



emh care & support
Part of emh group

SPRINGFIELDS

— CREATING A FEELING —



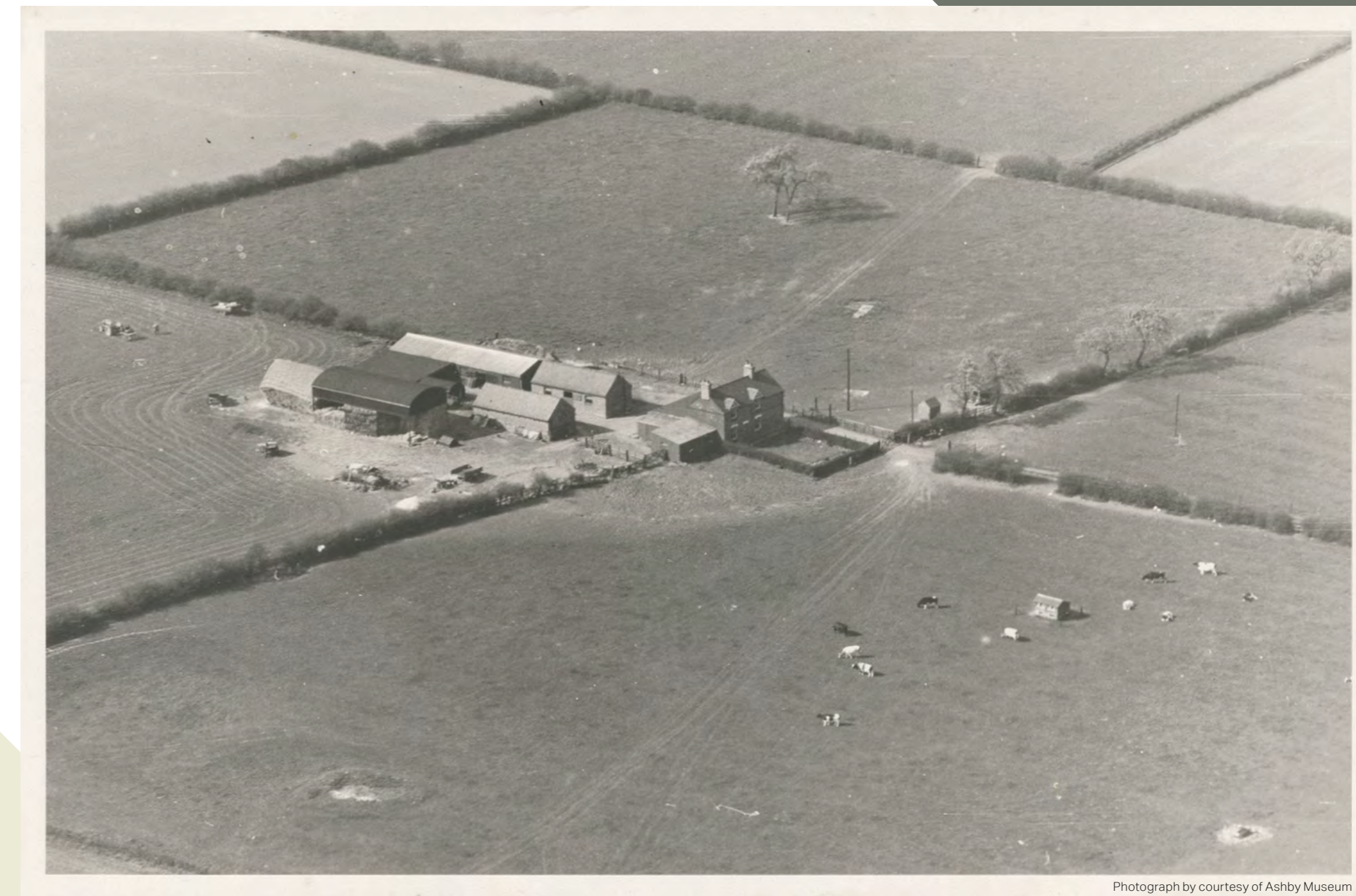
SPRINGFIELDS

ASHBY-DE-LA-ZOUCH

Ashby is one of the most popular and vibrant towns in Leicestershire. With a rich heritage and much to offer residents and visitors alike. It is the ideal place for you to start your future.

