



SMITHYBROOK VIEW
CLAY CROSS, DERBYSHIRE

Easy *living* with care



This superb development comprises 90 self contained, two-bed apartments and a range of outstanding facilities, for people aged 55 and over, who have an assessed need for care and support.

Smithybrook View is situated on Market Street, Clay Cross. It has been built to first-class standards of quality.

The stylish apartments and facilities have been carefully and sensitively designed to make living easier for people aged 55 and over. All areas are wheelchair friendly.

The scheme will include specialist daycare services, delivered by Derbyshire County Council, which will provide 15–20 places, offering day-time activities available seven days a week. The facility will be available to older people from the local community who have an assessed need for care and support.

Easy *living* with care

in Derbyshire - it's a great choice



Independence your own front door

Residents have the privacy and independence of their own home, with their own front door.

Each flat has a fitted kitchen, with an integrated electric hob and extractor and separate split level oven with side opening door.

There is a full range of wall and base units with under-unit lighting and plumbing is provided to a washer space.

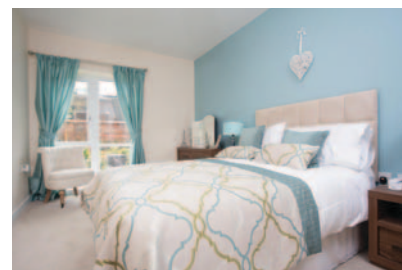
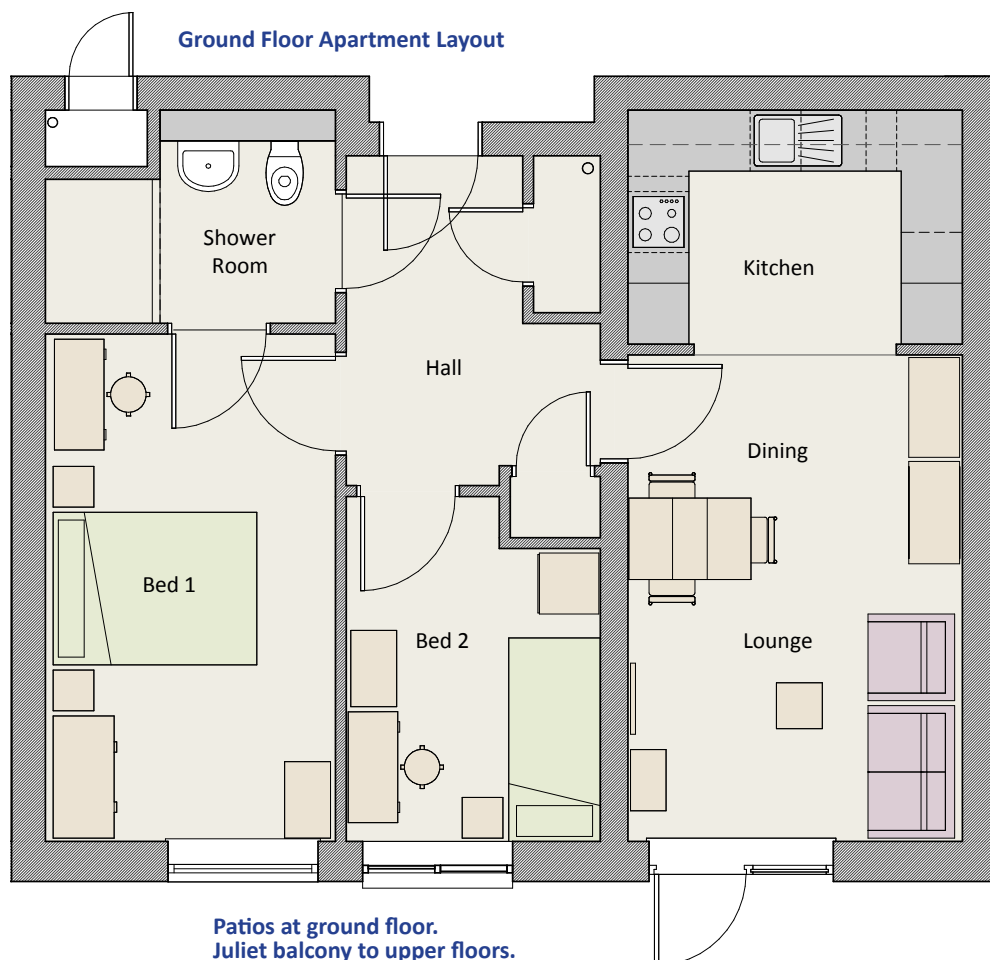
The kitchen opens on to a spacious lounge with patio doors at ground floor level or Juliet balcony to upper floors.

