



# Orchardfields

PRESCOTT CLOSE, BANBURY



20 one and two bedroom Extra Care apartments for sale under shared ownership, next to Larkrise Care Home.



comfort support quality secure freedom



## About Orchard Fields, Banbury

One and two bedroom Extra Care apartments 20 for sale under shared ownership and 19 available to rent. This new development is available to the over-55s who require housing with care.

The attractive well-designed scheme offers:

- **Comfort** - Luxury apartments designed for easy living
- **Quality** - Serviced communal areas
- **Care** - 24 hour emergency support from onsite health care teams
- **Support** - Carelink - emergency call facility
- **Control** - Flexible care to suit your needs

Orchard Fields is located in a quiet residential setting on Prescott Close off Prescott Avenue next to the new Larkrise Care Home, close to the town centre of Banbury.

Orchard Fields has been designed to provide a home for life as far as practically possible. Our spacious apartments provide an enabling environment and are designed for usage of mobility aids. With well-appointed kitchens and en-suite wet rooms.

By choosing one of our apartments, you can continue to live in your own home, safe in the knowledge that specialist help is there when you need it. Our highly trained care staff will work closely with GPs, nurses and Social

Services, ensuring that you receive the best possible care when you need it. Communal facilities are designed to help you live life to the full.

Our comfortable lounges, cinema and café\* will be ideal for meeting friends and family and a well-being room is on hand for those who enjoy a little pampering. There is a games room with a Wii Fit and there is also a library. Outside you can enjoy the tranquil setting of the communal garden.

Orchard Fields is perfect for those looking for convenience and a worry-free life style. Our Scheme Manager, care and support teams are all there to help as little or as often as you wish. Whether you are looking for a satisfying meal or simply a cup of coffee and a slice of cake, our café\* will offer a range of delicious meals and snacks.

Orchard Fields will offer the latest technology including satellite† and terrestrial TV aerials. For your peace of mind, the development will have the latest safety and security features and every apartment will have a link to the door entry system.

Orchard Fields is a joint venture between bpha (who will develop, maintain and provide the sales service) and The Orders of St John Care Trust (OSJCT) who will manage the accommodation and care facilities.

\* subject to franchising arrangement

† residents will need to arrange satellite connection with service providers at their cost

“...Support for you to **live independently.**”



**What is Extra Care?**

You may be thinking of moving or having to leave your old home because of life changes or health problems. Orchard Fields is a development offering Extra Care housing enabling a new way of supporting you to live independently for as long as you possibly can. It gives you the security and privacy of a home of your own, with the added benefit of a range of on-site facilities and the support and reassurance of 24 hour, 7 days a week emergency care. You can enjoy the security of living in your own home with a tailor made care plan to suit your needs.

**bpha - housing provider**

bpha is a registered charity, one of the UK's leading providers of high quality residential and Very Sheltered housing (extra care) housing schemes for the elderly with over 16,000 properties under management and is registered with the Homes and Communities Agency.

Our specialist bpha advisor will provide you with information and support required in assisting you through the steps of the home buying process.

**The Orders of St John Care Trust - care provider**

The Orders of St John Care Trust is a not for profit charitable trust established in 1991. As one of the largest care providers in the UK, we have a wide range of experience in the provision of high quality care services for older people.

Our ethos of care means that our staff are able to combine a high level of professionalism and specialist knowledge, with genuine warmth and kindness. Working with you or your loved one, we will devise a care package that recognises your individual preferences, interests and needs.

By choosing us, you can be confident that you or your loved one will receive the very highest standards of care.

“... Mum's needs are increasing steadily and to know she will be going to **Orchard Fields** is a massive encouragement for her 3 daughters.”



“...you will receive the **very highest standards of care...**”

## Care provided

The care menu below gives an insight into the type of care you may receive at Orchard Fields.

- Laundry including washing and ironing
- Housekeeping
- Personal care (washing dressing etc)
- Hospital escort for appointments
- Shopping for client or escorting them to the shops etc
- Preparation and cooking of meals
- Assisting to read mail/correspondence

### What are the costs?

There are three elements to the cost of Extra Care shared ownership:

- the cost of buying your Extra Care home
- the service charges associated with your home, for maintenance and communal facilities
- your care and support costs – the amount you pay will vary depending on your situation and income. You may have to pay for all the costs, or you may be entitled to benefits to meet some or all of the costs.

