

**HOMESDALE
(WOODFORD BAPTIST HOMES) LTD**

SHELTERED HOUSING COMPLEX

AIM

**TO PROVIDE, FOR RENT, QUALITY HOUSING WITH WARDEN
SUPPORT FOR THE RETIRED OLDER PERSON WITHIN A CHRISTIAN
ENVIRONMENT**

**Housing Office
Mountier Court
Homesdale Close
Wanstead
E11 2TL**

020 8989 0847

**Registered Office
5/7 New Wanstead
Wanstead
E11 2SH**

Flat Features

Each flat is secure and easy to run and manage. Windows are double glazed with quality locks, and all flat doors have a viewing lens. Smoke detectors are fitted as standard, and are connected into our call system, so when the detector sounds the staff can identify quickly which flat it is coming from.

In addition we have tried to make everything as convenient as possible, plug sockets are at waist level, taps use lever mechanisms making them easier to use and kitchen wall cupboards are at a lower level so the top shelf can be accessed more easily.

Communal Areas

One of the most popular aspects of Mountier & Hunter Courts is having the privacy of your own flat and having the freedom to socialise in the Lounge

Each lounge is spacious, comfortably furnished featuring a library, and kitchen area.

The laundry means that the individual flats are more spacious and far less noisy. The latest washing and drying and spinning machines, raised for easy loading are available at a minimum cost.

No need to worry about where family and friends will stay when coming to visit. Just book them into the comfortable twin bedded Guest Room, with ensuite facilities and TV for a reasonable nightly charge.

Security

The main doors to Mountier & Hunter Court are locked at all times. As a resident you will have a fob which opens the door when touched against a panel. These can be de-programmed if lost so the buildings are kept secure.

Visitors can gain access through our entry system. When a visitor buzzes your flat on the entry panel by the front door, you can talk to them on the intercom and buzz to open the door without leaving your flat. The door will automatically shut behind them.

The Complex is covered by CCTV, recording 24 hours a day; this includes cameras monitoring the grounds and cameras on the main doors.

Call Points

Located in the individual flats and the communal areas, our emergency monitoring system puts you in direct contact with the Warden, or emergency cover at the Residential Care Home. The system enables you to talk to staff, and we can identify the property to provide a speedy response.

Management of the Complex

Homesdale is a charity and is managed by a Committee of volunteers from local Churches. The Committee meets regularly and is responsible for the strategic direction of the organisation and is constantly updated with day to day developments.

The Complex is managed by the Care Manager, with the Warden and Housing Officer reporting into him.

Staff

The Warden plays a key role in the running of the Complex. She is there to answer questions, help with individual needs and worries and be a reassuring presence in an emergency.

The Warden will also make contact every day with each tenant. This is done first thing in the morning through the call point in your flat.

The Warden works closely with the Housing Officer who is responsible for the maintenance of the Complex and with the administration of your tenancies.

The Handyman is responsible for the beautiful gardens and maintaining the fixtures and fittings in your flat.

Cost

Rent depends on the size and location of the flat or bedsit.

- Bedsit Approximately £135 per week
- Flat (1 bedroom) Approximately £150 per week
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Rents include Water Rates, Heating, Hot Water service charge and support charge. The service charge covers maintenance of the buildings, maintenance of the communal areas and the upkeep of the gardens. The support charge is for the Warden Service, and 24 hour emergency cover.

All you are left to pay in addition to your rent is the electricity charges for the flat, the telephone charges, Council Tax and home contents insurance.

Tenants provide their own carpeting, curtains, white goods/kitchen equipment, and of course furniture.

Tenancies are granted under the 1988 Housing Act 'Assured Tenancy Agreement' within which Homesdale has incorporated the recommended Housing Corporations 'Charter for Housing Association Applicants and Residents'

Application

There are two routes into Mountier & Hunter Courts

- The London Borough of Redbridge has nomination rights to 50% of our properties. If you live in LBR you can therefore make an application to the Housing Advice Centre requesting nomination to Homesdale (WBH) Ltd
- The Homesdale Management Committee maintains its own waiting list and applications can be made directly to Homesdale via the Housing Office.

Applications are kept on a waiting list in date order.

Applicants will be invited to attend an interview and assessment at Homesdale, following which applicants are advised on the outcome of their application. Attendance at an interview is a condition of granting a tenancy.

Waiting applicants should not assume their application has been successful until the process has been fully completed and a written offer of tenancy received from the management.

If you require a copy of the full Application Policy for Sheltered Housing please request from the Housing Officer.