

# Fern Meadows

by Housing 21





“People here are like my family; I’ve got a good rapport and good banter with them.”

“This place has managed to give me a life on my good days. I love it. Everyone is friendly. The team is great and I love that I don’t have to leave the building because everything is here. It’s just a lovely place to live.”

Angie,  
Extra Care resident



Scan QR code to read  
Angie and Dee’s Story



 SCAN ME

# Contents

|                                    |    |
|------------------------------------|----|
| Welcome to Fern Meadows            | 4  |
| Faringdon, lifestyle and nostalgia | 4  |
| About the scheme                   | 5  |
| About Housing 21                   | 5  |
| About your new home                | 6  |
| Your home, your way                | 6  |
| Your new neighbours                | 6  |
| Is this for me?                    | 7  |
| Other charges and considerations   | 7  |
| Colours and design at Fern Meadows | 9  |
| Entrance and corridors             | 9  |
| Dining area                        | 10 |
| Lounge                             | 10 |
| The show apartment                 | 11 |
| Our apartments                     | 12 |
| Site plan                          | 13 |
| Lower ground                       | 14 |
| Upper ground floor                 | 15 |
| First floor                        | 16 |
| Second floor                       | 17 |
| Next steps and sustainable living  | 18 |

# Welcome to Fern Meadows

Welcome to Fern Meadows, 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 town of Faringdon, surrounded by beautiful greenery, Fern Meadows is an Extra Care development comprising 60 one- and two-bedroom apartments.

As well as enjoying the privacy of your own stylish home, you will also have the choice to enjoy the facilities at the scheme. 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 Brickell Way, this all-electric, low carbon development is close to local amenities such as; ALDI, Tesco Superstore, The White Horse Medical Practice and 4 Dimensional Fitness.



# Faringdon

Faringdon is in the heart of Oxfordshire with a vibrant community. It is quintessentially English, a stunning Cotswold market town. Faringdon and the surrounding areas are steeped in history and set in a beautiful rural setting.

The area is referred to as Vale of White Horse due to the close proximity of the prehistoric white chalk horse at Uffington. The Faringdon Folly Tower is set above the town and is a well known local landmark.

## Lifestyle and nostalgia

The local area and market town connects with the rural landscape, so this was important to show in the interior and the elements used. Nostalgia was key for us, to bring in items that would spark memories from the past.

The dressing has key pieces that add a sense of connectability to areas with memorabilia. Areas that feature here are the shelving in the entrance, and the games area.





# About the scheme

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



# About Housing 21

Housing 21 is a leading not for profit provider of Retirement Living and Extra Care for older people of modest means. We operate in 220 local authority areas across England, managing over 24,000 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 1993 to become Housing 21.



## About your new home

When you choose your 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



State of the art door entry and emergency call system

## Your home, your way

We have 36 one- and 24 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 Oxfordshire County Council in the first instance who will assess your eligibility\*. Rental properties are Housing Benefit eligible.

For further information on the Right to Rent, visit [www.gov.uk/prove-right-to-rent](http://www.gov.uk/prove-right-to-rent). Please note that four week's rent is due in advance when signing the tenancy agreement. However, in exceptional circumstances, this amount may be reduced.

\*Speak with the team for more information.



Scan the QR Code to read more about Right to Rent



## 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 third party 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 requirement for a care and support need to enable you to live at the scheme.\*

\*Speak to our Sales Consultant for more information.



# 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



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 core 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.





# Scheme photography





# Colours and design at Fern Meadows

The colour palette focuses on rich tones of green, mustard and rust to offer a feeling of cocooning, as well as being uplifting to promote wellbeing. There are links to the outdoors with wallcoverings showcasing trees and ferns.

Using the right mix of contrast and colour in our palette and distribution, it will help distinguish zones to reduce anxiety and stress and assist navigating to different areas allowing calmness for dementia sufferers.



