

*Better lives at*

# Solihull Village



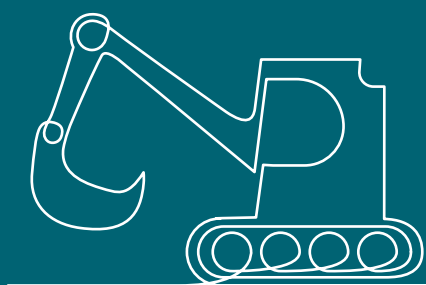
ExtraCare is a registered charity established in 1988. Our **vision** is **better lives for older people** and our **mission** is **creating sustainable communities that provide homes older people want, lifestyles they can enjoy and care if it's needed**. Our surpluses are reinvested to improve our residents' lives. We have no shareholders and are governed by an unpaid Board of Trustees.

We are the UK's leading not-for-profit developer of housing for over 55s. We operate retirement villages and smaller retirement schemes supporting over 4,300 residents in 4,199 homes.

To help support our vision we have a subsidiary, ExtraCare Retail Limited, which runs charity shops and donates their profits to the charity. In addition, income is raised via fundraising.

## What we do

To deliver our vision and mission we essentially do three things:



We develop new villages



We operate villages and schemes



We support our villages, schemes and our 'extra-care' model through fundraising, advocacy and research

## Our locations



### Villages

Typically between 150 and 350 properties.

1. Lark Hill Village, Nottingham
2. New Oscott Village, Birmingham
3. Pannel Croft Village, Birmingham
4. Hagley Road Village, Birmingham
5. Bournville Gardens, Birmingham
6. Longbridge Village, Birmingham
7. Earlsdon Park Village, Coventry
8. Lovat Fields Village, Milton Keynes
9. Shenley Wood Village, Milton Keynes
10. St Oswald's Village, Gloucester

11. Hughenden Gardens Village, High Wycombe

12. Stoke Gifford Village, Bristol

13. Wixams Village, Bedford

### **14. Solihull Village, Shirley**



### Retirement Schemes

Typically between 40 and 100 properties.

15. Humber Court, Coventry

16. Rosewood Court, Wellingborough

17. Sunley Court, Kettering

18. Yates Court, Evesham







# Welcome to Solihull Village

We're delighted to welcome you to Solihull Village, an ExtraCare Charitable Trust village.

Set on the outskirts of Birmingham city centre, located in Shirley, our unique village provides a fulfilling lifestyle with everything under one roof. Pick up old hobbies and discover new ones with our weekly activities or make the most of our wonderful facilities.

We believe that later life is a time for doing more rather than less, staying independent and active – and we've got plenty to choose from.



## Enjoy a fantastic range of facilities



Beauty Salon



Bistro/  
Restaurant



Communal  
Parking



Dementia & Mental  
Wellbeing Service



Greenhouse



Gym



Hairdressers



Hobby Room



Library



Licensed Bar



Multi-function  
Games Room



Rooftop  
Garden



Village Hall

“

I was motivated to come to Solihull Village because it had everything I need... I have plenty of friends here, all the staff and volunteers are lovely – you aren't lonely anymore. Anyone would be happy here!

Solihull Village resident



## Weekly activities

When you feel like getting active and being sociable, our superb range of weekly activities will help you make the most of each day. With so many new like-minded friends and neighbours, you'll never be short of things to do.

A typical example of the weekly activities we offer and more:

- Tai chi
- Arts and crafts
- Walking football
- Circuit training
- Knit and natter
- Quiz night
- Mindfulness activities
- Outdoor exercise classes
- Evening entertainment

Ask one of the team for our activities schedule.

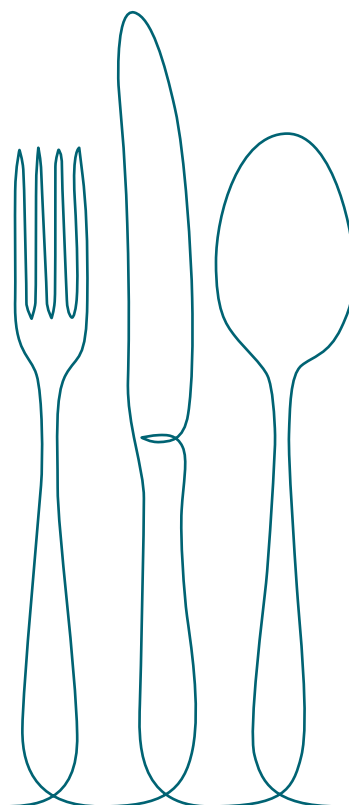






## Dine in our village bistro

Our village bistro is open daily, serving hot and cold food, drinks, snacks and desserts. Head to the bistro and request a menu, or speak to a member of staff if you have specific dietary requirements.







