

Appendix 3. Support from the community

1. The Abbey Care Home building is empty and unused since closure in January 2020.
2. Since closure, elderly residents of Staveley and Ings who can no longer cope without help have their needs met within the National and County frameworks. This means that they have a choice between a) remaining in their home and community receiving domiciliary care from Cumbria Care or an independent care provider, or b) leaving their home and community to enter private, or county run provision - sheltered housing or a residential care home.
3. In 2019, a 2000 signature petition showed the depth of feeling and support for the Abbey Care Home prior to its closure. This was presented to Cumbria County Cabinet in November 2019, as evidence of the community (and wider) opposition to the loss of this local care provision.
4. During the CCC closure consultation (Sept-Oct 2019) community preference was shown for 'a mixture of extra care housing (which includes a dedicated care team on site to provide support where needed) combined with a small 10 bed Residential Care unit'. 88% of respondents supported this option.
5. In March 2020, David Brockbank and a group of local residents wrote and distributed a paper – *The Abbey, A community Redevelopment Proposal* – which outlined a scheme for development of the Abbey Site. This has been a useful starting point for this proposal.
6. Having exhausted explorations of its own, in March 2021 the County Council asked the community (via Fran Richardson of Sustainable Staveley, Mark Kidd of the Parish Council and David Brockbank) if the community could agree a viable proposal.
7. The Abbey Development Group was set up to gather community views and report back to the Parish Council, in the first instance.
8. Residents' views were gathered on Survey Monkey and paper surveys in April and May 2021. Printing costs for this survey were met by Staveley with Ings Parish Council as an indication of their support for this process.
 - 98% of respondents agree or strongly agree with the following statement:

When their care needs can no longer be met at home, people in Staveley with Ings should be able to access the additional care they need in the parish, for as long as possible.
 - 89% of respondents want to prioritise housing for older people from the local area, against housing for people of any age or ability (51%).
 - There was considerable support from respondents for both extra care housing (87%) and sheltered accommodation (76%).

- 92% of respondents agreed or strongly agreed that the Abbey building should be secured for the community and run on a 'not for profit' basis.
9. With support from Cumbria County Council, information has been gathered about the type of care received by residents, the number of residents who transferred out of the village to care homes etc.
 10. A COVID 19 compliant face-to-face session took place at the Village Hall in June 2021, to engage local residents and answer questions.
 11. In this process, over 40 named contacts have been collected who actively support this work and are willing to help.
 12. This is considered a mandate to further develop the ideas and the community support for a credible proposal for the Abbey to be retained as a community asset providing a setting for care of our elderly population.
 13. Cumbria County Council requested an agreed proposal be submitted in September 2021 with a view to making a decision about disposal in October 2021.

APPENDIX 3a. Comments from the Staveley with Ings Community Plan on The Abbey.

Our Services and Facilities

- Ensure there is home care - some residential local opportunity.
- Continue to lobby for a range of accommodation for local social care needs.
- The community should work with our partners in CC etc to replace the Abbey with a fully integrated community led provision in Staveley. In this vision The Abbey would form a hub in partnership with the doctors' surgery and others. It would provide a range of provision for older and vulnerable residents. This would include rented easy [extra?] care accommodation, respite care, long-term residential care and medically supported provision. Shorter-term convalescent provision will allow older patients to leave hospital earlier. Regular meals would be available for residents and others in need and using these services might be a stepping-stone to residential care when appropriate. The Abbey could provide a venue and other support to groups providing social opportunities to less mobile residents. Medical support could be provided to residents locally. An on-site warden would be an essential feature of the facility. Members of the WI would campaign alongside others to create a bespoke service. We believe the village has the capacity to be actively involved in creating a genuinely community led provision in partnership with the County Council and local NHS services.
- Although we have gained some facilities, we have lost the Abbey and 2 local pubs in recent years which formed part of the heart of the community.
- If funding can be found the acquisition of the Abbey as a community facility would be of very significant benefit.
- As we emerge from COVID a new and dynamic project such as this would not only generate hope for the future but would draw the community even closer. Within our village we have Project Managers, Planners, Accountants, Financiers, Solicitors, Architects, Interior Designers, Engineers, Builders, Painters, Education & Social Specialists and a community that is different to most - they all want to be here. What we really need is the leadership vision and ambition - and a really good Community Plan
- Make sure the development of The Abbey, includes affordable homes for local elderly residents.
- Consider moving the Health Centre to another site and expanding/improving it maybe including the pharmacy on site car parking and safe access for all on foot/mobility buggy. Maybe incorporate fitness style facilities to embrace PHYSIO etc. Suggest ...the Green [Big?] Meadow or the Abbey.
- To keep our community 'alive' and not to have it wrapped in cotton wool.

