

QUESTIONS and ANSWERS

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1. What types of accommodation and services will be provided within the scheme?

There will be roughly 65 retirement apartments, a range of specialist care facilities, and 48 en suite rooms. For more information, see Appendix 1.

2. Who is involved with the project?

Rossendale Borough Council – identified a need for the services and are coordinating the project.

Calico Homes – a local “not-for-profit” organisation developing and managing the services.

Lancashire County Council – involved in support and care provision as they have responsibility for this.

East Lancashire Clinical Commissioning Group – a new GP group who have responsibility for delivery of local health service and specialist care.

PRP Architects and Faithful & Gould – experienced design and project management consultants.

Department of Health/Homes & Communities Agency – who are potential funders of the scheme.

Ring Stones Maintenance and Construction – developers for the scheme.

3. How do you know that there is a need/demand for this type of development?

The Council's Strategic Housing Management Assessment in 2008 showed a need for this type of accommodation.

The Council have renewed the Assessment using census information, and it shows there is still a high demand.

Demographic projections show there will be a significant increase in the number of older people in Rossendale over the next 15 years, particularly those over 85, who are more likely to need specialist care and support. The number of people with age related illnesses is going to rise.

4. There is already a care home nearby – why another?

There are no other schemes that will have the same quality and variety of services which are affordable to all, and will also allow for people to live there for the rest of their lives if they wish to.

5. Will local people be able to afford to live there?

Many private sector organisations provide similar schemes, however many of these are expensive. The Council are confident that, through their partnerships with 'not-for-profit' organisations, affordable accommodation and services can be provided.

This approach will also see wider economic, educational and community benefits, rather than 'profit' benefiting shareholders, which is often the case with private companies.

6. Why have you picked this site?

We assessed over 35 sites across Rossendale. A set of criteria was established to meet the requirements of the older people who will live there. These included:

- Location/accessibility across the borough
- Closeness to local shops and services
- Good transport links
- An attractive location
- Enough room for spacious, comfortable accommodation with sufficient parking.

This then led to sites being reviewed to the West of the valley, including Rossendale Hospital, Oaklands, Whinberry View, land near the Health Hub, and the old Accrington and Rossendale College site. These sites did not fully meet the criteria and were therefore discounted, leaving only the Cherry Tree site.

7. How big will it be?

There will be 65 one and two bedroom apartments arranged over different levels, and four care 'households' with 12 en-suite rooms in each.

The sloping nature of the site will allow the scheme to be 'set back' within the site, minimising its impact on the local area.

8. What benefit will this scheme be to the local community and Rossendale as a whole?

There will be a range of benefits:

- **For older people:** high quality accommodation and services
- **For the community:** a range of jobs, education and training opportunities which will benefit local people of all ages.

High Quality Accommodation:

'Extra Care'/Retirement Living – Independent living apartments with access to flexible, on-site, care, health and support services, and communal facilities.

Specialist Dementia Care – High quality, low cost residential and nursing care.

Intermediate Care – An alternative to hospital care for patients who need help to regain independence before moving back home.

Employment, Training & Volunteering

The scheme will offer high quality training and employment opportunities for Rossendale residents including apprenticeships and volunteering positions. Calico has existing partnerships with local colleges, schools and employment schemes.

We estimate that the development of this scheme will create in the region of 60 jobs for the area.

9. How do I put someone's name down for an apprenticeship or job?

Calico's Skills and Employment team will be at the Open Day for anyone interested in apprentice opportunities.

You can also call them on 01282 686 420.

10. What facilities will be available to the local community?

We aim to provide the following as part of the development:

- Café/Bistro
- Hairdressers
- Laundry
- Small shop kiosk
- Large, flexible multi-purpose community room (for exercise classes, local activities, family functions, etc.)

We encourage you to share your views and suggestions for other services so we can incorporate as much as possible into the communal areas.

11. You are taking away a local playing field – what are your proposals for providing some other form of recreational facilities?

We recognise developing here will remove a local recreational facility, and we can't fully recompense for this. However, as you will see options are being put forward so we can re-provide for this. The ideas we have had so far are:

- Better access for dog walking around the site
- Small children's play area adjacent to the communal area and café/bistro
- Woodland walk/general improvements
- Gardening club facilities near the communal areas
- A legacy fund, managed by a local group on behalf of the project team

Continued

- Due to the lack of local land available for potential redevelopment as a football pitch, Rossendale Council have suggested that we improve the Marl Pits development in Rawtenstall to allow for better football facilities.

You may have other ideas and we'd like to hear them, either at our open day, or by contacting us directly (see back page for more details).

12. Who can live in the scheme? Is it just for Rossendale residents?

Priority will be for Rossendale residents.

We will have a cascade system which will help manage allocations for rented properties and prioritise applications for specialist care.

This system will allow anyone over 55 to apply and help us prioritise for people from Rossendale, then East Lancashire, then wider Lancashire, and only then from other areas.

13. Can you live in the scheme if you don't have a care need?

Yes. We intend to build a balanced community in the scheme, so we need residents from a variety of ages (over 55 years) with different needs. The care service will be flexible to cater for this.

It's not essential to have care needs – some might just want to live in a nice environment, knowing assistance is available if required.

