



**Rooftop**  
Housing Group



**St Oswald's Retirement Village Gloucester**



**Rooftop Housing Group is proud to work in partnership with**



# Meeting community needs



Statistics show that there are more people over the age of 65 than under 18 in the UK today.

In Gloucestershire, 52% of people over 75 and 11% over 85 live alone. The reality is that over half of those over 65 rely on the television for company. The more active people can remain in later life, the happier and healthier they are.

St Oswald's Village for the over-55s provides 169 affordable homes for rent and purchase, and features 18 facilities including a gym, greenhouse, craft room, IT centre and restaurant. The ambition is to ensure couples have a 'home for life'. In particular, those who are isolated and with limited means will enjoy a safe environment that fosters an independent and active lifestyle.

St Oswald's well-resourced village centre provides opportunities to rediscover old skills, learn new ones, keep fit, tend to the village gardens, stage plays and entertainment, and socialise with friends and neighbours.

St Oswald's is the result of a partnership between Rooftop Housing Group, Gloucester City Council, The Homes and Communities Agency and The ExtraCare Charitable Trust. The Trust provides 24-hour support, offering residents the level of care and provision needed in their own homes.

Working in partnership allows Rooftop to create and sustain homes and identify housing needs in local communities. The building of St Oswald's has provided an integrated, vibrant setting to the area whilst regenerating part of the city.

The village achieved Code for Sustainable Homes level 3 for the apartments, while attaining a BREEAM (Building Research Establishment Environmental Assessment Method) rating of 'Very Good' for the village centre.

# Providing a safe and secure environment



“When I visited the site before development began it was hard to see behind the derelict cattle market that had stood here.

To witness this remarkable transformation really is inspiring and a tangible reward for the hard work carried out by everyone involved.”

– Allan Brace,  
Vice Chair of EPHA



St Oswald's is a village built around ExtraCare's 'stay active, stay young' style of living. It embraces the very best of village life – the company of good friends and neighbours, and a busy social life where there's always something going on.

The newly-opened village offers a choice of spacious, well-appointed one and two bedroom apartments and bungalows, incorporating all the latest conveniences and comforts.

There is a superb range of facilities: a village hall, a local shop, a hairdresser and a beauty salon.

There's a friendly coffee shop, a quality restaurant, a gymnasium, bowling green, a spa pool and a relaxation room. The village even has its own well-being advisor to help residents stay healthy. All this, in a safe, secure community.

There's also that special peace of mind for residents that comes from knowing that flexible support is available 24 hours a day from highly-experienced on-site staff.

Every property is protected by a number of security features, including the village's closed-circuit security cameras. An emergency pull-cord in every room connects residents to on-site staff. There is also emergency lighting in case of power failure.





# Seeing further than bricks and mortar

Our relationship with residents underpins everything we do

A group of young people from Gloucester left their mark on the village thanks to a particular initiative organised by one of the project partners, Leadbitter Group. The residents from G3, a subsidiary of Rooftop and a housing and support service for young people aged 16-25, were lucky enough to have won a decorating competition at St Oswald's and, as a result, enjoyed a day sailing on the Solent.

Siobhan Conner, Craig Jenkins and Michael Strange were the winners of a competition to project-manage the decoration of four rooms in two flats at St. Oswald's Village. This involved costing out the project, working out what paint and tools were needed and carrying out the work over 48 hours. The work done by the young group was of a very high standard and they were all proud of what they had achieved.

Before beginning the challenge, the two teams received a briefing on the project from Leadbitter and visited the site where they were able to see apartment layouts in various stages of decoration – an empty shell, a decorated apartment and the final fully-staged marketing suite.



