

# Greenacres Farm redevelopment



**PROUD TO MAKE A DIFFERENCE**



“Helping people with a learning disability lead a fulfilling life”

## An introduction to Greenacres and our plans for development

Greenacres is owned by Shropshire Council and operated by our adult social care team. We provide a day service for adults with learning disabilities. The farm provides a secure and stimulating environment, where our attendees learn new skills and have an opportunity to socialise and mix in a supportive setting. The service is very popular,

and demand for spaces is high. We believe the site offers an opportunity to build upon our current success and to expand the use of the farm to assist with other aspects of adult social care.

### Our proposals

- Continued development of the day service.
- Redevelopment of the house to widen and improve our facilities.
- Creation of eight Supported Living apartments.

## The day service



We provide life experiences to those who attend.



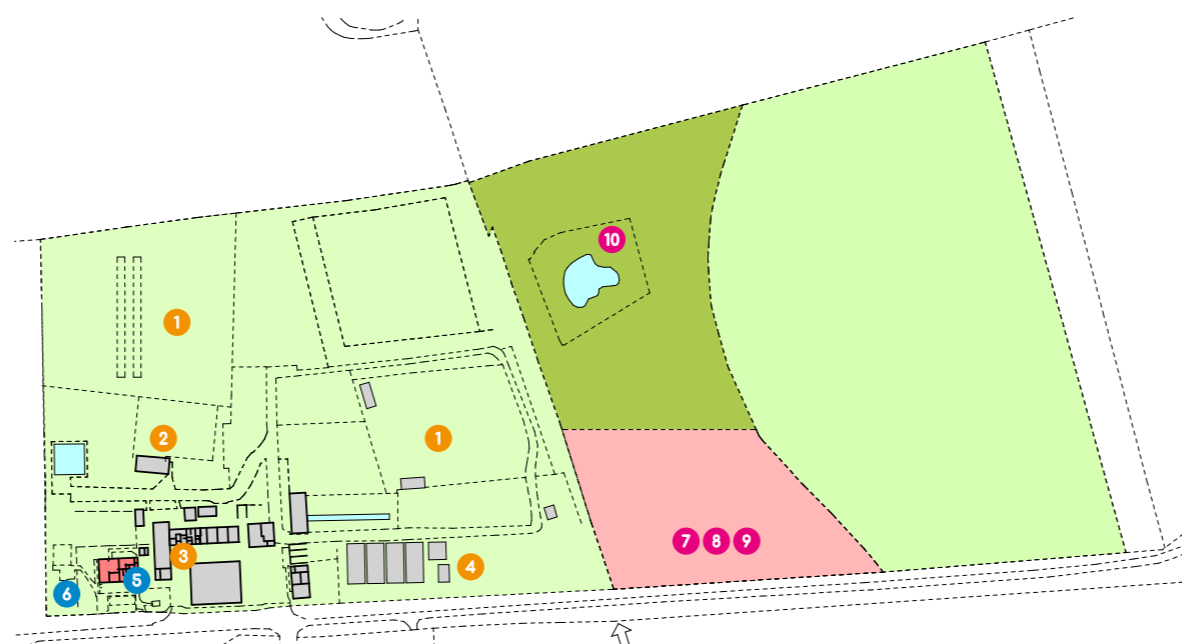
Our chickens provide free-range eggs for sale in our shop, and we supply to other local stockists.



We have a small concrete works where we cast paving slabs, edgings and other decorative items.



We grow a wide range of seasonal fruit and veg which is also sold on site and supplied to other local retailers.



## Farmhouse Redevelopment



The farmhouse will be extensively refurbished to provide opportunities for short breaks and learning new skills.



The house's garden areas will be landscaped, allowing for gardening activities and outdoor seating and dining.

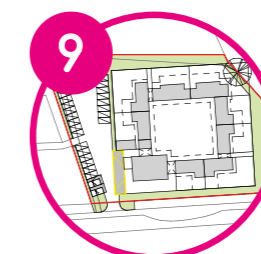
## Supported Living



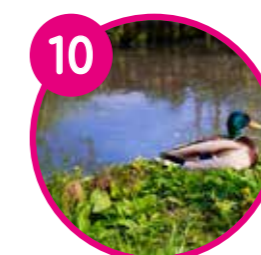
The demand for Supported Living in Shropshire is growing, particularly in rural, quiet locations. The Greenacres site provides an opportunity to meet some of this demand.



