



Further information for rented properties (60+ years old) - Bournemouth and Ringwood

Registered Office and correspondence details:

Sandbourne Housing Association
Beech House
28-30 Wimborne Road
Poole
BH15 2BU

Telephone: 01202 671222

Email: info@sandbourne.org.uk

Website:
www.sandbournehousingassociation.org.uk

Public opening hours:

Monday to Friday, 9am to 4pm (excluding English public holidays and between Christmas and the New Year).

Please note that if you need to visit our office to speak to someone in person you must make an appointment, in advance, to ensure that someone will be available to see you.

Who are we?

We are a non-profit making registered provider (housing association) with charitable status. We were formed in May 1945 and, at that time, were known as Bournemouth Old People's Welfare and Housing Society. We changed our name to Bournemouth Housing Society for the Elderly (BHSE) in 1992. We then changed our name to Sandbourne Housing Association in September 2014 and we continued to provide rented housing for people aged 60 years and over.

In January 2015 we merged with Broadway Park Housing Association, providers of general family rented properties for people aged 18 and over, together with shared ownership and leasehold properties, in Poole, Wimborne, Bournemouth and Milborne St Andrew.

In January 2016 we took over Ringwood and District Old People's Housing Society Ltd, providers of rented of 60+ properties in Ringwood, specifically for people with a local connection to the Parish of Ringwood (boundary map available for Ringwood applicants).

What is our aim?

With regard to our rented 60+ properties, our basic aim has not changed since the Association was formed. This is provide good quality accommodation to people, aged 60 years or over, who need it, at a cost they can afford, who don't have the means to secure suitable accommodation themselves. Applicants must have, and be able to evidence, that they have a local connection within the Bournemouth Borough Council or the Parish of Ringwood administrative areas to qualify to be considered.

How do we operate?

The work of Sandbourne Housing Association is governed by a Board, all of whom serve in an entirely voluntary capacity. The day-to-day work of the Association is carried out by paid staff, covering all the management, administration, finance and property requirements of the business and for our residents.

What do we offer?

We own:

- 175 rented 60+ flats and 32 extra care rented 50+ flats for the physically frail elderly, at three sites in Bournemouth (see our website for more information and locations). All of these are designed for independent living as we no longer have support staff on site (except our extra care scheme at Craigleith) and, therefore, applicants must arrange for their own care/carers and/or support.
- 45 rented 60+ properties in Ringwood, which have the benefit of an emergency call monitoring service but tenants must arrange for their own care/carers and/or support.
- 153 general family rented properties across Bournemouth, Milborne St Andrew, Poole and Wimborne, along with shared ownership and leasehold properties.

What you need to do?

Bournemouth applicants for our rented 60+ properties (minimum age 60) – we hold our own waiting list for these properties so please complete the application form and monitoring form (available on our website or enclosed herewith) and return them to the registered office address (Sandbourne Housing Association, Beech House, 28-30 Wimborne Road, Poole, BH15 2BU). We aim to respond to your application within ten working days of receipt.

Bournemouth Extra Care (Craigleith) applicants (minimum age 50) – you should contact Bournemouth Borough Council's Social Services Team who will assess your needs and make nominations to us when we have a vacancy.

Ringwood applicants for our rented 60+ properties (minimum age 60) - we closed our Ringwood waiting list, from 1 February 2017, and you will need to contact New Forest District Council's Homeseach Team for an application form for one of these properties. Tel: 023 8028 5234, visit their website (www.newforest.gov.uk/homeseach) or email direct on Needs.Admin@nfdc.gov.uk. The completed application form should be returned to the address given on that form as they will manage and administer your application and make nominations to us for any vacancies we may have.

General family rented 18+ housing - applicants have to apply through 'Homechoice' (www.dorsethomechoice.org) as we don't hold waiting lists for those properties.

Where are our rented 60+ flats?

