

# REARDON COURT

## Extra Care Housing Scheme

*Providing Housing with Care in Later Life*

### *Frequently Asked Questions*





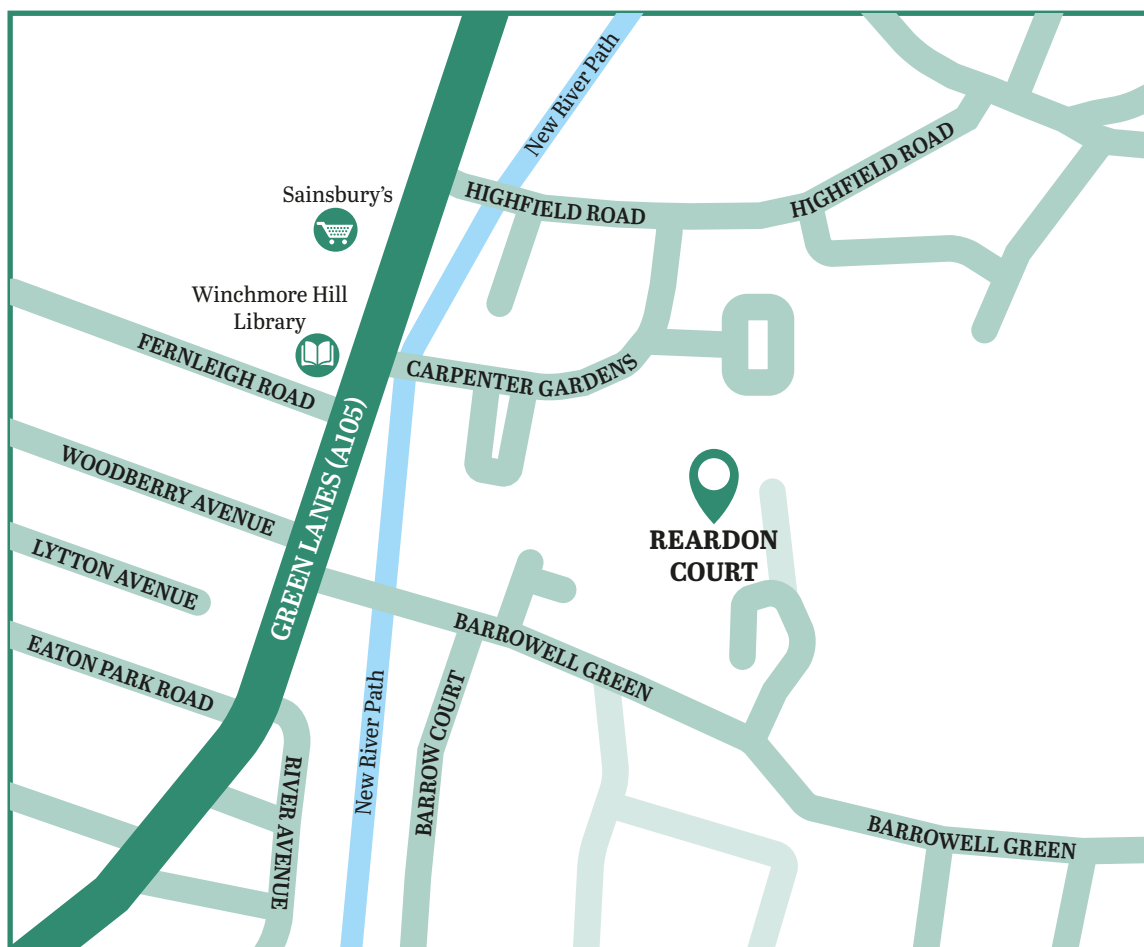
## What is Reardon Court Extra Care Scheme?

Reardon Court Extra Care Housing Scheme will offer 70 (64 x 1-bed and 6 x 2-bed) brand new, self-contained, accessible homes for rent. The scheme will provide communal facilities and the availability of 24-hour on-site care for older people who wish to live independently, but may require extra care and support to do so.

The properties at Reardon Court will be clustered around a central courtyard and communal lounge. Additional communal facilities include a multi-use/hobby room, hairdressing/wellbeing room and mobility scooter store for use by tenants living at the scheme.

## Where is Reardon Court?

Reardon Court is located in Cosgrove Close, Winchmore Hill, Enfield, N21 3BH. It's located at the end of a residential cul-de-sac, approximately 1 mile from Winchmore Hill train station and there are bus services on Green Lanes and Firs Lane. The site is sheltered and not adjacent to any busy roads. It is neighboured by a park and school playing fields.



