



# MOORLANDS COURT EXTRA CARE HOUSING

THE MOOR, MELBOURN,  
HERTFORDSHIRE  
SG8 6FH



July 2008  
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**Cambridge Housing Society (CHS) is a long established housing, care and support provider.**

**We have a strong track record of providing a high quality service in our residential care homes and sheltered accommodation for older people.**



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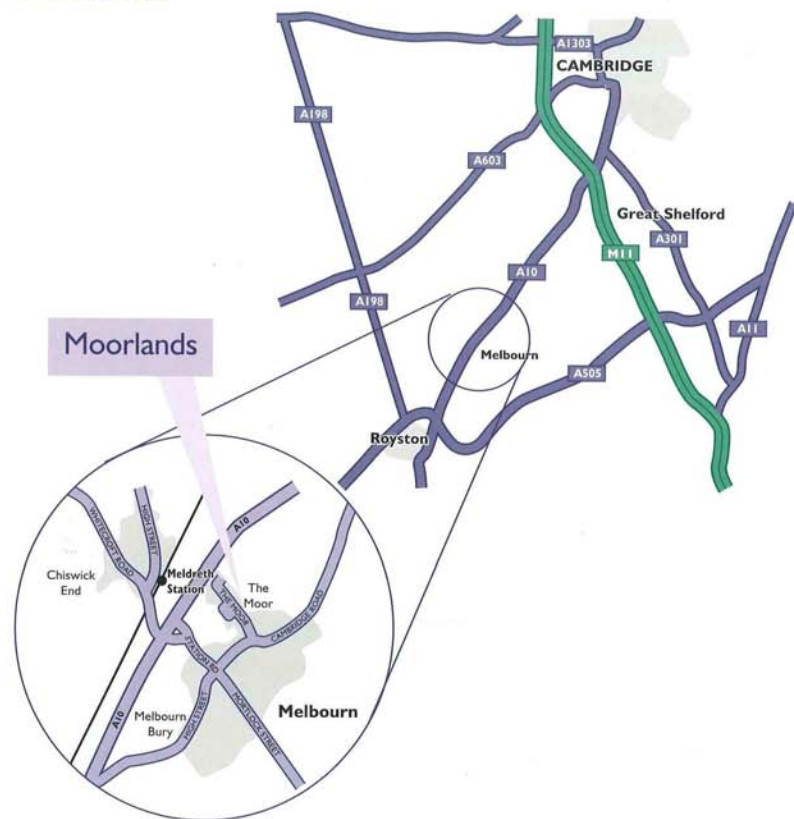
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## Location



**Moorlands Court** is owned and managed by **The Cambridge Housing Society Ltd.**, which is a charitable housing association.

MOORLANDS COURT  
THE MOOR  
NR. ROYSTON  
HERTFORDSHIRE  
SG8 6ED

## What is Extra Care Housing?

Our new development, Moorlands Court Extra Care Housing Scheme, opened in April 2008.

It is located in South Cambridgeshire in the village of Melbourn, and contains 35 flats, 3 of which are 2 bedrooomed, offering the opportunity for retired people to live within an independent environment designed to meet their physical, personal and social needs.

Moorlands Court will offer a home for life within a small community of older people who will have different levels of care requirements.

Allocations to extra care housing will seek to maintain a mixed community of residents having low, medium and high care needs.



Our service principles are strongly customer focussed:

- To enable you to live as independent a life as possible
- To have respect for your way of life at all times, having regard to ethnic, religious or cultural beliefs
- To ensure your involvement at all levels of the organisation, and to respond to your feedback on our service delivery
- To maintain your current support networks, and encourage the development of new social links
- To maintain confidentiality of your personal information at all times
- To avoid discriminatory practice

## What will Moorlands Court offer to tenants?

The main features of extra care housing at Moorlands Court are:

- People living at Moorlands Court will be tenants of Cambridge Housing Society
- Flats are entirely self-contained having a kitchen, bathroom and other features of an ordinary dwelling. Tenants have the same rights that usually go with having your own home, as well as the right to choose the care provider and deny entry to a care worker



## Who is eligible to apply for Moorlands Court

Moorlands Court has been designed specially for older people (over 65 years) who have some care needs and who have a need to live in South Cambridgeshire. When applying for 2 bedroom flats, it is only necessary for one person to be eligible for Extra Care.



If you are interested in finding out more about the scheme please contact the Scheme Manager, Anita Hill  
Tel: 01763 260564

For information on allocations to the scheme, please contact South Cambridgeshire District Council.

The development includes a café/restaurant, which is open to residents, their visitors and other retired people living in the neighbourhood. We also plan to offer a series of health & wellbeing, life-long learning and leisure activities at Moorlands Court.

These include such things as hairdressers, film club, exercise, dancing, and computer-based activities.



It is possible to access Internet shopping or use e-mail to keep in touch with friends and family.



*External activities take place regularly*

- Electric central heating is provided and cooking is also electric.
- An emergency call system is available to summon help if required and a door-entry system provides additional security
- There will be communal facilities, available to all tenants, and members of the local community will have to access to some of these facilities
- A staff team will be on site 24 hours a day, providing care and support at all times to tenants according to their assessed needs. This will include housing related support and personal care and provision of one cooked meal per day. There will be an option to buy a housekeeping service if required.
- With an ethos of promoting independence, personal care will be delivered flexibly to allow for changes in needs, including for those whose needs decrease, and at times convenient to you.
- Moorlands Court is NOT a residential care home, but can be a real alternative to residential care as a "home for life". The CHS is a registered domiciliary care agency regulated by the Commission for Social Care Inspection (CSCI).

## **What are the costs?**

There are four elements to the cost of extra care housing:

- The cost of renting your own home
- The service charges associated with your home, for maintenance and any communal facilities
- The cost of your care
- Your support costs

The amount you pay will vary depending on your individual situation and your income and savings. You may have to pay for all the costs but it is expected that many residents will be entitled to benefits, such as housing and council tax benefits and attendance allowance, and care and support charges may be free following assessment by the County Council.

Whether you already live in extra care housing or are thinking about a move, you may find that your care needs change. This can mean that you need different services at different times, and as a result, your care and support costs may increase or decrease.

## **Our Care Workers**

Our staff have undergone extensive checks prior to employment to ensure that they have the skills and qualities we require when working with older people.

They are trained in moving & handling, health & safety, food hygiene, basic first aid, abuse awareness (POVA), medicine management, infection control and skills for care.

All staff are based at Moorlands Court and work under the supervision of senior carers and the Care Services Manager.

## **Facilities at Moorlands Court**

Moorlands Court is situated in the village of Melbourn, which has several shops, post office, public houses, doctor's surgery, churches etc and is on a bus route serving Cambridge and Royston.



The private gardens are carefully designed to provide pleasant and quiet secluded areas for residents.