



HAWTHORN MILL

Over 55's
Supported Housing





Thank you for your interest in Hawthorn Mill. This booklet will provide you with everything that you need to know about us. We can help you make an informed decision on whether you or a loved one would like to move in and join our vibrant, safe, diverse community.

WHO ARE WE?

We are an affordable, secure sheltered housing complex for those over the age of 55 in Leeds, West Yorkshire.

There are 34 individual flats under one roof available for rent, with a great sense of community among the residents and the wider neighbourhood. We aim to enable independent living in your own flat.

“I love it. I’ve lived here 13 years and I wish I could’ve moved in earlier”

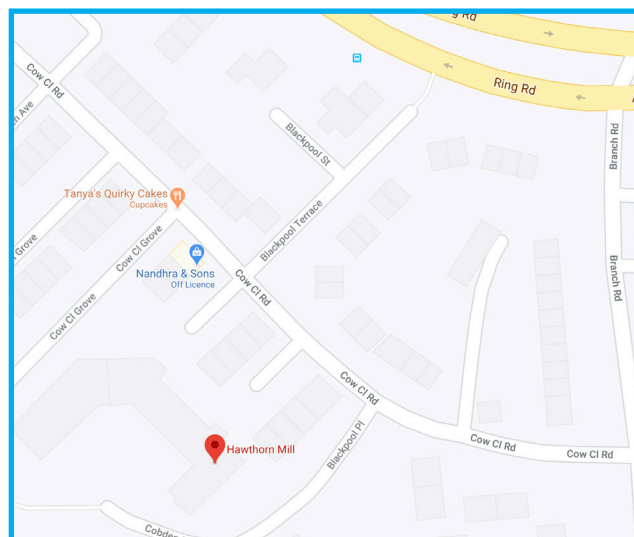
Current Hawthorn Mill Resident

WHERE WE ARE

Hawthorn Mill is based just off Leeds Ring Road close to Lower Wortley Health Centre. You can find us at:

Hawthorn Mill
Cobden Road
Lower Wortley
LS12 5HQ

We are close to local amenities such as: Doctors, local corner shop and bus stops into the City or the White Rose Centre. We also have an Access Bus that comes three times a week that travels to local supermarkets.



The building is designed with older people in mind. Residents are free to come and go as they please, whilst having underlying safety, security and support. We have a secure door entry system into the building and each flat has it's own lockable front door.

We have non-resident Scheme Manager on site and although we are not a care home, we enable independent living for residents in their own flats. However, if needs change over time, support can be arranged from social and health care services or private agencies. We have close links with local Neighbourhood Action Teams such as Armley Helping Hands.

Being surrounded by like minded neighbours enables tenants to make friends and share a wider social life through use of the communal facilities and events, as well as having neighbours who are friends and look out for one another.



Social Hub

Our communal facilities are provided for general use and regularly arranged events. The lounge is available anytime for residents who like occasional company or a change of scenery, to use as little or as often as they like.

We hold events such as: themed parties (for example, royal celebrations, Chinese new year, 1940s/50s/60s gatherings, beach themes and Christmas parties), film afternoons, fish and chip or pie and peas lunches, coffee mornings and craft groups.

We are a community hub. The facilities are used for our events, meetings involving other Connect tenants, outside organisations and we occasionally throw our doors open to our neighbours and the local community.

Tenants also arrange their own events for evenings including games nights and bingo, which enables tenants to get out (without going out) as we are under one roof so residents can 'go out' in their slippers!





The lounge is a communal area that residents are free to use, as much or as little as they like. It comes equipped with a television, DVD player, record player, jigsaws, board/card games and books.

This space is used for coffee mornings, lunches, bingo, craft classes, party nights, meetings and much more! It's a good space to sit and chat if you fancy a change from your flat or simply meeting up with others.

Periodically the room is used by community groups. It can also be hired by a resident for a function, so long as everyone at Hawthorn Mill is invited along. Our aim is to promote inclusion and prevent social isolation.

There is a Communal kitchen for social events, and access to a two outdoor areas for sitting out when the weather allows.



Facilities

SCHEME MANAGER

The Scheme Manager is on site Monday to Friday 9am to 5pm.

They provide and answer welfare calls through the call system in each flat; to check all is well with the residents. We know that tenants and their family find this reassuring.

The manager provides support and advice; guiding you in the right direction to get answers, help or support you may need. However, the Scheme Manager cannot undertake day to day care, shopping, cleaning, collect pensions or prescriptions.

Support can be acquired by tenants from relatives, friends, Social Services and other agencies.

There is a call system in each flat and communal area which is manned through a phone that the Scheme Manager carries with them—so they can always be contacted for support in an emergency situation.



