

Bournemouth Housing Society for
the Elderly



Craikleith
9 Derby Road Extra Care



Perspective View From Front



Perspective View From South West



Bournemouth Housing Society for the Elderly

Extra Care housing offers apartments to rent for older people, with care and support available. We understand that you want to live safely, comfortably and independently. We also know you may need extra care and support in your day to day life.

Craigleith is close to Boscombe with its shopping, library and community facilities. The accommodation has been thoughtfully designed with older people in mind.

Community Care staff work closely with Bournemouth and Poole NHS, local doctors and pharmacies to support your well-being.

Your home options

Extra Care housing offers the following:

- ❖ your own front door to a self-contained rented apartment with disabled access
- ❖ 24 one bedroom and 7 two bedroom, 3 person flats
- ❖ low surface temperature central heating throughout
- ❖ modern fitted kitchen
- ❖ showers with level access.
- ❖ call system with telecare support & CCTV
- ❖ smoke, and heat detectors
- ❖ lighting sensor

Communal facilities

- ❖ a lounge for relaxing and socialising, meeting other residents and the local community
- ❖ a kitchen capable of serving meals and snacks
- ❖ a drinks-making area
- ❖ laundry facilities
- ❖ a motorised buggy storage and charging facility.
- ❖ external communal gardens
- ❖ staff sleep over to respond to care / support emergencies
- ❖ two guest suites that can be booked for a fee
- ❖ an assisted bathing facility
- ❖ two passenger lifts to all floors
- ❖ **NO** on site parking available for residents, and restricted on street parking.

The support you need

We work in partnership with other agencies to offer support services including:

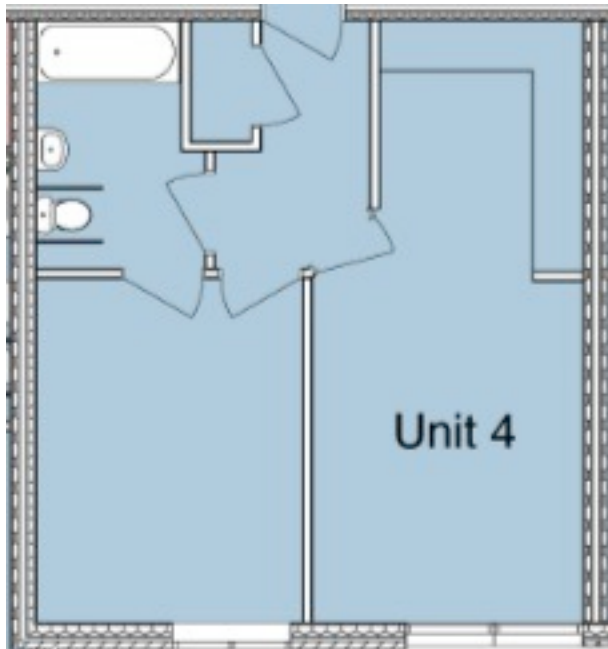
- ❖ home care if your assessed needs are eligible.

Safety and security

We use modern technology which can summon help to assist and support your well-being, if required. Features may include:

- ❖ door entry fobs with CCTV viewing of your visitors on your own television
- ❖ BHSE Housing and maintenance (repairs) Officer contact during office hours
- ❖ on site care and support team from 6 am to 11 pm 7 days a week with cover overnight for care / support emergencies
- ❖ tailored telecare packages to maximise your independence.

Typical one bedroom flat layout



Who can live in Extra Care Housing?

Our extra care schemes are designed to meet your needs if you:

- ❖ live in Bournemouth
- ❖ are over 55
- ❖ are eligible for Bournemouth Borough Council's Housing Register
- ❖ have a current social care assessment showing either substantial or critical eligibility
- ❖ have a physical or sensory disability or a mental health diagnosis.
- ❖ are able to maintain independent living and manage and maintain a tenancy, with identified support and care.
- ❖ Accept the provision of support and care services provided at your scheme.

Managing your tenancy within Craigleith

A qualified and experienced Housing Officer can be contacted during office hours to provide the following services:

- ❖ with your agreement, liaise with your relatives and care staff
- ❖ make sure communal areas are clean and tidy
- ❖ look after health and safety equipment and issues
- ❖ monitor the condition of the building
- ❖ liaise with repair services and contractors
- ❖ assist you with tenancy related matters (including rent and repairs)
- ❖ encourage resident participation and involvement
- ❖ monitor and report on satisfaction levels over a range of services provided.

When the on site team is not on duty there is a 24-hour Central Control service to respond to emergencies.

Fast Track

You may receive priority for one of our properties if you are:

- ❖ in residential care but able to live in the community with support
- ❖ at risk of entering residential care, but able to live in the community independently with support
- ❖ in hospital and cannot be discharged because of your housing needs, though are able to live independently in the community with support
- ❖ in current housing which is unsuitable and cannot be adapted, and also need care and support to live independently in the community .

How much will it cost to live in extra care housing?

How much you pay for your accommodation and the care you need will depend on your financial circumstances.

A tenancy will be created where you be required to make payment arrangements to cover the rent and for any service charges e.g. Heating & Hot Water (All service charges will be clearly identified). Rent and Service Charges are fixed for a year and regulated by the government.

You will be separately assessed and or charged by the Council for any care and support you may require.

How to apply

If you think living within an extra care scheme is right for you, speak to your social worker or care manager.

We can then arrange to visit you to talk about your situation, housing and care needs. If someone provides a lot of regular assistance to you we will also consider their needs. If you do not have a social worker or care manager but think your needs meet the criteria to become an extra care resident contact:

Bournemouth Care Direct

Town Hall Annexe, St. Stephen's Rd Bournemouth, BH2 6EA

Tel: **01202 454979**

Minicom: 01202 454974

email:caredirect@bournemouth.gov.uk

You can ask for this leaflet in large print, Braille, in audio format or in other languages.

To find out more about Extra Care Housing

Contact: **Housing Options Team, Rosalind Adams**

Tel: **01202 458257**

email: rosalind.adams@bournemouth.gov.uk