



Oakmere Extra Care Development Handforth

A new way of living that gives you and your family complete peace of mind




oak|mere
living the way **you** choose

oak|mere





Oakmere Extra Care Development is brought to you by Advantage, who are working in partnership with Cheshire County Council to provide 433 stylish apartments in over five developments throughout Cheshire. The developments are in Handforth, Middlewich, Crewe, Winsford and Ellesmere Port and are all due to open between January and August 2009.

All developments offer apartments to:

- **buy outright:** you own the apartment
- **rent:** you pay a weekly rent
- **part buy / part rent:** you buy a half-share of the apartment outright and pay rent on the remaining half.

Known in the 12th century as Haneforde, meaning a ford frequented by game birds, Handforth is in the picturesque county of Cheshire within easy travelling distance of Manchester city centre and Manchester Airport. Handforth village centre is only a short walk away and has a range of good local amenities such as traditional shops, doctors' surgeries, bus routes, and Handforth Dean shopping centre.

Handforth also offers many opportunities for leisure activities including golf, swimming, cycling and walking in the beautiful countryside. The village also has a wide selection of restaurants and pubs to relax in.



The development

Oakmere consists of 53 one- and two-bedroom apartments available to buy, rent, or part buy / part rent for people over the age of 60 who need some care and support. Extra Care is designed to enable you to stay independent in your own home, with flexible support and care available as needed. As a resident, you will benefit from the freedom and financial security of living in your own home, but will be waving goodbye to some of the heavier responsibilities this usually carries.

The development provides an independent lifestyle to people wishing to continue to own or rent their own home. But there's the security and peace of mind of knowing that a team of qualified staff is on hand 24 hours a day, 7 days a week.

Oakmere Extra Care Development will be ideal for you if:

- you need extra help and care, whether it's a little or a lot, to live independently
- your present accommodation no longer meets your needs
- you are concerned about the security of your present home
- you feel isolated or lonely
- you live in residential care but would prefer a self-contained apartment with support to live independently.



Being able to take part in leisure activities is very important to everyone's wellbeing. At Oakmere, there is an impressive range of private resident-only facilities to enjoy, as well as many communal facilities for residents and their guests. There is a regular quarterly programme of events catering for a variety of interests. The development also offers:

- stylish apartments
- café
- library and IT suite
- village hall
- hair and beauty salon

- communal and private lounges
- gym / fitness suite
- landscaped communal areas
- an extensive range of leisure facilities and social activities
- pamper bathrooms
- hobby and craft rooms
- excellent 24-hour security features.

Also, staff are always on site to manage the facilities, give you information and offer health and wellbeing support if needed.

Security

Avantage has designed special security features into the developments and into each home. All have door-entry systems and closed-circuit television (CCTV), which monitor the communal areas and grounds. The CCTV system is recorded and can be monitored by staff on site. Visitors are welcome and are free to use the communal facilities, but they do not have open access to residents' private areas.

Each home has a video door-entry system and the latest smoke and heat detectors. There's also an emergency alarm that puts you in direct contact with site staff at any time of the day or night. Every reasonable precaution has been taken to give you the security of feeling safe in your own home.

Typical floorplan

one-bedroom apartment



Typical 1A

two-bedroom apartment



Typical 2C

Oakmere consists of 53 newly constructed spacious one- and two-bedroom apartments, mostly wheelchair accessible.

There are three types of apartments:

- 1 bedroom
- 2 bedroom
- 2 bedroom flexi.

Each apartment contains:

- contemporary kitchen with fitted appliances
- lounge with feature fire
- shower room
- central heating and double glazing
- Juliette or balcony
- emergency call system fitted for your security and safety.

For illustration purposes only
There are a number of designs for each apartment; these plans show the typical layout for 1A, 1B and 2C apartments.

Choose a two-bedroom apartment or choose a two-bedroom flexi

– you have the flexibility to choose how to use the space:

- dining room, or
- study, or
- second bedroom.

two-bedroom flexi apartment



Typical 1B



one-bedroom with study



one-bedroom with dining room





As a resident of Oakmere, you will be able to access the help and support as you need it. The qualified and dedicated team will give you as little or as much care and support as necessary, to ensure that you get the most out of living independently in your apartment.

When we meet you, an appointed Care Manager will help assess your needs so we can draw up a care plan. This is flexible and can be changed when your needs change.

Example one

You may need help with cleaning your apartment, emotional support, or help with your weekly shopping.

Example two

You may need help in the mornings to wash or dress yourself, make the bed or generally keep your apartment tidy. Care may also include help with preparing meals in your apartment or getting to bed in the evenings.

Housing 21 is the organisation that has been chosen to deliver the support and care services. They have over 40 years' experience of providing care and support for older people. So they have the expertise and knowledge to meet your changing needs. The care service will be delivered by trained, caring and competent staff. You can be assured that the service will be fully registered and regulated by the Commission for Social Care Inspection (CSCI), the government body responsible for ensuring that care providers comply with the law and maintain high standards.



Service charges

When you move into your Oakmere

apartment you will have to pay service charges.

The service charges cover a range of services such as the cost of the on-site staff, the upkeep of communal areas including the gardens and lounges, insurance and the maintenance and upkeep of the building's exterior. The charges will also cover cleaning external windows. This will ensure that all parts of Oakmere are maintained to a high standard.

As the owner or tenant of the property, you will be responsible for paying your own council tax, energy bills and any extra decoration you want to make to your apartment. Your apartment is your own home and you will be responsible for the day-to-day living costs.

Criteria for living in Oakmere

Oakmere apartments are available to people over the age of 60.

When deciding which applicants may take priority, we take into account:

- your health and care needs
- how close you live to the development
- your current situation
- whether your current accommodation is unsuitable for you.

There is no upper age limit for applying to Oakmere. We also welcome applications from people needing all amounts of support and care – from a little to a lot.

How to apply for an apartment

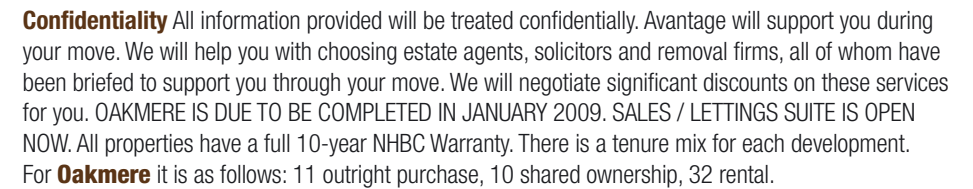
If you wish to apply for an apartment and have not already completed an application form, you can get one by phoning **LoCall 0845 618 5008**, visiting **www.avantage.org.uk** or calling in at the Sales / Lettings Centre:

Oakmere Sales Centre

Spath Lane, Handforth SK9 3QN. **Tel: 01625 525 168**

We will then invite you to a sales or rental information presentation. At this meeting we will give you all the information you need including purchase costs, rental costs and other costs associated with living in one of the developments. If you have limited mobility and cannot travel to one of the presentations, we can help – please just ask.





Turjumaad ma u baahan tahay? **ترجمہ کی بات چاہی ہے؟**
 অনুবাদের প্রয়োজন? **ترجمہ کی حاجت ہے؟**
 需要翻譯成中文? **ترجمہ کی حاجت ہے؟**
 যুঁ তর জুমানী (ই-সলেশ্যন) জরুরি ছে? **ट्रान्सलेशन (अनुवाद) चाहिये?**

 **0845 345 0272**