## Entrance and corridors

The main entrance at Fern Meadows features a large hand painted wall mural featuring the White Horse at Uffington.

Corridors are painted in neutral tones and feature clusters of chairs for additional resting spots.



# Dining area

This area will feature:

- Sturdy dining tables, allow ease of access for wheelchairs users.
- The sturdy table prevents tipping due to the pedestal distribution.
- Chairs with arms offer support and promotes the feeling of safety.



# Lounge

There will be a selection of comfortable chairs and sofa's available for residents to sit back, relax and socialise with friends and family.

Side tables with lamps will add a homely feel to the communal lounge. Also featured will be a selection of arrangement cushions these will add a luxury feel and will add layers of colour and texture.





# The show apartment

The show apartment has a contemporary feel with a nod to a classical style, the design inspires a workable living space, and somewhere to entertain friends and family.

Green tonal fabrics offer a connection to nature and the mustard tones give an invigorating feel. Added greenery promotes wellbeing.



# Our apartments

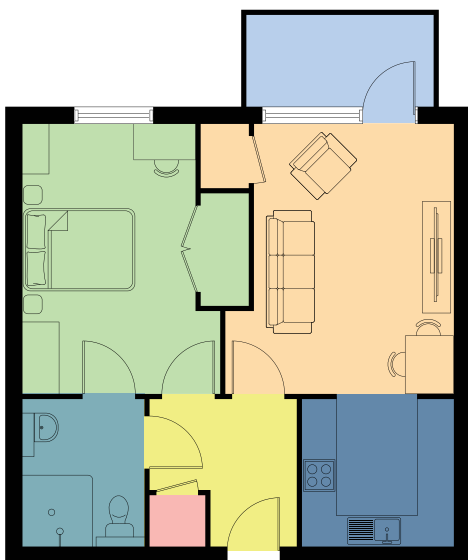
Our one- and two-bedroom apartments are available for shared ownership and rent. Whilst each apartment may vary slightly depending upon its location, all will feature the following:

- 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 A:



Two-bedroom apartment, type B:



Two-bedroom apartment, type C:





# Site plan

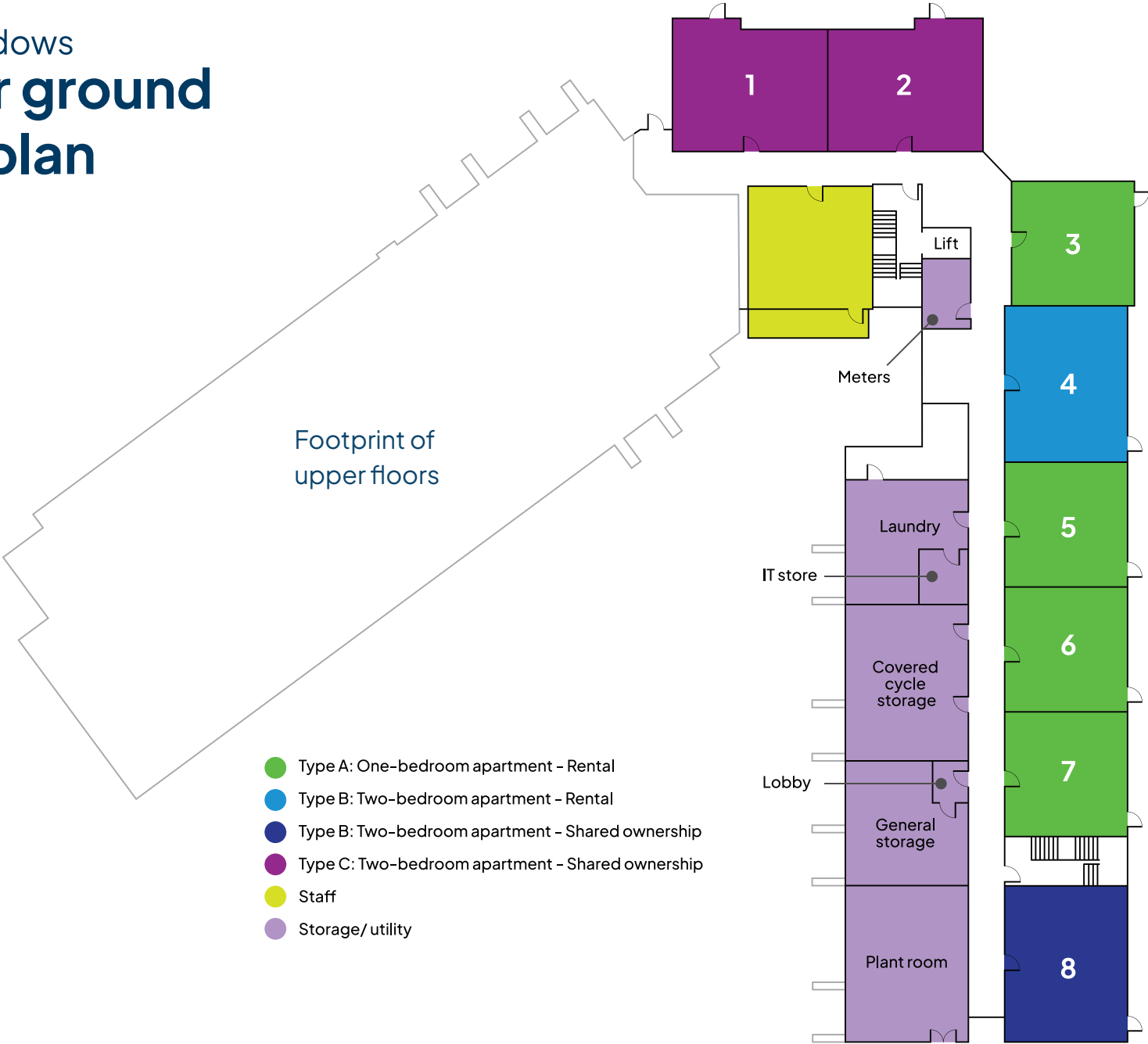
All properties at Fern Meadows are accessed via Brickell Way.

This is where you will also find our communal areas, including a lounge and garden.



