

Your questions answered

Are there any other costs in addition to buying the property?

Yes, you will need to pay service and support charges which will be in the region of £200 per month. You may be able to get benefits to cover some of these costs – our Tenancy Support Adviser can help you find out more. The cost of heating your flat and your water supply will be included in your service charge, but you will be responsible for your own electricity and phone bills.

What are the service and support charges?

Service charges cover the cost of maintaining shared areas while support costs cover the 24-hour support service provided. We only charge the actual costs incurred and do not make a profit.

How old must I be to qualify for one of these flats?

You must be a minimum of 60 years of age. If you are buying as a couple, then one person must be at least 60.

How often will the Scheme Manager visit?

It is your decision as to how often you would like a visit by the Scheme Manager. Some people like to be visited more frequently than others which is why we like to let you decide.

When will flats be ready?


Flats should be ready for moving in from September 2009.

Who are Saxon Weald?

Saxon Weald is a housing association providing over 5,000 homes in the Sussex and Hampshire areas. We provide affordable housing for individuals and families, as well as offering purpose-built properties for older people.

Interested?

Please ring Ingrid or Liz on (01403) 226035 or email sales@saxonweald.com.

 This leaflet is available on audio tape, in Braille or translated into other languages on request.

Bengali	এই তথ্য হল 60 বছরের বেশি বয়সীদের জন্য আমাদের রোসউড কোর্ট (Downlands Court) অভিরিষ্ক-সেবা স্কিমের বিষয়ে।
Gujarati	આ માહિતી 60 વર્ષથી વધુ ઉંમરની વ્યક્તિઓ માટેની અમારી રોડબુક કોર્ટ (Downlands Court) એક્સ્ટ્રા કૅર સ્કીમ વિશે છે.
Polish	To jest informacja dotycząca naszego domu spokojnej starości Downlands Court dla osób po 60-tym roku życia.
Portuguese	Esta informação diz respeito ao nosso programa de cuidados suplementares para as pessoas com mais de 60 anos, o Downlands Court.
Punjabi	ایہہ معلومات 60 ورھیاں توں ودھ عمر دے لوکاں لئی ساڈی روز بروک کورٹ (Downlands Court) اضافی دیکھ بھال اسکیم دے بارے اے۔
Urdu	یہ معلومات 60 برس سے زائد عمر کے افراد کے لئے ہماری روز بروک کورٹ (Downlands Court) اضافی دیکھ بھال اسکیم کے متعلق ہے۔

Please note: These details have been prepared in good faith and are believed to be correct. Plans, elevations, layouts, specifications and measurements are given as an indication only and may be subject to change. Photographs shown are examples only. The information and details provided are prepared for interest and guidance of purchasers but do not form part of any contract or constitute an offer.

Downlands Court | Peacehaven

Extra care retirement scheme



41 one and two bedroom self-contained flats.
Available for rent or shared-equity purchase to the over 60s.

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 In business for neighbourhoods



Downlands Court

Roundhay Avenue, Peacehaven, East Sussex, BN10 8TG

Downlands Court is a new extra care retirement housing scheme in Roundhay Avenue, Peacehaven. We are very proud of our extra care schemes. Their features and facilities enable residents to receive the support they need to live as independently as possible. Extra care housing also helps couples who thought they might no longer be able to live together due to one having a care need and the other able to live independently.



The scheme consists of 41 fully self-contained flats; 11 are for shared equity purchase, of which eight have two bedrooms and three have one bedroom. The remaining flats will be available for rent.

The flats are comfortable and well thought-out. All the flats are fitted with easy-grip lever taps, and plug sockets and switches are sited at a suitable height. Bathrooms feature level access showers (with folding seat) and non-slip flooring. Handrails are fitted to assist mobility.

Other features include:

- TV & FM aerial
- Phone points
- Double-glazing – with Juliette balcony in the living area to the first and second floors
- Modern kitchen – with built-in oven, hob and extractor hood

There has been a huge amount of detail and consideration put into the design for Downlands Court. The communal areas and restaurant are beautifully and comfortably presented. There is also a secure and attractive courtyard garden that both residents and their visitors can enjoy.

