

Castle View on schedule!

So far, so good. A temperate winter and warm spring have meant the build is right on schedule. Castleoak building contractors have stunned every visitor by their sheer professionalism and organisation. Any snags are anticipated well ahead of time by consistent monitoring and communication and therefore contingency plans can be made comfortably without affecting timescales.

We have managed to accrue a bit of slack so, when recently concrete couldn't be poured because, of all things, it was too hot!!, It didn't mean that we broke into a sweat. We are now just over a third of our way through the build.

Currently, all concrete work for the care home and apartments has been built to the third floor. Castleoak, the building contractors, are now installing columns to support the final level of the building and inside metal frames are being erected to form the structure of the rooms. The apartments are really starting to take shape

The Castle View basement car park is now complete and the floor has been laid.

Our opening date is widely publicised as 25th October 2018. Watch this space.



Castle View in The Community

Robin Hughes founder and CEO of Castle Retirement Living, is passionate about Windsor. He went to school in Windsor and grew up in Windsor and is committed to Castle View being about local residents benefiting from world class thinking about retirement living today.

He has spent nearly 10 years bringing Castle View to fruition and works enthusiastically to involve the local residents and his face is well known in the local community.

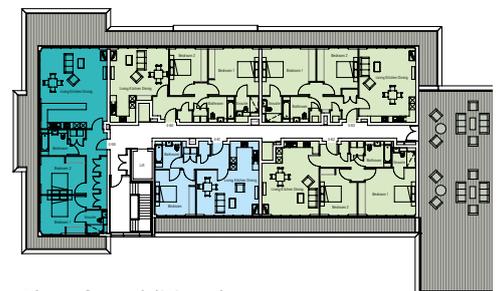
Where possible he has also involved the local schools, featuring their artwork on the building work hoarding after a painting competition, doing talks and inviting them to site to see progress.



Castle View Sales Team on the roof!

**STOP PRESS
PLANNING
APPROVED!**

On 24th May 2017 Castle Retirement Living got the go ahead from Windsor Borough Council planning department to build a further 5 roof top apartments. These will sit adjacent to the Sky Lounge on a previously unused area of flat roof. The views will be breathtaking. Layouts, pricing and more details will be issued next year.



Plans for additional apartments

POSH KIT- Only the best for Castle View Residents



Whilst the building work is obvious, what isn't visible is the work going on behind the scenes. Over the last month or so, Castle View has worked closely with architects PRC Group and design agency Devon Interiors, to finalise the interior specifications, including kitchens and bathrooms. Castle View and its team have recently visited approximately 25 retirement villages in the UK and New Zealand and Australia, talking to residents and checking out their designs. Combining this knowledge with experience, we know not to skimp on quality and useability. Even down to the toilets! We have chosen an



ergonomically designed toilet to smoothly transit body waste without a trace! Hopefully meaning that toilet brushing could well be a thing of the past! No more dangerous bending over.

Other touches include super shower controls that can set the water temperature before stepping under the water, top of the range cookers with knobs and not hard to see and operate LED screens. The theme throughout is quality and peace of mind, with good brand names such as NEFF and Bosch being purchased.

Understanding your view from Castle View



When HM Queen is home or for ceremonial occasions, the Royal Standard is flown. Different sizes of the Royal Standard are flown wherever she is, i.e on the front of a car or even on a aircraft, but only when taxiing!

The ceremonial Royal Standard is huge, approx. 12m x 6m, and is only flown on occasions like the Queen's birthday on 21st April or the Garter service in mid June. It was also flown for Charles and Camilla's wedding.

On other occasions a smaller version of the Royal Standard is flown when the Queen is in residence at Windsor Castle. If she is not there a Union Jack is displayed.

5 things you didn't know about Castle View

1. It currently costs £50K a day to build - that's £1m a month!
2. 5000 cubic tonnes of concrete have been poured to date.
3. There have been 2 small injuries on site to date.
4. At any one time there are at least 50 workers on site.
5. There are at least 5 different nationalities at any one time.

Who is behind Castle View?

Things are clearly busy on the Castle View development site, but what isn't so clear is who is the man behind it all, CEO of Castle Retirement Living Ltd, Robin Hughes. We caught up with him to find out more.

How did you get involved with Retirement Villages ?

In 2004, I was in New Zealand looking after my Grandfather. He was in his 80's and we were looking out for solutions as he was struggling to manage in his own home. I'd seen the concept of retirement villages in New Zealand and realised we had nothing quite like it in the UK. I was curious about the sector and by 2006 had seen at least ten of New Zealand's best and most of the attempts that had been made in the UK. I have a lot of empathy with older people, quite a few family members are nurses and I decided I wanted to move into the sector full time and away from conventional property investment and development which had given me a very good grounding.

What inspired you to build Windsor?

