Pencric is an Extra Care development in the South Staffordshire village of Penkridge.

Pencric was designed to accommodate older people with a range of care needs; from those with low care and support needs through to people living with dementia and range of physical and mental disabilities.

The scheme was opened in 2014 and provides 82 new homes for older people with strong connections to the village. Homes were available to rent, outright purchase or buy through shared ownership – a range of tenures removing financial barriers to occupancy. It was fully occupied on launch.

The scheme is set within the village apron, overlooking common land. It combines secure, private accommodation for residents with a range of open-access facilities designed to enhance amenities for the community and strengthen social integration. The restaurant, bistro, bar, hairdressing salon and meeting spaces are all open to the public. Partnership links have made possible joint membership of the local swimming pool and Pencric gym for residents and villagers alike.

Both residential and public spaces have Wi-Fi connectivity and there is an IT suite for the use of residents.

The scheme is managed by Care Plus.

“I have got plenty of company but I have my own space, too. The gardens are wonderful and from my window I have views across the brook. Although I’m still very independent I know that the support is there if I need it and it is reassuring being part of a community. I used to worry that if I had a fall, nobody would know. Here, someone would soon be knocking on my door to find out why they hadn’t seen me.”
**Scheme Details**

82 Purpose built homes for older residents offering

- 40 two bedroom apartments and 42 one bedroom apartments
- flexibility to accommodate changing needs
- access to onsite care and support to help people live independently for longer
- close to local amenities with excellent public transport links
- range of attractive options and tenures for older people to allow for improved local mobility

**Total Scheme Cost**  £14m  
**Started on Site**  2013  
**Completed**  2014  
**Accreditations**  Secured by Design  
BREEAM ‘Good’  
Best Care Complex — Pinders Healthcare Design Awards  
Midlands Development of the Year — CIH  

**Architect**  Pozzoni LLP  
**Employer’s Agent**  Thornton Firkin  
**Structural Engineer**  Couch Consulting  
**Building Services Engineer**  ESD  
**Landscape**  Environmental Associates  
**Interior Designer**  Stanbridge Interiors  
**Building Contractor**  Kier
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