OUT OF THE PAST FLOWS THE FUTURE

In the nineteenth century Ashby-de-la-Zouch was a bustling spa town.
One of its most popular springs was on the perimeter of Holywell Spring Farm.
Springfields stands on the site where the farm once stood.



Photograph by courtesy of Ashby Museum

HELLO 'ASHBY'

Situated in the heart of the National Forest is the historic market town of Ashby-de-la-Zouch. 'Ashby' (as it is fondly referred to by locals) has a story all of its own. A story about growth and reinvention and how making the most of its natural resources, location and opportunity has made it one of Leicestershire's most popular places to live. While Ashby has all the amenities and facilities expected of a modern town, it has lost none of its original charm and character.



Transport

Today, the town is a much sought-after residential area with good transport links to Birmingham, Derby, Leicester and Nottingham. Located just minutes from the A42 and A511, residents have easy access to motorways and with East Midlands and Birmingham Airport only a 30 minute drive away, you have the world on your doorstep.

Shopping

Shopping in Ashby is a delight. The town centre offers a range of specialist shops with a relaxed and friendly atmosphere. Market Street is in the centre of town and hosts an eclectic mix of stores, independent shops and clothes boutiques.

Places to eat

Ashby also has a wide selection of places to eat. Experience one of the many charming tea or coffee shops or, if you are looking for something more substantial, there is a fine selection of restaurants offering dishes from around the world.



Ashby Farmers' Market is held every third Sunday of the month bringing the finest foods from the region. Specialist stalls offer an excellent range of produce including meat, local fruit, vegetables, artisan cheeses, honey, preserves, cakes, ice cream, pies, wine, beer, chocolates, soaps, plants and other luxury items.

Attractions in the area

Once you have explored the rich history and heritage of Ashby, a number of other places of interest in the area are well worth taking time to visit.

Conkers Discovery and Waterside Centres are four miles away in Moira. **Hick's Lodge**, also in Moira, is a great place to walk and cycle the lakes and woodlands. Craft workshops, an art gallery and tearoom can be found at **Staunton Harold's Ferrers Centre**. The National Trust's **Calke Abbey** estate, with its 750 acres of beautiful parkland and **Breedon Church** provide superb views of the surrounding countryside. Well-known attractions **Twycross Zoo** and **Bosworth Battlefield** sit to the south of Ashby, while various country parks within the county offer relaxing days out for all the family.

Sport and leisure

A wide range of sports and leisure facilities await you at **Hood Park Leisure Centre**. Set in a mature parkland, the leisure centre offers a 4-court sports hall, fitness room, indoor pool, outdoor heated swimming pool (May to Sept), licenced bar and function room, suntower and all-weather pitches. The open air swimming pool is unique and the only one of its kind in the area.

Ashby's parks provide an ideal location for a picnic and include a state-of-the-art playground for all ages and abilities. Facilities for golf, tennis, football, rugby, cricket, skate parks, hockey and bowls are also available in the town.

Photography and local information kindly supplied by Ashby-de-la-Zouch Town Council.



65 BEAUTIFUL ONE
AND TWO BEDROOM
APARTMENTS FOR RENT
AND FOR SALE.

emh care & support
Part of emh group

SPRINGFIELDS

— ASHBY-DE-LA-ZOUCH —

A HOME IN THE HEART OF THE NATIONAL FOREST

We have taken inspiration from nature and history to produce apartments dedicated to health and wellbeing.

Homes where light and space combine to create a feeling of starting afresh at a pace to suit your lifestyle.

Springfields is a stunning new development of 65 one and two bedroom apartments designed specifically for the over 55's. A select number of under 55's may apply if they have a care or support need. Each spacious apartment is finished to the highest specification and ensures residents live in comfort with all the conveniences you would expect from a modern home.

SPRINGFIELDS IS ABOUT LIVING AT HOME, NOT IN A HOME

The apartments and the communal areas have been designed and built to enable you to live as independently as possible.

There is a dedicated team of staff on site 24/7, 365 days a year to assist with anything from a daily wellbeing call to help with medical or building emergencies.

Personalised care and support packages are available if and when needed.



CHOOSE TO RENT OR BUY

Springfields consists of 65 apartments all built to the same high standard. There are 53 one bedroom and 12 two bedroom apartments. All of the ground floor apartments have French doors and thirty of the apartments on the upper floors have balconies.

