



PHOENIX
HOUSE

AFFORDABLE HOUSING

49 extra care apartments for rent & shared ownership
with Domiciliary Care

“ Offering a real alternative to residential care, Phoenix House will appeal to people who wish to retain their independence. ”



About Phoenix House

Phoenix House is a brand new, purpose-built development of 49 affordable extra care apartments for rent and shared ownership in Shirley, Solihull. Developed through a partnership between Solihull Care Housing Association, Solihull Care Trust, Solihull Council and Solihull Community Housing, this new facility will offer:

- on-site 24 hour care and support by Solihull Care Trust's approved providers
- self-contained apartments designed for older people
- extensive communal facilities
- a real alternative to residential care for those of you who value your independence.

Extra Care Housing is intended to provide an independent lifestyle within a safe, supportive and secure environment.



Extra Care Facilities

- 41 one bedroom apartments and 2 two bedroom apartments for rent.
- 2 one bedroom apartments and 4 two bedroom apartments for sale on a shared ownership basis
- Communal lounge where residents and older people from the wider community can meet and take part in activities
- Main Dining Room where a two course midday meal will be served daily
- Smaller lounges with kitchen areas for making drinks and snacks on each floor
- Hobbies/Activities Rooms
- Laundry
- Shop

- Hairdressing salon
- Guest Room with en-suite facilities available at a small charge for your visitors who wish to stay overnight.
- Wheelchair store with electric charging facilities
- Assisted bathrooms.

In addition to one or two bedrooms, each centrally heated apartment will have a lounge, kitchen and a bathroom fitted with level entry shower and handrails. Both the apartments and communal facilities will be fully wheelchair accessible and fitted with an on-call facility for use in an emergency, such as if you feel unwell or have a fall.

Extra Care Services

- An Estate Manager, employed by Solihull Care Housing Association will oversee the smooth running of the scheme
- Following assessment you will receive a care and/or support plan suited to your individual needs, provided by either the on-site care and support provider or a provider of your choice
- If you do not meet the criteria for care being provided by Solihull Care Trust you can purchase it from the domiciliary care team on site or from another care provider
- The housing-related support service provides the on-call emergency response service; assistance to gain access to other services; such as assistance with benefit claims, or support to undertake daily living activities for example shopping or laundry; and support to organise and take part in activities
- A cleaning service will ensure all the communal areas of the scheme are cleaned to a high standard. You will also be able to purchase the services of the cleaning service, or alternatively make your own arrangements.





Eligibility for the scheme

The scheme is intended primarily for people aged 55 and over, or those with a disability, who live in the Solihull area or have a strong connection with the area.

To apply to rent a apartment you must have care or support needs and be willing to take part in a community care assessment which will identify your level of need.

Shared ownership apartments will be available to people who meet the age/disability and locality criteria, who are suitable for the service, and who would benefit from the additional support, safety and security that this type of accommodation can offer.

Charges and Payments

Tenants will pay a monthly rent, service charge and support charge. Some of these charges are eligible for Housing Benefit and Supporting People subsidy.

The rent covers the accommodation and housing management costs. The service charge covers heating and maintenance of your property, a proportion of the midday meal cost and all communal expense charges. The support charge will cover housing-related support services, including on-site assistance in an emergency.

Leaseholders will pay service charge and support charges, but an element will be included in the service charge to cover housing management costs.

