

Dobsons House

Rayleigh, Essex



retirement
communities



Dobsons House

A place where you can experience a happy and fulfilling retirement

You deserve to enjoy an active and independent retirement, but we know that living in your own home can be difficult to manage sometimes, and it can be lonely - even if there are two of you.

At Dobsons House, you can enjoy the best of both worlds. You'll live in your own rented apartment but have peace of mind knowing that your new friends are never far away, and that a dedicated team is on hand 24 hours a day.

Don't wait any longer. Visit us and see for yourself how we can support you to live your life independently, with the freedom to focus on enjoying the things that matter most.



Choose a lifestyle that suits you

Life at Dobsons House

We understand the importance of finding the perfect new home for your later years that caters to your unique needs and lifestyle. Dobsons House offers a welcoming and comfortable environment, where you can live independently in the privacy of your own apartment, with like-minded neighbours and a friendly and lively atmosphere.

It's not just bricks and mortar though - with an onsite care team and a range of communal facilities and social activities, choosing Dobsons House means you'll have security, reassurance and peace of mind, whilst living in a vibrant and active community.

We're here to support the lifestyle you choose and if that means you want to be on the go, you won't find it hard to keep yourself occupied. If you'd prefer to take it easy, enjoy the comfort of our communal areas where you can gather with friends and relax in a cosier setting.

What makes us special?

- Support network onsite, with caring and compassionate staff who take your needs seriously
- A strong sense of community, where you can share your views and shape our services
- Regular social events, including board games, card games, and bingo
- Bright and airy communal areas, lifts to all floors, and fully accessible throughout

Focus on your wellbeing

Your wellbeing is really important to us. Our onsite team will make sure you feel part of a community and an environment where you can connect with others in ways that you're comfortable with. This might be through organised activities or developing friendships in the retirement community and the local area.



Relax in our shared spaces or take time out for yourself

Your new home

Everything you need and more

Your apartment is unfurnished, so you can make it your own and feel right at home.

technology enabled living

Accredited by the Telecare Services Association (TSA), our in-house team can install and supply some of the best personal safety equipment to support your health and wellbeing in your home. In addition to the pendant or pull cord alarms, we can install door and key safes, bed sensors or flood detectors. Visit our website to find out more about how technology enabled living can help you to maintain your safety and independence, including free trials and demonstrations.

TSA[™]

Apartment features include:

- Lounge
- One or two double bedrooms
- Fitted kitchen
- Level-access shower room
- Emergency alert system featuring intercom, pull cord and pendant alarms - the onsite care agency is only a call or a buzz away, 24 hours a day, 365 days a year



Part of the community

While you'll be self-sufficient in your own spacious apartment, you may feel like stretching your legs and seeing what else is available to you.

Our onsite services and facilities include:

- Communal lounge with comfy seating, and a TV
- Communal kitchen
- Communal laundry room
- Guest suite for visiting family and friends
- Accessible bathroom
- Free Guest Wi-Fi
- Organised activities arranged in partnership with residents

Ideal location

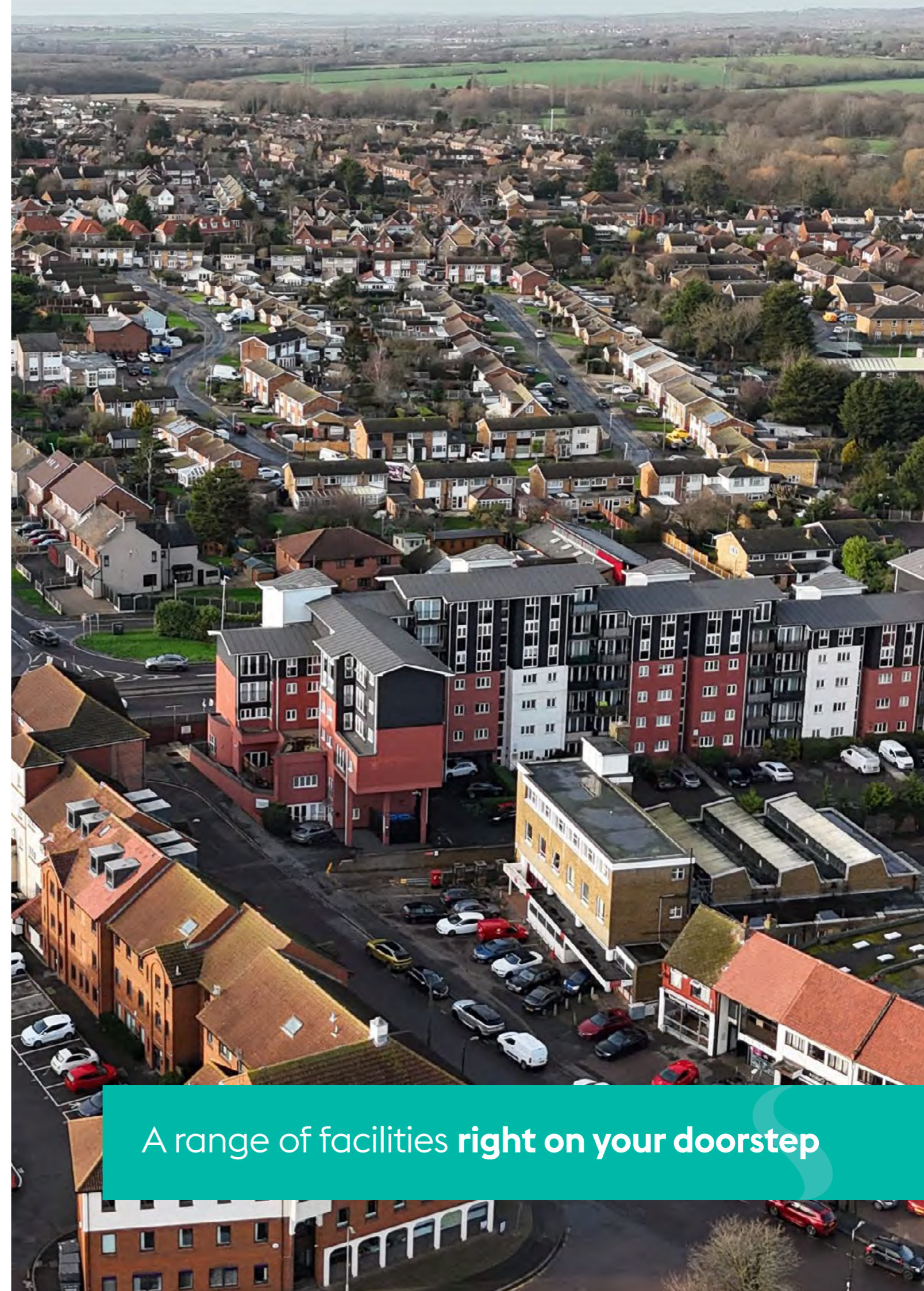
- Rayleigh High Street is just a few minutes' walk away, offering a variety of shops and services.
- Southend-on-Sea is only 20 minutes by car, or around 40 minutes by bus.
- The nearest GP surgery, Audley Mills, is located in Rayleigh just a short drive away.
- There is a railway station providing convenient access to the wider region.
- Southend University Hospital with a variety of outpatient services is less than 30 minutes away.
- The local area is served by a number of taxi companies, making journeys easy.

