

# Solutions for Extra Care Housing



# A specialist team.

**Seddon have been delivering Care & Extra Care Developments across the UK for over 20 years, building up expertise and best practice with both public and private sector clients, whilst at the same time developing key relationships with commissioners and delivery partners.**

At Seddon we understand the importance of:

- Responding to the challenges posed by an ageing population
- Providing a choice of 'care ready' housing options
- Delivering high quality affordable housing with low running costs
- Helping commissioners balance the expenditure away from more expensive 'crisis' interventions to support more cost effective preventative solutions
- Developing affordable housing within an environment of reduced public expenditure
- Encouraging planning for old age
- Improving health and wellbeing and promoting independence across the older population

Seddon brings together the experience of a major national building and development company with sector specialist designers and specialist support project managers.

The uniqueness of the team members provides a full comprehensive extra care solution to the Client

Interested customer groups include:

- Local Authorities
- Registered Providers
- Charitable Organisations
- Private Sector Developers

Our extra care timeline highlights the typical services we offer in delivering extra care with added value through our partnership team.



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Over the past twenty years PRP have assembled a team of skilled and knowledgeable architects to focus specifically on the housing and care facilities for older people and others with particular needs.

Our experience in this sector is grounded in our willingness to absorb new ideas and in our research and development in the field where we have written a number of design guides and publications.



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PDW are housing and development consultants specialising in extra care and older persons housing. Our experience is extensive and varied. We have provided: Strategic Support and Research; Project Management Services; Funding and Appraisal Advice and Support, Extra Care Housing Management Policy Support.

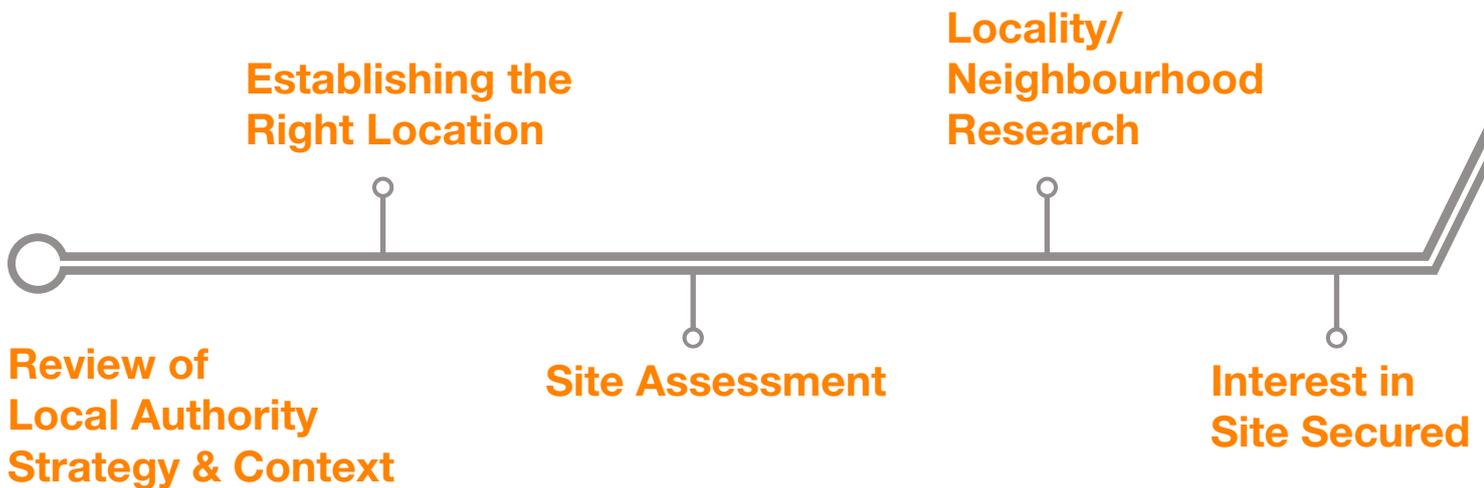


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Seddon is a family owned and managed construction, maintenance and house building business with a track record spanning 115 years and 5 generations of the Seddon family. The company employs close to 1,000 people including trades and apprentices, with a turnover close to £ 200m across the mainland UK.

Seddon has many years of experience working for major clients within the extra care sector where we consistently provide innovative and sophisticated building solutions tailored to our clients' community and stakeholder needs.