Nature and the Environment

- Make sure we retain green spaces in the village. Don't fill it with industrial units and housing.
- Make sure that we don't fill up every green space in our village.
- Supporting housing and business development only where needed in National Park.
- Retain the village's heart, maintain the beauty around us, stop any unnecessary building.
- Keep village green spaces as they are.
- Keep the village green spaces.
- Supported housing for elderly

Staveley with Ings Society

- Ensure that housing is available for people who work in the village.
- Encourage the LPA to prepare a Conservation Area enhancement plan.
- Policy new housing/business development until flooding and sewage is resolved, accommodation for elderly or similar etc.

Our Economy

- No more holiday homes.
- We are a village community. Let's hold on to that rather than allowing the LDNPA planning team to use Staveley as an example for everything.
- Is there an opportunity of promoting young a local talent in the village so travel is reduced? Also this would help to secure local housing for them.
- Discourage sales of properties to holiday letting companies or individuals that use the same.

Planning and Making Decisions

- Ensure affordable housing
- Providing housing for local people to rent, that cannot be bought. Run by a Housing Association. Restrict 2nd home.
- Many good things have come out of recent development including employment opportunities and affordable housing for local people. It is now time to take stock and rebalance what can be achieved within the constraints of the village itself. The National Park Authority itself and World Heritage have defined the essential characteristics of a Lake District Village and its blend into the landscape, heritage and environment. The village plan should support this and resist any significant development which contradict these objectives and further damages the issues of concern to the residents.
- Gather more information regarding future planning, as the village gets larger and more businesses appear the problems at hand escalate.
- We should not allow this village to become a town, keep the village working, have the school, church, village shops and cafes.
- Survey number of empty properties and look at ways to reduce this by encouraging long and short term lets facilitating sales. New planning applications should include affordable and local occupancy clauses
- Revolt against any property developers ruining our Villages.
- Protest against more housing.
- Ensure that any new housing is appropriate to local needs.
- The Abbey is a landmark in the village and many of us feel that any plans that might lead to demolition would be detrimental to the village.
- Save The Abbey and refresh that part of the village. It looks unloved and needs focus on the recycling area.

Appendix 3b. Community Survey responses

Q1 When their needs can no longer be met at home, people in the Staveley with Ings area should be able to access the additional care they need in the parish, for as long as possible.

Strongly agree/agree	114/13
Disagree/strongly disagree	2/0

Q2 The Abbey site should prioritise local housing for people of any age or ability

Strongly agree/agree	33/35
Disagree/strongly disagree	35/17

Q3 The Abbey site should prioritise housing for older people from the local area

Strongly agree/agree	78/31
Disagree/strongly disagree	12/2

Q4 The Abbey site should prioritise extra care housing (independent living with care as required)

Strongly agree/agree	77/39
Disagree/strongly disagree	8/1

Q5 The Abbey site should prioritise sheltered accommodation (on call warden)

Strongly agree/agree	63/54
Disagree/strongly disagree	11/2

Q6 The Abbey site should be secured for the community and run on a 'not for profit' basis

Strongly agree/agree	91/36
Disagree/strongly disagree	5/2

Q7 A private company should buy and develop the site

Strongly agree/agree	8/11
Disagree/strongly disagree	44/62

The New Abbey Community Survey responses continued

Q8 If you have any other ideas you want to the community to discuss please explain in a few words here

Raise funds from local people, and others, to form a Com Ben (Community Benefit Society) (Similar to Burneside Community Energy) Rebuild as SUSTAINABLE (Passivhaus Standard) RENTED Sheltered Accom for LOCAL ELDERLY FRAIL and LOCAL DISABLED I would want to buy shares in such a venture, and if I eventually moved there, could sell (or rent) my house to a local young family We have architects living in our valley who have experience with Lancaster co-housing, where I was planning to move to, but now I am staying put.