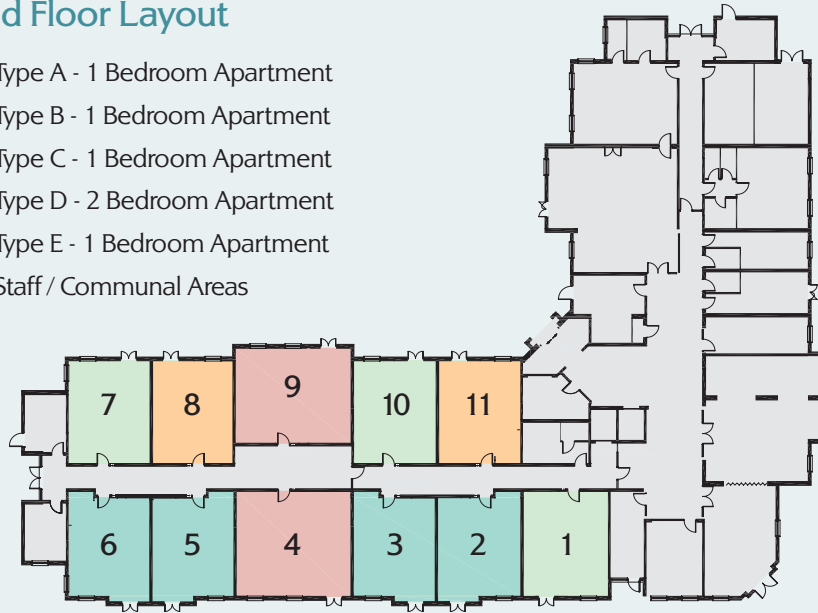
For both tenants and leaseholders, there may be a charge for care based on Solihull Care Trust's non-residential charging policy, if SCT has commissioned your care. Otherwise any care needed can be purchased privately.

The exact amount each resident will pay depends on their particular circumstances. Assistance will be given to help applicants work out the cost to them individually, and to claim any benefits or subsidies to which they may be entitled.

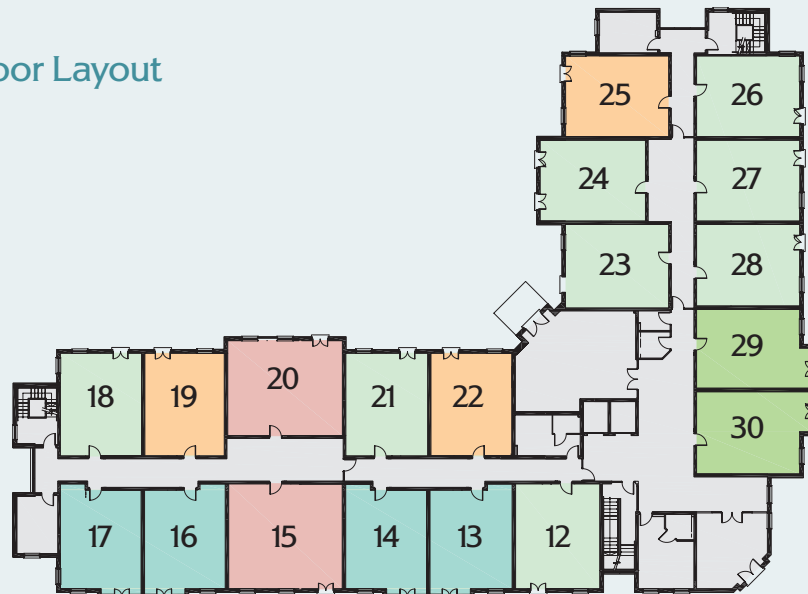


Ground Floor Layout

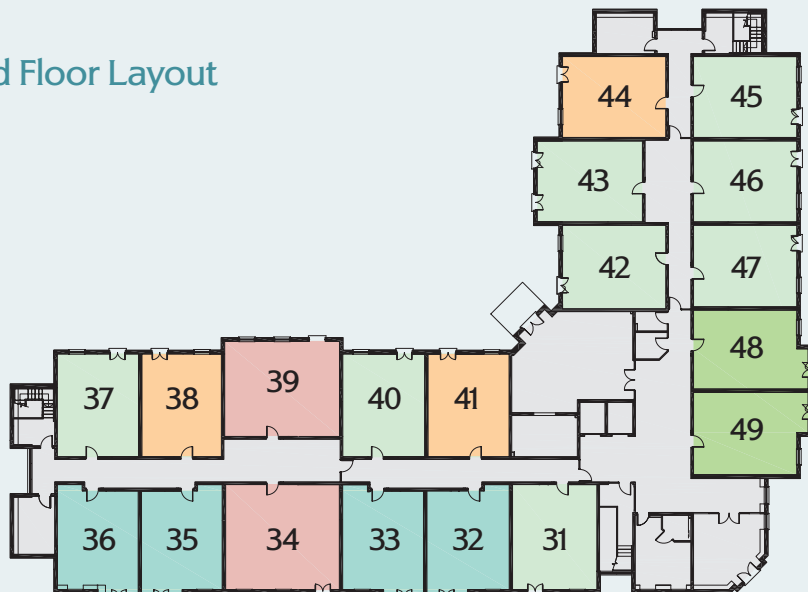
- Type A - 1 Bedroom Apartment
- Type B - 1 Bedroom Apartment
- Type C - 1 Bedroom Apartment
- Type D - 2 Bedroom Apartment
- Type E - 1 Bedroom Apartment
- Staff / Communal Areas



