



Michaelmas Court

by Housing 21

Housing 21
Extra Care Living



“The team at Housing 21 were fantastic following my surgery.”



“I was living in a house but following my surgery, I decided to look for somewhere that was adapted to my health needs. Queensridge Court was the ideal place, and I already had a sense of what living at the scheme would be like both from Lynda’s experience and my own short stay.”

Lynda, Extra Care resident

Scan QR code to
read Lynda’s Story



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Welcome to Michaelmas Court

Welcome to Michaelmas Court, the latest development by Housing 21, a leading not for profit provider of Retirement Living and Extra Care properties with over 60 years' experience.

Set in the village of Thurston, surrounded by beautiful greenery, Michaelmas Court is an Extra Care development comprising 40 one- and two-bedroom apartments and 14 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 the court. This includes our communal lounge, hair salon, restaurant, activity room, buggy store, guest room, and landscaped gardens. Pets are very welcome to move in too! There is a private car park on site which includes electric charging facilities.

Located on Heath Road in a quiet rural setting with views over the fields, Michaelmas Court is four miles from Bury St Edmunds and conveniently located near the amenities in the centre of Thurston, including a Co-op store, pharmacy and railway station. There is also a bus stop directly outside the scheme on Heath Road.



About the scheme

Michaelmas Court is an Extra Care scheme, this enables you to continue to live independently in your new home, exactly as you do now, but with the peace of mind of having on-site Care Workers to help if and when you need them. An on-site Housing and Care Manager is also there to help by running day to day life at the court, organising events and any necessary repair work with tradespeople. This allows you to spend more time doing things that you enjoy.

Is this for me?

In our Extra Care properties you will live independently in your own new home, within a community setting. You may be living as a couple where only one of you requires care. Choosing to live with Housing 21, allows you to continue living together, with extra support.

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



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
-  State of the art door entry and warden call system

Your home, your way

We have 14 two-bedroom bungalows and 40 one- and two-bedroom apartments available for shared ownership and to rent for those over the age of 55.

For rental properties, you will need to be allocated or nominated by Mid Suffolk District Council, in the first instance, who will assess your eligibility*. Rents are Housing Benefit eligible.

Embrace a sustainable lifestyle when you live at Michaelmas Court and benefit from renewable technologies. The building features Photovoltaics (PV) on the roof which will generate electricity and help to lower energy bills for residents.



Scan the QR Code to read our Resident Handbook.

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 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.

 **24/7 Support Charge:** This enables the care provider to have a member of staff on site 24 hours a day to respond to the emergency call system and provide assistance in the case of an emergency.

*Speak with the team for more information.

Your new neighbours

At an Extra Care 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.

Any care and support you receive will be built around you and delivered in your own home. You may be living with a spouse, partner or family member who has additional care needs, allowing you both to continue to live together.

Our highly trained employees are committed to providing a professional service. There is a care team on-site 24 hours a day, seven days a week to provide you with care whether it is planned or in an emergency. Please note that there is a minimum of 4 hours of care required to enable you to live at the scheme*.

*Speak to our Sales Consultant for more information.

About us

Housing 21 is a leading not for profit provider of Retirement Living and Extra Care for older people of modest means. We operate in 215 local authority areas across England, managing over 24,000 Retirement Living and Extra Care properties and providing over 49,000 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 1993 to become Housing 21.



Our apartments

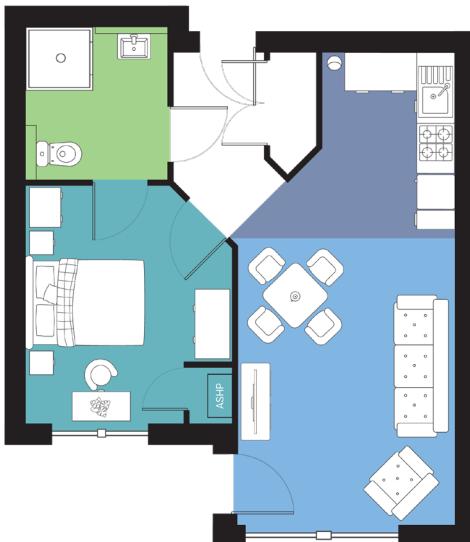
Our one- and two-bedroom apartments are available for shared ownership and rent. Whilst each apartment may vary slightly depending upon its location, all will feature the following:

- One or two-bedrooms
- Kitchen diner and living room
- Bathroom with level access shower
- Built-in storage
- Private balcony, or patio if on the ground floor

Examples of typical floor plans are shown here:



One-bedroom apartment, type B



Two-bedroom apartment, type C:



Our bungalows

Our two-bedroom bungalows are available for shared ownership and 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
- Parking
- Private garden
- Photovoltaics on the roof

An example of a typical floor plan is shown here:

Two-bedroom bungalow:



Site plan

All properties at Michaelmas Court are accessed via Heath Road.

The main two-storey building with 40 apartments is the nearest to Heath Road. This is where the communal facilities are located including; the bistro, hair salon and staff office. The 14 bungalows are to the south of the main building.





Ground floor



First floor



Next steps

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

www.housing21.org.uk

Alternatively, please contact our team to find out more:

Call: 0135 929 8411

(Monday – Friday, 9am – 5pm)

Email: info.michaelmascourt@housing21.org.uk

For the latest news and information about Michaelmas Court please scan the QR code below to follow our Facebook page.



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Sustainable living

Housing 21 recognises the challenge of providing quality homes with care or support for older people and how this has been intensified by an increase in the cost of living and the updated energy price cap. As such, we feel more strongly than ever that we have a commitment to our residents to provide homes that are both sustainable and shaped by their needs.

All of Housing 21's new homes have been designed to meet our updated 'low-carbon specification' which far exceeds current building regulations; taking a fabric-first approach and putting it in line with the Future Homes Standard and 2050 net-zero targets. 99 percent of our properties are rated at least Energy Performance Certificate (EPC) C and 30 percent are at least EPC B.

Find out more about our approaches to sustainable living on our website by reading our range of new development case studies: <https://www.housing21.org.uk/corporate/work-with-us/development-case-studies/>

“One of the best things about living with Housing 21 is being with friends”



“Everyone is so friendly, and we often meet up to take part in the various activities taking place at the scheme. It was lovely to be able to share such a special moment with them all.”

Rita, Extra Care resident



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Scan QR code
to read more of
Rita's story



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:



0135 929 8411



info.michaelmascourt@housing21.org.uk



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



Michaelmas Court, Heath Road, Thurston, Suffolk, IP31 3XB

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



Homes
England

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