

Lawson House



Welcome to Lawson House

Welcome to Lawson House, Rapport Housing & Care's stylish and beautifully designed new extra care housing scheme in Martin Square, Larkfield, scheduled for completion in the spring of 2018. The scheme will comprise 74 one and two-bedroom apartments, 54 available on an affordable rent basis through Tonbridge and Malling Borough Council and a further 20, also for rent, have been reserved for veterans. Lawson House is the perfect solution for over 55s looking for a comfortable, safe home in an attractive and welcoming setting.

At Lawson 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 enables you to retain your independence, at the same time providing you with support and the option to purchase flexible levels of care as you need it.

Carefully designed exclusively for over 55s 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 Lawson House, you can enjoy living in your own spacious apartment where every fixture and fitting has been conceived to make your life easier and more comfortable. From the design of your kitchen and level access wet room 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 homes, including Lawson 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 in our new homes too.



All of the independence, none of the worry

Extra care housing, often referred to as assisted living, enables over 55s 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 whilst the gardening and cooking can be 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 have a housing 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.

It is important to consider what extra care can and can't offer and whether it would be right for you. We are always happy to answer your questions

**Additional charges apply*



What care and support is available?

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

Everyone who moves into Lawson House must be aged 55 or over and one household member is required to 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.

Lawson 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 included in service charge
- ◆ Washing and ironing can be carried out for you*

* Additional charge applies

The **scheme**

- ◆ Restaurant with sun room and terrace
- ◆ Hair salon and therapy room
- ◆ Activity room
- ◆ Lounge and seating areas
- ◆ Assisted bathroom
- ◆ Landscaped gardens
- ◆ Wheelchair accessibility to apartments and communal areas
- ◆ WIFI available in selected communal areas
- ◆ Lift access
- ◆ Private off-street car parking
- ◆ Mobility scooter store and charging points
- ◆ Secure, lockable doors and windows to prevent unauthorised entry
- ◆ Support available with arranging activities and events
- ◆ Welcomes pets
- ◆ Fob access to building and apartments



Your **apartment**

- ◆ Neutrally decorated and carpeted
- ◆ Emergency call system
- ◆ Audio-visual door entry system
- ◆ Juliet balconies on upper floors
- ◆ Smoke detectors and sprinkler system
- ◆ Provision for a phone line, Sky, terrestrial TV and Internet
- ◆ Energy efficient whole apartment ventilation system with heat recovery

Kitchen

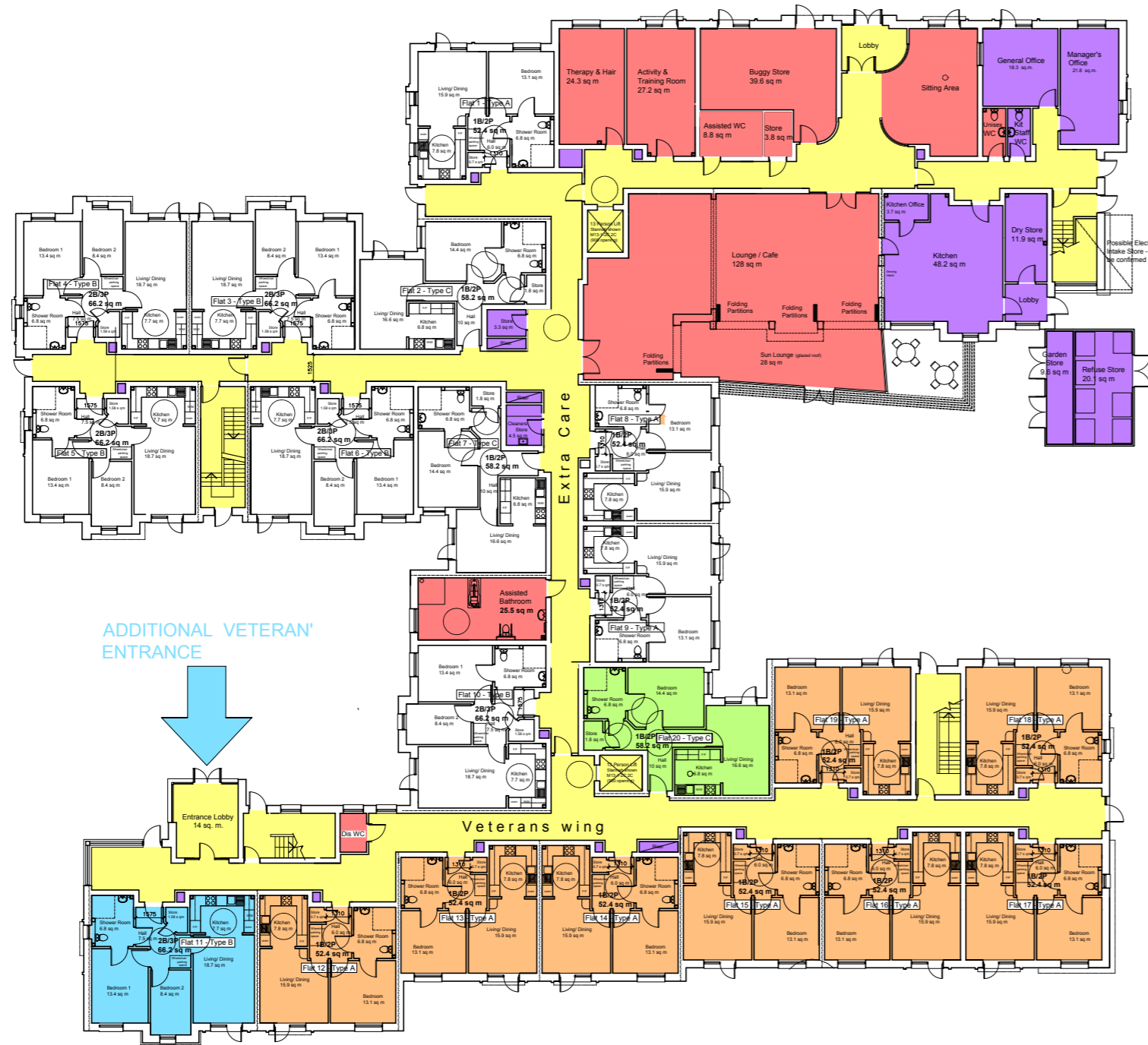
- ◆ Fitted kitchen with coordinating tiles and worktops
- ◆ Integrated induction hob and oven
- ◆ Quarter turn taps for ease of use