First Floor Layout

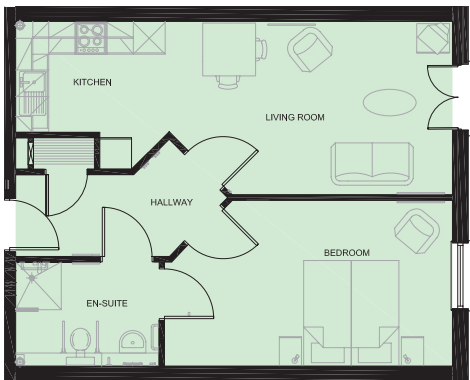


Second Floor Layout



Phoenix House Apartment Types

Type A - 1 Bedroom Apartment



A one bedroom apartment with en-suite bathroom, living room and luxury fitted kitchen, available to rent or for shared ownership.

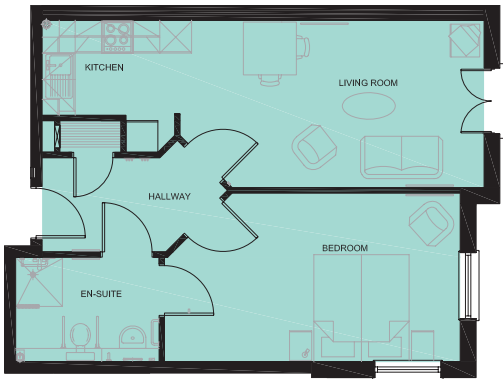
Dimensions

Living/Dining Room	3900mm x 6500mm
Kitchen	1877mm x 2817mm
Bedroom 1	3314mm x 2900mm
Bathroom	2380mm x 1785mm

Apartment Numbers

1	7	10	12	18	21	23
24	26	27	28	31	37	40
42	43	45	46	47		

Type B - 1 Bedroom Apartment



A one bedroom apartment with en-suite bathroom, living room and luxury fitted kitchen, available to rent or for shared ownership.

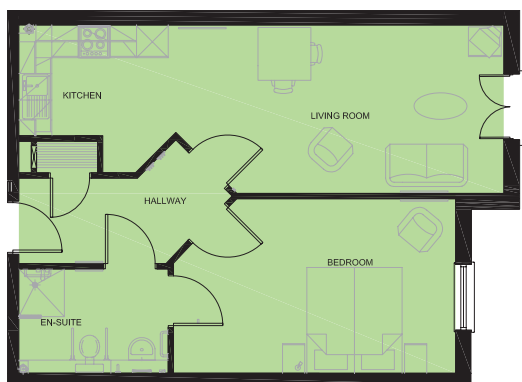
Dimensions

Living/Dining Room	3900mm x 6500mm
Kitchen	1877mm x 2817mm
Bedroom 1	3314mm x 2900mm
Bathroom	2380mm x 1785mm

Apartment Numbers

2	3	5	6	13	14	16
17	32	33	35	36		

Type C - 1 Bedroom Apartment



A one bedroom apartment with en-suite bathroom, living room and luxury fitted kitchen, available to rent or for shared ownership.

