



HOMESTEAD COTTAGES

HOMESTEAD WAY, NORTHAMPTON NN2 6JH

GENERAL GUIDANCE TO APPLICANTS FOR RESIDENCE

Security and well being

Every cottage is connected to an Alarm System with a pull cord in the lounge, bedroom and bathroom linked to the Warden's flat and each Resident has a personal alarm pendant on the same system. When the Warden is off duty, connection is to the Northampton Call Centre – giving 24 hour cover.

The site is protected by security lights and CCTV.

General Information

All cottages have a living room, kitchen, one bedroom and a bathroom. Cottages will be brought to a good standard of decoration and repair before being offered for occupation.

Rooms are decorated with textured paper and pastel emulsion. Ceilings are finished with matt white emulsion paint and relevant woodwork finished with white gloss paint.

Power points at easily accessible heights are provided in each room and a smoke alarm is fitted as standard.

All cottages have double glazed windows and external doors, and full gas fired central heating.

Where the home has a flue and fireplace, the Resident's own gas or electric fire may be fitted. Where there is no flue, the Resident may fit an electric fire of their choice if they wish.

Grab rails can be fitted internally or externally following discussion with the Clerk to the Trustees.

Kitchen

Kitchens have a sheet vinyl floor; a worktop incorporating a stainless steel sink fitted with lever taps and a drainer unit; wall tiles above the worktop; kitchen cupboards and wall units; space for an automatic washing machine (or washer/dryer¹) and fridge or fridge/freezer (in the larger Cottage it may be possible to install a dish washer).

In the recently modernised homes electric ovens and hobs are fitted and in the other homes there is space for a standard width gas or electric cooker.

Bathroom

A walk-in shower with an appropriately located grab rail and full height tiling is provided. There is a low level W.C. and wash hand basin with tiled splash back and lever taps, a towel rail and a toilet roll holder. Additional grab rails can be provided if requested.

The floor is non-slip material.

Telephone and TV

Currently the only telephone service is provided by over ground BT lines there is no cable service. Each home has a telephone point (although the incoming Resident will have to arrange the connection).

¹ We do not recommend a condensing dryer as this may cause condensation in the cottage.

TV service is via Freeview aerial or satellite, whilst there may be an existing aerial or dish on the property the incoming Resident is responsible for replacement or repair to these if required and for any equipment to connect their TV to the aerial. There is a TV point in the living room.

Information for Applicants:-

Residents are responsible for paying for the following:-

- carpets, curtains and blinds for the cottage²;
- Council Tax;
- gas and electricity charges;
- interior redecoration after they have moved in;
- insurance of the Contents of the Cottage³;
- telephone charges – at the moment BT is the only supplier of telephone lines on site.

The Trustees are responsible for paying for:-

- the services of a Warden or alternative cover;
- the services of a Handyman/gardener;
- the Call Care System;
- the Resident's TV Licence (where applicable);
- property insurance;
- any necessary external decoration and repairs and internal repairs;
- water charges.

Representatives

All applicants are responsible for providing the names and contact details for at least two relatives or friends, who will act as their Representatives. This information will be passed to the Warden and to the operators of the Call Care System so that it is available if someone is needed to assist in the event of illness or emergency.

The Representatives will be expected to meet with the Trustees of the Residents Sub-Committee who will explain the formal undertaking Representatives are required to make.

Charges

Monthly Maintenance Contributions are set in April of each year, for more details please contact the Secretary and Clerk to the Trustees at:

14 Homestead Cottages
Homestead Way
Northampton
NN2 6JH

Email: homestead.cottages@btconnect.com

☎ 01604 79171

² On occasions a previous Resident may leave carpets and curtains which the incoming Resident can keep or replace

³ The Directors can arrange content insurance through their insurers