



Patent House and Patent Walk

by Housing 21

Cooke Street, Doncaster, DN5 0DX

New apartments and bungalows for rent. Exclusively for people over the age of 55.

Your home, your way

Housing 
Retirement Living



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Welcome to Patent House and Patent Walk

Welcome to Patent House and Patent Walk, the latest development by Housing 21, a leading not for profit provider of Retirement Living and Extra Care properties with over 55 years' experience.

Situated in Bentley near the thriving, historic market town of Doncaster, Patent House and Patent Walk is a Retirement Living development comprising 12 one- and two-bedroom apartments and eight two-bedroom bungalows.

As well as enjoying the privacy of your own stylish home, you will also have the choice to enjoy the facilities at Minden Court which is just next door.

Located close to a variety of local shops and an attractive park, where residents can enjoy pleasant walks, Bentley has strong community spirit. Within easy reach of the scheme, local amenities include supermarkets, shops, and a pharmacy. There are also good transport links, with buses running every 10 minutes.

About the scheme

Patent House and Patent Walk is a Retirement Living scheme, not a care home. This means you continue to live independently in your new home, but within a community setting. A key element of our service is the on-site Court Manager who is there to ensure day to day life at Patent House and Patent Walk runs smoothly. They are also there to help by organising any necessary repair work with tradespeople, allowing you to spend more time doing things that you enjoy.

Is this for me?

Retirement Living is for anyone over the age of 55. You may just be looking to downsize or to live within a community setting.

Some of the most common reasons people choose to live with us are:

- wanting to be nearer to family
- looking to downsize
- feeling isolated or lonely in your current home
- feeling safer in a more secure environment



About your new home

When you choose your apartment or bungalow, you can be assured all our homes have been built to high quality standards, designed to meet your needs both now and in the future.

In addition to fully carpeted living areas, this includes:

- quality fitted kitchens with ceramic hob, extractor and integrated mid-height oven for ease of access
- specialist flooring in the kitchen and bathroom to reduce slip hazards
- mixer taps and raised power points
- level access showers

Your home, your way

Renting a bungalow or apartment

We have eight two-bedroom bungalows and 12 one- and two-bedroom apartments available to rent for residents over the age of 55. In most cases you need to be nominated by your local authority who will assess your eligibility. Housing Benefit is eligible here.

Other charges and considerations

All our properties must be occupied by the applicant and cannot be sublet or rented to others.

In addition to any rental charges, all our properties may be subject to pay the following:

- **Support charge:** this covers the cost of the Court Manager and hardware costs for the emergency call system that are not covered by Housing Benefit.
- **Service charge:** this pays for maintaining shared spaces and estate management. Our service charge is eligible for Housing Benefit. You will also be required to pay for your own utility bills (gas, electric, water), TV licence, Wi-fi and council tax and we recommend taking out contents insurance.



Your new neighbours

As a Retirement Living scheme, you will find that although all our residents are over the age of 55, their lifestyles will vary. Some may still be working; others may be retired.

Some people will live alone; others will be couples. However, something that everyone has in common is the decision to move to a new home that will suit their needs not just now, but for many years to come.

Our employees

The day-to-day management of Patent House and Patent Walk will be overseen by a Court Manager. They are here to help all our residents by organising any necessary repair work with tradespeople and to liaise with contractors, but also create and foster communities by organising social events and activities for residents, provide a listening ear, and signpost to services.

