



Your Place | Your Space | Your Home

A vibrant community for the over 55s  
in New Earswick, York



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## **A shared heritage of lives, lived well together.**

Established more than 100 years ago by Joseph Rowntree to provide good housing for communities, we are the Joseph Rowntree Housing Trust (JRHT), a registered housing association and care provider in York and the North East. New Earswick is the original 'garden village' and a template used by later communities established around the UK.

Our mission is developing strong, empowered communities without poverty or isolation.

We manage around 2,500 homes, half of which are located in the village of New Earswick, York. The rest are spread across Yorkshire and the North East, including Scarborough, Beverley, Leeds and Hartlepool. We have flats, houses and bungalows suitable for single people, couples, families with children and older people, together with sheltered and retirement living schemes with extra care services.

We act as landlord to residents renting our properties and, in certain locations, offer additional residential care services. If you would like to own your home we also offer affordable shared ownership options.

**We welcome you to join us.**

# Welcome to your new home in the heart of New Earswick

New Lodge is the next step in our vibrant garden village community, offering stylish, affordable and independent living for the over 55s.

## Your place... **Planning your future**

A mix of shared ownership and rental options, New Lodge is ideal for couples and individuals looking for a comfortable, high quality and contemporary new home in an existing, vibrant and diverse community. With the benefit of minimal maintenance worries, together with flexible care and support when it's needed.

## Your space... **In the heart of our community**

New Lodge is located just behind the beautiful and historic New Earswick Folk Hall. Set in landscaped grounds with ample parking, our apartments offer spacious kitchens, bathrooms with walk-in showers and flexible, well designed living areas, many with outdoor space or balconies. All apartments and care accommodation offer fast Internet connection and video entry.

## Your home... **Offering affordable comfort and care**

Built to National House Building Council (NHBC) standards, New Lodge also offers the added security and benefits of low outgoings, releasing you from maintenance worries and high fuel bills. Fully accessible, the apartments are also flexible enough to adapt to your changing needs.

## Designed with your future in mind...

Delivered by our on-site care team, dedicated to your comfort, security and independence, our care services help ensure that you can live in your own home as your needs change. Our approach offers peace of mind and plenty of benefits, including:

### **Support when you want it**

New Lodge offers 105 one and two bedroom Extra Care Apartments. These carefully, well designed and flexible spaces mean you can live independently and safely, with the peace of mind that you can stay in your home even if your needs change.

### **Care when you need it**

Helping you stay comfortable and secure, New Lodge also includes a 45-bed residential care home offering spacious bed/sitting rooms, well appointed wet rooms and dedicated care call systems.

Flexible and comfortable, all our accommodation options are built to be adaptable to your changing needs, ensuring full accessibility and the flexibility to accommodate mobility aids and adaptations.

Our registered care home offers its residents superb on-site facilities, including: guest room, communal dining area, hairdressers, laundry and communal lounge, all giving you the opportunity to enjoy the company of family, friends and other residents.



*“A perfect and safe place to live, I’m never lonely because there’s always something going on. I’ve also got peace of mind that, due to my health difficulties, I’ve got affordable care when I need it.”*

Shelia Gleeson- extra care resident



### **Quality and value**

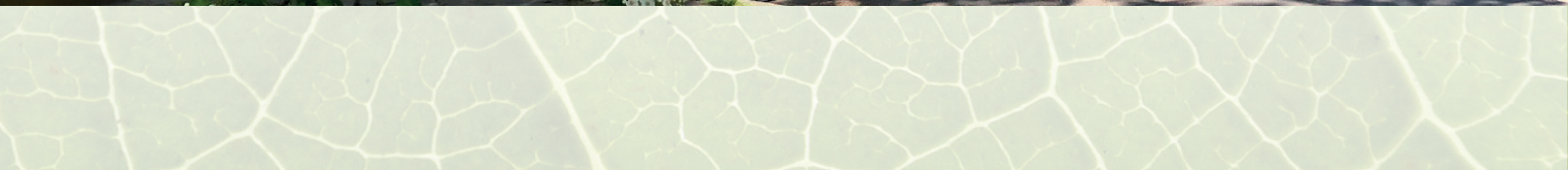
Our care packages are tailored to perfectly suit your needs, from a little bit of help at home like shopping or cleaning, to 24-hour residential care in our registered care home.

The level of care and support you need will be assessed and provided by our on-site team, who will also help you to take advantage of all the social and leisure events at New Lodge, the nearby Folk Hall and wider community.

## Lovely homes in a vibrant community

There's lots going on in New Earswick and, as a resident of New Lodge, you can enjoy as active and independent a lifestyle as you wish. In addition to the high quality accommodation in New Lodge you will have the opportunity to enjoy and take part in a wide range of activities.