By 2010 I had gained a lot of specialised experience by opening a Care Village called Richmond Painswick and Shelbourne at Sway in the New Forest. Then I joined a company that owned the Windsor Squash Club with the intention of building a retirement village but progress was slow due to a complex matrix of land ownerships that needed to be consolidated. As a Windsor Boy, and having been a member of the Squash Club in the 1980's, I knew all about the site. I became famil-

iar with the land ownership issues that needed to be addressed to create the whole 3 acres to enable me to replicate the best of what I had seen in New Zealand. Despite the complexities, I was excited at building in such a central and urban location. At that stage, most retirement villages were being built in remote locations and I knew from the best New Zealand thinking that residents want to stay in their "own back yard" and move into great purpose built homes. I wanted to build the scheme under my own brand and set up RetirementCare Village Partners to enable that. As the scheme design evolved some of the Windsor Councillors took the time and trouble to look at the previous villages I'd been involved in. I asked them to support my proposals and they came to the top of the squash club, saw the views, shared my vision and backed the plans.

Tell us about the apartments ?

The apartments have taken hundreds of hours to design and we have 64 in total. We have one bed, two and two bed plus which means the third room can be a bedroom, study or hobby room. Each is on a single level with thoughtfully designed features throughout including full height glazing to throw in great natural light. All balconies are oversized - about 2 metres wide so residents can sit out with comfort and ease and enjoy the vista. Lifts serve all floors so we have removed the need for stairs which are often a risk or an inhibitor in later life. In June we completed the kitchen and bathroom designs and they are stunning, thoughtfully designed with simplicity of use in mind. Quality and functionality have been the drivers for choice. We have overspent on features that simplify ease of living such as the retractable cupboard shelves so cupboard contents are fully accessible. A specific utility area for a washing machine and dryer. I'd love to buy



an apartment but I don't qualify as I'm not yet over 55!

What is the Sky Lounge ?

Castle View has a range of facilities accessible to all residents, ground floor reception/lounge/restaurant/bar and private dining room if you fancy throwing a party. Without question the unique feature at Windsor is the Sky lounge. This is a roof top conservatory with outside patios and seating. It offers spectacular views of the Castle and the whole of Windsor. It has a bar, relaxed seating and is without question the best room in the house accessible to all.

Very few people have enjoyed a view of Windsor like this and I'm looking forward to welcoming back the Councillors who took the time and trouble to clamber on the roof of the squash club in 2010 and backed the vision. I'm also looking forward to welcoming back New Zealand's most successful Retirement Village operator who helped at various stages with many aspects of our project. Having seen his Sir Edmund Hillary Village in Auckland, New Zealand., my mind was set on what I wanted to deliver at Castle View.

When can people move in ?

10 residents who reserved on our first release of sales have been asking me that and I am now very confident the building will be completed on 25th October 2018. Due to a dry winter and a fantastic team on the project, as at June 2017, we are about 3 weeks ahead of programme. In the UK a retirement village of this scale has never been built on time - and I like that challenge and so do the team. We have finalised all the design, decisions and I'm not planning to permit changes which often result in delays. For example - We have four great kitchen designs and if a resident exchanges by end of October they can choose their kitchen style and colour. After that the four designs will be allocated throughout. We decided that having the building completed on time and residents in for Christmas was more important than whether you have a cream kitchen or a blue kitchen.

As a prompt to focus, we had 200 Castle View mugs printed last month with 25th October 2018 printed on them and every one of the team has a mug. Everyone involved knows the date we are working to and we'll do everything we can to achieve that. The project team are the best in their class, individual experts working together as team like a machine - focused for completion by 25th Oct 2018 without compromise on quality.

Four corgi conversation pieces to impress the Queen!



Just in case you bump into The Queen while shopping in Windsor, here are some unusual corgi facts you could try to impress with!

- Corgis are the 11th smartest dog breed. They are able to learn commands in 5-10 repetitions and 85% of the time they obey the command the first time.
- Corgis have been part of the British Royal Family for over 70 years. Queen Elizabeth II has owned more than 30 Corgis since she was a young child.
- Don't get confused by their stocky build! Corgis are one of the most athletic breeds, as they were originally herders. They've been known to be shockingly fast runners.
- The Corgi name originated from the Welshmen who developed the breed and called them "dwarf dog" due to their stature. In Welsh, "cor" means dwarf and "gi" means dog.

Inspired to take a leap of faith



Patricia Powell visiting the Windsor site back in December 2016 as ground works begin.

Castle Retirement Living started taking their first reservations back in 2014. One of our first residents to be inspired and reserve was Patricia Powell.

So why choose Castle View?

I was carefully seeking to downsize and to stay in Windsor. Castle View appeared and is perfectly located for me. From everything I know about it, I feel very positive it will be a good choice.

What am I most looking forward to?

A sparkly new apartment, with flexible add-on facilities if sought or needed. I like the fact it's being developed by Windsorian Robin Hughes and think it will become a real feature for over-55s.

Hobby enjoyed most?

I have four principal interests and choosing one is difficult. I love learning, writing, world cinema and friends, whom I value very highly.

My favourite meal?

Probably Italian, say lasagne and then ice cream.

A Castle View club?

Maybe a quiz team rather than a club. I already have a team, set up with a friend in 2010. We do about half-a-dozen big charity quizzes a year and occasional smaller ones, so for good causes and fun (and, as a bonus, quite often win).