



Housing Options Report

for Mr/s L Johnson

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Your housing listing

For further information or advice
about all forms of housing, care and
support for older people, contact:

EAC Advice Line

 **020 7820 1343**

Welcome

to your personal EAC Housing Options report.

We hope the introductory pages of the Report will be helpful whether or not you have already made a decision to move to sheltered or retirement housing. They:

- briefly review some of the alternatives to a move
- outline what to expect from sheltered housing
- advise on how to set about choosing a scheme
- set out some of the factors you will want to consider before either renting or buying
- explain what's contained in the list of sheltered schemes that follows

Please feel welcome to contact us again for any further information or clarification you require, or to discuss any aspect of choosing, affording or moving to sheltered housing.

To move or not to move

It is often a crisis that sparks off thinking about whether moving home might be a good idea. It may feel as if decisions have to be made in a hurry, and there can often be strong, and sometimes conflicting, advice offered by family and friends, or by professional advisors like GPs or Social Workers. It can be difficult for the older person involved, and for those who care about her or him, to arrive at the best decisions in these circumstances.

Whatever the reasons why you are thinking about moving home, remember there might be alternatives to consider, and in any event there are choices to make – choices that may make all the difference to how happy you will feel once settled in a new environment.

If you are finding it difficult to manage, but would like to stay in your present home, are there ways in which you can make life easier or safer?

You may like to think about:

- Contacting your local Social Services Department to ask for an assessment of your needs if you think you need home care, special equipment, meals or to go to a day centre.

Contact the head office of your Social Services for details of your nearest office: Bristol Social Services & Health, Lyddington Road, Bristol, BS7 0UU. Tel: 0117 903 1232; Fax: 0117 903 1232.

- Contacting your local Age Concern to find out about social activities, visiting schemes or information services.

Your nearest Age Concern is: Age Concern Bristol, Canningford House, 38 Victoria Street, Bristol, BS1 6BY. Tel: 0117 922 5353. Fax: 0117 922 1911. Email: ageconcern@acbristol.freeserve.co.uk Website: (not yet available)

- Contacting the Pensions Service to make sure you are claiming all the benefits to which you are entitled.
[Contact The Pensions Service helpline on 00000 444 444 for details of your nearest Pensions Centre.](#)
- Contacting your GP to ask for a check-up or advice on health conditions; or perhaps arranging to see a chiropodist, district nurse or health visitor.
- Investigating the possibility of having a community alarm to allow you to call for help 24 hours a day if you have an accident or are unwell.
[Contact your local council, Age Concern Aid-Call \(tel. 0800 77 22 66\) or help the Aged SeniorLink \(tel. 01255 473 999\) for more details.](#)
- Contacting a local Home Improvement Agency (*often called Care & Repair or Staying Put agency*).
[See next page for more information and addresses of your local Agencies.](#)
- Contacting a Disabled Persons Housing Service (DPHS). These are specialist advice services, with access to a range of resources and a philosophy of helping towards a holistic response to complex housing problems.
[The national organisation, HoDis \(Tel. 01904 653 888\), can put you in touch with one of the 20 local services.](#)
- Contacting your local Police Station and asking for a visit from the Crime Prevention Officer. He or she will be able to give you advice about home security and may be able to arrange for extra security fittings.
- Releasing equity from your home to give you some capital.
[See later section of this Report if you have indicated an interest in Equity Release.](#)

Improving or adapting your home

Home Improvement Agencies

If you need help to improve or adapt your home, or want to explore what changes are possible, your local Home Improvement Agency (HIA) can help. HIAs are small, not for profit organisations funded and supported by local and central government. They provide advice, support and assistance to elderly or disabled homeowners and private tenants to help them repair, improve, maintain or adapt their home to meet their changing needs.

HIA staff can visit you and offer information, advice and support on:

- Problems relating to your property
- All your housing options
- Completion of any necessary forms
- Legal entitlements
- Other available support services

HIA staff will give information about financial options and their implications, as well as practical assistance on raising funds:

- Availability of grants from statutory bodies

- Obtaining independent financial advice
- Releasing equity and accessing loans
- Accessing charitable funding
- Benefit entitlement
- The effect that certain options may have on benefit entitlement
- Insurance claims
- Savings

HIA staff will offer reliable technical advice, which will include:

- Home visit and inspection
- Advice on the scale and cost of any necessary works
- Help with choosing a reputable and reliable builder
- Monitoring the builder's performance
- Appropriate contracts and documentation

Some HIAs also provide additional services, for example, a Handyperson, decorating or gardening service.

The Home Improvement Trust

The Home Improvement Trust is a 'not-for-profit' company that works with HIAs, local councils and others, and is able to negotiate safe, low cost 'equity release' finance to help older home owners pay for repairs, adaptations or improvements to their homes. In Birmingham, London and much of South East England, it runs a joint service with local councils under the HouseProud banner.

