



Benefits of living at a Hanover ExtraCare estate include:



- 24 hour alarm call system
- On site care team
- Your own front door
- Estate Manager service
- Pet friendly policy
- Security features
- Affordable rents
- Optional social events



If you would like to find out more about the estate featured, please see contact details below. Hanover welcomes applicants from all communities.

If you would like this leaflet in an alternative format, please contact the Corporate Communications Department on 01784 446010.

Hanover **ExtraCare** is a Business Name of Hanover Housing Association.

Issued on behalf of: Hanover Housing Association, an exempt charity. Industrial & Provident Society No. 16324R, Housing Corporation No L0071. Registered Office: Hanover House, 1 Bridge Close, Staines, TW18 4TB.



www.hanover.org.uk

Hanover Housing Association

Hanover House
1 Bridge Close, Staines
Middlesex TW18 4TB

Tel: 01784 446100



...to New Larchwood, Waldron Avenue, Coldean, Brighton

Estate facilities

- In July 2006, Hanover Housing Association in partnership with Brighton and Hove Council and Brighton and Hove Primary Care Trust opened New Larchwood, an award winning housing development for older people in Coldean, Brighton. It is set within a housing estate close to open countryside.
- 32 one bedroom and 6 two bedroom flats built to wheelchair standard, each with a lounge, kitchen, two storage cupboards and a bathroom with level-entry shower. All have full central heating, double glazing, cctv and door entry system.
- Each flat is linked to the Estate Manager, the on-site care staff and the Hanover OnCall alarm control centre, which provides help and assistance in the event of an emergency.
- On-site care provision by Social Services approved providers. A freshly cooked, hot midday meal is provided daily in the dining room.
- Maintained communal garden with plants and a small patio area with benches. Residents are welcome to plant in communal borders or keep pots.
- Communal facilities include main lounge, mezzanine lounge, reading room, dining room, shop, bistro café, hair salon, health and beauty room, cinema, library, faith room, laundry, guest room, assisted bathroom and wheelchair store with electric charging facilities.
- A hairdresser, nail technician, chiropodist, exercise class, library service regularly visit the estate.



Local surroundings

- The estate is set in a quiet village/countryside location by the seaside. The beach and all amenities are close by.
- New Larchwood has a shop run by residents which provides basic provision, the local shops are five minutes away. A chemist and post office are also close by.



- The town centre is 20 minutes away by car and has all main facilities with a great shopping centre, library, restaurants, bars, train station, good bus service, two hospitals and plenty of doctors' surgeries.
- Brighton is a very busy tourist area with fantastic shopping and entertainment facilities. The towns of Worthing, Eastbourne and Lewes are also close by.

Transport links

- Five minutes from the scheme is the A27 which leads on to the M23. The nearest train station is Falmer, 10 minutes away by car, which links to Brighton and Lewes.
- Nearest bus stop is five minutes away and the number 24 runs three times an hour.

Social activities

- Weekly bingo sessions, coffee mornings, various interest groups, creative crafts and other social events. Communion service from local church. All activities take place in the residents' lounge.
- The residents of New Larchwood have set up a user group panel. They meet every six weeks, along with the Care Manager and the Estate Manager.
- Organised outings around every six weeks. Days out have included Christmas shopping, visits to garden centres and to the coast for cream tea.

Estate Manager

- The Estate Manager is available to offer support to residents and takes charge of the daily running of the estate, as well as dealing with any emergencies that may occur. Their duties include liaison with outside agencies, contractors and arranging for any help that residents may require. When the Estate Manager is off duty, or on holiday, the alarm call system is linked to the Hanover OnCall control centre that will monitor alarm calls.