

Berrington Court, Ideal Independent Living



A home for everyone over 55 years



Great new beginnings, where your new life starts at 55



Your ideal retirement, but independent living.

“It’s time to enjoy life so much more”

Welcome to Berrington Court, a unique new retirement setting in Kidderminster where we are creating a wonderful lifestyle for people over 55 years in Worcestershire.

Conveniently located in a newly developed part of this historic town, Berrington Court has close transport links, shopping and leisure facilities to ensure you continue to get the best out of your new life.

Our lifestyle philosophy, will give residents time to enjoy life and discover the exciting new opportunities of active independence with a wide range of superb social opportunities and amenities on their doorstep. Enjoying life now and in the future, you have a home to grow

with your needs, with the reassurance of tailor made care and support available if required now or needed in the future.

Freedom to enjoy life
It’s time to enjoy life so much more and, have more time to do exactly what you want. Our Residents can look forward to living life to the full at Berrington Court. Here, new possibilities to try all of the social activities and events conveniently under one roof are now in your reach.

And it’s liberating to enjoy life exactly how you choose, without the concerns of growing older and the responsibility of maintaining a home. It’s time for you.

Likeminded neighbours, a greater community
We believe in a greater sense of community with likeminded neighbours and **new friends** at Berrington Court, where you will be a valued member of this community. Our vision at Berrington Court is simple, our residents living life to the full, knowing that every little detail has been thoughtfully included with them in mind.

This contemporary setting will provide 100 spacious, 1 and 2 bedroom apartments for anyone over 55 years.

Lifestyle living in an ideal world A wonderful place to live

Living at Berrington Court you can expect to live in your own beautiful, spacious apartment surrounded by wonderful amenities in great communal living spaces. Every care and attention to detail has been given to this contemporary lifestyle, to ensure you get the most out of your living here.



So if you want to take part in an activity within easy reach of your front door, then this is a place for you. And here, you can also bring your pet, so you can really call this your home. Making your loved ones feel welcome is important to us, so we have built a guest suite as one of our many included features.

Services and amenities to enjoy include;

- Reception and management team
- Entertainment, Events and weekly Indoor and Outdoor activities
- Integrated Safety and Security features
- 24 hour on site care team
- Tailored Care and Assistance
- Laundry and Domestic Services
- Well-being facilities
- Restaurant and Cafe Bar
- Assisted bathing suite
- Hair and Beauty Salon
- Free WiFi
- Lounge and Cinema
- Activities room
- Guest suite for family and friends
- Lifts to all floors
- Creative and flexible use spaces
- Car Parking, Buggy store and charging points
- Pets allowed*

Activities on your doorstep

The large, flexible use spaces at Berrington Court will ensure everyone can be involved and participate in large scale or small events. From water colour painting, to exercise classes,

activities are just a short stroll away where you can enjoy and participate in old, and new interests with new friends at Berrington Court. From the regular weekly programme of activities to themed events, our Activities Manager will co-ordinate and help you organise an appealing and exciting range of events and activities, making your life here rewarding. These activities will evolve as our community develops, ensuring they remain unique - just like our residents! Many residents will have skills to share, so there will be opportunities for volunteering for those who are interested.

Eating in, is the new eating out!

Cooking daily for yourself can become a chore, but we can take away that! At our restaurant, our onsite hospitality team will provide freshly prepared meals and refreshments daily for residents and friends. Whether you are popping in for a sandwich or a full Sunday roast, there will be so much choice on offer for you to try. Treating yourself, or even ensuring you have regular healthy meals, allows everyone time to enjoy and get the best out of life and is a perfect setting for friendly catch ups with friends!

* If you are able to care for them.





Well Being Peace of mind



Living independently and well is everything we all hope for in later life. We want to help you achieve this by ensuring that every support we can provide, will give you reassurance and peace of mind for your retirement years. Apartments are spacious to accommodate all of your mobility needs, and can even be adapted for your individual requirements. Your home needs to work around you and not restrict your enjoyment of life. We aim to help you get the best out of life and give you the attention you need. Speak to us and see how we can help you.

Looking after you

There is 24 hour safety and security around Berrington Court, with integrated call systems in all apartments and communal areas. Staff are on hand for any emergency and can support you if further assistance is required. Knowing these are here, takes the fear out of getting older so you can enjoy life.

Tailored support and care

Sometimes when we get older, it's nice to have a bit of support to live life to the full. Whether this is domestic support with shopping and cleaning to personal care, we offer tailored support packages built around **your** needs. These can be funded privately or through County Council funding if you are eligible. Our accredited care team will deliver tailored care to you if, or when you need it. From

administering medicine to help getting dressed, all of this can be brought to you. It's a personal service where you get to know **your** team - you can rely on us to support you if you need it now, or in the future.

And don't forget, if you need emergency assistance, our 24 hour care team is on hand to call from the specially integrated safety systems in your apartment.

Choosing your home

Built with you in Mind

Berrington Court is incredibly spacious and light with a host of flexible use spaces to suit our residents lifestyles. We have thoughtfully included every little detail to make your new home as wonderful and comfortable as possible. From the day you walk in through **your own front door** to the postman delivering your mail, your own substantial apartment will accommodate all of your needs

Looking after you

Apartments have fully fitted kitchens with integrated appliances, easy to reach switches and sockets and sizeable bathrooms for ease of mobility. And as resident safety is very important to us, you can rest assured that the safety and security systems in your apartment and around the development will give you, and your loved ones, reassurance and peace of mind.



