better lives
for older people

Shenley Wood Village
An ExtraCare Village
It’s never too late to start a better life

Following the success of Lovat Fields, ExtraCare’s pioneering Village in Milton Keynes, Shenley Wood is the charity’s second Village designed for people over 55 in the local area.

Shenley Wood has been developed through a partnership between The ExtraCare Charitable Trust, Milton Keynes Council, Milton Keynes Partnership, Department of Health, and the Homes and Communities Agency.

Set in approximately 10 acres, the Village will ultimately comprise 300 superbly appointed apartments and a host of facilities designed to encourage independence and an active lifestyle in later life. The first phase of 184 apartments will open in Spring 2012.

At Shenley Wood you’ll be part of a vibrant community. There’ll be every opportunity to live life to the full, rekindling old enthusiasms, embracing new challenges and enjoying new achievements. It’s all about making later life the time of your life.

Here the focus will be on being independent for as long as possible, with opportunities to ‘stay active and stay young’ in a safe community of like-minded friends and neighbours.

Artist’s impression of the Village

Shenley Wood Village

The Village gardens are a great place to relax

Residents take to the water

Surf the web in the Village I.T. Centre
At Shenley Wood you’ll have every opportunity to live the way you want to. To be as active or relaxed as you like. With so much going on in the company of friends and family, you’ll have no time to be bored.

Whatever you choose to do, there’s the peace of mind knowing you have access to a professional team who are committed to helping and encouraging you to stay as active and independent as possible, and who can tailor personal support and care to your needs now or at any time in the future.

Village properties are designed to be affordable regardless of financial circumstances, with a range of flexible options to rent, outright purchase or shared ownership.

The opportunity to apply to live in the Village is open to over 55s.

Our aim is to make the Village a home for life; you won’t have to sell your home to pay for care. Though should you decide to leave the Village, it’s comforting to know that your equity is protected; the purchase price of your property is guaranteed to be returned to you minus any outstanding charges.
stay active stay younger

A Village with a superb range of facilities right on your doorstep, so there’s always a choice of things to do.

Shenley Wood Village has its own library, smart IT room with computers, internet access and email. There’s a welcoming coffee shop and friendly bar run by residents. If you want to help organise a get-together, a party or a dance, the Village Hall is just the place. Or perhaps you’d enjoy relaxing in the landscaped gardens, terraced area or just pampering yourself in the beauty salon.

And like most traditional villages, Shenley Wood has its own convenience shop, hairdresser, a laundry and laundrette, woodwork and craft rooms and a greenhouse.

The Village facilities are of the highest quality but it’s your involvement that really brings the place to life. Residents have the option of taking part in a host of activities and events including our Residents in Bloom event, a trip on the Orient Express, our annual choir concert and ExtraCare’s Got Talent. And then there’s the Annual ExtraCare Christmas Concert.

A resident looks forward to a tandem parachute jump

Staying fit and active

A typical Village shop

All aboard the Orient Express
A typical Village fitness centre

The Village is a great place for discovering hidden talents, learning new skills or brushing up on old ones. What’s more, our hospitality services are on hand to make life easier and give you more time to enjoy life. We can offer help with domestic chores like shopping, ironing, laundry and cleaning, and those D.I.Y. jobs around the home, on a pay as you go basis.

Indoor bowls is always popular  
A typical Village beauty salon  
Enjoy the company of friends and neighbours  
Discover hidden talents

Top quality hospitality in the Village restaurant
comfortable, spacious homes for active lifestyles

A Village with wide open spaces outside and plenty of space inside.

At Shenley Wood Village, every home has been thoughtfully designed to make life as comfortable and safe as possible, regardless of ability or fitness.

Our properties are built and equipped to the highest specifications and with good sized rooms.

Properties have their own front door opening onto a wide, bright street. Everywhere you’ll find details such as easy-to-reach switches and fittings, emergency lights in the event of power failure, and low level, individually controlled, low surface temperature radiators to prevent burns. All are designed to be energy-efficient, with low-energy lighting.

The shower rooms have slip resistant, self-draining floors and 180 degree opening doors for emergency access.

Comfortable living rooms have connection points for both satellite and terrestrial TV, radio, phone, broadband and CCTV feed. The spacious master bedrooms have phone and TV points.
Your kitchen has high quality units and a fully fitted electric oven and electric hob. Most have built-in washer-drier and plumbing for a dishwasher.

A number of homes have walk in bay windows, pleasant balconies or wrap round balconies, and some properties, on the ground floor, open out onto a spacious patio.

All properties are protected by a number of safety features, including the Village’s closed circuit security cameras. An emergency pull cord in every room connects you to a 24 hour staff response.
Our people are what make life at Shenley Wood Village so special.