50 apartments are for rent and 15 are for sale on a shared ownership basis (you can buy up to a 75% share of your apartment).

We can help you to assess your personal situation and to choose the best apartment for you.



SHARED OWNERSHIP EXPLAINED

Shared ownership is another way to buy your home. You buy a percentage, and pay rent on the rest. The property is leasehold (125 year lease) and you would become a leaseholder.

At Springfields the maximum level of equity that can be purchased is 75%. Once you have purchased 75% of the property, you do not have to pay rent on the remaining 25%.

As the leaseholder you are responsible for all repairs and maintenance inside of the apartment. There will be service charge payable for communal maintenance and facilities and also a wellbeing charge to cover the cost of staff on site 24/7, 365 days a year and management of the team.

emh group owns part of the property but you are living there, you decorate it, and you decide when to sell.



RENT EXPLAINED

AS A RENTER YOU WILL BE ISSUED WITH AN ASSURED TENANCY AND WILL BE CHARGED A WEEKLY RENT. EXTRA CARE HOUSING FALLS INTO 4 AREAS:

- ▶ The cost of renting the accommodation
- ▶ A service charge for maintenance and communal facilities
- ▶ A wellbeing charge to cover the cost of staff on site 24/7, 365 days a year and management of the team
- ▶ Care costs (if applicable)

If you are living on a low income, you may be eligible for council tax support and Housing Benefit. Housing Benefit could help with your rent and service charges. EMH can offer support to applicants who are unsure of what benefits that they are entitled to.

LIVE YOUR BEST LIFE

Maintaining an independent, active lifestyle is important to everyone and at Springfields, this is assured. Residents live in their own beautifully designed, self-contained apartment and are actively encouraged to have complete control of their own lives and to live independently as far as they are able. In addition, residents have peace of mind knowing that care is available in the privacy of their own apartment if and when needed.

At Springfields, residents will also benefit from an extensive range of communal facilities including a bistro, hairdressing and beauty salon, communal lounge and landscaped communal garden.

Springfields allows you to be in complete control of the life you choose to live. You can feel safe in the knowledge that you do not have to give up the things you love, including your pet*.

You also have the added luxury of having your gardens and communal areas maintained for you.

TO BE ELIGIBLE TO LIVE AT SPRINGFIELDS YOU WILL NEED TO:

- ▶ Be aged 55 and over, however a small amount of apartments will be available to those under 55 with a care or support need.
- ▶ You can be a homeowner and apply for a shared ownership apartment as long as on the date of completion you no longer own your current property, as one of the rules with the shared ownership scheme is that you cannot own more than one property at once.
- ▶ A local connection to the North West Leicestershire District Council area is required. Please speak to a member of our Springfields team for details.



SPRINGFIELDS IS A UNIQUE DEVELOPMENT TO ASHBY-DE-LA-ZOUCH. IT IS ABOUT BUILDING A BALANCED AND VIBRANT COMMUNITY.



For people under the age of 55 the only requirement is that you have a care or support need, which could be as little as three hours a week.

This makes it ideal for younger people with learning or physical disabilities currently living with parents who want to become more independent and have their own home. It is just as ideal for middle-aged people or returning servicemen and women who have suffered trauma or injury and need an element of care or support but want to retain their independence.

For people aged over 55 there is no care requirement. You could simply want to downsize and enjoy the security of knowing there are staff on site should you ever need them. Or you may have care and support needs and your current home is no longer suitable, but you still want to maintain your independence and do not want to move into a care home.

WHO SPRINGFIELDS IS FOR

Our apartments are for people who, while growing older or requiring additional support, still value their independence, but within a safe space.

Older people with little to no care needs can relax, knowing that general day-to-day responsibilities like external property maintenance and gardening are all taken care of.

Younger people with a care or support need can live in a safe and modern apartment with care available as and when they need it.

Whether you are keen on your own space and enjoy peace and quiet, or take advantage of the communal living space to engage with your fellow residents, our beautiful apartments are perfectly suited to as much or as little as you want.

Importantly, both residents and their families are given peace of mind in the knowledge that should their requirements change as the years go by, a specialist Springfields team will be on-hand to assist 24/7, 365 days a year.

