

Meadow View Court

Rapport
HOUSING & CARE



Welcome to **Meadow View Court**

Welcome to Meadow View Court, Rapport Housing & Care's stylish and beautifully designed new extra care housing scheme in The Orpines, Wateringbury. The scheme comprises 51 one and two bedroom apartments, 27 of which are available to buy on the open market, two to buy through Older Person's Shared Ownership (OPSO) and 22 are available to rent via the local authority, Tonbridge & Malling Borough Council. Meadow View Court is the perfect solution for those aged 55 and over looking for a comfortable, safe home in an attractive and welcoming setting.

At Meadow View Court, you can enjoy the privacy of your own beautifully finished modern apartment, whilst being part of a welcoming and vibrant community. Our scheme enables you to retain your independence, at the same time providing you with support. You will have the option to purchase flexible levels of care from our Caring Companions team, who operate our on site domiciliary care service from 6am through until 10pm. A member of our housing team is on site 24/7, giving you peace of mind that you are in a safe environment, should an emergency arise.

Carefully designed exclusively for those aged 55 and over 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 Meadow View Court, you can enjoy living in your own spacious apartment where fixtures and fittings have been conceived to make your life easier and more comfortable. From the design of the kitchen and bathroom, 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 schemes, including Meadow View Court, 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 when you visit our scheme.



All of the independence, none of the worry

Extra care housing, often referred to as independent living with support, enables those aged 55 and over to continue living independently, typically in a self-contained apartment, whilst benefiting from support and additional personal care*, if they require it.

Life in our schemes combines the best of both worlds; promoting independent living whilst being part of a friendly and active community. And with the gardening and the cooking of your main meal being taken care of, you can enjoy doing more of the things that you really want to do.

Rapport Housing & Care's schemes each 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.

Extra care housing can bridge the gap between living at home and a care home however, it is important to consider what extra care can and can't offer and whether it would be right for you.

**Additional charges apply. Our Caring Companions service is available from 6am – 10pm.*

What **care and support** is available?

When moving into Meadow View Court, you can choose to have your care and/or support provided by our in house CQC registered team, Caring Companions, another provider of your choice, or a loved one.

Everyone who moves into Meadow View Court must be aged 55 or over and have an assessed care and/or support need of a minimum 3.5 hours per week, 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 on 01474 249059.



Rosewell House Extra Care Housing Scheme, Tonbridge

Meadow View Court Facilities

General **services**

- ◆ Care packages which are person centred to meet your individual needs*
- ◆ A housing management team to ensure 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 is included in the apartment service charge
- ◆ Handyman service if you need someone to change a light bulb, put up pictures, shelves or hang curtains**
- ◆ Washing and ironing can be carried out for you*

** Additional charge applies*

*** Service charge covers in part depending on what you require*

The development

- ◆ Restaurant
- ◆ Hair salon and therapy room
- ◆ Lounge with snug/ wood burner area
- ◆ Air conditioned activity room
- ◆ Landscaped gardens and terrace
- ◆ Wheelchair accessibility to apartments and communal areas
- ◆ WIFI available in selected communal areas
- ◆ Lift access
- ◆ Off road car parking
- ◆ Mobility scooter store and charging points
- ◆ Support available with arranging activities and events
- ◆ Welcomes pets
- ◆ Fob access to building and apartments



Rosewell House Extra Care Housing Scheme, Tonbridge

Your apartment

- ◆ Neutrally decorated and carpeted
- ◆ Emergency call system
- ◆ Audio/visual door entry system
- ◆ Terrace*
- ◆ Smoke detectors and sprinkler system
- ◆ Provision for a phone line, Sky, terrestrial TV and fast Internet

*Lower ground and second floors only

Kitchen

- ◆ Fitted kitchen with appliances, coordinating tiles and worktops
- ◆ Induction hob and oven
- ◆ Integrated fridge freezer, washer/dryer and dishwasher*
- ◆ Quarter turn taps for ease of use

