

Jonathan Parsons

From: [REDACTED]
Sent: 20 June 2023 16:38
To: Jonathan Parsons
Subject: RE: Ivybridge
Attachments: 4180 - IVYBRIDGE Trehill Road.pdf

Dear Mr Parsons

As you may be aware, Abbeyfield has recently opened a formal consultation with residents and staff about the future of Abbeyfield House, Ivybridge. This was following a review into how its properties can keep pace with the changing needs and expectations of older people, the investment required to bring them up to modern standards and whether they are able to meet new regulatory and energy efficiency requirements. The lasting impact of the Covid pandemic, escalating energy and operating costs and a nation-wide workforce shortage were important factors in the decision to open consultation.

We fully acknowledge the impact that this consultation, and any potential outcomes, will have on our residents and colleagues in particular, and supporting them through this process remains our priority.

As part of the consultation process we are now gathering as many views as possible and working with the wider community and interested parties to explore different opportunities and potential solutions to try and avoid the closure of the home.

With this in mind, we were keen to make contact to see if there are any ways in which you might be able to support us with our challenges and any opportunities that could be explored to help secure the future of the older people who reside with us.

I have attached some information about the property for your reference, which includes an overview of the financial situation. If you have any questions or would like to feed into the consultation process, I can be contacted on [REDACTED] If you are not the right person for this communication I would really appreciate it if you could pass onto the relevant contact.

Yours sincerely

[REDACTED]

[REDACTED]

Director of Housing Operations

The Abbeyfield Society.
St Peter's House, 2 Bricket Road, St Albans, Herts. AL1 3JW

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4180 – IVYBRIDGE Trehill Road

Trehill Road, Ivybridge, Devon, PL21 0AZ

Abbeyfield Consultation Information Sheet

As agreed, we enclose a property investment information sheet to share further detail with you as part of the ongoing consultation process. The property investment requirement has been assessed and calculated following a stock condition survey of each property by Savills surveyors, a leading property agency.

Abbeyfield future standards of accommodation

We are seeking to provide warm, safe, efficient and affordable accommodation that meets residents' expectations and requirements both now and in the future. This includes -

- Energy efficient and sufficiently insulated homes, compliant with future social housing environmental legislation
- Ongoing compliance with all landlord health and safety regulations such as electrical, gas and water safety compliance testing and improvements
- Ongoing compliance with all Fire Safety requirements

The total cost of investment across all 43 properties that are part of the consultation is currently estimated to be £35 million across the next five years.

Property Investment Requirements for your home

In the next five years, based on the assessment of the condition of the property, the investment to achieve the minimum standards is set out in the table below. This does not take account any changes that may occur in the future regarding statutory, regulatory and environmental standards.

Property Investment Required in next 5 years	
Energy Efficiency	£172,800
Fire Safety, Health and Safety	£41,500
Property maintenance including structure of the building and all Mechanical and Electrical components	£624,500
Other	£52,800
TOTAL	£891,600

This review forms part of our duty and responsibility to robustly assess and understand future cost implications to feed in to our long term business and financial planning which we share with our respective Housing and Care regulators.