At ExtraCare we have unequalled experience in encouraging and supporting residents to keep their independence and get the most out of life.

Support is tailored to your individual needs and delivered in your own home by our fully qualified support teams. This can range from a simple daily pop-in visit or more regular monitoring visits throughout the day, all the way up to a high degree of nurse led support. And of course, emergency response is available 24 hours a day.

Should you need regular help of a more personal nature now or at any time in the future, eg: toileting, washing, dressing, personal hygiene, medication, or simply getting in and out of bed, our Village staff team can assist you, subject to an assessment of your needs. They can help keep you independent enough to remain in your own home.

The Village’s gymnasium has fully qualified fitness instructors who are on hand to offer guidance and instruction. The Village’s own Well-being centre is run by a qualified Well-being advisor and offers drop-in sessions for health screening, information and advice on managing a healthy lifestyle.
This holistic approach is part of the way of life at Shenley Wood, and covers everything from keeping a healthy heart, managing diabetes and asthma, to weight reduction, diet, sleep and exercise, and safety in your home.

Healthcare professionals – chiropodists, opticians and dieticians – also visit for information sessions, all helping with general fitness and reducing visits to the doctor.

Our Benefits Advice Team will also help you to access the state benefits you might be entitled to. These may help cover the costs of the services you need.

Support services are charged as required and costs vary according to the level of support required. Our aim is to provide a flexible service that is affordable now and in the future.

It’s good to know that, should anything happen to either you or your partner in the years ahead, you will not only be surrounded by friends and neighbours who care, but you will have the security provided by the ExtraCare professional team.
Our aim is a Village affordable to all

The principle behind the Village development is that it is affordable to all, regardless of income or savings. Properties are available to purchase, part purchase and rent.

Purchase Options. The options available to help you are:
- Outright purchase
- Shared ownership scheme

Outright Purchase. You pay the full purchase price outright and meet the standard amenity and service charges.

Shared Ownership. You buy a proportion of your property, then pay rental in proportion to your ownership. The rental element may be eligible for financial support through the welfare and benefits system. Amenity and service charges still apply and our specialist advisor will be on hand to advise you.

Service and maintenance charges in the Village. Each property is subject to the following costs:

- Housing related support. Costs associated with the day to day tasks you may need help with, eg: form filling; finding a doctor or chiropodist; benefit advice; supporting you to join in activities; providing regular communications for residents; the staff call service and supporting volunteers.

- Service Charge. Costs associated with fire alarms, entry phone system and emergency lighting repair; communal area cleaning; rubbish collection, disposal and pest control; staff time for organising these services.

- Management and Maintenance Charge. (For purchase and part-purchase homes only). This covers day to day maintenance of your property, the fabric of the surroundings including the building, and a contribution to the management of the Village.
Amenity Charge. All heat, light and power to each home; all water and sewage services associated with each home; building insurance; some of the staff time related to activities; reduction of a TV licence for under 75s.

Help with costs. The following costs associated with your Village residency may be eligible for support through the Benefits system:
- Housing costs of your leasehold or rental property.
- The provision of care and support.
- Our Benefits Team can advise you about your entitlements.

Cost reviews. All residents are informed of annual rent, service, amenity and support cost reviews.

Council tax and ground rent. Council tax is payable. The Council will work out your council tax charge based on the value of your property and its size. There is no ground rent.

Whilst access to many of the Village facilities is covered by the residents Community Fee, membership of specific Village activity clubs and participation in Village entertainment and social outings is usually charged in relation to costs.

What happens when you leave the Village? The property will be purchased by The ExtraCare Charitable Trust which operate a waiting list of potential residents. The purchase price of your property is guaranteed to be returned to you or your estate, minus outstanding charges and long term maintenance fees. The long term maintenance charge applies only to properties purchased or part purchased. This charge is built up over time and is available to pay for major repairs, replacement and improvements within the Village.

The particulars are set out as a general outline for guidance only. The information in this leaflet does not in any way form part of a contract or warranty.

We would advise prospective purchasers to seek independent legal and/or financial advice as appropriate.
The ExtraCare Charitable Trust is a registered charity No. 327816

The ExtraCare Charitable Trust is a registered charity No. 327816

Every ExtraCare home comes complete with a NHBC 10 year warranty against structural defects.

THE VILLAGE IS DUE TO OPEN IN SPRING 2012

Other languages and appropriate formats can be provided on request. Please contact the Marketing Team on 01908 340800.

Shenley Wood Village
An ExtraCare Village

Shenley Wood Village, Chalkdell Drive, Shenley Wood, Milton Keynes MK5 6LB
Tel: 01908 340800
www.extracare.org.uk

How to find the Village

The ExtraCare Charitable Trust is a registered charity No. 327816

Milton Keynes Partnership

DH Department of Health