



www.chsgroup.org.uk

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Retirement Housing Schemes for over 55's



Barnabas Court
Ellis House
St Andrew's Glebe

Independent living with support



Barnabas Court

Barnabas Court is a modern complex situated in the popular village of Milton which is approximately a 15 minute bus ride to the City of Cambridge.

Milton has a population of approximately 4,300 and has a doctor's surgery, local shops including a general store, a post office, a florist and a baker, and a hair and beauty salon, together with several pubs that all serve lunchtime and evening meals. A supermarket is also within easy reach. In close proximity are Milton Country Park and the River Cam for pleasant walks besides the lakes and river.

(For more details of the village contact: www.miltonvillage.org.uk or ask for a print out.)



Built in 2000, Barnabas Court comprises 24 flats and one bungalow within the development. The ground floor flats have gardens and these tenants are able to keep small pets but regrettably those residents on the first floor, which are served by a lift, are not able to have pets.

There are communal gardens available for everyone to use and a lounge where all tenants are welcome to meet and have a coffee/tea with their neighbours. Barnabas Court applicants need to have a connection to Milton to be considered.



Ellis House

Ellis House is a purpose built block of apartments with 29 x 1 bedroom flats for both couples and single people over 55 years of age, offering an independent environment designed to meet their physical, personal and social needs.

The scheme is situated in a quiet location of Cambridge, within 2 minutes walk of the conveniently situated local shops on Milton Road and a 10 minute bus ride to the centre of the City. There are also regular bus services to Ely, only 30 minutes way.

Ellis House has communal gardens which are available for everyone to use and there is a lounge where all tenants are welcome to meet and have coffee/tea with their neighbours.





St Andrew's Glebe

St Andrew's Glebe is situated in the village of Cherry Hinton, which is approximately 2 miles from the centre of the City of Cambridge.

Although on the outskirts of the City, Cherry Hinton has preserved its village status. Next door to the scheme is a beautiful 12th century church and there are various shops and a post office all within 600 yards of the complex. It is a vibrant village with all the usual amenities.

St Andrew's Glebe comprises of 27 x 1 bedroom flats and 3 x 2 bedroom flats for both couples and single people over 55 years of age, offering an independent environment designed to meet their physical, personal and social needs.

There are communal gardens which are available for everyone to use and there is a lounge where all tenants are welcome to meet and have coffee/tea with their neighbours.



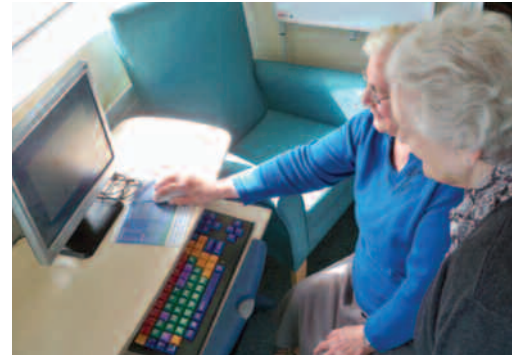
Our Accommodation

The accommodation at each scheme comprises:

- Gas fired central heating to all units provided by a communal boiler
- There are laundry and drying facilities within the development
- Each flat has an emergency call system available to summon assistance should help be required
- Door entry system for additional security
- Limited parking available

Our service principles are strongly customer focused:

- To enable you to continue to live independently
- To have respect for your way of life at all times, having regard to ethnic, religious or cultural beliefs
- To involve you at all levels of the organisation, and to respond to your feedback on our service delivery
- To maintain your current support networks, where possible, and encourage the development of new social links
- To maintain confidentiality of your personal information at all times



What are the costs?

There are three elements to the cost of sheltered housing:

- The cost of renting your own home
- The service charges associated with your home, for maintenance and any communal facilities
- Your support/care costs – these will be assessed by Adult Social Services

The amount you pay will vary depending on your individual situation and your income and savings. You may have to pay for all the costs but it is expected that many tenants will be entitled to benefits, such as housing and council tax benefits.

Rent charges are available on request and are fully inclusive except for personal electricity and Council Tax.





CHS manages these services by

- Involving tenants in the general running of the scheme, through consultation and regular meetings
- Providing general support and sympathetic assistance to tenants who although remaining independent, may need help or attention from time to time
- When on site and on duty, managers respond to emergencies in case of accident or illness and ensure that appropriate assistance is summoned as quickly as possible
- Helping tenants obtain support from other agencies (including extra care team if appropriate) if tenants require more help or care at home
- Helping tenants get to know each other and settle in
- Encouraging tenants to run social activities
- Building links with the local community and encouraging use of the facility by local groups and individuals
- Maintaining the communal facilities (for example the lounge and kitchen)
- Showing prospective tenants and their relatives around the scheme and helping to publicise the scheme in the local community
- Advising tenants and their relatives of end of tenancy procedures in conjunction with the Housing Manager
- Reporting any repairs issues in the communal areas to the Repairs Line: 0300 111 3555 (tenants are responsible for reporting repairs to their own flats)
- Consulting tenants regularly by letter, telephone and focus groups.

All CHS Retirement Housing properties are let through Home-Link

Home-Link is the way of letting Council and Housing Association properties across the Cambridge sub-region. Available properties are advertised every fortnight in the Home-Link magazine and on the internet at:

www.Home-Link.org.uk

You can look at the adverts and decide whether you want to be considered for any of the properties. To do this you will have to bid for an advertised property that you are eligible for. You may bid for three properties per fortnight. A summary of who can bid for properties and how to bid for them can be found in the Home-Link User Guide.

If you would like more information on this system please call the CHS Customer Services Team on 0300 111 3555 or your local council.

Contact Details

Please contact the Housing Manager during office hours for an informal chat and perhaps arrange a visit to the scheme:

Kate Kimpton 01223 713575 / 07525 902704

Barnabas Court, Cambridge Road, Milton
CB24 6WR Tel: 01223 578632

Ellis House, 70 Mulberry Close, Cambridge
CB4 2AZ Tel: 01223 578625

St Andrews Glebe, 527 Coldhams Lane
Cherry Hinton, Cambridge CB1 3JS
Tel: 01223 578624

For further information and directions please visit www.chsgroup.org.uk

About CHS Group

CHS provides high quality, good value, affordable housing together with support care and community services to enable people to enhance their quality of life.

CHS is a long established housing, care and support provider. We have a strong track record of providing high quality service in our Residential Care Homes, Extra Care and accommodation for older people.

A range of other services are also available through CHS Homecare:

- Meals
- Housekeeping
- Laundry
- Shopping

If you require more information on these services please telephone: **01763 260564**.

We are committed to providing a professional, caring and responsive service to our tenants by listening to our tenants and considering their individual needs.

If you would like to find out more about CHS Group or about what CHS could do for you, we'd love to hear from you.

Call us on: **0300 111 3555** (*standard rate*)

Visit us at: **www.chsgroup.org.uk**

E-mail us at: **info@chsgroup.org.uk**

Write to us at: **Endurance House
Chivers Way, Histon,
Cambridge CB24 9ZR**

Please tell us if you need this document in another language, large print, CD or in Braille.