Facilities

- 24-hour professional care team on-site
- Emergency alarm system
- Scheme and flats wheelchair accessible
- Door entry security phone
- Stylishly decorated restaurant
- Comfortable residents' lounge
- Ensuite guest room available for visitors
- Assisted bathing facilities
- Two lifts
- Secure and attractive courtyard garden
- Off-road parking
- Level access shower in all flats

- Electric wheelchair charging facilities
- Computer area
- Laundry room
- Hairdressing room
- Shop

Shared equity

Shared-equity means you buy a 75% share of the property, while we retain ownership of the remainder. This means you remain a homeowner, while potentially releasing some of your existing equity to treat yourself or your family. There is no rent to pay on the 25% share owned by Saxon Weald.

Extra care

People interested in living at Downlands Court will be assessed by Saxon Weald staff to ensure they are suitable for extra care and that their needs can be met by the scheme. If you want to take advantage of the on-site care, you must have your needs assessed by Adult Social Care.

This determines how much care you will receive. The care team will be on site 24 hours a day to administer your commissioned care, although they may also respond to emergency calls. Residents can purchase care privately if they prefer. The aim of extra care is to provide people with more support than traditional retirement housing, but with far more independence than a nursing/residential home.

Downlands Court will also feature a day centre, with specialist support for those with dementia. Other health facilities, such as a memory clinic and falls service, will operate from the scheme providing support for residents and older people in the local community.

Roundhay Avenue and amenities

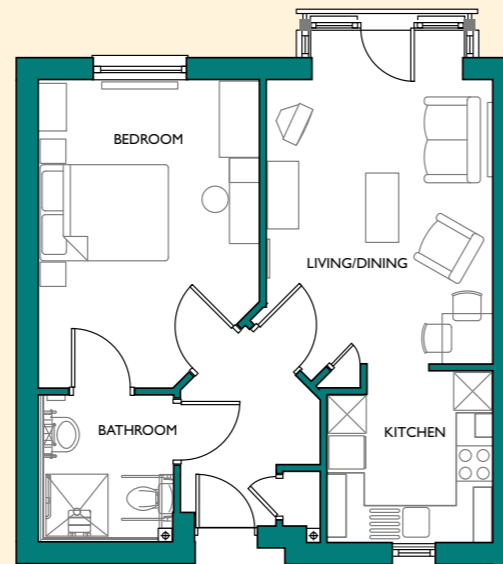
Roundhay Avenue is near the sea and is a short drive from the local Meridian Centre where you will find local shopping, post office, cinema and library. There is a strong community atmosphere

here with many amenities close to hand, including community centres, health centre, churches, social clubs and a leisure centre. The Royal Sussex County in Brighton is the main local hospital and Peacehaven benefits from a local bus service, with the nearest railway station at Newhaven.

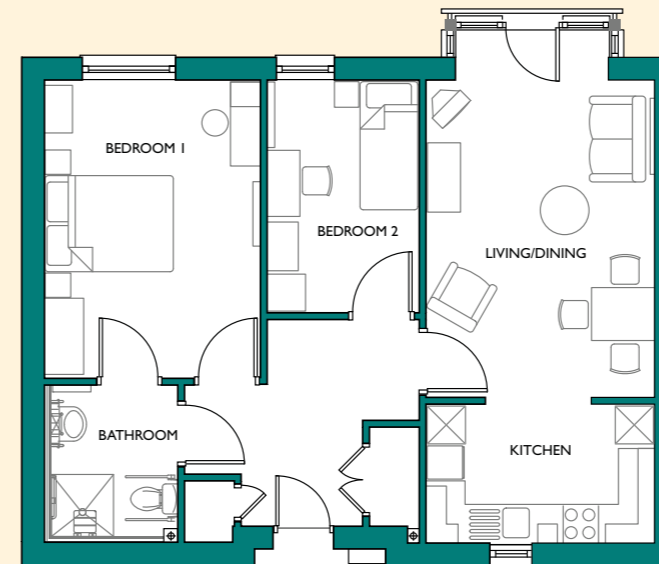
Costs

The guideline price for a one bedroom flat is from £135,000 and £165,000 for a two bedroom. This means you will pay from £101,250 and £123,750 which represents a 75% share, subject to final valuation.

In addition to meeting all current Building Regulations, these properties are designed to meet national standards for space, security and energy efficiency set by the Homes and Communities Agency. The Homes and Communities Agency is the Government's regulatory body for housing associations.



Typical one bedroom flat 52 sq m



Typical two bedroom flat 65 sq m