Further information

There is an HIA in most, but not all, local council areas of the UK. As their services are partly funded by local councils, you should approach the one that covers where you live. Full details of the services offered by each HIA's can be found on the website www.HousingCare.org. Your local HIA is:

- *Care & Repair Bristol, 5 Hide Market, Bristol, BS2 0BH. Tel: 0117 954 2222; Fax: 0117 954 1717 Email: briscar@briscar.demon.co.uk*

There are also national organisations that co-ordinate the work of HIAs and provide general information. The national HIA organisation for England is:

- *Foundations, Bleaklow House, Howard Town Mills, Derbyshire, Glossop, SK13 8HT. Tel: 01457 891 909; Fax: 01457 869 361; Email: foundations@cel.co.uk; Website: <http://www.foundations.uk.com>*

The Home Improvement Trust can be contacted at its head office (below), or look out for information about HouseProud from your local council.

- *Home Improvement Trust, 7 Mansfield Road, Nottingham NG1 3FB. Tel: 0115 934 9511; Fax: 0115 934 9501. Email: info@hitrust.org*

Sheltered & Retirement Housing

What is it?

Sheltered housing is often called retirement housing or warden-assisted housing. There are many different types of sheltered or retirement housing schemes, both to rent and to buy. Schemes usually consist of between 15 and 40 dwellings which may be bedsitting rooms, self contained flats, bungalows or luxury apartments.

Some schemes are simply housing designed to meet the needs of older people and linked to a community alarm. But the majority of schemes have a Scheme Manager (or 'Warden') as well as a community alarm service. There are often communal facilities such as a lounge, laundry, guest flat and garden. Meals are not normally provided but a very few schemes include a restaurant, and quite a number arrange one hot meal a day.

There is usually a minimum age, often 60 or 55, but occasionally 50. Sheltered or retirement housing appeals to people who like living independently but want the reassurance of knowing that assistance is on hand if there is an emergency, or who expect to be away from home for long periods and need to know their home is safe.

The Scheme Manager (Warden)

The duties of the Scheme Manager can vary considerably between schemes. Some schemes have a resident Manager and a 24 hour service, others have visiting or part time Managers.

Over the last few years there have been many changes to the Scheme Manager's duties. Most Scheme Managers are now expected to:

- Manage the scheme
- Summon help in an emergency.
- Build up a relationship with older people living in their schemes; giving residents information on availability and access to services and encouraging them to ask for additional support from statutory and voluntary organisations when appropriate.

The Scheme Manager is not expected to provide personal care for residents, nor to carry out tasks like shopping or cleaning. Her or his salary and overheads account for a large part of the service charge paid by both tenants and owner occupiers.

Community alarms

Offer reassurance that help is at hand if needed:

- By pressing a button on a pendant or pulling a cord, a message is relayed to a monitoring centre, staffed 24 hours a day

- If help is needed the centre will alert relatives or friends, or contact your doctor or the emergency services.

Alarm systems are often used to provide assistance when the Scheme Manager is not on duty or not in the scheme.

Other facilities

Schemes will usually offer all or some of the following:

- Residents' lounge: for the use of all residents. This might also be used for activities organised by residents or the Scheme Manager. It sometimes includes a dining area, or separate dining room, and perhaps a kitchen for the use of residents.
- Guest room(s) or flat: extra accommodation for residents' visitors. Usually available by prior booking, and at a small charge.
- Laundry room: fitted with washing machines and dryers. Usually the cost is included in the service charge.
- Restaurant: once rare, but now found occasionally, usually in larger complexes — for example the increasingly popular retirement villages — or in close care and extra care developments.

Design features

Most retirement housing is designed with the needs of older people in mind and will have a lift for dwellings above the ground floor. However many schemes also cater for people who are less mobile. Some or all of the dwellings in more recent schemes are designed to mobility standard (for less mobile people) or wheelchair standard (for regular wheelchair users). Communal areas are normally designed to mobility standard.

Is sheltered housing right for you?

There are some important issues to consider before deciding whether sheltered or retirement housing is right for you. These include:

- If you are looking for additional security or support services, is it possible to organise that extra security or support in your current home? For example an emergency alarm system or support from your local Social Services department.
- Sheltered or retirement housing may be easier to manage but how do you feel about living in smaller accommodation and possibly having to buy smaller furniture, get rid of books, ornaments etc., and the loss of a garden?
- How do you feel about living in accommodation occupied exclusively by older people?
- If you are considering a move to a new area, think about moving away from friends, family and surroundings you know well, especially when you are older and possibly less mobile.

- Although you will probably want to discuss your proposed move with friends and family, make sure the final decision to move is yours. Moving to please someone else is not a good idea.

Choosing a scheme

Once you have decided to move to sheltered or retirement housing, you will want to consider which features are important to you. If possible, we suggest you visit several schemes and meet the Scheme Manager and other residents.

