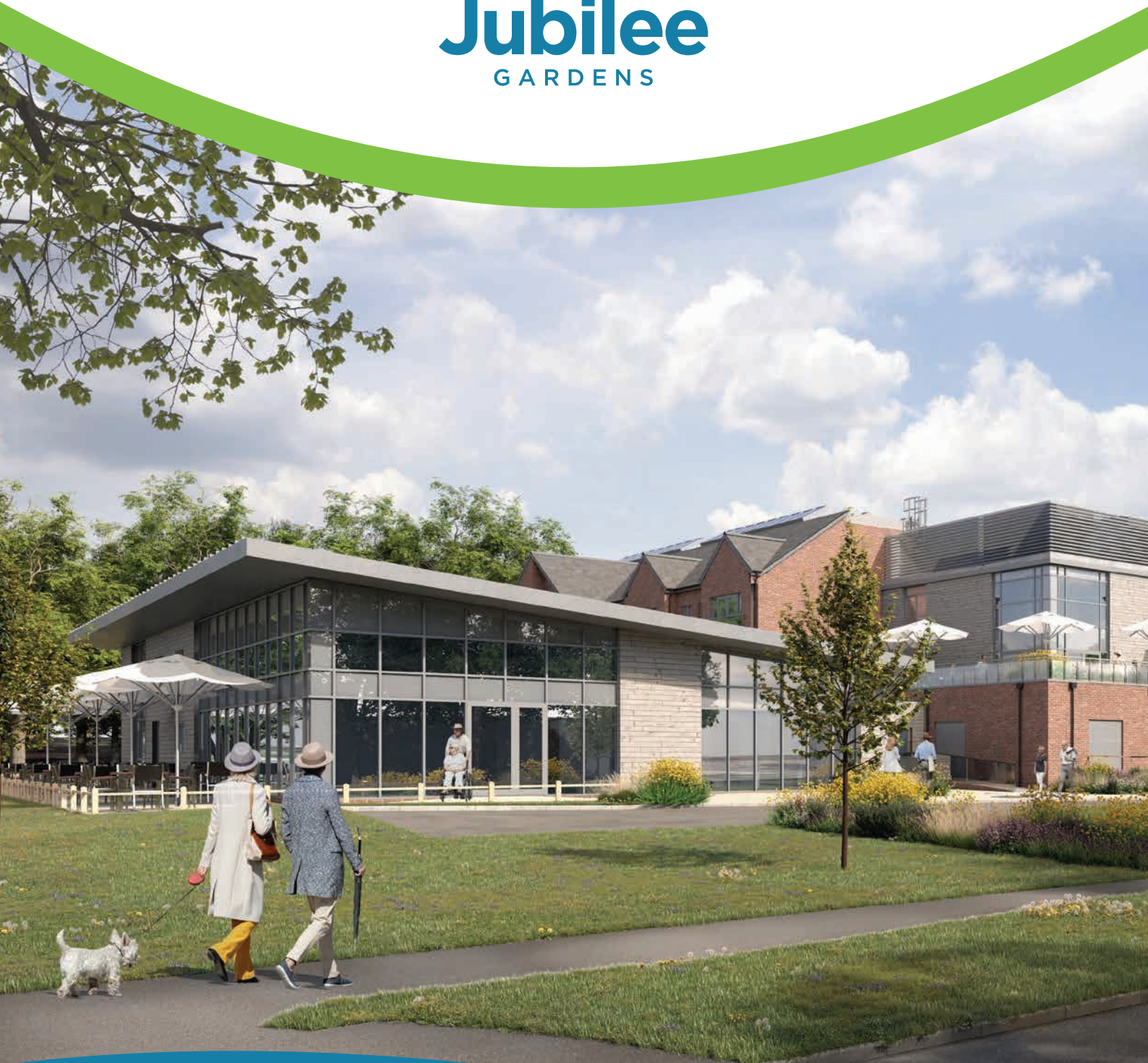




Jubilee

GARDENS



Living made easy.



Jubilee Gardens is Leyland's latest extra care development offering independent living within the community and a range of excellent facilities and nearby amenities to enjoy in later life.



**South
Ribble**
Borough Council



Jubilee

GARDENS

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.

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Your home

Within Jubilee Gardens there will be 67 one bedroom and 8 two bedroom high quality apartments available to rent, suitable for couples or individuals. Each apartment will have a living space, kitchen, bedroom, bathroom. All apartments will be let unfurnished.

The rooms are laid out across three floors, accessible by a lift or stairs.

The stylish accommodation and outstanding communal facilities have been built to a first class standard, designed with comfort and ease of access for older and disabled people in mind.

