



## How to Apply

Applicants must be retired 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.

Further information can be obtained by phoning 0207 440 9440. 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)

## Local Area and Facilities

Staffordshire county is famous for its potteries, its industry, the canal network and a wide variety of historic attractions. Located in Trentham, New Park Gardens is well placed for the famous Trentham Gardens which provide leisure facilities including extensive woodland walks, boating facilities and hosts a number of cultural events. The scheme is well placed for visits to the famous local potteries, theatres, cinemas and specialist retail outlets in the Stoke on Trent area. Local facilities include shops, medical and dental surgeries and religious centres.



# New Park Gardens Trentham, Stoke on Trent



## 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.

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



## The Scheme

This scheme consists of 21 one and two-bedroom bungalows in three separate groups in the delightful grounds of New Park House (a privately owned residential care home). The scheme is reached by turning off the Barlaston Old Road into Burrington Drive and then taking the turning on the right into Chivelstone Grove.

Applications are welcome from older people seeking the support and security of sheltered accommodation.

All the bungalows, which are let unfurnished comprise a living room, bedroom, kitchen, bathroom (incorporating level access shower), internal storeroom, linen cupboard, entrance porch and external storeroom. The larger bungalows have a second bedroom and are usually allocated to couples.

The bungalows are heated by Electricaire thermostatically-controlled ducted heating systems, using off-peak electricity from the Economy 7 tariff. A thermostatically-controlled immersion heater provides hot water, also from the Economy 7 tariff. All bungalows are fitted with TV aerial points.

Tenants are responsible for the cleaning and internal decoration of their bungalows. External maintenance and any major repairs to the bungalows are the responsibility of the Association.



“Set in the delightful grounds of New Park House”



## Scheme Services

The Head of Home at New Park House provides assistance and advice to tenants and is available during normal working hours. The Head of Home and her team provide assistance with day to day management items and liaise with head office staff to arrange building maintenance, repairs etc. Staff will not usually enter a tenant's home unless invited to do so (except in the case of an emergency).

All tenants are encouraged to live as independently as possible and to make their own arrangements for shopping, cleaning, medical and support services as required.

A midday meal service can be provided at New Park House for tenants and arrangements for this service can be made directly with the Head of Home. Tenants are welcome to participate in the wide variety of social activities which take place at New Park House. Tenants from the bungalows have formed a social committee.

The bungalows are set in the extensive grounds of New Park House. A gardening maintenance service is in place for the areas around the bungalows and tenants are also encouraged to maintain the small areas of garden around their bungalows.

There are a number of garages available for rent and there are additional parking spaces available for further vehicles.

## Charges

It is Teachers' Housing Association's policy to offer affordable housing to those in need. Charges are reviewed on an annual basis. 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 charges includes the cost of monitoring the emergency call system, gardening, street lighting and maintenance. Tenants pay their own Council Tax, water and sewerage rates and electricity bills.

## Personal Safety

We are conscious that older people may have particular needs in terms of personal safety therefore additional support is provided. Each bungalow is fitted with an emergency call system incorporating pull cords and pendants and a two way speech facility. This enables tenants to summon assistance in an emergency. Tenants are contacted daily via the emergency call system to ensure their well being. Staff from the residential home also monitor the emergency call system and are able to provide swift and appropriate action in response to emergency calls from tenants should they arise.

The bungalows are fully equipped with smoke detection equipment which is linked to the emergency call system.



## New Park Gardens