



Charges

It is Teachers' Housing Association's policy to offer affordable housing to those in need. Charges are reviewed annually. Payment is due monthly, in advance, and is usually made by direct debit.

In addition to the basic rent (which includes Council Tax), a service charge and a meals charge are also payable monthly. The service charge includes the cost of providing services such as staff, hot water, central heating, electricity, water and sewerage rates, lift maintenance, communal facilities, cleaning of communal areas, external window cleaning, gardening, emergency alarms and TV licence. The meals charge covers the cost of three meals a day, seven days a week.

Residents are responsible for their own home contents insurance and for their own personal telephone bills.

How to Apply

Applicants must be retired and able to live independently. Teachers' Housing Association does not require applicants to have a local connection with the area in order to be considered for housing in this scheme.

We strongly recommend that applicants visit the scheme before making an application for housing to Teachers' Housing Association, to ensure that the property caters for all their needs.

To arrange a visit, please call the scheme manager on 01273 308567 to arrange a convenient time. An application form for housing can be obtained from Teachers' Housing Association's head office or downloaded from the website at www.teachershousing.org.uk



The Dene

Rottingdean, East Sussex



Teachers' Housing Association

Teachers' Housing Association is a not for profit, charitable Housing Association. The Association was established in 1967 and provides rented accommodation for people in housing need, particularly those associated with education. We offer sheltered housing for older people nationwide, and housing for teachers and others in need in London.

The Dene offers accommodation for active retired people to enable them to continue to live independent lives but with the reassurance that support is available. All new tenancies at The Dene are let as assured tenancies.



The Scheme

A grade 2 listed building with recorded history dating from 1832, The Dene, which comprises the main house and the annexe, was converted to a sheltered housing scheme in 1975.

Situated within a conservation area and providing a local landmark at the heart of the village, The Dene is adjacent to the beautiful village green and duck pond.

The scheme is within easy walking distance of all local amenities and the sea. A frequent bus service operates to neighbouring villages and towns and a free bus service operates between the village and the local superstore. On street parking is available nearby, however there are no car parking facilities at the scheme.

The two storey house and annexe are linked by a glazed walkway and overlook the spacious and mature, flint wall enclosed garden. Rooms in the annexe also have views over the village windmill.

The accommodation in the scheme, all of which is let unfurnished, comprises 23 studio and 4 one-bedroom suites, each enjoying the advantage of an en-suite bathroom or shower room, telephone and TV aerial point; and complemented by gas powered central heating and hot water.

Accommodation at The Dene is suitable for occupation by individuals or couples.

“Within a conservation area and...adjacent to the village green and duck pond”



Communal Facilities

Communal areas are intended for residents' use and group activities, and also as areas where they may entertain their own guests. The scheme has an original oak panelled lounge which leads into a communal dining room with French windows overlooking the garden. Within the lounge is a TV, video, music centre and piano for residents' entertainment. There is also a nook located near the scheme entrance for quiet reading or letter writing activities.

Residents at The Dene are able to take advantage of the beautifully landscaped private gardens which offer all year round enjoyment, and are invited to help maintain the garden if they wish. The garden is well stocked with mature plants and trees, and has an extensive lawn.

The Dene has its own fully equipped laundry room for residents' use. There is also a fully furnished ensuite twin-bedded guest room for use by residents' guests who wish to stay overnight. The guest room has tea and coffee making facilities.

Meals

The catering team provide a choice of nutritious meals three times a day, seven days a week. The meals are prepared on the premises and are served in the dining room, forming an important part of the social activity at the scheme. Residents are welcome to invite guests to join them at the scheme for meals.

Scheme Manager

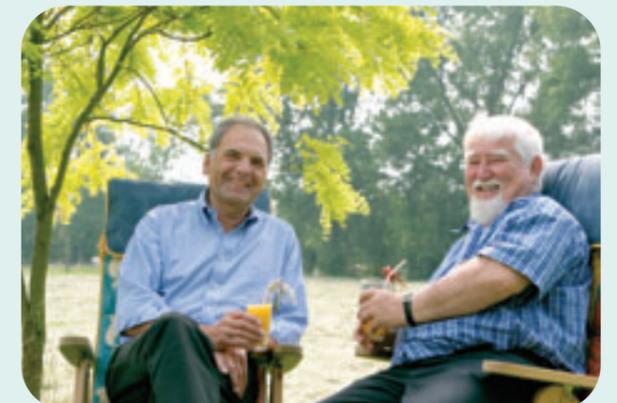
The Dene has a full-time manager who lives nearby and is responsible for the day-to-day management of the scheme and liaises with head office staff to arrange building maintenance, repairs etc. The scheme manager is assisted by a deputy manager and a team of part-time staff. Staff will not enter a resident's accommodation unless invited to do so (except in the case of an emergency).

One of the scheme manager's duties is to contact each resident on a daily basis to ensure their well being, and to respond to emergency calls from residents should they arise. All residents are encouraged to live as independently as possible and to make their own arrangements for shopping, cleaning, medical and support services as required. The scheme manager will liaise with external agencies, and will help to organise social activities at the scheme.

Personal Safety

We are conscious that older people may have particular needs in terms of personal safety therefore additional support is provided. All accommodation at The Dene is linked to a door entry system to provide enhanced security. An individual pull cord alarm system with a speech response facility enables residents to summon help in an emergency. During office hours the scheme manager responds to emergency calls, and out of office hours the calls are automatically diverted to a 24 hour monitoring service whose staff take swift and appropriate action.

The scheme is fully equipped with fire and smoke detection equipment.



The Dene