You may want to consider:

- The location. Are the shops, banks, parks, doctors, pubs nearby? Are there hills to climb or busy roads to negotiate?
- Transport. How far is it to bus stops, stations? What is the frequency of the bus or train? Do you need parking?
- What are the communal facilities? Are social events organised?
- Are pets allowed?
- Design. Is there a lift? Are doorways and corridors wide enough for people with walking frames and wheelchairs? Doors and windows should be easy to operate. Light switches and electric sockets should be easy to reach.
- Noise. How good is the insulation? What about noise from the lift, communal lounge, laundry or neighbours?
- Security – of both the main entrance (if there is one) and your own front door. Are there security locks on the windows?
- Is there a residents' / tenants' association?
- What is the rent / service charge?
- Are the cooker and fridge provided?
- What type of heating system is there, and how is it controlled?
- What happens if you become frail and need more care than a Scheme Manager and community alarm can provide?

'Extra Care' Housing

What is it?

Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care/support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. It is therefore very different from a care home where residents only have a licence to occupy a room. Extra Care Housing is also known as very sheltered housing, part two and a half, close care, assisted living and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.

Who is it for?

Extra Care Housing can help older people remain independent for as long as possible by providing additional care and support. It can also be used as intermediate accommodation to help older people build up their daily living skills and confidence after a stay in hospital and before returning to their own homes.

Who provides Extra Care Housing?

Extra Care Housing can be rented, owned, part owned/part rented or multi-tenure. The majority of properties are rented and are in schemes managed by Registered Social Landlords (RSLs) or local authorities. Except in Scotland properties purchased are normally on a lease in a scheme managed by either a commercial company or a not for profit organisation. There is a limited amount of Extra Care Housing in most areas and some providers may set criteria which prospective residents have to meet.

What facilities does it have?

There are many types of Extra Care Housing. Some schemes are very small, for example 6 bungalows attached to a care home and known as close care housing; others may be blocks of flats or extra care villages consisting of up to 60 properties. Facilities may include a restaurant/dining room, domestic support, personal care, laundry, lounges and 24 hour emergency support. An increasing number of schemes provide a meeting place and services for the local community. Whether rented or purchased each scheme will typically have a scheme manager or housekeeper who manages the building, co-ordinates a range of services and liaises with care and support service providers.

Care services

If you are considering a move to Extra Care Housing you should check what care services are available, whether they meet your needs, how they are paid for, how they are organised and whether you are eligible for financial help if you might need this.

Renting

Most housing for rent is provided by local councils or non-profit making housing associations (often called Registered Social Landlords or RSLs). Local councils and RSLs generally aim to offer their housing to people in the greatest housing need, at rents which are affordable - perhaps with the help of Housing Benefit. They set criteria describing who qualifies for their housing and which applicants have the most priority. In most parts of the country, they receive applications from more people than they can assist.

There is a fair degree of similarity between the criteria adopted by councils and RSLs. Applicants are generally expected to show:

- some degree of housing need because of the physical condition of their present home; or
- medical and/or social reasons for wanting to move, eg. poor health, disabilities, loneliness, fear or isolation from friends & family; and
- that they are not easily able, for whatever reason, to buy rather than rent; and
- that (if they are not local already) they have good reason for wanting to move to the area they apply for. (Wanting to be nearer family or close friends is usually an acceptable reason).

If you are looking for sheltered housing to rent and are already a tenant of a council or housing association you should first approach your landlord and ask for a transfer. You may also like to ask for details of *Homeswap* and the *Homes Mobility Scheme*, both of which are run by H.O.M.E.S. (Housing Organisations Mobility and Exchange Services – further details available from EAC). To apply for council sheltered housing contact your local housing department. Some councils will only consider applications from people who have been resident in their area for some time already.

To apply for housing association sheltered accommodation you need either to be referred to a particular housing association by your local council, or to approach the housing associations yourself to find out about availability. Although housing associations may overlook residency qualifications there may still be long waits.

Many landlords will now consider applications from owner occupiers, depending on their circumstances.

The cost of renting will be made up of a rent plus service charge to cover the services provided. Rents vary significantly between landlords and around the country. Service charges depend mainly on whether or not a Scheme Manager service is available. For people with limited capital and low income, some help may be available (See '*Meeting the costs*' below).

Buying

Prices and types of property vary enormously. A small second-hand flat can be found for under £70,000 in some parts of the country. Brand new properties cost more. Luxurious homes on sites with every amenity – swimming pools, golf courses and restaurants – can cost well into six figures.

Once all the properties in a new sheltered or retirement housing scheme have been sold the ongoing management of the scheme is usually transferred to a management company, which may be either commercial or non-profit-making. The management company employs the Scheme Manager and organises the maintenance and cleaning of external and communal areas.

The Scheme Manager and other services are paid for through a service charge, ranging from a few pounds a week in a scheme with no manager to £100 or more a week if meals and extra amenities are provided. However in the majority of ordinary sheltered or retirement schemes the charge is in the range of £20 to £40 a week.

In addition you will have to pay ground rent which could vary from £50 a year to £300 a year or more, council tax, water charges, contents insurance, telephone and fuel bills. Optional home care and meal services will normally be charged for separately if they are privately provided.

If you are buying a brand new property, it is advisable to buy from a builder who is registered with the National House Building Council (NHBC). The NHBC 'Buildmark Cover' provides insurance against building defects, whilst its *Sheltered Housing Code of Practice* stipulates what information must be provided to you before you purchase. The vast majority of management organisations are members of the Association of Retirement Housing Managers (ARHM), and therefore bound by its *Code of Practice*.