“

*It's great to see residents  
get a new lease of life  
after moving in!*

Village receptionist



## Wellbeing service

- An award-winning service which is run by a qualified advisor and is available to all residents.
- Use wellbeing assessments to empower you to make informed decisions about your health.
- Our locations offer dedicated drop-in sessions, where you can come along and get further information or help with your health.
- This service is funded through the Village Amenities Charge.



“

My parents received such incredible care from the ExtraCare staff. They felt seen and respected, and we knew we had people we trusted their care with.

Sarah, relative of residents



## Care service

Our care service is tailored to support individual needs. The services that we can provide include, but are not limited to:

- Assistance getting in and out of bed
- Medication administration assistance
- Personal hygiene and continence
- Manoeuvring with hoists
- Household chores
- Assisted bathing
- Preparing meals
- Assisted feeding
- Cleaning
- Laundry
- Dressing



“

I'm very happy, it's fantastic and the village is an amazing concept. Everything you want is here and I've made good friends along the way.

Sheena, resident, 66

## Making an impact

Our locations really do make a measured impact. Findings from an independent study into healthy ageing carried out by Aston and Lancaster Universities (2019) evaluated how our unique model of integrated homes, health and social care makes a real difference to older people's lives.

The research found that after moving in, residents felt a significant improvement to their physical and mental health.

**46%**



reduction in  
routine and  
regular GP visits



Clinical levels of  
depression fell amongst  
residents by



**64.3%**  
over 18 months



Exercise by residents has  
increased by



**75%**



NHS costs  
reduced by



**38%**



**86.5%**

of residents are  
never or hardly  
ever lonely



Risk of falls has reduced by



**18%**



“

It's terribly important that the example ExtraCare has set is more widely known and communicated to society, particularly to people in local governments so that they can realise the benefits to the health service that these villages bring.

Baroness Sally Greengrass OBE





“

My favourite thing about working out at our gym is the positive outcomes, physically and mentally, that my regular exercising brings. It's never too late to exercise.

John, resident and gym-goer



# ExtraCare Homes

All homes at Solihull Village provide independent living as part of a wider, bustling community.

Each home has been thoughtfully designed to enhance your life. We've thought about every last detail so you don't need to worry about a thing. All you need to do is move in and start making memories.

All our homes are designed with safety, comfort and independence in mind.

Each property includes either one or two bedrooms and feature:

- Fully fitted kitchen units with integrated appliances
- Accessible shower room with anti-slip flooring
- Low surface temperature radiators
- 24/7 emergency call system
- A private patio or balcony area, in most apartments
- Level accessibility throughout.

Images show a typical ExtraCare village apartment







Get in touch with a village representative  
on 0121 289 1000 if you would like to  
find out more about our homes.

## Affordable living

ExtraCare is a charity, so we aim to ensure that living with us is affordable for all, even for those with limited financial means.

Around 80% of our properties are available for outright ownership or shared ownership, with around 20% available for social rent. When you apply to live at an ExtraCare location you will be invited to meet with our Welfare Benefits Advisor to check if you are eligible for financial support through the benefits system. This could help with your housing or living costs, making sure we secure maximum financial support for your application now, or if your circumstances change in the future. In recent years our benefits team have accessed over £4m in benefits for our residents and up to £1.4m in unclaimed benefits.

ExtraCare's weekly charges have several components (rent, utility and service charges) that vary between locations. Additional costs that are not covered include:

- Council tax
- Care charges
- TV, phone and internet charges
- Home contents Insurance

Please note:  
Property charges and the level of financial help you may receive are dependent on your individual circumstances.



### Example case study:

Mr D has an income of £251.90 per week. He purchases a 70% share of an apartment for £189,000 at an ExtraCare village.

- ExtraCare's service, amenities, community and maintenance charges total £157.40 per week
- Mr D also pays rent of £70.10 a week (on the 30% unsold equity)
- Total weekly charges are £227.50

Due to Mr D's income and level of savings, he is entitled to financial help to meet the weekly costs.

Mr D only pays £74.98 of the total £227.50 weekly charges.









## Discover the local surroundings

Situated on the former Powergen site, Solihull Village is on the corner of Stratford Road and Haslucks Green Road. It is surrounded by great amenities – restaurants, bars, shops, and leisure facilities. Also, nearby is the NEC, Resorts World and the National Motorbike Museum. If you prefer the great outdoors, then Solihull has an astounding 1,500 acres of green space, including 15 Green Flag Award parks. The village is around 10 minutes from the M42 and an easy bus ride away from central Birmingham.

There is nothing better than taking in the wonderful architecture of the city as you adventure down the canals, stopping off at each of the exciting establishments.







