

Maes y Môr

Extra Care Housing



A supportive community



INTRODUCTION

Maes y Môr is Wales & West Housing's first extra care scheme in Ceredigion, developed in partnership with Ceredigion County Council.

A supportive community of 56 one and two bed apartments, Maes y Môr offers a 24/7 on site care and support service with restaurant and communal facilities providing opportunities for social interaction and enjoying shared interests.



ABOUT WALES & WEST HOUSING

Wales & West Housing has a vision to achieve strong sustainable growth to **make a difference** to people's **lives, homes** and **communities**.

We manage more than 12,000 high quality, affordable homes in 15 local authority areas across Wales. These include more than 3,000 dedicated properties for older people as well as innovative supported housing solutions for people with a range of particular needs.

We listen to our customers to understand what matters from their point of view, so that we can deliver what's important to them.

LOCATION

Aberystwyth is one of the largest towns on the West Wales coast, best known for its university, Victorian promenade and as the home of the National Library of Wales.

The town has a range of independent shops and cafes and essential amenities such as GP surgeries and the region's main hospital.

Good transport links provide access to Cardigan, Machynlleth and Shrewsbury.

Maes y Môr is situated in the Penryanchor area of the town, with magnificent views over Aberystwyth Harbour and town centre.

Address: Maes y Môr, Penryanchor, Aberystwyth, Ceredigion, SY23 1BZ

Directions: Maes y Môr is located off Penparcau Road (A487) close to Aberystwyth Harbour.



WHAT IS EXTRA CARE HOUSING?

Maes y Môr offers your own home within a caring supportive community, enhanced by its location and wider community of Aberystwyth.

- Your own 1 or 2 bed apartment
- Shared communal facilities
- Provision of a housing and building management service
- Daily 3 course meal provided by the on-site restaurant
- 24/7 on site care and support and emergency response service
- A supportive community with social interactions, shared interests and links to the wider community



A SUPPORTIVE COMMUNITY

At Maes y Môr you will have the opportunity to live in your own home with your own front door having the freedom to make your own choices and have control over your own life.

You can have peace of mind knowing that you are living in safe surroundings with care and support provided by an on-site team of familiar faces with the reassurance of a 24 hour emergency response service.

Assistance can be provided flexibly to ensure you can be supported in a way that meets your own individual needs.

There is a range of beautiful spaces for you to relax in and enjoy favoured pastimes; attractive atrium seating areas, a restaurant with a lounge area and spectacular sea views that change with the seasons.

OUR APARTMENTS

Maes y Môr has 56 one and two bedroom apartments that are for rent and let on an assured shorthold tenancy giving people security of tenure.

Each apartment has the following:

- 1 or 2 bedrooms
- A spacious lounge
- An en-suite walk in shower room
- A contemporary fitted kitchen with dining area and space for appliances
- Useful storage cupboards
- Telephone and aerial points
- Supportive technology
- Floor covering in the kitchen and bathroom
- Some apartments have balconies and access to outside spaces

COMMUNAL FACILITIES

There are a number of purposeful areas at Maes y Môr as well as welcoming spaces providing opportunities for people to enjoy socialising.

- Sea View Restaurant
- Laundry
- Guest suite
- Mobility scooter store
- Assisted bathroom
- Seating areas to socialise
- Landscaped gardens
- Car parking



SERVICES PROVIDED

Housing

Help is provided should you need assistance with the management of your tenancy and payment of your rent.

Building

The building is managed to ensure it is well maintained and site services delivered, providing an environment that is a safe and comfortable place to be.

Cleaning

The communal areas are kept clean, tidy and ready to use, ensuring your surroundings are pleasant and inviting.

Support

There is on site support to ensure you are given the best opportunity to maintain a good quality of life, health and wellbeing.

Restaurant/Bistro

The catering service serves meals and refreshments throughout the day. There is an extensive menu offering a choice of delicious food for you to enjoy with visitors in a relaxing setting.

The restaurant opens 11am until 6pm and offers a home delivery service if you prefer. It is a great place to meet friends and family for a meal or a cuppa and chat.



CARE AND SUPPORT

There is an on-site care and support service that is available 24/7 and all residents can receive support.

This Care and Support Service provides help in the event of an emergency and in line with agreed individual care and service delivery plans as assessed by the local authority.

As part of an enabling approach, care and support is provided when needed and may include assistance with washing and dressing, medication and laundry if deemed required following an assessment.

The service adopts a person centred approach, supporting residents to do what matters most to them in their day-to-day lives.



CHARGES

There are different charges that make up the cost of living at Maes y Môr.

Rent

The amount charged for renting your home which includes the maintenance and repairs of the building.

Service Charges

There are two types of service charge.

1. Eligible Service Charges

If you are entitled to Housing Benefit/Universal Credit some or all of these charges are covered.

- Extra Care Manager/Building management
- Gardening
- Cleaning of the communal areas
- Heating, lighting and water supplies to the communal areas
- Equipment renewal
- Maintenance contracts
- Miscellaneous eg. provision of the laundry equipment and lift insurance
- Management Charge - the cost of the staffing and overheads to provide your scheme services

2. Non Eligible Service Charges

Even if you are entitled to Housing Benefit/Universal Credit the following charges are not covered.

- Individual apartment charge – the charge for the heating and water supplies to each apartment
- The catering service – the charge for a 3 course meal each day

The rent and service charges are set by and payable to Wales & West Housing and do not include the following costs:

- Your apartment electricity supply
- Telephone charges
- TV packages such as Sky
- Council Tax
- The cleaning of your apartment
- Any scheduled care and support you receive

Care and Support Charge

The charge made by Ceredigion County Council for the care and support delivered at Maes y Môr is in line with individual care and service delivery plans.

Residents are financially assessed on their ability to pay for care services and arrangements will be made by the local authority for a financial assessment to be undertaken.

This charge is separate to the rent and service charges outlined by Wales & West Housing for living at Maes y Môr.



HOW TO APPLY

Ceredigion County Council

Online: ceredigionhousingoptions.cymru

Email: housingregister@ceredigion.gov.uk

Call: 01545 574123

GENERAL ENQUIRIES

Wales & West Housing

Email: contactus@wwha.co.uk

Call: 0800 052 2526

WHAT HAPPENS NEXT?

Once you've registered with Ceredigion County Council you will be contacted in due course so that a home visit can be arranged.

Following the home visit, your circumstances will be assessed to understand your care and support needs and what matters to you.

If Maes y Môr can meet your needs you will be informed and your application will be placed on a waiting list in readiness to be considered for an apartment.

Offers of accommodation are made to people on the waiting list.

If you are not successful when Maes y Môr initially opens your name will remain on the list to be considered for future vacancies.