



Derby City Council

Thinking about a move? Think about extra care housing



“The cheerful staff are very kind and caring. They really helped me settle into my new environment. My old situation is now a distant memory. I’m thoroughly enjoying it and looking forward to making new friends”

Margaret, who moved out of her own home

Are you struggling in your current home?

Many older people end up living somewhere they are not happy to be, simply because they want to please others or not be a burden to their family. Moving after an accident or an illness can mean there is not enough time to think about what you really want. If you think through your options before you have to, you can make a positive choice for yourself.

One of the options available could be extra care housing

Extra care housing offers a new way of supporting you to live independently. It gives you the security and privacy of a home of your own, a range of facilities on the premises, with 24 hour care services available if you need them.

Extra care housing is available to people with a mix of care and support needs. Social care support will only be available in line with the Council's Care Act guidelines and Fairer Charging Policies.

Our website, www.derby.gov.uk has more information on:

- Care Act guidelines
- Fairer Charging
- Extra Care Allocations Policy

How is extra care housing different to a residential care home?

Extra care housing is different because:

- you have your own front door – you decide who comes in
- couples and friends can stay together
- there is a mix of able and less able older people
- 24 hour care services are available – if you need them
- you get support to keep your independence
- you live in a self-contained flat
- you have a tenancy or part own
- you can join in social activities - or you can be private
- you have control over your finances
- you have security – the aim is a home for life
- you have ‘a home to live in’ – not ‘live in a home’.



Why should I choose extra care housing?

You may be thinking of moving or having to leave your current home because of life changes or health problems. Or you may simply be unhappy with where you are living now. If you value your independence and privacy and want control and choices in your life, think about extra care housing.

All offer independent flats for sale or rent. What all residents of extra care housing have in common is the security of owning or renting your own home, control over your finances and the peace of mind that goes with having 24-hour care and support available on site.

You can choose who provides your care in your home.

To qualify to live in Extra Care, you should be:

- aged 55 or over *
- have a need for more appropriate housing
- have care and support needs
- meet the Council's Care Act criteria

* In exceptional circumstances people younger than 55 could also qualify



“I couldn’t wish to live anywhere better. I have my own space, my own front door and support and friendship when I need it.

My visitors are welcome to come and see me and we can use the facilities together” Harold, who was unable to return home and moved into Residential Care before moving again to Extra Care.

What costs are involved with extra care housing?

The amount you pay will vary depending on your individual situation and your income. You may have to pay for all the costs, or you may be entitled to benefits to meet some or all of the cost.



“...enjoying the freedom with good support when I need it”

Barry, who moved from Residential Care

There are four elements to the cost of extra care housing:

1. The cost of renting or shared ownership (part buying) the flat
2. The service charges associated with the flat, for maintenance and any communal facilities such as gas and water
3. The charge for emergency support staff available 24 hours a day
4. Your individual care and support costs – you could qualify for funded support for this from the Council under the Care Act.

Affordable rent

You can pay rent under a tenancy agreement. The sites are all provided by a housing association so the rents are set at levels regarded as ‘affordable’.

What is shared ownership?

This is the option to part-buy and part-rent your home. This way enables you to keep some equity in the property.

Where is extra care housing in Derby?

Handside Court, Rowena Close, Alvaston.

The scheme is owned by Housing and Care 21. There are 38 one and two bedroom flats, available for rent. There is a restaurant, shop, hairdressers, communal lounge, conservatory, activity and meeting rooms. Set in a secure complex with pretty sun trap gardens.

Cedar House, Leylands Estate, Darley Abbey.

Retail Trust own, rent and manage Cedar House which consists of 38 one bedroom flats. The Leylands is a beautiful 10 acre estate with landscaped gardens and many facilities on site, such as restaurant, bar, shop, laundry, hairdressing salon with alternative therapies practitioner plus a variety of activity / meeting rooms and a large conference hall.

Greenwich Gardens, Hanwell Way, Mackworth.

The scheme is owned by Sanctuary Housing. There are 98 one and two bedroom flats. Twenty of the flats are for sale on a shared ownership basis which means they are available to part rent and part buy. There is a restaurant, shop, cinema room, library, activity and meeting rooms and a coffee lounge. There is a lively residents committee.

Sunnyfield, Sunnyhill, Grange Avenue,

A new complex of 70 two bedroomed apartments run by Housing and Care 21 with stylish décor, hairdressers, shop and a restaurant on site. It offers residents security, independence and a real sense of community.

Parklands View, Bath Street – opening May 2016

The scheme will be managed by Derby Homes and there will be 82 two bedroom apartments with on-site communal facilities. 62 apartments will be affordable rented and 20 will be on shared ownership basis. Set close to fabulous Darley Park and the River Derwent.

All extra care housing in Derby has a 24 hour on-site care team who can provide care and respond to emergencies.

How can I find out more?

To find out more about extra care housing in Derby, please contact:

Housing Options Centre

Telephone: 01332 640085
Minicom: 01332 640666
Email: housing.options@derby.gov.uk
Address: The Council House
Corporation Street
Derby DE1 2FS

Housing and Care21

For sales enquiries
Telephone: 0345 608 4021
Email: sales@housingandcare21.co.uk

For rental enquiries

Telephone: 0345 606 6363
Email: lettings@housingandcare21.co.uk

Retail Trust

Telephone: 01332 554200
Email: VWalsh@retailtrust.org.uk

Sanctuary Housing

Telephone: 01332 371114
Email: Greenwich.Gardens@sanctuary-housing.co.uk

Other useful contacts

Derby Advice

Telephone: 01332 643395
Minicom: 01332 640666
Email: derby.advice@derby.gov.uk

Derby City Council Adult Social Care

Telephone: 01332 640777
Minicom: 01332 640666
Email: customerservices@derby.gov.uk

We can give you this information in any other way style or language that will help you access it. Please contact us on 01332 640777, Minicom 01332 640666.

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: 01332 640777 Tel. tekstowy: 01332 640666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 01332 640777 ਮਿਨੀਕਮ 01332 640666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم 01332 640666 پر ہم سے رابطہ کریں۔ 01332 640777



Derby City Council

Derby City Council The Council House Corporation Street Derby DE1 2FS
www.derby.gov.uk