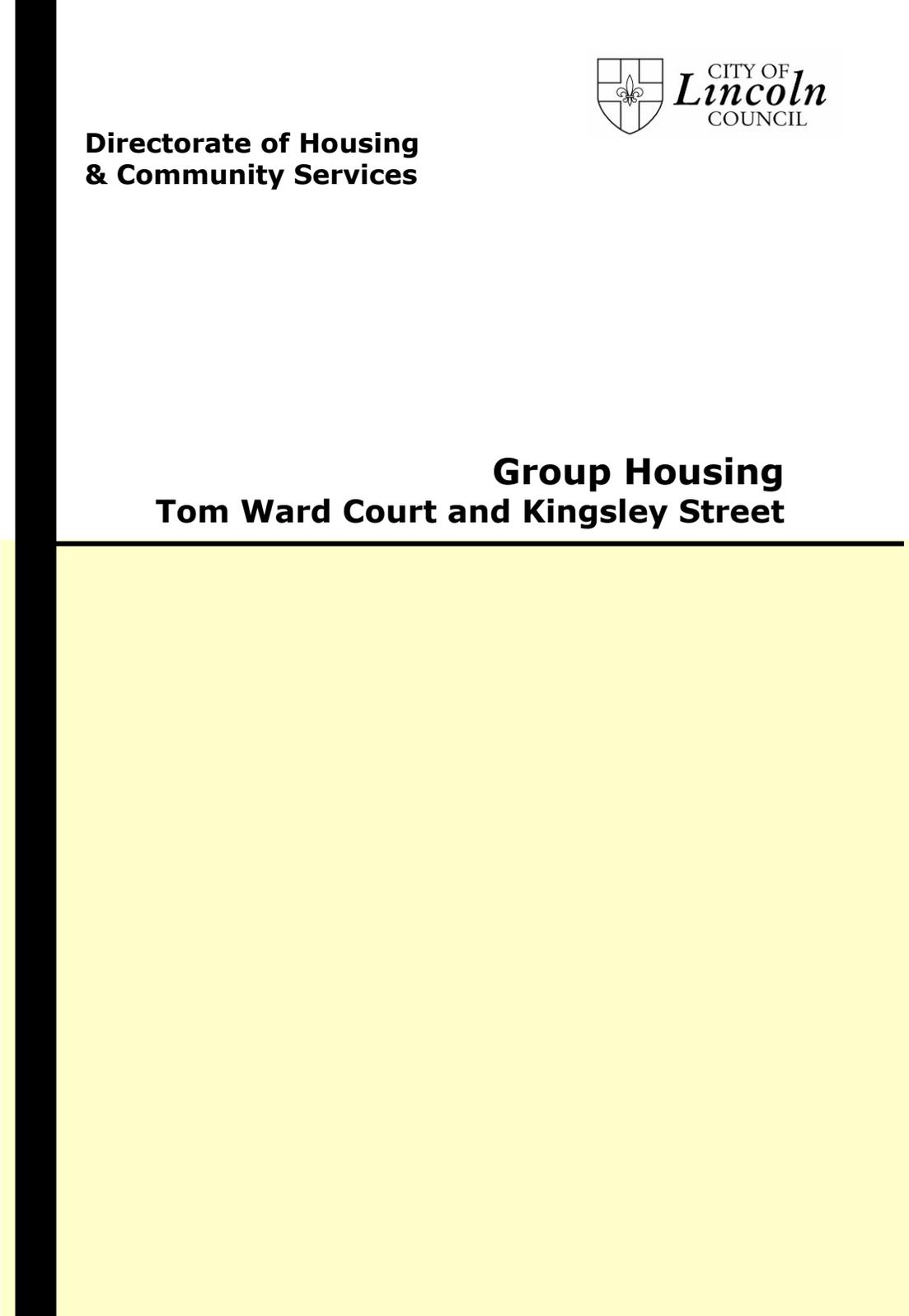


Group Housing - Tom Ward Court



**Directorate of Housing
& Community Services**

**Group Housing
Tom Ward Court and Kingsley Street**



Group Housing - Tom Ward Court

The two-bedroom flats are of a similar design with the addition of the second bedroom. This enables a couple to have separate bedrooms if they wish, or friends or family may stay for a while.

The upper-floor flats are reached by an internal private stairway, and are only suitable for people who can easily climb stairs. If you need a shower in place of a bath, the Council may be able to

provide one if the County Council's occupational therapist recommends it. Other limited adaptations may be possible but you should seek advice from an occupational therapist before or when you if you have any special needs.

All these properties provide adequate accommodation for a couple or a single person. Each property has its own heating and hot water system, which you control.

We let the properties 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.



Kingsley Street

What is the accommodation?

There are two separate blocks of flats in the Kingsley Street development. The main block has 21 one-bedroom flats, and the second is a smaller, more secluded block at the end of the street consisting of 5 one-bedroom flats and 2 two-bedroom flats.

The 26 self-contained one-bedroom flats and 2 two-bedroom flats at Kingsley Street are in blocks consisting of ground and first floors. All the one-bedroom flats have their own front door, which gives you complete privacy in your home, and are designed for your independence. Each flat has a hall, living room, one bedroom, bathroom, and a small kitchen, with fitted units. All flats are supplied with an alarm system that you can use to call for help in an emergency.

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What are the facilities for both schemes?

To help establish a community spirit at Tom Ward Court and Kingsley Street, a common room, is open all the week. Here residents regularly meet and enjoy a wide variety of activities organised by the residents committee. You have the choice whether to take part and how. Activities include bingo, coffee mornings and general meetings of residents. Day trips out are organised from time to time.

The scheme also has a communal garden, where residents can sit in the summer, and there are also a number of shrub bed areas. There is plenty of clothes-drying space, and door-entry security to each communal entrance to the flats.

A guest room is not available.

What support can I get?

The on-site Scheme Manager ensures that residents receive all-round support in line with your support plan, which will be agreed with you soon after you move in. The plan will list the things that the Scheme Manager will help you with. Your support plan will be reviewed regularly, at least once a year.

Denise Dodsworth, the Scheme Manager, says, "It is a real pleasure to work with the residents here. It is a special two-way relationship in which I'm here to support them in any way I can."

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Who can live at the scheme?

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

What are the charges and costs?

Residents have to pay the weekly rent, and a support charge for the services of the Scheme Manager. The total costs for each type of property at each location are as follows: -

Tom Ward Court

One-bed flat - Rent plus support charge approximately £55 a week

Two-bed flat - Rent plus support charge approximately £62 a week

Kingsley Street

One-bed flat – Larger Block

Rent plus support charge approximately £55 a week

One-bed flat – Smaller Block

Rent plus support charge from £55 to £65 a week, depending on the size of the property and its position

Two-bed flat – Smaller Block

Rent plus support charge from £70 to £90 a week, depending on the size of the property and its position.

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