## When will Reardon Court open?

Reardon Court is a new build in development. It is currently set to open its doors to new tenants in the late spring of 2024.

## Who is the landlord at Reardon Court?

Reardon Court will be owned by Enfield Council. It will also be the landlord of the property. This means the Council will set rents, service charges and deliver housing management services at the property (for example, maintenance of communal areas).

## Who will provide care at Reardon Court?

A care provider, appointed by Enfield Council's Adult Social Care Service, shall be on site 24 hours a day to provide person centred care to people living at Reardon Court. The care provider will be a separate organisation to the property landlord. The amount and nature of care offered will be in line with the needs of each person.

## Who is eligible to apply for housing at Reardon Court?

Reardon Court will be home to a mixed need community. It will promote healthy, active aging and foster a thriving social and community network. The needs of each individual living at the scheme will vary (particularly as people are enabled to remain living in a more independent way for longer). However, to be eligible for consideration for the new scheme, people will need to:

- be aged 55 and over
- be eligible for social housing under the [Enfield Council Housing Allocation Scheme](#)
- be eligible for social care services under the Care Act and require on-site care to live independently
- be in need of an accessible and flexible living environment that is care ready and can be adapted to meet changing needs
- be living singly or as a couple

## **Is it essential that a person requires care to live at Reardon Court?**

Yes. To be eligible for accommodation at Reardon Court, individuals must have a continuous or periodic need for care and be assessed as eligible for services under the Care Act.

A care assessment shall be undertaken by Enfield Council's Adult Social Care team to understand the care and support needs of each applicant and determine eligibility.

Nursing care is not provided on site at Reardon Court.

## **If a person already receives help with their care needs, can this continue if they move to Reardon Court?**

Many people move into Extra Care Housing with a partner or loved one who provides unpaid support and care. There is no reason that this should stop, however the person with care needs should also have a requirement for the on-site care team.

## **Are leaseholders, homeowners or people with significant assets or savings eligible to apply to Reardon Court?**

In line with Enfield Council's allocation scheme, people will not typically be eligible for accommodation at Reardon Court if their household income is high enough to afford to rent or buy the equivalent provision of Extra Care Housing privately and they are not eligible for reasonable preference.

However, specific grounds for waiving the income and savings threshold can be considered by the Emergency and Exceptions Panel to include consideration of the need to meet Council's duties under the Care Act.

The borough accommodates alternative Extra Care Housing Schemes that do consider applications from people with significant income or assets. To enquire about alternative options including Skinners Court (located in Palmers Green) and Alcazar Court (located in Edmonton) please contact Enfield's Sheltered Housing Team on 020 8132 0942.

## **Do people need to live in Enfield or have a local connection to the borough to be considered for the scheme?**

Yes. Applicants will need to have a local connection with Enfield, as defined within the Allocations policy to be considered, or have an exceptional reason for needing to live in Enfield because they need medical treatment which is vital to their long-term health and only available in Enfield.

## **What size are the properties?**

Reardon Court will provide 64 x 1-bedroom flats. The Gross Internal Floor Area of 1-bedroom flats at the scheme exceed 54m<sup>2</sup>.

Reardon Court will provide 6 x 2-bedroom flats. The Gross Internal Floor Area of 2-bedroom flats at the scheme exceed 68m<sup>2</sup>.

## **How much storage space is there within each home?**

The 1-bed flats have circa 1.6m<sup>2</sup> of storage space and the 2-bed flats have circa 2.5m<sup>2</sup> of storage space.

## **Is the building accessible for wheelchair users or people with limited mobility?**

Yes. Properties have been designed to maximise accessibility and allow for simple adaptations of the home to meet the needs of occupants who have limited mobility or use wheelchairs, should this be required. All flats will be built to M4(2) standards to deliver accessible and adaptable dwellings.

# How much does Reardon Court cost?

## Cost of Housing and Housing Services

The properties will be let at London Affordable Rents (LAR) 2023/24. Indicative rents are set out below. Please note – these may be subject to an increase in line with the rent formula by the time the properties are let.

Property Size	LAR Rent per week
1 bed flat	£180.12
2 bed flat	£190.70

## Housing Service Charge

In addition to rental charge there will be a service charge (to be confirmed closer to completion of the scheme) for the communal facilities and services which the landlord provides. These include:

- caretaking
- housing management staff costs
- grounds maintenance
- communal utilities costs
- lift maintenance
- paladin bins
- communal facilities maintenance contracts such as industrial washing machines

## Cost of Care

The cost of care to each person will vary depending on the amount of care each person requires.