Greenacres is very experienced in adult care and can offer the skills and opportunities to help individuals become more independent.



The development would provide eight apartments for residents, and accommodation for staff who are on site 24/7 to assist and support where necessary.



The pond and woodland area could become a resource to help raise awareness and interest in wildlife and conservation amongst both the residents and visitors at the farm.



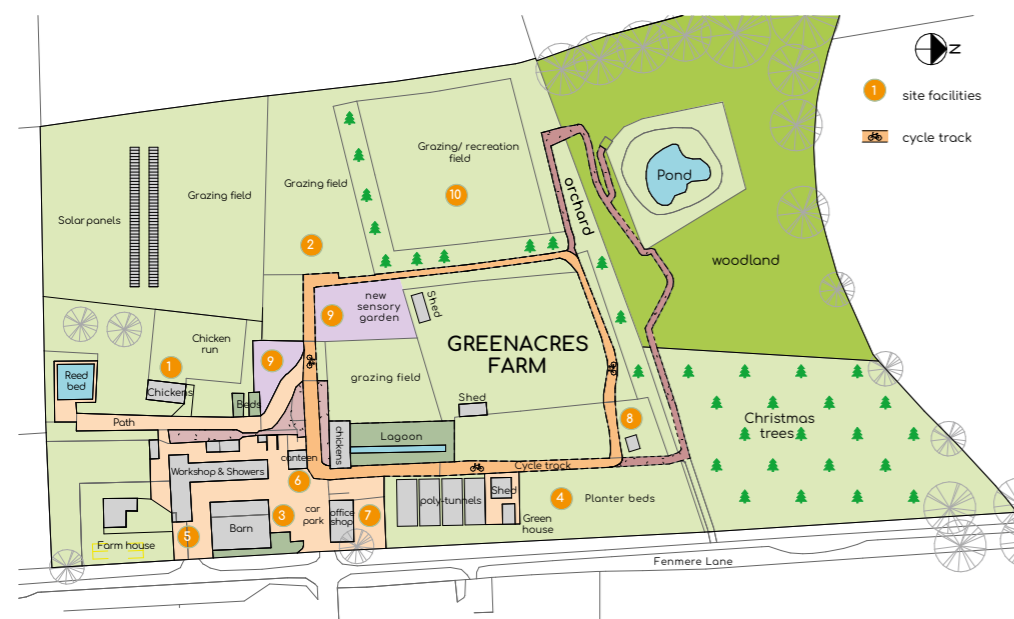
## The day service - what we do

Greenacres day service provides a wide range of learning experiences in a realistic working environment for people with learning disabilities. Individuals attending Greenacres learn a wide variety of skills including:

- Horticulture • Agriculture • Catering • Livestock
- Woodwork • Leisure Activities • Camping
- Outdoor Gym • Sensory Garden • Cycling

We also provide the opportunity to take part in other various interests and activities, make friends, develop relationships and make a positive contribution to the community.

We support individuals to lead a fulfilling life. We strive to deliver a service that provides a motivating experience which develops skills and confidence, opening doors to a wider range of opportunities. At Greenacres we believe that individuals are equal citizens and are supported to enact their rights and fulfil their potential, achieve their ambitions and become more independent.



1 We are a farm at heart and the skills we provide centres around the welfare and health of our animals.



2 Our most recent arrivals have been 3 beautiful Kunekune pigs, they are very friendly and provide a therapy role together with our Wiltshire cross Dorper sheep.



3 Any farm requires hard work; our attendees are not afraid of getting their hands dirty and developing a healthy work ethic.



4 We grow our vegetables in the polytunnels and planting beds. For 2021 we will be re-skinning two of the polytunnels and looking forward to the construction of 2 new greenhouses.



5 Our concrete workshop is a long established facility offering a range of paving slabs, edgings, tiles and other decorative items for sale to the public.



6 We also encourage fitness and outdoor activity. Last year we obtained an EU grant to construct a tarmac accessible pathway which is ideal for walking or cycling around. We have just installed some outdoor gym equipment to encourage health and wellbeing.



7 The canteen and kitchen were upgraded in 2019 giving everyone present on site an up-to-date bright new environment. Our commercial grade kitchen also allows us to make produce for sale in the shop.



