



## Charges

It is Teachers' Housing Association's policy to offer affordable housing to those in need. Charges are reviewed annually. Payment is due monthly, in advance, and is usually made by direct debit.

In addition to the basic rent, a service charge is also payable monthly. The service charge includes the cost of providing services such as staff, communal facilities, cleaning of communal areas, external window cleaning, gardening, and emergency call system monitoring and maintenance.

Council Tax, electricity (including central heating and hot water), water and sewerage rates are not included in the service charge or rent. Residents are directly responsible to Kingston upon Hull City Council and local amenity suppliers for these charges relating to their individual flats. Likewise, residents are responsible for their own home contents insurance and for their own personal telephone bills.

## How to Apply

Applicants must be over 55 and able to live independently. Teachers' Housing Association does not require applicants to have a local connection with the area in order to be considered for housing in this scheme.

We strongly recommend that applicants visit the scheme before making an application for housing to Teachers' Housing Association, to ensure that the property caters for all their needs.

**To arrange a visit, please call the scheme manager on 01482 825407 to arrange a convenient time. An application form for housing can be obtained from Teachers' Housing Association's head office or downloaded from the website at [www.teachershousing.org.uk](http://www.teachershousing.org.uk)**



# Dunham Gardens Sutton Park, Hull



## Teachers' Housing Association

**Teachers' Housing Association is a not for profit, charitable Housing Association. The Association was established in 1967 and provides rented accommodation for people in housing need, particularly those associated with education. We offer sheltered housing for older people nationwide, and housing for teachers and others in need in London.**

**Dunham Gardens offers accommodation for active older people to enable them to continue to live independent lives but with the reassurance that support is available. All new tenancies at Dunham Gardens are let as assured tenancies.**



## The Scheme

Built in the 1970s Dunham Gardens is a private residential estate situated in the Sutton Park area of Hull and lies just six miles north of Hull's city centre. Hull is a bustling city with excellent facilities and services including shops, theatres, cinemas, museums, art galleries, the marina and other marine attractions. The city is surrounded by attractive countryside and within a few miles of coastal resorts. Dunham Gardens is well serviced by regular buses which run to and from the city centre.

The accommodation, set in landscaped gardens, is built in clusters within an area of linked footpaths which provide access to the nearby shopping centre, church and school. There is ample car parking for residents and guests and a limited number of garages are available for rent.

The accommodation, all of which is let unfurnished, comprises 33 purpose built self contained studios and one bedroom apartments, each enjoying the advantage of double glazing, Economy 7 heating and hot water, and individual telephone and TV aerial points.



**"A private residential estate set within landscaped gardens and with easy access to Hull city centre."**



## Communal Facilities

Dunham Gardens has a large communal lounge, kitchen and fully equipped laundry room; all of which are situated in a separate, self-contained, single storey block within the grounds. The communal lounge is frequently used by residents for the varied social activities which take place at the scheme, and is also intended for residents' use where they may entertain their own guests should they wish. Kingston upon Hull City Council operates a small library service from the lounge.

Residents at Dunham Gardens are able to take advantage of the private communal garden which offers all year round enjoyment. There is also a fully furnished, twin-bedded, self-contained studio apartment for use by residents' guests who wish to stay overnight.

## Scheme Manager

Dunham Gardens has a manager who lives on-site. The scheme manager is responsible for the day-to-day management of the scheme and liaises with head office staff to arrange building maintenance, repairs etc. The scheme manager is assisted by a team of part-time staff. Staff will not enter a resident's home unless invited to do so (except in the case of an emergency).

One of the scheme manager's duties is to contact each resident on a daily basis to ensure their well being, and to respond to emergency calls from residents should they arise. All residents are encouraged to live as independently as possible and to make their own arrangements for shopping, cleaning, medical and support services as required. The scheme manager will liaise with external agencies and will help to organise social activities at the scheme.

## Personal Safety

We are conscious that older people may have particular needs in terms of personal safety therefore additional support is provided. All accommodation at Dunham Gardens is linked to a door entry system to provide enhanced security. An individual pull cord alarm system with a speech response facility enables residents to summon help in an emergency. During office hours the scheme manager responds to emergency calls, and out of office hours the calls are automatically diverted to a 24 hour monitoring service whose staff take swift and appropriate action.

The scheme is fully equipped with smoke detection equipment.



**Dunham Gardens**