

CASE STUDY

KEEPMOAT



Pannel Croft Extra Care Village

Project Brief

In October 2012 Keepmoat completed a major project in Birmingham which has provided a significant boost to specialist housing for older people in the city. Pannel Croft Extra Care Village features one and two bedroom apartments plus a range of shared facilities including a restaurant, cafe bar, gym, IT suite, and cinema.

Of the 180 apartments, 80% were for rent, whilst 20% were delivered for private purchase, including 30 shared ownership properties. Residents also enjoy access to a village hall, greenhouse and well-being centre. Keepmoat delivered the £22million scheme in partnership with Birmingham City Council, the ExtraCare Charitable Trust and government regeneration body the Homes and Communities Agency.

It is the second of five flagship Extra Care schemes currently being built around the city.

CASE STUDY



Project Type/Application

Construction of the 6.5 acre site began in November 2010 and took just over two years. Like all our extra care schemes it is bespoke to the needs and requirements of both our client and future residents. Keepmoat's Extra Care schemes are designed to provide affordable and high quality housing solutions for older people which promote independent living. Residents at Extra Care schemes have access to assessed tailored care and support where they need it- up to the level provided in a nursing home. Facilities and care packages are designed to be adaptable to people's changing needs. Before building work could begin a number of existing buildings on the site had to be demolished. Site decontamination work also had to be carried out along with the re-routing of a right of way which ran close to the development. The construction site's close proximity to existing residential and business properties required Keepmoat's team to take additional care and effort to minimise disruption to our neighbours. Consideration was also paid to the needs of the local community through restrictions on site operating hours and careful development of traffic management plans aimed at curbing the impact of site deliveries and road congestion.

Project Outcome

- * 2011 NHBC 'Best Site' award
- * NHBC 'highly commended' award in the medium builders category
- * Creation of over 200 jobs and training opportunities – our partners the ExtraCare Charitable Trust set us a target of appointing 44 apprentices and trainees at Pannel Croft- a target we exceeded by 41%.
- * A BREEAM 'Very Good' rating for low carbon and energy efficiency
- * We've helped Birmingham City Council and the ExtraCare Charitable Trust to fulfil their commitment to provide affordable and innovative housing for older people in Birmingham



KEEPMOAT

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