



## How to Apply

Applicants must be retired and able to live independently. Teachers' Housing Association does not require applicants to have a local connection with the area in order to be considered for housing in this scheme.

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

To arrange a visit, please call the scheme manager on 01425 272884 to arrange a convenient time. An application form for housing can be obtained from Teachers' Housing Association's head office or downloaded from the website at [www.teachershousing.org.uk](http://www.teachershousing.org.uk)

## 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 and electricity (excluding central heating and hot water), are not included in the service charge or rent. Residents are directly responsible to the Christchurch Borough 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.



## 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.

The Anchorage 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 The Anchorage are let as assured tenancies.



## The Scheme

Built in 1892 by George Hamilton Fletcher for use as a family residence during the summer months, The Anchorage was purchased by Teachers' Housing Association in 1974 and underwent extensive modernisation. The Anchorage, a Grade 2 listed building within a conservation area, is situated in a quiet residential area on the outskirts of the town centre of Mudeford and is within walking distance of shops and local amenities.

Arranged over three floors and serviced by a lift, the accommodation is set around a lawned courtyard within extensive private grounds that include large trees and a lawn that stretches to the sea boundary wall. Parking for residents and guests is available within the grounds.

The accommodation, all of which is let unfurnished, comprises seven flats and three maisonettes in the main house, with a further eighteen self contained and purpose built one-bedroom flats in the wing extension. All accommodation enjoys the advantage of gas central heating and hot water provided via a communal boiler, plus telephone and TV aerial points. Pets are not permitted in this scheme.



“Set around a lawned courtyard within extensive private grounds that stretch to the sea boundary wall”



## Communal Facilities

Communal areas are intended for residents' personal use and for group social activities, and also as areas where they may entertain their own guests. Residents at The Anchorage are able to take advantage of the beautiful garden. The grounds are well stocked with mature shrubs and trees, with undulating grass banks, cultivated lawns and a summerhouse. The lawns lead down to a stone boundary wall at the foot of the grounds which backs onto the beach. On a clear day, the Needles on the Isle of Wight can be seen from the garden.

The scheme has a large communal lounge and dining room with extensive windows overlooking the garden. In addition to this the scheme has its own fully equipped laundry room.

There is also a fully furnished ensuite, twin-bedded, guest room, for use by residents' guests who wish to stay overnight. The guest room has tea and coffee making facilities and a colour TV.

## Scheme Manager

The Anchorage has a scheme manager who lives on-site. The scheme manager 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 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.



## The Anchorage