8 In 2020 our old potting shed became our new shop and office. The shop is open to the public and gives us an outlet to sell our eggs, jams, pickles and chutneys, vegetables, woodwork and seasonal goods.



9 Aside from the work on the farm we provide a relaxing environment via our sensory gardens.



10 We also make sure we have time for recreation. In the summer we camp in one of the meadows and have a BBQ. This is a very popular activity, giving people a new experience and encouraging team work.

# Greenacres Farm Day Service Map



**PROUD TO MAKE A DIFFERENCE**





## The Farmhouse redevelopment

The original Farmhouse building has previously accommodated the canteen and administration areas for Greenacres day services. These facilities have recently been accommodated elsewhere on the site, making the Farmhouse available for refurbishment and repurposing. The proposal is to make internal alterations to the existing building to provide 3 bedrooms, 2 shower rooms (including ground floor fully accessible shower room), inclusive kitchen, dining and living area. The new facility will offer opportunities for short breaks and an Assessment Centre for individuals looking to try out new technologies to gain further independence. The refurbishment work will bring the building up to and beyond current standards for energy efficiency and accessibility.



Various items of assistive technology will be available to try and test new ways of supporting individuals' needs. This includes tech that will be linked in to the building infrastructure to manage environment controls and also standalone pieces of tech, to support daily living tasks, risk management and learning of new skills.



The refurbishment will significantly improve the thermal efficiency of the building and its running costs and includes sustainable technologies, air source heat pump heating system, and utilises Photovoltaic panels for electric supply.



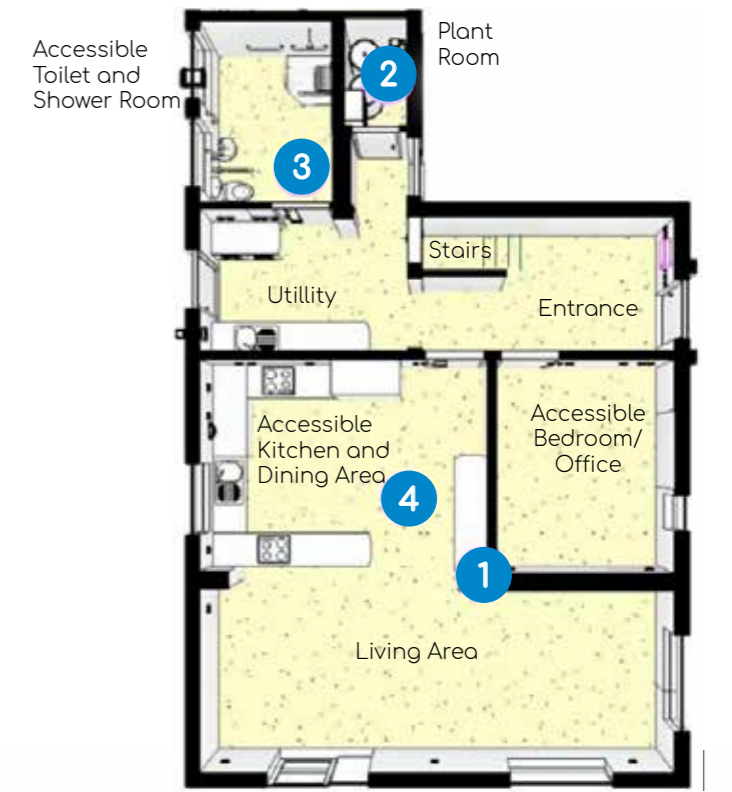
The property will include accessible shower room facilities on both floors, which includes further adaptations to the ground floor bathroom for wheelchair access.



The kitchen facility will incorporate an inclusive cooking and learning environment and will be fully accessible with height adjustable work surfaces and additional cooking appliances for group learning sessions.



The house will benefit from its rural location, offering indoor and outdoor learning opportunities, benefiting from the existing access to Greenacres Farm and all it has to offer. Further landscaping work will be carried out to enhance the existing raised beds, flower and vegetable areas, and variable height cooking facilities.









