

THE COURTYARD ROOMS

Courtyard rooms have been constructed at West View to give people an option of becoming tenants of their own semi-independent living unit, purchasing services as required to enhance or maintain their quality of life.

View of the dining area and kitchenette'



Tenants will benefit from living in a managed environment, and a communal setting that offers a higher degree of security and safety than they may have experienced before.

The accommodation allows people with a care need the opportunity for personal care, help and support for enhanced quality of life in a flexible and personalised way.

Tenants of the Courtyard Rooms may expect accommodation and services to maintain and promote their independence as follows:

The Accommodation and Services:

- A quality oak topped kitchenette with built-in fridge freezer and points for plug in appliances e.g. combination oven, induction hob, kettle and toaster*.
- Open plan design with larger windows for light and space to promote wellbeing*.

- Attractive and easy clean wet room facility adaptable for disability*.
- Your own lockable front door and the freedom to come and go with the knowledge that your property is safe and secure.
- Buildings and contents insurance cover and fire precautions for your safety.
- Security is provided by 24 hour staffing and an emergency call system.
- Discounted rates from our Home Care and Support team at West View if desired (see over).
- Maintenance provided for internal and external areas including window cleaning.
- A platform lift serves first floor rooms and private entrance exit to Courtyard area to the side of the main house enables greater freedom.
- A concierge service and free telephone communication including internal extensions safeguarding against unwanted nuisance calls and cold call selling.

* Other rooms are available on a tenancy basis. These may not have the facilities of those list above which were purpose built. They will therefore only be suitable for tenants that will require meals and personal services provided through a Home Care & Support package.



'Walk in wet rooms incorporate modern facilities finished to a high standard'

- Advice and guidance on services and benefits available.
- The option of joining in with events and entertainments often free of charge.
- The use of the communal facilities, areas gardens, summer house and the Courtyard for personal use and for entertaining visitors.
- Laundry facilities on site for personal use or a laundry service.



THE COURTYARD ROOMS CHARGES

Description	Funding options
Standard Room Premium Room or Apartment	Personal income, housing benefits if eligible
<u>Utilities</u> All rooms Heat, Light, Water, Telephone, Waste etc Couple sharing (This is a required element for all tenants)	Personal income/ winter heat allowances.
<u>Shared night-time support</u> Couple Sharing (This is a required element for all tenants)	Attendance Allowance
<u>Service charge</u> Insurance, maintenance, repair and renewal, gardening, use of equipment and communal facilities. 24 hr emergency support Couple sharing (This is a required element for all tenants)	Personal Income, benefits if eligible.
Please see our latest price list for, Tenancy and service charges and Home Care & Support packages and hourly rates	(payable 4 weekly in advance)



Optional Home Care and Support

Personal care and enabling for independence: Financial matters and decision making

Day to day living support including shopping and food preparation, etc

Cleaning and general domestic tasks, pet care etc

Companionship and help getting about including options for outings

Courtyard Room tenants have rights under the Assured Short-hold Tenancy Agreement; please ask for the terms and conditions of tenancy. Tenants may become residential clients should their needs change without the need to move from their accommodation.

Please do not hesitate to talk to us with regard to the options for funding or adaptations of the accommodation to suit your needs.

All enquiries are welcomed.

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