Wet room

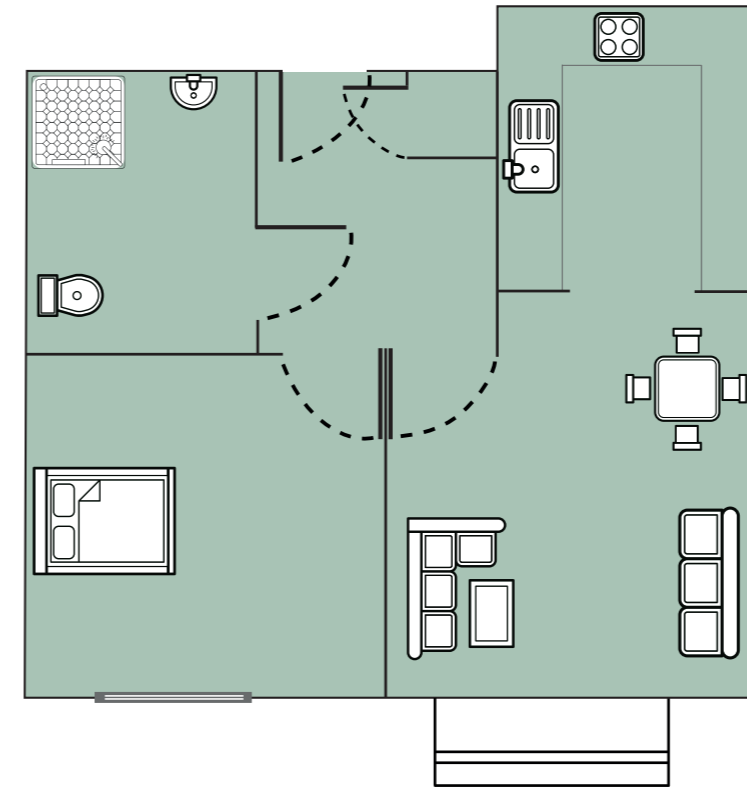
- ◆ High spec adaptable wetroom
- ◆ Tiled and fitted with slip resistant vinyl flooring
- ◆ Level access shower
- ◆ Quarter turn taps for ease of use
- ◆ Comfort height toilet

