

Independent Living Modernisation News

A newsletter for independent living residents

Issue 10 • Autumn 2021



Sheltered Housing has a new name and so does our newsletter!

In 2019 Stroud District Council's Older People's Housing Strategy was created which sets out a vision of ***'Providing good quality older people's housing which meets a variety of current and future needs – where people want to live'***

In line with the strategy's objectives, you will be aware that all schemes were renamed to Independent Living. Renaming the schemes to Independent

Living removed a 'one size fits all' approach, allowing tenants to enjoy as little or as much support as they need.

For example, the 'hard wired' alarm system was decommissioned in 2019 in all areas including tenant accommodation. This allows for a much more tailored service, allowing the option of not having an alarm system and therefore not having to pay for one unless it is required.

Independent Living categories

A brief reminder of the **three types of Independent Living schemes** is shown below. More information can be found on the SDC website, just go to the 'Housing' section and follow the link titled 'Housing Strategy', the 'Older People's Housing Strategy' is at the bottom of the page.



If you do not have access to the internet and would like more information, please contact us to request a copy:

01453 766321



Independent Living Hub

The Hubs have a communal lounge that can also be used for activities which are open to visitors from other schemes as well as the wider community. These activities could include such things as health clinics, exercise classes, educational activities and social events. The Hubs sit at the centre of the Independent Living community, providing a place where different partners in a community can come together and address issues that matter most to them.



Independent Living Plus

These schemes also have a communal lounge but these are generally smaller and predominantly for the use of those living on the scheme and their family, friends and support network. However, they can also be used as 'Satellite Hubs', whereby activities from the Hubs may be extended and take place within them, allowing more people to benefit.



Independent Living

These schemes will not have their own communal lounge, however residents will have the opportunity to use the facilities at both the Hubs and the Independent Living Plus schemes. They will also have the opportunity to both socialise and access the various activities should they wish to. This will allow residents to live independently with as much or as little support as needed. Contact 01453 766321 to request a copy.

Independent Living Hub Facilitator Update

HUB

With the restrictions finally easing, we have at last opened the Independent Living Hubs and the communal spaces within our other Independent Living sites.

The Hubs are taking shape and activities such as coffee mornings, day centres, gardening clubs, vision impaired clubs, managing memory and craft groups have already started. Tenant involvement is so important in the development of the Hubs. I have been meeting with tenants at all of the Hubs to discuss forming social committees to enable them to apply for funding independently to allow the growth of future activities. George Pearce House has already formed a steering group for their social committee, Sherborne House is in the process, and Concord/ Long Ground and Springfields Court are soon to be following in their footsteps.

We have also recruited a Volunteer Coordinator (soon to be announced) who will be working closely with tenants that would like to volunteer with activities, share skills and encourage tenant participation and social inclusion.

I am continuing to work with external partners to promote the Hubs and to develop ideas for the future. Stroud Valley Projects have had a consultation meeting with Concord/ Long Ground residents to discuss a funding bid for their ideas to further enhance the outside space, so fingers crossed the bid will be successful!



For further information regarding the Hubs, please contact Katherine Allen, Independent Living Hub Facilitator on:



07792 420069

or katherine.allen@stroud.gov.uk

HUB



George Pearce House

After a short delay due to the first lockdown last March, George Pearce House was completed in June 2020 and was the third of our hubs to be modernised.

Unfortunately, the residents weren't able to use the new lounge and kitchen areas straight away due to Covid-19 restrictions, but the new facilities were ready and waiting for when the time came.

IL+

Willow Road

Willow Road is the first of our **Independent Living Plus** schemes to be modernised and the works were completed there last December, works included a new lounge and kitchen with improved layout, updated laundry and an overhaul of the communal toilets and corridors.

Health and safety was particularly challenging for our contractors, delivering this project during a pandemic and with all the associated restrictions was not easy. We are grateful for all their extra precautions and also for the patience and understanding of the residents at Willow Road.



Springfields Court

Works to Springfields Court in Cam were completed in April. This was the fourth hub site to be modernised, with our Contractor EW Beard completing the project to the same high standard as previous schemes.

Due to Coronavirus restrictions tenant consultation took on a different approach this time around, with Community Hub Facilitator, Katherine Allen undertaking telephone consultations to ensure that residents were able to safely share their views on their priorities and help to create a scheme that met the needs of the residents.

HUB



The work consisted of updating the lounge and kitchen areas to create a more versatile space, as well as refurbishing the laundry and salon, providing entrance door fob access across the site, converting the guest rooms into a multi-use space and providing scooter storage and charging facilities.

Now that the Covid restrictions have been eased, and the communal spaces are re-opening, we are looking forward to residents being able to make use of the new facilities.

IL+

Schemes for 2021/22

The programme to date has resulted in the modernisation of four hubs and one Independent Living Plus scheme. This year we will be working in the south of the district and modernising a further two Independent Living Plus schemes, **Jenner Court** in Berkeley and **Vizard Close** in Dursley.

Independent Living Plus schemes are an important part of our Older People's Housing Strategy as they compliment the hubs that are also being set up across the district. Both of these schemes have active communities and will greatly benefit from updated communal facilities.

Work is almost complete at Vizard Close, with work at Jenner Court anticipated to complete early next year. As with previous schemes, we will be focusing on improving the communal lounge, kitchen and laundry areas to provide a more accessible and welcoming facility for our residents and the wider community.

Consultation with residents has already been taking place, over the phone due to Covid restrictions, and we are looking forward to working with the residents at these schemes to update their facilities.



IL



Additional Properties at Independent Living Site Broadfield Road, Eastington

Work has now started on the building of nine new bungalows at the Broadfield Road scheme, these properties are for older people and will add to the existing 20 bungalows at this Independent Living scheme. These properties are due to be ready for occupation early next year.

New developments on former sheltered sites

Ringfield Close, Nailsworth

Planning permission was granted for the site in February 2020. This permission will enable us to deliver 20 new affordable homes which will be a mix of one bed flats, two bed bungalows as well as two and three bedroom houses. Five of these homes will be available for shared ownership, two of which are bungalows and will be designed and specifically advertised to older people.

The new homes will be highly energy efficient and are expected to achieve an Energy Performance Certificate (EPC) A rating which is significantly above current Building Regulations. This will ensure the homes have reduced carbon emissions, supporting and reinforcing the council's commitment to become a carbon neutral district by 2030. Our appointed contractor, Beard Construction has already demolished the existing buildings and garages on site and is progressing well with the construction of the homes. We aim for the site to be completed in early 2022 and look forward to sharing photos of the new homes with you in a future edition of the newsletter.

Glebelands, Cam

Plans have now been submitted for planning permission on this site for 23 new homes. These consist of a mix of rented and shared ownership and are made up of 8, one bed flats (the four ground floor flats are for older people or those with a disability), 10 two bed houses and 5, three bed houses.



This is an exciting new development providing much needed affordable housing in Cam. Once we have secured planning permission we will be looking to start on site as soon as possible and plan to deliver these homes for occupation in 2022/23.

Cambridge House, Dursley



Cambridge House in Dursley was designated a 'red' scheme following an independent report on our sheltered housing stock commissioned in 2016. It

is currently empty and an application has been submitted for planning permission to demolish the existing buildings and build 13 new energy efficient homes on the site for affordable rent. The homes will be a mixture of two and three bed houses and once planning permission is secured we aim to start on site in 2022.

