




HIGHWOOD

# DELIVERING THE FUTURE OF CARE AND RETIREMENT LIVING

AWARD-WINNING LATER YEARS  
DEVELOPMENT FOR THE UK'S LEADING  
CARE AND RETIREMENT OPERATORS





"WE SHARE THE SAME FOCUS ON SAFETY, SECURITY, COMFORT AND PEACE OF MIND, WHICH IS EVERYTHING OUR RESIDENTS VALUE IN A NEW HOME. HAVING THE SAME OUTLOOK AS HIGHWOOD IS HELPING US TO DELIVER A NEW GENERATION OF EXTRA CARE LIVING FOR PEOPLE OVER THE AGE OF 55."

OWEN CHESHIRE  
CONSTRUCTION PROJECT MANAGER, HOUSING 21.



# AWARD-WINNING CARE & RETIREMENT DEVELOPMENT



Our Head Office at Upper Ashfield Farm, Romsey, Hampshire.

Highwood has sat proudly at the forefront of innovative care and retirement development for over 10 years. When our founding directors founded Highwood, their primary focus was on the construction of prestigious care homes, extra care accommodation and retirement communities set in coveted locations that would serve a new generation of discerning residents.

Today, our commitment remains intact and our portfolio of award-winning care and retirement schemes

has earned the respect of both our care operator and development partners and the property industry.

This portfolio of hugely successful projects is underpinned by selective acquisition, high quality construction and a very sustainable approach to development which extends to the following key areas:

- Care homes
- Extra care developments
- Retirement living and community schemes

Discover how Highwood is putting quality construction and quality of life first across every new care and retirement development we deliver.

# DEVELOPING EXCEPTIONAL CARE SCHEMES, CREATING INCREDIBLE PARTNERSHIPS

Since 2010, Highwood has created an inspirational portfolio of retirement living, care home and care village developments for some of the UK's leading care operators and healthcare providers. Today we're proud the Highwood name is synonymous with high-end retirement and care development that deliver more for our care partners.

Our expertise lies in a full-service offering that can encompass land sourcing, land acquisition, a proven in-house planning solution and an award-winning construction resource. Indeed, our strength as a construction partner who builds and delivers prestigious, large-scale care and retirement schemes with such

effectiveness is what continues to fuel our achievements in this dynamic sector.

Every scheme we create is bespoke and tailored to the high specifications and standards expected of the operator and underpinned by a sensitive approach to construction and meticulous project management.

Our success in this competitive sector can be attributed to the incredible partnerships we have forged with many of the UK's leading care operators and specialist healthcare providers and who share our vision to provide the very best care, accommodation and lifestyles for the over 55s.

Read more about Highwood's experience in the care and retirement sector, then talk to us about creating a development package that will give you the very best return on your investment.



“HIGHWOOD IS RECOGNISED ACROSS THE INDUSTRY FOR DELIVERING NEXT-GENERATION CARE, RETIREMENT AND CARE VILLAGE AND COMMUNITY SCHEMES. TO KNOW THAT WE’RE HELPING TO CHANGE THE LIVES OF SO MANY WHO ARE TOUCHED BY OUR DEVELOPMENTS IS TESTAMENT TO THE METICULOUS WORK OF OUR PROJECT TEAMS AND PARTNERS.”

PHIL PROSSER,  
MANAGING DIRECTOR, HIGHWOOD.



## PARTNERING FOR PROJECT SUCCESS

Highwood is, at its heart, a partnership business and the relationships we have forged and continue to nurture sit at the heart of the Highwood success story. This is evident in the schemes we deliver for the UK’s leading care home operators we partner, who include:



# THE HIGHWOOD GROUP

## INSPIRING HOUSING, CARE AND RETIREMENT AND STRATEGIC LAND DEVELOPMENT ACROSS THE UK'S SOUTH COAST

The Highwood team is a powerhouse of property expertise and, together, we're doing amazing things in the housing, care and retirement and strategic land development sectors. We're property professionals who are all experts in our fields. Under the same formidable roof, you'll find specialists in everything from acquisition and planning to

surveying, project management and other dedicated construction services.

These are the teams who have made great things happen in property and, along the way, inspired a sector that looks to property pioneers like us for direction in high-calibre development.

WE'RE HELPING TO ENHANCE THE LIVES OF THOSE IN THE COMMUNITIES WE SERVE WITH MEANINGFUL BENEFITS THAT WILL ENDURE FOR GENERATIONS TO COME.