Proposed Ground Floor Plan

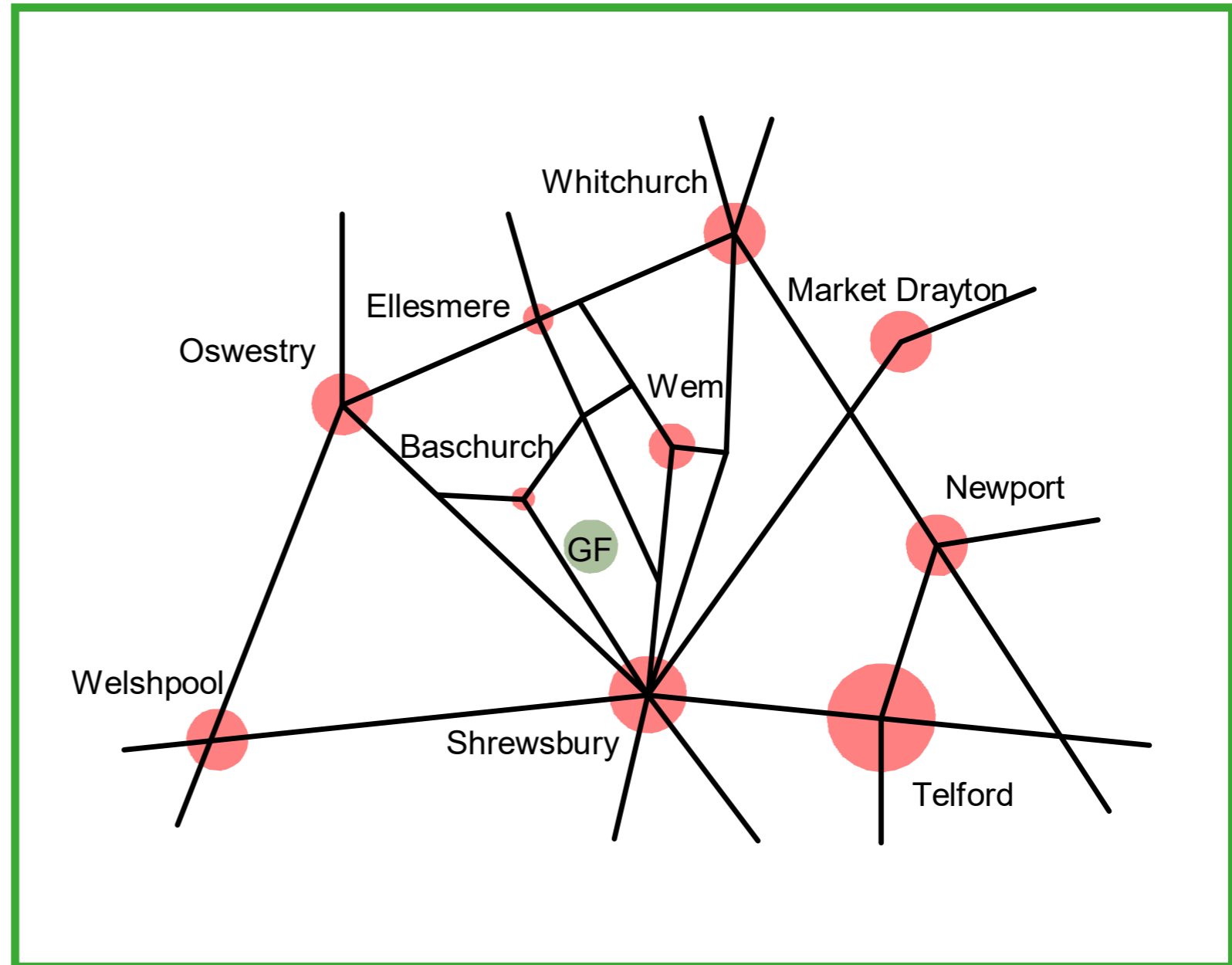


Proposed First Floor Plan

## Why Greenacres?

Greenacres' rural location offers a tranquil and peaceful environment, and is easily accessible from much of the county. Local shops and amenities are available in nearby villages such as Baschurch and Bomere Heath. Further amenities are available in Shrewsbury, Telford or the other local towns, all of which are within a drive of half an hour or so. Consequently residents will have ready access to:

-  Convenience stores - 2.5 miles to Baschurch
-  Cinemas - Shrewsbury and Telford (20 miles)
-  Swimming pool - 7 miles to Shrewsbury
-  Gyms and leisure centres - Shrewsbury
-  Shopping centres - various
-  Bus services - 600m in Walford Heath
-  Post Office - 2 miles to Bomere Heath
-  GP practices - Prescott Surgery in Baschurch
-  Outdoor leisure - woodland, parks, canal walks



## Site Selection

A feasibility study was undertaken to explore the suitability of the farm for the development and the 2 locations that had been put forward for consideration, site A and B.