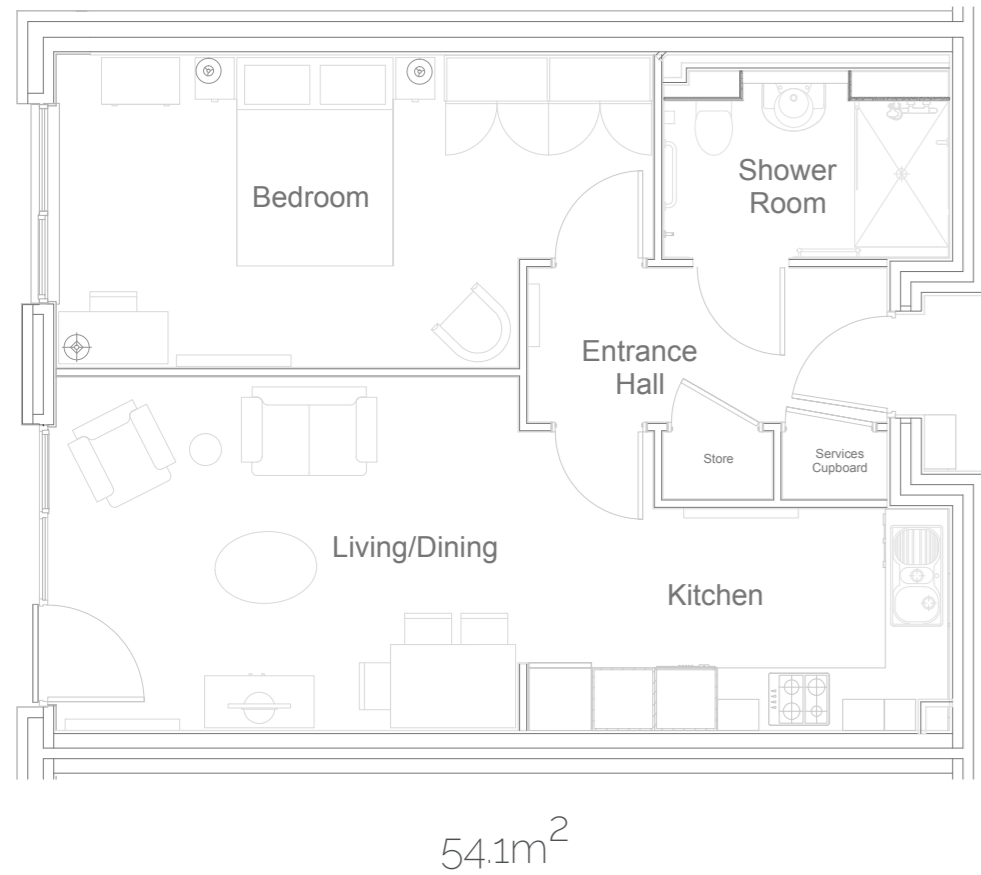
*Sale and OPSO apartments only

Wet room

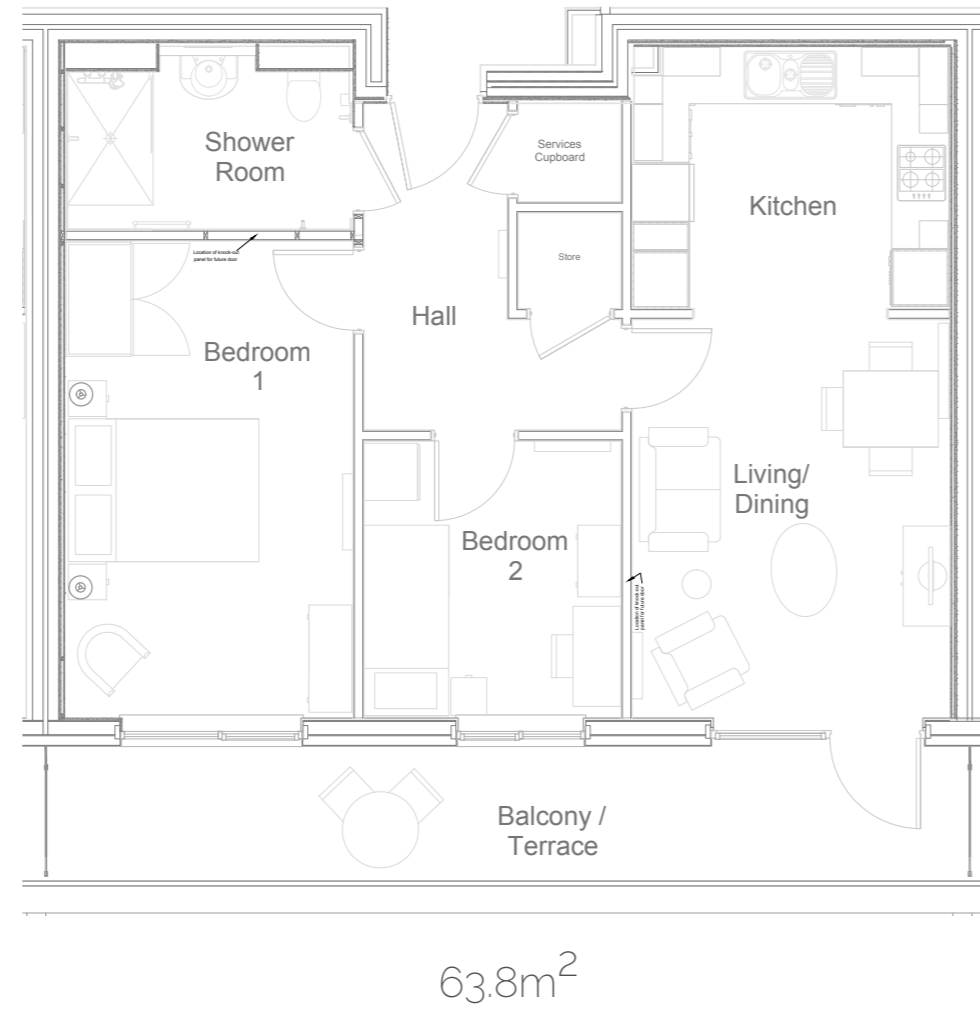
- ◆ Level access shower room
- ◆ Tiled and fitted with slip resistant vinyl flooring
- ◆ Quarter turn taps for ease of use
- ◆ Comfort height toilet
- ◆ Adaptable features

