



South Bedfordshire
taking pride in our district

Very Sheltered Housing

Sheltered housing for
those with care needs

www.southbeds.gov.uk



*"I'm so glad I moved into Red House Court.
I have many friends right on my doorstep
and feel so safe and secure now."*

Mr H. Smith, Hockliffe

Do you feel your present home is no longer suitable because of your general and care needs? Is it becoming a chore to maintain because of its size, or perhaps you wish to live nearer to family, friends or amenities? Maybe you would like to move but think it would be difficult finding a property to meet your needs?



If any of the above apply to you, the ideal solution could be very sheltered housing! It consists of self-contained accommodation units where dedicated on-site support and homecare is provided to enable people to maintain their independence. There are many benefits and advantages of living in very sheltered housing, which this leaflet will briefly outline. If you then wish to explore this housing option further, simply contact us for more information. We can also arrange for you to visit to our very sheltered scheme to help you decide whether this type of housing is what you are looking for.

What is very sheltered housing?

It is a type of housing built with the needs of older people with care needs in mind. The design and variety of accommodation, along with the facilities and services provided, create a living environment where people can lead independent lives whilst enjoying security, comfort and peace of mind. Whether you enjoy privacy or wish to make friends, very sheltered housing has something to offer everyone. **Red House Court**, the very sheltered scheme SBDC manages, consists of 33 self-contained flats and is located in Houghton Regis. If you prefer another location, SBDC has nomination rights for schemes in Dunstable and Leighton Buzzard, which are owned by housing associations.

Some of the many benefits of Red House Court

- 24hr alarm system with 24hr emergency response
- On-site home care service
- General Support service Mon - Fri
- Individual accommodation for single people and couples, including some specially adapted for the disabled, and lift to 1st & 2nd floors
- Security of tenure
- Central heating
- Property maintenance and repair service (24hrs for emergencies)
- Video entryphone system for security of access
- Regular social activities
- Communal lounge, library and communal gardens
- Residents' laundry

Support and homecare facilities

The support and homecare services are a key feature of very sheltered housing. They not only provide a 24hr a day, 7 days a week response service for emergencies but the scheme manager makes daily check calls (Mon - Fri) to residents to ensure all is well, and is always available to give assistance, advice and

guidance should residents experience any problems in their daily lives. Care needs are assessed and catered for by an on-site team and include personal care, meal preparation, and providing assistance with getting in and out of bed where necessary.



Very Sheltered Housing

Is it expensive?

The rent, service and support charges are very reasonable. The total cost will depend upon the size of the accommodation. We can provide you with estimated costs, or precise costs if you are interested in a particular flat and wish to pursue your enquiry further. Rent and many of the service charges are eligible for Housing Benefit subsidy, and if you are eligible for Housing Benefit, you will receive a 'Supporting People' grant to cover the full cost of the support charges. You may also be eligible for a grant towards the cost of the support charges if you are not eligible for Housing Benefit but this will depend upon the level of income and savings you have. As with costs, we can advise you of benefit and grant eligibility should you wish to enquire further.

Care costs are administered separately by the County Council and will depend upon the amount of care that is required. For people with low incomes there is also financial support available toward the cost of this service. Information about care charges and the subsidies available can be obtained by contacting your local Beds County Council social services office.

Who can apply?

Anyone of retirement age who has care needs can apply whether their present home is rented or owned. For couples, at least one partner must be of retirement age. We also welcome applications from people with a disability or significant health condition who have care needs but have not reached retirement age, who feel this type of housing may be suitable for them.

NB. All applicants for SBDC very sheltered housing are assessed and placed on a priority waiting list. This process will be explained in full should you wish to make an application.

How do I apply?

For an application form or further information about Red House Court or other very sheltered housing in South Beds, simply telephone the Rehousing team on: 01582 472222 or write to us at the address below.

Can I visit Red House Court?

If you would like to visit Red House Court prior to making an application, please contact the scheme manager tel. 01582 865002 and they will make the necessary arrangements.



Very Sheltered Housing

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