



Roman Court

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 the QR code to read
Angie and Dee’s Story



SCAN ME

Contents

Welcome to Roman Court	4
About Oundle	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
Interior design: foyer and residents' lounge	8
Guest suite	9
Interior design: ground, first and second floor	10
Site plan	11
Ground floor plan	12
First floor plan	13
Second floor plan	14
Our apartments	15
Apartment types	16
Next steps and Sustainable living	19

Welcome to Roman Court

Welcome to Roman 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 town of Oundle, Roman Court is an Extra Care development comprising 65 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 McVicar Close, this all-electric, low carbon development is a great option for people who want to move closer to family and friends or thinking of their future needs.

About Oundle

Oundle is renowned for its rich heritage and charming Georgian streets, lined with elegant limestone buildings. With roots dating back to the Iron Age, this vibrant town is home to around 6,500 residents and boasts a proud history.

To date, Oundle sticks to tradition with weekly markets and a popular monthly Farmers Market. Surrounded by the scenic River Nene, Oundle offers endless opportunities for walking, cycling, and kayaking, making it a haven for nature lovers and active lifestyles.

With a thriving community, independent shops, and delightful eateries, Oundle is not just a place to live—it's a place to belong.



About the scheme

Roman Court is an Extra Care scheme, this enables you 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 and Partnership Manager is also there to help by running day to day life at the scheme, supporting residents with 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 provider of safe, quality and affordable properties for older people, empowering you to live independently with on-site care or support.

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 a mix of 49 one- and two-bedroom apartments available for rent and 16 two-bedrooms available for shared ownership, for those over the age of 55.

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

For further information on the Right to Rent, visit www.gov.uk/prove-right-to-rent. Please note that four weeks' 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 delivered on-site. You may be living with a spouse, partner or family member who has additional care needs, allowing you both to continue to live together.

A local authority-elected care provider will provide care and support on-site at Roman Court*.

*Speak to our team 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 ME

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.

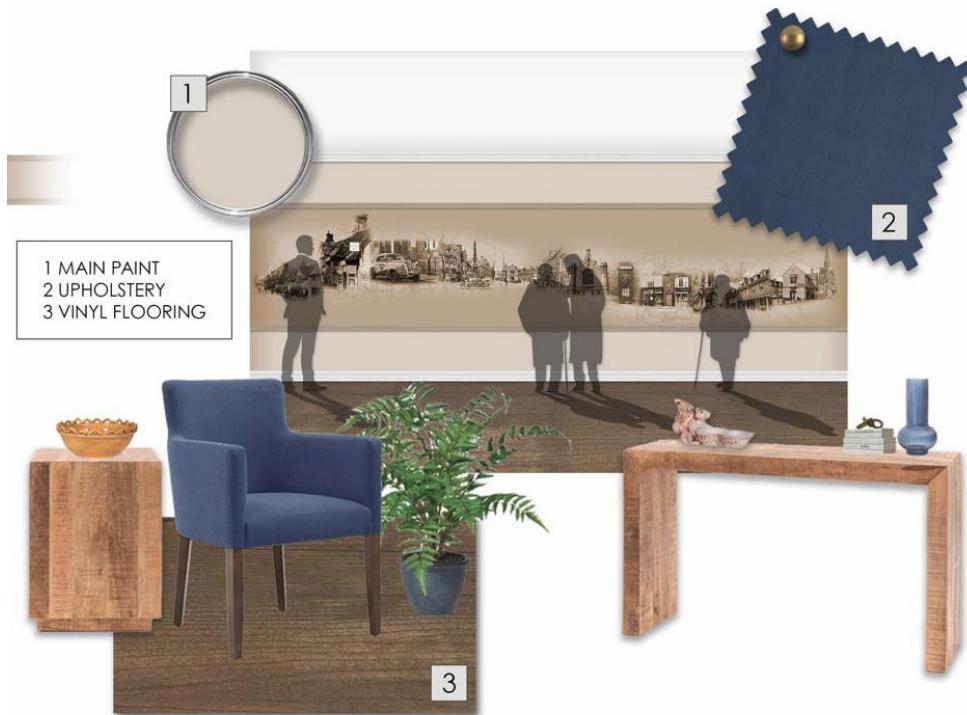


24/7 core support charge: This enables the care provider to have a member of staff on site 24 hours a day to respond to the emergency call system and provide assistance in the case of an emergency.