In Scotland properties are sold freehold, but elsewhere you will normally be offered a long lease. Most sheltered or retirement housing is purchased at full price on the open market, however see '*Meeting the costs*' below.

Whilst people under the minimum age set for a scheme cannot normally *live* in sheltered or retirement housing, there is usually no restriction on the age of the *owner*. It is therefore fairly common for sons or daughters to invest in a property for their parent or parents to live in.

Meeting the costs

Ensure you are receiving all the financial benefits to which you are entitled especially any supplements to your retirement pension including the pension credit and Council Tax Benefit.

People who rent sheltered housing and who have a low income and limited capital should contact their local authority to check their eligibility for housing Benefit (which could cover rent and some parts of the service charge, such as cleaning of communal areas) and help from the Supporting People Fund (which could cover support costs such as the scheme manager and emergency alarm).

Leaseholders in receipt of Pension Credit or on a low income may also be eligible for help with the service charges. Contact the Pension Service or the Supporting People Team at your local social services department.

Most leasehold sheltered and retirement housing is purchased at full price on the open market. There are however a few organisations that operate special arrangements for older people with some capital but who cannot afford to buy outright, or prefer not to do so.

Shared Ownership: Offered by a small number of housing associations, this enables you to purchase a stake in a property, usually between 25% and 75%, with the association continuing to own the rest. When you sell, you receive your proportion of the market value.

Lifetime occupancy: A few companies offer an arrangement whereby you buy the right to live in your new home for the rest of your life. The purchase price of lifetime occupancy rights can be well below the normal market price, though if you think you might want or need to move again, you will probably recover, at most, a small part of the price you have paid.

Part exchange: Some developers and selling agents offer part exchange deals, especially on new retirement properties. These can be very useful, however they may offer less than the full market value for your existing home.

Each of these options offers opportunities and potential drawbacks especially if you may want to move again. We suggest you seek professional legal and financial advice before signing any contract.

About your housing listings

In the following pages we have provided information about all the sheltered and/or extra care housing schemes that meet the requirements you gave us.

A summary list is provided, followed by detailed information about each scheme.

The information has been provided to EAC by the landlords and management companies concerned. Should you discover any serious inaccuracies, we would be grateful if you would let us know.

Summary List

Your requirements – at the head of your listing you will see the geographical area covered. Depending on your requirements, this may be a county, a local authority area, a place or a postcode.

Landlord or managing organisation ('manager') – in the yellow band is the name and telephone number of each manager operating in your area. If you would like more information about them or their housing schemes, this is the telephone number you should use.

Schemes – schemes are shown for each manager. The locality of each scheme is shown in capitals, followed by its full address.

Detailed list

Your requirements

At the head of your listing you will see the geographical area covered. Depending on your requirements, this may be a county, a local authority area, a place or a postcode.

Landlord or managing organisation ('manager')

In the listing that follows, housing schemes are grouped together, and numbered, under each manager. The yellow bands contain the name, address and telephone number of the manager, and if you would like more details of any of the schemes listed under that particular manager, this is the address and telephone number you should use.

Housing schemes

Information about individual housing schemes includes:

- Its name and address
- The date it was built or last refurbished
- The numbers, sizes and types of dwellings provided
- Details of any provision for people with limited mobility
- Communal facilities available

- Services – what is included in the standard service charge
- Pets policy - whether pets are allowed (If this is blank it means the managing company has not given us any details)
- Accessibility - any information we have about the scheme's general location
- Lifestyle - any information we have about social and other activities in the scheme
- Special interest - any information we have about whether the scheme aims to cater for any particular ethnic, religious or other group of people

Vacancies

If we have been notified of any current vacancies in the scheme, these will be listed. Note however that at present we are notified of rental vacancies in only a few schemes. In all cases, if you are interested in a scheme, make your own enquiries!

Details of selection criteria

Location:	Bristol, City of / N/A / South West (Administration)		
Building type:	Any		
Minimum size:	1 beds		
Tenure:	Schemes built for sale only		
Services provided:	Any		
Landlords/managers:	All landlords / managers		
Keywords:			
Health factors:			
Other requirements:	<input checked="" type="checkbox"/> Pets allowed	<input type="checkbox"/> Some meals available	
	<input type="checkbox"/> Restaurant on site	<input type="checkbox"/> Current vacancies notified	

