



# Bentley Grange

extra care  
HAILSHAM

Exclusively for over 60s



# *A better life...*

Welcome to Bentley Grange, a high-quality development of one and two-bedroom self-contained apartments designed especially for independent people over 60 years of age who need help with day-to-day living.

As a resident you will join a friendly, safe, active community, with your own spacious apartment and the reassurance of a professional care team on-site 24 hours a day, seven days a week, giving commissioned and emergency care.

The scheme has a restaurant, a hairdressing salon and therapy room, a quiet room with computer suite, an activity room, and two lounges, where you can enjoy the company of others.

During office hours a dedicated scheme manager works to ensure that Bentley Grange is a well-maintained, pleasant and stimulating place to live, supporting residents to enjoy an independent life.

Bentley Grange is owned and run by Saxon Weald, a housing association and a not-for-profit company. Built in association with East Sussex County Council and Wealden District Council, Bentley Grange is the fourth Saxon Weald extra care scheme in East Sussex.







# *What is extra care housing?*

Extra care housing is designed for independent older people with a wide range of care and support needs. Some people at Bentley Grange will have low care needs and require little support with daily living; others will have higher needs.

Extra care is an alternative to residential care for many people. It can be particularly suitable for couples where one has a care need and the other doesn't, as it enables them to stay living together.

As extra care apartments are wheelchair accessible and specifically designed for older people, some find that their care needs actually decrease after they move in.

You keep your own home, with your own front door, but you live in a community where your health and happiness are important.

Our scheme manager gives practical support on anything from electricity bills to a dripping tap. She wants you to live a full and independent life, encourage you to take part in social activities and make new friends. Professional carers help you with day-to-day living.

If we hadn't moved here, I would be very lonely since my wife had to move into a nursing home. I have carers to help me each day, as well as the choice of having meals if I want them. Having a scheme manager that can support me means that I get help dealing with my post and talking over any worries. The scheme manager also helps us arrange activities.

# *Life at Bentley Grange, Hailsham*

Because you have your own self-contained apartment, you can organise life at Bentley Grange to suit yourself (although carers will make a regular time to visit). Entertain family and friends – there's a guest suite if they want to stay over.



You may want to spend the morning reading the paper in your sitting room, meeting up with friends in the residents' lounge or taking part in an exercise or craft session in the activity room or community lounge.

Many of our activities are organised and run by residents. Everything on offer is based on what residents and other older people in the local community want to do. Clubs include book groups, writing groups, music and chair-based exercise classes. Film clubs and fish and chip suppers are also popular.

Bentley Grange offers a freshly-cooked, two-course lunch every day. Friends and family are welcome to join you.

Many of our extra care residents are keen gardeners and our landscaped gardens include 'allotments' – raised beds for gardening at waist height.

Bentley Grange is ideally placed for Hailsham's amenities and leisure facilities. Next door is the bowls club, and the library and leisure centre are in neighbouring Vicarage Lane, where there is also a branch of Waitrose. Other supermarkets and local shops are also close by.

