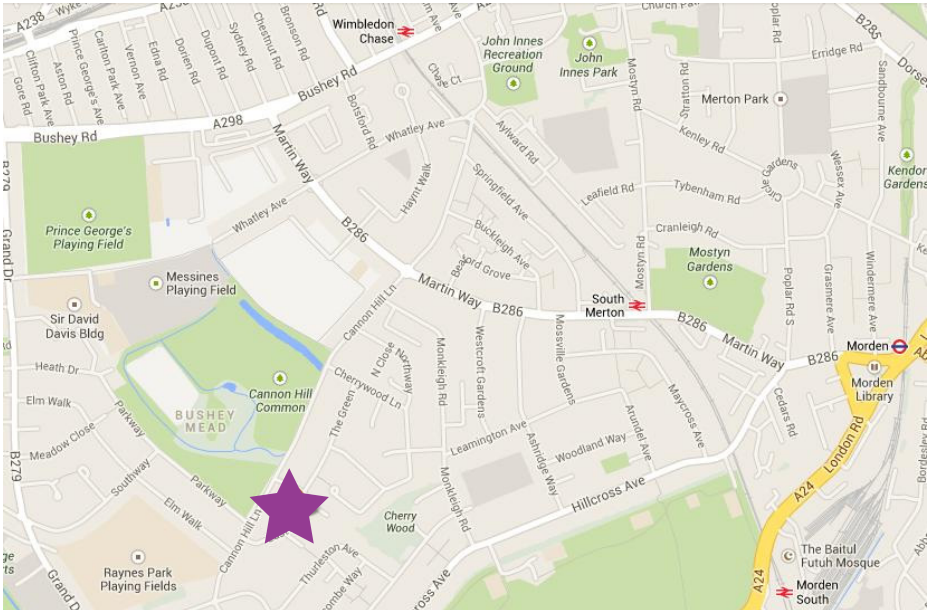


Oaks Court provides

- scheme manager to support residents
- under floor heating
- balcony gardens
- walk-in shower
- fitted kitchen with oven and hob
- spacious flats
- communal areas
- landscaped courtyards and patio
- wide, open access walkways
- plans are being developed for on-site amenities
- assisted bathroom - spa
- guest bedroom.



★ Oaks Court Eastway Morden SM4



Merton Priory



Enhancing Life Chances

Oaks Court

Find out more today
Contact us on 0300 500 3000



Incentives available for Circle Housing
Merton Priory tenants downsizing

Is your current home too large
and getting harder to manage?
Are you aged 55 or over?
Would you benefit from support?



Merton Priory

Information about sheltered housing



Oaks Court offers

Independent living for people aged 55 and above, who would benefit from a brand new home within a supportive community. You can live independently in your home for many years.

Oaks Court has 51 apartments, a mixture

of one and two bedroom homes, some of which are suitable for wheelchair users.

Interested now or for the future?

Then arrange a visit to our show home by calling 0300 500 3000.

Available from February 2014. Oaks Court, Eastway, Morden SM4

Frequently Asked Questions

What is sheltered housing?

It is self contained accommodation with communal facilities. Homes are provided by Circle Housing. Care and support services are provided by Centra Support.

Am I eligible for sheltered housing?

Yes if you are aged over 55 years and need support.

How do I know the level of the support I might need?

We will ask you to complete a self assessment form and a further assessment will be done with Centra Support.

What support will Centra Support offer?

We have a dedicated team of Support Coordinators.

How much will support cost me?

It depends on your finances.

The team provides tailored support in partnership with Circle Housing Merton Priory and other agencies. Support can include:

- Maintaining your tenancy
- Accessing health, cultural and social needs services
- Advice and advocacy
- Managing finances
- Personal safety assessments
- Developing new skills and ways to live life to the full
- Organising payments or individual budgets

I receive support. Can I transfer this to sheltered housing?

Yes. Centra Support will help you transfer current support into your new home.

Is it suitable for wheelchair users?

Yes, there are five wheelchair adapted properties and some disabled parking spaces.

What type of tenancy will I have?

An assured tenancy that gives you a legal right to live in your home. Your assured tenancy will be with Circle Housing Merton Priory.

Can I move if I have rent arrears?

No. Rent arrears must be cleared. To discuss this please contact us.

What will a home cost me?

Costs are made up of:

- Rent and cost of services provided at Oaks Court, eg, cleaning, gardening, communal heating
 - Care and support costs will be agreed on an individual basis with Centra Support
- We can help you apply for any benefits entitlement. Ask us for a cost breakdown.

Can I do my own gardening?

Each flat has a balcony or patio area for your own pot

plants and small planters.

Can I get help to move?

Support packages are available for downsizing Circle Housing Merton Priory tenants. These are tailor made. For example:

- Clearing your home
- Help with benefit claims / managing rent payments
- Help finding or transferring care and support services
- Help to move utilities, essential services and letting people know you have moved
- Settling into your new home

Am I responsible for the maintenance of my home?

We will do most repairs and maintenance to your home. The cost is covered by your rent. There is also a handyperson service.

How do I apply?

Contact our Empty Homes team on 0300 500 3000.