## What if individuals cannot afford housing costs?

If individuals do not have the financial means to fund housing costs at Reardon Court, they can apply for financial support in the form of Housing Benefit.

## What if individuals cannot afford care costs?

If individuals are financially assessed by the Council as not having the financial means to fund the cost of their care, the local authority may contribute to fund or part fund care costs for those eligible in line with Enfield's Charging and Financial Assessment Policy.

## **What type of tenancies will be granted at Reardon Court?**

The properties are currently intended to be let on secure tenancies. Applicants transferring from an existing Enfield Council property will be granted a new secure tenancy. New applicants who are moving from the private rented or owner-occupied sector will be granted an introductory tenancy, which subject to the tenants adhering to the terms of their tenancy, will be made secure after 12 months. Introductory tenancies are designed to provide a “trial” period for both the landlord and tenant.

## **Does Reardon Court accommodate couples?**

Yes. There is no requirement for single occupancy. Couples are welcome, and the scheme is intended to support couples, including unpaid carers, who may be finding it difficult to continue caring duties in an existing home due to accessibility of environment/ lack of support.

Applicants can include people who normally live with them as a member of their household on the application. Applicants and any members of their household can only be on one housing application.

Given the age specific nature of the scheme, adult children or grandchildren are not typically accepted as household members.

## **Are pets allowed at Reardon Court?**

The scheme will accommodate existing pets, in line with the Housing Pet Policy, but tenants will be expected to take full responsibility for their care and control within the scheme.

## **What furnishings and fittings will people need to provide for their new home?**

The individual flats are self-contained, with fitted kitchens and bathrooms, but let on an unfurnished basis. The flats are fitted with an integrated oven and fridge and with floor coverings throughout, which will be gifted to the tenants. Applicants will be expected to provide their own furniture, including curtains.



## **Will people be able to view the properties before the scheme opens?**

The scheme development team are currently looking at options to enable people to view an example flat before opening. If this is an option, people who have expressed an interest in the scheme will be notified and invited to visit an example property. Promotional material, including images and floor plans of example flats, will also be made available to interested applicants and their families closer to completion of the building.

## **Is there space for car parking?**

There are 21 car parking spaces on site at Reardon Court Extra Care Scheme. A car parking strategy is currently being developed that will consider the tenants, staff and care providers in the allocation of spaces.

## **Will people moving to Reardon Court from a Council tenancy still have the right to buy?**

Right to Buy cannot be exercised when a tenancy is held on a property which is sheltered housing. Reardon Court is designated as an Extra Care scheme for older persons and as such is not eligible for Right to Buy.

## **If a person is nominated to rent a property at Reardon Court, can they choose which flat they are allocated?**

No. Flats will be allocated in line with individual need. Two-bedroom flats will be prioritised for people with an assessed need for a two-bedroom property.

## **Is cleaning of the individual flats at Reardon Court included in housing costs?**

No. Just as in other self-contained rented homes, individuals will be responsible for the cleaning of their property. However, the cleaning of communal areas will be included within rents and service charges.

## How do people find out more about the scheme?

To find out more and/or register an interest in the scheme, please email [reardoncourt@enfield.gov.uk](mailto:reardoncourt@enfield.gov.uk) in the first instance. You will then be added to our mailing list to receive updates on the scheme. If you do not have access to emails and would prefer to speak with someone to find out more, you can contact the Council's Sheltered Housing Team on 020 8132 0942.

## How do people apply to be considered for a home at Reardon Court?

All initial enquiries regarding referrals to Reardon Court Extra Care should be made by email to the Sheltered Housing team, [reardoncourt@enfield.gov.uk](mailto:reardoncourt@enfield.gov.uk). This contact email is the single point of contact for all initial enquiries. This includes initial enquiries from members of the public, voluntary organisations and social workers. If a person does not have access to emails and would prefer to speak with someone in person to find out more, they can contact the Council's Sheltered Housing Team on 020 8132 0942.

If following initial enquiry, a person wishes to express an interest in applying to live at Reardon Court, they will be contacted and asked a few questions to establish whether they meet key scheme eligibility criteria.

If eligible to apply, applicants will be referred for a Social Care Assessment to better understand their care needs.

Applicants will also be required to complete an online housing application.

If the completed Social Care Assessment and Housing Application confirms eligibility for Reardon Court, the individual case shall be presented to the Joint Assessment Panel for Extra Care for consideration.

## When will applicants find out if they have been accepted to commence a tenancy at Reardon Court?

It is our aim to consider first applications for Reardon Court at the Joint Assessment Panel over the first months of 2024, with subsequent Panels set up as required. Applicants will be notified on whether their application has been accepted following these Panels.



