



Opus

Complete later living

You are invited to the Public Consultation for an Integrated Retirement Community for the Chelmsford Area

To allow residents in the surrounding area to learn more about the proposals, we are holding a Public Consultation and Exhibition.

This is an opportunity for you to find out more about what is proposed and how it will operate, meet the Opus management team, view drawings and landscape plans, have your questions answered and register your comments.

If you are unable to attend the consultation but wish to be kept updated on progress, then please visit www.opuslittlewaltham.co.uk

Wednesday
21 June

10:30am - 8pm

The Waltham Barns at
Little Channels,
Pratts Farm Lane,
Little Waltham,
CM3 3PR



An Integrated Retirement Community for the Chelmsford Area

To respond to the immediate and growing need for retirement housing with care and care home bed spaces within the Chelmsford City area, Opus is planning the development of an Integrated Retirement Community (IRC) comprising a 60 bed care home, 100 care apartments and 45 care suites along with a number of communal facilities. The site is situated on land that lies to the South West of Little Waltham and to the West of Blasford Hill (B1008).

What is an Integrated Retirement Community

An IRC, often known as a retirement village, provides an environment for older people to live independently within their own homes whilst having the benefit of being part of a wider community. These are vibrant, social environments, with extensive facilities and services to assist people to remain as independent as possible, with care and support on site as required to meet their changing needs. IRCs integrate well with the local community providing a wide range of community benefits as well as diverse local employment opportunities.





Who is Opus and what is Complete Later Living?

Opus is an owner, operator and developer of retirement villages where lifestyle, wellbeing and health are the focus. The villages are vibrant communities with extensive communal spaces, a range of luxury facilities and services, plus high-quality care on site.

The Opus senior management team have a wealth of experience in the sector having created some of the UK's finest retirement villages. Opus own three sites which they plan to start development of during 2023 and have a pipeline of further locations subject to planning including the land at Little Waltham.

Opus





An Opus later living community is a best-in-class, purpose built and designed retirement community offering a continuum of care on site with accommodation to suit each individual:

- 🕒 Care Apartments for a more independent lifestyle
- 🕒 Care Suites providing the very best in assisted living
- 🕒 Nursing, residential and dementia care within a state-of-the-art, self-contained care home

At the heart of the community is the Village Care Centre which is where the Care Home and Care Suites are located, along with facilities including:

- 🕒 Restaurant and Private Dining
- 🕒 Café-bar
- 🕒 Residents lounge
- 🕒 Library
- 🕒 Activity Studio
- 🕒 Cinema
- 🕒 Landscaped Gardens
- 🕒 Wellness Spa which includes a swimming pool, salt room, sauna, gym and exercise studio, hair and beauty salon and treatment rooms



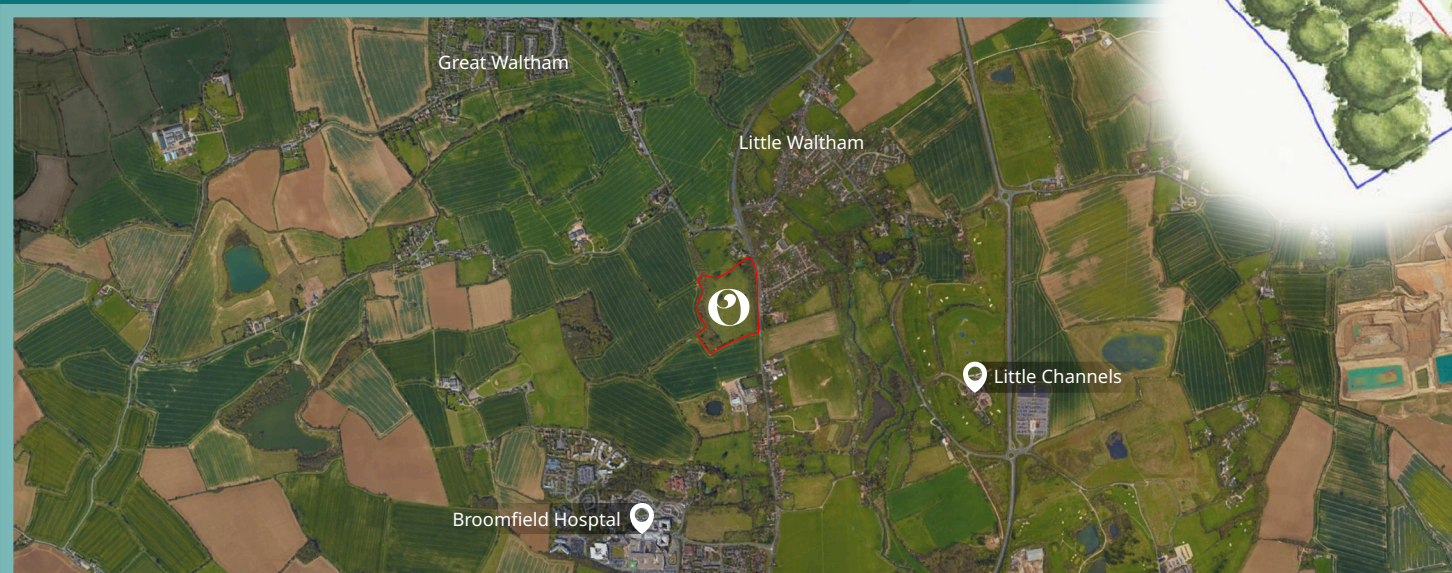
The new Opus retirement community will have in the region of 100 full-time equivalent employees providing a range of support services to residents including a care team on-site 24-hours a day, events and activities, hospitality, housekeeping, maintenance and estate management plus a comprehensive transport service.