It would be expensive to bring the Abbey up to modern standards. Thus the cost per resident would be expensive. Best option if viable.

My ideal vision for the Abbey is that it could be care home, sheltered housing and independent/supported living for people with additional needs - a sort of wrap around care literally at the heart of the village. Older and vulnerable people deserve to be cared for locally and in the community. Priority should be given to people who have links to the village, perhaps a scoring system? If there could be 'chairs to rent' for people working from home (but don't have space) or 'start ups', this would also give them the 'leg up' that may make all the difference. Just my thoughts. Thanks for the chance to share them.

I'd like to see the Abbey serve local older residents and/or parents of local residents (local residency clause applies * priority local older residents* Do you have someone in mind who would run the abbey on a not for profit basis? Sustainability? Could a private company fulfil the objectives wanted?

Gatesbiold and Calgarth Park at Windermere are good models to follow. Local people moving into the accommodation would free up local housing.

Ideally, would be run by the community, taking care of its own but private if not viable. Who it should include depends on the needs e.g. if more older and more disabled.

Ideally, would be run by the community, taking care of its own but private if not.

site should prioritise Underlined some words When their needs can no longer be met at home. People of Staveley and Ings should be able to access the additional care they need in the Parish !! Living with care as required. Building should be secured

It needs to stay for local older residents, when they can no longer cope at home. Get some boxes out and just Giving Page, for locals and friends to raise money so we can have a say! Keep informed.

As well as the actual use of the abbey site there needs to be consideration for the volume of traffic to/ from the site, access is very limited and parking in the area is minimal.

If the Abbey is secured for the community and run on a not for profit basis, who pays for it and where does the money come from?

Should remain a care home, offering services to locals who live at home.

Provide community services also.

Could it be a larger community health centre with the ability to perform minor procedures and run by St Marys, taking more pressure off the Windermere branch?

I do not agree that sheltered or extra care housing will benefit many after support in their own homes is exhausted I think that loneliness is a huge factor to be considered and that there are care home models which successfully provide not for profit care. Eg Abbeyfield society

Could further gain be made for the village by requiring people selling their houses to move into the New Abbey (in whatever form it takes) to designate their houses as for Local Occupancy in perpetuity - in return for reduced rent, etc?

I'd rather the provision was offered eg by the NHS but if it can only be offered via a private company, I support that option as long as profit is not the main motive.

The Abbey should remain a care facility for older adults who are local and from the surrounding area.

This survey has no neutral box to tick so isn't very accurate

A care facility

A children's home would be great too. An orphanage type place.

question 7 is a bit misleading. As we don't know what the possible private company will do with the site

Well done on setting up the survey, although, I'm not totally sure what this survey is trying to achieve? Has money been left in a legacy or is it a HNW fund? Otherwise I can't see any other prospect other than, now closed by CCC, is to have a private organisation develop the site, due to the large costs involved. So I presume this survey is to guide the developer? What is the parish council input? Where does it correlate with the LDNPA strategic plan? Is the building included with the meadow as of high amenity value? Well done keep going

Community not for profit will result in poorly maintained building and facilities and constant funding rounds. A private investor has to be found if a successful caring business is to be successfully built.

Meals on wheels It worked all before had 6 meals If they want to be in touch I am happy to hear them.

Never No way should any of the housing be allowed to be used as holiday home.

