

ACCOMMODATION & FACILITIES

Gatesfield sheltered housing scheme consists of ten ground floor and nine first floor unfurnished flats, each with its own separate external entrance.

Flats are large enough for two people, and consist of a living room, bedroom, kitchen, shower room and ample storage facilities. Central heating is by gas and cooking by electricity, both services being individually metered. All flats are wired for telephone, digital television and radio, they are also fitted with a warden call system. We have parking space for a limited number of cars.

At the hub of the site is Gatesfield House the ground floor of which is given over to a communal room for meals, meetings and social activities, plus a computer room, kitchen and office.

Tenants are able to enjoy our extensive garden, the facilities of an art & craft area, computer with email and internet access, library and a laundry. Guest accommodation is available at a nominal charge.

Midday meals are available in Gatesfield House every weekday. Guests are always welcome.

A Meeting for Worship after the manner of the Religious Society of Friends (Quakers) is held in Gatesfield House each Sunday at 10.30am, to which all tenants and members of the public are warmly welcomed.

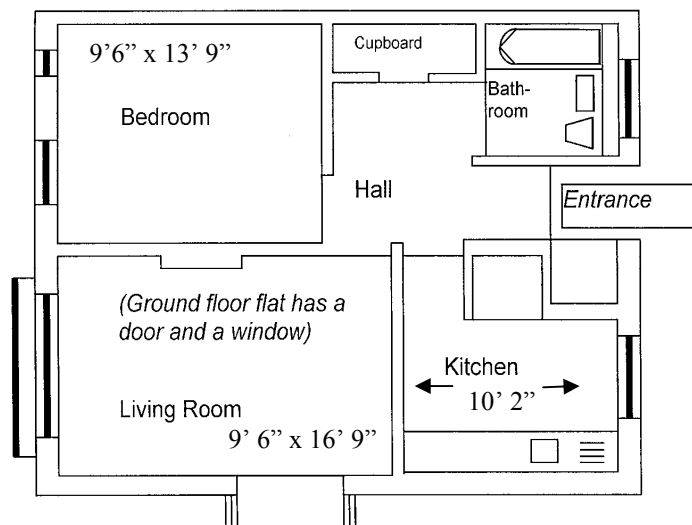
SERVICES

The resident Scheme Manager or a deputy is on duty from 9am to 5pm each day to assist tenants and to provide or seek such help as may be necessary. Outside of normal office hours, emergency response is provided by St Gregory's Homecare..

The warden on duty is required to contact each tenant every morning via the intercom system to check on their wellbeing.

PLAN OF A TYPICAL FLAT

(measurements are approximate)



TENANTS

New tenants are expected to be completely independent, which means in the simplest terms that they should be able to:

- Manage their own financial affairs
- Keep their flat clean (or have help)
- Manage their personal care
- Cope with their laundry (or have help)
- Manage medication without aid or confusion

Tenants are expected to furnish their own flat, which is to be kept in good decorative order at their own expense.

Two sponsors are required to signify their willingness to accept responsibility for the welfare of the tenant. In particular, if the tenant loses their independence to a significant degree, and if the Board of Management so desires, the sponsors may be required to help find more suitable accommodation elsewhere.

A tenancy may be terminated by giving at least one calendar month notice in writing. On termination of a tenancy, any redecoration and dilapidation other than fair wear and tear will be the responsibility of the outgoing tenant or their personal representative.

RENTS

Rents are fixed annually by the Association (although the Board of Management reserves the right to a more frequent adjustment of rents if the circumstances so demand). The rent includes a service and support supplement to include the Wardening service and other amenities such as the maintenance of the grounds, weekly transport to the local supermarket, the cleaning of common spaces, and the outside of the windows of your flat, use of the laundry, external lighting and all insurances except contents insurance for the flats (which is the responsibility of the tenant).

ACTIVITIES AND SOCIAL EVENTS

A varied programme of social events is organised throughout the year. We have an Art Group, and a Gardening Group where tenants can be involved in the general care of our very special garden. There is also scope for individuals who may wish to manage a small area of the garden.

TENANTS MEETING

A tenants meeting is held every two months. Tenants are encouraged to attend this meeting, which is an opportunity to plan social events or discuss issues affecting our community. Two tenants represent the community on the Board of Management and House Committee.



STAFFING

Gatesbiel has an experienced and enthusiastic team who will treat you with respect and consideration at all times. The team comprises of a full-time Scheme Manager, three Assistant Wardens, Cook, Domestic Assistant and a Maintenance officer. Overnight emergency response is provided by Broxbourne Community Alarms and St Gregory's Homecare.

GENERALLY

The success of Gatesbiel is dependent upon respect and consideration by residents for others at all times. This consideration particularly relates to anti social behaviour, including noise at unreasonable hours.

Tenants are not allowed to keep pets except with the prior written permission of the Board of Management.

WHO MAY APPLY

The association aims to meet Sheltered Housing needs by offering rented accommodation to:

- Members and listed Attenders of the Society of Friends (Quakers)
- Non Quakers sympathetic to Quaker principles .

Lettings are normally distributed equally between the two groups.

CRITERIA

These flats were built as retirement homes for the active elderly. Applicants should be in that category, and be in need of this specific type of accommodation. The following will be taken into account when selecting a tenant:

- The suitability of their present accommodation.
- Social Need - loneliness, isolation, etc.
- Degree of independence and the capacity to look after themselves.
- The ability to live amicably and constructively in a community.

Applications

For further copies of this leaflet, and an Application Form, contact the Scheme Manager at Gatesbiel by letter, telephone, or email.

Vacancies When a vacancy occurs, up to three applicants from the appropriate waiting list will be notified and if possible visited in their own home by the Scheme Manager and a member of the Board of Management, who will subsequently make the selection. All interviewees will be notified of the result.

For further information contact

Gatesbiel Quaker Housing Association Ltd.
New Road, Windermere
Cumbria, LA23 2LA

Telephone: 015394 45578

Email: enquiries@gatesbiel.org.uk
www.gatesbiel.org.uk

Gatesbiel Quaker Housing Association
Windermere

Information for Prospective Tenants



The late Stanley and Emily Davies left their home in the Lake District National Park to the Society of Friends (Quakers) in order that they might provide accommodation for older members of the Society and others in need of such accommodation. Gatesbiel Quaker Housing Association was established in 1982 to fulfil these aims by providing sheltered housing to older people who would benefit from a supportive environment while maintaining their independence.

The 19 purpose built flats and Gatesbiel House are situated in some two acres of secluded gardens near to the centre of Windermere village, within walking distance of shops and buses and about half a mile from Windermere Railway station.