### What is shared ownership?

Purchase of an apartment is offered through bpha under the shared ownership scheme. Shared ownership allows you to buy up to 75% of the property value.

“...Purchase your new home through our shared ownership scheme.”



“...Orchard Fields provides care and support in your new home.”

Since 2001, bpha and OSJCT have been in partnership providing accommodation and care. Below are statements from residents who have benefited from the high quality care and facilities that we can offer.

### Promoting Independence

Miss F and Mrs D had lived in residential care, where full time care staff carried out nearly all their daily tasks. In order to encourage the greater independence of which they were capable, both ladies moved to accommodation in the Isis Court development in Oxford.

With the help of the Domiciliary Care staff at Isis Court, they now have the confidence to carry out more daily tasks for themselves, such as making hot drinks whenever they wish, personal hygiene, dressing, preparing snacks and some meals, dealing with utilities and post, performing general housekeeping, washing-up, laundry, cleaning and shopping etc.

All these tasks are carried out in a safe environment with a friendly atmosphere and the re-assurance that emergency support is available 24 hours a day in addition to their designed care plan.



### Joyce's experience

Joyce is 83 and had lived in Cowley all her life. She lived alone with 7 hours' care support. Then, sadly her flat was flooded due to a burst pipe. She had to be rescued by the fire brigade and lost all her possessions. Shocked and exhausted by the flood she was admitted to Isis Care Home for respite care. From there, she moved into her own flat in next door Isis Court.

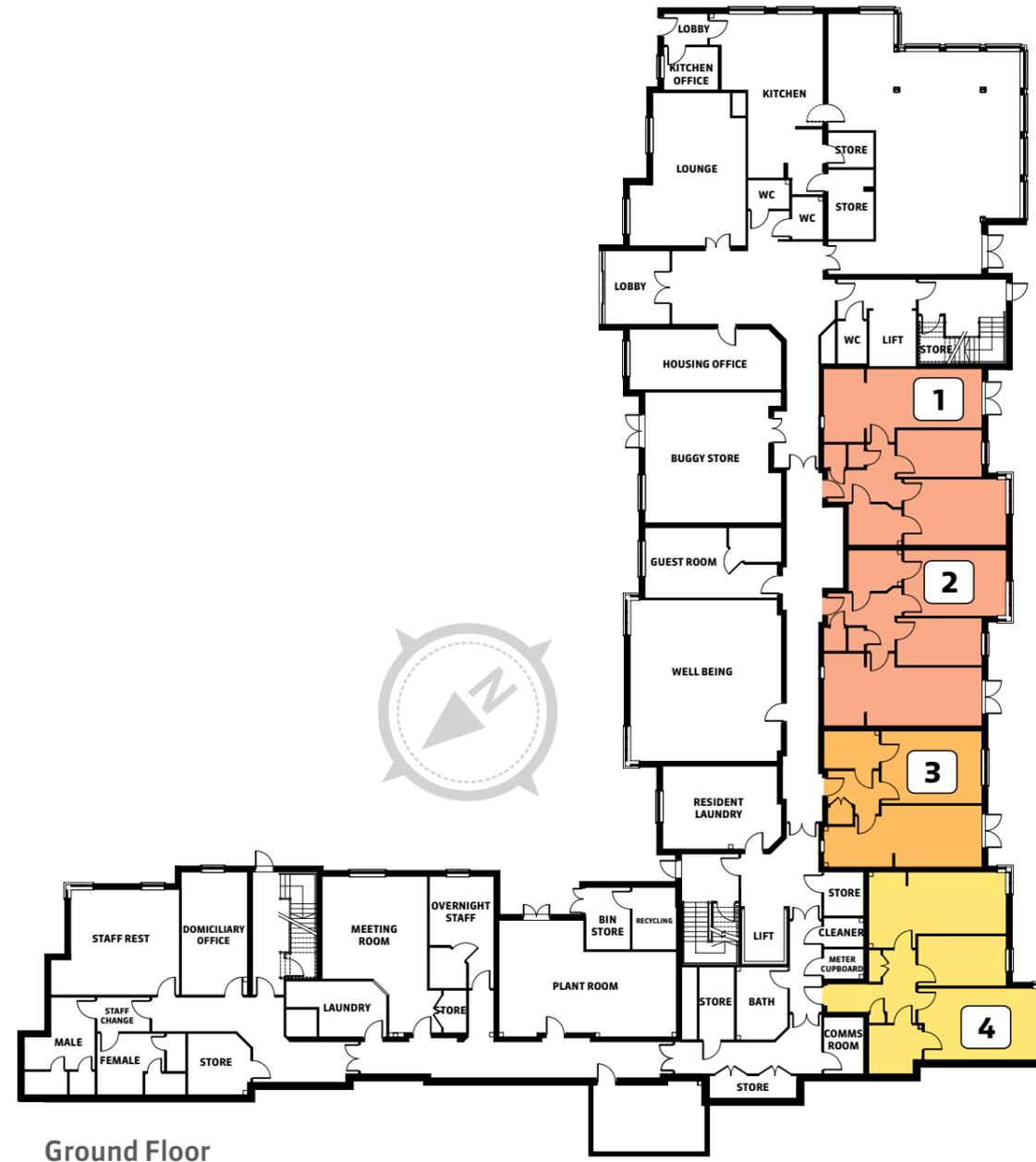
### When asked what's best about her new home, she says:-