Connected by a covered walk way through landscaped grounds, you will also enjoy easy access to the Folk Hall, the hub of New Earswick village, where you will find a café and eatery, library, Post Office and a wide range of clubs, events and activities throughout the year. This may be the regular film club nights, yoga, choirs, crafts, book club, keep fit and GP surgery. Not forgetting a dip in the adjacent swimming pool. And, that's not all...





### **More to do, see and enjoy...**

The garden village of New Earswick sits a few miles north of the centre of York, the beautiful and historic capital of the North. A thriving community of all ages, since its creation by Joseph Rowntree in 1904, New Earswick has kept its emphasis on green spaces and you'll find a Designated Educational Nature Reserve and allotments close by. New Lodge also brings improvements in the wider village, including new public spaces for play, leisure and sport.

The River Foss runs alongside the village offering a picturesque walk into the centre of York. One of the UK's best-loved destinations, York offers a wealth of year-round activities and interest, from York Minster and Theatre Royal to racing at the Knavesmire. Take your pick of world-class museums, galleries, top class restaurants, seasonal festivals, bustling daily markets, unique heritage and culture, all just a short bus ride away.

Regular bus services connect the village to the city and shopping centres at Clifton Moor and Monks Cross, which offer spacious and varied out-to-town shopping.

**Well connected with plenty of space to welcome family and friends.**

# Now is the time to make the right move...



## Flexible apartments

Our independent living apartments offer a wealth of high quality features, including:

- Quality fitted kitchens with ceramic hob, extractor fan and accessible mid-height integrated ovens.
- Gas fired communal heating, with thermostatically controlled, low surface temperature radiators connected to a Nest Learning Thermostat to maintain optimum warmth and reduce bills.
- Combined video display and intercom door entry systems.
- Double glazed windows with trickle vents.
- Telephone and TV aerial points in both lounge and bedroom(s).
- Slip resistant flooring in bathrooms and kitchens.
- Level access showers.
- Mains connected smoke and heat detectors.
- Spacious balconies or patios to some apartments.

## Care accommodation

Enjoy comfort and care in our registered 45-bed care home:

- Spacious private bed/sitting rooms with fitted storage.
- Fully accessible, level access wet rooms.
- Dedicated care call system.
- Choice of two dining rooms.
- Communal lounge, garden room and quite space.
- On-site hairdresser.
- Secure sensory garden.