## A PROMISE THAT PUTS OUR COMMUNITIES AND THEIR ENVIRONMENTS FIRST

For every site we deliver or buy, we make a financial contribution to fund a new community project. From designing and building a play area for a local children's nursery to planting trees, we're already making a difference that counts for everyone.

**THE NUMBERS SPEAK FOR THEMSELVES**



**1612**  
Homes delivered



**3786**  
Homes consented



**2197**  
Care beds delivered



**478**  
Retirement beds delivered



**4133**  
Homes (pipeline)



**780**  
Care beds (pipeline)



**BUILT ON QUALITY,  
MEASURED BY REPUTATION**

Everyone at Highwood is driven by a passion for property and a commitment to make life better for the communities we serve. That's why we're so proud the quality of our developments and construction excellence has consistently been honoured by the UK property industry.

Our notable award wins include Development of the Year, Housebuilder for the Year, Fast Rising Property

Business of the Year, Residential Development of the Year and One of Property's 5 Best Companies to Work For. We've also been featured in the Sunday Times BDO Profit Track 100, Sunday Times Virgin Atlantic Fast Track 100 and 1000 Companies to Inspire Britain.

This is what success looks like to us – and it's built on quality and measured by reputation...



## CASE STUDY



57 EN SUITE  
BEDROOMS



PRIVATE  
DINING



BIG SCREEN  
CINEMA



CAFÉ



HAIR & NAIL  
SALON

# BARRS AVENUE NEW MILTON

**A LUXURY CARE HOME WITH 57 EN SUITE ROOMS PROVIDING RESIDENTIAL, DEMENTIA AND RESPITE CARE FOR CINNAMON CARE COLLECTION.**



Highwood has constructed a prestigious new care home in conjunction with Cinnamon Care Collection at Barrs Avenue in the coastal town of New Milton in Hampshire.

Highwood has enjoyed a successful relationship with Cinnamon that has spanned eight care projects and a number of award-winning schemes. The organisation has been recognised as one of the Top 20 Recommended Care Home Groups in the country by the UK's leading care home reviews website, carehome.co.uk.

### **AN ENVIRONMENT FOR THOSE LIVING WITH SPECIALIST NEEDS**

Mornington Court is a project that was negotiated directly with care partner, Cinnamon, and now provides 57 en suite bedrooms offering residential, dementia and respite care. Dementia care is delivered within a dedicated part of the care home within an environment created for those living with dementia along with activities and events to help meet the needs of its residents.

### **SUCCESSFULLY HANDED OVER TO CINNAMON IN SUMMER 2020**

Work commenced on the Barrs Avenue project in January 2019 and, despite the onset of the Covid-19 pandemic and its considerable impact on Highwood's work on site, the project was concluded in accordance with the agreed timeline.

The Barrs Avenue, now known as Mornington Court, was successfully handed over to our care partner, Cinnamon, in summer 2020.



"THERE IS A GROWING NEED FOR EXCELLENT CARE IN HIGH-QUALITY ENVIRONMENTS IN THE REGION. WE INSTRUCT HIGHWOOD BECAUSE THE STANDARDS OF CONSTRUCTION, PROJECT MANAGEMENT AND DEVELOPMENT EXPERTISE ARE EXCELLENT. THIS IS WHY WE CONSULT WITH HIGHWOOD FOR OUR NEW LUXURY CARE HOME PROJECTS."

KEN MACKENZIE  
DEVELOPMENT DIRECTOR, CINNAMON RETIREMENT LIVING





## CASE STUDY



68  
BEDROOMS



PRIVATE  
DINING



BIG SCREEN  
CINEMA



CAFÉ



HAIR & NAIL  
SALON

# SNOWDROP PLACE BOTLEY

**A HIGH-END 68-BEDROOM CARE HOME PROVIDING  
RESIDENTIAL AND SPECIALIST DEMENTIA CARE.**



Highwood was the principal contractor for a new-build scheme at Pavilion Road on the vast Botleigh Grange site in the Hampshire village of Hedge End. The project to deliver a high-end 68-bed care home to provide an array of specialist care for the elderly was designed by WR Dunn architects and developed by Frontier Estates, the leading UK healthcare sector development partner.

Highwood successfully tendered for the project to construct the Snowdrop

Place Care Home, which is operated by Barchester Healthcare and registered to offer residential, nursing and dementia care.

