



*Friendly,
sociable,
homely*

EXTRA CARE
OSMUND COURT

ROWAN DRIVE, BILLINGSHURST, RH14 9BF

WELCOME TO OSMUND COURT



Welcome

Bridging the gap between conventional retirement housing and a residential or nursing home, Osmund Court offers the best of both worlds. Enjoy the independence of your own apartment, as well as peace of mind that professional support is on hand, if and when you need it.

You'll also benefit from a friendly scheme manager on-site to keep everything running smoothly. It is their job to make sure that the building and grounds are well maintained and that residents are able to live as independently as possible.

Care and support

Osmund Court offers its residents care and support with everyday living, provided by a team of professional carers. The onsite care team deliver planned care calls to customers and respond to emergencies.

Osmund Court can be an ideal solution for couples who require different levels of care, enabling you to continue living together while receiving the support you need. Generally, you must be over the age of 60 to qualify.

To use the on-site care team, you will need to have your needs assessed by the local council. This will determine how much care you will receive and what you will have to pay.

There are upper limits to the amount of care and support that can be provided in an extra care scheme and, very occasionally, alternative accommodation may have to be arranged for residents. This decision would be made by health and social care professionals in conjunction with the family or an advocate acting for the resident.

You can purchase care privately if you prefer. For more details and advice on the support available at Osmund Court, please call us on 01403 226000.



THE LOCAL AREA

On your doorstep

Osmund Court is located a short walk from Billingshurst village centre. There is a good selection of shops and amenities including GP surgery, library, banks and post office.

There is a mainline train station with twice-hourly services to London Victoria and Bognor Regis. Bus services run along the High Street, (which is a close walk away from the scheme), with regular buses to Horsham and Pulborough. Horsham has a wider range of amenities, as well as a hospital.

Billingshurst benefits from a range of community groups. The Billingshurst Community and Conference Centre holds regular film showings, as well as other community based events. Other social groups in the area include Billingshurst Horticultural Society, Billingshurst Bowling Club, Billingshurst Choral Society, Billingshurst Local History Society and Thakeham Bridge Club.



KEY

- Doctor
- Dentist
- Post Office
- Shop
- Supermarket
- Church
- Bank
- Cafe
- Bus stop



YOUR APARTMENT



Independent living

Our one and two-bedroom apartments are comfortable and well thought-out. All properties are generously sized and have been designed to make the most of natural daylight, helping to create a bright and spacious feel.

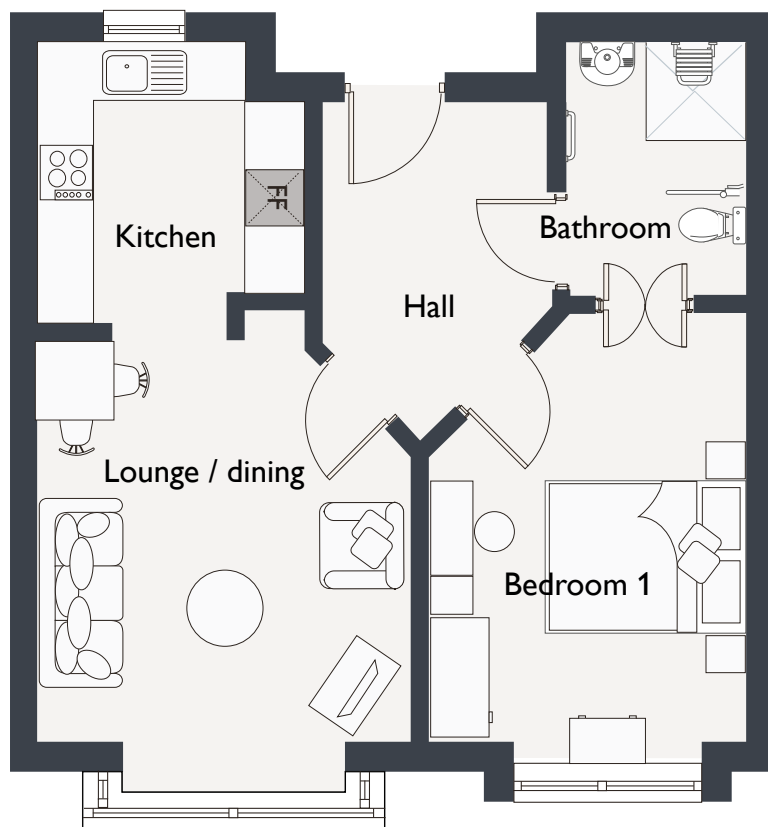
The modern, fitted kitchens come complete with a built-in oven, as well as fitted hob and extractor fan. Bedrooms have an en suite shower room, which can also be entered via your hallway. To aid mobility, they feature level-access showers with a folding seat, together with grab rails and slip-resistant vinyl flooring.