14. How can I put my name/relative's name down to live there?

You can register interest at the Open Day. We plan to hold further events as development progresses.

We will be developing a 'friends of' group, who'll help expand our ideas and become community

advocates. Anyone interested can express interest at the open day.

15. When can we see the designs for the scheme and find out some more information?

We are holding an Open Day on 16th May, 5:15pm-7:30pm, at Balladen Primary School, Linden Lea, Rawtenstall, Rossendale, BB4 6DX.

The architects will present images to show what the scheme may look like, and how the local community will be able to use the facilities.

We will have full details of the project, including draft site plans, apartment and care home layouts, and visual aids to show how it will look.

Representatives of the project team will discuss the project with you. You can share your views and help design a scheme to benefit the area.

After the event, we'll put details on Calico's and Rossendale Council's websites, and will maintain regular communication with the local community.

www.rossendale.gov.uk www.calico.org.uk

16. How long will it take to build and how will you manage disruption to local residents?

We anticipate work will take approx. 18 months, with a 'start on site' date sometime between January and March 2014. This means the development would open in early autumn 2015.

There will always be some disruption. Calico has the expertise to manage this effectively, and will ensure the contractor sticks to agreed working practices.

We will take account of local needs and provide regular contact with the local community through our Development team.

Overview

Cherry Tree Retirement Housing is a new concept which combines housing, social care, and health services in one development. It will meet identified needs and provide high quality accommodation and services to those wishing to live there.

The aim of the scheme is to provide a range of accommodation and services to prevent older people having to move on as their needs change, alongside a range of communal facilities for residents and the wider community.

The development will comprise of three key elements:

1. **Retirement Housing (Extra Care)**

Lancashire County Council has identified a need for further Extra Care housing across the county, supporting people to live independently.. There will be 65 apartments (1 and 2 bedroom) available to rent or buy, with access to flexible levels of on-site care and support, as well as health and general support services.

2. **Specialist Dementia Care**

In Rossendale and East Lancashire, there is an increasing need for specialist dementia care. Independent living is not always possible for those with advanced dementia. The development will therefore offer specialist care within 'households' of 12 en-suite rooms which offer separate and familiar facilities for those living in them. There will be two households of specialist dementia care.

3. **Intermediate Care**

These types of services provide active rehabilitation to people following illness or accident, or who are having difficulty managing at home. The local GP Commissioning Group (Clinical Commissioning Group, previously Primary Care Trust) want to reduce the number of services delivered in hospitals and, where possible, provide them in more local, less institutionalised settings.

A further two households may be provided for intermediate care purposes which will enable these services to be delivered locally.

Partners

Responding to identified local need, Rossendale Council has been working on the project to see what is possible for over 18 months with its partners:

1. **Calico Homes** – A Registered Housing Provider who will hold legal ownership of the development as well as offering a variety of support services to those living in the scheme.
2. **Lancashire County Council** – The Adult Social Care and Supporting People Local Authority will be responsible for arranging care and support services in the 'Extra Care' element.
3. **East Lancashire Clinical Commissioning Group** – They intend to commission a range of specialist health services in the scheme.

Our Vision

The vision for the project is to cater for each step of a person's journey – providing a new approach to homes for older people. This is quite unique and not usually provided in typical retirement housing and specialist care.

All too often, older people are forced to move or be separated as their needs change or grow, sometimes this can happen several times in later years. We want to provide a development where services are offered in the same place, which can prevent this, and help to keep couples together, even if their needs are very different.

To achieve this, we will develop services which will:

- Provide truly integrated care, support, housing and health services
- Prevent the need to move if health, mobility or frailty deteriorates
- If a move is required, move within the scheme, not out of it
- Create a feeling of being 'at home', not 'in a home' (specialist care)
- Provide support mechanisms for carers (which is often forgotten about).

Employment Targets

Calico has set a range of targets to be achieved during the construction and operation of the scheme:

- through apprenticeships
- via the additional employment of care, support and catering staff:

Target	Number
Number of apprenticeships created	Min 8 – Aim 14
Number of apprenticeships successfully completing NVQ level 2	Min 7 – Aim 12
Number of apprentices securing employment on completion	Min 6 – Aim 10
Number of female apprenticeships	Min 2 – Aim 4
Number of BME apprenticeships	Min 2 – Aim 4
Number of apprentices defined as NEET(not in employment, education, or training)	Min 7 – Aim 12

As well as providing routes into employment, this type of scheme offers a unique position to become a base for managing a bank of volunteers. We envisage volunteers coming from three different areas:

- ‘Younger’ older people who wish to remain active. (Such opportunities support the ‘stay active’ element of the service objectives and help to prevent health deterioration.)
- Others who wish to ‘give something back’ by supporting people within the scheme or in the wider community
- Those who wish to gain experience with older people in order to support future employment prospects within this field of work.

Timetable

The development timetable is outlined below. Further details can be obtained at the open day.

TASK	TIMESCALE
Community engagement on proposals	May 2013
Planning application	July – Dec 2013
Site acquisition	July – Dec 2013
Start on site	Feb 2014
Construction period	Feb 2014 to August 2015 (approximate)
Handover/Opening	September 2015 (approximate)

LanguageLine
Solutions SM

Informacja w języku polskim pod numerem 0800169 2407

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