

A photograph of a modern, multi-story care home building. The building features a mix of brickwork and large glass panels. The name 'Poets Mews Care Home' is visible on the upper part of the facade. The sky is clear and blue.

## Capability Statement

# Extra Care new builds

**J Tomlinson has extensive experience in delivering construction and refurbishment projects that involve meeting specialist and complex requirements, including care homes, sheltered housing, hostels, women's shelters, and housing for people with learning / mental health difficulties.**

We work in collaboration with a wide range of clients and stakeholders - all the way from Registered Providers and Local Authorities to Private Sector Extra Care Specialists, and our innovative approach ensures we provide attractive, modern and accessible facilities incorporating the most relevant up-to-date design, technological and maintenance solutions available.

Our core focus for all projects is to deliver on time and within budget, with rigorous defects management, exemplary health, safety & environmental credentials and value for money. We want to provide an excellent service on each and every project enabling us to develop long term relationships which benefits the customer, contractor and residents alike.

### In-house maintenance service

As part of our Integrated Solutions approach, we provide the extra benefit of a full turnkey solution including, Mechanical & Electrical (M&E) design and installation, and ongoing Facilities Management (FM).

## Scope of our Service

- Extensive experience across healthcare and Extra Care sectors
- Design & build, traditional build, contractor's design
- Turnkey solution
- In-house M&E and FM
- Renewables installation, servicing & repair
- Experienced with meeting specialist accommodation requirements
- Dementia Friendly organisation

"Hamberley Development are very impressed with J Tomlinson's approach and project team. The home was built to a high standard and delivered on time - a credit to the site team."

John Austin, development director  
Hamberley Development Ltd

# Selected Project Experience



## Poets Mews Care Home



**Client:**  
Avery Healthcare

**Project Scope:**  
Design and build: 76-bed luxury extra care residential facility plus associated external works

**Region:**  
South West England

**Value:**  
£7.5m

### Key Features

- Construction and fit-out of spa, hair salon, cinema and 3 restaurants
- Engagement with local primary school
- Donations made to community-selected charity
- Former Brownfield site
- Considerate Constructors - Minimal disruption to neighbouring residents and businesses
- ~90 jobs created following construction

## Chawley Grove Care Home



**Client:**  
Hamberley Development

**Project Scope:**  
Construction of 70-bed, three-storey residential care and nursing home plus landscaping works

**Region:**  
Oxfordshire

**Value:**  
£6.5m

### Key Features

- 2nd project delivered in partnership with client
- Construction of spa, beauty and dining facilities
- On-time completion
- Marketing suite constructed as part of project
- Creation of wheelchair access and lift
- Minimal disruption to neighbouring residents throughout project

## Limbrick Place



**Client:**  
HB Villages

**Project Scope:**  
Design and build: New build assisted living accommodation

**Region:**  
West Midlands

**Value:**  
£4m

### Key Features

- Specialist accommodation for adults with learning and physical disabilities
- Second development undertaken in partnership with HB Villages
- One of the first developments of its kind in Coventry
- Highly sustainable location
- Commissioned by the Local Authority Adult Social Care team

## Gracewell of Sutton Coldfield



**Client:**  
Hamberley Development

**Project Scope:**  
Design and build: 65 Bed Care Home and Conservative Club Pavillion

**Region:**  
West Midlands

**Value:**  
£6m

### Key Features

- Traditional masonry build
- Demolition of existing site, plus asbestos removal
- Minimal disruption to residents inhabiting the local area
- Project also included bowls green and resident car park
- Noise control measures implemented on site