

Sheltered housing **The Gables**

For more information about the services that the sheltered housing team provide please call

01384 812042

You can also find us at www.dudley.gov.uk



The Gables is a sheltered housing scheme

What does this mean?

Housing with care is primarily a housing based option where tenants have the security of a tenancy agreement and personal care provision tailored to the needs of the individual.

We aim to provide a service which is flexible and responsive to individual older people's needs and preferences.

Age Concern

High Street
Kingswinford
Rear of Estate Office
Tel: 01384 481562

Public houses

The Prince Albert Hotel
High Street
Wall Heath

The Horse and Jockey
High Street
Wall Heath

Supermarkets

Co-op
Albion Parade
Wall Heath

Daycentres

Tiled House Day Centre
Tiled House Lane
Pensnett

Amblecote Day Centre
King William Street
Amblecote

Police stations

Brierley Hill
Tel: 01216268010

Citizens Advice Bureau

Cottage St
Brierley Hill
Tel: 01384 263430

Hospitals

Russells Hall Hospital
Dudley
Tel: 01384 456111

Corbett Hospital
Stourbridge
Tel: 01384 456111

Keep Able

Pedmore Road
Brierley Hill
Tel: 01384 484544

South Staffs Water Plc

Green Lane
Walsall
Tel: 01922 22271



All members of the team have been trained to support people in a caring and sensitive manner. The aim is to support the individual whilst they maintain their independence in their own home.

Local services

There are bus stops located close to The Gables, ensuring that most local areas are accessible. There are also a variety of local shops within easy walking distance.

Chiropodists

Robert Beattie
High Street
Kingswinford
Tel: 01384 288077

Boots
Market Street
Kingswinford

Kingswinford Health Centre
Standhills Road
Kingswinford
Tel: 01384 271241

Churches

Church of Ascension
Dudley Road
Wall Heath

Doctors

Parnell Crips Robinson Potter
Moss Grove
Kingswinford
Tel: 01384 278606

Evangelical Church
Enville Road
Wall Heath

Thornton Kyttly
Kingswinford Health Centre
Standhills Road
Kingswinford
Tel: 01384 271241

St Andrews
Foundary
Wall Heath

Dentists

Mr A Cockram
Kingswinford Health Centre
Kingswinford
Tel: 01384 277333

Libraries

Wall Heath Library
Albion Road
Wall Heath

Mr Gibbs
7 High Street
Wall Heath
Tel: 01384 292666

Kingswinford Library
Market Street
Kingswinford

Post Office

Within Co-op
Albion Parade
Wall Heath

Chemists

Wells Chemists
Albion Parade
Wall Heath

Social Services

Cottage Street
Brierley Hill
Tel: 01384 813000

The Gables



The Gables is a housing with care scheme, managed by Dudley Council's directorate of adult, community and housing services. Our aim is to provide quality housing combined with personal support packages tailored to the needs of each individual tenant. The objective being to maximise tenant independence. Tenants can receive support from scheme staff at any time of day, to suit their own particular needs.

The Gables is a two-storey building which comprises of 26 bedsits and four one bedroom flats. Each property is centrally heated and double glazed and has its own bathroom and kitchen.

The main entrance door to the building is permanently locked, providing a secure environment and all tenants have keys, ensuring their own independence. The scheme also has the benefit of CCTV.

The scheme manager

Role of the scheme manager

The scheme manager lives on site and is on duty from 9am - 5pm, Monday to Thursday and 9am - 4.30pm on Fridays. Their role is to provide general support, provide security, assist with emergencies and to generally ensure that the scheme is a happy, well managed one.

The scheme manager acts as an enabler, a guide and a support to all tenants within the scheme.

Duties of the scheme manager

The scheme manager is required to contact each tenant according to an agreed schedule, to check that all is well.

They must keep records for each tenant detailing addresses and contact numbers of their close relatives and doctor, so they can easily be contacted in case of an emergency or illness. Additional medical details which may be important also need to be recorded. All information given by tenants to the scheme manager is always given in confidence. It is important to appreciate that the scheme manager must have as much information as possible about tenants' needs in order to respond to emergencies quickly and efficiently.