Example floor layout

Ground floor

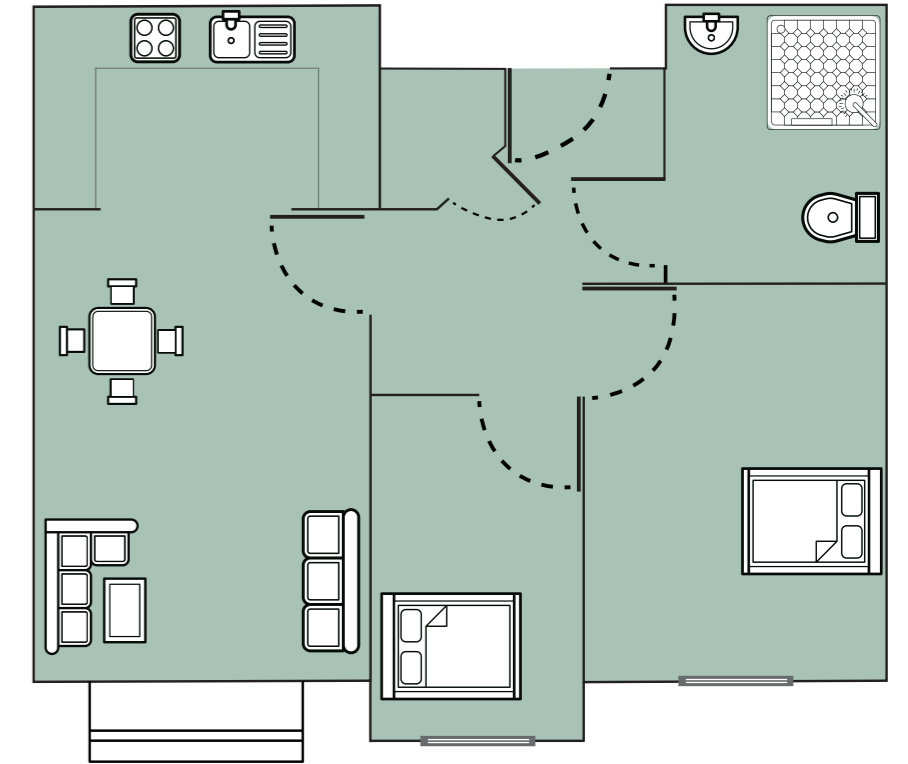


Example apartment layouts



Typical one bedroom apartment

Average size - 52.4m²



Typical two bedroom apartment

Average size - 66.2m²

General Eligibility **Criteria**

To be eligible to live at Lawson House, you must meet the following eligibility criteria;

- ◆ You, and if applicable, your partner are both 55 years of age or over;
- ◆ You, or if applicable, your partner must receive a minimum of 3.5 hours personal care and/or support;
- ◆ Taking account of the support that will be provided at the schemes and any personal care or support you will receive, you will be able to sustain a tenancy with Rapport Housing & Care presuming you are granted one.

Please see our Introduction to Extra Care Housing and Caring Companions leaflets for further information.

Nomination Arrangements with **Tonbridge and Malling Borough Council**

Tonbridge and Malling Borough Council (TMBC), in consultation with Kent County Council, will enjoy nomination rights to 54 of the apartments. Applicants are required to join the Council's housing register and will need to complete an application form. Once registered, applicants will be able to bid for an apartment on Kent Home Choice. Alongside the Council, we can provide support and assistance with this process. We will contact all applicants who make a bid to check eligibility and suitability for the scheme and initial allocations will be agreed with Tonbridge and Malling Borough Council in early April 2018. For more information on joining the housing register, please contact TMBC's housing department on 01732 876067, or email housing.services@tmbc.gov.uk

Applicants who are not eligible to join the Council's list may make a direct application to us and their applications will be considered, assuming insufficient bids are received via the local authority. Please contact us directly should you have any queries concerning the allocation process.

Nomination Arrangements for **Veterans**

Lawson House Extra Care Housing Scheme comprises 20 apartments, 18 one-bedroom and two two-bedroom, exclusively designated for veterans. The inclusion of homes exclusively for veterans has been possible due to the significant financial contributions of sponsors, including The Lawson Trust, after which the development is named.

Rapport Housing & Care is proud to be working with the following organisations to promote the veterans scheme, Tonbridge and Malling Borough Council, Kent County Council, Stoll Veterans Nominations Scheme, SSAFA and The Not Forgotten Association.

Nomination **Rights**

Rapport Housing & Care has direct nomination rights for ten apartments. Tonbridge and Malling Borough Council have direct nomination rights for five apartments, in addition to the nominations rights they have for the other 54 (non-veteran) apartments. Stoll Veterans Nomination Scheme will have direct nomination rights for five apartments.