The Site

The site lies to the South West of Little Waltham and to the West of Blasford Hill (B1008). It is situated on the edge of a settlement to the North of the city of Chelmsford which is 4 miles away.

Design considerations include:

- ① The position of the main Village Care Centre, situated to the West boundary away from Blasford Hill, reducing the impact on the existing context.
- ① Connection to the Parkland for both locals and residents of the IRC
- ① Retaining the green infrastructure and tree belts along the East, South and West boundaries
- ① Retaining a street scene along the East boundary along Blasford Hill to compliment the existing development opposite the site



A Major Under Supply of Retirement Housing with Care and Care Home Beds

Avison Young has undertaken a needs assessment of private ownership retirement housing with care and care homes. Taking into account population growth and current and planned supply in the Chelmsford City Council area, it identifies an under supply in both types of accommodation now and projects that this under supply will continue to grow, with the position worsening by 2028.

Retirement Housing with Care

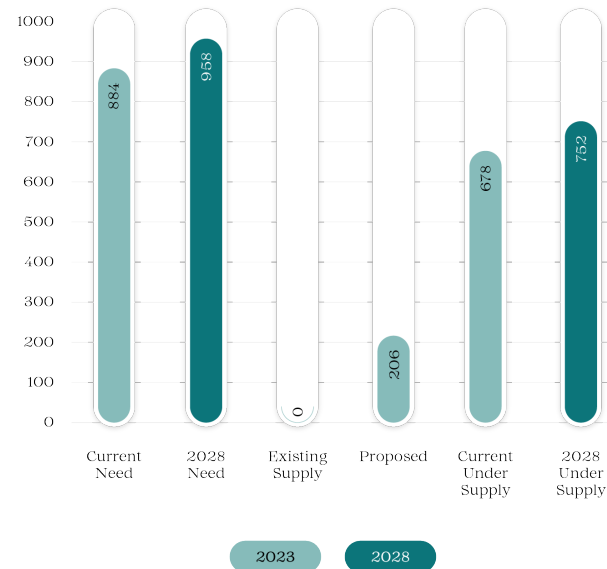
With a very significant level of 75+ and 85+ population growth in the Chelmsford area and a current under supply of 678 retirement housing with care units within the catchment area, the proposed scheme of 145 units of accommodation with high quality communal facilities and care provision is much needed.

Care Home

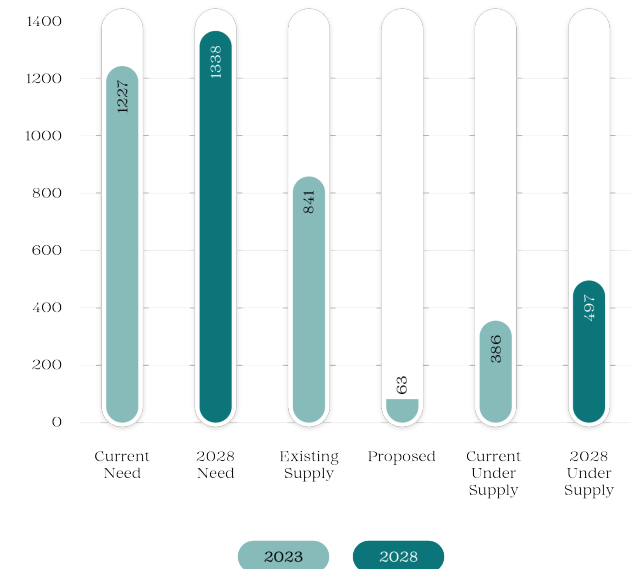
By utilising the Age Standardised Demand (ASD) percentages from LaingBuisson, Avison Young estimate that the number of care beds currently required is 1227.

There is a current under supply of 386 ensuite beds and by 2028 this is forecast to increase to 497

Retirement Housing with Care



Ensuite Care Home Bed Needs



678 Number of retirement units required now

752 Number of retirement units required by 2028

ZERO Current number of retirement houses with care

386 Ensuite care beds required now

497 Ensuite care beds required by 2028

*Retirement Housing with Care also known as Extra Care Housing
Information provided by Avison Young*



Community Benefits



Local Jobs

The Opus later living community will create circa 150 full and part-time jobs.



Freeing up family housing

A large proportion of people moving will be from the local area, freeing up family houses.



Health & Wellbeing

A study by Aston University showed that after a year of moving to an IRC, NHS costs for residents were cut by 38% and routine GP appointments fell by 46%.



Community

Opus residents will be keen to support local businesses and participate in groups, associations and clubs. Opus would welcome groups to hold meetings and take part with events within the Village Care Centre.



Leisure

The Wellness Spa will provide opportunities for membership by local residents.



Taking care of traffic

An IRC creates just 25% of the traffic generated by a similar sized housing development, with the vast majority of traffic travelling outside of rush hour.



A Landscape Led Approach

As part of the landscape approach to the retirement village, Opus propose to set aside a proportion of the site to provide an amenity for residents of the retirement village and local people to enjoy. Opus have some thoughts on how this area could best be used but we would welcome your views and suggestions as part of the public consultation.

Join us for the Public Consultation to find out more

When? Wednesday 21st June 2023,
10.30am – 8pm

Where? The Waltham Barns at Little
Channels, Pratts Farm Lane,
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To be kept updated on all progress visit www.opuslittlewaltham.co.uk or call 01675 677330