WHAT IS INCLUDED

Each brand new apartment is designed to ensure that it is easily adaptable to your changing needs. It will be spacious and designed with simple but effective conveniences such as salto door locks, walk-in showers, easy turn taps and ThermaSkirt heating included as standard, to make your new home as comfortable as possible.

In addition, Springfields provides an on-site Scheme Manager and 24-hour staffing available through an emergency call system, meaning help and support is always available, should you require it.



2-bed apartment

INDEPENDENT AND SAFE AT HOME

Springfields is fitted with the latest technologies to help keep you safe and secure. Each apartment comes equipped with a digital system which supports you to live independently in your own home and includes the following:

- ▶ Salto door entry
- ▶ Emergency call connection to on site support staff
- ▶ The ability to see who is calling you from the front door of the building on your handset

Pendant alarms are available to give you and your family peace of mind, knowing that you are safe in your own home and that in the event of an emergency help is always available 24hrs a day, 7 days a week if required.

If you feel like you need one-on-one help; whether from just a few hours a day up to 24 hour care, a care package can be tailored to match your specific needs.

The building has been designed above current fire safety regulations, with sprinkler systems throughout the communal areas and in each apartment.

Computer generated images are decorated for illustrative purposes only and furnished as an indication of a suggested layout.

Part of feeling safe and secure in your own home is knowing that help is at hand when you need it. At Springfields we have a dedicated team of staff available 24 hours a day throughout the year to ensure your wellbeing.

If you need extra support in addition to the standard service on offer, we will work with you to plan a more personalised service at an additional cost. This can include help with shopping and cleaning. If your care needs change, we can update your plan to take into account your new requirements.

All our services are person-centred, meaning they are tailored to suit your individual needs. You decide which services you would like and how you would like them delivered.

Our aim is to support you to live as independently as possible.

BESPOKE WELLBEING PACKAGES



BESPOKE CARE AND SUPPORT PACKAGES

For those who need care and/or support, we will work with you to understand what your care needs are and how you would like them to be met.

Care and support packages are funded separately from your housing costs, and can be paid either independently or funded by Adult Social Care (subject to eligibility).





COMMUNITY SPIRIT

Living in Springfields means being part of a friendly and vibrant community.

There is a lounge for the exclusive use of residents, complete with a tea and coffee bar so that you relax and enjoy the company of your neighbours.

There is also an assisted spa bath for those residents who like to take a bath. It has ambient lighting and music options to offer a luxury experience.

For those quiet moments you can take a stroll in the communal gardens.



The development boasts a bistro with seating for around 65 people, which can be accessed from the reception area. Designed and furnished to a high standard, it offers hot and cold snacks and meals. It is also open to the public.

Situated next to the bistro to allow the catering facilities to be used is a community hub, which can be rented for modest rates for those special occasions. It is also available to local groups and organisations.

Also open to the public is a hair and beauty salon.

In the wider community there is a GP's surgery nearby, and a range of shops and amenities in Ashby-de-la-Zouch town centre which is approximately 1 mile away.



2-bed apartment

DESIGNED TO THE HIGHEST STANDARD

Springfields is designed with space, light, comfort, personal safety and security in mind resulting in a smart and flexible new home that can change with you as your requirements change.

The building and the apartments have been designed for accessible living, allowing wheelchairs and mobility aids to be used. A mobility scooter store is available for the exclusive use of residents.

Each apartment includes ThermaSkirt heating built into the skirting boards so there are no radiators to get in the way of your furniture.

All have a modern kitchen with an oven, hob and extractor hood, and a walk-in shower room to allow step-free access for showering. Selected apartments have in-built reinforced ceilings in the bedroom, hall and shower room should a ceiling track hoist be required. All apartments have knock-out panels that allows a hoist to travel from the bedroom to the bathroom.



2-bed apartment



One bed apartment / no.42



One bed apartment / no.42



One bed apartment / no.26



One bed apartment / no.26

G



- Show Apartments (4 + 5)
- Apartments
- Communal Areas
- Facilities
- Offices / Meeting Rooms

1ST



- Apartments
- Communal Areas
- Facilities
- Offices / Meeting Rooms

2ND



- Apartments
- Communal Areas
- Facilities
- Offices / Meeting Rooms

3RD



- Apartments
- Communal Areas
- Facilities
- Offices / Meeting Rooms

THE SEARCH IS OVER. SPRINGFIELDS IS JUST WHAT YOU HAVE BEEN LOOKING FOR.