A range of additional thoughtful touches aim to make daily living a little easier. These include raised-height electrical sockets to reduce bending, and taps fitted with easy-grip levers. They also have a door entry system to enable you to let guests in from the main scheme entrance.

All apartments benefit from doubleglazed windows and gas central heating. TV and FM aerial points are provided, as well as phone points.

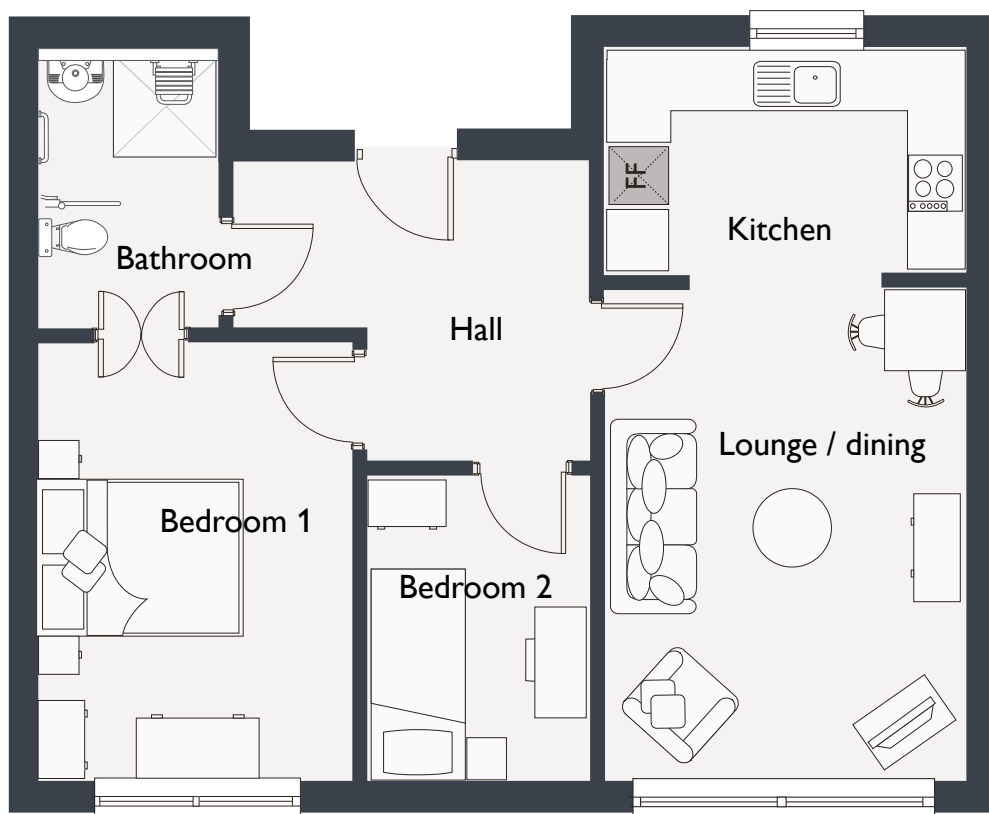


Typical one-bedroom apartment



Apartment layouts may vary from the examples shown. Please contact us for more information.

Typical two-bedroom apartment



LIVING AT OSMUND COURT



A friendly community

At Osmund Court, you choose the lifestyle that suits you. Enjoy independence and privacy when you want it, with the added advantage of living in a welcoming community environment. There are often opportunities to socialise, with coffee mornings and various other social events.

Communal areas

We pay special care and attention to the design of our schemes and their grounds, ensuring that shared areas are stylish, comfortable and practical.

Osmund Court's spacious lounge and dining room are modern and bright, offering an ideal place to meet friends and relax. If the weather is nice, you can also find yourself a quiet spot in the secure and attractive communal gardens or do a little gardening.

Please note: shared areas of the scheme may be used by community groups, adding to the range of activities available to residents.

FACILITIES INCLUDE



Communal lounge



Stylish restaurant



Communal laundry room



Courtyard garden



Two guest suites (available at a small charge)



Assisted bathing facilities



Mobility scooter storage room



Hairdressing and treatment room



Dining at Osmund Court

A nutritious, well-balanced diet is essential in maintaining health and well-being. Our attractive restaurant serves substantial midday meals every day of the year at a modest cost. Meals are freshly prepared in our kitchens and we are happy to cater for any specific health or cultural requirements.