About us

Housing 21 is a leading, not for profit provider of Extra Care and Retirement Living for older people of modest means. We operate in over 240 local authority areas, managing over 22,000 properties and providing over 38,000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1992 to become Housing 21. www.housing21.org.uk

Our apartments:

Our one- and two-bedroom apartments are available for rent. Whilst each apartment may vary slightly depending upon its location, all will feature the following:

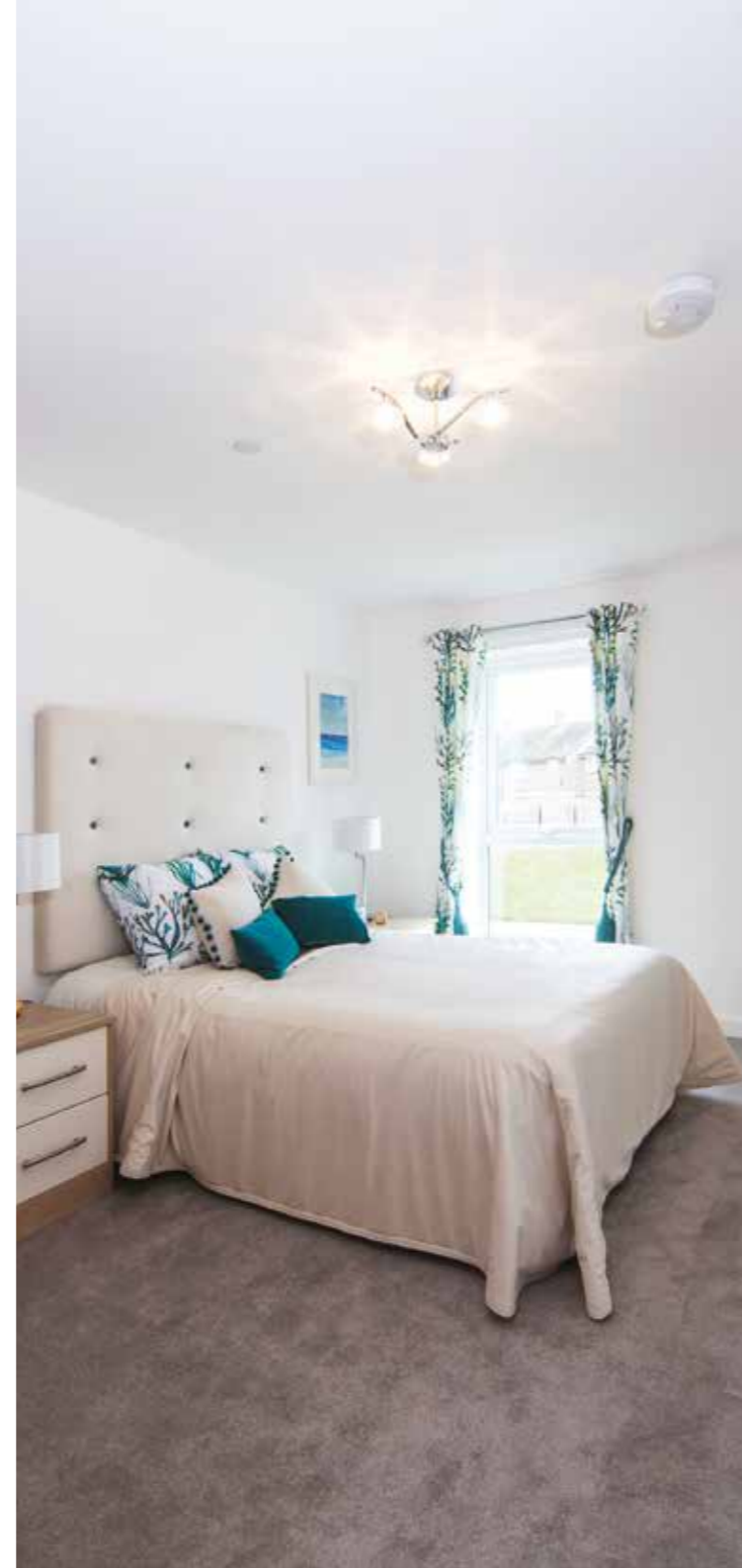
- one- or two-bedrooms
- kitchen diner and living room
- bathroom with level access shower
- built-in storage

Examples of typical floor plans are shown here:

