



North Somerset Council
Adult Social Services and Housing Solutions:
Extra Care Housing Handout
September 2023

NORTH SOMERSET COUNCIL EXTRA CARE HOUSING

Document information

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Extra care housing

Extra care housing schemes are designed for people 55 years and over with housing, care and support needs and aim to offer privacy and independence in a safe, accessible environment. Schemes are made up of individual flats, communal facilities, and on-site care.

The flats have a lounge, kitchen, bathroom and either one or two bedrooms. You can also make use of the communal facilities, a list of the facilities in each extra care housing scheme is below. A guest room with en-suite is available for visiting family and friends. All schemes are wheelchair accessible. All schemes will consider pets and have a pet policy in place – please discuss with the scheme directly.

Care is provided by a Care Quality Commission registered professional team who have a 24 hour a day presence on-site to provide planned care and respond to emergencies. The Care Quality Commission is the independent regulator of health and adult social care in England.

They make sure health and social care services provide people with safe, effective, compassionate, high-quality care and they encourage care services to improve.

If you are interested in moving to extra care, you are welcome to contact the scheme you are interested in to arrange a visit. Please contact the scheme directly using the telephone numbers provided below.

Extra care housing for rent through North Somerset Council

Are you eligible?

To qualify you must:-

- be 55 or over.
- have eligible care needs (for example needing help with eating, getting dressed, being safe at home, personal care)
- be eligible for North Somerset Council funding. This means you must not have savings or assets above £23,250 (excluding the value of your home but including any other property) Homeowners are usually excluded from accessing North Somerset nominated flats.
- have a current application for housing via the council's Housing Jigsaw website - <https://northsomerset.housingjigsaw.co.uk/>
- be resident in North Somerset

People with exceptional circumstances may be considered on a case-by-case basis.

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Leasehold/shared ownership purchase

Tamar Court, Strawberry Gardens, Sandford Station, and Waverley Court also have flats available for lease/shared ownership purchase, you can get more information on these options by contacting the scheme on the telephone number given. The council's eligibility criteria and application process do not apply to these flats.

How to apply

1. Contact Care Connect on 01275 88 88 01 to ask for a care assessment for extra care housing.
2. Complete a Housing Jigsaw application. You can do this on-line at <http://northsomerset.housingjigsaw.co.uk> or contact the Housing Solutions Team on 01934 426 330 to discuss other options.

Waiting list

Extra care housing is managed from a waiting list, not through the Housing Jigsaw bidding system. If you are eligible, you will be placed on the waiting list for the schemes you are interested in. Your Housing Jigsaw banding and care assessment are considered together when placing you on the waiting list and we will contact you when you reach the top of the list.

Costs

You will need to consider both housing and care costs when moving into extra care housing.

You will pay deposits, rent and service charges to your landlord. You will also be responsible for paying your utility bills, council tax, contents insurance, telephone connection/bill. If you are eligible for housing benefit, some of the below costs will be covered by this.

Example costs (these are indicative but may be subject to change)

Rent - 1 bedroom property from £130 to £160 per week.

Rent - 2-bedroom property from £145 to £186 per week.

Service charges range between £60 to £80 per week.

Some providers make it a prerequisite to purchase one meal per day. This starts from £60 per week per tenant depending on the scheme.

On-site care provider support charge – There may be a charge to you as the tenant directly for access to additional support. This will vary from scheme to scheme

Care contribution – you will receive a full financial assessment from the council to determine your maximum weekly contribution towards the cost of your care. This assessment will also establish whether you are entitled to claim any additional welfare benefits.

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Scheme	On – site facilities		Flats	Floors	Lifts	 Scooter store	Meal
Waverley Court Forth Avenue Portishead BS20 7NY Anchor 01934 519 252	<ul style="list-style-type: none"> Residents' lounge Restaurant Laundry Guest room Assisted bathing facility. 	<ul style="list-style-type: none"> Hair salon Beauty salon T V/book room I T room with computers and WIFI 	60	3	2	Ground floor scooter store. Scooters can be kept in flat.	Cooked mid-day meal provided as part of tenancy agreement.
Lakeside Court Jasmine Way Worle Weston-super-Mare BS24 7JN Anchor 01934 519 252	<ul style="list-style-type: none"> Residents' lounge Restaurant Laundry Guest room 	<ul style="list-style-type: none"> Assisted bathing facility. Hair & beauty salon Library 	33	3	1 + 1 stair lift	Ground floor scooter store. Small scooters can be kept in flat.	Cooked mid-day meal provided as part of tenancy agreement.
Tamar Court Tamar Road Worle Weston-super-Mare BS22 6BU Alliance 03000 120 120	<ul style="list-style-type: none"> Residents' lounges Restaurant Laundry for care staff use only. Guest room Assisted bathing facility. Pamper room 	<ul style="list-style-type: none"> Gardening room. <p>On the ground floor there is a Wellness Centre offering daytime dementia services for the local community and people within the scheme</p>	65	3	2	Ground floor scooter store.	Cooked mid-day meal provided as part of tenancy agreement.

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Scheme	On – site facilities		Flats	Floors	Lifts	Scooter store	Meal
<p>Sandford Station Sandford Winscombe BS25 5AA</p> <p>St Monica's Trust 01934 825930</p>	<ul style="list-style-type: none"> Residents' lounge Dining room Laundry Guest room Assisted bathing facility. Hair salon Beauty salon Activities room Shop 	<ul style="list-style-type: none"> Small pool Gym Croquet lawn Allotments Regular mini bus shopping trips/ outings Indoor/outdoor bowling Library with computers 	109	2	3	Scooter charger outside every flat.	Mid-day meal available to purchase – not provided as part of tenancy agreement.
<p>Diamond Court Diamond Batch Worle Weston-super-Mare BS24 7FY</p> <p>Housing 21 0370 192 4038</p>	<ul style="list-style-type: none"> Residents' lounges Restaurant Laundry Guest room 	<ul style="list-style-type: none"> Assisted bathing facilities Hair salon Library 	73 (across 2 buildings)	3	2	Ground floor scooter store. Scooters can be kept in flat.	Mid-day meal available to purchase – not provided as part of tenancy agreement.
<p>Strawberry Gardens 18 Moorhen Road Yatton BS49 4GB</p> <p>Housing 21 0370 192 4273</p>	<ul style="list-style-type: none"> Residents' lounge Restaurant/café Bistro Servery kitchen Guest room with en-suite 	<ul style="list-style-type: none"> Laundry room Assisted bathing facility. Hair salon Communal gardens 	60	3	2	Ground floor scooter store. Small scooters can be kept in flat.	Mid-day meal available to purchase – not provided as part of tenancy agreement.