

Sheltered Modernisation News

A quarterly newsletter for sheltered housing residents

Issue 3 • October 2017



Exciting plans for new housing in Nailsworth

It's a well known fact that over the next 20 years there will be a significant rise in the number of older people, and our district will be particularly affected by this change. It's important that we start to address the issue now by building purpose-built accommodation to meet the changing needs of our older generation: independent living in a safe and secure environment.

So we're delighted to share our plans to build eleven new apartments for people aged over 60 in Nailsworth. The new homes will replace eight 1960's pre-fabricated bungalows at Tanners Piece, in the Park Road area close to the centre of Nailsworth. The Tanners Piece bungalows were originally intended as only temporary accommodation to address the housing shortage created by the Second World War, and have now long outlived their useful purpose, being expensive to heat and maintain.

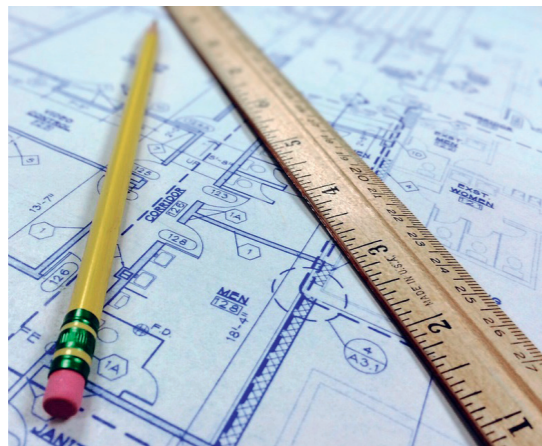
The brand new three storey building will benefit from spacious rooms which will have lots of natural light. Each apartment will be warm and cheaper to heat, meaning reduced energy bills for tenants.

The second and third stories will be accessed via a lift, and each apartment will have both off road parking and a space in the ground floor mobility scooter store.

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Improvement plans ahead

Plans are well underway to upgrade Sherborne House in Stonehouse. This will be the first of our sheltered housing schemes to be improved as part of the Sheltered Housing Modernisation Project.



and furnishings will be chosen by residents. The design and layout of the lounge furniture will be carefully planned to create relaxed and comfortable areas for socialising as well as areas which can be used for dining, exercise or craft activities.

We talked to Sherborne's residents this month about our plans which are due to start in January 2018 and we are looking forward to working with them throughout the project.

Improvements will be made to the entrance lobby, making it larger and more welcoming with more natural light, and the communal corridors will be plastered and decorated to create a lighter and brighter access to the living accommodation.

The communal lounge will also undergo a makeover: the kitchen will be opened out, creating a more versatile open-plan kitchen and lounge and new furniture

We know that having easy access to a mobility scooter is a priority for many sheltered residents, and an important factor in living independently. The layout of Sherborne House means that providing mobility scooter charging points and parking for every resident will be relatively simple, so we will be improving access to the storage areas by creating new pathways around the scheme.

Look out for updates about the changes to Sherborne House in future editions of *Sheltered Modernisation News*.



Exciting plans for new housing in Nailsworth

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The council's tenant liaison officer Chris Eadie has been working closely with the Tanners Piece residents to find them new homes, and all the original occupants will be given the option to return to one of the new apartments if any of the properties meet their needs.

Planning permission for the development was secured this month and we aim to make a start in Spring 2018. The development should be finished within 12 months from the contractor starting on site and we'll keep you up to date with progress in future editions of this newsletter.



Above: Neina Cave and Ian Allan work on ideas for colour schemes

SMP design group

The Sheltered Modernisation Project will involve a number of key decisions at various milestones in the project. We are keen to obtain tenants' views about the changes and improvements ahead, so we've invited tenant reps Sadie Tazewell and Ian Allan, to be part of the Sheltered Modernisation Project (SMP) design group. The group will also include a diverse range of colleagues from across the council, providing a variety of skills, who will work with Sadie and Ian throughout the duration of the project.

The SMP design group are working closely with Neina Cave from Buckingham Interiors to create a range of mood boards and furniture samples for the residents at Sherborne House to choose from.

Local Updates

Wotton-Under-Edge

We will shortly begin marketing the **Dryleaze Court** site for sale. The proceeds of the sale will be reinvested to build new apartments on the Tanners Piece site in Nailsworth (see the front cover story).

As the laundry was sited within Dryleaze Court, we are building a brand new laundry room for residents in the nearby Dryleaze Court bungalows which will be completed shortly.

Nailsworth

As detailed on the front cover, we secured planning permission to build new apartments at **Tanners Piece** and we aim to start on site in Spring 2018. We are still on track to close **Ringfield Close** in early 2018, but after listening to residents' feedback we plan to delay the sale so that contractors can use the site for parking.

Dursley and Cam

In early 2018 we will start to move residents from **Cambridge House** in Dursley. We'll be contacting tenants in the New Year to arrange a meeting to discuss the details and the support we will provide. We are currently in the process of improving our moving home pack full of useful information about the moving process. Then in early 2019, we will be re-housing tenants from **Glebelands** in Cam.

Supporting local business



You may remember reading about our plans to convert the empty former scheme managers homes into new one and two bedroom flats in four locations: George Pearce House in Minchinhampton, Grange View in Stroud, Malvern Gardens in Cashes Green and Hamfallow Court near Berkeley. We are pleased that a local business, McDonnell Price Roofing Ltd will be carrying out the work on all four sites. McDonnell Price is based in Stroud so the project will see an

investment in the Stroud economy in the region of £340,000.

Patrick McDonnell, McDonnell Price's managing director said: "We are delighted to be working with Stroud District Council on these projects. We take great pride in our work and we'll make sure disruption to residents is kept to a minimum."

The work has already started, and the eight new flats will be ready for new tenants to move into in February 2018.

Why not start your own club?

One of the great benefits of living in sheltered accommodation is that you're part of a ready made community. Why not set up an activity group with like minded neighbours? Here are some handy tips to help you get started...

The type of group you run will depend on your interests. How about:

- Craft & chat
- Knit & natter
- Board games
- Book group
- Singing
- Music
- Gardening
- Bingo
- Boccia, boules or table tennis



Pinterest

The online 'pin board' is a great source of inspiration, especially for craft activities.

Funds

If you need a grant to get started try:

- Your parish or town council
- The Barnwood Trust who give grants to community groups. Contact their grants team on **01452 611 292** or email **grants@barnwoodtrust.org**



Need some help?

Your site officer will be able to help you set up the communal lounge if you need heavy furniture moving, tables setting up or want to use the Boccia, boules or table tennis equipment. If you'd like some help in setting up a group then please talk to your support co-ordinator.



Right: Your site officer can help you set up table tennis, boules and Boccia.



NEXT ISSUE OUT IN JANUARY 2018