



## 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 kitchen, lounge, bedroom and bathroom linked to the West Northamptonshire Council operated 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. Each comprises 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 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 are provided with a vinyl floor; a worktop incorporating a 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/dryer<sup>1</sup>) and fridge or fridge/freezer (in the larger Cottage it may be possible to install a dish washer as well).

In the recently modernised homes electric ovens and hobs are fitted and in the other homes there is space for a standard width cooker.<sup>2</sup>

#### 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.

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

<sup>2</sup> 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](mailto:office@homesteadcottages.org.uk); Website: [www.homesteadcottages.org.uk](http://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)<sup>3</sup> and a Wi-Fi service delivering broadband services and internet TV. By arrangement incoming Residents may be able to retain their existing telephone number, this must be discussed with the Clerk to the Trustees prior to moving into the cottage.

TV service is via a Freeview aerial, the Internet connection or satellite, whilst there may be an existing aerial or dish on the property the incoming Resident is responsible for the installation, replacement or repair to these if required and for any equipment to connect their TV to the aerial or satellite. 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 cottage<sup>4</sup>;
- Council Tax;
- gas and electricity charges;
- water charges – for which there is a fixed charge as part of the Weekly Maintenance Contribution (WMC)<sup>5</sup>;
- interior redecoration after they have moved in;
- insurance of the Contents of the Cottage<sup>6</sup>;
- telephone and internet services - for which there is a fixed charge as part of the WMC<sup>7</sup>;

**The Trustees** are responsible for paying for:-

- the services of a Warden or alternative cover;
- the services of a Site Supervisor;
- the Alarm System;
- the Resident's TV Licence (where applicable);
- property insurance;
- any necessary external decoration and repairs and internal repairs;

## 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 centre 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 who will explain the formal undertaking Representatives are required to make.

## Charges

Weekly 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](mailto:office@homesteadcottages.org.uk)

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<sup>3</sup> A fixed charge for telephone services is included in the weekly maintenance contribution.

<sup>4</sup> On occasions a previous Resident may leave carpets and curtains which the incoming Resident can keep or replace

<sup>5</sup> The water fixed charge is not covered by Housing Benefit.

<sup>6</sup> The Trustees can arrange content insurance through their insurers.

<sup>7</sup> The telephone fixed charge is not covered by Housing Benefit.