



# **Sandbourne Housing Association**



## **Rented housing for people aged 60 and over in Southbourne and Winton**

Sandbourne Housing Association  
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# About Sandbourne Housing Association

We are a non-profit making registered provider (housing association) with charitable status. Our office is based in Poole and we provide general, leasehold and shared ownership housing, together with housing for older people, across Poole, Wimborne, Bournemouth and Ringwood.

Our rented housing, specifically designated for people aged 60 and over, is only available in Southbourne and Winton in Bournemouth and in Ringwood. This leaflet will just cover our properties in Southbourne and Winton in Bournemouth for those aged 60 and over.

## Rented housing properties (60+ years old)

This is the term used for what used to be called 'Sheltered Housing for the Elderly' and then 'HOPS (Housing for Older People with some Support facilities)'.

For our 60+ properties our aim is to 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, and who have a local connection within the Bournemouth, Christchurch and Poole Council (BCP) administrative area.

Our 177 flats in Southbourne and 12 flats in Winton are designed for independent living and we do **not** have wardens/scheme managers/resident managers/support staff on site. Residents make their own arrangements for

their own carers, domestic help, etc, although we do have a housing team who are available to direct residents to the right sort of help and support, if they need it.

Sandbourne are one of the few housing associations in the BCP Council area that still hold a waiting list for its rented over 60s properties.

If you think you might be interested in applying to go on our waiting list, why not contact us for a housing application pack. You'll find details on the back cover of this leaflet.

You can also look on our website for more information/an application form and to view a slide show of our properties: ([www.sandbournehousingassociation.org.uk](http://www.sandbournehousingassociation.org.uk)).

## What do we offer?





All flats are set in landscaped communal gardens with non-allocated tenant parking and, in most cases, designated disabled parking.


All have passenger lifts, door entry system and most have emergency call facilities (new tenants can arrange their own emergency call service).

In addition, all residents have access to/use of communal laundry room facilities and guest rooms (at a small charge) at our Stourwood Avenue and Belle Vue sites in Bournemouth. They also have access to a communal lounge/kitchen and electric buggy stores at our Stourwood Avenue site (waiting lists and charges apply for the latter).


# Where do Sandbourne have properties for the 60s and over?

We have two sites in Southbourne, including five blocks in Stourwood Avenue and three blocks in Belle Vue Crescent/Foxholes Road. These are:

<b>Stourwood Site:</b>		
Gladman House 9 Stourwood Avenue Southbourne Bournemouth BH6 3PR	32 x one-bed flats and 3 x two-bed flats	
Harling House 9 Stourwood Avenue Southbourne Bournemouth BH6 4PR	15 x one-bed flats and 1 x one-bed maisonette	
Milne Court 11a Stourwood Avenue Southbourne Bournemouth BH6 3QD	9 x one-bed flats	
St Kilda 7 Stourwood Avenue Southbourne Bournemouth BH6 3PN	35 x one-bed flats	

<p>Woodlands 11 Stourwood Avenue Southbourne Bournemouth BH6 3QD</p>	<p>39 x one-bed flats and 2 x two-bed flats</p>	
<p><b>Belle Vue Site:</b></p>		
<p>Harcourt Grange 3 Belle Vue Crescent Southbourne Bournemouth BH6 3BW</p>	<p>14 x one-bed flats</p>	
<p>Highfield 1 Belle Vue Crescent Southbourne Bournemouth BH6 3BW</p>	<p>10 x one-bed flats and 2 x two-bed flats</p>	
<p>Redlands Court 1b Foxholes Road Southbourne Bournemouth BH6 3AS</p>	<p>15 x one-bed flats</p>	

We also have one site in Winton. This is:

<p>Ace Court 71 Wimborne Road Winton Bournemouth BH3 7AN</p>	<p>12 x one-person studio flats</p>	
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## What else is included?

All flats are initially let as starter tenancies before becoming assured tenancies at government regulated target 'social' rents, giving long-term security to tenants. Rents include a service charge to cover such items as the door entry system, window cleaning and garden maintenance. Plus, in many cases, heating, lighting, hot water and electricity are included in the service charge costs.

All flats are let unfurnished. All tenants have access to the communal lounges and laundry equipment on those sites that have these.

Guest bedrooms are available to book at our Southbourne 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 sometimes permitted, subject to our prior written consent.

## What about staff?

We have a housing team who offer tenancy related services for all our 60+ properties, but we expect people to be independent and make their own arrangements for domestic and personal care/support services, as necessary.

Most existing tenants have a call system providing emergency contact cover on all sites 24 hours a day, 7 days a week, 365 days a year. However, new tenants

can now organise this with a service provider of their choice.

## **So, what do I do if I'm interested in applying?**

Contact our registered office by phone, email, or in writing (details on back page) and we'll send you an application pack. Alternatively, you can download the information and an application form from our website:

[www.sandbournehousingassociation.org.uk](http://www.sandbournehousingassociation.org.uk).

Fill out the form and send it back to us. We will then write and tell you if we are able to accept you onto our waiting list, normally within 10 working days.

If and when a suitable vacancy arises, you will be contacted by one of our housing team who will make an appointment for you to view a vacant property.

We are sorry but it is not possible to view properties before applying.



# Need more information?

You can:

Write to us at our registered office:

Beech House, 28-30 Wimborne Road, Poole, BH15 2BU

Email us on: [info@sandbourne.org.uk](mailto:info@sandbourne.org.uk)

Website: [www.sandbournehousingassociation.org.uk](http://www.sandbournehousingassociation.org.uk)

Telephone us on: 01202 671222

Please note that telephone calls to the registered office number above may be recorded for information and training purposes.

In addition, we do have a range of other leaflets on specific topics, available on our website or upon request from our office.

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