Example apartment layouts

Typical 1 bed apartment

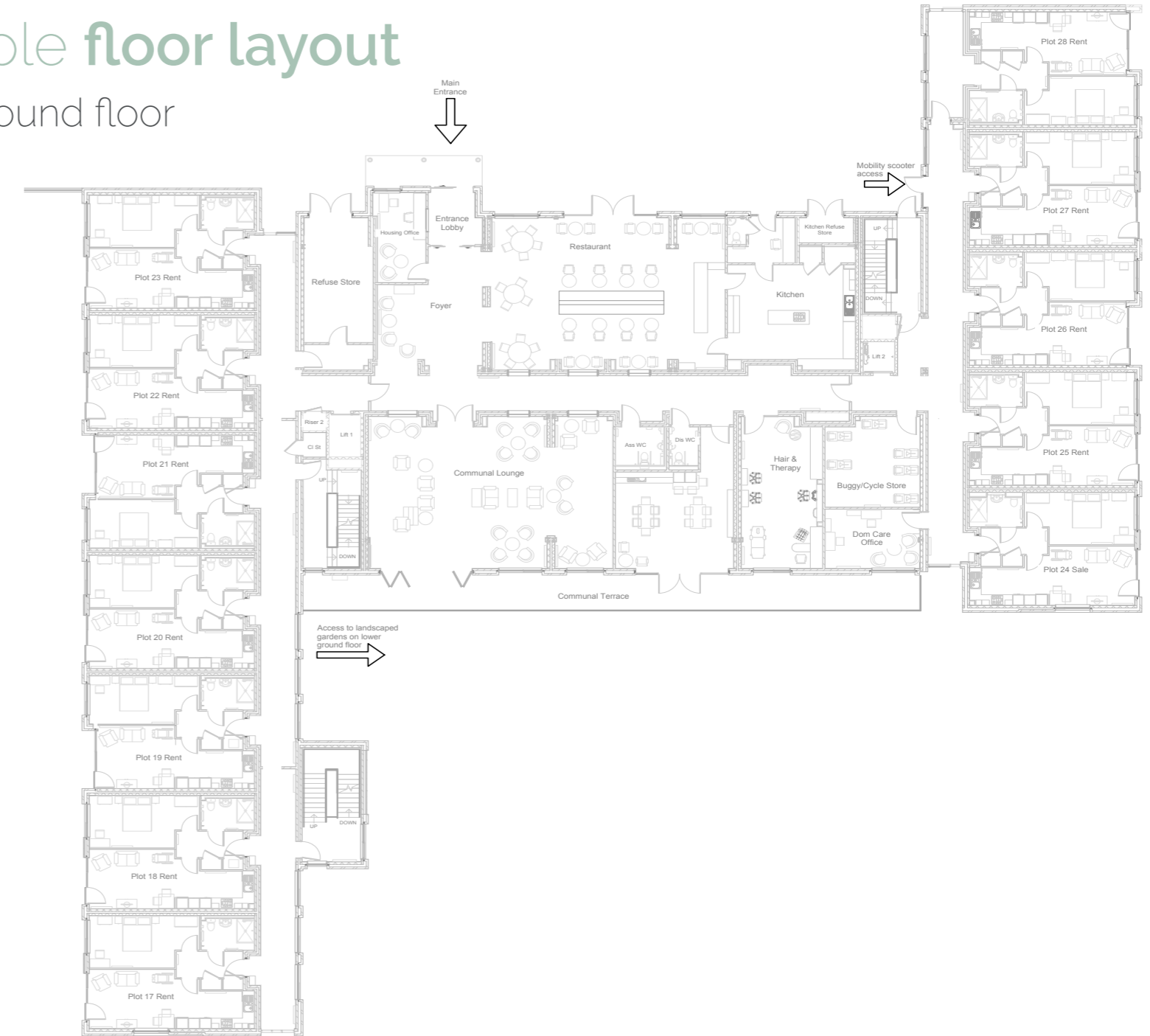


Typical 2 bed apartment



Example floor layout

Upper ground floor



Life at Meadow View Court

Our excellent range of communal leisure facilities provide something for everyone, whether you enjoy relaxing with a book and a coffee, manicures in the salon, or catching up with friends over a glass of wine, it's your choice at Meadow View Court.

Our housing team support residents in planning activities and events. What you want to do will be your choice but examples of current activities at our other schemes include, fitness classes, quizzes, crafts, beauty treatments, takeaway evenings and movie nights. Staff can also support you to arrange outings.

A home cooked and nutritious meal will be provided in the restaurant every day at lunch time*, we find this promotes a great community atmosphere and helps to build friendships, as well as removing the stress of preparing meals.

For when your visitors call in, Meadow View Court is within easy reach of the nearby main roads, including the A26 and M20, making it an accessible and well connected village. There are bus stops just a few minutes' walk from the scheme, providing easy access into nearby towns. Meadow View Court is situated in a lovely rural location but there are plenty of amenities within less than half a mile, including a post office, coffee shop, pub and hotel.

**extra charge for buyers, cost included in tenants' rent*

Next steps

Buying Your Home

At Meadow View Court, 27 apartments are available to buy. 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 leaseholder, you will be responsible for your own apartment, including any repairs, as well as paying a communal service and support charge, your council tax and utility bills. The scheme is heated via a centralised communal heating system, so residents benefit from the cost savings of buying gas in bulk and the efficiencies of a commercial



modern heating system. You will be billed for the heat you use on a quarterly basis and able to view your usage either online, or on your heat meter.

