



APPROVED
OPERATOR

Our Charity

- **The ExtraCare Charitable Trust** was established in 1988. We are a charity that supports over 4,400 older people in 20 locations across the country.
- Our Charity's Vision: **Better Lives for Older People.**
- Our Charity's Mission: Creating **sustainable communities** that provide **homes older people want, lifestyles they can enjoy and care if it's needed.**
- Any surplus funds that we generate are used by the Charity to support residents' housing, health and wellbeing, and to develop new Villages.
- Working in partnership with Buckinghamshire Council and Homes England.

Applying for a Home

- Buckinghamshire Council have 100% nomination rights on all rented properties.
- Applications should be made to Buckinghamshire Council telephone:
Buckinghamshire Council **01296 383204**
- You must be at least 50 years old and have a local connection to **Buckinghamshire**
- You will be required to complete a **compulsory wellbeing assessment** with a member of our team in order to establish what support you may need if you are accepted for the Village. Any offer of a property will be based on this assessment.
- Property offers are made on a **needs basis** and if unsuccessful we will tell you why and advise you on your options.

The Village

- **260** individual homes.
- **204** properties for sale and **56** available for affordable rent. (**39** one bed and **17** two bed apartments)
- A **vibrant community** which is home to a **wealth of facilities** for the “fit and frail”. **Our community is diverse**, with people from different backgrounds and with differing needs for care.
- Our facilities are open to people **over the age of 55 from the wider community**, which ExtraCare positively encourages.
- Village opened in **May 2018**.

Communal Facilities

- ✓ Café Bar/Bistro
- ✓ Village Hall
- ✓ Hairdressers
- ✓ Beauty Salon
- ✓ Bowling Green (indoor)
- ✓ Licensed Bar
- ✓ Library/I.T. Suite
- ✓ Greenhouse
- ✓ Arts & Crafts
- ✓ Guest Suite
- ✓ Fitness Suite
- ✓ Laundrette
- ✓ Hobby Room
- ✓ Wellbeing Suite
- ✓ Enriched opportunities



Wellbeing Service

- An **award-winning service** which is run by a **qualified advisor** and is available to all residents.
- Wellbeing service supports all residents to be **pro-active in managing their own health.**
- The service offers **health screening** and advice on **managing a healthy lifestyle.**
- Wellbeing assessments typically cover a range of tests and common conditions including blood pressure, cholesterol, diet, fitness, sleep, diabetes and osteoporosis.
- We also offer a **drop-in service.**
- This service is funded through the Village Amenities Charge.