Brunelcare Tel. 0117 987 3500

STOCKWOOD

Sturminster Road, Bristol, Avon BS14 8ET

WESTBURY-ON-TRYM

Orchard Close, Parry's Lane, Westbury-on-Trym, Bristol BS9 1AS

Care Village Group Tel. 01225 865 555

DOWNEND

Woodland Court, Partridge Drive, Downend, Bristol, Avon BS16 2RH

Guardian Management Services Tel. 01274 381 600

CLIFTON

Guardian Court, Beaufort Buildings, Clifton Down, Bristol BS8 4AN

HENLEAZE

Grange Close North, Grange Park, Henleaze, Bristol BS9 4BU

HORFIELD

The Oaks, Brynland Avenue, Bishopston, Bristol BS7 9DF

Hanover Property Management Tel. 01442 242 419

STOKE BISHOP

The Grange, Saville Road, Stoke Bishop, Bristol BS9 1JA

Knighstone Housing Association Ltd Tel. 01249 444 411

HENLEAZE

Merlin Court, Lake Road, Henleaze, Bristol BS10 5JQ

McCarthy & Stone Developments Ltd Tel. 01202 292 480

FISHPONDS

Purdy Court, New Station Road, Fishponds, Bristol BS16 3RS

Peverel Management Services Tel. 0870 600 5560

CLIFTON

Avon Court, Beaufort Road, Clifton, Bristol, Avon BS8 2JT

CLIFTON

Eugenie House, Princess Victoria Street, Bristol, Avon BS8 4JW

CLIFTON

Fosseway Court, The Fosseway, Clifton, Bristol BS8 4EH

CLIFTON

Whatley Court, Whatley Road, Clifton, Bristol BS8 2PS

REDLAND

Carfax Court, Durdham Park, Bristol BS6 6XS

STAPLE HILL

Parkview Court, Albert Road, Staple Hill, Bristol BS2 0YG

Redland Housing Association Ltd Tel. 0117 938 2700

KNOWLE

Wellgarth Court, Wellgarth Road, Knowle, Bristol BS4 2SE

St Monica Trust Tel. 0117 949 4000

BRISTOL

Oatley House, Cote Lane, Westbury-on-Trym, Bristol BS9 3UN

WESTBURY-ON-TRYM

Westbury Fields, Passage Road, Westbury-on-Trym, Bristol BS10 6AU

Brunelcare, 3 Redcliffe Parade West, Bristol BS1 6SL Tel. 0117 987 3500

1 STOCKWOOD

Sturminster Road, Bristol, Avon BS14 8ET

3 bungalows. Sizes 2bed. Includes mobility standard properties. Built in 1996.

Tenure/costLeasehold (LSE)

Facilities

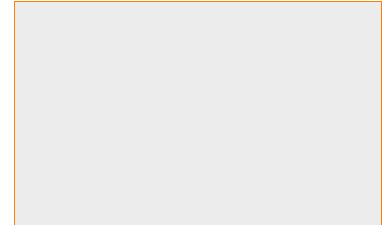
Services 'Extra care' scheme with community alarm service. (Warden service provided from Robinson House)

Pets policyBoth cats & dogs accepted

Accessibility Access to site fairly easy. Distances: bus stop 100 yards; shop 0.5 mile(s); post office 0.5 mile(s); town centre 0.5 mile(s); GP 0.5 mile(s); social centre 0.25 mile(s).

LifestyleSome meals available.

New residents accepted from 60 years of age.



Linked care home

● ROBINSON HOUSE

Sturminster Road, Stockwood, Bristol, BS14 8ET

Home type . . . A home registered to provide personal care with nursing

Capacity61 residents

OwnerBrunelcare

ContactMrs M Howe, Manager

Cost from£494 per week

2 WESTBURY-ON-TRYM

Orchard Close, Parry's Lane, Westbury-on-Trym, Bristol BS9 1AS

12 bungalows. Sizes 2bed. Includes mobility standard & wheelchair properties. Built in 1989.

Tenure/costLeasehold (LSE)

Facilities

ServicesCommunity alarm service

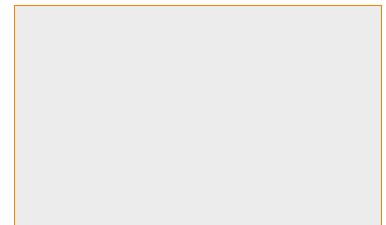
Pets policyBoth cats & dogs accepted

Accessibility Access to site not so easy. Distances: bus stop 0.25 mile(s); shop 1 mile(s); post office 2 mile(s); town centre 2 mile(s); GP 1.5 mile(s); social centre 0.75 mile(s).

Lifestyle

New residents accepted from 55 years of age.

Manager/Landlord's notes: 'A very attractive group of bungalows set in lovely grounds close to Cote Paddock and New Cote residential home.'



Linked care home

● NEW COTE REST HOME

Cote House Lane, Westbury-on-Trym, Bristol, BS9 3UW

Home type . . . A home registered to provide personal care

Capacity23 residents

OwnerThe Cote Charity

ContactMrs A Collins, Manager

Cost from£298 per week

Care Village Group, Wyngates, Elms Cross, Bradford on Avon, Wiltshire BA15 2AL Tel. 01225 865 555

1 DOWNEND

Woodland Court, Partridge Drive, Downend, Bristol, Avon BS16 2RH

41 flats. Sizes 1bed, 2bed. Includes mobility standard & wheelchair properties. Built in 2002.

Tenure/costLeasehold / From £100,000 at Jul 2003.