Berrington Court has 100 apartments of 35, 1 bedroom and 65, 2 bedroom apartments.

Apartment features:

1. Front door with security screening and letter box
2. Allocated patio for each ground floor apartment
3. Balcony for all apartments above ground level
4. Phone entry system for visitors
5. Internal fire doors
6. 24 hour safety and security monitoring systems throughout
7. Integrated TV and satellite points
8. Telephone points in lounge and bedroom (s)
9. Bathroom and Wetroom with low slip resistant flooring
10. Energy efficient heating and lighting
11. Kitchen with integrated appliances

Marketing Suite

Come to our Marketing Suite and look around our show apartments at Berrington Court and see how spacious and contemporary living would suit your lifestyle.



Affordable living, and a home for everyone



Berrington Court is *unique* to Kidderminster and a welcome asset to this historic town.

All residents living at Berrington Court will rent their apartment home. Housing Benefit maybe available if you meet the criteria. We can advise you about this. We are transparent on all of the service charges associated with living here, and these will be detailed in your information pack.

Resident charges

Charges to live at Berrington Court will include;

1. Weekly Apartment Rent
2. Service Charge – to cover management and scheme staffing
3. Amenity charge – to cover the operational cost

4. Personal use of apartment utilities and local council rate
5. Personal Telephone and network subscriptions

I own my home – can I apply?

If you are currently a home owner, you are welcome to apply. Working with Wyre Forest District Council, we have developed a local lettings policy.

I rent privately – can I apply?

Yes you can subject to eligibility and under our local lettings policy.

But can we afford it?

We have a team who can help you look at income and funding and, who will advise you on benefits you might receive to support your living costs at Berrington Court. Please contact us to find out how our team can help you.

How to apply



All applicants will need to meet our eligibility criteria;

1. Residents have to be over 55 years to live at this development
2. Residents will need to live within or have a local connection to the Wyre Forest district.
3. Tenure for these apartments is for rent only
4. The maximum capital threshold will be waived if a resident's needs cannot be met through the normal housing market.

Application pack details.

- From our website – www.berringtoncourt.co.uk

- The Marketing Suite – Felix Baxter Drive, Kidderminster, DY11 7FH or request a pack from our office – Community House
- Our Office – Community House, Stourport Road, Kidderminster DY11 7QE. Tel: 01562 733134

Your pack will feature the following forms (we will be more than happy to help you complete these);

1. **HomeChoice Plus** – please complete or state your reference on the application form if known

2. **Application Form** – this will also include any special information you would like us to know about including care requirements
3. **Apartment Choice form** – Choose your preferred 3 apartments (please note we cannot guarantee this)
4. **Floorplan**

Allocation process

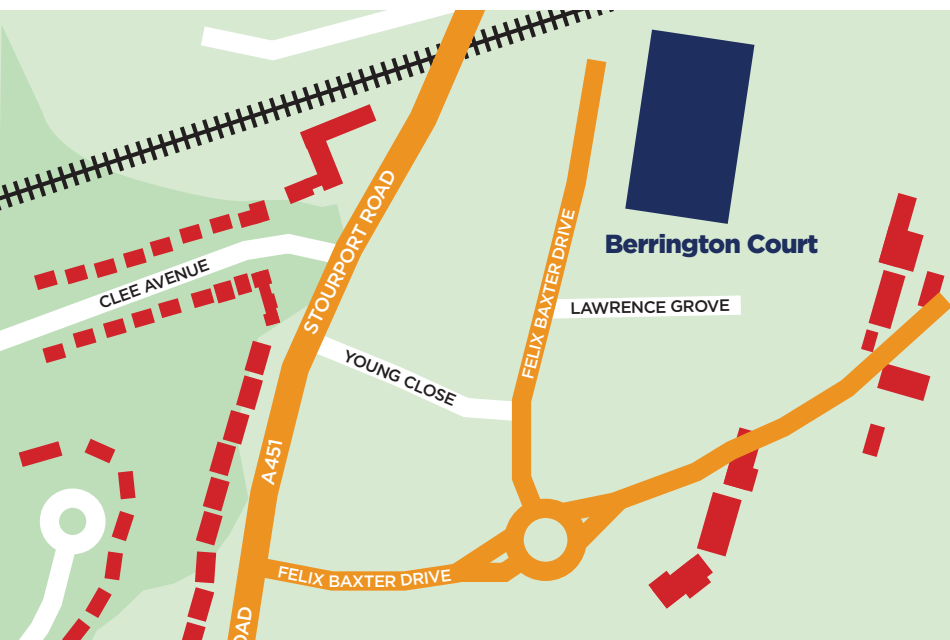
All applications will go through an allocations process with our housing team and County Council representatives (where there are care needs) to ensure a fair allocation decision.

Care requirements

All applicants receiving care, or currently undergoing assessments for care, will need to see our care team. We need to undertake an assessment with all applicants before we allocate an apartment, to ensure we can meet your needs.

*“Ideal Independent Living
A home for everyone over
55 years”*





Berrington Court

Felix Baxter Drive, Kidderminster
Worcestershire DY11 7FH
www.berringtoncourt.co.uk

Marketing Suite

For opening days and times please call:
01562 733134



Berrington Court is owned by Community Housing
Community House, Stourport Road, Kidderminster, DY11 7QE
Tel: 01562 733134

Ideal Independent Living

A home for everyone over 55 years