ALL THE OPTIONS IN SECTION 2 SHOULD BE CONSIDERED PLUS MEDICAL CARE IE SMALL COTTAGE HOSPITAL RUN BY GP PRACTICE.

IF THE COUNCIL CAN SPEND NEARLY 2 MILLION ON COUNTY HALL CAR PARK. PM WHY CAN'T WE AFFORD THE ABBEY?

FOR THE COUNCIL TO DO THE JOB FOR LOCAL PEOPLE NOT FOR PROFIT

private company via the community organisation in order to develop xxxx housing when I feel there are two options here - use the Abbey as a 'cash cow' eg sell as a hotel/Mcarthy and Stone etc in order to fund new sheltered/care housing in the village e.g. Cricket field or redevelop the Abbey into what will work. e.g. affordable sheltered housing.

Important to have local provision for people with dementia who at some point will need more than extra care. 2. Hope we can have a beautiful design.

A small (4-5 person) residential unit for people with severe dementia should be part of the New Abbey

I'm not sure of the size of the site, but a mixture of accommodation would be preferable to solely for the elderly.

More things for young people to do. Better park, skateboarding, BMX track etc. Affordable playgroup.

Is the 'community pub' model possible here, whereby the village own shares and employ managers. Many of us would happily purchase shares.

I don't know how it could be done on a not for profit basis. it would be great to see the Abbey Site developed as an imaginative community hub with a range of services and support.

If a private company can GUARANTEE TO DEVELOP THE SITE FOR THE COMMUNITY ON A NOT FOR PROFIT OR MINIMUM PROFIT BASIS IT WOULD BE ACCEPTABLE

Private company only if it benefits the village and its elderly community

A place for elderly so they can stay in their community.

Cumbria County Council don't care. It's all about money Have they really tried to find a partner? Where are those xxxx sites? Carlisle/Penrith

Just be careful that any conditions applied cannot be circumvented allowing the accommodation to be utilised by those you don't want to use it.

The Abbey should be retained for the benefit of local residents who would be at a great disadvantage if housed away from the village and unable to be visited by family and friends due to the distance and lack of public transport and difficulty of travel particularly for elderly visitors

Appendix 3c. Statements of support

September 13th 2021

As chairperson of the Village Hall committee, I would like to say that myself and the committee are in full support of your commitment in regards to the Abbey Home redevelopment, and if we can be of any assistance in the future, to help with the outcome. Please do not hesitate to ask. And our premises are at your disposal, should you require them (taking existing bookings into consideration).

We wish you well

Best Regards

Clive

T C Johnson QFSM

Chair person Staveley Hall committee

October 1st 2021

The closure of the Abbey was a loss to the village. The proposals for the 'New Abbey' not just to provide accommodation but also as a care hub is a really exciting opportunity to help support older people in the village. Staveley surgery support this proposal.

GP Daniel Hughes – St Mary's Surgery (including Staveley Surgery)

October 3rd 2021

The Abbey Development Group, have put forward their proposals based on sound guiding principles. We have been in the village for 17 years and have seen many lovely examples of when people have moved into The Abbey, where they've retained some independence visiting local shops and seeing familiar faces around the village, meeting friends at coffee mornings or having visits from children and grandchildren. Latterly, we have seen sad cases where people have had to move out of their community and away from friends and family due to closure of The Abbey. The impact of this cannot be underestimated. Additionally, a Kendal care home is due to close soon and this potentially will only increase the distance that people will have to move away. It is vital that facilities should be restored so that those who wish to continue to live and be cared for in Staveley should be able to do so.

This is a crucial and historic opportunity for Cumbria County Council to support what could be an exemplar project to showcase what can be achieved. This will not only protect the future of an iconic building in the village but also protect the future needs of vulnerable/elder members of our community.

Anothai and Lorna Chareunsky, Staveley Pharmacy.

KENTMERE PARISH MEETING
C/O Middle Holme
Hellwell Lane
Kentmere
Kendal
Cumbria
LA8 9JP

Telephone: 01539 821117

Fran Richardson
Abbey Development Group

2 October 2021

Dear Fran

I have reviewed the New Abbey consultation draft 2 that is to be discussed at the Staveley with Ings Parish Council on 4 October.

