



## 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, constant hot water, central heating, lift maintenance, communal facilities, cleaning of communal areas, external window cleaning, gardening, and emergency call system monitoring and maintenance.

Council Tax and electricity (excluding central heating and hot water), are not included in the service charge or rent. Residents are directly responsible to Birmingham City Council and local utility 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 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.

To arrange a visit, please call the scheme manager on 0121 472 4953 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)



# Queen Mother Court Bournville, Birmingham





## 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.

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



## The Scheme

Queen Mother Court was the first sheltered housing development undertaken by Teachers' Housing Association and was officially opened by Her Majesty Queen Elizabeth The Queen Mother in May 1970. Queen Mother Court is situated in the quiet residential district of Bournville on the outskirts of Birmingham and within half a mile of the Selly Oak district.

Bournville has a small village green with a select number of shops, a bank, and a small medical centre. A larger variety of shops and services are located within walking distance in Oak Tree Lane in the Selly Oak district. The area benefits from an excellent bus service to neighbouring areas and villages, and the extensive amenities provided by Birmingham City Centre are only a short bus ride away. A Ring-and-Ride bus service operates within the area making all amenities accessible.

The accommodation, all of which is let unfurnished, comprises 40 one and two-bedroom apartments, arranged over two floors and serviced by a lift. Many of the apartments enjoy views over the extensive private gardens. All accommodation enjoys the benefit of full gas central heating and hot water supplied via a communal boiler. There are also telephone and TV aerial points in each flat, the latter have been updated to receive Digital TV.



“Many of the apartments enjoy views over the extensive private gardens.”



## Communal Facilities

Communal areas are intended for residents' use and group activities, and also as areas where they may entertain their own guests. Queen Mother Court has a large communal lounge which is extensively used for a wide variety of activities which include coffee mornings, slide shows, video clubs, music afternoons, Thai Chi and poetry evenings. Guest speakers are also invited to the scheme on occasions to give talks on specialist subjects.

The large communal lounge has French windows overlooking the private garden. The extensive and very beautiful garden has a pond and is planted with herbaceous borders, mature trees and large lawns. Residents are invited to help maintain the garden should they wish, and several manage small garden plots for their own enjoyment. The combined efforts of residents and gardening staff lead to a glorious display of colour throughout the year.

There is ample car parking at the scheme, and garages are available on site for rent.

In addition to these facilities the scheme has its own fully equipped laundry room. There are also two fully furnished guest rooms for use by residents' guests who wish to stay overnight. The guest rooms have tea and coffee making facilities.

## Scheme Manager

Queen Mother Court has a scheme 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 apartment 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 Queen Mother Court 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 fire and smoke detection equipment.

Queen Mother Court