with rehabilitation and exercise programmes
- ✓ Domestic assistance (cooking, cleaning, laundry, shopping etc.)

Thank you for taking the time to read this brochure.

If you would like to discuss our exciting plans for Wimborne Market further, please contact the project team by calling our Freephone information line on **0800 298 7040** or by emailing **feedback@mccarthyandstone-consultation.co.uk**.

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ
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