“Being able to choose my flat was important – I like my ground floor view. I would have a job to think of anywhere better to live. The staff here are wonderful. It was difficult to move on at my time of life, but being able to stay local in the area I grew up in made a difficult time much easier.

If the Council was thinking about building more of these schemes I would say, don't hesitate – go out and order the bricks today!”

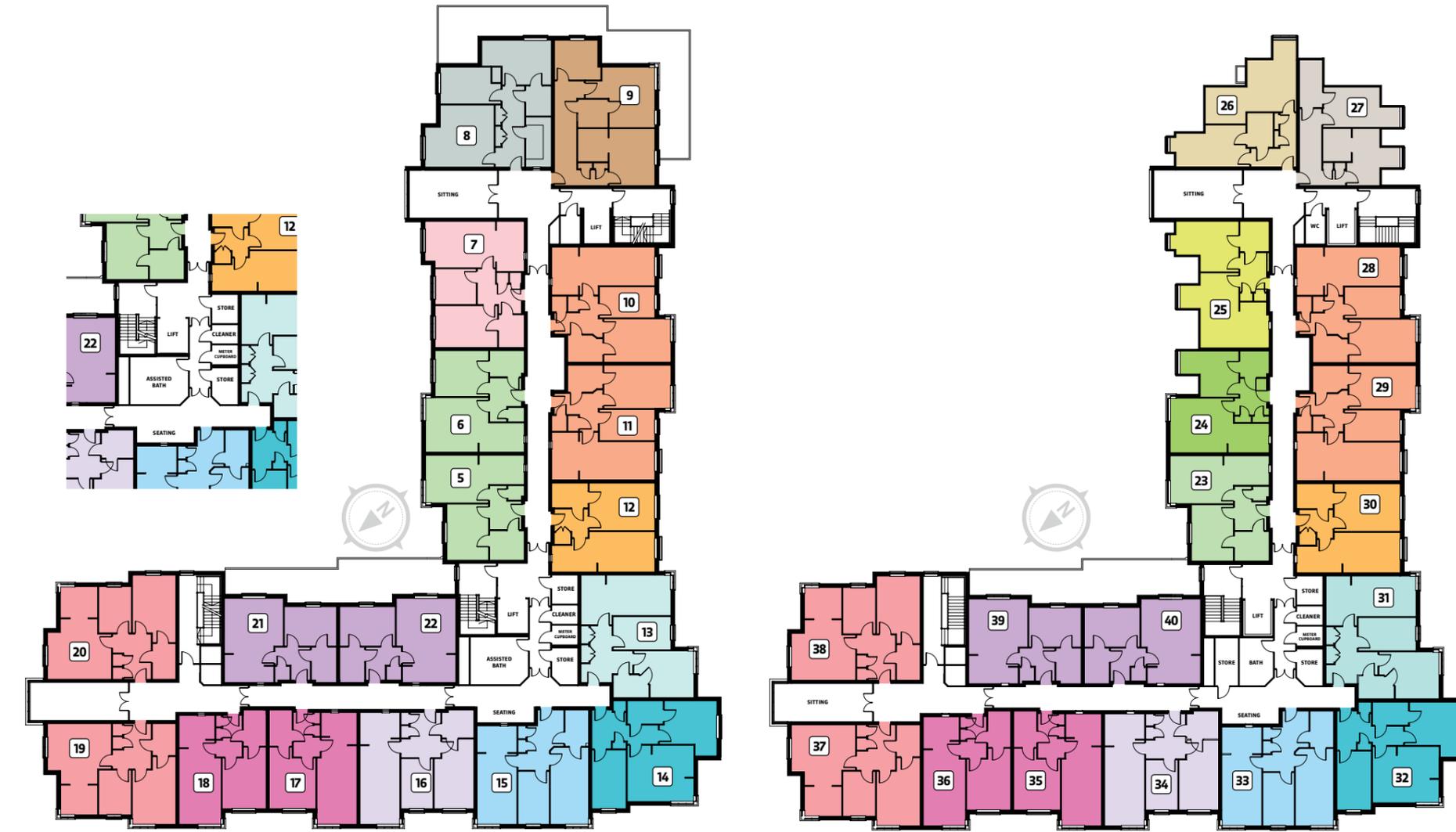
## Orchard Fields site plan

- |   |  |
|---|--|
|  <b>Type A</b><br>2 bedroom apartment   |  <b>Type K</b><br>2 bedroom apartment   |
|  <b>Type B</b><br>1 bedroom apartment   |  <b>Type L</b><br>2 bedroom apartment   |