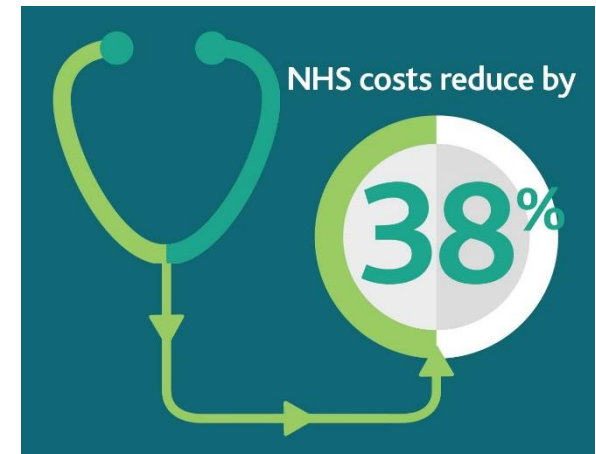
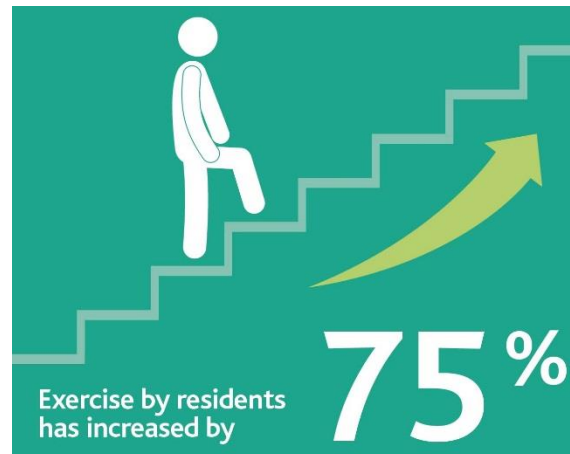
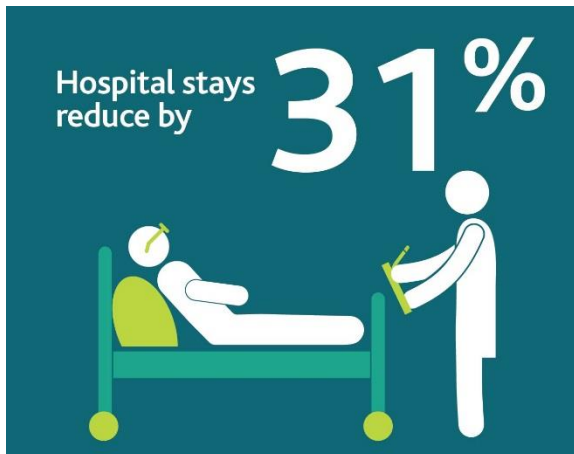
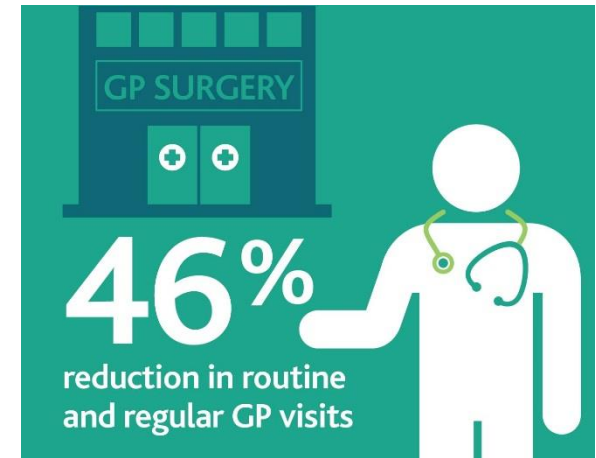
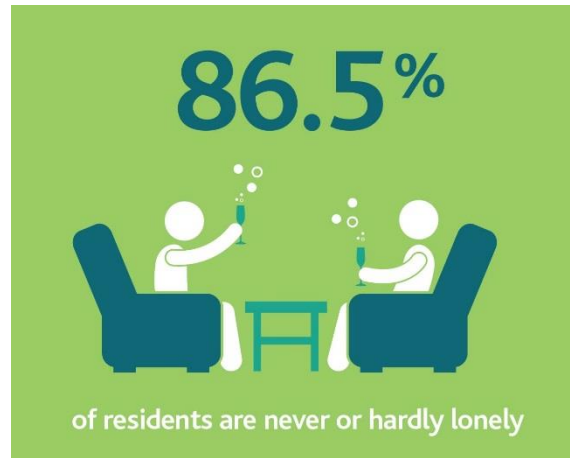
Care Service

- There are care staff on site **24 hours a day in the event of an emergency.**
- The Village provides care for up to a third of all residents living in the Village, should they select us as their care provider. This ranges from low to high level care.
- This includes people who are living in our community as an alternative to residential care or a nursing home, because they are able to **live independently** in our community.
- Residents receiving care also includes people with a **dementia diagnosis**, where we are confident we can meet their needs and they can live safely in our community.
- The care service is subject to a separate agreement and charges.

Care Service

- ✓ Assistance with cleaning, bed making, laundry and shopping
- ✓ Help with getting up and going to bed
- ✓ Personal hygiene and continence up to full assisted bathing
- ✓ Assistance with dressing
- ✓ Help with preparing meals through to full assistance with feeding
- ✓ Assistance with medication through to administration of medicines
- ✓ Transferring a person from one location to another, through to full hoisting
- ✓ These are just examples; an individual's care package will be tailored to meet their needs
- ✓ The care service is subject to a separate agreement and charges

Benefits of Living in an ExtraCare Location *Data provided by Aston University March 2019



Activity Programme

- ✓ Yoga
- ✓ Dancing
- ✓ Short mat bowls
- ✓ Snooker
- ✓ Golf tournaments
- ✓ Evening entertainment



The activities available may change over time. There may be a nominal charge for some of these activities.

