



Poppy Meadows

by Housing 21

New apartments for shared ownership and rent. Exclusively for people over the age of 55*.

Greenwood Way, Didcot, Oxfordshire OX11 6JX

Your home, your way

Housing 
Extra Care Living





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*Residents aged between 55 and 64 must have a care need of at least one hour to qualify. Over 65s do not need to have a care need for shared ownership properties.

Welcome to Poppy Meadows

Welcome to Poppy Meadows, a new development by Housing 21, a leading not for profit provider of Retirement Living and Extra Care properties with over 55 years' experience.

Poppy Meadows is a new Extra Care scheme in the desirable area of Great Western Park in Didcot, Oxfordshire. The scheme comprises 70 one-bedroom and 10 two-bedroom apartments.

As well as enjoying the privacy of your own stylish home, you will also have the choice to enjoy a range of communal facilities including a bustling on-site café/bistro, residents' lounge, hair salon and landscaped gardens.

Didcot has a range of shops, restaurants, leisure facilities and other amenities are all easily accessible. And you can explore further afield too, with fantastic travel links into Oxford and beyond right from your doorstep.



Pictured: Poppy Meadows gardens



Pictured: Poppy Meadows residents' lounge



Pictured: Poppy Meadows residents' lounge



About the scheme

Poppy Meadows is an Extra Care scheme, not a care home. This means you continue to live independently in your new home, exactly as you do now, but with the peace of mind that having help on hand brings.

You have your own front door and letterbox; can have friends and family to visit (without asking permission) and can bring pets along with you. If your visitors would like to stay for more than a day, they can either stay with you or our guest suite is available for a nominal fee.

The only difference is that here you have an on-site Care Team available 24/7, a Housing Manager and access to communal facilities – if you want to use them.

Is this for me?

Extra Care is for anyone over the age of 65. You don't have to currently have a care need; you may just be looking to downsize into more suitable accommodation or thinking about your future.

If you are aged between 55 and 64 and have a care need, you may also be eligible. Some of the most common reasons people choose to live with us are:

- wanting to be nearer to family
- the reassurance of Care Workers being on site 24/7 to help in an emergency
- feeling isolated or lonely in their current home
- they want to feel safer in a more secure environment

Alternatively, you may be living as a couple where only one of you requires care. Unlike care homes, where you need to live separately, Extra Care enables you to continue living together with support from Care Workers, ensuring you can concentrate on enjoying your time together.







Pictured: Poppy Meadows show apartment



About your new home

Whether you choose a one or two-bedroom apartment, 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
- security optical door viewer

All of our apartments are fitted with the Appello system as standard, which offers a 24-hour digital call system linked to the on-site Care Team.

Your home, your way

Whether you're looking to buy or rent, we have a variety of options to suit you.

Purchasing an apartment through shared ownership

We have one- and two-bedroom apartments available for shared ownership. Shared ownership is where you own a share of the property and pay rent on the outstanding amount. You can buy a minimum of 25 percent right up to 75 percent, based on affordability. There is no shared ownership rent to pay if you buy the maximum 75 percent share.

Renting an apartment

We have one-bedroom apartments available to rent for those over the age of 55 with a care or support need and a local connection. In most cases you need to be nominated by your local authority who will assess your eligibility. If you are a homeowner or have sufficient funds to purchase, you may not qualify to rent. Rents are Housing Benefit eligible.



Pictured: Poppy Meadows show apartment



Pictured: Poppy Meadows on-site café/bistro

Other charges and considerations

All of our properties must be occupied by the applicant and cannot be sublet or rented to others. In addition to any rental charges you may be subject to on your apartment, all of our properties may be subject to pay the following:

- Core support charge: this enables the care provider to have members of staff on site 24 hours a day to deliver a flexible service as and when required. It is not planned personal care.
- Support charge: this covers the cost of the Housing 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, Wifi and council tax and we recommend taking out contents insurance.

Your new neighbours

As an Extra Care scheme, you will find that although all our residents are over the age of 55, their lifestyles and care needs will vary.

- Some may still be working; others may be retired.
- Some may not require any care at all; others may have higher care needs.
- 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 Poppy Meadows will be overseen by a Housing Manager. They are here to help all of our residents with any questions you have about housing, financial support or any other day-to-day queries.

There will also be 24/7 Care Workers on site to provide tailored support if and when needed.

Our care packages are flexible; you may not require any care now but can opt to add this in the future. Or you may wish to have care temporarily (such as during recovering from an operation). It's entirely up to you.

What our residents say about living in Extra Care

We are proud of the quality of our schemes and the lifestyle options for our residents. But don't just take our word for it; here are the resident satisfaction figures from our 2021 Doing the Right Thing Report:

- 90 percent of residents are satisfied with Extra Care Living
- 91 percent of residents are satisfied with Retirement Living
- 88 percent of Extra Care residents feel their views are listened to
- 83 percent of Retirement Living residents feel their views are listened to

“There’s the long dark hours of the night where you have some sort of health emergency. Those times are scary and I have no family or friends around me.

