

# EXTRA CARE AT FOSTERS



A Loddon Homes development



**LODDON  
HOMES**

Wholly owned by



**WOKINGHAM  
BOROUGH COUNCIL**

Fosters is a purpose built 2-storey Extra Care development for older people providing 34 high quality one-bed apartments for rent. It is centrally located to amenities in Woodley.

### What is Extra Care?

Extra Care enables you to remain as **independent** as possible for as long as possible in your **own home** while having the reassurance and support provided by an on-site care service.

Your individual care and support needs will be assessed and a care service will be designed and personalised to your requirements in agreement with you. As your needs change, your personalised care package would be adjusted. This means that there is an option for people not yet ready to live in a care home, to live independently with the benefit of having support available on a **24/7** basis when needed.

Extra Care is **housing with care**; this means that people have full tenancy rights and retain their full entitlement to welfare benefits, which makes it different to residential care.



# More about Fosters

**Each apartment is self-contained with its own front door (accessed within the development).**

Apartments comprise a hall, an open plan kitchen/living area, one double bedroom and a bathroom with a walk-in shower. Apartments will be decorated and carpeted throughout the living areas, with vinyl flooring in kitchens and bathrooms. First floor apartments will have a balcony and ground floor apartments will have a patio area.

Five apartments are fully wheelchair accessible. If people need any specialist adaptations, including Assistive Technology, this can be arranged once the tenant has been accepted and their apartment allocated. We can advise you on how this can be funded.

**The communal facilities, for use by all tenants include:**

- Café
- Lounges on each floor
- Buggy store
- Visitor suite (available for visitors at a reasonable charge)
- Landscaped gardens
- Wi-fi in communal areas



# Life at Fosters

At Fosters Extra Care you have the choice to be as social or as private as you want to be. For those interested, there will be a wide range of activities and social events to suit different tastes. There will be opportunities to make new friends, and keep active and healthy.

Our café will provide a great place to meet up with friends or relatives. It will be open 7 days a week providing nutritious and delicious meals. You can enjoy the landscaped gardens, and if gardening interests you, you can help tend to the gardens and be part of the wider gardening team.



A

HOME

to call your own.

# Care and Support

Optalis are the care providers who will ensure they provide peace of mind to all customers in Fosters wanting the reassurance that there is always someone to provide care and support when needed.

We are here as background support 24 hours a day, seven days a week and our on-site presence means we are available at the press of a button in an emergency.

Optalis is registered with the Care Quality Commission to provide personal care. In addition Optalis may include washing and dressing or domestic support such as laundry and household duties. We can support you with a range of needs from physical disabilities to challenging circumstances that conditions like dementia can introduce.

Our ethos is to help you to be as independent as possible for as long as it is safe for you. However in the interim you can choose how much assistance you need and when you need it. We can also engage with professional bodies and your family as you wish to review your care need and jointly agree the best option for you. Our care and support offering will be tailored to your specific requirements.

Everyone who works for Optalis lives and breathes our corporate values which are:

- Customer service
- Respect
- Transparency and Integrity
- Continuous development
- Communication
- Enjoyable and Rewarding



But don't just take our word for it. We receive regular compliments from our customers. Some examples are below:

*"I am very pleased with the kindness and sincerity, not to mention the dedication and integrity of the care given to my mum. Much appreciated. Thank you"*

*"I had my flat cleaned yesterday, usual excellent results, and my laundry was taken away (usual sheets etc., plus shirts to be washed and ironed). The items were outside my door this morning, all done beautifully."*

# The Costs

We will give you a full breakdown of all the rent and service charges before you decide whether you want to move into the Fosters scheme.

## Rent and Service Charge

In addition to your rent, service charges apply at Fosters. These reflect the actual cost of providing the services and are not there to make a profit. Charges are usually reviewed on an annual basis.

Part of the service charge includes the 'Wellbeing Charge'. This helps meet the cost of providing background assistance and emergency calls to all tenants. The Wellbeing Charge is £15 a week per apartment.

Depending on your individual financial circumstances, you may be entitled to welfare benefits towards the cost of your rent and some service charges. You will get support from our team to help you work out what extra financial support you may be entitled to, and to claim these as necessary.

The amount you pay for your care is determined by the level of care you need and your financial circumstances. You will be supported with a full financial assessment to help you understand what, if anything, you will have to pay towards the cost of your personal care.

### Service charges cover:

- Building maintenance
- Grounds maintenance
- 24 hour emergency call system
- Building insurance
- Heating and hot water for communal areas
- Cleaning of communal areas
- Electricity for communal areas
- Wifi (in communal areas)
- Well-Being Charge
- Window cleaning for all external windows
- On-site staff
- Boiler servicing
- Maintenance of lifts and other equipment
- Personal care

## Council tax, home contents insurance and utility bills

You will be responsible for paying these costs to the relevant authority or provider in relation to your own apartment. The cost of utility bills for communal areas and the cost of buildings insurance is covered within your service charge.

# About Wokingham Housing and Loddon Homes

Fosters is being developed by Wokingham Housing Limited (WHL).



Established in 2011, WHL is a wholly owned subsidiary of Wokingham Borough Council, working to create good quality affordable and private market housing. Upon completion of the build Fosters will transfer to WHL's sister Housing Association



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Loddon Homes who will take on the responsibility for managing Fosters and being the landlord for tenants at the scheme. Loddon Homes is a registered provider with the Homes and Communities Agency.

Loddon Homes prides itself on being a modern social housing landlord you can trust. Our focus is on being a good landlord that is there when residents need us, otherwise working in the background to keep homes repaired, schemes well managed and rents collected.



# Location and Contact Details

## Fosters

Fosters Lane  
Woodley  
Berkshire  
RG5 4HP

If you are interested in moving to Fosters please contact  
Wokingham Borough Council on  
Telephone: 0118 974 6760 or  
Email: [housing.needs@wokingham.gov.uk](mailto:housing.needs@wokingham.gov.uk)

For other general enquiries contact Loddon Homes on  
Telephone: 0118 908 8479 or  
Email: [info@loddonhomes.co.uk](mailto:info@loddonhomes.co.uk)  
[www.loddonhomes.co.uk](http://www.loddonhomes.co.uk)



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