

## Eligibility

The scheme is aimed at assisting people who:

- Need a minimum of 4 hours personal care a week, as assessed by the Adult Community Services. Extra care flats – 8 hours.
- Are usually above retirement age
- Are resident in the borough of St Edmundsbury area; preference being given to people living in and around Ixworth
- Live elsewhere but have a strong social reason for needing to move to the area.

## How to apply

For information on how to apply for accommodation at Blackbourne View, please telephone the scheme, or contact:



Orwell Housing Association Ltd  
Crane Hill Lodge, 325 London Road, Ipswich IP2 0BE  
Telephone 01473 218818

For a care assessment contact **Customer First**  
**08456 023023**



Blackbourne View

01359 232041

## Translation service

If you require any part of this publication to be translated, please ask someone who can speak English to contact our office on your behalf, on the details below.

Translations are available in:

### Bengali

এই পত্রটির কোন অংশ যদি আপনি অনুবাদিত পেতে চান, কোন ইংলিশভাষীকে আপনার হয়ে আমাদের সঙ্গে যোগাযোগ করতে বলুন, নিম্নলিখিত জায়গায়।

### Chinese

如果你需要這刊物的翻譯版，請找一位懂說英語的朋友代你撥以下電話號碼與我們的辦公室聯絡。

### Kurdish

ئەگەر دەتەوێت هەر بەشێکی ئەم بلاوکر او مەیت بۆ تەرجومە بکەیت، تکایە داوا لە لە ئینگلیزی زانیەک بکە کە لە جیاتی تۆ پەیوەندی بە ئۆفیسەکەمان بکات سەبارەت بەم رشتانەی خوارەوە.

### Polish

Aby uzyskać tłumaczenie tego dokumentu proszę poprosić osobę mówiącą po angielsku o skontaktowanie się w Pana/i imieniu z naszym biurem pod następującym adresem:

### Portuguese

Se necessitar que alguma parte desta publicação seja traduzida, peça a alguém que fale Inglês que nos contacte no endereço abaixo.

For those who have difficulty seeing or reading, this publication is available in braille or on audio tape.



Orwell Housing Association Ltd  
Crane Hill Lodge  
325 London Road  
Ipswich, Suffolk IP2 0BE  
Telephone 01473 218818  
www.orwell-housing.co.uk



# Blackbourne View

Peddars Close  
Ixworth

Very Sheltered Housing



A scheme of one and two bedroom flats specifically designed to provide care and support for older people.

Owned by Havebury Housing Partnership and managed by Orwell Housing Association

This project is a result of a close working partnership between Orwell Housing Association, Havebury Housing Partnership, St Edmundsbury Borough Council, Suffolk County Council's Adult Community Services and Supporting People – Suffolk.



- Emergency intercom alarm system with pull cords in each room (pendant triggers worn around the neck or wrist also available)
- Kitchens include a fridge-freezer, a cooker and a microwave
- Fitted carpets.



### Central facilities

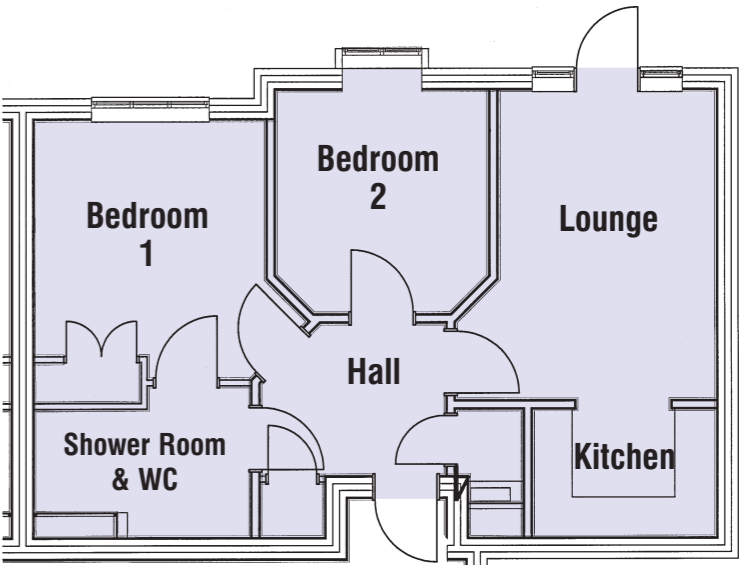
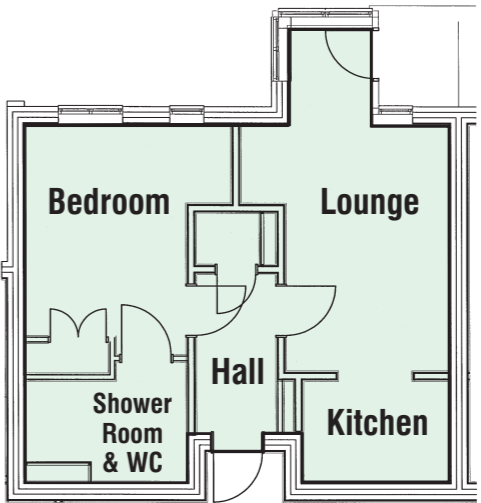
- A large tenants' lounge and kitchen
- 3 smaller lounges for informal use of tenants – 1 including a computer with internet access
- A café area for tenants' use
- A guest room which may be booked for visiting relatives
- 3 assisted Jacuzzi-style baths for luxury bathing
- A laundry room containing washing machines and tumble dryers.
- A scooter store facility
- A 24-hour door entry system to give additional home security
- 2 lifts to give easy access to first floor accommodation
- Hairdressers' room
- Central courtyard garden including patio area.

### Service facilities

- A scheme manager, registered with the Commission for Social Care Inspection, who will regulate the care service provided and ensure the safety and well-being of tenants through the supervision of all staff
- A team of staff to provide personal care and support on an individually assessed basis over a 24-hour period
- Activities co-ordinator to organise social events
- Gardener/handyperson
- An emergency call system giving 24-hour response
- Economic provision of all heating, electricity and water rates to each flat through a monthly service charge
- Fire alarm system including heat and smoke detectors.

### Typical floor plan

#### 1 Bedroom Flat

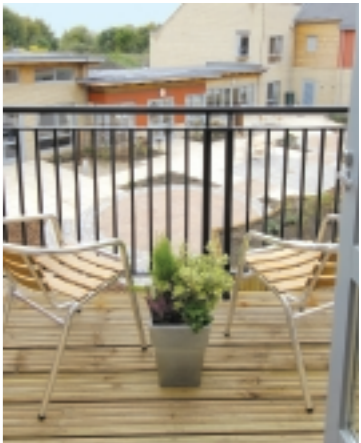


#### 2 Bedroom Flat



### Blackbourne View

Peddars Close  
Ixworth



### The aims of the scheme

- To enable older people from Ixworth and the surrounding area to stay in a home of their own
- To extend the choice of housing available for older people who have care and support needs, as an alternative to residential care
- To enable couples to remain living together
- To offer an environment that helps people to make choices and to retain their independence and control over their lives
- To give each person all the usual rights of being a tenant and to provide assessed care and support to enable them to retain their independence.

### Accommodation

- 33 self-contained flats, over two floors
- 7 of the flats provide services for people who require extra care, e.g. dementia
- Each flat has its own front door, bedroom, lounge, kitchen and shower (including WC)

