



Sandstone Court

by Housing 21

Griffin Drive, Arleston, Telford, TF1 2GQ

New one- and two-bedroom apartments for rent.

Your home, your way

Housing 
Extra Care Living



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*The qualifying age is 65 plus, however residents can qualify between the ages of 55 and 64 if they have a care and support need.

Welcome to Sandstone Court

Welcome to Sandstone Court, an Extra Care scheme by Housing 21, a leading not for profit provider of Retirement Living and Extra Care properties, with over 55 years' experience.

Set in the town of Telford, Sandstone Court has 20 one-bedroom apartments and 50 two-bedroom apartments available for social rent.

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

Close to the Shropshire Hills, a great view of natural beauty – Telford is blessed with an array of shops, restaurants, landmarks, leisure facilities and more, including Telford Centre. There is good transport links near the scheme, with a range of bus stops and a train station under two miles away. Sandstone Court also has links to M54 which leads to the North and South.





About the scheme

Sandstone Court is an Extra Care scheme, this is different to a care home. Living in an Extra Care scheme means you will 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.

At the scheme you will have an on-site Care Team who are available 24/7 to provide emergency personal care to those that need it, also 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 for more suitable accommodation or thinking about your future.

We can accommodate for wide range of physical and mental health conditions. Individuals will be assessed by the Housing and Care Manager to ensure their needs can be met.

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:

- the reassurance of Care Workers being on site 24/7 to help in an emergency
- wanting to be nearer to family
- 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 may 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.

About your 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
- gas central heating
- mixer taps and raised power points
- level access showers
- security optical door viewer

Our apartments are all 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

Renting an apartment

We have one- and two-bedroom apartments available to rent for those over the age of 55 with a care or support need.

The Housing and Care Manager will be able to advise regarding further eligibility criteria. 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.

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 property, 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, Wi-Fi and council tax and we recommend taking out contents insurance.

Your new neighbours

At an Extra Care scheme, you will find that residents' 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 and may be living with Dementia. 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 in a fun and friendly environment that will suit their needs not just right now, but for many years to come.

Site plan

All of the properties at Sandstone Court are accessed via Griffin Drive off Wellings Grove.

Upon turning into Griffin Drive you will pass Sandstone Court on your left before approaching the car park. This is where you will find the entrance to the scheme, and can access the apartments, café/bistro, salon and communal spaces.





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:

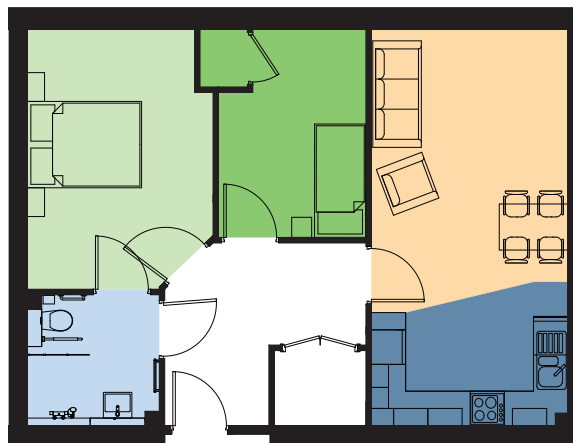
- one- or two-bedrooms
- kitchen diner and living room
- bathroom with level access shower
- built-in storage

Examples of typical floor plans are shown here:

One-bedroom apartment



Two-bedroom apartment







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.
www.housing21.org.uk

Alternatively, please contact our team to find out more:

Call: 01952 890 109

Email: info.sandstonecourt@housing21.org.uk

For the latest news and information about Sandstone Court please visit our website at www.housing21.org.uk/sandstonecourt or follow our Facebook page by scanning the QR code below.



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 240 local authority areas across England, managing over 23,300 Retirement Living and Extra Care properties and providing over 48,000 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



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:

Call: 01952 890 109

Email: info.sandstonecourt@housing21.org.uk

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

Call: 0345 608 4021

Email: newhome@housing21.org.uk

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



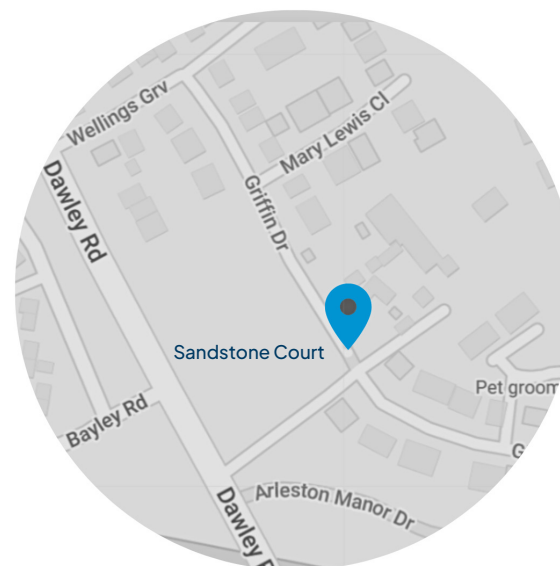
Sandstone Court was developed in partnership with Telford & Wrekin Council and Homes England.



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housing21.org.uk    

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Viewing by appointment only.

Find us at: Griffin Drive | Arleston | Telford | TF1 2GQ

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



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