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

At Jubilee Gardens you will have access to some outstanding on site facilities such as a new cafe, attractive outdoor space with a sunken garden which includes an open space to allow group activities and a series of terraces where residents can enjoy the sun and partake in horticultural activities within the development.

You'll be able to enjoy life in a luxurious environment with the added benefit of living close to amenities in the local community and nearby town centre.

Accommodation

- Each stylish apartment has a spacious living room with telephone points and TV aerial sockets
- Wi-Fi will be available in Jubilee 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

The communal facilities include:

- Communal lounge on the ground floor
- Guest room available to visiting relatives to stay overnight for a small charge
- Pamper bathroom
- Laundry room
- Landscaped communal gardens
- Mobility scooter store
- High quality cafe
- Hairdressing and beauty salon



Site plan

Jubilee Gardens is located on West Paddock, Leyland in the heart of the community a short distance away from Leyland town centre.

There will be 67 1 bedroom apartments and 8 two bedroom apartments, over 3 storeys.

All floors can be accessed via the stairs of lift for ease of access.

Residents will also have access to a balcony garden.



Apartments

There will be 67 one bedroom and 8 two-bedroom high quality apartments available to rent, suitable for couples or individuals.

Each apartment will have a living space, kitchen, bedroom, bathroom.



Interiors and finishes may vary





Kitchen

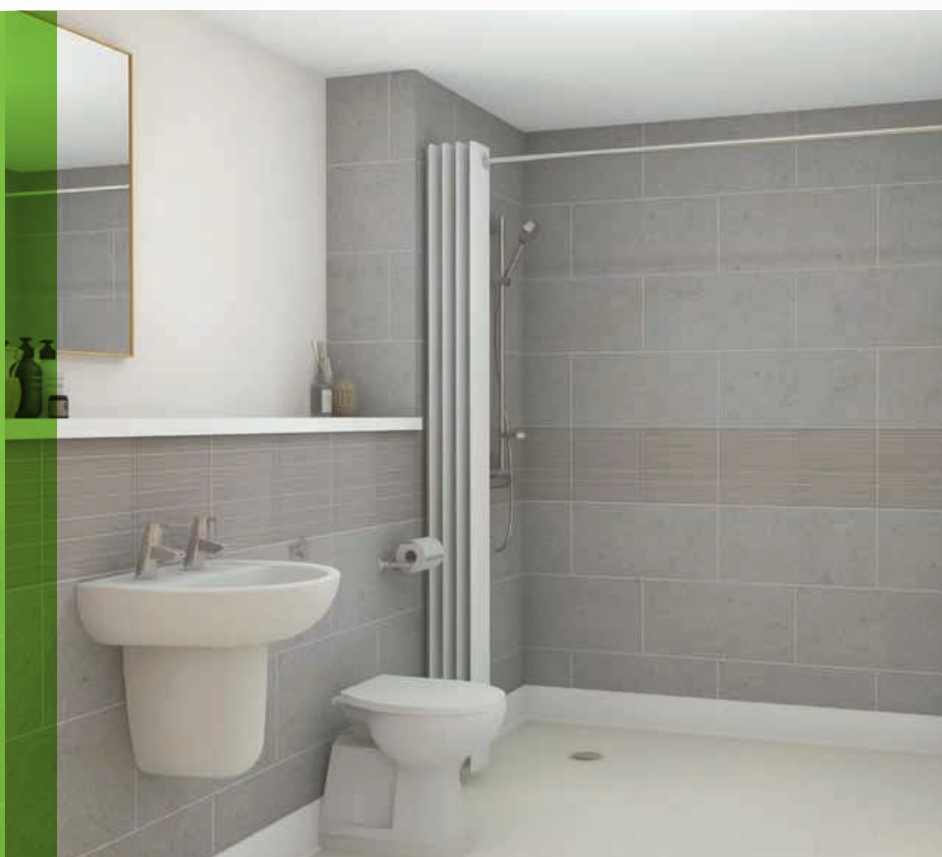
The kitchen will be fully fitted with modern wall and base units. It is open plan and goes through to the living room.

- Hob, oven and extractor fan
- Space for fridge freezer
- Space for washing machine



Bathroom

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





Care and support

Jubilee 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 Jubilee 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.



Is extra care housing for you?

All applicants must meet the minimum age criteria of 55 years. Exceptional circumstances may be considered for applicants who fall just below the minimum age and are disabled in accordance with the Allocations policy.

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 South Ribble.

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 Jubilee Gardens website.

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 utilities, 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 Jubilee Gardens website along with other useful links to find out what benefits and support you may be entitled to.

Contact us

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