FacilitiesLounge, guest facilities, laundry, garden, restaurant

Services 'Extra care' scheme with on-site care staff, non-resident manager (24 hours, 7 days) and community alarm service

Pets policyBoth cats & dogs accepted

Accessibility Access to site easy. Distances: bus stop 200 yards; shop 200 yards; post office 800 yards; town centre 800 yards; GP 5 yards; social centre 100 yards.

LifestyleFrequent social activities include bridge, concerts, visiting speakers, quizzes, trips to theatres, places of interest & shopping, organised by management. Some meals available (3 meals a day).

New residents accepted from 60 years of age.

Manager/Landlord's notes: 'Accessed via a private driveway. Apartments are arranged around a central courtyard within a beautifully landscaped walled garden. Other facilities include a small shop, visiting GP surgery, games room, minibus, bar and library. Purchasers can benefit from Care Villages special Buy Back Guarantee and Try Before You Buy scheme.'

Resale(s): One 2-bedroom penthouse apartment at £215,000, one studio Assisted Living flat at £85,000, three one 1-bedroom Assisted Living flats at £160 to £235,000. Contact Lorraine Kelly on 01225 865555. (Notfield 27/04/2004).



Guardian Management Services, Milestone Place, 100 Bolton Road, Bradford BD1 4DH Tel. 01274 381 600

1 CLIFTON

Guardian Court, Beaufort Buildings, Clifton Down, Bristol BS8 4AN

17 flats. Sizes 1bed, 2bed.

Tenure/costLeasehold (LSE)

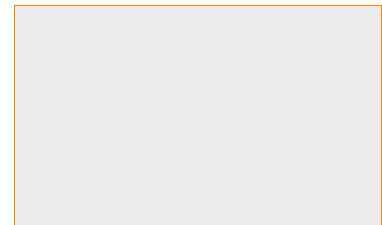
FacilitiesLaundry

Services Non-resident manager and community alarm service

Pets policy

Accessibility

Lifestyle



2 HENLEAZE

Grange Close North, Grange Park, Henleaze, Bristol BS9 4BU

29 flats. Sizes 2bed. Built in 1985.

Tenure/costLeasehold

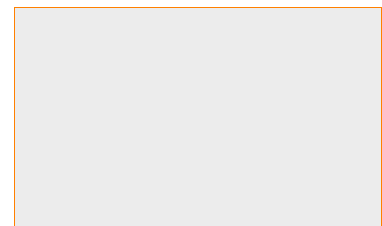
FacilitiesGarden

Services Resident manager and community alarm service

Pets policyBoth cats & dogs accepted (not to be replaced)

Accessibility Access to site easy. Distances: bus stop 0.5 mile(s); shop 0.5 mile(s); post office 0.5 mile(s); town centre 3 mile(s); GP 0.5 mile(s).

LifestyleMonthly social activities include coffee mornings, day trips, organised by warden.



3 HORFIELD

The Oaks, Brynland Avenue, Bishopston, Bristol BS7 9DF

20 flats. Sizes 1bed, 2bed.

Tenure/costLeasehold (equity share)

FacilitiesLounge, laundry, garden

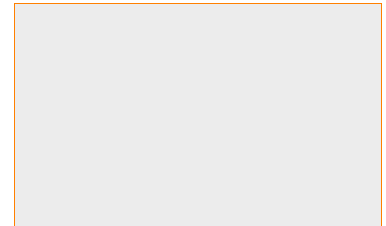
ServicesNon-resident manager and community alarm service

Pets policy

Accessibility

Lifestyle

Manager/Landlord's notes: 'Scheme is very close to the shops'



Hanover Property Management, Hempstead House, 2 Seldon Hill, Hemel Hempstead, Hertfordshire HP2 4TN Tel. 01442 242 419

1 STOKE BISHOP

The Grange, Saville Road, Stoke Bishop, Bristol BS9 1JA

20 flats. Sizes 1bed, 2bed. Includes mobility standard properties. Built in 1989.

Tenure/costLeasehold (LSE)

FacilitiesLounge, guest facilities, laundry, garden

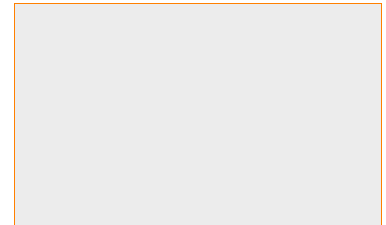
ServicesNon-resident manager and community alarm service. (part-time warden attends Mon, Tues, Thurs & Fri 9.)

Pets policy (not to be replaced)

Accessibility Access to site fairly easy. Distances: bus stop 150 yards; shop 1.5 mile(s); post office 1 mile(s); town centre 2 mile(s); GP 3 mile(s); social centre 4 mile(s).

Lifestyle

Manager/Landlord's notes: 'well located, but residents need to be reasonably active; scheme is some distance from shops'



Knightstone Housing Association Ltd, Unit 15 Avon Reach, Monkton Hill, Chippenham, Wilts SN15 1EE Tel. 01249 444 411

1 HENLEAZE

Merlin Court, Lake Road, Henleaze, Bristol BS10 5JQ

28 flats. Sizes 1bed, 2bed. Built in 1983.