65 self-contained apartments comprising 53 one bedroom and 12 two bedroom.



50 apartments are available for rent and the remaining 15 are for sale on a shared ownership basis. (You can buy up to a 75% share of your apartment).



Personalised care and support packages are available if and when needed.



All ground floor apartments have French doors and thirty apartments on the upper floors have balconies.



Bistro with seating for around 65 people. Also open to the public.



Private residents' lounge with tea and coffee bar.



Designed and built to be above current fire safety regulations, with sprinkler systems throughout the communal areas and in each apartment.



A dedicated team of staff on site 24/7, 365 days a year to assist with daily tasks like shopping, cleaning, dressing and meal preparation.



Each apartment is self contained with its own secure entrance combined with a video entry system so you can decide who to allow into the building.



Selected apartments have in-built reinforced ceilings in the bedroom, hall and shower room should a ceiling track hoist be required. All apartments have knock-out panels that allows a hoist to travel from the bedroom to the bathroom.



Lift access throughout building, with level access flooring and wide hallways for wheelchair and mobility aids. A mobility scooter store is available.



Community hub and catering facilities can be rented out for those special occasions. Also available to local groups and organisations.



Pets are allowed*.



Regular activities take place each week for you to join in with.



Emergency alarm system in each apartment.



Car parking.



Assisted spa with ambient lighting and music options for a luxury experience.



ThermaSkirt heating built into the skirting boards of each apartment.



Guest room available.



Hair and beauty salon.



Communal landscaped gardens.



Each apartment has a modern kitchen with oven, hob and extractor hood, and a walk-in shower room to allow step-free access for bathing.

FURTHER INFORMATION

VISITING OUR MARKETING SUITE

Any visit to our show apartments is by appointment only and must be pre-booked. Please supervise any children with you when visiting our marketing area.

Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. Please ask the Springfields Team to clarify which items are included as standard.

PLANS

The site plan and floor plans are provided for illustration only. For specific apartment dimensions please check the individual apartment sizes with the Springfields Team.

It is the intention to build in accordance with this plan. However, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with the Springfields Team and the detailed scheme plans.

The location plan shows general information of the surrounding area outside of the scheme. For more up-to-date information, please contact the relevant local planning authority.

When purchasing a shared ownership apartment at Springfields, you will be taken through a reservation checklist and we will show you the latest plans and revisions which will be noted on the checklist and you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you during the conveyance process.

SPECIFICATION

The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with the Springfields Team.

In the unlikely event of any specification change, we will endeavour to bring it to your attention as soon as possible.

CGI'S

The upholstery fabrics used in the communal area interior images of the development may be distributed differently.

The interior design displayed in the individual apartment images are to inspire you only and is not representative of the specification supplied.

RESTAURANT AND HAIR & BEAUTY

Our restaurant and hair & beauty salon will be outsourced to external businesses. We will endeavour to have both facilities up and running as near to first occupation as possible. However, in instances where the facilities are closed we will advise you accordingly.

*PET POLICY

At Springfields, we know that having a pet can enhance a person's well-being. We also appreciate that some people will have life-long pets that they would not wish to leave behind. There are many benefits having pets such as companionship, comfort, routine and a sense of purpose. We recognise that pets are often loved family members and our aim, at Springfields, is to support this relationship.

When deciding whether a pet can be kept in the home, we would need to know that the individual could care for the pet appropriately and has a sufficient plan in place if they were unable to do so. As a result, Springfields will have a Pet Policy in place, a copy of which can be requested from emh.

