Rosewell House
Welcome to Rosewell House, Rapport Housing & Care’s stylish and beautifully designed new extra care housing scheme in Tudley Lane, Tonbridge. The scheme comprises 59 one and two bedroom apartments, 24 of which are available for purchase through Older Person’s Shared Ownership (OPSO). Rosewell House is the perfect solution for those aged 55 and over looking for a comfortable, safe home in an attractive and welcoming setting.

At Rosewell House, you can enjoy the privacy of your own beautifully finished modern apartment, whilst being part of a welcoming and vibrant community. Our extra care housing scheme enables you to retain your independence, at the same time providing you with support. You will have the option to purchase flexible levels of care from our Caring Companions team, who operate our domiciliary service from 6am through until 10pm.

Carefully designed exclusively for those aged 55 and over and with a high-quality finish, we have worked with the architects and an interior design team to craft a relaxed and inviting environment that will ensure you feel at home. At Rosewell House, you can enjoy living in your own spacious apartment where fixtures and fittings have been conceived to make your life easier and more comfortable. From the design of the kitchen and bathroom, to the emergency call system, we have thought of everything, so you don’t have to. We recognise the difference that owning a pet can make to people’s lives and all our schemes, including Rosewell House, have adopted our own Pets Policy.

Established in 1967, Rapport Housing & Care has been providing housing support, care and compassion for those in later life for over 50 years.

As experts in our field, we believe in providing our residents with somewhere they can really call home and not just somewhere to live. We are a charity, registered with Homes England as a registered provider (sometimes referred to as a housing association). With our experience and passion for housing and care services, we are sure that the friendly and warm atmosphere that so many of our current residents, relatives and staff comment on, will be felt when you visit our scheme.

Welcome to Rosewell House
All of the independence, none of the worry

Extra care housing, often referred to as assisted living, enables those aged 55 and over to continue living independently, typically in a self-contained apartment, whilst benefiting from support and additional personal care*, if they require it.

Life in an extra care housing scheme combines the best of both worlds: promoting independent living whilst being part of a friendly and active community. And with the gardening and the cooking of your main meal being taken care of, you can enjoy doing more of the things that you really want to do.

Rapport Housing & Care’s extra care housing schemes each have a staff presence 24 hours a day, 7 days a week, giving you peace of mind that someone is around, should an emergency arise. So you can sit back, relax and get on with enjoying your life.

Extra care housing can bridge the gap between independent living and a care home however, it is important to consider what extra care can and can’t offer and whether it would be right for you.

*Additional charges apply. Our Caring Companions service is available from 6am – 10pm.

What care and support is available?

When moving into Rosewell House, you can choose to have your care and/or support provided by our in house CQC registered team, Caring Companions, another provider of your choice or a loved one.

Everyone who moves into Rosewell House must be aged 55 or over and have an assessed care and/or support need of a minimum 3.5 hours per week, (persons with a local connection to the Tonbridge and Malling area will be prioritised), this could include a wide range of support, from assistance getting started with your day to help with the housework.

If you choose Caring Companions, we will work with you to develop a care and support plan which is person centred and meets your individual needs and we will make sure you know what the charges will be. The plan will be reviewed and amended regularly, so if your requirements change, the plan will too.

Please see our Caring Companions brochure for more information. If you would like to discuss your care and/or support requirements, just give us a call.
Rosewell House Facilities

General services

- Care packages which are person centred to meet your individual needs*
- A housing management team ensures the smooth day-to-day running of the development
- Opportunity to contribute to and take part in events and activities
- Housing staff on-site 24 hours a day so there’s always someone there if you need assistance in an emergency
- External maintenance is included in the apartment service charge
- Handyman service if you need someone to change a light bulb, put up pictures, shelves or hang curtains**
- Washing and ironing can be carried out for you*

* Additional charge applies
** Service charge covers in part depending on what you require

The development

- Restaurant
- Hair salon
- Club room with area for film nights
- Coffee lounge
- Activity lounge
- Landscaped gardens surrounded by trees
- Wheelchair accessibility to apartments and communal areas
- Fast WiFi available in selected communal areas
- Lift access
- Off road car parking
- Mobility scooter store and charging points
- Secure, lockable doors and windows
- Support available with arranging activities and events
- Welcomes pets
- Fob access to building and apartments
Neutrally decorated and carpeted

Emergency call system

Visual door entry system

Balcony*

Smoke detectors and sprinkler system

Provision for a phone line, Sky, terrestrial TV and super fast Internet

*Selected rented apartments have Juliet balconies

Your apartment

Kitchen

- Fitted kitchen with Bosch appliances, coordinating tiles and worktops
- Integrated hob and oven
- Integrated fridge freezer, washer/dryer and dishwasher*
- Quarter turn taps for ease of use

OPSD apartments only

Wet room

- High spec adaptable level access shower room
- Tiled and fitted with non-slip vinyl flooring
- Quarter turn taps for ease of use
- Comfort height toilet
- Adaptable features

High spec adaptable level access shower room

Tiled and fitted with non-slip vinyl flooring

Quarter turn taps for ease of use

Comfort height toilet

Adaptable features
Life at Rosewell House

Our excellent range of communal leisure facilities provide something for everyone, whether you enjoy relaxing with a book and a coffee, manicures in the salon, or catching up with friends over a glass of wine, it’s your choice at Rosewell House.

