

Presidential Ponderings - February 2024

Last month I discussed the necessity and the inevitability of change. For retirement communities like Londonderry Village, this is a very important topic because we know our circumstances will be changing in future years. Consider this example: in 2004 when I arrived at Londonderry Village, we operated 156 licensed skilled nursing beds and had a little over 300 independent living residents on the campus. Twenty years later, our independent living census has increased to 480 (and is still growing!), but our skilled nursing census is only 63. For a variety of reasons, the demand (nationally) for nursing care is going down, and is predicted to keep going down. Not surprisingly, the demand for Personal Care/ Assisted Living is going up as folks try to avoid nursing care by using higher intensity PC/AL services, instead. The same growth trend is happening for home care services.

The management and Board of Directors of Londonderry Village has recognized these trends, and we have devised plans in response. Sometime this year, we intend to phase out the Leffler Care nursing unit by relocating residents to the (recently renovated) Royer and Fake Green Houses. Our skilled nursing capacity will then be at 60, based on six Green Houses of ten beds each. Based on recent and developing trends, we feel that this will be an appropriate nursing size for the future.

Londonderry Village also has plans to expand and revitalize our Personal Care services. This month we will begin work on a 16-bed Memory Care Unit (licensed at the Personal Care level) that will be created through a renovation and expansion of the former Tranquil Terrace nursing unit. That should open before the end of 2024. In future years, Phases 2 and 3 of our Personal Care repositioning will include the renovation of the current Leffler Care Nursing Unit, and a subsequent renovation of our current Personal Care Unit. In both cases, larger one-bedroom suites will replace the current dormitory-sized studio rooms. At the end of all three Phases, the goal is to have a total capacity of 58 licensed Personal Care rooms in three adjacent neighborhoods. Each neighborhood will be self-sufficient with its own kitchen, dining, recreational and outdoor spaces.

As we have done for many years, Londonderry Village is embracing the challenge of serving our current residents at a very high level, while also preparing for the needs, wants and desires of our future generations of residents.

*Thanks for Listening,
Jeff Shireman, President*