Tenants are responsible for their own cooking, cleaning, shopping, medication and financial matters. If any of these become a problem for the tenant, the scheme manager can assist in obtaining the appropriate support from relatives, doctors, nurses or home care services. They can also report any repairs to the appropriate persons.

Tenants are encouraged to attend social functions within the scheme and to organise any social get togethers of their own. The scheme manager will support tenants with this. In addition they are always there to lend an ear, should tenants wish to discuss any worries or concerns, in complete confidence.

Your flat/bedsit

Each tenants' flat or bedsit is completely private, with its own front door. These are usually repainted throughout before a new tenant moves in and are ready for occupation in a clean and fresh condition. Tenants are free to redecorate their homes as they wish.

Tenants must provide their own carpets, curtains and furniture.

Communal facilities in The Gables



Lounge

The Gables has a comfortable lounge where there are easy chairs to relax in and space to chat with family, friends and other tenants. There is television and video for all to use.



Kitchen and laundry

There is a communal use kitchen and laundry which is well equipped, where tenants can make a drink or snack, or do their laundry. In here are two washing machines and tumble dryers which can be used by all tenants.



Guest room

The Gables has a guest bedroom which can be used by family or friends of tenants for short periods, when tenants are ill or need some extra support. This needs to be booked in advance if possible, however priority is always given where a tenants is ill. There is no charge for the room although a donation to the scheme social fund is always appreciated.



Bathroom and shower

On the ground floor there is an assisted bathroom containing a Parker bath specifically for those tenants with mobility problems. On both floors there is a walk in shower room; care staff can help tenants when using these facilities.

Lift

A lift is located near to the main entrance of the scheme.

Gardens

The scheme is surrounded by pleasant gardens and has a large patio area for all tenants to enjoy.

Intercom alarm system

Each flat has an emergency contact alarm system. A wall mounted speech unit and emergency pull cords are fitted in each room. Emergency pull cords provide a direct link to the scheme manager. When they are not on duty, the system is linked to Dudley community alarms, the council's own central alarm control centre.

The scheme manager will demonstrate in detail exactly how the intercom alarm system works, until tenants are comfortable and confident enough to use it.

The alarm system is intended for tenants safety and peace of mind and can be used for many reasons, such as if a tenant is feeling unwell and needs some help, medical emergencies or reporting repairs. It can be used at any time, day or night. It can also be used by the scheme manager to contact a tenant, to check on their wellbeing.

Tenants can rest assured that the alarm system does not encroach on anyone's privacy. The scheme manager cannot hear a tenant until the cord is pulled or until the manger calls them. The system will bleep loudly if the manger is calling; ensuring that the system is private and that no-one can listen without the tenant's knowledge.

If the emergency pull cords are pulled accidentally it is important that the scheme manager is informed when the call is answered, so they are aware that it is not an emergency.



Dudley community alarms

Dudley community alarms is the council's community alarm service. It is based at Brierley Hill and is staffed 24 hours a day, every day of the year.

The alarm system in each home, which includes emergency pull cords, a smoke detector and speech unit is linked to the scheme manager and to Dudley community alarms (as are the scheme's fire alarms).

Dudley community alarms is always there to help - day or night. Tenants should not feel worried about contacting staff there. No problems are too large or too small for staff at Dudley community alarms to handle. Tenants are encouraged to call, even if unsure or if all they need is to hear a reassuring voice.



Dudley community alarms staff will always respond quickly and efficiently to all calls. The staff through a combination of training and experience will ensure that callers get the correct assistance. Staff there have details of all scheme's tenants, so that in an emergency they know who the caller is and have details of their doctor, next of kin and all up to date emergency contact information. Dudley community alarms staff will summon whatever help is needed, including ambulance, fire service, police, doctor or family.

The care and support service

The Gables is a designated housing with care scheme, providing care via a dedicated team of Home Care Assistants who are employed by the council. These assistants work closely with the scheme manager to provide an integrated service to each tenant.