**Site A:** an area used as a Christmas tree nursery containing a mix of young and more mature conifer trees.

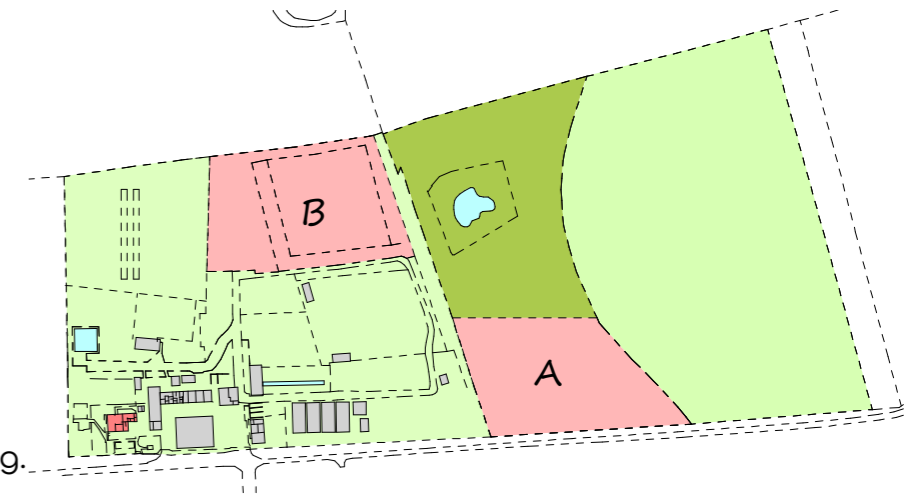
**Site B:** an open field generally used for grazing and recreational activities.

A transport study was carried out to assess the effects of the development. It reviewed accident statistics, means of access to the site (vehicles, public transport, cycling, etc.), servicing (refuse vehicles, etc.) and the impact of increased traffic along Fenemere Lane. It concluded that safe access could be provided and there would be a minimal change to local highway conditions.

Structural engineers were appointed to perform ground investigation to establish the make-up of the soil to inform foundation and drainage design. The ground conditions of both sites were similar, but Site B is known to flood in wet weather and mitigation measures could become complicated

and costly. Site A was considered a more suitable site for development since it was far less likely to flood. Consultant ecologists have surveyed the site to assess the impact of the proposals upon wildlife. Great Crested Newts and bats are known to be present locally and the rural location of the farm means that other protected wildlife are to be expected. Development of Site A will require the remaining conifer trees to be cleared. This will result in a loss of habitat compared to Site B which is essentially an open field. Mitigation measures are being considered to offset this loss which may take the form of new tree planting. This would be under the guidance of an ecologist so that existing wildlife is protected and any new habitat formed will be suitable and give the greatest benefit.

It is clear that both sites have advantages and disadvantages. The risk of flooding of Site B was a major concern and this location would also be more disruptive to the day-to-day running of the Greenacres day service. On balance, Site A was felt to be more suitable and where there were drawbacks that suitable compensation could be provided.