One-bedroom apartment



Two-bedroom apartment



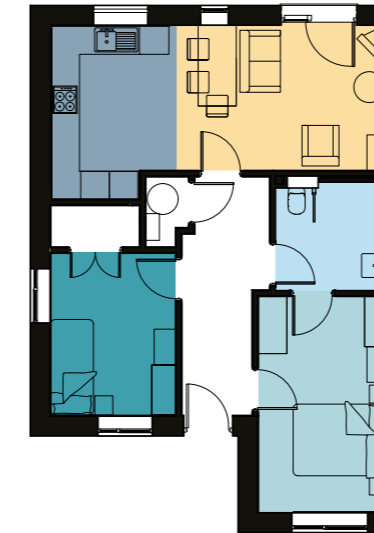
Our bungalows:

Our two-bedroom bungalows are available for rent. Whilst the bungalows may vary slightly depending upon its location, all will feature the following:

- two-bedrooms
- kitchen diner and living room
- bathroom with level access shower
- built-in storage

Examples of typical floor plan is shown here:

Two-bedroom bungalow



Two-bedroom bungalow



Site plan

All properties at Patent House and Patent Walk are accessed via Cooke Street.



- Bungalows
- Apartments

Next steps

If you are interested in living with us, please complete an application form. You can also visit the website to find out more information about the rental process to help you make a more informed decision.
www.housing21.org.uk

Alternatively, please contact our team to find out more:

Call on **0370 192 4887**
(Monday to Friday, 9am to 5pm)
Email info.patentwalk@housing21.org.uk

For the latest news and information about Patent House and Patent Walk, please scan the QR code below to follow our Facebook page:



Scan me!



We understand that moving can be a challenge and we are here to help. We have a range of assistance options to support your move. To arrange a viewing or find out more, please contact our team:

For general queries about living with Housing 21, please contact us:

0345 608 4021 | info.patentwalk@housing21.org.uk

Monday to Friday, 9am to 5pm. Calls charged at local rate.



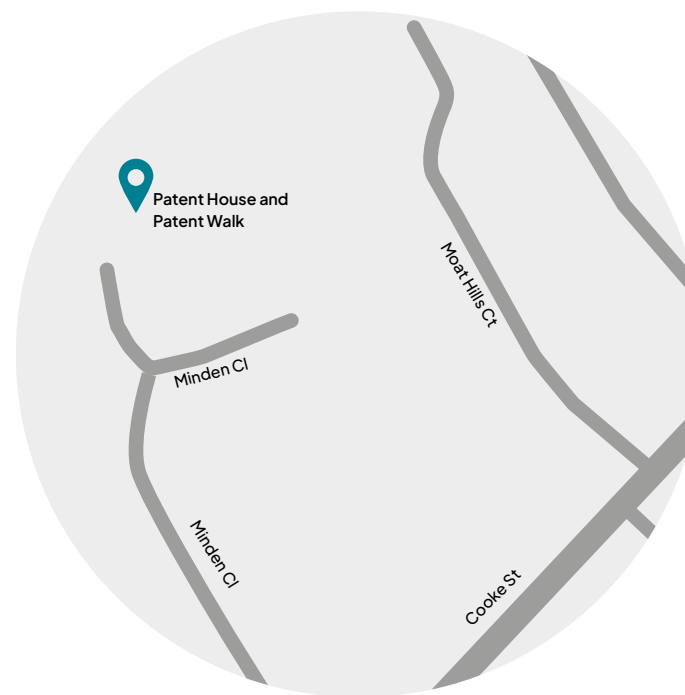
Patent House and Patent Walk was developed in partnership with Doncaster Council and Homes England.

Housing 

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housing21.org.uk

Regulated by the Social Housing Regulator Reg. No. L0055
Community Benefit Society FCA Reg. No. 16791R



Find us at:

Cooke Street, Bentley, Doncaster, DN5 0DX

Please note that photographs used are for illustration purposes only and show typical Housing 21 schemes.

This brochure can be provided in a different format, such as large print, Braille or another language. Please contact communications@housing21.org.uk