Bournemouth Properties:

All set in landscaped communal gardens with non-allocated tenant parking and designated disabled parking. All have passenger lifts, door entry system and 24 hour, 7 days a week, 365 days a year emergency call facilities linked to a Careline system and are located at:

Stourwood Avenue			
Gladman House	9 Stourwood Avenue Southbourne Bournemouth BH6 3PR	32 x one-bed flats (single and doubles) 3 x two-bed flats Emergency alarm Passenger lift Door entry Electric buggy store	
Harling House	9 Stourwood Avenue Southbourne Bournemouth BH6 3PR	15 x one-bed flats 1 x one-bed maisonette Emergency alarm Passenger lift Door entry	
Milne Court	11a Stourwood Avenue Southbourne Bournemouth BH6 3QD	9 x one-bed flats Emergency alarm Passenger lift Door entry Communal laundry room and equipment 1 x guest room	
St Kilda	7 Stourwood Avenue Southbourne Bournemouth BH6 3PN	33 x one-bed flats Emergency alarm Passenger lift Door entry Communal laundry room and equipment Communal lounge and kitchen Electric buggy store	

Woodlands	11 Stourwood Avenue Southbourne Bournemouth BH6 3QD	39 x one-bed flats (singles and doubles) 2 x two-bed flats Emergency alarm Passenger lift Door entry Communal laundry room and equipment Electric buggy store 2 x guest rooms Communal lounge and kitchen Drop-in room	
Belle Vue			
Harcourt Grange	3 Belle Vue Crescent Southbourne Bournemouth BH6 3BW	14 x one-bed flats Emergency alarm Passenger lift Door entry 1 x guest room	
Highfield	1 Belle Vue Crescent Southbourne Bournemouth BH6 3BW	10 x one-bed flats 2 x two-bed flat Emergency alarm Passenger lift Door entry Communal laundry room and equipment Drop-in room	
Redlands Court	1b Foxholes Road Southbourne Bournemouth BH6 3AS	15 x one-bed flats Emergency alarm Passenger lift Door entry	

Derby Road (extra care, frail elderly, flats)			
Craigleith	9 Derby Road Bournemouth BH1 3PX	25 x one-bed, two person flats 7 x two-bed, three person flats On-site care and support team Emergency alarm 2 x passenger lifts Door entry Communal laundry room and equipment Electric buggy store Communal lounge and kitchen 1 x guest room	

After an initial one year starter tenancy, all properties automatically convert to an assured tenancy at government regulated 'social' rents (until April 2015 known as 'target' rents), giving long-term security to tenants. Rents include a service charge to cover such items as emergency call system, window cleaning and garden maintenance. Plus, in many cases, heating, lighting, hot water and electricity are included in the service charge costs.

Craigleith has on-site care and support which is managed for us by the Council's appointed contractors who are on site from 7am to 11pm, 7 days a week, 365 days a year, and charge residents directly for care and support services.

We have a housing team who offer tenancy related services for all our properties, but we expect people to be independent and make their own arrangements for domestic and personal care/support services, as necessary. A call system provides emergency contact cover on all sites. To actively be considered to become a tenant, you must have 'capacity' to enter into and maintain the terms and conditions of a tenancy agreement and have arrangements in place for any care and support needs you may have.

All properties are let unfurnished and all tenants in flats have access to all the communal lounges (where applicable) and laundry equipment on all sites. Guest bedrooms are available to book at our Bournemouth sites, for use by visiting family and friends etc, at a daily charge. We are responsible for all external and communal area decorations and repairs. Animals are normally permitted, with our prior written consent.

Ringwood Properties:

All flats are set in landscaped communal gardens with non-allocated tenant parking and some designated disabled parking. All are ground or first floor flats but do **not** have passenger lifts to the first floors. They have door entry system and 24 hour,

7 days a week, 365 days a year emergency call facilities linked to a Careline system and are located at:

Flats			
Christy Close	88 Hightown Road Ringwood BH24 1NP	8 x one-bed flats 1 x entrance Emergency alarm Door entry Communal laundry No passenger lift	
Guys Close	Addison Square Ringwood BH24 1PQ	18 properties: 14 x one-bed flats 4 x two-bed flats (2 ground/2 first floor) 2 x entrances Emergency alarm Door entry Communal laundry No passenger lift	
Mary Mitchell Close	Lynes Lane Ringwood BH24 1EH	16 properties: 15 x one-bed flats 1 x one-bed first floor bedsitter 3 x entrances Emergency alarm Door entry Communal laundry No passenger lift	
Bungalows			
Addison Square	Ringwood BH24 1NP	1 x three-bed bungalow Garage Emergency alarm	

Hightown
Gardens

Ringwood
BH24 3EG

2 x two-bed bungalows
Garage in a block
No emergency alarm



What about our Lettings and Transfer Policy?

A copy of this is attached.

What if you need further information?

If, after reading all the information provided, you need further information, please contact our registered office on **01202 671222**.

Reviewed January 2018