

Housing Information Brochure



MASON COTTAGES, ERDINGTON **SHELTERED HOUSING**

**FOR MORE INFORMATION CONTACT OUR CUSTOMER
SERVICES TEAM ON:**

0121 245 1002

Sir Josiah Mason Trust focuses exclusively on providing top quality affordable housing accommodation, and support & care services, just for older people. It also has a long and distinguished track record of putting the individual needs of residents at the centre of all that we do.

MASON COTTAGES

Mason Cottages provides sheltered housing with support in a high standard of accommodation to people of both genders aged 60 and over.

They are owned by Sir Josiah Mason Trust a charity dating back to 1868. The Trust is a registered charity and runs on a not-for-profit basis. This means there is the assurance of a high standard of care, while charges are kept to the minimum.

The Erdington complex is situated on a main public transport route close to local amenities. The grounds, which are totally enclosed, are approached by a driveway and the cottages are grouped around a private road. It is private, quiet and secure and benefits from off road parking.

There is a communal hall which is centrally placed and is used for a very full programme of social events. The cottages which are large enough to provide single or double occupation are maintained and decorated by the Trust.



There is a manager who is responsible for the efficient administration of the accommodation and 24 hours emergency call system is installed which goes through to a call center.

In Erdington, the accommodation is in the style of 36 semi-detached cottages, some of which are to full mobility standard. The cottages were built in 1939 and in 1983 a modernization and extension programme was completed. The cottages now provide very good accommodation in a truly delightful setting.

ROOMS

Each Cottage has a fully equipped kitchen with hob, oven and fridge/freezer supplied, bathroom/shower and toilet, sitting room and 1 bedroom. Each room has heat or smoke detectors and a staff alarm call unit so that residents can enjoy privacy whilst being able to alert for help.



PREMISES, FACILITIES AND SERVICES

The Erdington complex is situated on a main public transport route close to local amenities. It is private, quiet and secure with car parking available to residents and visitors.

Residents can make use of the communal areas such as community hall, dining area and attractive garden. There are laundry facilities onsite and services which come to the Erdington site on a regular basis include a mobile library, a professional hairdresser and a chiropodist. There are places of worship for a range of denominations in the local area. The resident's notice board shows the locations and service times.

ACTIVITIES

Age is no barrier to recreational activities. At Mason Cottages we aim to create a stimulating environment by offering a range of activities and leisure pursuits, both organized and impromptu.

Our communal lounge area includes a wide screen TV, DVD and video and computers, 1-2-1 computer tuition is offered free of charge.



The lounge is used for social activities which include a knitting club, bingo, cards, board games and regular music and exercise classes.

PETS

Pets are not accepted unless working dog, fish, or small sized caged birds.

Mason Cottages provides a happy medium for residents who can live independently in a safe and supported environment. Our Residents have peace of mind from knowing that support is always available if they happen to need it via the availability of a Scheme Manager.

We have an experienced Domiciliary Care Team who provide services that help our Sheltered Housing Residents maintain their independence and support them to stay in their own homes.

MOBILITY

- Access Ramps to building
- Access local taxi services
- Ring and Ride services when required
- Two Lifts



GOVERNANCE

The Trustees of all three charities share collective responsibility for ensuring good governance and they have adopted 'Excellence in Governance' – The Code for members and good practice guidance, as issued by the National Housing Federation. Trustees also follow guidance and regulations as issued by the Charity Commission. The Board of Trustees between them have a deep understanding of housing, care and support issues. In addition, they are responsible for setting high level strategic objectives, ensuring the financial viability of the Trust.



MISSION STATEMENT

We aim to provide a safe and stimulating environment which offers comfort, nurture, fulfillment, respect and dignity irrespective of background, creed or colour.



ADVICE AND SUPPORT

The Trust understands that our residents may occasionally find themselves in financial difficulty and may need help and guidance to deal with this.

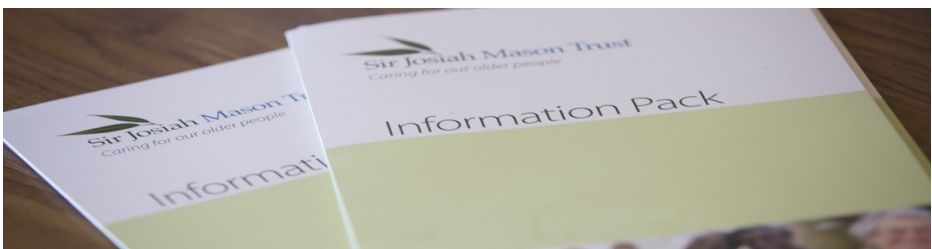
Sue Stobart, the Trusts Debt Management and Benefits Advisor provides individualised support and advice to residents and can help advise residents claiming Housing Benefit to receive the full entitlement. Sue helps residents to carry out income/



benefit checks and helps to maximize income by agreeing affordable repayment plans. She also supports residents with budgeting advice and essential money management skills.

The Trust can provide welfare and debt advice and, where appropriate, signpost residents to specialist independent advice agencies that can offer specialist money, debt, benefit and management advice.

For further information please contact our Customer Services Team on **0121 245 1002**.





HISTORY OF THE TRUST

The Trust was initially founded in 1868 by Sir Josiah Mason who generously invested his business profits into an Orphanage as well as Almshouses. When the need for the Orphanage declined the land was sold and further accommodation for the elderly was built. It now provides over 160 units of sheltered housing on its three sites with residential, extra care and domiciliary care also available.

CONTACT US

Our Scheme Manager at Mason Cottages is Judith Toase who would be very happy to show any interested residents (or their family/carers) around the building and also a typical room. Please contact our Customer Services Team if you would like to come and have a look around on

0121 245 1002.

ADDRESS

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Erdington
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