Tenure/costLeasehold

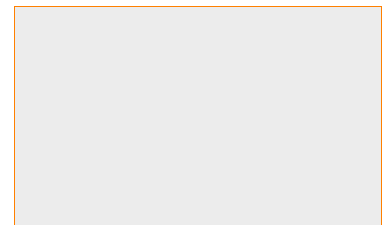
Facilities

ServicesCommunity alarm service

Pets policy

Accessibility

Lifestyle



McCarthy & Stone Developments Ltd, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ Tel. 01202 292 480

1 FISHPONDS

Purdy Court, New Station Road, Fishponds, Bristol BS16 3RS

40 flats. Sizes 1bed, 2bed. Built in 2003.

Tenure/costLeasehold / From £135,950 at Dec 2003.

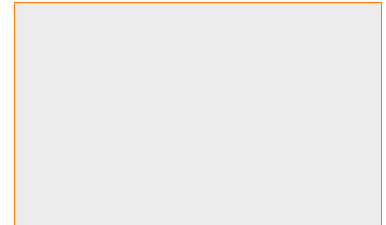
FacilitiesLounge, guest facilities, laundry, garden

ServicesResident manager and community alarm service

Pets policy

Accessibility

Lifestyle



New sale(s): 1+2 bedroomed apartments from £137,950. Contact McCarthy & Stone on 01179 650022. (Notified 09/04/2004)

Peveler Management Services, 12 Centre Court, Vine Lane, Halesowen, West Midlands B63 3EB Tel. 0870 600 5560

1 CLIFTON

Avon Court, Beaufort Road, Clifton, Bristol, Avon BS8 2JT

32 flats. Sizes 1bed, 2bed. Built in 1988.

Tenure/costLeasehold

FacilitiesLounge, guest facilities, laundry, garden

ServicesResident manager and community alarm service

Pets policy

AccessibilityAccess to site easy. Distances: bus stop 440 yards; shop 0.5 mile(s); post office 0.5 mile(s); town centre 0.5 mile(s); GP 100 yards; social centre 1 mile(s).

LifestyleMonthly social activities include outings, films, coffee morning, monthly sherry mornings, organised by residents, house manager.



Re-sale: 1 bedroomed ground floor apartment at £115,950. Contact Retirement Homesearch on 0870 600 55 60. (Notified 05/05/2004)

Relet: 2 bedroomed 4th floor apartment; assured shorthold tenancy at £195 per week. Contact Girlings Retirement Options on 08457 585 356. (Notified 27/05/2004)

2 CLIFTON

Eugenie House, Princess Victoria Street, Bristol, Avon BS8 4JW

27 flats. Sizes 1bed. Built in 1978.

Tenure/costLeasehold

FacilitiesLounge, guest facilities, laundry, garden

ServicesResident manager

Pets policy

Accessibility

Lifestyle

Manager/Landlord's notes: 'This scheme is very close to the shops at Clifton village'



3 CLIFTON

Fosseway Court, The Fosseway, Clifton, Bristol BS8 4EH

30 flats. Sizes 1bed, 2bed. Built in 1989.

Tenure/costLeasehold

FacilitiesLounge, guest facilities, garden

ServicesResident manager and community alarm service

Pets policyBoth cats & dogs accepted

Accessibility Access to site fairly easy. Distances: bus stop 200 yards; shop 600 yards; post office 0.5 mile(s); town centre 3 mile(s); GP 1 mile(s).

LifestyleMonthly social activities, organised by residents.



4 CLIFTON

Whatley Court, Whatley Road, Clifton, Bristol BS8 2PS

24 flats, houses. Sizes 1bed, 2bed. Built in 1987.

Tenure/costLeasehold

FacilitiesLounge, guest facilities

ServicesResident manager and community alarm service

Pets policy

Accessibility Access to site easy.

LifestyleWeekly social activities include films, buffets, outings, sherry evenings, bridge, coffee/tea get togethers, organised by residents & house manager.

Manager/Landlord's notes: 'This scheme is very close to the Whiteladies Road shops'



5 REDLAND

Carfax Court, Durdham Park, Bristol BS6 6XS

30 flats. Sizes 1bed, 2bed. Built in 1986.

Tenure/costLeasehold

FacilitiesLounge

ServicesResident manager and community alarm service

Pets policy

Accessibility

Lifestyle

Manager/Landlord's notes: 'This scheme is a converted Victorian building with some newer blocks. It is located some distance from the shops.'



Peveler Management Services, Frampton House, 14-16 Queensway, New Milton, Hampshire BH25 5NN Tel. 0870 600 5560

1 STAPLE HILL

Parkview Court, Albert Road, Staple Hill, Bristol BS2 0YG

60 flats. Sizes 1bed, 2bed. Built in 1999.