The two-storey care home incorporates a brick and timber clad façade with large terraces on the first floor and two accommodation wings either side. The home has been designed to provide accommodation in excess of current Care Quality Commission (CQC) requirements, offering a multitude of residential day spaces that include

a café, hairdressers, lounges, dining rooms, private dining and a cinema.

Despite the constraints of operating on site throughout the Covid-19 lockdown and with complex safety measures and working restrictions to navigate, the project remained on course at every stage and welcomed its first residents in 2021.

## CASE STUDY



65 BED  
CARE HOME



9 ASST LIVING  
APARTMENTS



CONCIERGE  
SERVICE



LUXURIOUS  
SPECIFICATION



WATERSIDE  
LOCATION

# ROYAL COURT NETLEY

ONE OF OUR MOST HIGH-PROFILE COMBINED  
RETIREMENT AND CARE PROJECTS.



Royal Court is a stunning development comprising nine, one and two-bedroom luxury retirement apartments and a 65-bedroom care home.

The land, which incorporated the grounds of a former special needs school, had been the subject of much speculation and a challenging market, but Highwood successfully secured the site and embarked on a complex, but comprehensive planning bid.

We were granted planning consent for our proposals that included a complete refurbishment of the main house and the development of a new care home, which would enhance the existing

building and its delightful coastal environment. The application for the overall scheme was met with approval and support from Eastleigh Borough Council. The authority saw the value in providing much-needed accommodation for residents looking for dedicated, stylish retirement living and high-quality nursing care when required.

### IMPECCABLE CARE FACILITIES

Set close to the shores of one of the South Coast's premier sailing waters and within the beautiful Netley Abbey

Conservation Area, Royal Court was a considered scheme that put luxury, security and impeccable care facilities for its residents first. The nine apartments featured concierge services, luxurious specifications, private landscaped gardens and stunning views across Southampton Water.

Following two grand launches, this exclusive waterside retirement development opened its doors to its first residents and interest in the prestigious new care home was an overwhelming triumph.



"MY WIFE AND I MOVED TO ROYAL COURT AFTER 25 YEARS LIVING IN A DETACHED HOUSE IN A SMALL TOWN. THE APARTMENT IS LARGE COMPARED TO OTHER RETIREMENT APARTMENTS, HAVING BEEN FINISHED TO THE HIGHEST STANDARDS AND INCLUDES ALL THE LATEST EQUIPMENT. WE DECIDED TO BUY OUR APARTMENT AS IT OFFERS SO MUCH WITH EVERYTHING WE NEED CLOSE AT HAND. WE WOULD FIND IT HARD TO FIND A BETTER APARTMENT OR LOCATION."

PETER STRONG  
RESIDENT, ROYAL COURT





## CASE STUDY



90 EN SUITE  
BEDROOMS



12 ASST LIVING  
APARTMENTS



PRIVATE  
DINING



CAFÉ



HAIR & NAIL  
SALON

# HAMILTON COURT & ABERCORN HOUSE, CAMBERLEY

**A PRESTIGIOUS CLOSE-CARE SCHEME OF 12 ASSISTED LIVING APARTMENTS AND A 90-BED CARE HOME.**



Highwood was contracted to build a stunning close-care scheme of apartments and prestigious care home on a site in Camberley in Surrey for Gracewell Healthcare.

Abercorn House, a state-of-the-art 90-bed care home, was traditionally constructed over five floors on a sloping site that incorporated basement construction on the lower ground floor. The design included extensive terraces into the structure, with high specification landscaping works and a highways agreement for the site entrance and road improvement works to the exterior. Abercorn House is a full en-suite accommodation facility with

exemplary communal facilities that include beautiful living rooms and dining rooms and relaxing outside spaces for everyone to enjoy.

### **A HIGH SPECIFICATION CARE HOME DELIVERED ON TIME**

Hamilton Court is two-storey apartment building that sits on the existing Hamilton Court site and is now serviced via the new Abercorn House scheme. The build contract was negotiated directly with Hamberley and included the completion of a partially constructed 90-bed care home and 12 assisted living apartments

after the initial contractor had gone out of business. Highwood reappointed the consultant team and some of the original supply chain who had already worked on the scheme to successfully deliver a quality home that met the high standards previously delivered on other Gracewell schemes.

Following a full survey and assessment of the condition of the existing construction, a full scope of remedial works was agreed and construction was completed on time with Gracewell Healthcare taking occupation the following month.

# EXPERTISE IN LAND ACQUISITION & PLANNING



Highwood has a proven track record in selective site acquisition and planning, which is a reflection of the calibre of our specialist in-house land, planning and development resources.