Interior design: Foyer

The foyer will be an open welcoming space to greet family and friends. There will be a selection of comfortable chairs with warm colour palettes and stylish ornaments.



Residents' lounge

There will be a selection of comfortable sofas available in the lounge, for residents to sit back, relax and socialise with friends and family.

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



Guest suite



- 1 MAIN PAINT
- 2 FEATURE PAINT
- 3 FEATURE WALLPAPER
- 4 CURTAINS
- 5 UPHOLSTERY
- 6 CARPET

Interior design: ground, first and second floor

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1 MAIN PAINT ABOVE DADO RAIL
2 FEATURE PAINT BELOW DADO RAIL
3 INFORMAL SEATING PIPING
4 INFORMAL SEATING MAIN UPHOLSTERY
5 SEATING AREA MAIN UPHOLSTERY
6 CUSHION
7 FLOORING

Site plan

The external areas of Roman Court consist of landscaped communal gardens and a car park.

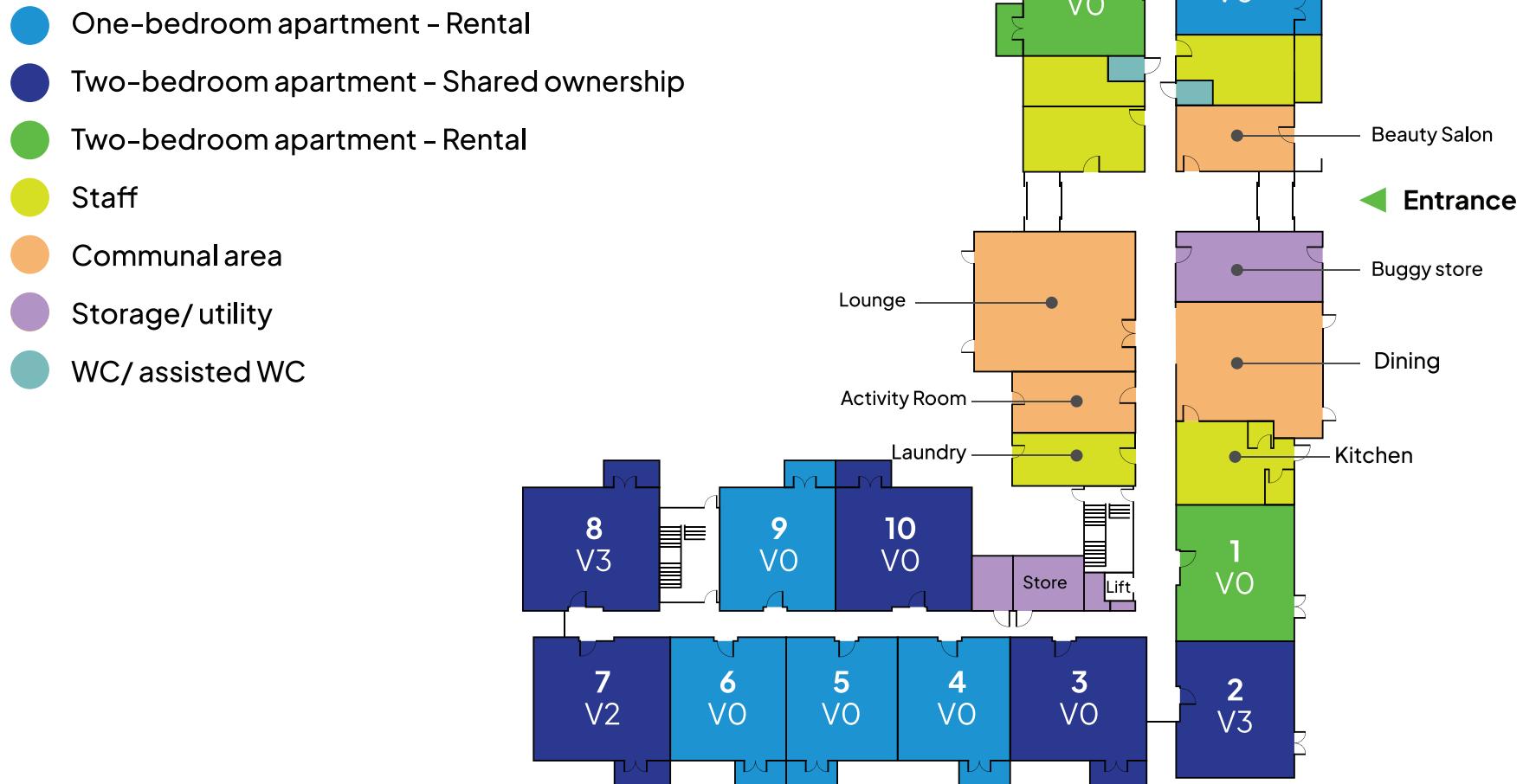
There are two entrances into the building: one from the car park and the other from McVicar Close.