Eligibility **Criteria**

All veteran applicants are required to meet the following eligibility criteria;

- ◆ You are a former member of the Regular Forces (Regular Forces means Her Majesty's Regular Army, the Royal Navy, the Royal Marines or the Royal Air Force) or;
- ◆ You are a serving member of the Regular Forces who need to move because of a serious injury, medical condition or disability sustained as a result of your service;
- ◆ You are a bereaved spouse or civil partner of a member of the Regular Forces and are leaving Services Family Accommodation following the death of their spouse or partner;
- ◆ (Note: consideration may be given to bereaved spouses or partners who are no longer residents in service accommodation, depending on their need and demand from serving or former services personnel generally)
- ◆ You are a serving or former member of the Reserve Forces (Reserve Forces means the Army Reserve, the Territorial Army, the Royal Fleet Reserve, the Royal Naval Reserve, the Royal Marines Reserve, the Royal Air Force Reserve or the Royal Auxiliary Air Force) and need to move because of a serious injury, medical condition or disability sustained as a result of your service;

How to **Apply**

Complete a veteran application form held by Rapport Housing & Care, or Stoll. Please return the form to the organisation that sent it to you.

How will allocation **decisions be made?**

Rapport Housing & Care (which has nomination rights to ten apartments) will prioritise applicants as follows;

- ◆ Applicants reliant on benefit support or unable to meet their housing needs on the open housing market and with a local connection with Kent
- ◆ Applicants reliant on benefit support or unable to meet their housing needs on the open housing market with no local connection with Kent
- ◆ Applicants not reliant on benefit support and able to meet their housing needs on the open housing market and with a local connection with Kent
- ◆ Applicants not reliant on benefit support and able to meet their housing needs on the open housing market and with no local connection with Kent
- ◆ Tonbridge and Malling Borough Council will prioritise applicants in accordance with their housing allocation scheme. Stoll will make nominations on the basis of suitability for the schemes and urgency of housing need.

When will allocation **decisions be made?**

Applications are currently being accepted, applicants will be required to attend an interview about which further information will be provided.

To make an enquiry about our veteran accommodation, please contact Jackie Little on jackie.little@rapporthc.co.uk or 01634 729144.

Life at **Lawson House**

Our excellent range of communal leisure facilities will provide something for everyone, whether you enjoy relaxing with a book and a cup of coffee, potting plants in the garden, or catching up with friends over a glass of wine, it's your choice at Lawson House.

Our housing team will support you in planning activities and events. What you want to do will be your choice but examples of activities in our current extra care housing schemes include, coffee mornings, flower arranging, parties, craft classes and movie nights. We have lots of visitors too, sometimes the local Brownie Pack pop in to earn a new badge and at Christmas, the local school children like to come in and sing carols. If you like to get out and about and see the local sights, staff can also support you to arrange outings.

We have appointed caterers for the scheme, who will be working with us and residents to develop a catering service that will provide great food that is locally sourced and meets preferences and needs

In addition to a two-course meal at lunch time, themed events for specific times of the year will be agreed and those living at the scheme, e.g Christmas, Easter, Mother's and Father's Day, Chinese New Year etc.

For when your visitors call in, Lawson House is in the perfect location. Just off the A20, it is within easy reach of the A228 and the M20. There are also several bus stops in Larkfield, providing easy access into nearby towns.

Located in the heart of Martin Square, Lawson House has a number of amenities on its doorstep including a library, medical centre, newsagent, post office, beauty salon and several takeaway food outlets.

Just a short five-minute stroll away, you will find the church, Morrisons supermarket, B&Q, an optician and a hotel.

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 tenant, you will be responsible for the redecoration of your apartment, as well as paying your usual utility bills including council tax, electricity and water.

Residents pay rent and a communal property service and support charge under a Tenancy Agreement. This will cover the cost of repairing the apartment as well as the provision of a hot midday meal each day.

Depending on your personal circumstances, you may be eligible for financial assistance towards the cost of meeting your rent from TMBC.

Rapport Housing & Care has over 50 years of experience in providing care and housing. We understand that 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 Homes England (HE) and are members of the Independent Housing Ombudsman Service. We are also monitored by the Charity Commission and 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.



Contact **the team**

For more information on Lawson House, please contact media@rapporthc.co.uk or call 01634 729161.



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Rapport Housing & Care is a registered charity 254140, Housing Association H2362, Company 908333.

If you require this information in a different format, please email media@rapporthc.co.uk

Photos, floor plans and information contained in this leaflet are provided as an example and for general guidelines only, customers are strongly advised to contact a Rapport Housing & Care representative for further details and to satisfy themselves as to their accuracy.



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