# Extra Care Timeline.



## 1 Developing your brief

- Identifying Key Stakeholder partners
- Scheme concept development
- Identifying & bidding for capital/revenue funding
- Developing your appraisal template
- Achieving organisational 'sign off'
- Completing the financial appraisal
- Undertaking planning viability



## 2 Getting your project to site

- Engaging with Key Stakeholder partners
- Drafting your internal/external communications strategy
- Optimising project viability
- Appraising commercial opportunities
- Developing your sales and marketing strategy
- Agreeing your project manager arrangements
- BIM modelling

**Finalising the Project Brief**

**Complete the Detailed Design**

**Project Health Check**

**Achieving Planning Approval**





## Project Team Approach

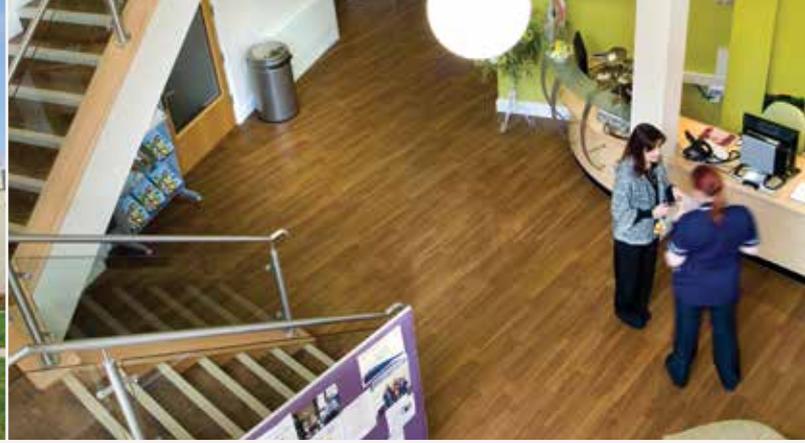
## Quality Control

## On Site Management Reporting

## Handover Procedures

# 3 Constructing your project

- Establishing Project Team sub groups (Marketing Management, Facilities Management)
- Drafting of Management Agreements
- Agreeing management roles and responsibilities
- Utilising modern construction techniques
- Establishing long term Facilities Management arrangements
- Agreeing approach to building management
- Optimising construction delivery



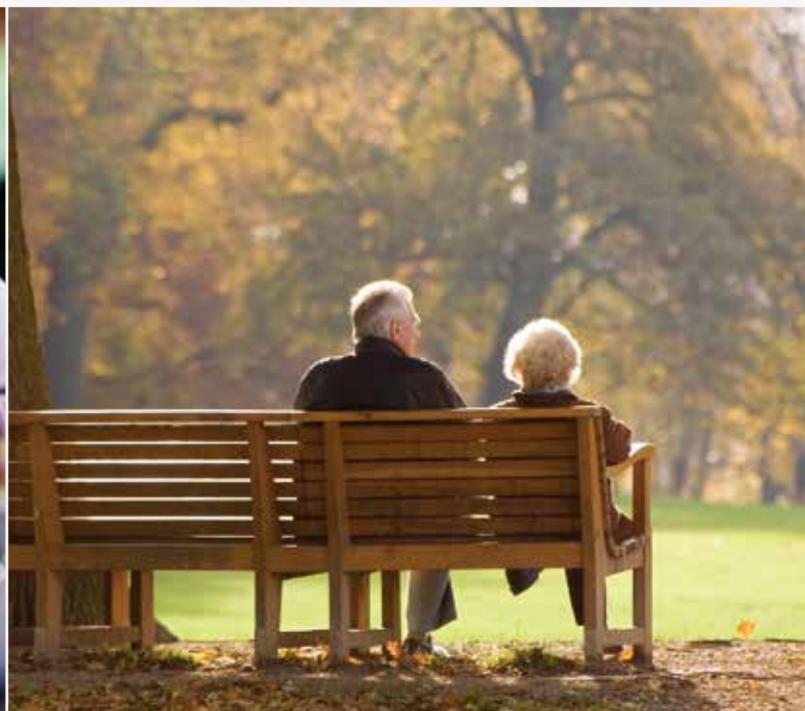
## 4 The handover and operation of your building

- Producing your staff handbook
- Developing your allocation and letting plan
- Creating a specific residents guide
- Undertaking comprehensive staff training for all scheme users
- Introducing our post-handover support team
- Comprehensive staff training
- Post-handover support and after care service

**Key Staff Briefings**

**Building User Guide**

**Agree Customer Care Response**



# A Model Solution.

Illustrated below our model demonstrates a flexible approach to ensuring that residents can continue to live independently.

- Flexible in the number of apartments, their size and tenure to suit the clients aspirations and the capacity of the site around a central core.
- The communal areas will provide a focal point for residents from the neighbourhood, promoting social interaction, without replicating existing community facilities.
- The design will be dementia friendly from the outset allowing residents to stay independent for longer and reducing demands on relatives, visitors & the care providers.
- Flexible apartments layouts and care packages are tailored to suit an individual's needs.
- The entire development of the apartments would be wheelchair accessible and Lifetime Homes compliant.
- Developments would be designed to achieve BREEAM Very Good, equivalent to Code Level 3-4
- Developments would apply to the design principles recommended by HAPPI and HAPPI 2.



*Raising the quality of housing for older people to a level which meets their expectations and exceeds their aspirations.*

One bed 54.8m<sup>2</sup>

One bed+ 62.9m<sup>2</sup>

Two bed 66.7m<sup>2</sup>



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SeddonTV

For more information about our services please visit our website at:

[www.seddon.co.uk](http://www.seddon.co.uk)

BUILDING



PAINTING



MAINTENANCE



**Seddon**

SOLUTIONS FROM A SINGLE SOURCE