As you will be aware the powers of the chairman of a Parish Meeting are limited and I cannot therefore make a formal comment on the Consultation Draft as our next Parish Meeting is not until 8 November 2021.

However, over the past year or two there have been various informal discussions covering the Abbey Home, and I believe it is acceptable for me to note that a project that retains the Abbey Home in a format that works within the community would be supported.

I look forward to receiving an updated draft, if appropriate, and will be happy to include a discussion on the agenda for the next Kentmere Parish Meeting.

Yours sincerely

Peter

Peter Lansberry
Chairman

e-mail: Parishchairman@kentmere.org

Dear Andy

Thank you very much for your recent email with regard to the Abbey at Staveley and the plans which the Abbey Development Group have drawn up, following extensive engagement with the local community, to try to reopen this building as an extra care living facility, coupled with a social care hub.

The information provided looks exciting and the recent implosion of social care in South Lakeland emphasizes how fragile this sector is and why there is a desperate need for such accommodation to be available, not least because it hopefully gives local residents options on how they can remain independent for as long as possible, supplementing their needs with a different kind of care input until such time as they need to look at receiving a higher level of support.

I am pleased to confirm that I have written to the Chief Executive of Cumbria County Council and the Head of Adult Social Care to share your ideas and to seek support for positive engagement on this proposal. I have also shared this with local Councillors and portfolio holders of Adult Social Care in Cumbria County Council.

I will write again, when I have received the response.

With best wishes

Yours sincerely

TIM FARRON MP

Dear Fran,

I am writing on behalf of SENS (Sustainability & Energy Network, Staveley) to express support for the new Abbey Consultation proposal that has been drawn up by a group of community members.

The approach to developing the site on behalf of local residents, and taking into account sustainability issues seems to be very appropriate, viable and relevant for Staveley. We firmly believe that a proposal that is generated by, and developed with the community will have the best chance of both short and long term success, and we also welcome an innovative approach - one that SENS hopes can become a 'show-case' for further developments of this kind in Cumbria and beyond.

SENS would be happy to get involved with taking the project forward in whatever way is deemed suitable.

Kind regards,

Isobel Stoddart
Chair – SENS (Sustainable Staveley)

Appendix 4 Housing for Older People

For the purpose of describing our offer we are referencing guidance from Homes England, who support and finance home building for older people. See *Homes England Capital Funding Guide – Chap 3 Specialist Homes*

The New Abbey will provide remodeled, grouped housing for older people and will have some special design features (as defined in Homes England Guidance). There will be access to support services to enable residents to live there for their lifetimes. Any care provision that can be accessed in homes outside the Abbey will be available in the safer and more suitable accommodation within it.

The New Abbey will include:

A lift that can carry a stretcher and possibly another lift suitable for a wheel chair depending upon access requirements.

A communal lounge, and hallway and shared laundry facilities

Apartments will have walk in showers or bathrooms adapted for people with mobility problems or wheelchair users.

If possible, all communal areas will be designed to wheelchair user standards.

In addition to the above 'special design features' the following will be specified:

A kitchen and communal dining room.

Activity rooms/specialist rooms that can be shared with the community.

10-20% of apartments will be designed to wheelchair user standards.

Facilities for carers of residents and other older people the local area, including an office, staff room and overnight room.

A garden area at least of the size of the current Abbey garden.

All apartments will have their own front door.

All apartments for older people will be single level.

All apartments for older people will have one bedroom. 50% will be designed for 1 person and 50% for 2 people.

We anticipate that the old house will be used for the Abbey Hub with communal space and support services while The Abbey Apartments will be in the 1930s extension and a two story new-build/re-development.

