



THE METHODIST HOMESTEAD, HOMESTEAD WAY, NORTHAMPTON, NN2 6JH GENERAL NOTES FOR 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 Northampton Borough Council Call Centre (who provide 24 hour cover 7 days a week) and each Resident has a personal alarm pendant on the same system.

Each cottage is fitted with a heat alarm in the kitchen, a smoke alarm, and a carbon monoxide alarm all of which will sound in the cottage and alert the Call Centre.

The site is protected by security lights and CCTV.

General Information

Our cottages may be suitable for those with limited mobility. They have a living room, kitchen, one bedroom and a bathroom with a shower. Cottages will be brought to a good standard of decoration and repair before being offered for occupation. Rooms are decorated with 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.

All cottages have double glazed windows and external doors, and full gas fired central heating. If the Resident wishes they may fit an electric fire of their choice.

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 cooker².

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.

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

² For safety reasons, the Trustees prefer that an electric cooker is fitted

Sheltered independent living for Christians

Office: 14 Methodist Homestead, Homestead Way, Northampton, NN2 6JH

Telephone 01604 791713 Email: office@homesteadcottages.org.uk; Website: www.homesteadcottages.org.uk

The Methodist Homestead – Company Registration No 8295082 - Registered Charity No 1150018

Telephone and TV

All cottages benefit from telephone services (with no line rental or charges for local and national calls) and a Wi-Fi service delivering broadband services and internet TV. By arrangement incoming Residents may be able to retain their existing telephone number.

TV service is via the Internet connection, 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.

Virgin TV can be provided (the Resident is responsible for the contract with Virgin) and this must be discussed with the Clerk to the Trustees prior to moving into the cottage.

Information for Applicants:-

Residents are responsible for paying for the following:-

- carpets, curtains and blinds for the cottage³;
- Council Tax;
- gas and electricity charges;
- interior redecoration after they have moved in;
- insurance of the Contents of the Cottage⁴;

The Trustees are responsible for paying for:-

- the services of a Warden or providing alternative cover;
- the services of a Handyman/gardener;
- the Alarm System;
- the Resident's TV Licence (where applicable);
- property insurance;
- any necessary external decoration and repairs and internal repairs;
- water charges;
- telephone (except international and premium rate calls) and internet services.

Representatives

When you make your application, you are asked to provide the names and contact details for at least three relatives or friends who live locally and who will act as your 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 about charges or for further details about Homestead Cottages please contact:-

The Secretary and Clerk to the Trustees
Homestead Cottages
14 Methodist Homestead
Homestead Way
Northampton NN2 6JH
Telephone 01604 791713 or mobile 07704 371890
Email: office@homesteadcottages.org.uk

³ On occasions a previous Resident may leave carpets and curtains which the incoming Resident can keep or replace

⁴ The Trustees can arrange content insurance through their insurers