This is a favourite time of day for many residents as they enjoy getting together with their friends and neighbours over a meal. The warm, friendly atmosphere means the restaurant is often considered to be the heart of the scheme.

Visiting friends and relatives are welcome to use the restaurant too.

In the event of illness, meals can be taken to your apartment.

SAMPLE LUNCH MENU

Main Courses

a choice of dishes such as:

Steak & Mushroom Pie
Homemade Lasagne
or Salmon Fishcakes

Served with a selection of
fresh, seasonal vegetables

Dessert

Sticky Toffee Pudding with
Custard or Fresh Fruit



APPLYING FOR A HOME



If you are interested in living at Osmund Court, a member of our team will meet you to ensure that you are eligible and that your needs can be met by the scheme.

The scheme is mixed tenured, which means that some apartments are sold and others are rented. As in any community, there will be a mixture of owner occupiers and tenants. You do not need to have a care package to live at Osmund Court.

Renting an apartment

If you are interested in renting at Osmund Court, you must first contact the local authority to have your need for care assessed by the Adult Social Care team. Priority will be given to people with a local connection to the Billingshurst area. West Sussex County Council will then assess your eligibility for what care and support you can receive. Generally, you must be aged 60 or over and have demonstrated the need for care and housing support to be eligible.

Buying an apartment

Some apartments at Osmund Court are available to purchase on a shared equity basis from Weald Living, which is a part of Saxon Weald. This means that you can buy a 75% share in the property, while Saxon Weald retains the remaining 25%. You do not pay rent on our share, but monthly service and support charges are payable.

Am I eligible for shared equity?

- You must be aged 60 or over
- If you have a property to sell, it must be under offer before your application is progressed
- You are not allowed to own any additional property
- Generally you must not have assets of over £500K once the purchase of the Extra Care property has been taken into consideration
- You must pass both our financial and scheme assessments
- The apartment must be purchased by the person who will live in it
- The property can not be purchased in Trust



How to apply for a shared equity property

STEP 1 - Expression of Interest

Please complete and return our Expression of Interest form to sales@wealddiving.com. You can download a copy by visiting: www.wealddiving.com/storage/downloads/expression_of_interest_form-1735906265.pdf. Alternately, please contact us for a copy.

STEP 2 - Viewing the property

We will invite you to view the property. Please let us know straight away if you would like to go ahead with the purchase after your viewing.

STEP 3 - Financial Assessment

We will require copies of the following documentation to assure you meet our financial requirements:

- Memorandum of sale (if selling a property)
- Certified proof of identity (passport, bus pass or driving licence)

- Certified proof of address (utility bill or annual pension letter from DWP)
- Proof of all savings/investments
- Itemised bank statements from the past three months
- Proof of identity from your certified power of attorney (if applicable)

STEP 4 - Scheme Assessment

We will organise an eligibility care assessment with the on-site Scheme Manager to review your care needs.

STEP 5 - Formal offer

Following the scheme assessment, and providing the scheme manager is happy to progress your application, we will send you a formal offer.

Once you have completed and returned the formal offer forms and paid the £500 reservation fee, we will instruct our solicitor and send out the memorandum of sale.



CHARGES



Service charges apply at Osmund Court. They reflect the actual costs of providing services including heating and water inside the apartment.

A breakdown of estimated service charges are available for each individual resale property and can be obtained by contacting Saxon Weald.

Please see the column on the right for a list of the chargeable services provided. Service charges may be subject to changes from time to time.