REPAIRS

General repairs to the flats are covered in the rent and service charges. Please see the separate insert for more information and cost breakdowns.



INTERCOM SYSTEM

Each flat has a pendant or pull cord for emergencies. This service is run by

Telecare, who are part of Leeds City Council. The alarm call service operates 24 hours per day, 365 days a year.

It is a completely confidential service provided by trained staff, who will respond to calls for assistance, and provide support either by reassurance, calling next of kin, an out of hours doctor or ambulance.



An emergency call is raised through the Intercom system when the pendant or pull cord is triggered. Your call goes through a telephone network; answered by Scheme Managers if on site or Telecare operator's at a Call Centre.

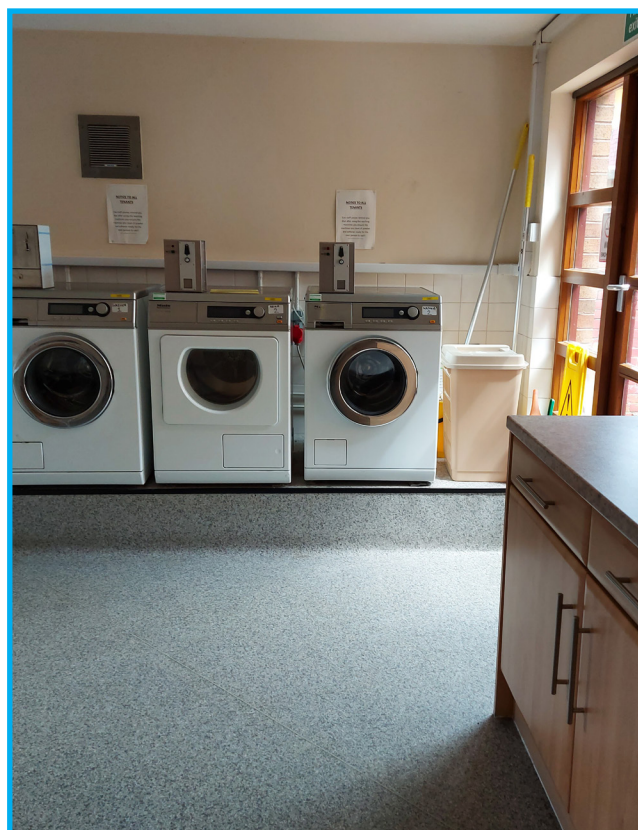
Staff know exactly where the call has come from, and can view medical/contact information you have provided. They can pass information to the emergency services, relatives and/or friends you have nominated. All information held is stored confidentially and fully in line with Data Protection.

GUEST ROOM

There is a guest room, available for relatives or friends visiting for a short period, or if family need to stay a short time due to tenant ill health.

A small charge is made for this service: £10 per person per night. If you wish to make use of the guest room, please let the Scheme Manager know as far in advance as you are able.

Priority will be given if the guest room is required by a relative or close friend of a tenant who is seriously ill. It may be necessary in the case of such priorities for the Scheme Manager to ask another visitor to vacate the guestroom but this is very rare. Tenants who book the guest room are expected to see that the room is clean when their visitors leave.



LAUNDRY

We have communal laundry facilities with commercial washing machines which are quick and efficient.

The Scheme Manager will show you how to use the machines, there are also written instructions in the laundry room.

Tokens are available from the Scheme Manager for £1 to cover the cost of both the washing machine and tumble drier. A full wash and dry is completed within an hour.

There is a place outside to wait for washing to finish or hang washing out to dry, or many residents sit in the lounge for a coffee and a chat.

We request that the machines are not used after 10pm in order to prevent noise disturbance. There is no plumbing for washing machines in the flats.


BIN ROOM

There is also an internal bin room, so residents don't have to dispose of their rubbish outside.




Get in touch

If you like the look of Hawthorn Mill or have any questions, please contact us on the details below and we'd be happy to assist and show you around.

 0113 231 1561

 sarah.lumb@connecthousing.org.uk

 www.connecthousing.org.uk

 Hawthorn Mill
Cobden Road
Lower Wortley
Leeds
LS12 5HQ

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Connect Housing is a charitable housing association.

Our vision is for a sustainable and just society where good homes, neighbourhoods and opportunities help people enjoy happy, healthy lives.

THE HAWTHORN MILL TEAM

Senior Scheme Manager
Sarah Lumb
Mon-Fri (10.30am - 3pm)
(Excluding Bank Holidays)

Scheme Managers
Louise Clarke
Mon-Fri (9am - 1pm)
(Excluding Bank Holidays)

Kath Ainsley
Mon-Fri (1pm - 5pm)
(Excluding Bank Holidays)

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