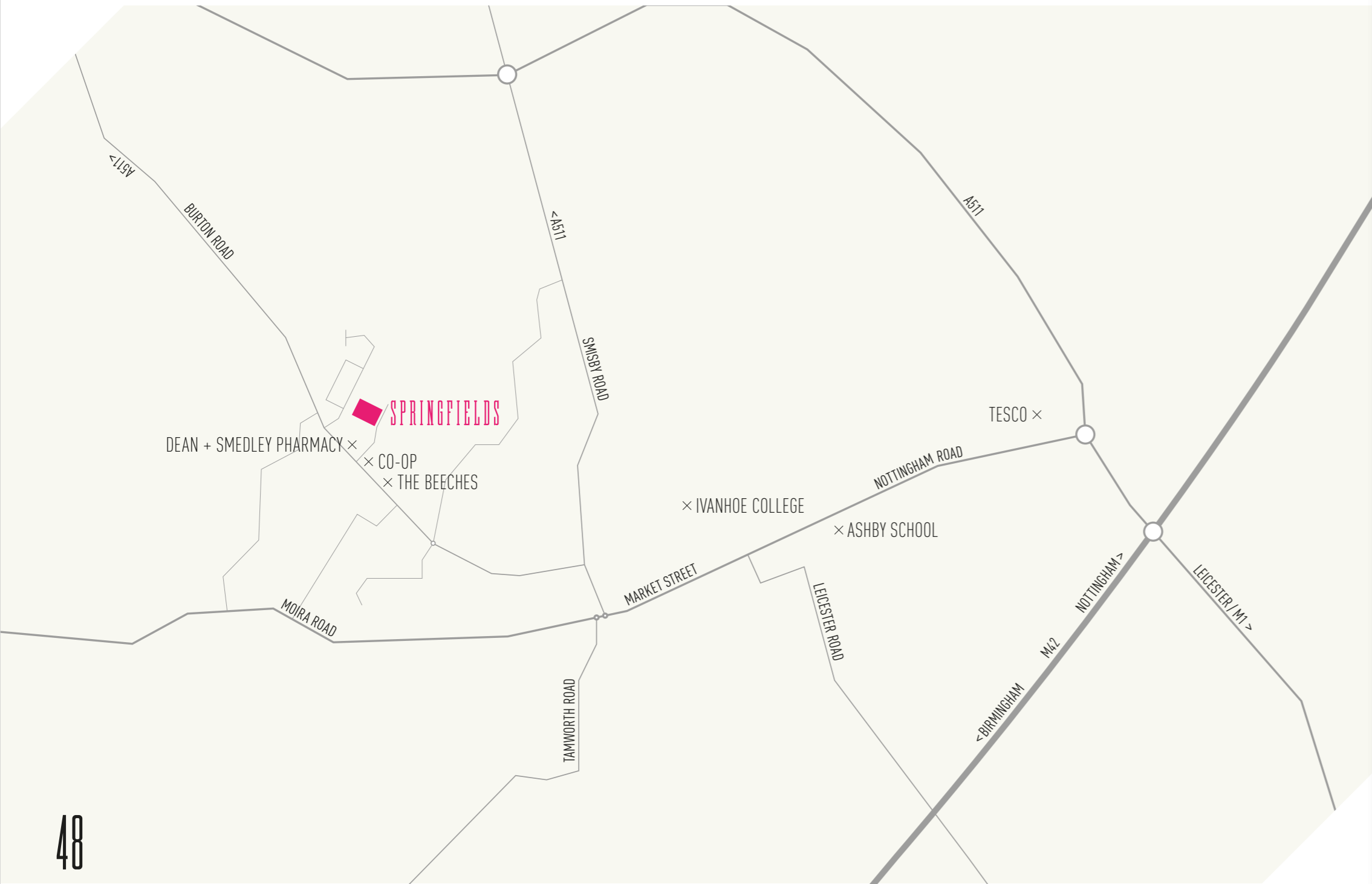
You may keep small pets that are either housed in cages, bowls or tanks inside the home, or are deemed to be small indoor animals and do not need to be allowed outside the property. Examples are birds, fish, hamsters, and house cats. In these instances, permission is not normally required, but only on the condition that they do not cause nuisance or damage to the property including communal areas. If you wish to keep a dog as a pet then permission will need to be sought in accordance with the emh pet policy.

If you require guide dogs, assistance dogs or animals for medical conditions such as deafness or blindness, these animals will be exempt from this policy. We may ask that evidence is provided from a profession body to support the request for permission to keep a pet.

The pet's behaviour is the responsibility of the owner/s and if it causes a continuous nuisance, then emh are likely to retract permission for the resident to keep it and ask for it to be removed.

The welfare of the pets that live within the accommodation is important to us. We also need to respect the views of other residents who live in the complex.

If you would like to get a new pet or bring an existing pet to one of our properties the first thing you will need to do is let us know. We will be able to explain the process, pet ownership conditions and any tenancy or lease restrictions.



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THANK YOU TO OUR PARTNERS