Fern Meadows

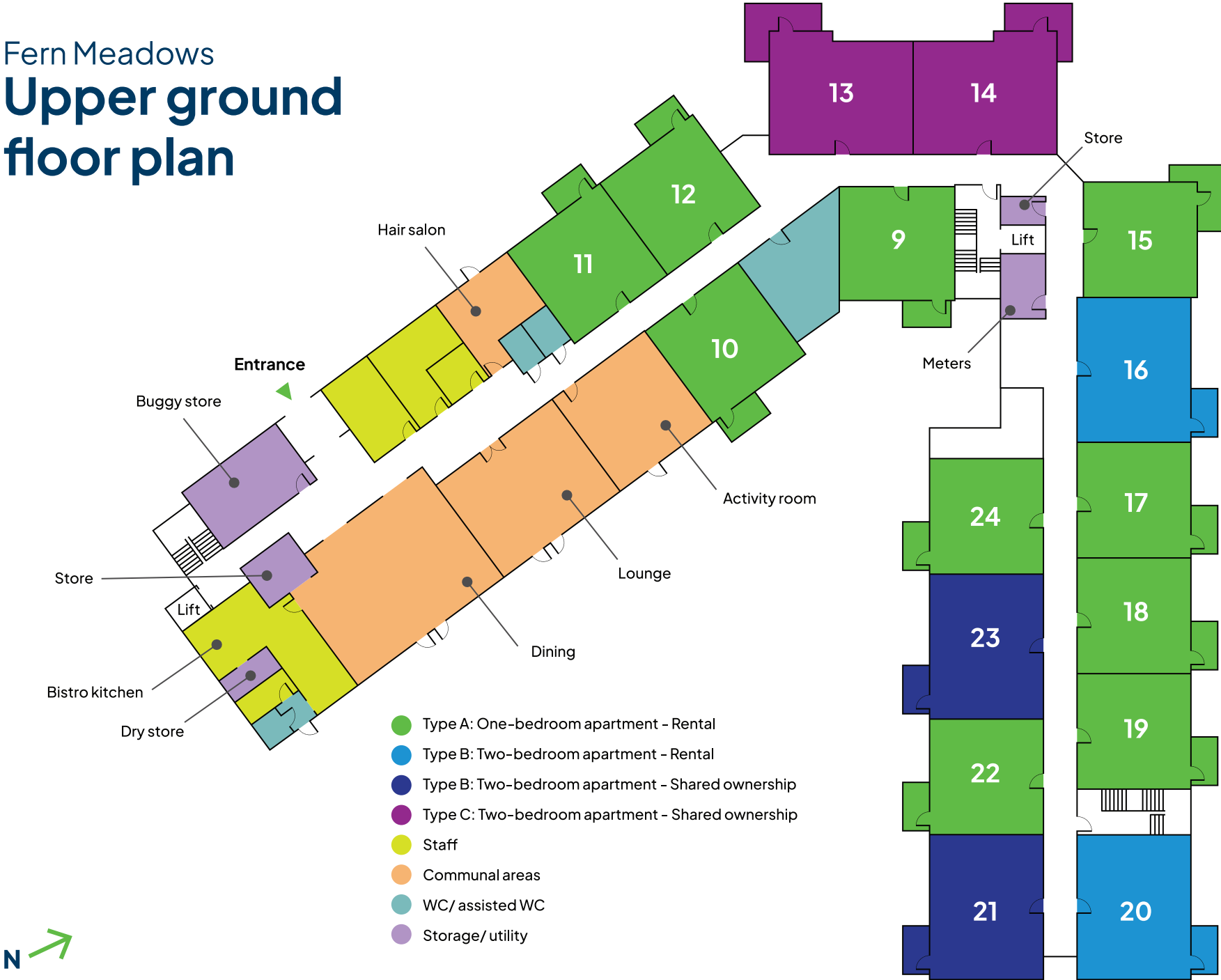
# Lower ground floor plan





Fern Meadows

# Upper ground floor plan



Fern Meadows

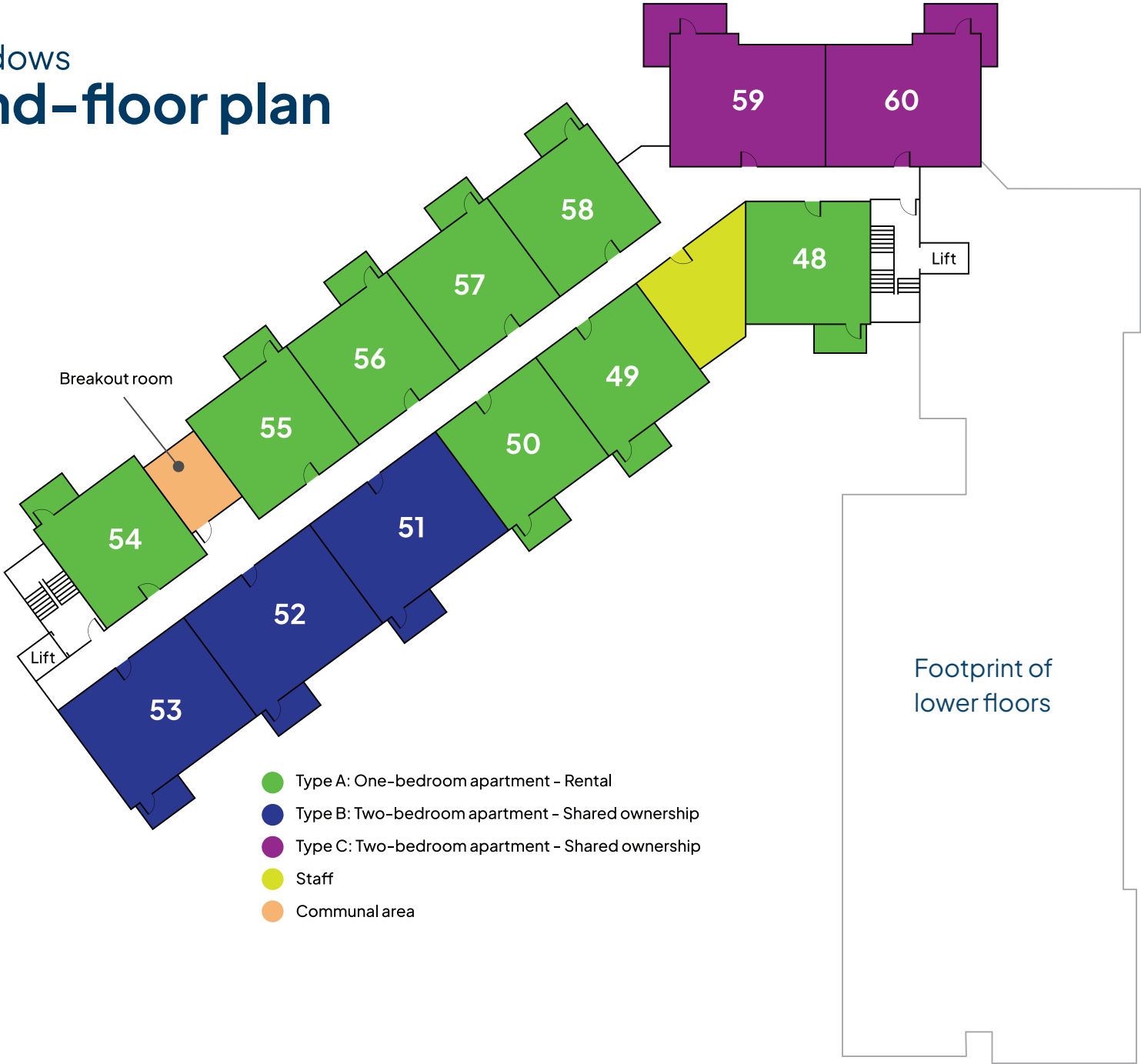
# First-floor plan





Fern Meadows

# Second-floor plan



## Next steps

If you are interested in living at Fern Meadows, scan the QR code below and complete one of the application forms then send it to [info.fernmeadows@housing21.org.uk](mailto:info.fernmeadows@housing21.org.uk)

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](http://www.housing21.org.uk)

Alternatively, please contact our team to find out more:

Call: 01367 888 010  
(Monday - Friday, 9am - 5pm)  
Email: [info.fernmeadows@housing21.org.uk](mailto:info.fernmeadows@housing21.org.uk)



## 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 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. Schemes with photovoltaics will allow residents to benefit from lower energy bills. To further highlight this, 99 percent of our properties are rated at least Energy Performance Certificate (EPC) C and 30 percent are at least EPC B.

Scan the QR code below to find out more about our approaches to sustainable living on our website by reading our range of new development case studies:







“It’s somewhere safe to live, I’m being looked after plus I can have my dog.”

“We are happy to know that Extra Care is available should we ever need it in the future. We’ve both experienced difficulties looking after our parents over the last 10 years, and we don’t want to burden that on our children.”

Graham and Marlene,  
Extra Care resident

Scan QR code to read  
Graham and Marlene’s Story



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.

Viewings are by appointment only. Please contact our team  
to arrange a viewing or to find out more:



01367 888 010



[info.fernmeadows@housing21.org.uk](mailto:info.fernmeadows@housing21.org.uk)



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



Fern Meadows, Brickell Way, Faringdon, SN7 7ZH

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

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Please note that some photographs used are for illustration purposes only and  
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Homes  
England

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



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Housing