In the future you/ your family can simply sell your apartment to another eligible purchaser.

Rapport Housing & Care has over 50 years of experience in providing care and housing. We understand that buying a property and 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.

Buying Your Home Through OPSO

Two one bedroom apartments are available to purchase through Older Person's Shared Ownership (OPSO). When buying through OPSO you purchase 25%, 50% or 75% (maximum share) of the property on a 125 year lease, whilst Rapport Housing & Care retains the other 25%, if you own the maximum 75%, we will not charge you any rent for our share. By retaining 25%, Rapport Housing & Care will ensure that affordable homes for older people remain available for future purchasers.

To buy an apartment through OPSO you will need to meet the government's Help to Buy criteria, which states that applicants cannot have an annual income of over £80,000. In addition, you will need to spend at least 50% of your capital (including the sale of your current home, if appropriate) on the purchase. You will be required to complete an application form so that your eligibility can be checked, our staff will be able to help you to do this.

Further information on the Help to Buy scheme is also available at, www.helptobuyese.org.uk.

Renting Your Home

Twenty-two apartments are available on an affordable rent basis, through Tonbridge and Malling Borough Council (TMBC), working in conjunction with Kent County Council. Those wishing to rent an apartment will need to be nominated by TMBC, which will mean being accepted onto the council's housing register. For more information on renting an apartment, please contact TMBC's housing department on 01732 876067, or email housing.services@tmbc.gov.uk.



Meadow View Court, The Orpines, Watringbury, Kent, ME18 5BP

 www.rapporthousingandcare.co.uk

 www.facebook.com/rapporthousingandcare

 www.twitter.com/rapporthandc

Registered Office

Rapport Housing & Care
The Old Wharf, Station Road
Cuxton, Rochester
Kent
ME2 1AB



Tel: 01634 723007

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.