

LINGFIELD LODGE

LONDON ROAD, EAST GRINSTEAD



Eldon Housing Association, in partnership with Mid Sussex District Council, West Sussex County Council and Homes England, are proud to offer Extra Care Housing to the people of East Grinstead and the surrounding areas.

eldon housing
passionate professional caring



OPENING SPRING 2021

Lingfield Lodge, constructed over 3 floors with modern, bright social spaces and landscaped gardens, will open its doors in spring 2021 and will comprise of 40 one-bedroom and 9 two-bedroom self-contained apartments.

Lingfield Lodge aims to provide high quality, secure and accessible housing for older people with care needs, disabilities or limited mobility. We will offer 24-hour on-site care and support services and a freshly cooked midday meal 7 days a week plus on-site laundry services.

We also have facilities for visiting hairdressers, barbers, manicurists and other treatment providers.



LETTINGS CRITERIA

Priority will be given to older people in housing need who have a local connection and have some or all of the following needs:

- have existing requirements for social care services
- have difficulties managing in the physical environment of their current home
- will benefit from help to manage personal and domestic care tasks
- will benefit from support to maintain their independence and/or improve their quality of life
- have difficulties caused by communication problems, including sensory impairment
- have an isolated lifestyle which is to the detriment of their health, safety or well-being

All applicants must:

- require a minimum of at least 1 care call per day from the on-site care provider
- have care and support needs which can be accommodated within Lingfield Lodge
- have the mental capacity to understand and maintain a tenancy (applicants who have a legal deputy over finances, health and welfare will be considered with each case addressed on an individual basis)
- be able to live in close proximity to others in a community setting without causing risk or nuisance
- have sufficient means (or access to benefits/funding) to be able to pay the rent, service charges and any care and support charges which are necessary
- receive the midday meal 7 days a week

Priority for the 2-bedroom apartments will be given to two-person households who require separate bedrooms for care, medical or housing reasons.

INTRODUCING OUR ON-SITE MANAGER:

Eldon Housing Association has already started to appoint some of our team for Lingfield Lodge and we would like to introduce you to our Senior Registered Care Manager who will be our on-site Manager.



LINDA PITHER

Linda has over 35 years' experience working with older people - from working in nursing/care homes, community care services to joining Eldon 9 years ago as House Manager at the original Lingfield Lodge. Linda has previously managed another of Eldon's schemes in Haywards Heath and is currently the Senior Registered Care Manager.

Linda has said "I continue to enjoy my role and I am looking forward to welcoming tenants to Lingfield Lodge and working to support them to remain as independent as possible in their new homes."

Linda will be available at Lingfield Lodge Mondays- Fridays.

CARE PROVIDER

West Sussex County Council have commissioned the care provider who will be based at Lingfield Lodge.

The team of care professionals will be on site 24hrs a day 7-days a week to respond to emergency calls, provide night time support, where assessed, and meet the tenants' personal care needs in accordance with their Care Plans.



24 HOURS A DAY
7 DAYS A WEEK

FREQUENTLY ASKED QUESTIONS

Are the rents high?

As a Registered Provider the Association must ensure that its rents are affordable and these will always be in line with similar housing association properties in the area and less than the private sector.

What is included in the Service/Supplement Charge?

The cost of:

- Providing staff (excluding Care staff)
- Maintaining the building, grounds and equipment
- Cleaning the social spaces and grounds
- Heating and lighting the social spaces
- Security including the emergency call system
- Providing freshly cooked midday meals 7 days a week
- Laundry services
- Heating of apartments - from a central boiler
- Water Rates for apartments and social spaces

Tenants arrange their own telephone/broadband and electricity accounts.

Do I have to pay Council Tax?

Yes - unless you are in receipt of benefits which mean you are exempt from Council Tax.

Can I go out when I like?

Yes - tenants have keys to their own front door plus the main entrance door and can come and go as they like.

Can I bring my own furniture?

Yes - tenants furnish their own apartments. The Association provides carpeting, vinyl flooring in kitchens and bathrooms, cookers, fridges and freezers. Dishwashers and washing machines are not permitted - there is a separate laundry.

Do you allow pets?

We do allow caged birds and goldfish/tropical fish. Cats and small dogs are permitted but should tenants be hospitalised or unable to continue caring for them provision for their care must be included as part of a tenants' care plan.

Can I have visitors?

Yes - our tenants' apartments are their homes and visitors are welcome. Family and friends will often be invited to events at Lingfield Lodge.

What activities will take place at Lingfield Lodge?

Activities will include:

Coffee Mornings, Afternoon Teas, Quizzes, Exercise Sessions, Card and Board Games, DVD afternoons/Evenings, Trips to the Coast, Garden Centres, Stately Homes, Theatres etc plus visiting entertainers.

Our tenants will choose what activities they would like to see at Lingfield Lodge and can be involved as much or as little as they wish; their privacy will always be respected.

CHARGES

Rent and Service Charges will be payable to Eldon Housing Association either through self-funding or receipt of full or partial Housing Benefit.

Supplement Charges, which relate to provision of water and heating to the apartment, laundry services and the provision of a midday meal 7-days week, are not eligible for Housing Benefit.

Details of Rent, Service and Supplement Charges can be obtained by contacting Eldon Housing Association on **07701 303243** or lingfieldlodge@eldonhousing.co.uk

The cost of your agreed care plan will either be met through funding from a local authority or you would self-fund these costs yourself.

If you receive care funded by the Local Authority, would like further advice regarding funding your care or request a care act assessment you can contact West Sussex County Council on **01243 642121** or extracare@westsussex.gov.uk

CONTACT INFORMATION

Applications for Lingfield Lodge will be assessed by West Sussex County Council on the basis of personal care as well as housing need. If you would like to register your interest in an apartment or require further information please contact:

West Sussex County Council

📞 **01243 642121**

📧 extracare@westsussex.gov.uk

or

If you are registered on the Mid Sussex Housing Register:

The Homemove Team, Clarion Housing Group,
Upton House, 7 Perry Mount Road, Haywards
Heath RG16 3TN

📞 **0300 333 6715**

📧 mid.sussexHomemove@clarionhg.com

or

Linda Pither – Eldon Housing Association

📞 **07701 303243**

📧 lingfieldlodge@eldonhousing.co.uk

Some of the apartments will be available to purchase through a shared equity lease. If you are interested in this option and would like more information please contact Linda Pither at Eldon Housing Association **07701 303243** or lingfieldlodge@eldonhousing.co.uk

LOCAL AMENITIES

Shops

Newsagents/sub Post Office	10 minutes walk
Convenience store	15 minutes walk or Bus
Aldi	5 minutes walk
Sainsburys	10 minutes walk
Town Centre shops, Post Office Banks & Library	15 minutes walk or Bus

Public Transport

Bus 400 to Stone Quarry or Caterham
Bus 291 to Crawley or Tunbridge Wells
Both stop on London Road and pass through Town Centre

East Grinstead Railway Station	10 minutes walk or Bus
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Places of Worship

Trinity Methodist Church	opposite
St Mary the Virgin CoE Church	5 minutes walk
Jehovah's Witness Kingdom Hall	5 minutes walk
Moat United Reform Church	5 minutes walk or Bus
Our Lady and St Peter's RC Church	5 minutes walk or Bus
West Street Baptist Church	15 minutes walk or Bus
Crawley Mosque	30 minutes car ride

Medical

GP surgeries	10 & 15 minutes walk
Dental Surgeries	5 & 10 minutes walk
Queen Victoria Hospital	15 minutes Bus

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