

Submission to District Council Annual Plan

It is well known that Marlborough does have a higher percentage of older people in its population mix than most areas. This number will grow for the foreseeable future.

Consequently there is a need to have suitable housing available in some form. This can be residential care, Life Style Homes, own residence or renting. The number of people who will go into retirement will be renters.

It is our intention to develop an Abbeyfield House in Blenheim. Initially one will be provided in Blenheim but it is also feasible that as time goes on one will be developed in Picton and Renwick.

The concept of Abbeyfield House is essentially described as "flatting for seniors". The occupants are required to have the ability to look after themselves although treatment at home on occasion as required is accepted. The residents will have their own studio type accommodation. They will make use of communal facilities for all household activities.

Their welfare on i.e. will be provided by a Housekeeper who will produce their lunch and evening meal and deal with small day to day matters. The concept favours independence but also a reduction in loneliness - a factor affecting elderly people.

The cost to the resident is covered by their pension and still leaves a small amount for incidentals.

Abbeyfield House typically holds 13 to 15 people. It usually requires land area of 2000 sq. meters. A total cost is usually \$2.5M. A mortgage can be raised of \$500k that is capable of being serviced by residents' rents.

Abbeyfield is an organization founded in England after the Second World War to combat loneliness and has continued in this vein ever since. Abbeyfield New Zealand is a New Zealand registered charity run by a Board of directors with the Chief Executive Officer and national office based in Nelson.

Currently there are twelve Abbeyfield houses operating within New Zealand which are being run satisfactorily. From a governance point of view they are run by a local board of volunteers who also manage the houses to keep costs down.

ABBEYFIELD: VISIT TO ABBEYFIELD HOUSE TAHUNANUI, NELSON: 3 NOV 2016

Brian Ross, Graeme Faulkner and myself travelled to Nelson on the 3rd of November and visited both Abbeyfield Houses, being Tahunanui and Stoke.

Whereas Stoke was built in 1994, Tahunanui was built in 2010 and included all of the comforts and ideas now associated with modern residential buildings. The Stoke House is now under ongoing renovation.

We were guided around the House by four members of the both the original development committee and the current management committee. They were very keen to share their ideas on the House design details and the lessons learnt over the past six years.

The 1832m² of land in Mata Place was purchased in 2005. Signage was then erected advising the community of the intent to construct an Abbeyfield House on this site. The development committee set about seeking support from service clubs, etc and commenced the fund raising. Rotary was the first strong partnership followed by ASB Bank, Bunnings and Mitre10. The DHB was also approached and help received from the Geriatric Service. Rata Foundation was an early funds provider. Project cost was \$1.3m for the building.

David Todd was the architect and Andrew Clark the project manager. The building was 764m², providing eleven single units and one guest unit, plus a house keepers flat. There are eight carparks, three with carports and a house keepers garage. Each unit is 30m² in area including a disabled en-suite, plus an outside courtyard. The public areas of lounge, dining and kitchen were extensive with lots of natural light. The surrounding grounds had a grassed area with five raised vegetable plots, a service area for clothes lines and an in ground water storage tank. A centre internal court yard provided more light to the building, with an outdoor seating area. The underlying soft ground conditions required the driving of timber piles for the building foundations.

The House budget requires 90% occupancy to cover its costs. Heating is a lounge wood pellet firebox, with electric fin heaters in the units. External walls are 150mm thick and well insulated. Appliances in the kitchen and laundry are being replaced with commercial grade ones versions. I was impressed with the House and its design. To build the same House in Blenheim, I estimate would cost: \$0.4m for the land, building \$1.5m, landscaping \$0.2 and fees \$0.2m. Total with a 10% contingency is \$2.5m. Russell Hopkins 17/11/2016