

# Carter Society Inc.

Trading as Carter Court Residential Home, Community  
Housing and Village

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12<sup>th</sup> July 2018

Kevin Murphy  
C/- Greytown District Trust Lands Trust  
PO Box 16  
Greytown 5742

Dear Kevin

## **CARTER SOCIETY DEMENTIA REDEVELOPMENT PROJECT**

### **Background**

Carter Court is a community owned -not for profit - rest-home in Carterton. It is an eldercare facility offering care to the area for over 100 years. The facility was originally established following a bequest from the town's founder Charles Rooking Carter.

In recent years we have seen immense growth at Carter Court: the implementation of hospital level care; the build of six retirement village units; the gifting of 38 pensioner units from the Carterton District Council and growth of the day activity programme.

Around three years ago the Carter Society investigated developing a Dementia facility. Due to growth in the aging population it was estimated that, in the absence of a cure, the number of New Zealanders with dementia will nearly triple by 2050. Carterton was known to have the fastest growing ageing population in the Wairarapa, above the national average. On a per capita basis, compared with Masterton, it was estimated the South Wairarapa District was 13 beds short for people with advanced dementia. There were no dementia beds in the South Wairarapa – Featherston, Greytown and Martinborough townships.

### **Progress**

In responding to this need the Carter Society thought it timely to consider renovating and upgrading the existing Doull wing (circa 1963) as a dedicated dementia facility.

Concept plans were drawn up and estimated costs provided of \$358,000. Through the generosity and support of local organizations the Carter Society we were able to raise \$175,500 with the Carter Society committing an additional \$100k towards these costs.

The Carter Society engaged the services of a local contractor. A staged plan was developed to allow the renovation to take place with minimal disruption to the residents living in this wing. Stage 1 was undertaken with the build of 1 new bedroom and toilet and refurbishing an existing bedroom and bathroom.

As Stage 1 progressed the detailed plans were drawn up for the remaining stages of the renovation. These plans revealed large scale building changes to incorporate fire protection, creating substantial unbudgeted costs and compromising the initial design layout.

## **Review**

In the years of planning much has changed in terms of the provision of dementia care with a redirection to developing community style environments. Ideal building design includes: bedroom size to accommodate residents comfortably to allow space for personal possessions; private bathroom facilities; domestic scale facilities (such as a kitchen; common spaces for socialization and smaller private quiet areas. A building where residents can see and be seen by staff is ideal. To ensure long term sustainability of this wing the building renovation must include enlarging bedroom spaces and providing private bathroom facilities.

## **Decision**

The Carter Society Executive Committee has agreed unanimously that the Dementia unit redevelopment not proceed any further, for the following reasons:

- The current footprint of the Doull wing does not allow for renovation to an appropriate design for dementia care
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- The cost of the (unanticipated) additional fire protection and adapting bedrooms is uneconomic
- The financial risk of further building changes and transition costs are not sustainable
- Further supporting our decision is the announcement of a proposed new build of a hospital and dementia unit and retirement village in Greytown.

It is important to remember that not all people with dementia will need secure care. Many will be cared for as long as possible in the community. Residents with some level of cognitive impairment are able to be cared for safely in our current environment.

The upgrade of the Doull wing needs careful planning to ensure that any developments of the facility consolidates and strengthens what we already do well. The Carter Society will continue to investigate residential options to meet the needs of future aging as well as serving the needs of the community.

## **Funding and the Future**

The Carter Society Incorporated would like to thank you for your support and generosity in providing funds of \$2,500 towards the redevelopment of the older Doull wing to a dementia facility. For the reasons stated above the Executive Committee members agreed this project was no longer feasible.

Our care needs have changed over recent times with newly admitted residents often requiring a higher level of care due to increased frailty. The challenge has been to accommodate these residents in the appropriate room with only 16 of our 41 bedrooms certified to provide hospital level care.

The Bill Monk wing is a 14 bed wing that was built in 2003. In 2015 we undertook minor building changes and following an audit these bedrooms were certified to provide hospital and rest home level care. Our future plans include a new 6 bedroom extension of hospital / rest home certified rooms to our Bill Monk wing. Planning is currently at initial stages with costing estimates of around \$220,000.

While most of our residents have some level of cognitive impairment and around 37% have a more formal diagnosis of dementia, they are able to be cared for safely in our current environment at either rest home or hospital level care.



Carter Court Rest Home is the chosen facility for potential admissions, serving all areas of the Wairarapa. We currently have a number of residents who have links and families residing in Greytown. With the proposed hospital extension there will be an additional 6 hospital beds for the South Wairarapa region.

The Carter Society would be most grateful if you would consider your existing contribution to the dementia development be redirected to the build of the 6 bed hospital extension. As mentioned above many of the people entering hospital care do have some degree of dementia and tend to be the frail elderly – average age 85 years with high dependency needs.

We would hope that in looking to extend our hospital facilities that you would see this as a suitable use with the good intent of the funds already gifted. We are happy to provide plans and costings and any further application regarding a change of purpose of the grant funds if this is an option to your organization. We would be pleased to meet with you to discuss this further and you are most welcome to visit and view our facilities.

To ensure sustainability and future proof services the Carter Society provides the Executive Committee are to review their strategic planning with an outcome of providing a modern environment that meets the changing needs of the elderly in our community.

We are most grateful for your support. Should you require repayment of the funds please advise your bank account details and we will repay your contribution by Direct Credit.

Kind regards



Elaine Brazendale  
Chairperson  
Carter Society Incorporated



Rae Andrews  
Manager  
Carter Society Incorporated



Anne Hannah  
Funding Coordinator  
Carter Society Incorporated