



## How to Apply

Applicants must be retired and able to live independently. Applications should be made through Homefinder Torbay. Telephone 01803 696123 for an application pack. A local connection is normally required.

We strongly recommend that applicants visit the scheme before making an application for housing to ensure that the property caters for all their needs.

**To arrange a visit, please call the scheme manager on 01803 552068 to arrange a convenient time.**



## Charges

It is Teachers' Housing Association's policy to offer affordable housing to those in need. Charges are reviewed annually. Payment is due monthly, in advance, and is usually made by direct debit.

In addition to the basic rent, a service charge is also payable monthly. The service charge includes the cost of providing services such as staff, constant hot water, central heating, lift maintenance, communal facilities, cleaning of communal areas, external window cleaning, gardening, and emergency call system monitoring and maintenance.

Council Tax, electricity (excluding central heating and hot water), water and sewerage rates are not included in the service charge or rent. Residents are directly responsible to Torbay Council and local utility suppliers for these charges relating to their individual flats. Likewise, residents are responsible for their own home contents insurance and for their own personal telephone bills.

# Romaleyn Gardens

## Paignton, Devon





## Teachers' Housing Association

Teachers' Housing Association is a not for profit, charitable Housing Association. The Association was established in 1967 and provides rented accommodation for people in housing need, particularly those associated with education. We offer sheltered housing for older people nationwide, and housing for teachers and others in need in London.

Romaleyn Gardens offers accommodation for active retired people to enable them to continue to live independent lives but with the reassurance that support is available. All new tenancies at Romaleyn Gardens are let as assured tenancies.



## The Scheme

Originally built as a family home at the end of the nineteenth century, Romaleyn Gardens later became the holiday home for the Whitley brothers from Manchester. One of the brothers later founded Paignton Zoo and Botanical Gardens, which probably explains the wide variety of plants and shrubs from around the world still found growing in the grounds. Romaleyn Gardens later became a hotel and then a nursing home before being converted into sheltered housing. Romaleyn House is typical of those built during that period in Devon and maintains many of its original features, including a beautiful mahogany panelled main staircase.

The scheme and gardens are built on a steep slope which offers unprecedented views of the popular town of Paignton. Romaleyn Gardens is situated on the outskirts of the town in a conservation area, but within walking distance of the sea. Regular bus routes run past the scheme into the town which has a good selection of shops, theatres and cinemas. Like many seaside towns, it is a hive of activity during the summer months but left for the locals to enjoy in winter. The scheme is also within easy access of the surrounding beautiful countryside, Dartmoor and coastline.

The accommodation, all of which is let unfurnished, comprises 14 self contained apartments within the main house, and 44 purpose built apartments in two blocks within the house grounds. A mixture of one and two-bedroom apartments and studios are available at Romaleyn Gardens. The accommodation, most of which overlooks the well stocked and mature gardens, is mainly accessible by lifts. Much of the accommodation overlooks the town of Paignton.

All accommodation at the scheme benefits from gas central heating and hot water supplied by communal boilers, and includes telephone points and TV aerial points that have been upgraded to accept digital TV.

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## Communal Facilities

Communal areas are intended for residents' use and group activities, and also as areas where they may entertain their own guests. Residents at Romaleyn Gardens are able to take advantage of the beautiful private gardens which offer all year round enjoyment. The garden is well stocked with mature shrubs and trees, and offers private car parking for residents and their guests. The scheme has a large communal lounge, which is frequently used by residents for the varied social activities which take place at the scheme, including regular lunch clubs. In addition to this the scheme has its own fully equipped laundry room for residents' use.

There are also two fully furnished guest rooms for use by residents' guests who wish to stay overnight. One room is a single and the other is a twin bedded room, and both are equipped with tea and coffee making facilities.

## Scheme Manager

Romaleyn Gardens has a manager who lives on-site and is responsible for the day-to-day management of the scheme and liaises with head office staff to arrange building maintenance, repairs etc. The scheme manager is assisted by a non-resident deputy manager and a team of part-time staff. Staff will not enter a resident's flat unless invited to do so (except in the case of an emergency).

One of the scheme manager's duties is to contact each resident on a daily basis to ensure their well being, and to respond to emergency calls from residents should they arise. All residents are encouraged to live as independently as possible and to make their own arrangements for shopping, cleaning, medical and support services as required. The scheme manager will liaise with external agencies and will help to organise social activities at the scheme.

## Personal Safety

We are conscious that older people may have particular needs in terms of personal safety therefore additional support is provided. An individual pull cord alarm system with a speech response facility enables residents to summon help in an emergency. During office hours the scheme manager responds to emergency calls, and out of office hours the calls are automatically diverted to a 24 hour monitoring service whose staff take swift and appropriate action.

The scheme is fully equipped with fire and smoke detection equipment.



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