

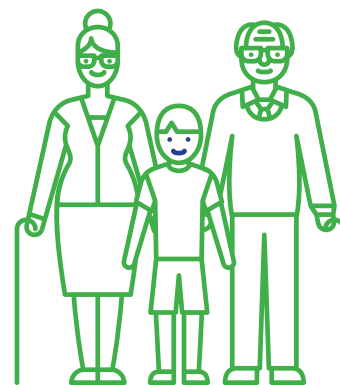
# GUILD LIVING AT EPSOM

Guild Living has now submitted a planning application for a new care community on the Epsom Hospital site on Dorking Road comprising a new care community and ancillary wellbeing facilities, children's nursery, enhanced pedestrian and cycle links and a new public realm.

Guild Living, who are funded by Legal & General, has been established to create high-quality later living communities in towns and cities across the UK and to combine innovative architecture and interiors with best-in-practice wellness programmes to enable enriched and active lifestyles. The proposed care community on the Epsom Hospital site will be the first of its kind in the local area and will be exemplar in terms of the standard of facilities and in the provision of support and care.

This information sheet highlights the significant public benefits arising from the scheme. These benefits respond positively to the three strands of sustainable development set out in the NPPF – social, economic and environmental – and address the Development Plan and place-making objectives for Epsom.

## SOCIAL BENEFITS:



Creating an intergenerational community for all ages comprising assisted living accommodation, a children's nursery, restaurant, café and wellness area that will be open to the public and become a vibrant hub for the wider community.



Delivering an exemplar scheme in terms of the standard of facilities and in the provision of support and care. Guild Living is backed by Legal & General who have many years of experience in looking after older persons and who are investing in Global Academic Research and ground-breaking technology to address the wants, needs and wishes of residents.



Supporting local hospitals through the provision of step-down services.



Addressing a pressing need for specialist accommodation for older people in Epsom and providing housing choice.



Delivering accommodation at varying levels of affordability. Guild Living offers a variety of for sale or rent living solutions ranging from independent living to high care suites.



Providing access to 24/7 on-site care for all residents. Guild Living offers apartments that are designed to enable residents to live in a Guild home for life.



Contributing towards the local five-year housing supply and the housing target of 579 dwellings per annum.



Supporting local NHS services by improving wellbeing and social interaction, offering better health outcomes and reducing healthcare costs. (£3,500 per person per annum)



Freeing up other sectors of the housing market by releasing much-needed family housing accommodation.

# GUILD LIVING AT EPSOM

## ECONOMIC BENEFITS:

### CONSTRUCTION PHASE



- Direct Employment (temporary jobs on-site)
- Indirect Employment (accounting for regional additivity)

**Direct Employment:** 212 temporary construction jobs on-site over the 45-month build period.

**Indirect Employment:** 106 temporary indirect jobs through the supply chain, and induced jobs through local spending (regional) over the build period.



A major construction project over 45-months, creating and sustaining a total of 793 job years of employment for local people, contractors and suppliers.



Estimated total cost of construction – £121.9M

### OPERATIONAL PHASE



**Direct Employment:** 80 direct FTE jobs created onsite, working across the care community.

**Indirect Employment:** 20 indirect FTE jobs supported across the region through the local supply chain, as well as induced FTE jobs through employee’s local spending as a result of the development.

Note: Full-Time Equivalent, or ‘FTE’, is defined as the hours worked by one employee on a full-time basis, equating to one full-time job.



**Additional Resident Spending:** £9.2m additional resident household spending, of which, £2.2m additional resident spending in local shops and services (per annum).

### 20 ADDITIONAL WORKERS IN THE LOCAL COMMUNITY

**Induced Service, Retail and Other Employment:** 20 Workers – New local retail (9) and leisure (11) jobs as a result of new resident spending.



**Economic Output:** Expected additional GVA to the local economy:  
£41.1M – Construction GVA  
£22.4M – Operational GVA

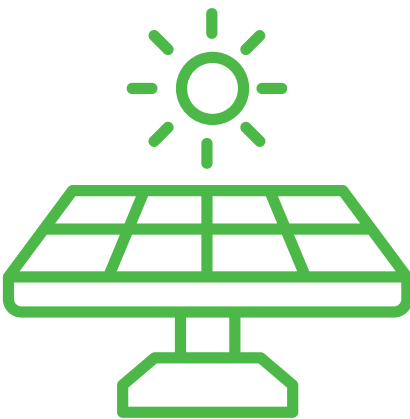
## ENVIRONMENTAL BENEFITS:



Regenerating a currently surplus site and optimising the use of the land to create a new area of productive and attractive townscape.



Less commuting - Providing modern, purpose-built key worker accommodation for doctors and nurses working on the adjoining hospital site and for staff of the new assisted living scheme.



Adapting to climate change and moving to a low carbon economy through the provision of a sustainable development that makes use of renewable energy sources.