The Apartments

- ✓ All rental properties have a patio area or balcony
- ✓ Flat and level accessibility
- ✓ CCTV connected to personal TV for guest entry
- ✓ Easy to reach switches and fittings
- ✓ Shower rooms have slip-resistant floors
- ✓ Security key card access
- ✓ Kitchen with an integrated oven and hob
- ✓ Please note that the apartments do not come furnished



Rental Monthly Charge

- **£1264.95** for a one bed and **£1357.20** for a two bed apartment
- The monthly charge includes a **rent charge**, **village facilities charge**, **village amenities charge** and **utilities charge**. A description of each can be found below
- **Rent Charge £671.74 - 1 bed; £763.99 - 2 bed:** costs associated with living in the property. Includes maintenance of your apartment for items that are the responsibility of the landlord
- **Village Facilities Charge £386.45:** costs associated with maintaining the communal areas such as heating and lighting, cleaning of communal areas, gardening and landscaping, fire alarms and insuring the building

Rental Monthly Charge

- **Village Amenities Charge £119.86:** a contribution towards the running of some of our services, emergency support, benefits advice and some costs associated with the general running of the Village.
- **Utilities Charge £86.90:** all heat, light and power to your home; all water and sewage services associated with your property. Wi-Fi in your apartment and throughout the whole building is also included.
- Charges are payable **MONTHLY** by direct debit



Additional Charges

- ✓ Council tax
- ✓ Contents insurance
- ✓ Telephone
- ✓ Television subscriptions
- ✓ TV licence
- ✓ Care (subject to a separate agreement and charges)
- ✓ Dementia and Mental Wellbeing Enabling Service
(support residents with dementia)

The above are not included in the monthly charges paid to ExtraCare.



Affordable Living

- If you feel that living in the Village is beyond your means, we strongly recommend that you book an appointment with our **Welfare Benefits Advisor**.
- Our advisors can provide a **free benefits assessment** to help you assess whether the Village is **affordable for you**.
- This consultation will give you a **personalised breakdown** of charges and information relating to possible future scenarios.



Living in an ExtraCare Location

- **Pets are allowed in our locations** but you must seek permission in writing first.
- You should **use the car parking spaces responsibly**. Spaces are on a first come, first served basis. There are no reserved car parking spaces.
- You must **seek permission before carrying out any improvements or adaptations** to your property (as outlined in the tenancy agreement).
- You are responsible for reporting repairs quickly.



Living in an ExtraCare Location

- You must pay the monthly charges – your home may be at risk if you do not.
- Please act responsibly to your neighbours and the wider community, and follow our safety advice.
- Please seek permission if you require motorised mobility aids.
- Report any issues, including accidents, incidents and apartment/building repairs.
- Ask location staff if you need help, advice or further support.



When You Leave

- You are required to give one month's Notice to end your tenancy, and return the key cards to us; we will arrange to visit you during the notice period to identify any works you may be required to do
- Please note that you (or your estate) will continue to be responsible for the monthly charges up until the point the property is empty and the key cards are handed back to ExtraCare
- In the event of your death, if you are claiming housing benefit please note the benefit will cease from the first Monday after your passing; we will seek to recover any shortfall from your estate

Important Information

- The ExtraCare Charitable Trust is not regulated by the Financial Conduct Authority and is not authorised to give financial advice. Therefore, we strongly recommend that before making any decision based on the information provided in writing, electronically or verbally, that you consult with a specialist adviser or take independent legal and financial advice
- You may wish to contact the Citizens Advice Bureau (www.citizensadvice.org.uk) or Shelter (www.shelter.org.uk) for free and impartial advice
- We would encourage you to discuss the implications of moving to an ExtraCare location with your family and friends
- These particulars are set out as a general outline for guidance only. The information in this presentation does not in any way form part of a contract or warranty

Any other queries, please just ask us.