*“I love living here because all of the carers are so very kind”*

Margaret Wetherall - care resident



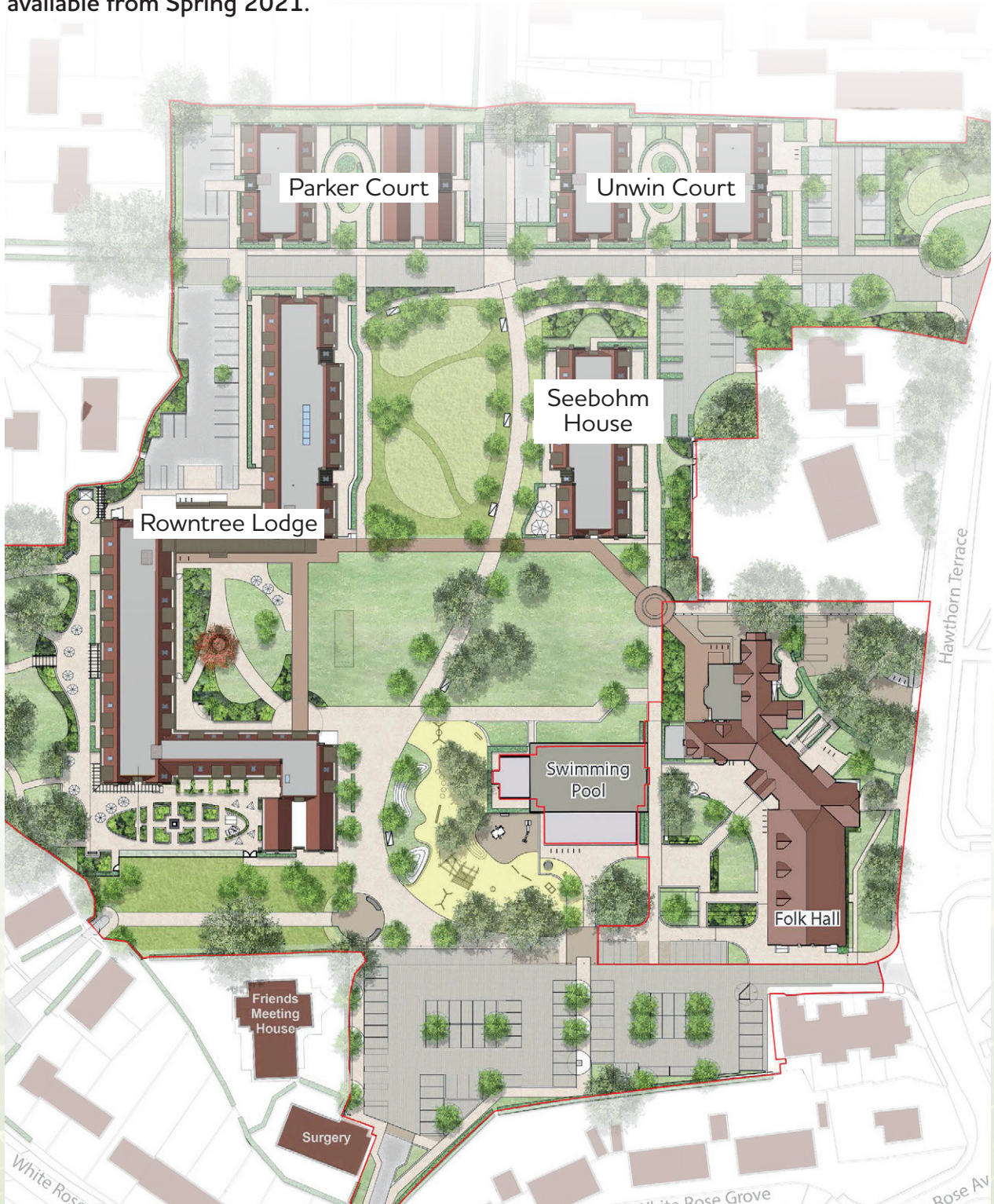
# The New Lodge Community

New Lodge consists of four buildings providing a range of accommodation types.

**Rowntree Lodge** - a mix of registered care beds and rented apartments:  
available from late 2019.

**Parker Court** - a mix of shared ownership and rented apartments:  
available from late 2019.

**Unwin Court** and **Seebohm House** - a mix of shared ownership and rented apartments:  
available from Spring 2021.



# Shared ownership, care and rental options

## Shared ownership

Shared ownership allows you to buy a percentage of the full market value of a property, from 25% to a maximum of 75%. A cross between buying and renting, you pay a fixed rent on the unpurchased portion.

Enjoy all the benefits of shared ownership:

- Buying a shared ownership property is the same as buying a property outright, in that it will be yours, and yours alone to live in and enjoy.
- The property will be sold to you on a 125-year leasehold basis.
- A monthly rent will be charged by JRHT in respect of the unpurchased portion of the property. However, where a 75% purchase is made, you will not be required to pay rent on the final unpurchased 25%.
- You have the option to buy a bigger percentage of the property at a later date.
- You will be required to pay a service charge, regardless of tenure type or percentage of property owned.
- You will be responsible for any internal repairs to your home, but we will take care of maintaining the building, communal areas and all external landscaped grounds.

Flexible and affordable, shared ownership offers you a great way to buy your next home, with the advantages of releasing cash from the sale of your current property and even a mortgage free retirement.

*“With not enough capital to buy outright, shared ownership is great for me. With everything under one roof and part of a friendly community, I love my home, it’s so light and airy. I also have the security of on-call help for my health condition if ever I need it. What could be better?”*

Sue Harris - shared owner

## Care accommodation

We offer high quality 24-hour care in our purpose built residential home. Always kind and attentive, our experienced care team provides compassionate support together with personalised care plans incorporating physical, social and emotional needs and preferences of our residents.

With care tailored to individual requirements, each ensuite room is designed to provide all the practical features required for residential care, without compromising on comfort and wellbeing. A comprehensive assessment of your care and support needs would be required prior to joining us.

*“It’s such a pleasant environment to live in, everyone is so caring! Everything is good about living here. There are plenty of activities to keep us all busy.”*

Biddy Davies - care resident

## Renting

There are 70 one and two bedroom apartments available to rent at New Lodge. Eligible applicants will need to complete our Housing Registration Information Pack and meet our criteria. We base our decision on a points system, which includes assessing your current home and how this falls short of your current needs.

Applications for all social rented extra care apartments will be considered by an Allocation Panel comprising representatives of JRHT and local authority partners.

We look forward to providing you with more information about New Lodge, you will find all the contact details you need on the back of this brochure.



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**To find out more about living at New Lodge or to arrange a visit to our show apartment contact us:**

**Call 0800 5870211**

Lines are open: Monday to Friday from 8am to 5pm

**Email [newlodge@jrht.org.uk](mailto:newlodge@jrht.org.uk)**

**Find us at:**

New Lodge  
Haxby Road, New Earswick  
York YO32 4AA

**Online at:**

[jrht.org.uk/about-us/new-lodge](http://jrht.org.uk/about-us/new-lodge)

