



Improving the care and accommodation

choices for older people in Knebworth



Welcome

At McCarthy & Stone, we focus on providing high-quality homes and services to make later life a happy and rewarding experience.

We have recently acquired an interest in land at Chas Lowe & Sons, London Road in Knebworth and are in the early stages of working up proposals for the site's redevelopment with Assisted Living (Extra Care) accommodation for private sale.

As part of our commitment to community engagement, we would like to invite you to our public exhibition to meet our team, view the proposals and provide us with your feedback on our plans before we submit a planning application.

If you have any comments at this early stage, we would like to hear from you. Please take a moment to complete the enclosed postage-paid feedback form.

Who we are

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 51,000 apartments across more than 1,100 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.

Find out more at our public exhibition

Please join us at: **Main Hall, Trinity Church, Park Lane, Knebworth, Hertfordshire SG3 6PD**
On: **Tuesday 28 March 2017** Between: **3.30-7.30pm**

Members of the team will be available to talk you through the scheme and answer any questions you may have.



Our Assisted Living (Extra Care) apartments

Our Assisted Living (Extra Care) developments enable our homeowners to live independent and healthy lives, in their own home with flexible care and support available on-site 24 hours a day. Apartments can be occupied by people aged 70 or over, although the average age of homeowners upon purchase is 83.

Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development. These include a table-service restaurant offering freshly prepared meals 365 days a year, cooked by a professional chef using local produce. There is also a function room, homeowners' lounge, laundry room, mobility scooter charging room, and a guest suite for when their friends and family come to stay. Staff facilities are also provided.

Estate management, care and support is provided by YourLife Management Services, our care and management company, created in 2010 as a joint venture with the highly regarded and long established care provider – Somerset Care. YourLife is regulated by the Care Quality Commission in England and its equivalent bodies in Scotland and Wales.

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Benefits of this proposal

- Much needed specialist Assisted Living (Extra Care) accommodation provided for local people;
- Ideal location, close to public transport links, shops and services;
- A sensitive neighbour for those living near to the site;
- Increased landscaping on the site;
- Low levels of traffic generation and car ownership;
- Sufficient car parking;
- Support for the local economy, with homeowners; typically choosing to use local shops and services on a regular basis;
- Typically most homeowners moving to a McCarthy & Stone development move within a 5 mile radius from the development, releasing family housing back into the market.

Getting in touch

If you would like further information at this stage, please visit the project's dedicated website at www.mccarthyandstoneconsultation.co.uk/knebworth or contact our freephone information line number on **0800 298 7040**.

To find out more about us, please visit www.mccarthyandstone.co.uk

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To find out more, please visit www.mccarthyandstoneconsultation.co.uk/knebworth