

REARDON COURT

Extra Care Housing Scheme

Providing Housing with Care in Later Life

Frequently Asked Questions



www.enfield.gov.uk/reardoncourtextracare





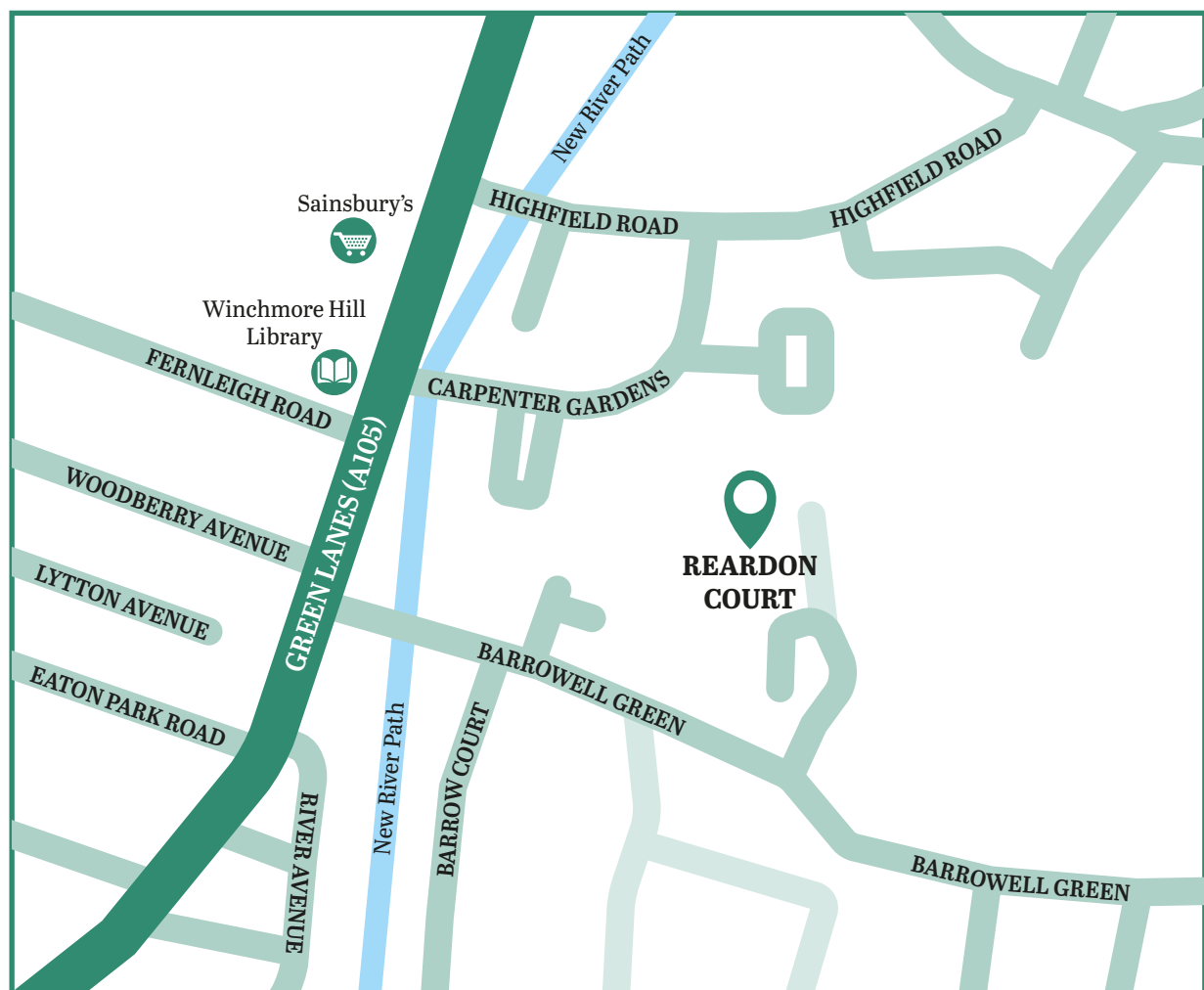
What is Reardon Court Extra Care Scheme?

Reardon Court Extra Care Housing Scheme offers 70 (64 x 1-bed and 6 x 2-bed) brand new, self-contained, accessible homes for rent. The scheme provides 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 are 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.



Who is the landlord at Reardon Court?

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

Who will provide care at Reardon Court?

Chosen Care is the care provider on site 24 hours a day to provide person centred care to people living at Reardon Court. Chosen Care is separate 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 is home to a mixed need community. It promotes healthy, active aging and foster a thriving social and community network. The needs of each individual living at the scheme varies (particularly as people are enabled to remain living in a more independent way for longer). However, to be eligible for consideration for the scheme, people 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 provides 64 x 1-bedroom flats. The Gross Internal Floor Area of 1-bedroom flats at the scheme exceed 54m².

Reardon Court provides 6 x 2-bedroom flats. The Gross Internal Floor Area of 2-bedroom flats at the scheme exceed 68m².

How much storage space is there within each home?

The 1-bed flats have circa 1.6m² of storage space and the 2-bed flats have circa 2.5m² 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 are 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 are let at London Affordable Rents (LAR). Indicative rents are set out below. Please note – these may be subject to an increase in line with the rent formula.

Property Size	LAR Rent per week
1 bed flat	£193.99
2 bed flat	£205.38

The service charge is currently £39.90 per week.

Housing Service Charge

In addition to rental charge there is a service charge 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 are granted at Reardon Court?

The properties are let as 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 accommodates existing pets, in line with the Housing Pet Policy, but tenants are 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?

If accepted for a place at Reardon Court, you will be invited to view a property.

Is car parking available?

There are 21 car parking spaces on site at Reardon Court for tenants, staff, care providers and visitors.

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 are responsible for the cleaning of their property. However, the cleaning of communal areas is included within rents and service charges.

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. 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 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.



