

Key facts summary

Key information

Number of rooms:	120 furnished rooms, all with en-suite bathroom.
Registered manager:	Juliana Miles
Regulation:	We are registered and regulated by the Care Quality Commission (CQC), the independent regulator of health and social care in England. Our current rating is Outstanding (November 2018).
Care types:	We provide residential, dementia, nursing, respite and end of life care.
Staffing:	The home is run by a home manager who is supported by a leadership team, comprising leads in care, maintenance, housekeeping, catering and lifestyle. We regularly review staffing levels and adapt them to resident needs. We use a dependency tool to help us make informed decisions about how many staff we need each day, based on the number and needs of residents. Our home manager can provide further information about staffing arrangements if required.

Funding options

We accept self-funders and local authority funded residents able to pay a top-up fee to meet our weekly fee. Where the top-up is payable, the local authority should pay us for the full cost of care, and collect the top-up from you directly.

We may be able to accept NHS continuing healthcare funding for people with severe or complex health needs, subject to agreeing our fees with the relevant NHS Clinical Commission Group. NHS teams will undertake regular assessments of your needs to determine whether you qualify for this type of funding.

Trial period: Your first 28 days is considered a trial period, during which either you or we can end the contract after 7 days of serving written notice on the other. We will only end the contract during the trial period if we are unable to meet your needs.

Requirements on admission

To confirm your admission, we will ask you to provide details of your plans to fund your residency for a minimum of two years. If you are unable to show that you can meet this minimum funding period, we may not be able to proceed with your admission, unless someone is able to act as your guarantor.

We request a direct debit mandate to be set in place at the commencement of your residency. You will also be required to pay:

- Four weeks' advance payment. Subsequent payments are due monthly in advance.
- Two weeks' deposit which will be held by us for the duration of your residence. Your deposit will be safeguarded and will normally be refunded within 28 days of the end of your residency, subject to our right to deduct from it non-payment of fees or damage to property.



Weekly fees for all self-funders

	Permanent	Respite
Residential care	from £1,336	from £1,546
Residential dementia care	from £1,386	from £1,596
Nursing care	from £1,520	from £1,730

Fees are subject to a pre-admission needs assessment which is required to fully understand the level of care and support required by each individual. Premium rooms normally attract an additional charge. For short term respite stays we have a minimum stay of two weeks. Nursing fees include the Funded Nursing Contribution (FNC) if you are eligible.

What's included?

- All care and support including a monthly review of care plans
- A dedicated key worker for each resident
- All meals, snacks and drinks freshly prepared every day by our chef
- Activities and lifestyle programme
- All utilities and other accommodation costs
- Housekeeping and laundry services
- WiFi internet access

Please note, the weekly fee does not include hairdressing, chiropody or other healthcare visits or appointments not covered by the NHS, toiletries, newspapers or magazines, any over the counter medications that a GP wouldn't normally prescribe such as paracetamol and indigestion relief, and any other privately arranged healthcare. Should you require an escort to hospital appointments, we may apply an agreed hourly charge for this service.

Funding status changes

If during your stay your funding status changes, we will do all we can to continue to accommodate you in the home, but we can only guarantee continued residency if the new funding meets our fee levels. Otherwise we may end your residency with us or require you to move to a less expensive room if one is available.

Changes in fees

To cover inflation and other predictable cost increases, your fees will increase by 5% in April each year. The only other increases payable will be if you voluntarily choose to stay in a better room, or if, upon assessment, your care needs have changed materially, in which case we will discuss any changes to fees with you as early as possible. Fees may also be increased in the event of significant unpredictable cost increases (for example in a major change in government policy), in which case we will provide appropriate notice.

Contents insurance

Your room comes fully furnished, although you are welcome to bring your own small items of furniture. We are unable to accept responsibility for items that are lost or damaged, unless, in the unlikely event we have not taken reasonable security precautions at the home. If it is important to have these items with you, you should arrange suitable contents insurance.

Our full terms and conditions are available in our admission agreement which is published on our website.