Both entrances lead into a spacious atrium in the centre of Roman Court where the main communal spaces are located, including the lounge, restaurant, hair salon and hobby room.

Roman Court features attractive high-quality architecture by Saunders Boston and interior design by Just Imagine.



Ground floor plan



First floor plan

- One-bedroom apartment - Rental
- Two-bedroom apartment - Shared ownership
- Two-bedroom apartment - Rental
- Communal area
- Storage/ utility
- WC/ assisted WC



Second floor plan

- One-bedroom apartment - Rental
- Two-bedroom apartment - Shared ownership
- Two-bedroom apartment - Rental
- Communal area
- Storage/ utility
- WC/ assisted WC

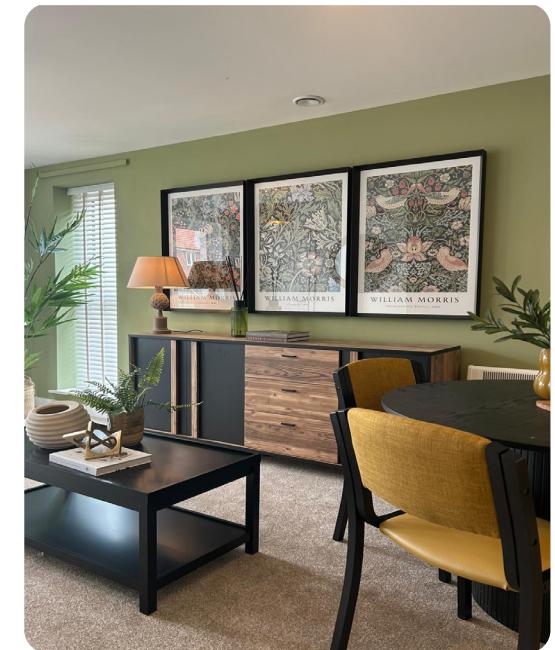


Our apartments

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

Whilst each apartment may vary slightly depending upon its location, all will feature the following:

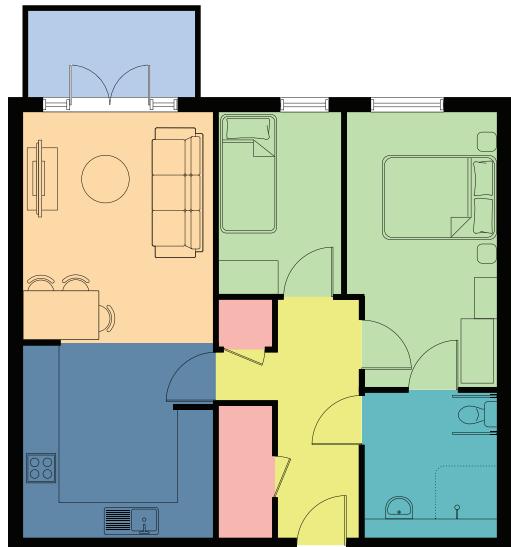
- One- or two-bedrooms
- Kitchen diner and living room
- Bathroom with level access shower
- Built-in storage
- Private balcony, or patio if on the ground floor



Examples of typical floor plans are shown here:

V0 Two-bedroom apartment

- Living and dining
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Balcony
- Storage and utilities including ASHP plant

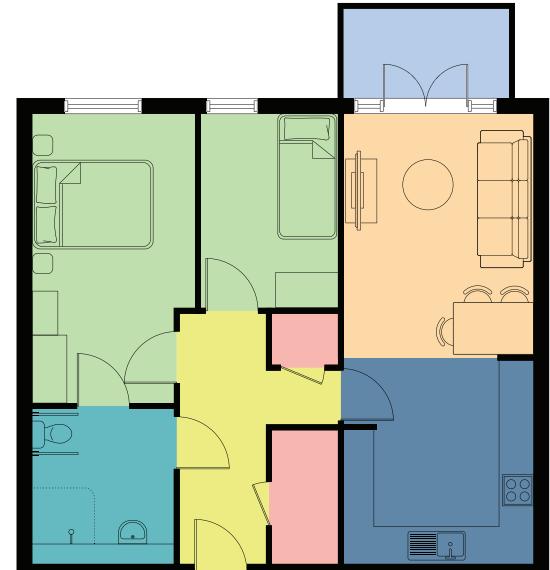


Total floor space - 66.7 sqm

Plot numbers: 1, 7, 8, 9, 10, 12, 14, 21, 22, 28, 29, 30, 35, 37, 39, 46, 47, 56, 58, 60

V1 Two-bedroom apartment

- Living and dining
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Balcony
- Storage and utilities including ASHP plant



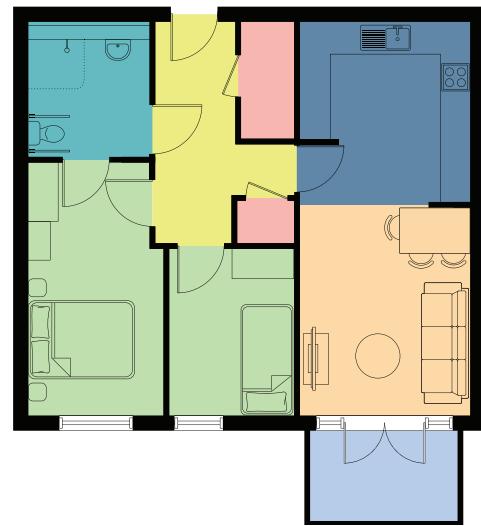
Total floor space - 66.7 sqm

Plot numbers: 32, 53

Apartment types

V2 Two-bedroom apartment

- Living and dining
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Balcony
- Storage and utilities including ASHP plant

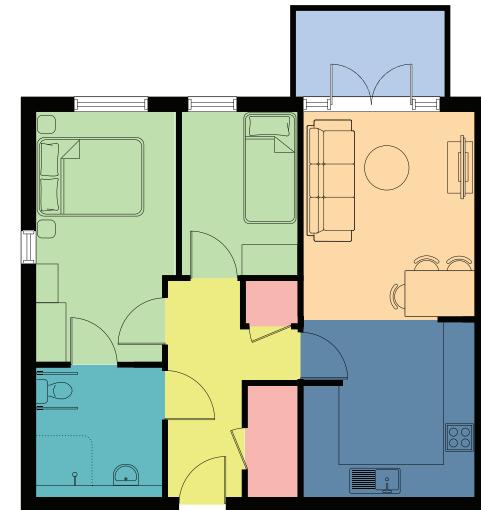


Total floor space - 67.1 sqm

Plot numbers: 19, 44, 65

V3 Two-bedroom apartment

- Living and dining
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Balcony
- Storage and utilities including ASHP plant

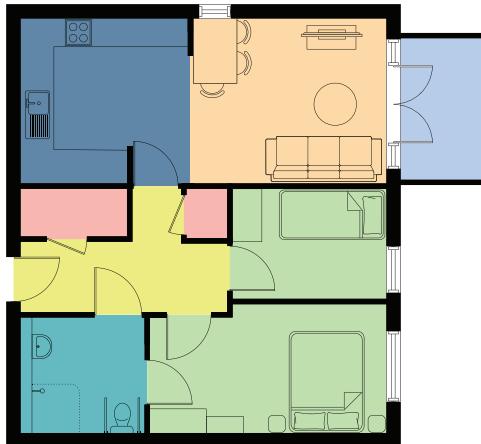


Total floor space - 66.4 sqm

Plot numbers: 3, 11, 18, 24, 36, 43, 49, 57, 64

V4 Two-bedroom apartment

- Living and dining
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Balcony
- Storage and utilities including ASHP plant