**Solihull**  
Village



6

2

4

7

8

9

1

3

5

1. ASDA < 1 mile
2. Aldi 1.3 miles
3. Sainsbury's 1.6 miles
4. Robin Hood Golf Club 1.6 miles
5. Solihull Retail Park which includes M&S, B&Q and more 1.9 miles

6. Trittiford Mill Park 2.1 miles
7. Touchwood Solihull Retail Park, which includes H&M, John Lewis and more 2.7 miles
8. Solihull Nature Reserve 3.5 miles
9. Earlswood Lakes Sailing Club 4.6 miles

“

There's no stress, everything you want is here. But it's the peace of mind for me and for my children - that's what's most important.

Myrtle, 82, resident



## Peace of mind when leaving an ExtraCare location

If you have **bought** an ExtraCare property and you wish to leave, the property will be purchased back by The ExtraCare Charitable Trust which operates a waiting list of potential residents.

The original purchase price of your home is guaranteed to be returned to you or your estate, minus a village refurbishments charge, an administration fee and any outstanding weekly charges.

The village refurbishments charge supports renewal and replacement of structural and other integral items in the building, as well as anticipated costs of upgrades and improvements to the village or retirement scheme.







### How long will it take?

This depends on the terms of your lease. In most cases, if a resident is giving us notice to leave a village, they will have to give three months' notice. If a resident's estate is giving notice (in the event of death), you only have to give 28 days' notice. ExtraCare's weekly charges remain payable throughout the notice period or until the lease is surrendered, whichever period is longer.

Please note in the event of an estate giving notice, most will not be able to surrender a lease without Grant of Probate. This could take a number of weeks or months to obtain, depending on the complexity of a person's assets. Please speak to your local Village Sales Consultant for more guidance on this.

If you have **rented** an ExtraCare property there is usually a one month notice period during which all ExtraCare's weekly charges will continue to be payable.





“

Before I came here I had shrunk into myself, I was lonely. ExtraCare have definitely given me my life back. They have given me something to look forward to. I feel alive again.

Anonymous, resident



# FAQs

## When was Solihull Village built?

The village was completed in 2021.

## How many homes are at Solihull Village?

There are 261 homes made up of one and two bedroom apartments and bungalows.

## What rental and purchase options are available?

Properties are available for outright ownership, shared ownership and social rent. Throughout all ExtraCare locations, we have approximately 80% of properties for sale and 20% for social rent.

## Can I have a pet?

We welcome pets in all ExtraCare locations. You have to ask for permission to keep a pet or to have one in the future. All owners must adhere to our Pet Policy.

## Do you have allocated parking?

We have communal car parking spaces in all ExtraCare locations. We do not offer allocated car parking. Fewer than half of our residents own cars in most locations meaning that there is rarely an issue with car parking.

## How much storage is there in an ExtraCare location?

Most apartments have some storage. We have allocated storage facilities in the majority of locations for golf clubs, Christmas decorations, suitcases and more.

## What time do the communal facilities open (Bistro, Bar, Shop, etc.)?

This varies from location to location. Our communal facilities rely on paid members of staff and ExtraCare volunteers to provide the service. Please speak to the location directly for specific opening and closing times.

## Can friends and family come to visit?

We welcome and encourage visitors to our locations. Family and friends can stay over in your own home or they can stay in one of our guest suites (subject to availability and a charge). Anyone staying over in your home must have a principal residence outside of the ExtraCare village or retirement scheme.

## Do you have a GP service on-site?

We do not have an on-site GP, but our Wellbeing Service is available to all residents. This encourages you to be proactive in managing your health and wellbeing.

## Can I move to an ExtraCare village or retirement scheme if I have dementia?

People with dementia are welcome to live at an ExtraCare village or scheme if they are still able to live independently. Each case is individually assessed by our care team. If we can support their care needs, we are happy to accommodate people with dementia contact the location you wish to live at for more information.

## How do ExtraCare spend the money they generate?

Any surpluses generated by ExtraCare from the sale of properties or services we provide are reinvested back into the charity. Surpluses help to support our care, wellbeing and dementia care services and to refurbish existing villages. Our surpluses also help finance the construction of more ExtraCare villages. This all helps deliver our vision of better lives for older people.

## What is your Gold Standards Framework?

This supports residents at end of life, to ensure they have the right access to services and that we can help plan the care they need.

# Solihull Village

For more information  
contact us on:

☎ 0121 289 1000

✉ [solihull@extracare.org.uk](mailto:solihull@extracare.org.uk)

🖱 [www.extracare.org.uk](http://www.extracare.org.uk)

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📘 Scan the QR code to follow  
Solihull Village on Facebook



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