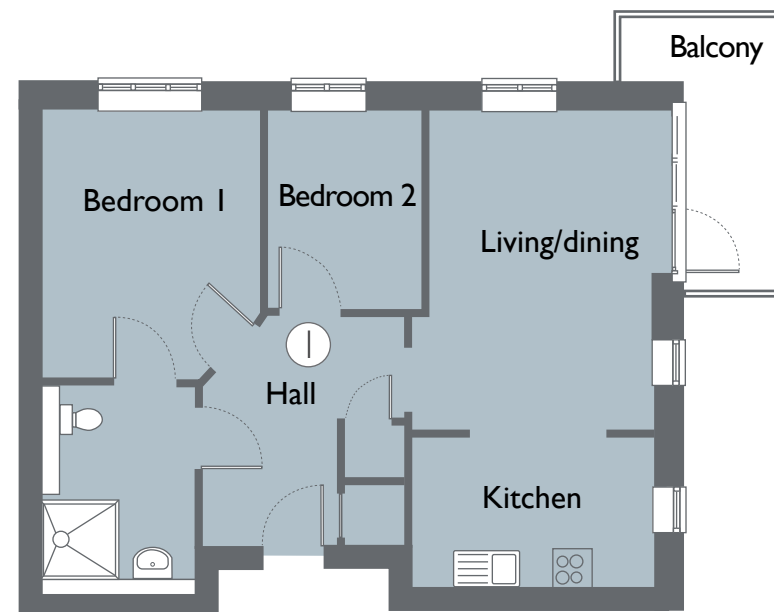




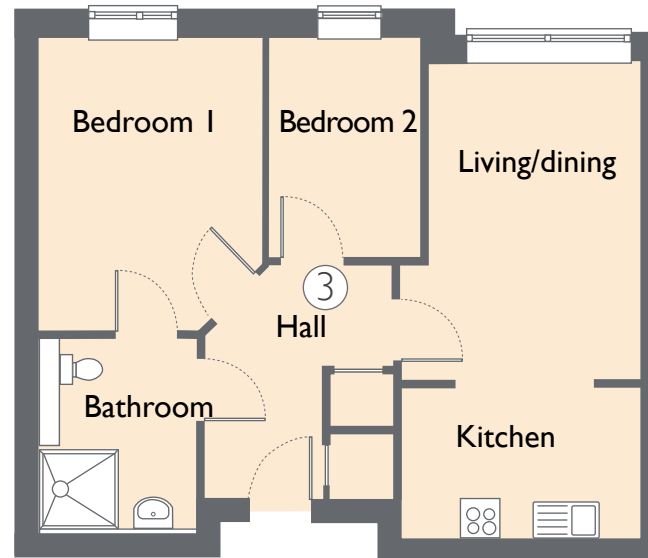
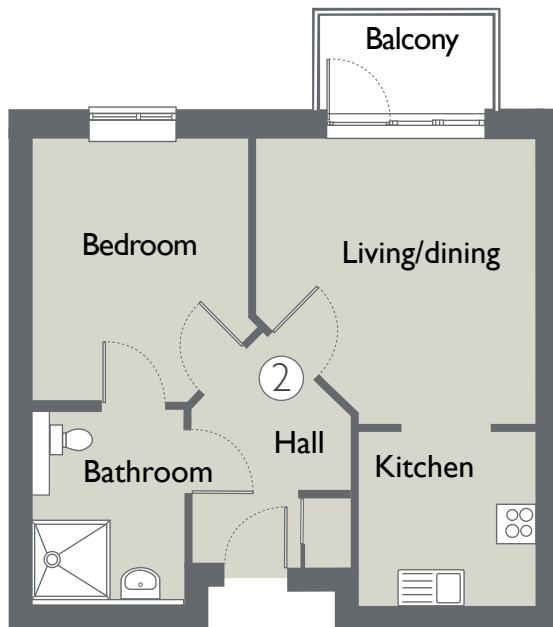
# *Your apartment*

All apartments are neutrally decorated and carpeted. Vinyl floors are fitted in the kitchen and en suite wet room, which features a level access shower. All taps are easy to open and close and electric plug sockets are at waist height.

The fitted kitchen has an oven, hob and extractor fan. You will need to supply a fridge/freezer and there is space for a washing machine or dishwasher. All apartments are equipped with an emergency pull-cord system and an intercom to allow visitors into the scheme.



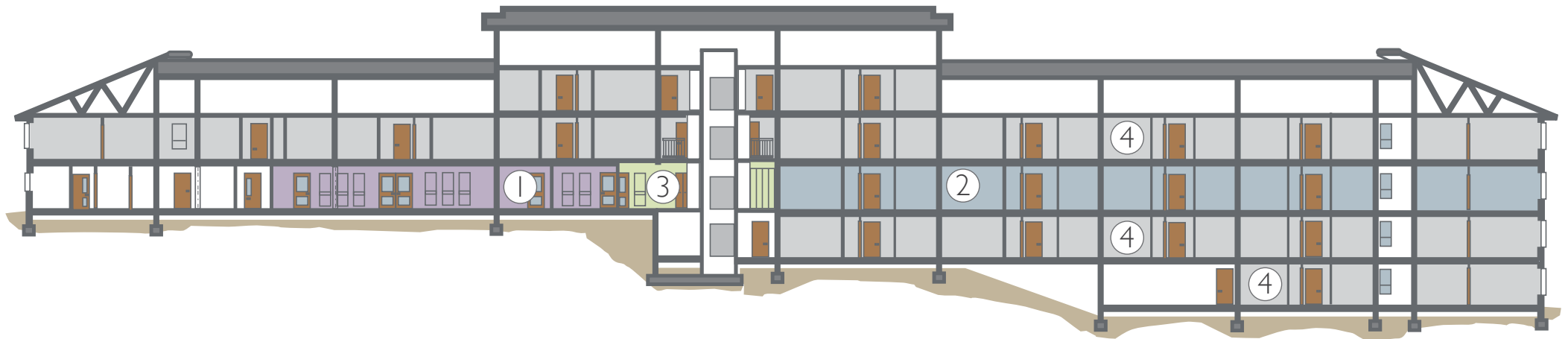




- ① Floor plan for a two-bedroom corner apartment
- ② Floor plan for a basic one-bedroom apartment
- ③ Floor plan for a central two-bedroom apartment



# Cross section of Bentley Grange



① Extra Care Building (3rd floor communal areas)

② Extra Care Building (3rd floor apartments)

③ Entrance hall

④ 1st, 2nd, 4th and 5th floor apartments





# Renting your apartment

To rent an apartment at Bentley Grange you must have an assessed need of at least five hours of care each week. Your care need will be assessed by East Sussex County Council's Adult Social Care department and they will pass your details on to the Bentley Grange scheme manager.

You will need to have lived in the Wealden district for the past three years or be closely related to someone who has lived here for five years. As Bentley Grange is owned and run by Saxon Weald, a housing association and not-for-profit company, you will be charged an affordable (below market value) rent for your home.

