



**PROPOSED REDEVELOPMENT
Site 5 Chelmunds Cross Village Centre
Pomeroy Way B37 7TP**



Introduction

Runwood Homes has recently been selected by Solihull Metropolitan Council as its preferred partner to construct and manage a high quality care home with nursing in Chelmonds Cross. The facility is proposed to meet the needs of residents with dementia, including those with early onset dementia. The Council will enter into contractual arrangements to purchase the resulting beds for residents within the Borough.

We want to update you on progress, what will happen next, and answer any questions that you may have

Who are the Runwood Homes Group?

Having been formed initially in 1988 Runwood Homes is a well-established provider of care homes with and without nursing. It has provided care for over twenty years and has acquired an excellent reputation from service users, their families and commissioners. At a time when care provision is under intense scrutiny care providers need to invest heavily in the achievement of quality. The Runwood Group invests heavily in training programmes for staff at every level

The Company currently manages 67 care facilities offering over 4,200 beds whilst employing approximately 4000 staff.

Further details are accessible at www.runwoodhomes.co.uk

Where does Runwood Homes provide care services ?

Runwood Homes provides care in Essex, Southend, Thurrock, Norfolk, Suffolk, Hertfordshire, Luton, Nottinghamshire, Warwickshire, Doncaster and Northern Ireland .In addition to residential care and nursing care, the Group has experience in respite care, hospital discharge services, re-ablement and day services. It has significant experience in the provision of care with individuals with a diagnosis of dementia.

Who will undertake the construction of the new home?

The Runwood Group includes Lasserton Ltd, its dedicated construction company which has significant experience in building and commissioning the build of care homes. Lasserton Ltd continues to develop its specialist knowledge of designing and building care facilities, using national research and guidance on best practice dementia environments.

What will be the indicative timescale for this?

We want to make a planning application towards the end of March but have already shared initial proposals and responded to advice given. We have also received helpful feedback from Solihull Council. We need to undertake site investigations and divert a sewer before construction could begin. If we were able to commence construction in July 2016 we would anticipate completion by July 2017

What services will be provided in Chelmunds Cross?

The Runwood Group will respond to the commissioning requirements of the Council and provide both residential care and nursing care for individuals with a dementia diagnosis. This could include respite care and any specialist services commissioned by the Clinical Commissioning Group. The agreement will guarantee approximately 60 beds for the Council at the agreed affordable rate. Currently there are difficulties in securing sufficient affordable beds within the Borough. Provision can also be made for individuals diagnosed with early onset dementia.

In providing services for individuals with complex health and social care needs we will need to work in close partnership with relevant health providers. We will be speaking to them separately about the key role that they will have.

What other contribution will the development make to the immediate area?

The Runwood Group shares the excitement around the Village Centre regeneration and recognises the potential wider contribution that can be made by the care home development. Once operational it will bring employment opportunities in nursing, care, housekeeping, catering, administration, general maintenance. There will be apprenticeship opportunities in care. During the construction phase there will be apprenticeship opportunities in construction and project management.

We are committed to talking with small local businesses about any contribution that each might make, within the requirements of securing best value. We will be making contact to discuss this through the Enterprise Centre.

We want to work with local voluntary organisations, faith groups and the local schools once the care home is operational and recognise the unique role of the Community Centre. We want to encourage the local community to own the facility and play as full a part as possible in its operation.



What do you propose that the care home will be like?

The final detail of the care home is likely to include:

- The schedule of accommodation shows 73 bedrooms with ensuite facilities over two floors. The minimum size of the bedrooms is 18 square meters and each ensuite is 5 sq metres.
- Separate lounges encourage unitised living, allowing smaller groups of residents to develop identity together with their key workers. Residents with similar needs can enjoy everyday living together. There is an activity area designated for residents to pursue leisure pastimes indoors. The reception area is open and roomy, across from which is the Café area
- The usual support service areas include storage, offices, staff changing areas, assisted bathrooms, sluice and medications rooms.
- Doors open out onto the ground floor courtyard from resident rooms, to enable residents easy access onto the secure gardens
- The periphery of the care home includes planted gardens, and a woodland walk with arches at either end to provide a strolling garden with open vista. There is also a greenhouse area with picket fencing creating a sense of “someones back garden”. This would be suitable for other gardening projects where residents can enjoy leisure time under supervision.
- There are 22 car parking spaces and a hidden bin area with an appropriate turning circle. Knee Rail fencing creates a clear boundary but also maintains an open appearance rather than higher boundary fencing and walls. The planting plan is one that has successfully been used in other developments and is self-explanatory

If you have any questions about the above, or would like to make consultation comments please contact

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