The New Abbey will be a small 'Extra Care housing scheme' and is consistent with the desire of Cumbria CC as expressed in the extract below:

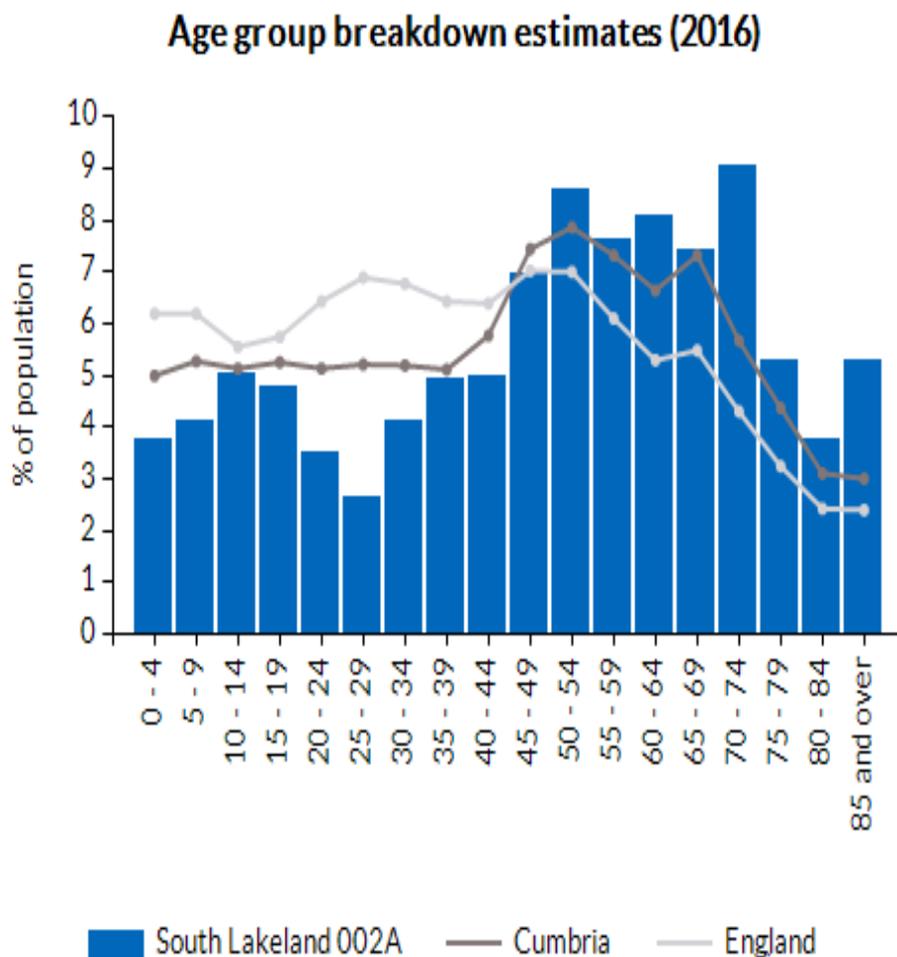
In some circumstances, local housing developers or those from the commercial sector are able to build and sustain smaller Extra Care housing schemes that can meet the lower levels of demand found in smaller settlements. Where this occurs, the Extra Care scheme can be used as a hub for the provision of care and support to the surrounding community. Cumbria County Council is very keen to hear from Extra Care and Supported Living developers and suppliers about good examples of how they have delivered this style of service in smaller settlements, and about how they might be incentivised to work in this way in Cumbria.

Extract from Cumbria County Council Extra Care Housing and Supported Living

Appendix 5 The Demand for housing provision for older people in Staveley and surrounding areas

The population break down of residents in Staveley-in-Westmorland can be seen in the table below. This suggests that, in 2016, about 14% of the population, or approximately 256 people are over the age of 75 while 5% or approximately 95 people are over the age of 85.

South Lakeland 002A = Staveley-in-Westmorland



Source: ONS*

The County Council estimated there to be a need for 500 extra-care housing units across South Lakeland by 2025 of which 59 are in the Central Lakes Area – this includes Ambleside, Windermere, Hawkshead, Coniston, Staveley-in-Westmorland. Looking at the populations of these villages our calculations suggest that Staveley, Ings and Kentmere will require between 11 and 14 extra care housing units.

