

EXTRA CARE HOUSING DEVELOPMENTS

Robertson House Rashielee Drive, North Barr , Erskine
Clayson House Blantyre Court, Bargarran , Erskine

What is Extra Care Housing?

Extra Care Housing is very sheltered housing with the provision of additional care and support services. It's aim is to provide older people with their own home, so that they continue to live independently with any care and support that they need coming directly to them. The Robertson and Clayson House Developments in Erskine offer good quality housing, forming part of a complex with additional communal facilities; provision of meals; and a 24 hour care and support service.

The Benefits of Extra Care Housing

Extra Care Housing is an ideal option for people who need help with daily living activities and assistance with food preparation and personal care. It provides:

- Self contained flats with their own lounge/kitchen, 1 or 2 bedrooms and a bathroom with a shower
- Access to 24 hour care and support on the basis of each individuals agreed needs
- An alarm call system for use in emergencies
- Enhanced security by controlled entry access and a full fire alarm system
- A meals service within an attractive communal dining area
- Communal lounges for people to get together
- Access to laundry facilities with washing machines and tumble dryers

- Cleaning of common areas
- Maintenance of all shared areas including the garden and grounds
- Access to specially adapted central bathrooms for those with disabilities to allow assisted bathing.

Meals

One of the services being provided is the preparation and supply of 2 nutritious meals every day - a lunch and a meal in the evening. These will be served in the communal dining area.

The cost of this part of the service for 2013/14 is £35.00 per week.

Care and Support Service

A team of home carers from Renfrewshire Council's Social Work Department will offer personal care, domestic assistance and housing support. This will be provided to tenants on an individual basis, based on their personal needs. The home carers will provide services 24 hours per day over 7 days per week as necessary.

A charge may apply for these care and support services depending on the income and circumstances of each tenant, but personal care services for people over 65 are provided free. A financial assessment will be carried out for each prospective tenant to give an indication of the level of charge which may apply.

Property Service Charge

The design of each development includes a number of communal areas and facilities such as the dining room, corridors, assisted bathroom, lifts,

gardens and so on. These will require to be furnished and maintained, serviced and cleaned as appropriate. In addition we need to make some provision for future renewal of furniture and equipment.

The cost of this is covered by a monthly service charge payable by each household. Service Charges for 2013/14 are as follows:

Robertson House

2 apartment (1 bedroom) flat £395.84 per month
3 apartment (2 bedroom) flat £408.30 per month

Clayson House

2 apartment (1 bedroom) flat £417.12 per month
3 apartment (2 bedroom) flat £428.86 per month

As with the rent charge, tenants who qualify can receive Housing Benefit.

Heating Costs

Properties in both Developments benefit from the provision of a common heating system. This means there is one central boiler in each Development which is used to power the heating and hot water systems in every individual property. There is a flat rate charge to be paid by each tenant to cover the cost of this. Costs for 2013/14 are as follows:

Robertson House: £28.67 per month for a one bedroom flat and £41.13 per month for a two bedroom flat.

Clayson House: £27.03 per month for a one bedroom flat and £38.77 per month for a two bedroom flat.

This is included in the overall service charge for each flat, however heating costs are not eligible for Housing Benefit. This is the charge you will pay regardless of how much heating and hot water you use. The obvious benefit of this to tenants is that no-one needs to worry when the weather is particularly bad about not being able to afford to adequately heat their home.

In addition each flat has its own electricity meter to cover lighting and the use of electrical items such as a kettle. Tenants will require to pay the cost of any power which they use directly to their electricity supplier.

The Developments

Robertson House

Robertson House is a new build development, which was completed in February 2008. The building is on 3 levels, with 2 lifts, and has 26 flats. It contains a mix of 1 and 2 bedroom properties, some of which are suitable for wheelchair users. The make up of properties within the development is as follows:

Ground floor – 6 flats

2 one bedroom flats

3 one bedroom flats suitable for wheelchair users

1 two bedroom flat suitable for wheelchair users

1st floor – 10 flats

9 one bedroom flats

1 two bedroom flats

2nd floor – 10 flats

9 one bedroom flats

1 two bedroom flats

Rent Charges

The rent charges for 2013/14 are:

1 bedroom flat £306.02 per month

2 bedroom flat £322.17 per month

Clayson House

Clayson House is a new build development, completed in August 2008. The building is on 2 levels, with a lift, and has 20 flats. It contains a mix of 1 and 2 bedroom properties, some of which are suitable for wheelchair users. The make up of properties within the development is as follows:

Ground floor – 8 flats

5 one bedroom flats suitable for wheelchair users

3 two bedroom flats suitable for wheelchair users

1st floor – 12 flats

10 one bedroom flats

2 two bedroom flats

Rent Charges

The rent charges for 2013/14 are:

1 bedroom flat £318.60 per month

2 bedroom flat £359.45 per month

Housing Benefit

Tenants can apply for Housing Benefit to assist with the cost of the rent. The amount of benefit awarded will depend on the level of the rent and the amount of money coming into the household plus any savings tenants may have. In addition the number and ages of other people living in the house will be taken into account.

How To Apply

Anyone interested in being considered for the tenancy of an extra care flat within the Robertson and Clayson House Developments should complete an Extra Care Housing Application Form which can be obtained from:

Bridgewater Housing Association Ltd, 1st Floor, Bridgewater Shopping Centre, Erskine, PA8 7AA

Tel No 0141 812 2237

Fax No 0141 812 7154

Email admin@bridgewaterha.org.uk

Should anyone require further information or assistance with completion of the application form, please contact our office where staff will be happy to help.

Applicants from out with Renfrewshire

If you live outside of the Renfrewshire Council area, your local council may be required to fund the care and support services provided. We will discuss this with you further if your application is successful.

What Happens Next?

All applications will require to be assessed to determine whether applicants need the level of care and support provided by extra care housing. This will be done in conjunction with Renfrewshire Council Social Work Department. All applicants will be informed whether they qualify for this type of housing, care and support.

Bridgewater Housing Association is a recognized Scottish Charity No. SC 035819

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