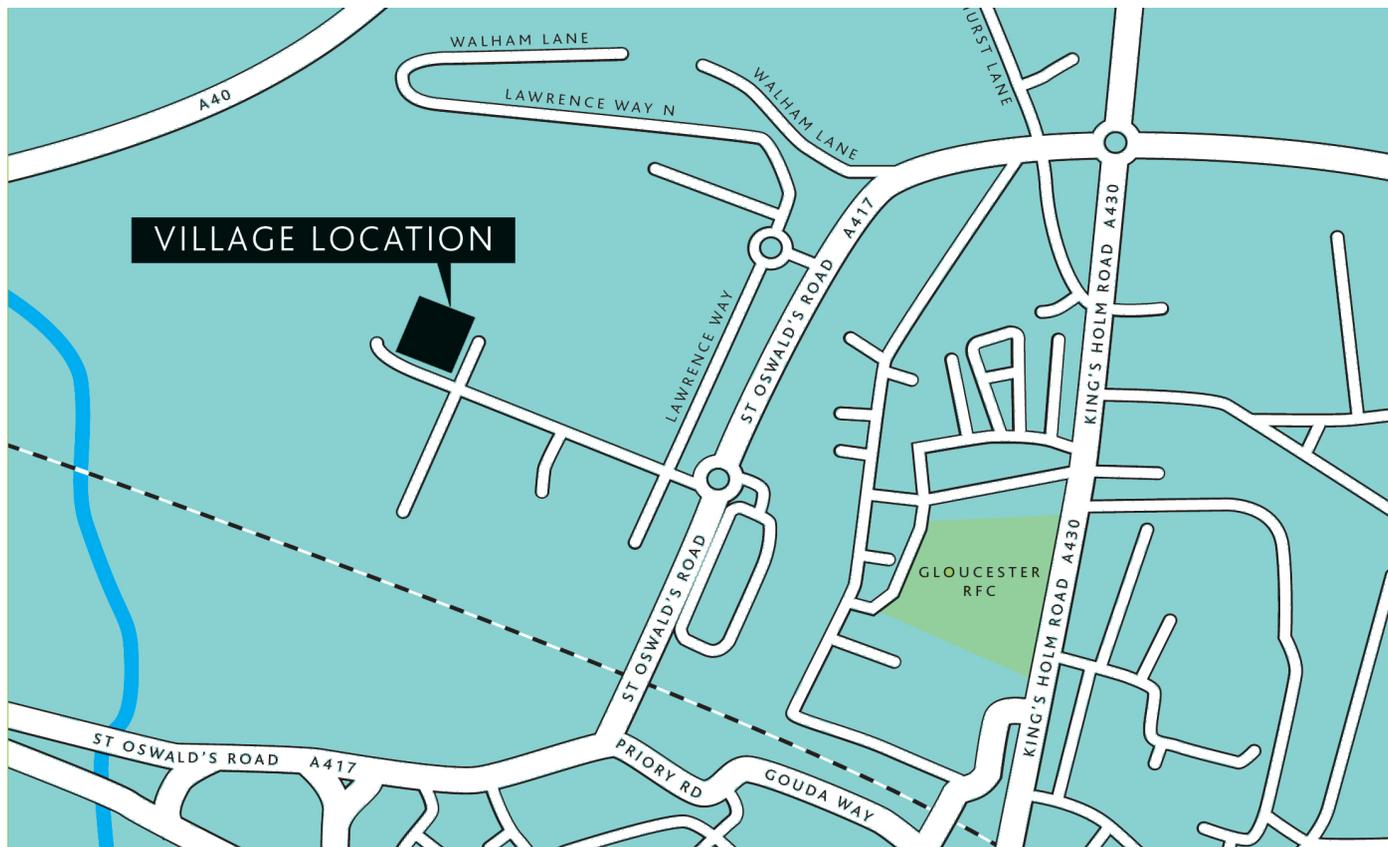
**“I enjoyed the day a lot because of the people I was with and the experience of doing something new. It was like a holiday.”**

– Mike Watha,  
G3 resident



# St Oswald's Retirement Village

St Oswald's Park, St Oswald's Road, Gloucester GL1 2SG



## Partners:

Rooftop Housing Group  
The ExtraCare Charitable Trust  
Leadbitter Group  
Gloucester City Council  
Gloucestershire County Council  
Homes and Communities Agency

## Architect:

### Structural Engineer:

### Services Co-ordinator:

### Project Quantity Surveyor:

### Contract Form:

### Contract Period:

### Total Scheme Cost:

### Grant Funding:

## Other Contributions:

## Land Remediation Works:

## Features include:

Hulme Upright Manning  
Craddy Pitchers Davison  
Dominic Frampton Partnership  
Nicol Thomas  
JCT 2005 Design and Build  
100 weeks  
£29.1 million  
£3.2 million Homes and  
Communities Agency  
Land at Nil value, Gloucester  
City Council  
Circa £800,000, Gloucester  
City Council  
161 apartments  
Five bungalows  
88 two-bedroom properties and  
78 one-bedroom properties  
80 homes rent, 86 homes for shared  
ownership and outright sale  
Village Hall  
Chinese Resource Centre  
Wellbeing centre  
Library  
Craft rooms  
Shop, restaurant and bar





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**Rooftop**



Awarded three stars for 'Excellence'