

The Wrekin

Housing Group

Station Road, Newport- Extra Care

The proposed development at Station Road, Newport provides 70 specially designed Extra Care Apartments for people over the age of 55 and/or in need of care and support.

Extra care housing offers a way of supporting people to live independently. It provides the security and privacy of a home of your own, a range of facilities on the premises and 24 hour care services available for those that need them.

Telford, as a whole, has an existing and growing need for Extra Care housing evidenced by the numbers of people who are being admitted to residential care and a demographic profile showing a significant growth in the elderly population over the next 20 years.

The value of Extra Care housing, in terms of providing an alternative to residential care in purposely built, affordable and sustainable accommodation for vulnerable people, is well documented locally and nationally. This development will contribute towards the delivery of significant change that is reshaping the future of adult social care and health services allowing older people to have more control over their lives, to live safe, healthy and fulfilled lives, to have an active role in a community and to access the support they need in order to be as independent as they choose.

The whole of the built environment is focused upon promoting wellbeing for both local residents and visitors. The central Hub and café/Bistro will provide flexible multi-use. This generic space can be used for a whole range of purposes, supporting both service delivery and social activity and serving the Extra Care development, the wider scheme and the existing local community. This ensures that the usage of the space is maximised.

The scheme will contribute directly towards meeting housing needs locally. The Extra Care properties will be let and managed by The Wrekin Housing Group on Affordable rents (80% of Market Rent).

The Wrekin Housing Group will make best use of these affordable homes to ensure that all allocations are not only fair and transparent, but also make best use of the housing stock to help foster a balanced and sustainable community.

The Wrekin Housing Group recognise that as a major landlord and care provider it plays a key role in the provision of accommodation to those in housing need. The Wrekin Housing Group will work to maximise choice and will let its properties as efficiently and effectively as possible, in ways that contribute towards building sustainable communities and minimising social exclusion.

