



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, electricity (excluding central heating and hot water), water and sewerage rates are not included in the service charge or rent. Residents are directly responsible to the London Borough of Croydon 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 020 8777 5750 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



Peter Kennedy Court

Croydon, Surrey



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.

Peter Kennedy 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 Peter Kennedy Court are let as assured tenancies.



The Scheme

Built in the 1980s Peter Kennedy Court lies on the outskirts of Croydon and is situated in a desirable residential area within walking distance of a small shopping parade.

Arranged over 3 floors, each serviced by a lift, and set around two courtyards, Peter Kennedy Court is situated in extensive private grounds and has a mature wooded garden that leads down to a stream. Ample car parking for residents is situated within the private grounds.

The accommodation in the scheme, all of which is let unfurnished, comprises 54 purpose built self contained one bedroom apartments and six studios, each enjoying the advantage of gas central heating and hot water supplied via a communal boiler, plus telephone and TV aerial points.

In addition to the sheltered housing scheme at Peter Kennedy Court there is a separate accommodation complex providing 21 family homes.



“Peter Kennedy Court lies within mature private gardens.... that lead to a stream”



Communal Facilities

Communal areas are intended for residents' use and group activities, and also as areas where they may entertain their own guests. Residents at Peter Kennedy Court are able to take advantage of the attractive gardens which offer all year round enjoyment. The grounds are well stocked with mature shrubs and trees, with undulating grass banks and a pond.

The scheme has a large communal lounge with French windows opening out onto a paved terrace overlooking the garden. Residents have the use of a mobility access shower facility. In addition to this the scheme has its own fully equipped laundry room and a mobility buggy store.

There is also a fully furnished ensuite, twin-bedded, guest room, for use by residents' guests who wish to stay overnight. The guest room has tea and coffee making facilities.

Scheme Manager

Peter Kennedy 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 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 during the week 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 Peter Kennedy Court is linked to a door entry system to provide enhanced security, and each door has a spyglass. 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.



Peter Kennedy Court