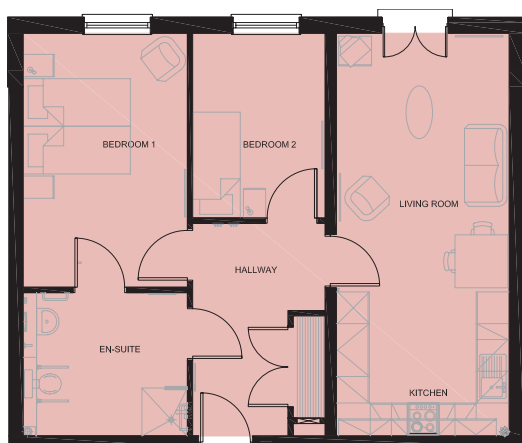
Dimensions

Living/Dining Room	3900mm x 6500mm
Kitchen	1877mm x 2817mm
Bedroom 1	3314mm x 2900mm
Bathroom	2380mm x 1785mm

Apartment Numbers

29 30 48 49

Type D - 2 Bedroom Apartment



A two bedroom apartment with en-suite bathroom, living room and luxury fitted kitchen, available to rent or for shared ownership.

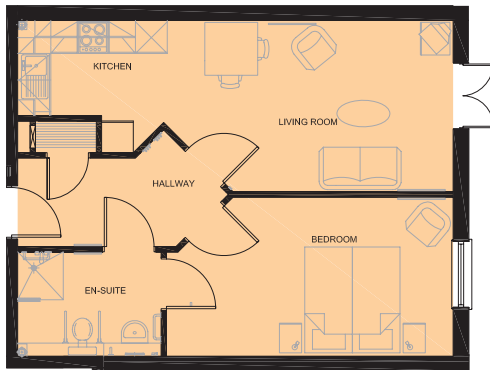
Dimensions

Living/Dining Room	3900mm x 6500mm
Kitchen	1877mm x 2817mm
Bedroom 1	3314mm x 2900mm
Bedroom 2	3314mm x 2900mm
Bathroom	2380mm x 1785mm

Apartment Numbers

4 9 15 20 34 39

Type E - 1 Bedroom Apartment



A one bedroom apartment with en-suite bathroom, living room and luxury fitted kitchen, available to rent or for shared ownership.

Dimensions

Living/Dining Room	3900mm x 6500mm
Kitchen	1877mm x 2817mm
Bedroom 1	3314mm x 2900mm
Bathroom	2380mm x 1785mm

Apartment Numbers

8	11	19	22	25	38	41
44						

Specification & Finish

All 49 apartments are built and finished to an extremely high standard. 43 are available to rent and six on a shared ownership basis.

Kitchen

The kitchen units have been supplied from a superb range from Spen Valley and include a Zanussi oven and Electrolux ceramic hob. Floor coverings have been chosen from the Tarkett Tapiflex range and wall tiles are provided by HR Johnson.

Bathrooms

Sanitaryware is provided by Lecico and all bathrooms feature a concealed system and basin with semi pedestal. A level access shower is provided, and non-slip vinyl flooring supplied by Tarkett is used throughout. Wall tiling has been chosen from a range of colours and styles by HR Johnson.

Heating and Hot Water

Heating and hot water is provided via a gas fired system located in a central boiler room. Temperature within each apartment is individually controlled by thermostatic radiator valves.

Electrical

All apartments have their own consumer units and are fitted with a smoke detector in the hall. Apartments are installed with a Tunstall Warden Call system allowing residents to alert carers if needed. The main entrance and secondary entrance to the residents' living areas are controlled by a Tunstall door entry panel, which residents are able to control from within their apartments.

General Information

The building is of traditional construction and all window frames are white uPVC with double glazed units.

Phoenix House Layout

Phoenix House is arranged over three floors with a choice of ground, first floor or second floor apartments. Each floor includes a spacious residents' lounge, hobby room and assisted bathrooms.

In addition the ground floor has a spacious dining room, hairdressing salon and shop.

