

Sheltered Housing – Derek Miller Court



**Directorate of Housing
& Community Services**

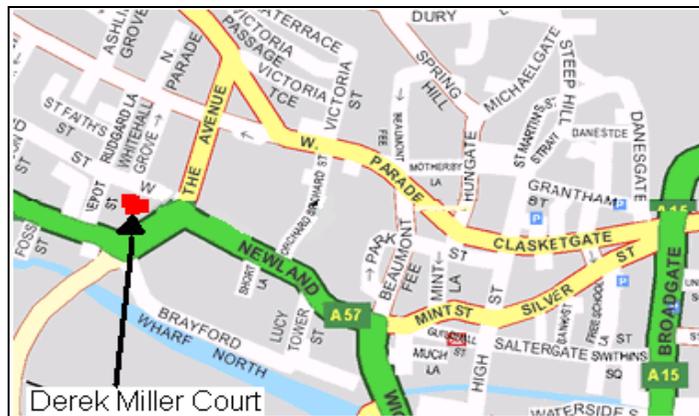
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Where is the scheme?

Derek Miller Court is a sheltered housing scheme that offers supported housing for the elderly. The scheme is in the West End of the City on Newland Street West. It provides easy access to the centre of Lincoln and is close to many local services and facilities.

Not far away is the St. Marks retail park, and the main shopping area of Lincoln is a walk away. Regular bus services go to the centre of the City and a bus stop is near the scheme.



Derek Miller Court
Newland Street West
Lincoln
LN2 1RB

What is the accommodation?

There are 60 self-contained flats at Derek Miller Court. Four one-bed flats are suitable for couples, and the remaining 56 flats are of a bed-sitting room type and are only suitable for single people. All the flats have their own front door, which gives you complete privacy in your home, and are designed for your independence. All flats have an alarm system that you may use to call for help in an emergency.



Each bed-sitting room flat has a living area with a recess that may be hidden with a curtain, for a single bed. The room has limited cooking facilities, a microwave or oven, and hob along with a table-top fridge are provided. There is a bathroom with a toilet, wash hand basin and shower within each flat. The one-bed flats have a separate bedroom, fully fitted kitchen (but appliances are not provided), living room and bathroom.

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Heating and hot water are supplied to every flat from a communal system, for which a service charge is made. You can control the heating in your own flat.

The upper-floor flats are reached by a number of internal communal stairways. A lift, designed for people with mobility difficulties, is also provided. All properties are suitable for people with disabilities; although the structure of the flats cannot be adapted, but mobile aids may be accommodated. If you need any special features, please get advice from the County Council's occupational therapist before or when you view.

We let all the flats on a secure or introductory tenancy, giving you all the normal rights of any Council tenant. However, you will not have the Right to Buy the property.

What facilities are there?

To help establish the community spirit within the scheme, residents use a large common room and four other sitting rooms. Here residents regularly meet



and enjoy a wide variety of activities, such as bingo, coffee mornings, indoor bowls, games nights and line dancing all organised by the residents committee. A church service is held twice a week and there are day trips and other organised events. You have the choice as to whether to take part, and how.

The scheme also has a communal garden, and laundry and drying facilities. Two communal bathrooms have special bathing facilities and a three more have standard baths.

As space is limited in your flat, a guest room is available if family or friends wish to stay. You can book this through the Scheme Manager. A daily charge is made.

What support can I get?

The two on-site Scheme Managers ensure that residents receive all-round support. They will also respond to calls made through the intercom alarm system, and to emergencies. Soon after you move in, a support plan will be agreed with you. This will list the things that the Scheme Managers will help with. The plan will be reviewed regularly, at least once every year.

Pat Paulson, who is one of the Scheme Managers, says, "We are here to ensure that everything is OK with the residents. Although we look after the building and security, our first responsibility is to the residents."

Who can live at the scheme?

The scheme is only available to people who are over 60 years old and have been assessed to ensure that they are able to live independently.

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What are the charges and costs?

Residents have to pay the weekly rent, service charge for heating, Council Tax, water charge and a support charge for the services of the Scheme Managers. The total cost of a one-bedroom flat is about£75, or for a bed-sitting room flat £71.

You may be able get help with your rent through Housing Benefit, and help in paying the Supporting People charge through a Supporting People grant. This will depend on your personal financial circumstances.