|  <b>Type C</b><br>2 bedroom apartment   |  <b>Type M</b><br>1 bedroom apartment   |
|  <b>Type D</b><br>2 bedroom apartment   |  <b>Type N</b><br>1 bedroom apartment   |
|  <b>Type E</b><br>2 bedroom apartment   |  <b>Type P</b><br>1 bedroom apartment   |
|  <b>Type F</b><br>2 bedroom apartment   |  <b>Type Q</b><br>1 bedroom apartment   |
|  <b>Type G</b><br>1 bedroom apartment |  <b>Type R</b><br>1 bedroom apartment |
|  <b>Type H</b><br>2 bedroom apartment |  <b>Type S</b><br>1 bedroom apartment |
|  <b>Type J</b><br>2 bedroom apartment |  <b>Type T</b><br>1 bedroom apartment |



Ground Floor

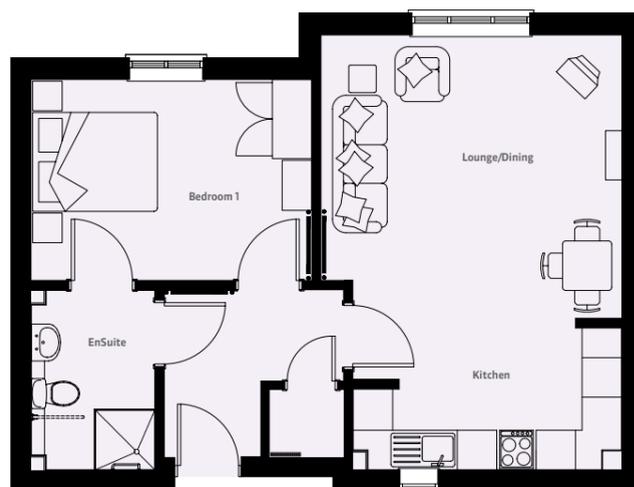
“... communal facilities designed to help you *live life to the full.*”