Depending on your finances, you may be eligible for housing benefit to cover some or all of the rent.

Your rent covers the cost of your daily two-course lunch (part of your tenancy agreement) and certain repairs to your home. You are advised to take out contents insurance to protect your belongings.

For more information  
please speak to our  
Bentley Grange scheme manager  
on 01403 226185

**Costs for a tenant (depending on finances):**

- **Rent** (includes regular lunchtime meal)
- **Service charge** – to cover the cost of maintaining the communal areas, gardens, heating, hot water, etc.
- **Support charge** – to cover the cost of employing the scheme manager
- **East Sussex County Council's** core care charge, ensuring the presence of a professional care team on site 24/7
- **Personal care**







# Buying your apartment

When you buy an apartment at Bentley Grange you purchase a 75% share of the property and Saxon Weald retains the other 25%. You do not pay rent on the quarter we own. This is known as Older People's Shared Ownership (OPSO) and makes an extra care scheme an affordable option for many homeowners.

Priority will be given to people who already live in or around Hailsham or in the Wealden district. You can buy an extra care apartment even if you do not currently have a care need.

Our OPSO apartments are all sold leasehold. A new lease is 125 years long. Saxon Weald is your landlord and responsible for maintenance to the building and grounds.

As a leaseholder you are responsible for your own apartment – including any repairs and redecoration.

You can opt in or out of a regular lunch-time meal, paying slightly more if you choose to eat in the restaurant on an *ad hoc* basis.



To buy an apartment you will have to meet the government's Help to Buy criteria for affordable homes. Our Sales team can guide you through this process.

Costs for a leaseholder (depending on finances):

- **Service charge** – to cover the cost of maintaining the communal areas, gardens, heating, hot water, etc.
- **Support charge** – to cover the cost of employing the scheme manager
- **East Sussex County Council's** core care charge, ensuring the presence of a professional care team on site 24/7
- **Personal care** (if applicable)
- **Regular lunch-time meal** (if applicable)

Call our Sales team  
on 01403 226035 or 226145



# *Your scheme manager*

Scheme managers work during office hours – from 8.30am until 5pm on Monday to Thursday and from 8.30am until 4.30pm on Fridays. Every Saxon Weald extra care scheme has a dedicated scheme manager, although you will meet other members of the team when they cover holidays and other absence.

Part of the scheme manager's job is to support residents to create a vibrant, friendly and inclusive place to live. When you come to Bentley Grange you will join a community and we hope that you will want to play a part in it.

Our scheme managers often have experience in the care sector but their key roles are to:

- Manage the building (fire alarm testing and drills, reporting repairs, testing pull cords, arranging meetings)
- Provide a housing management service (including letting empty properties and tenancy sign-ups)
- Provide a support service for vulnerable people

Your scheme manager will ask you how much support you want from her (him). You may want a daily visit, or to see her once a week. She can offer you help with:

- managing your household bills;
- claiming welfare or disability benefits;
- organising transport so you can attend social activities and events;
- any issues or worries that you may have.







It provides a lovely, friendly home for my mother and, as her care needs have increased, they have responded quickly to ensure that she is always well looked after. The scheme is clean and well maintained and there are plenty of activities, but most importantly it is the kindness of the staff which we value.

# *About your care*

Every household at Bentley Grange must pay a core care charge, levied by East Sussex County Council (how much of this you pay will depend on your financial situation). This charge covers the cost of maintaining a professional care team on site seven days a week, 24 hours a day.

You are eligible to rent an apartment at Bentley Grange if East Sussex County Council's Adult Social Care team decides that you need five or more hours of care a week.

The team will work with you and Saxon Weald's scheme manager to assess your care needs before you move in. This assessment will be used to formulate an individual care plan agreed by you and tailored to your needs.

Buyers do not have to have a care need when they move in, but they will be required to pay the core care charge.

People's care needs can change. Your care plan will be adapted according to your needs. You can also pay for additional help with cleaning, laundry or shopping.

The care provider for Bentley Grange was selected through a competitive process based on quality, standards of service and value for money.

There are upper limits to the amount of care and support that can be provided in an extra care scheme and very occasionally alternative accommodation may have to be arranged for a resident.

This decision would be made by health and social care professionals in conjunction with the resident and family or an advocate acting on the resident's behalf.

Saxon Weald is a housing association and not-for-profit company, established in 2000. It is based in Horsham, West Sussex. We own 6,000 homes and a quarter of our housing stock is specifically for older people. We own and manage extra care schemes in Hampshire, West Sussex and East Sussex.

Saxon Weald aims to achieve equality of opportunity in relation to the services we provide as a landlord and as an employer. This means that no person or group seeking housing, jobs or contracts with us will be treated less favourably because of their or their partner's, family's, friend's or associated person's protected characteristics. In law, protected characteristics specifically cover: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In addition to these, Saxon Weald will not treat anybody less favourably for any reason which causes a person to be treated with injustice.



**Saxon  
Weald**

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