“Knowing I can push the buzzer and there’s someone who can come sit with me, get the medication and call the ambulance if I need them to. That level of security and knowing that’s always there and always with a smile makes life feel so much safer and allows you to get pleasure out of life again. It’s beyond any price.”

– Gillian, Extra Care resident



“I do like it here, where I live. The scheme makes me feel safe and it’s much better than where I was before. I like to keep socially active with other residents in the communal areas on site.”

– Erik, Extra Care resident



Our apartments

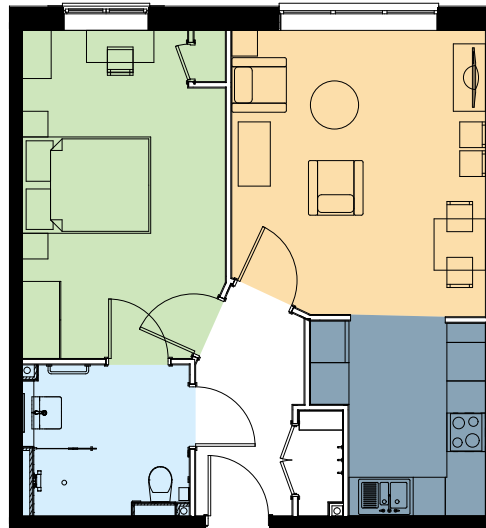
We have one- and two-bedroom apartments for shared ownership and one-bedroom apartments for rent.

Whilst the layout of the apartments may vary slightly depending upon its location in the building, all will feature the following:

- open plan kitchen, diner and living room
- bathroom with level access shower
- built-in storage

Examples of typical one- and two-bedroom floor plans are shown here:

One-bedroom apartment



Two-bedroom apartment





Pictured: Poppy Meadows on-site hair salon

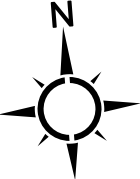
Ground floor



First floor



Second floor





Pictured: Poppy Meadows gardens





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 shared ownership and rental process to help you make a more informed decision.

Alternatively, please contact our team to register your interest.

For shared ownership apartments:

[Call us on 01865 985 250](tel:01865985250) or [email info.poppymeadows@housing21.org.uk](mailto:info.poppymeadows@housing21.org.uk)

For rental apartments:

Call Sharron on 07743 557 630 or email Sharron.Haines@housing21.org.uk

For the latest news and information about Poppy Meadows, please follow us on Facebook or visit housing21.org.uk/poppymeadows



About us

Housing 21 is a leading not for profit provider of Retirement Living and Extra Care for people over the age of 55. We operate in nearly 200 local authority areas across England, managing around 20,000 Retirement Living and Extra Care properties and providing over 38,000 hours of social care each week.

Our roots lie with the Royal British Legion, 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





Pictured: Poppy Meadows seating area

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 shared ownership apartments:

Call us on [01865 985 250](tel:01865985250) or email info.poppymeadows@housing21.org.uk

For rental apartments:

Call Sharron on 07743 557 630 or email Sharron.Haines@housing21.org.uk

Or for general queries about living with Housing 21 please contact us:

0345 608 4021 | newhome@housing21.org.uk
Monday - Friday, 9am - 5pm. Calls charged at local rate.



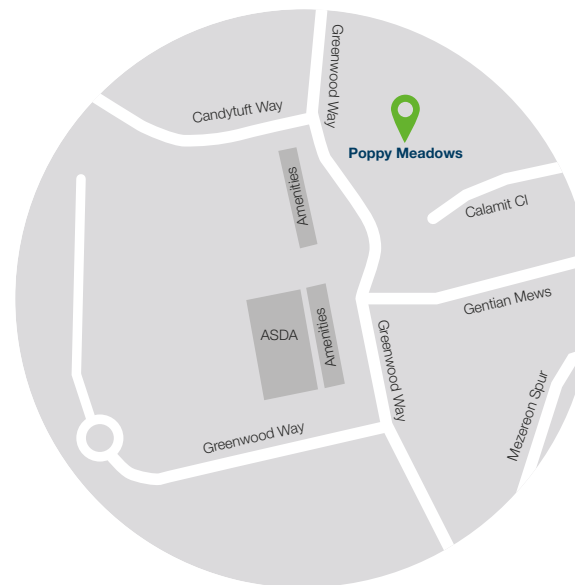
Poppy Meadows was developed in partnership with Oxfordshire County Council and Vale of White Horse District,



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housing21.org.uk   

Regulated by the Social Housing Regulator Reg. No. L0055



Viewing by appointment only. Find us at:

Greenwood Way, Didcot, Oxfordshire OX11 6JX

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.