The master bedroom accommodates all requirements and has an en-suite shower room with large lit mirror.

All apartments have a video door entry system linked to the front door of the building,

an emergency call system, smoke alarms, under-floor communal heating (with resident control) and double glazing throughout. The apartments are secure and energy efficient.

Telephone points and TV aerial sockets are provided and apartments are able to receive Sky Plus.



Photographs of the Smithybrook View show flat

Comfortable living in a luxurious environment and extra facilities all under one roof

With attractive, landscaped gardens, designer furnishings and decor inside, you'll feel as though you are living in a hotel.

There's a wide range of communal facilities for residents to enjoy:

- **Coffee bar** – where residents and visitors can buy a drink and relax together.
- **Restaurant** – open to residents and the local community.
- **Lounge** – rather than a big open room, the lounge is attractively laid out with alcoves and seating for small groups to socialise.
- **Bathing suite** – tastefully furnished and decorated for a luxury soak.
- **Guest room** – visitors can book and stay over for a small charge.

- **Hairdressers with health and beauty suite** – treat yourself and be pampered.
- **Landscaped gardens** – and roof terrace.
- **On-site parking**





Care and support tailored for you, whenever you need it

Smithybrook View has been carefully and sensitively designed throughout to suit the needs of people aged 55 and over, who need that extra bit of help to continue to live in their own home and maintain their independence.

To help keep you living independently, our support and care services are tailored to your individual requirements, based on your assessment. Personal care will be provided in partnership with Derbyshire County Council Direct Care Services.

The service is flexible and responsive, so that we can continue to support the changing needs of residents, and with that help, most will be able to remain at Smithybrook View.

Smithybrook View offers independent living, a community lifestyle and opportunities to

enjoy life. It offers the peace of mind that help is close to hand from the team of staff, based in the scheme 24 hours a day, to give you the support you need, when you need it. Sometimes, Easy Living with Care (or 'extra care' housing as it is sometimes called), gets confused with residential care.

This is not a residential care home - it's your own home, and you keep control over your life, with your rights, choices and wishes respected at all times.

Another source of useful information is the Elderly Accommodation Counsel, whose aim is to help older people make informed choices about meeting their housing and care needs www.eac.org.uk

Information on extra care is also available at www.derbyshire.gov.uk

Friendships and a ready-made community with lots of opportunities to enjoy life

Residents can enjoy life with the excellent communal facilities. There is always something to do and people to talk to.

Good neighbours and community spirit is at the heart of Easy Living with Care schemes: with residents being supportive of each other informally and through resident-led activities, such as volunteering and running social activities. With the wide range of facilities, everyone has the chance to enjoy new experiences whatever their abilities.

Smithybrook View is at the heart of the local community. You can meet family, friends and visitors in the lounge and have a hot drink

at the coffee bar or enjoy the restaurant with them.

The restaurant is open to the public, so this is independent living that welcomes in the outside community.

Smithybrook View is a mixed community of people with a range of needs and abilities, including people with impairments, frailties, disabilities, and dementia. It's a place which provides the care and support which enables most people to continue living independently and promotes a culture of respect and understanding.





Peace of mind where you can feel safe and secure

Feeling safe and secure is important to everyone as they get older. At Smithybrook View, you can feel safe and secure in your own home behind your own front door, with a range of services to give you peace of mind.

- Dedicated staff on site 24 hours a day.
- 24 hour careline call service, so help is just a call away in an emergency.
- CCTV cameras.
- Fire safety measures, built into the apartments and throughout the building.
- A door entry system, so you can choose who visits you.
- Some parts of Smithybrook View are open to visitors and the wider community, but residential parts of the building have their own door entry system.
- All areas are wheelchair friendly.





To apply to rent

Express an interest by bidding for an apartment through Rykneld Homes' Choice Based Lettings Scheme. If you are not already on the Housing Register please call the Choice Move team on **01246 217650**.

To buy

If you are interested in buying an apartment, please call Rosa Homes on **0845 077 0027** or email **info@rosahomes.co.uk**

For further information, search for 'extra care' on Derbyshire County Council's website **www.derbyshire.gov.uk**

HOW TO FIND US



If you need help understanding this document please contact us:

এই দলিলটি বুঝতে সাহায্য লাগলে
অনুগ্রহপূর্বক যোগাযোগ করুন:

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Jeśli potrzebujesz pomocy ze
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Audio Format



Working in partnership with Derbyshire County Council.



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Homes and Communities Agency no. L4160