First Floor

Second Floor

## Examples of two types of floor plans

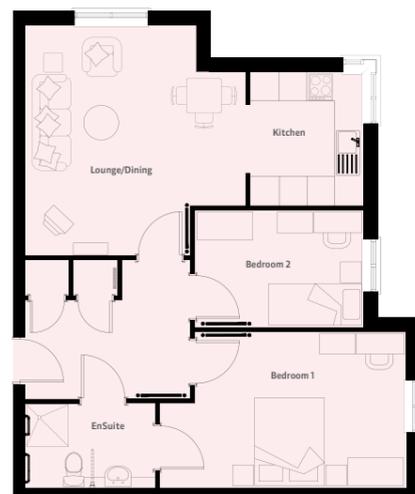


**Kitchen**  
2.21m x 4.14m

**Lounge/Dining Room**  
4.34m x 4.63m

**Bedroom 1**  
4.32m x 3.09m

example of one bedroom apartment



**Kitchen**  
2.45m x 2.90m

**Lounge/Dining Room**  
4.99m x 3.68m

**Bedroom 1**  
5.29m x 3.38m

**Bedroom 2**  
3.63m x 2.54m

example of two bedroom apartment

## Apartment specification

### Individual apartments:

- 2 different interior designs
- Double glazing
- Gas central heating
- Thermostat control
- Fully fitted kitchen including oven and hob
- Ensuite wet room
- Non slip flooring
- Carpet provided
- Emergency call facility
- Door entry system
- Satellite and digital TV aerials
- Utilities operated centrally

“...So much more than just a **home**.”

## What's new for bpha



## Extra Care developments



**Oxlip House** – Very Sheltered Extra Care Scheme in Bury St Edmunds has 52 apartments one and two bedrooms. 39 to purchase on shared ownership and 13 to rent. Bpha are working in partnership with Suffolk County Council, St Edmunds borough and The Orders of St John Care Trust. This development was completed in October 2010.



**Orchard Fields** – One and two bedroom Extra Care apartments 20 for sale under shared ownership and 19 available to rent. Bpha are working in partnership with Oxfordshire county council, Cherwell District Council and OSJCT. This development is due to be completed May 2011.



Artist's impressions are for illustrative purposes only.

**Florence Court** – Extra Care scheme in Trowbridge has 40 two bedroom apartments. There are 20 available to purchase on shared ownership and 20 to rent. bpha are working in partnership with Wiltshire Council and OSJCT. This development is due to be completed May 2011.



Artist's impression is for illustrative purposes and is only representative of final furnishings and finish.

**Bicester** – Extra Care has 20 one and two bedroom apartments. There are 10 available to purchase on shared ownership and 10 to rent. Bpha are working in partnership with Oxfordshire county council, Cherwell District Council and OSJCT. This development is due to be completed March 2012.

### Further information

For further information about Orchard Fields please contact our specialist sales advisor on **07949 234381** or alternatively contact the Keyhomes East team on **0845 456 6757**. Visit our website: [www.keyhomes-east.org.uk](http://www.keyhomes-east.org.uk)

## Frequently asked questions



### Q1 What percentage of share can I purchase in the apartment?

A You can purchase 50% or 75% of the apartment.

### Q2 What happens to the remaining share?

A The remaining share remains with the landlord, Bedfordshire Pilgrims Housing Association - bpha.

### Q3 Why can I not buy the property outright?

A bpha is a registered provider (formally known as a housing association) and is governed by the Housing Act 1996 with charitable status. This means that our housing schemes are sold or have rent charged that is deemed to be affordable, that is below market rents or values for the area the property lies.

### Q4 Can I buy shares in-between 50% or 75%?

A No.

### Q5 What happens when I want to sell the apartment?

A The property can be sold on the open market subject to the potential buyer meeting the criteria for allocation and that the panel approve the buyer. Alternatively bpha can be approached to see if they have any approved buyers on their waiting list.

### Q6 Who is on the panel?

A The panel will have a representative from bpha, The Orders of St John Care Trust, Social Services and the local authority.

### Q7 Do any of these organisations require a share of the sale proceeds from my apartment when I sell?

A No. We do not take a percentage of your sales proceeds.

### Q8 What is the criteria for purchasing an apartment?

A All prospective buyers should be over 55, live in the area or have a local connection, and need to have a minimum care requirement.

### Q9 What does local connection mean?

A To have or have had relatives that live in the area or have lived here previously for a long period of time. Have or have had a business in the area or family currently have a business in the area.

### Q10 Within the required minimum care hours specified as part of the allocation criteria does that involve only personal care?

A No. It can be personal and domiciliary care or just domiciliary care. Please look at insert number 2 in the Welcome Pack for a list of examples of domiciliary care provided.