Safety and security

The daytime reception, 24-hour care staff on site and secure door entry to the building and your apartment using a fob help you to feel safe and secure.



In your apartment, you have **everything** you need to prepare meals for yourself, friends, or family.



A range of facilities **right on your doorstep**



Focus on living your life to the full

Peace of mind

Reassurance that support is never far away

At Dobsons House, we strive to support people to live their best lives for longer, so they can stay independent, healthy, and connected.

In the security and privacy of your own home, you can focus on living your life to the full with the peace of mind that someone is nearby if you need any help - whether that's through our technology enabled living services, a community-based care team, or a local care provider.

From pendant alarms and GPS locating devices, to proactive wellbeing support services, our range of assistive technology enables people to live confidently and safely in their homes and communities.

Our friendly and familiar staff can support you with housing management, and money matters. For outings and socialising, they can help with this too - whilst the on-site care team provide support with daily personal care.

Nothing is too much trouble and you can rest assured whilst enjoying an active, independent life.

Care and support services

Some of the things you might want support from the onsite care team will include:

- ▶ Washing, dressing, bathing, personal care and hygiene
- ▶ Getting in and out of bed
- ▶ Preparing meals
- ▶ Taking medication
- ▶ Shopping
- ▶ Making appointments

To discuss the care services available to you at Dobsons House, please contact the onsite care provider directly.

Making the move

Join our community

Am I eligible?

To be eligible to live at Dobsons House, you must:

- Be aged 55 or over and require a minimum of six hours of care per week
- Reside in, or have a family connection to, the local area
- Have your care and support needs assessed and approved by Essex County Council.

We aim to offer a lively atmosphere and mixed community of people who have a range of care needs. Dobsons House may not be suitable if you require a substantial amount of regular nursing care.

How much does it cost?

For full pricing information, please see our current price list. We have options for both private or local authority-paid rent agreements.

As well as your rent or leasehold costs, you will need to pay:

- A service charge, which covers your 24-hour pull cord alert system, maintenance costs and utilities charges for the communal areas and gardens
- Fees for any care and support or domestic services you require, which may be paid for by Essex County Council, if you have had your needs assessed and approved by the adult social care team

You will also be responsible for paying for council tax (band B), heating, electricity and water usage, TV licence (if applicable) and any additional television package, telephone and line rental, internet and contents Insurance

Overnight stays in our guest suite for visitors are charged separately.



We also encourage you to discuss your housing options with your family and friends, and to seek independent advice, support, and representation as appropriate. Organisations such as your local authority, Age UK, Citizens Advice or the Elderly Accommodation Counsel (EAC) can help.

How do I apply?

1. Contact us for an application form or contact Essex County Council's adult social care team
2. We'll arrange for you to visit and meet us.
3. Complete a housing assessment and affordability form, as you may be eligible for financial assistance towards your rent and part of your service charge.
4. While you're here, the onsite care provider may assess if you would benefit from their care and support services and arrange to visit you at home to discuss your needs. For your care to be funded by Essex County Council, you must have had your needs assessed and approved by the Council's adult social care team.



Contact us

Come and see a new style of living for your retirement years. Contact us to arrange a no-obligation visit.

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For more details about our retirement communities, visit our website. Please contact us if you would like this publication in an alternative format

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