



Senior living capability statement

Watts has provided first class independent advice to the property and construction industry for more than 40 years. We operate across a pan-European network, providing clients with local knowledge and support as well as international expertise. By working in partnership with our clients within the senior living sector, we have been able to both inform and transform the way that services are delivered to their customers. We offer advice at every stage of the property life cycle, including the provision of cost consultancy, building surveys, planned preventative maintenance, project management, employer's agent, sustainability, and technical consultancy services.

Key challenges within the senior living sector

The UK is experiencing an ageing population and a changing attitude to senior living and care. A trend of consolidation amongst the large operators has led to a lack of existing properties for acquisition; hence new build is a necessary route to providing the right property.

Excellent standards of accommodation and service are now pre-requisites for success in the market, as competition has increased supply and quality has been pushed to the forefront. Key issues for providers to meet customer demand include:

- Providing the right environment, a home which is safe and relaxing.
- Properties that are easily accessible and able to accommodate family and friends.
- An ability to provide comfort and care.
- A choice of entertainment and activities to engender companionship.
- Flexibility to cater to individual requirements and tastes.
- Promotion of independence, with assistance when required.

This is not only limited to indoor space, as outdoor areas and 'sensory' gardens are increasingly at the forefront of good senior living design.



How Watts can help

Watts specialist knowledge and approach provides clients with advice and assistance to navigate the key stages of the development process. Watts help by:

- Defining the product, establishing the brief and the business requirements necessary to function and operate successfully.
- Obtaining planning consent and reducing the chances of referral.
- Assisting with funding negotiations with banks, providing key information and supporting the funding application process.
- Delivering the successful project through programme, procurement and cost control.
- Possessing an understanding and practical application of sustainability issues and compliance.
- Providing expertise and experience to turn ideas into reality and manage the decision making, risks and uncertainties along the way.

Our extensive technical knowledge enables us to provide the following services:

- Cost consultancy
- Project management
- Employer's agent
- Contract administration
- Project appraisal and due diligence
- Development monitoring

Important features of our services include:

- Feasibility studies and option appraisals
- Value and risk management
- Purchaser and vendor building inspections
- Refurbishment and maintenance management
- Sustainability



Recent commissions



Sunrise of Southbourne

Watts have an ongoing relationship with Sunrise, having been appointed for Monitoring Services on 12 of their major senior living projects. Southbourne included the demolition of a hotel and the construction of an 87 unit development, including common facility dining, recreation and visitor areas. Externally, landscaping included planting and walkways to create a reminiscence environment for senior citizens.



Metropolitan Building, Dublin, Ireland

Watts was appointed to provide contract administration services for works to the Presentation Convent, a protected building in Kildare. The convent required complete external redecoration. Watts' brief was to carry out a feasibility study and provide a budget cost both for external redecoration and minor repair works, prior to putting the job out to tender. The brief extended to applying for a grant application to the local authority, on behalf of the client, to help fund repair works to the protected structure.



Hawthorns Nursing Home, Norwich, UK

Watts was instructed by the client to undertake a survey of Hawthorns Nursing Home. The three-storey 1900s property comprised a three-storey extension to the southwest flank and a single-storey extension with conservatory to the rear of the building, built at a later date. Watts was asked to provide a building survey and review documentation in respect of refurbishment works carried out at the building.

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Watts People



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Tim is a Lead Director at Watts with more than 25 years construction and real estate experience. He has extensive experience of providing property advice within the senior/assisted living sector.

For further information on Watts' capabilities please contact Tim via phone or email.

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