### Q11 Once I have spoken to the sales team what is the next step?

A Complete an application and financial assessment form. Once completed and returned to the sales advisor, the care assessor from The Orders of St John Care Trust will contact you to make arrangements to discuss with you your care requirements. Once this assessment has been completed, your application, the care assessment and the financial form will go to the allocation panel for them to make a decision.

### Q12 Why must I complete a financial assessment form?

A This is to assess whether you have sufficient means to meet the ongoing costs at this development and to ascertain whether you may require support from Social Services in the future. In some cases, you may be required to undergo an assessment by Social Services before we can accept your application. This is to try and help prevent unnecessary stress from financial difficulties in the future.

### Q13 Will my personal information on the application form be kept confidential?

A Yes we take this very seriously and the information is only shared with the organisations mentioned in the disclosure part of the application form.

### Q14 How often do the allocation panel meet?

A The Panel will meet on a regular basis - at least once per week/fortnight - to consider applications for both rented & shared ownership accommodation until all the properties are allocated.

### Q15 If my purchase of an apartment is dependant on the sale of my home, how long have I got to sell my property and purchase at the development?

A Once the sales memorandum has been sent to all legal parties involved and yourself, you have 6 weeks to exchange on your apartment at this development. We have the right at bpha to remarket the property after this period of time.

### Q16 Are the service charges reviewable?

A Yes. They are reviewable at the start of every financial year.

### Q17 How are the service charges paid?

A The service charge is paid monthly by direct debit. For further details please contact OSJCT Lincolnshire Office on 01522 300760.

### Q18 Can I move my belongings in to the apartment between exchange and completion?

A No. You can only move your belongings in once you have completed.

### Q19 Can I make changes to the apartment?

A You cannot make any structural changes to the apartment.

### Q20 Am I allowed pets?

A No pets are allowed, however it is subject to the landlords discretion. The terms of occupation of an apartment with a pet are subject to the landlords written agreement.

## Questions relating to Care Charges

### Q1 Why do I have to pay for night care when I do not need it?

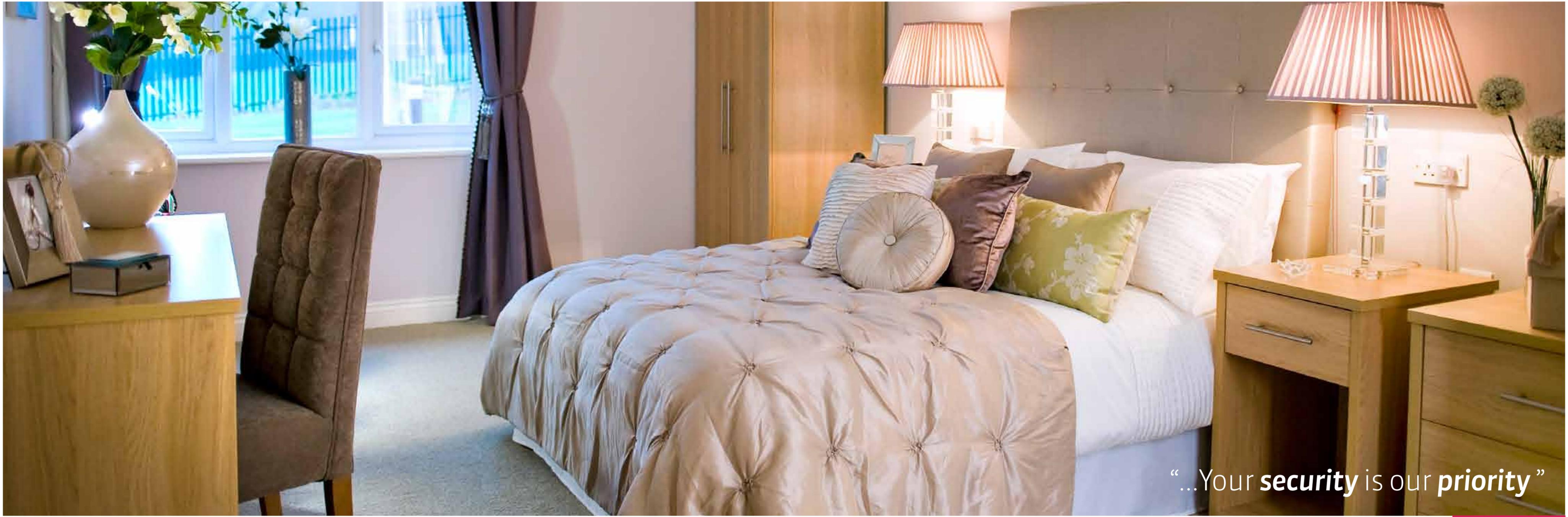
A Everyone in the development contributes to night care. If there was an emergency during the night and you had not paid for the night care we could not say no. Also in the event of an emergency in the night you will have the reassurance of knowing we have care staff available who are also aware of who you are and your medical history.

