



PRIMROSE

GARDENS



Living made easy

Primrose Gardens is a superb new development in Chorley offering independent living, a community atmosphere and opportunities to enjoy later life.



primrose-gardens.com

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This exciting new living space is 'extra care' housing, which is a specialist type of housing designed with older people in mind. It allows people to live independently while receiving the care and support they need.

This type of housing is designed for people who need some extra help to look after themselves but not at the level provided by residential care homes.

People living in extra care housing enjoy the freedom and independence of having their own front door, while having the reassurance that care staff are available when needed.



primrose-gardens.com

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Your home

There will be 48 one bedroom and 17 two bedroom high quality apartments available to rent, suitable for couples or individuals. Each apartment will have a living space, kitchen, bedroom, bathroom and an outside terrace with enough room for a small table and chairs. All apartments will be let unfurnished.

The rooms are laid out across three floors and can be accessed via stairs or lift. Each room has been designed with ease of access and comfort in mind.

The accommodation is designed to be safe and accessible for older and disabled people and these stylish apartments and communal facilities have been built to a first class standard.

Trained and dedicated staff are available onsite to give you the support you need, when you need it and giving you peace of mind that help is close to hand.

At Primrose Gardens you will have access to attractive landscaped gardens; and you will be able to enjoy life in a luxurious environment and with the added benefit of living in a town centre location.

Accommodation

- Each stylish apartment has a spacious living room with telephone points and TV aerial sockets
- Wi-Fi will be available in Primrose Gardens but it will need to be arranged by each individual tenant
- The high-quality kitchen includes a full range of modern wall and base units
- The en-suite bathroom has a level access shower
- All apartments are double-glazed and centrally heated
- Each apartment has an outside terrace / balcony with enough room for a small table and chairs

The communal facilities include:

- Communal lounge on the ground floor
- Shared quiet lounge on the first floor
- Guest room available to visiting relatives to stay overnight
- Pamper bathroom
- Laundry room
- Landscaped communal gardens
- Mobility scooter store
- High quality cafe
- Fully equipped dance studio
- Hairdressing and beauty salon



Site plan

Primrose Gardens is located on Fleet Street in Chorley and is just a short walk away from the town centre. There will be 65 1 and 2 bedroom apartments over 3 storeys. All floors can be accessed via stairs or lift for ease of access. Residents will also have access to landscaped gardens.



2 Bed apartment

There will be 48 one bedroom and 17 two bedroom high quality apartments available to rent, suitable for couples or individuals. Each apartment will have a living space, kitchen, bedroom, bathroom and an outside terrace with enough room for a small table and chairs.





Kitchen

The kitchen will be fully fitted with modern wall and base units. It is open plan and goes through to the living room.



Bathroom

Each apartment will have an en-suite bathroom with a level access shower for easy use.





Care and support

Primrose Gardens has been carefully designed throughout to suit the needs of people who need help to continue to live in their own home and maintain their independence.

Emergency care and support will be provided to tenants in extra care housing, this will be a core service available 24 hours a day. Residents with higher needs would need to arrange or work with social care to arrange additional care packages.

The type of help provided will depend on the needs of the individual. Some residents will be fairly independent, while others will need more regular help.

Safety at home

At Primrose Gardens we know the importance of feeling safe and secure; your safety is our priority.

You can have peace of mind knowing there will be features such as:

- A secure door entry system, so you can choose who visits you
- Easy-to-reach switches and emergency lights in the event of power failure
- 24 hour care and support
- Fire safety measures built into the apartments and throughout the building
- For additional safety, there are fire mist systems in all apartments and communal areas

All areas are wheelchair friendly.

Costs

Extra care housing charges can fall into three areas

- Rental cost
- Service charge
- Care cost

In addition to these charges, tenants will be responsible for other costs of living in their own home such as TV Licence, telephone, and contents insurance etc.

Housing Benefit and Council Tax Support entitlement is based on each individual's circumstances and is means tested, the amount of support you may receive depends on who lives with you, household income, benefits you receive and any savings you have.

Lancashire County Council will undertake a financial assessment to calculate the financial contribution towards care services. A full benefits check will also be completed to maximise benefits which will help towards the cost of your care services.

Rental costs are now published on the Primrose Gardens website along with other useful links to find out what benefits and support you may be entitled to.

Is extra care housing for you?

All applicants must meet the minimum age criteria of 55 years. Exceptional circumstances will be considered for applicants who are below the minimum age and are disabled.

Applicants will normally require assistance with their daily living tasks and/or their personal care or will be quite independent but would benefit from a safer and more supportive environment.

People who have low or no statutory care needs but can indicate that their current housing is no longer suitable and extra care accommodation would promote independence will also be considered.

Priority will be given to people who live in or have a local connection to Chorley.

Decisions will be made by a Joint Allocation Panel and priority will be given to those who have an urgent need for re-housing due to a high level of care needs.

If you have care and support needs and find it difficult to look after yourself, you may benefit from having an assessment. If you think adult social care can help support you, please contact Adult Social Care on 0300 123 6720.

The Allocation Policy is available to view on the Primrose Gardens website.

Contact us

Website: primrose-gardens.com

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