**3D impression**  
of what the apartments  
could possibly look like.

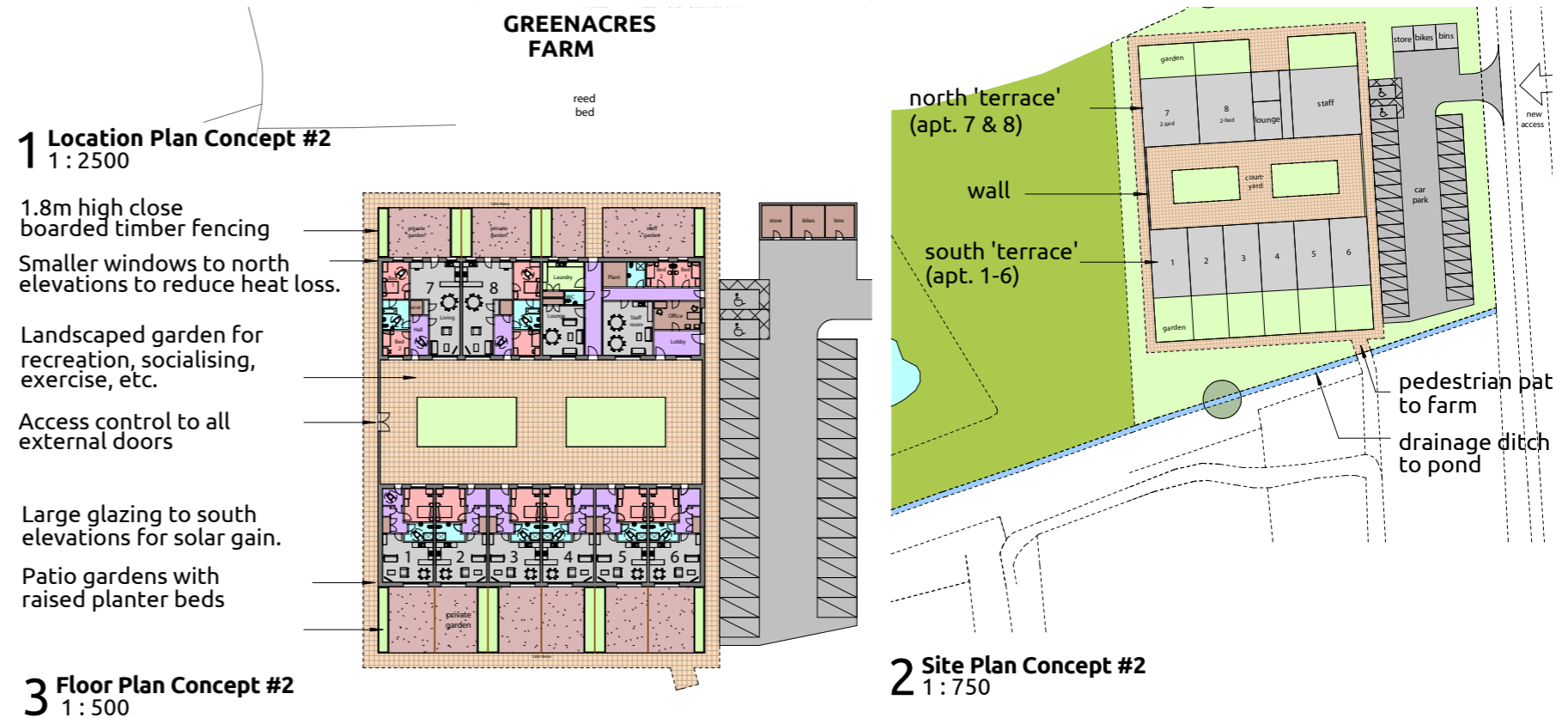


## The Supported Living development

Accommodation in Shropshire for adults with learning disabilities is very limited. This development would provide much-needed accommodation for local people from Shropshire who need our help. Greenacres is very experienced in adult care and we can offer the skills and opportunities to help residents become more independent. The development would provide eight apartments for residents and accommodation for staff who are on site 24/7 to assist and support where necessary.

## Typical apartments

The new development will have 6 single bedroom apartments and a pair of 2-bed apartments. Some residents may have physical disabilities and require the support of a carer overnight who would use the second bedroom. All apartments will be fully accessible, allowing for the use of wheelchairs and / or other types of mobility aids. Each apartment will have a private garden, but residents will also have access to a communal garden area to socialise or take exercise.



## Sustainable design

The apartments will be highly insulated and draught-proofed for thermal efficiency. There will also be a large photo-voltaic installation that should provide the majority of electricity required to heat and run them. These initiatives will help Shropshire move towards a zero-carbon future. Sustainable drainage systems are vital in rural areas to avoid pollution and environmental damage. The development will include a modern treatment plant and reed bed system similar to that already installed at the main farm.



Sustainable drainage facilities such as reed bed systems will form part of the design.



Shropshire Council are now committed to zero carbon and will utilise solar energy wherever possible.

## The Art of the Possible

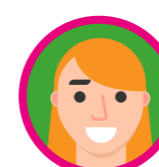
These are fictional case studies designed to demonstrate the mutual benefits of each of the developments and how they come together to enhance an individual's wellbeing and increase the opportunities available to them and their families.