Our housing team support residents in planning activities and events. What you want to do will be your choice but examples of current activities include, fitness classes, quizzes, crafting, beauty treatments, takeaway evenings and movie nights. We have lots of visitors too, sometimes the local schoolchildren pop in to say hello. If you like to get out and about and see the local sights, staff can also support you to arrange outings.

Catering Academy, the scheme’s caterers provide great food that is locally sourced and meets residents’ preferences and needs, with choices always available. Dishes vary and depend on the season but meals may include pork loin steak with apple sauce, freshly battered cod with lemon and tartare sauce on a Friday and roast beef with a Yorkshire pudding and all the trimmings on a Sunday. There are often special events taking place, such as cream teas during Wimbledon and Bavarian cuisine for Oktoberfest. Catering Academy also offer a pantry service, enabling you to buy store cupboard essentials, such as bread, milk, cheese and butter, without needing to go out to the shops.

For when your visitors call in, Rosewell House is within easy reach of several main roads, including the M25, A21, A26 and A228, making it accessible and well connected to Maidstone, Sevenoaks and Tunbridge Wells. The train station is a mile away and a bus stop at the top of the road provides easy access into nearby towns.

A historic market town on the River Medway, Tonbridge has plenty to offer when your guests come to visit. Within a couple of miles, you will find a number of places to visit, including Tonbridge Castle, Haydesi Country Park and the local town centre, where you will find an abundance of shops, restaurants and a leisure centre. There are also a number of National Trust properties nearby.

“I’m over the moon to be here and the fact that I could bring Winnie, my dog with me meant everything. It really is like a home from home. We all chat and have lunch together, we are already like a family.”

Patricia Cooper, Rosewell House resident
Example floor layout

Ground floor

Example apartment layouts

Typical one bedroom apartment (OPSO)
Average size - 56m²

Typical two bedroom apartment (OPSO)
Average size - 74m²
Thirty-five apartments are available on an affordable rent basis, through Tonbridge and Malling Borough Council (TMBC), working in conjunction with Kent County Council. Those wishing to rent an apartment will need to be nominated by TMBC, which will mean being accepted onto the council’s housing register. For more information on renting an apartment, please contact TMBC’s housing department on 01732 876067, or email housing.services@tmbc.gov.uk.

Twenty four apartments (9 x 1 bedroom and 15 x 2 bedroom) are available to purchase through Older Person’s Shared Ownership (OPSO). When buying through OPSO you purchase 75% of the property on a 125 year lease whilst Rapport Housing & Care retains the other 25%, we will not charge you any rent for our share. By retaining 25%, Rapport Housing & Care will ensure that affordable homes for older people remain available for future purchasers.

Rapport Housing & Care will be your landlord and will be responsible for arranging and carrying out maintenance to the building and grounds but as a leaseholder you will be responsible for your own apartment, including any repairs, as well as paying a communal service and support charge, your council tax and utility bills. The scheme is heated via a centralised communal heating system, so residents benefit from the cost savings of buying gas in bulk and the efficiencies of a commercial modern heating system. You will be billed for the heat you use on a quarterly basis and able to view your usage either online, or on your heat meter.

To buy an apartment through OPSO you will need to meet the government’s Help to Buy criteria, which states that applicants cannot have an annual income of over £80,000. In addition, you will need to spend at least 50% of your capital (including the sale of your current home, if appropriate) on the purchase. You will be required to complete an application form so that your eligibility can be checked, our staff will be able to help you to do this.

Further information on the Help to Buy scheme is also available at, www.helptobuyese.org.uk. Further information on OPSO can be found in the enclosed help sheet.

Rapport Housing & Care has 50 years of experience in providing care and housing. We understand that buying a property and moving house can be stressful, so our experienced staff are on hand to help you through the process and make it a little bit easier, from start to finish.

As a not-for-profit housing association, care provider and charity, we are overseen by a number of governing bodies. As a Landlord of affordable housing we are regulated by the Regulator of Social Housing (RoSH) and are members of the Independent Housing Ombudsman Service. We are also monitored by the Charity Commission and by the Care Quality Commission for our Caring Companions Service. Service charges will be reviewed annually and may only be increased, or decreased, to reflect actual changes in the costs of the services provided. In the future you/ your family can simply sell your apartment for the value you own at the time, to another eligible purchaser.

As a non-profit making organisation we are not driven by the need to produce a financial return for our shareholders, instead any surplus that we do make is reinvested into our homes and to improve the services that we provide for all our residents.

For more information on buying an apartment at Rosewell House, or to arrange a viewing, please contact media@rapporthc.co.uk or call 07557 921 420.

To discuss renting an apartment, contact the scheme on 01732 353081.

Contact the team

www.rosewellhouse.co.uk

Rosewell House, Tudeley Lane, Tonbridge, Kent, TN11 0FT

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