### Q2 Are the care charges reviewable?

A Yes, they are reviewable annually at the start of every financial year.

### Q3 How are these charges paid?

A Are paid 4 weekly by direct debit. For further details please contact OSJCT Lincolnshire Office on 01522 300760.



“...Your **security** is our **priority**”

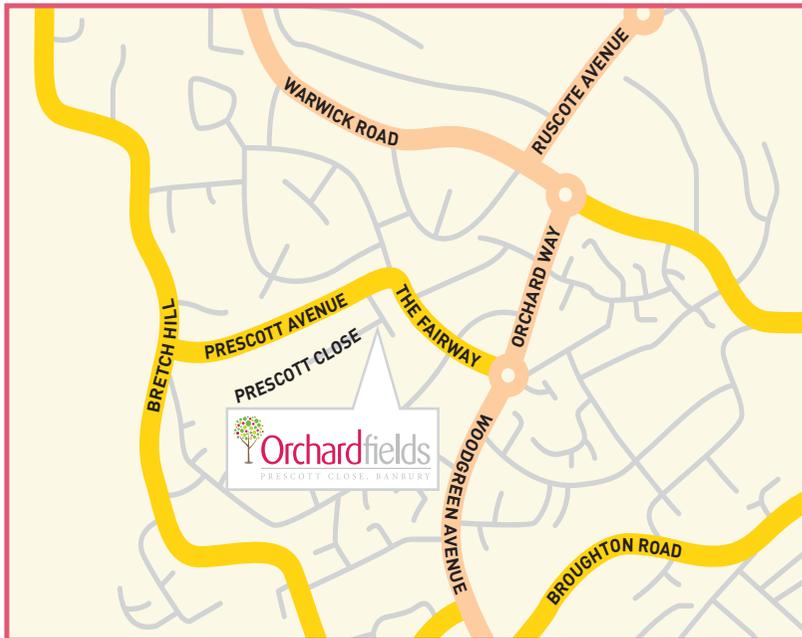
## Local information

Banbury is a thriving market town and civil parish on the River Cherwell in the Cherwell District of Oxfordshire and 21 miles from the county town of Oxford. It holds a Market day on xx of each week.

Banbury is home to the world's largest coffee-processing facility (Kraft Foods), built in 1964. The town is famed for Banbury cakes – similar to Eccles cakes but oval in shape. A nursery rhyme, 'Ride a Cock Horse', has made Banbury one of the best-known towns in England.

Banbury has good shopping facilities with the Castle Quay Centre and a Tesco located in the centre of town. For your convenience there are local shops located close by just off Prescott Avenue.

## Location — Postcode: OX16 ORD



### Directions from A361 South Bar Street

At roundabout take the 2nd exit onto the A361 - Signposted M40, All other routes

#### B4100

At crossroads turn left onto Warwick Road - B4100 - Signposted Warmington

At roundabout take the 2nd exit onto Warwick Road - B4100 - Signposted Wroxton

#### A422

At roundabout take the 1st exit onto the A422

At roundabout take the 2nd exit onto the A422 - Signposted Wroxton

Turn left onto Cromwell Road

Turn right onto The Link

Turn left onto The Fairway

Turn right onto Prescott Avenue

Turn left onto Prescott Close

Arrive on Prescott Close - Orchard Fields development is ahead of you

### Further information

For further information about Orchard Fields please contact **Taylor's New Homes** on 01295 267051 or our specialist sales advisor on **07949 234381** or alternatively contact the Keyhomes East team on **0845 456 6757**.

Visit our website: [www.keyhomes-east.org.uk](http://www.keyhomes-east.org.uk)