Tenure/costLeasehold

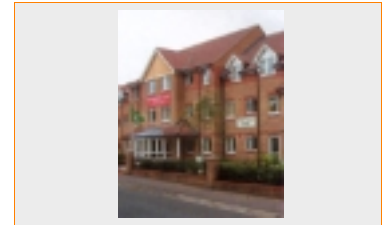
FacilitiesLounge, guest facilities, laundry

ServicesResident manager and community alarm service

Pets policy

Accessibility

Lifestyle



Redland Housing Association Ltd, Holly House, Corbet Close, Lawrence Weston, Bristol BS11 0TA Tel. 0117 938 2700

1 KNOWLE

Wellgarth Court, Wellgarth Road, Knowle, Bristol BS4 2SE

14 flats. Sizes 1bed, 2bed. Built in 1989.

Tenure/costLeasehold

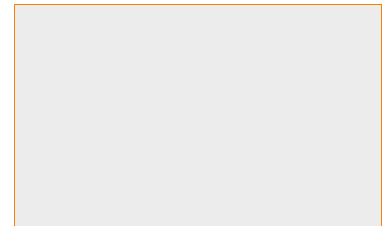
FacilitiesLaundry

ServicesCommunity alarm service

Pets policyBoth cats & dogs accepted

AccessibilityAccess to site easy. Distances: bus stop 200 yards; shop 400 yards; post office 400 yards; town centre 400 yards.

Lifestyle



St Monica Trust, Cote Lane, Westbury-on-Trym, Bristol BS9 3UN Tel. 0117 949 4000

1 BRISTOL

Oatley House, Cote Lane, Westbury-on-Trym, Bristol BS9 3UN

56 flats. Sizes 1bed, 2bed, 3bed. Includes mobility standard & wheelchair properties. Built in 1925. Renovated in 2004.

Tenure/costLeasehold / From £189,000 at Apr 2004.

FacilitiesLounge, guest facilities, garden, restaurant

ServicesOn-site care staff, non-resident manager (24 hours). (24-hrs on site on-call warden, porter/security, em)

Pets policyBoth cats & dogs accepted

AccessibilityAccess to site easy. Distances: bus stop 100 yards; shop 1 mile(s); post office 1 mile(s); town centre 2 mile(s); GP 1 yards; social centre 5 yards.

LifestyleRegular social activities include painting, calligraphy, art, croquet, woodwork, craft, swimming pool, gym, visiting Chaplain. Some meals available (Lunch, 7 days).

Scheme for, or of particular interest to: Baptised members of C of E or other Protestant faith with physical illness or suffering frailties of old age

Manager/Landlord's notes: 'Previously known as St Monica Home (Care Home), at time of writing (Apr 2004) this scheme is currently being renovated and will open as sheltered accommodation. In addition, the communal facilities in the building will include an arts and crafts complex, bar, shop and a number of quiet lounges.'



2 WESTBURY-ON-TRYM

Westbury Fields, Passage Road, Westbury-on-Trym, Bristol BS10 6AU

150 flats, bungalows. Sizes 1bed, 2bed, 3bed. Includes mobility standard & wheelchair properties. Built in 2003.

Tenure/cost Shared ownership / From £140,000 at Apr 2004.

Facilities Lounge, guest facilities, laundry, garden, community centre, restaurant

Services 'Extra care' scheme with on-site care staff, non-resident manager (24 hours). (24 hour on-site on call warden, porter/security, e)

Pets policy Both cats & dogs accepted

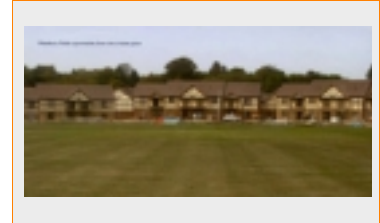
Accessibility Access to site easy. Distances: bus stop 100 yards; shop 1 mile(s); post office 1 mile(s); town centre 1 mile(s); GP 1 mile(s); social centre 5 yards.

Lifestyle Regular social activities include regular programme of social events, outings, crafts, cricket. Some meals available (two restaurants).

New residents accepted from 55 years of age.

Manager/Landlord's notes: 'The scheme boasts its own cricket pitch with a resident cricket club in a newly built pavillion. 50 units are for rent in block called Somerville.'

New sale(s): A few apartments still available. Contact St Monica Trust on 0117 949 4424. (Notified 06/04/2004).



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Published by Age Concern England

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In a clear and straightforward language this book provides comprehensive information for older people, their families and friends, guiding them through all the stages of the purchasing process from making some preliminary enquiries to signing contracts.

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EAC in a nutshell

Elderly Accommodation Counsel is an independent charity, founded in 1985

Which provides:

- ⦿ Detailed information on all forms of accommodation, support service and care for older people, nationwide
- ⦿ Guidance and advice to help enquirers choose and finance the accommodation and services most suited to their needs

The information covers:

- ⦿ Remaining at home
- ⦿ Sheltered & retirement housing for sale, rent or part-purchase
- ⦿ Residential care homes
- ⦿ Close care accommodation
- ⦿ Abbeyfield sheltered and 'extra care' houses
- ⦿ Paying for the above, including entitlement to benefits and other sources of financial assistance

We offer our services:

- ⦿ directly to the public, by letter or telephone
- ⦿ in partnership with other charities, organisations and companies
- ⦿ through our website www.housingcare.org



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Email: enquiries@e-a-c.demon.co.uk
Website: www.HousingCare.org**

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