Total floor space - 67.0 sqm

Plot numbers: 4, 25, 34, 50, 55

Please note the floor plans are for marketing purposes only and are to be used as a guide. All efforts have been made to ensure their accuracy at the time of print and do not form any part of a legal agreement.

CGI of Roman Court





“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 the QR code to read
Graham and Marlene’s Story



SCAN ME

Next steps

If you are interested in living with us, scan the QR code below to fill in an application form and email into info.romancourt@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

Alternatively, please contact our team to find out more:

Call: 0183 223 8090
(Monday - Friday, 9am - 5pm)
Email: info.romancourt@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 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.

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:



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.

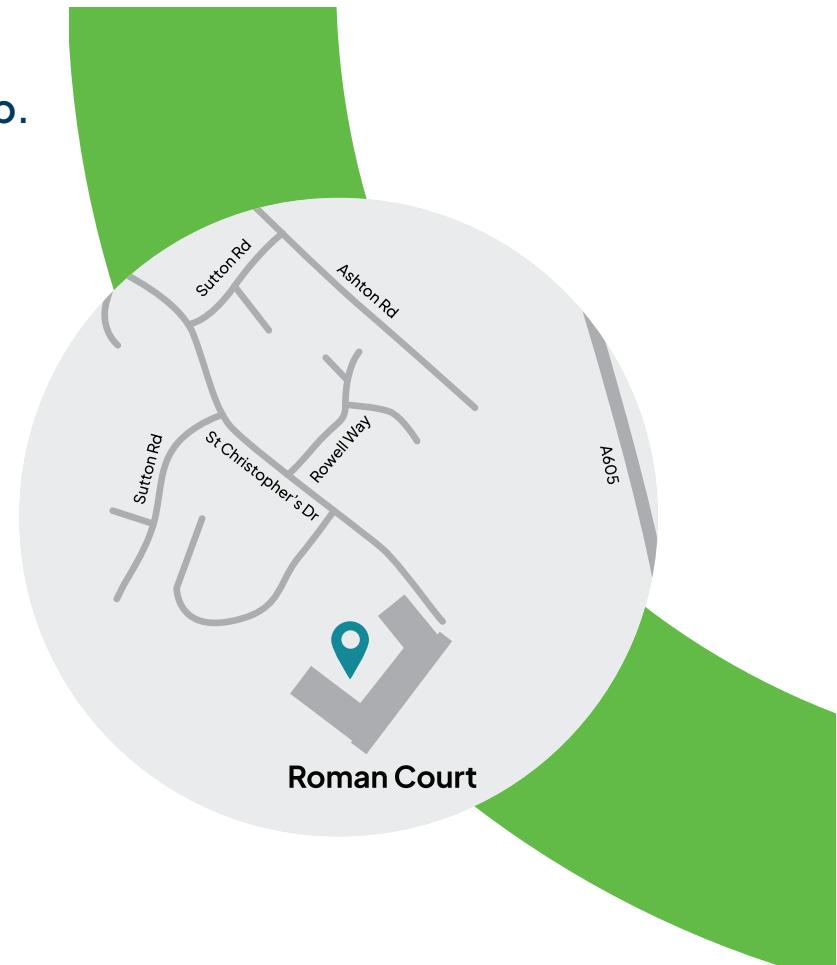
Viewings are by appointment only. Please contact our team
to arrange a viewing or to find out more:

 0183 223 8090

 info.romancourt@housing21.org.uk

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

 Roman Court, 2 McVicar Close, Oundle, Peterborough, PE8 4FU



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

Roman Court was developed with help from the Homes England grant funding.

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



Homes
England

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

Tricorn House
51-53 Hagley Road
Birmingham B16 8TP

housing21.org.uk

Housing 21