Our intelligent approach to acquisition ensures we can source land in prime locations swiftly and considerately for healthcare operators who want to add to their retirement and care portfolios and secure optimal returns on their investments.

This powerful capability is supported by a trusted pool of architectural and planning resources and a transformative vision that underpins Highwood's award-winning development strategy.

Our teams comprise specialists in fields including architecture, ecology, arboriculture, green infrastructure, landscape, noise and air quality, sustainability and regeneration. Through our work, we have fostered excellent relationships with planning authorities that, in turn, helps to ensure permissions are processed smoothly.

Our planning team is adept at managing and overcoming the challenges and complexities of the planning process. This expertise ensures we have consistently achieved successful consents for a raft of residential and care projects without complications before working with our partnering teams to take it to its most rewarding conclusion.

If you're looking for a trusted partner who is best placed to source the right land for your project and/or develop and deliver an outstanding care or retirement scheme, **please talk to us.**

## A SELECTION OF OUR CARE & RETIREMENT PROJECTS TO DATE

### CARE & EXTRA CARE PROJECTS

- Fitcher School  
*60-bed care home*
- Rowner Rd, Gosport  
*86-bed care home*
- Sturminster Newton  
*60-bed care home*
- Rowner Rd, Gosport  
*32-bed psychiatric unit*
- Welshmill Lane, Frome  
*70-bed care home*
- Cross Road, Weymouth  
*70-bed care home*
- Bournemouth Road, Lyndhurst  
*50-bed care home*
- Botley Road, Fair Oak  
*60-bed care home*
- Victoria Road, Netley  
*65-bed care home*
- Abbotswood, Romsey  
*60-bed care home*
- Waterlooville  
*80-bed care home*
- St Mary's Portsmouth  
*60-bed care home*
- Adderbury  
*60-bed care home*
- Camberley  
*90-bed care home*
- Wareham  
*64-bed care home*
- Woking  
*60-bed care home*
- Liphook  
*60-bed care home*
- Ascot  
*80-bed care home*
- Egham  
*80-bed care home*
- New Milton  
*60-bed care home*
- Basingstoke  
*70-bed care home*
- Botley Grange  
*64-bed care home*
- Ferndown  
*57-bed Care home*
- Eastleigh Police Station  
*80-bed care home*
- Otterbourne  
*64-bed care home*
- Abbas Combe  
*55-bed care home*
- Horndean  
*60-bed care home*
- Littlehampton  
*64-bed care home*
- Adanac Park, Southampton  
*80-bed care home*
- Alton  
*67-bed care home*
- Moorhill, Southampton  
*70-bed care home*
- Camberley  
*90-bed care home*

### RETIREMENT PROJECTS

- Fitcher School  
*50-unit retirement scheme*
- North Stoneham Park local centre  
*26 retirement apartments*
- Camberley  
*12 Assisted Living apartments*
- Durrants 3A  
*Care village with 20 extra care cottages*
- Durrants 3B-C  
*Care village with 22 cottages and 24 apartments*
- Horndean  
*120 Assisted Living apartments*
- Victoria Road, Netley  
*9 retirement apartments*
- Redlands Lane, Fareham  
*6 retirement bungalows*
- Salisbury Rd, Andover  
*64-bed retirement scheme*
- Waterlooville  
*48-bed Extra Care scheme*
- Westergate  
*60 Extra Care apartments*

# COMMITTED TO PROTECTING OUR ENVIRONMENT

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Sustainable as standard: electric car charging as standard, solar PV panels, A+ rated appliances and protected swales.

## COMMITTED TO OUR ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) POLICY

Our mission to acquire selectively, to design and develop sensitively and to build sustainably applies to every area of our core activities.

Every scheme we design and deliver is always underpinned by a sustainability strategy that's flexible and remains sufficiently robust for the future.

Highwood is committed to becoming operationally carbon zero by 2025.



## **A RESILIENT SUSTAINABILITY STRATEGY**

As our industry continues to advance towards its carbon zero objectives, Highwood is embracing new technologies that help us put sustainability and the environment first.

We're committed to forward-thinking solutions that help us meet our carbon-zero goals and we're experienced in applying technologies that improve the thermal performance of the homes we build.

We do this by using renewable and low carbon technologies, such as air source heat pumps, solar thermal, solar photovoltaic roof systems and all electric heating systems wherever possible.



**HIGHWOOD**



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