Each floor has spacious hallways and foyers giving a real sense of space.

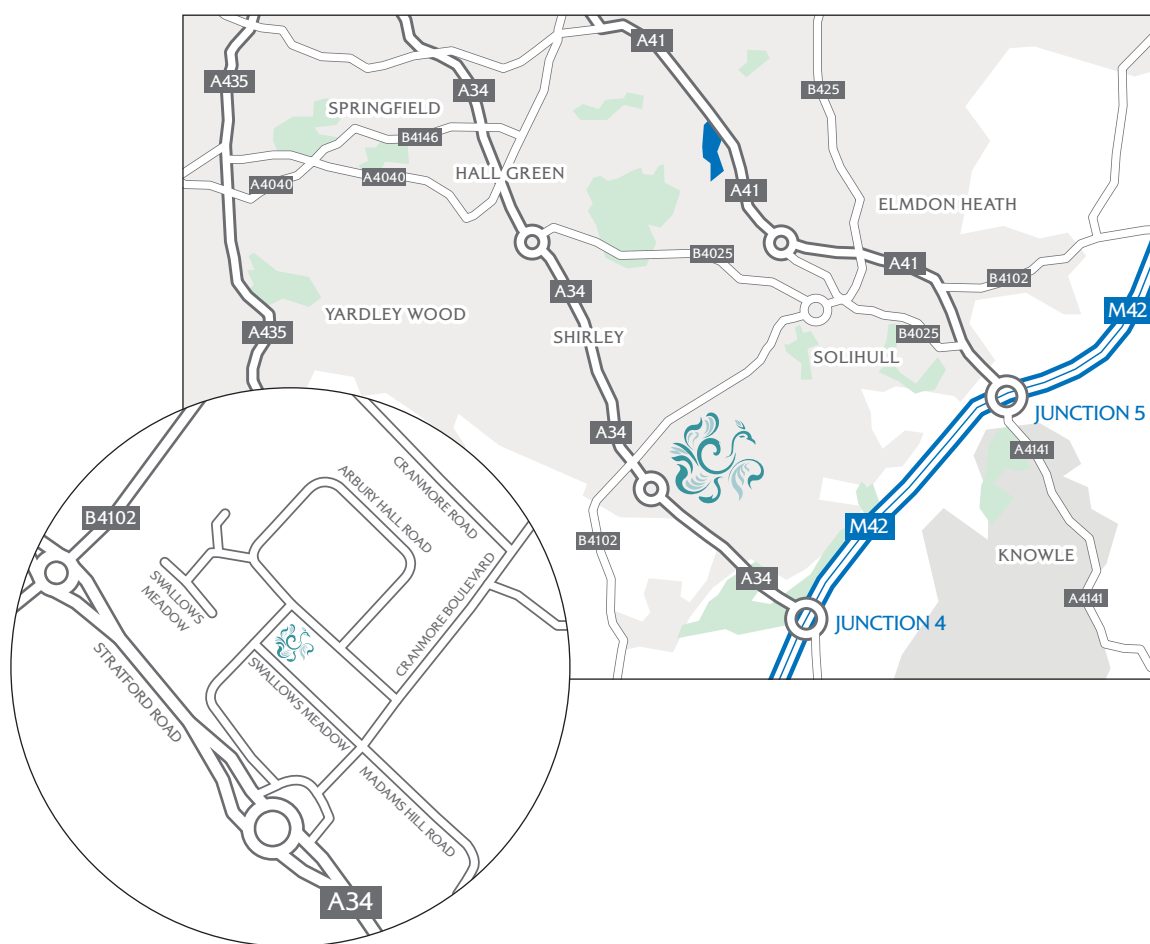
For more detail about living at Phoenix house, please see our suite of "Frequently asked Questions".



PHOENIX HOUSE

Phoenix House, 2 Swallows Meadow, Shirley, Solihull, West Midlands, B90 4QA

How to find Phoenix House



For more information please contact
Solihull Care Housing Association on 01564 778 519
www.phoenix-house-solihull.co.uk