Extra Care Housing demand and current shortfall in South Lakeland (as per the Extra Care Housing Strategy)

Note – demand represents predicted demand up to 2025 rather than current shortfall in provision

District	Housing Market Area	Key Service Centre (KSC)	Towns/villages included within the area	Demand for ECH required by 2025	Current ECH Supply (2017)	Shortfall in ECH provision required by 2025
South Lakeland				700	200	500
	Central Lakes	Ambleside, Windermere	Ambleside, Windermere, Hawkshead, Coniston, Staveley-in-Westmorland	122	63	59
	Kendal Rural	Kirkby Lonsdale, Milnthorpe	Burneside, Burton & Holme, Crooklands, Levens, Arnside & Beetham, Milnthorpe, Natland, Lyth Valley, Whinfell, Kirkby Lonsdale,	170	0	170
	Kendal	Kendal	Kendal, Oxenholme,	164	137	27
	Cartmel Peninsula	Grange	Cartmel, Grange, Holker, Staveley-in-Cartmel	93	0	93
	Ulverston & Furness	Ulverston	Broughton, Crake Valley, Low Furness, Ulverston	128	0	128
	Dales	Sedbergh	Sedbergh	23	0	23

Appendix 6: Beneficiaries and Benefits

Cumbria County Council

- The Abbey will provide for the local residents and in so doing support the work of Cumbria County Council to meet its statutory obligations in an innovative way. It will contribute an innovative approach to meeting the needs of older residents in rural community.
- The County Council will be relieved of the Abbey building and site, which is currently costing money even though it is standing empty. The reshaped delivery of care in the local area, by CCC, will be less stretched, having a central point in the locale with facilities for staff, if required.
- The creation of our community safety net of outreach and low-level support services will save money for the both CCC and the NHS by keeping people safe at home.
- The New Abbey Development will be a pathfinder in highly localized support and demonstrate how, with collaboration, the needs of older frail people can be met with the minimum of disruption to their lives and wellbeing.

Voluntary groups including local groups

- The Abbey will provide a resource/space for charities and local groups to support members of the community.
- This will include both local and national charities and can become a hub for local volunteers.

Members of the community

- Staveley with Ings has a vibrant local economy with employment opportunities for many young and working age people. There are a high number of self-employed people in the community.
- The closure of the Abbey care home has cost the community approximately 20-30 jobs (care workers, cleaners, kitchen staff, administrators, supervisors etc) all of which will be needed under the new arrangements. This redevelopment benefits our working age and older population, by offering local work and care. It keeps money local as it is paid out for care costs and keeps local families economically secure.
- There is economic benefit in keeping care local to every family affected - with reduced time and travel costs for visiting. There is obvious social benefit too to staying close to family and friends.

- The New Abbey will provide a focus for older and younger residents working together enhance the quality of life of all residents.
- It will provide a focus for volunteering which enhances emotional wellbeing.
- By providing accommodation for the elderly this will release housing for the rest of the community.

Elderly, frail and vulnerable members of the community

- The heart of the proposal is to keep all elderly residents healthy and safe, and in a place where they feel safe and welcome. It creates a 'best of all worlds' situation.
- As local residents grow frailer, they will be able to choose to have care at home with access to support facilities from the New Abbey or move to flexible accommodation on site where their changing needs can continue to be met at the centre of the local community.
- If a frail resident moves into the Abbey there will be as little disruption to them and the services they need as possible.
- The New Abbey will provide a focus for a range of services for residents and non-residents - paid for services like chiropody, community dining and volunteer services such as those currently under the Staveley with Ings Together group (shopping, prescriptions, neighbourly calls etc) and including meals on wheels.
- It will provide a community safety net so that an elderly person in our community will not suffer the health problems, both mental and physical, associated with becoming socially isolated
- Knowing that there is somewhere familiar to go and live if they can no longer cope will enhance wellbeing for all elderly residents.