### Meet Joe

Joe attends the Greenacres Day Service twice a week and lives with his **elderly parents**.

Joe enjoys developing his **skills**, maintaining his **friendships** at Greenacres and whilst there, his parents get to have a much-needed break and currently, this is the only time his parents get to have time out. Once the **Greenacres House** has been refurbished, Joe will have the opportunity have a weekend break with support and experience time away from home. This will not only provide Joe with the chance to explore staying away from home in the future but will provide his parents with a rest period, enabling them to recharge their batteries and continue in their **caring capacity**. Whilst staying at the **Greenacres House**, Joe will be able to try and test some new **technologies** designed to increase his **independence**, under the supervision of support staff, to identify whether or not Joe would benefit from such technologies at home with mum and dad.



### Meet Rachael

Rachael lives with her **parents** and has respite breaks in a **local residential home** throughout the year, to enable mum and dad to have a break. Rachael is **young and active** and unfortunately, doesn't enjoy her stays in residential care and is keen to try new things. Once the **Greenacres House** is refurbished, Rachael will have the opportunity to utilise the house for her **respite breaks**, with commissioned support and retaining the scheduled breaks for mum and dad. As a bonus, during her stay Rachael will have access to the **Day Service** where she can enjoy **outdoor activities**, make **new friends** and **learn new skills**. This will achieve a **happier outcome** for Rachael and avoid her having to have respite in a residential home, which is not suited to her needs.



Friendships

New Skills

Independence

Outdoor activities

Respite breaks

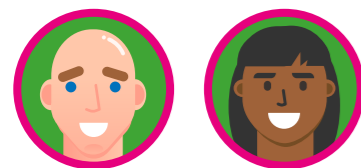
New technologies

Accommodation

Support for parents

Caring

Happy outcomes



## Meet John and Carol

John and Carol are in their seventies and live with their daughter Emma, who has a learning disability and requires support on a daily basis to manage her needs and **keep her safe**. John is experiencing reoccurring **health problems** and together he and Carol are concerned over what the future holds for their daughter.

Emma's parents are keen to establish what the **options** are for Emma in the future when they are no longer able to care for her and seek reassurance in knowing that Emma will have appropriate opportunities available to her and every effort is made to enable Emma to **thrive and develop further**. Developing **Supported Living accommodation** at Greenacres will enable John and Carol to consider **lifestyle** and **housing options** for Emma, with **wrap around support** to enable her to live in a **safe environment** and **achieve** a fulfilled life. Whilst living at Greenacres, Emma would have access to a wealth of **learning opportunities** at the **Day Service**, whilst forging new **relationships** and developing her **independent living skills**, using **technologies** and having specialist support.



## Meet Rhys

Rhys has just turned 20 and currently resides in a permanent **residential placement** outside of Shropshire. He has been there for a number of years and has become institutionalised, living away from his family and friends and having lost local **Shropshire connections**. His family are keen to rectify this and would like Rhys to move back to Shropshire and be nearer, so they can visit on a regular basis and would also like his accommodation to be reconsidered. Rhys has the capability to live in a more **independent** setting, with adequate **support** and the ability to **reintegrate him back into society** so that he can have a greater **quality of life**. Having the opportunity to live at Greenacres would enable Rhys to become an **active member of his community** again, be closer to **friends and family** which will enable him to have **stronger relationships** and give him the chance to achieve and learn new skills. Rhys would have access to the Day Service and benefit from all they have to offer and begin to enjoy having a greater sense of **freedom, choice and control over his life**.



Local connections



Options



learning opportunities



Friendships



Friendships



New Skills



Independence



Outdoor activities



Respite breaks



New technologies



Accommodation



Support for parents



Caring



Happy outcomes

# Greenacres Farm contacts



Once the developments are underway, we will be focussing on our service delivery and developing this further. We strive to ensure that there are opportunities available across all three developments to promote the use of technologies for independence, learning of new skills and employment opportunities, securing a future for the individuals and enhancing their wellbeing.

[www.shropshire.gov.uk/disability-information/adults-with-learning-disabilities/greenacres-farm/](http://www.shropshire.gov.uk/disability-information/adults-with-learning-disabilities/greenacres-farm/)

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