



## **How Heathbourne Green will benefit the community**

### **Specialist homes for an ageing population**

Our population is ageing, but our current housing stock is failing to adapt. The lack of choice for specialist over-55s housing is meaning many people with complex needs are living in poorly adapted family homes, where they lack the right level of care and support. As a result, they are more likely to suffer physically with increased falls and emotionally through social isolation.

It is estimated that inappropriate housing for the over-55s population will cost the UK around £20 billion by 2041, whilst up to £2,000 per person per year can be saved through keeping people at home with appropriate care.

Heathbourne Green will provide a range of housing types, suitable for intergenerational living and the over 55s population. This includes homes to allow residents to right-size, freeing up family homes across the borough. There will also be a provision of purposed-designed homes and care environments, in addition to onsite care services and support to help residents as their needs adapt.

### **Homes for key workers**

Despite our population ageing, we are struggling to recruit and retain employees to the care sector. Part of this problem is the lack of affordable housing in the right location. Currently, there are 9,000 key workers living in Hertsmere, many of whom qualify for social housing, however due to a current shortfall and poor expected delivery in housing, they are unlikely to be allocated affordable homes.

Heathbourne Green will provide 40% affordable housing and proposes to double the current delivery of affordable homes in the borough based on the current target construction programme.

At Heathbourne Green, key workers will have the ability to live near the people they care for, sustaining the sectors workforce needs. Heathbourne Green will provide low-cost rent housing specifically for these workers which is affordable and allowing them to live within walking distance those they care for as well as providing access to dedicated training and education facilities.

Heathbourne Green's offering of social rented housing will reduce the burden on the current local housing waiting list in Hertsmere.

### **Homes for growing families**



Currently, there is huge undersupply of housing locally. Heathbourne Green will provide almost 1,300 much needed new homes. A range of homes including self-build plots and starter homes will be designed to meet the needs of the local area providing families and young professionals with the opportunity to enter the property market which they would previously have struggled to access.

### **Healthcare benefits and support for the NHS across Hertsmere**

Nationally, poor, or inappropriate housing for those aged 55 and over creates an annual cost to the NHS of £513 million per annum with £177 million of that figure related specifically to falls in the home.

Heathbourne Green will enable Hertsmere Borough Council, Hertfordshire County Council, and their NHS partners to align housing delivery, care, and health priorities for the local ageing population in a way that typical housebuilding does not. Heathbourne Green's targeted approach to housing design aims to create a tangible cost saving for the local health and care sector.

Heathbourne Green will provide a new health and wellness hub with GP services, post-surgery rehab and diagnostics which aims to ease the burden on existing health spaces in the borough. The health hub proposes to take a whole health approach promoting wellness, improving health outcomes, reducing health care costs, and enhancing patient and care givers experience.

To support the current local, healthcare infrastructure, Heathbourne Green will provide Hertsmere's first hospice offering palliative care services, in addition to high street healthcare facilities.

### **Community Spaces for an inclusive, intergeneration community**

Heathbourne Green will provide a range of community spaces specifically targeted at enhancing health and wellbeing. In collaboration with local charities and social enterprises, these spaces will offer activities, fostering an inclusive, intergenerational community which encourages interaction between all ages and generations.

Heathbourne Green will support the economy of the wider Bushey Community, through a training facility to promote the continued education, development, and upskilling of Hertsmere residents. In addition to offering affordable spaces for businesses and social enterprises, complementing the wider economy in Bushey by meeting a currently unmet need.



### **Improvements to the local transport network**

Heathbourne Green will offer significant improvements to the local transport network, both public and private. A new junction between Heathbourne Road and Elstree Road will be created to alleviate existing transport pressures for car use as well as providing priority movement for buses connecting Elstree with Bushey via a new transport hub at Heathbourne Green.

In addition to improved road transport, Heathbourne Green will provide onsite and offsite pedestrian and cycling enhancements to promote healthy movement and bind Heathbourne Green to Bushey in an accessible and safe manner.

### **Landscaping and Sustainability**

Heathbourne Green is based on strong environmental and sustainable principles. It will deliver new publicly accessible green space for new and existing residents and allotments for growing produce. Street trees will create attractive landscapes as well as keeping streets cool in the summer. The site will employ rainwater harvesting and recycling to minimise water wastage.

Buildings will be designed to be energy efficient, and the energy source for heating water will come from site-wide Air Source Heat Pumps. Solar panels will also be included to supply part of the electricity need.