Key

L - charges applicable to leaseholders only

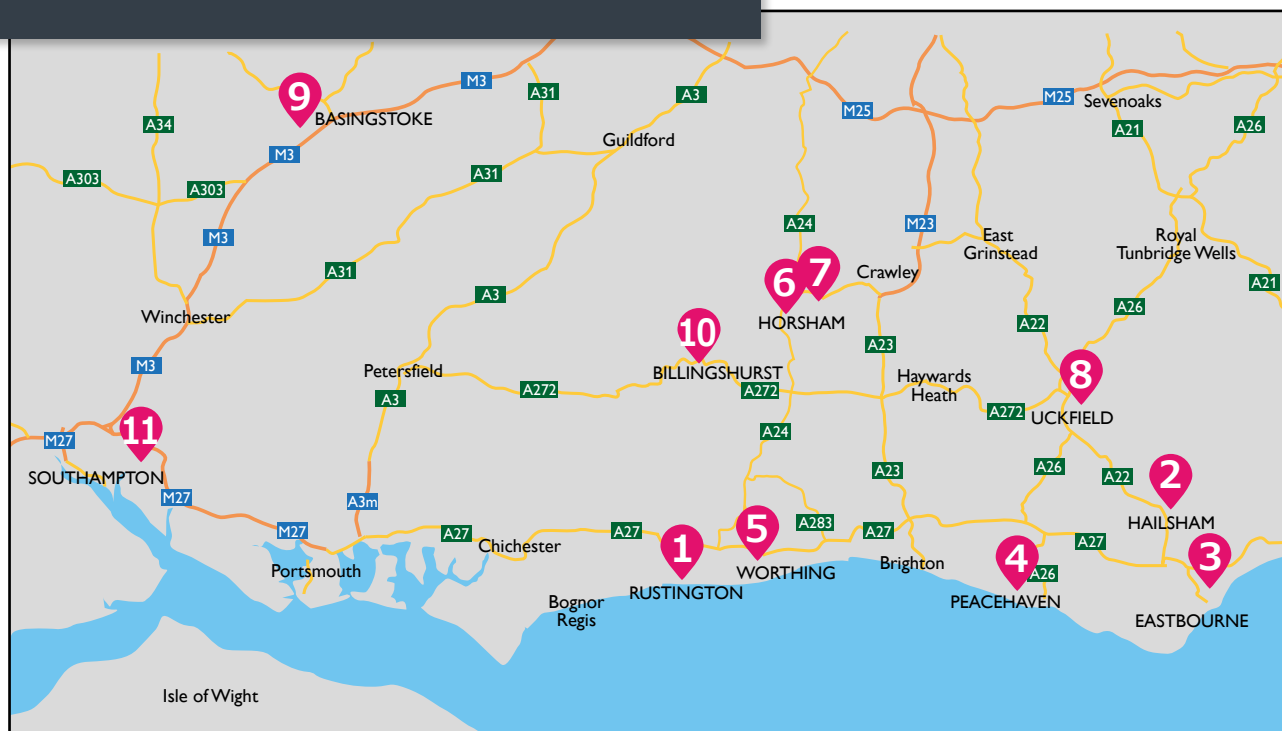
LT - charges applicable to both leaseholders and tenants

SERVICE CHARGES COVER:

- LT** Assisted Bath
- LT** Catering Overheads
- LT** Communal Assets
- LT** CCTV
- LT** Communal Cleaning
- LT** Communal Electricity
- LT** Communal Heating
- L** Communal Gas Boiler Servicing
- L** Communal Repairs
- LT** Communal Water
- LT** Door Entry System
- LT** Enhanced Housing Management
- LT** Fire Safety
- LT** Gardening
- LT** Grounds Maintenance
- LT** Kitchen Equipment
- LT** Laundry Machine Charges
- L** Communal Water Maintenance
- LT** Lift Charges
- LT** Pest Control
- LT** Sewage - Pumping Station
- LT** Site Inspections & Clearances
- L** Building Insurance
- LT** Call System
- LT** Heating to the flat
- L** Management Fee
- L** Sinking Fund Buildings
- LT** Support Line
- LT** Water to the flat



OUR EXTRA CARE SCHEMES



We have 11 extra care communities across Hampshire, West Sussex and East Sussex. Full details of these can be found on our website: www.saxonweald.com/looking-for-a-home/extra-care/.

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|--------------------------------|----------------------------------|
| 1. Abbotswood, Rustington | 7. Leggyfield Court, Horsham |
| 2. Bentley Grange, Hailsham | 8. Margaret House, Uckfield |
| 3. Cranbrook, Eastbourne | 9. Newman Court, Basingstoke |
| 4. Downlands Court, Peacehaven | 10. Osmund Court, Billingshurst |
| 5. Highdown Court, Worthing | 11. Rosebrook Court, Southampton |
| 6. Highwood Mill, Horsham | |

INTERESTED IN PURCHASING?

Please call our sales team on 01403 226000 or email: sales@saxonweald.com.

Our current range of extra care properties for sale at Osmund Court can be found at: www.wealdliving.com.

INTERESTED IN RENTING?

Please contact Horsham District Council's housing department on 01403 215100 or email: hello@saxonweald.com.

EXTRA CARE

If you have an enquiry about extra care please call 01403 226000.



These details have been prepared in good faith and are provided as a guide to the services provided. Photographs shown are examples for illustrative purposes only. Sample floorplans, information and specifications are provided for the guidance and interest of potential residents but do not form any part or a contract or constitute an offer.

Should you require a large-font, braille, audio or OpenDyslexic font version of this document, please contact:

marketing@saxonweald.com.



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