

“A home from home where people, with support, can live as independently as possible”



Middleton Oaks is an innovative care facility, developed for people who wish to lead as independent a life as possible but who need a high level of practical, nurturing support. Often those choosing this lifestyle live with the onset of dementia.

The households within Middleton Oaks – are built to an extremely high design standard, based on the Dutch model of small group living. Each is perfectly suited to provide a home for eight people. The households have access to the beautiful indoor Winter Garden, a communal space to be enjoyed by residents, families and Co-owners.

Each resident has their own comfortable and spacious en-suite room and they share a kitchen, dining room and lounge. A homely, familiar environment where they can participate is conducive to a feeling of well-being.

Our experience of this kind of ‘small group living’ mirrors research that clearly shows that many people thrive when they are given the right support. They can continue to enjoy carrying out everyday tasks such as meal preparation, washing up, housework and gardening.



Sheenagh Young
Manager of
Middleton Oaks

Co-owners in Middleton Oaks are highly trained and experienced in focusing on what people can still do rather than what they can no longer do.



What are the benefits of living in Middleton Oaks?

- ❖ Beautiful, spacious rooms that people can make homely and familiar with their own furniture if they wish
- ❖ All rooms have en-suite bathrooms and French windows to a patio
- ❖ Co-owners with training and experience to care for people who have dementia
- ❖ High Co-owner to resident ratios with person-centred care tailored to each resident to ensure the resident retains a high level of choice and decision making
- ❖ Residents and staff prepare meals and eat together
- ❖ All dietary requirements and preferences are happily satisfied whenever possible
- ❖ Residents are supported in carrying out other day-to-day tasks as they wish, such as laundry and gardening
- ❖ Use of Middleton Spa is encouraged, including supervised and assisted sessions in the gym and pool
- ❖ Many different activities are organised and enjoyed throughout the week
- ❖ Regular trips in the minibuses to local attractions
- ❖ Beautiful communal grounds, residents, families and friends can enjoy as well as spending time in the indoor Winter Garden at Middleton Oaks
- ❖ Visitors are welcome at all times

Please contact [Caroline Soullier](#) on 01325 332207 if you are interested in knowing more about the services we will offer and to view the facilities.

KEY FACTS SHEET

ACCOMMODATION DETAILS

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Accommodation Address	Middleton Oaks, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA.	
Middleton Oaks	Middleton Oaks has been developed for a small number of people often with the onset of dementia. The service has 16 bedsitting rooms in two houses on the ground floor.	
Accommodation Type & Tenure	Rented, semi furnished bedsitting rooms with en-suite facilities. Monthly contract applies. Fees payable in advance by direct debit.	
Care & CQC	Care package included based on continual assessment. Registered with the CQC.	

COST OF MOVING INTO THE ACCOMMODATION

		Further information
Removal Costs	To be organised by resident/resident family. The maintenance team is available to help with hanging pictures and arranging furniture.	
Healthcare needs assessment cost	No fee payable for this service. All residents require an assessment prior to moving in to assess suitability.	

FURNISHING YOUR ROOM

		Further information
Furnishings	Each room is fitted with an en-suite shower room. Furniture provided includes a divan bed, wardrobe and chest of drawers, bedside table with bedside light, an armchair and coffee table. A television can also be provided. Residents are encouraged to bring some of their own furniture, depending on room size, as well as personal items. Please discuss with the manager prior to moving in. Pictures are permitted on the walls. All soft furnishings must conform to fire, health and safety regulations. Linen and towels are provided.	<ul style="list-style-type: none"> • Brochure information • Individual sales particulars • Information guide

MIDDLETON OAKS - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Room Charge	All rooms in Middleton Oaks are premium rooms at £46 per week paid monthly in advance by direct debit.	<ul style="list-style-type: none"> • Annual letter between landlord and resident
Care Fees	Level 3 – £1,425 per week Level 4 – £1,597 per week Level 5 – £1,769 per week Care Levels are based on Middleton Hall's own assessment of care needs. These are monitored monthly, any changes will be discussed with the resident and/or family and charges amended accordingly. These fees apply to all residents. In the event of local authority funding, there will normally be a third party top-up charge payable. Please read the Funding Care Brochure downloadable from the website.	<ul style="list-style-type: none"> • Brochure information • Information guide • Funding Care Brochure (this can be downloaded from the website.)
Care Co-owners	Three staff members to each household of eight residents from 7am to 10pm. In addition, a flexible 'Living Well' shift is included for extra social activities. Night staff on duty during the night.	<ul style="list-style-type: none"> • Information Guide
Laundry	Included in the care fees – bed linen and personal laundry daily as required. A name tag service is available on request.	<ul style="list-style-type: none"> • Brochure information • Information guide
Housekeeping	Included in the care fees, bins emptied, room and en-suite cleaned daily. Monthly deep clean.	<ul style="list-style-type: none"> • Brochure information • Information guide
Room Maintenance	General maintenance is included in the fees. All electrical items, older than one year are PAT tested on moving in as necessary.	<ul style="list-style-type: none"> • Brochure information • Information guide
Emergency call system	24 hour emergency call system included in the care fees. Neck pendants are provided in each room.	<ul style="list-style-type: none"> • Brochure information • Information guide
Transport	Transport to medical and dental appointments and weekly outings included in the care fees.	<ul style="list-style-type: none"> • Brochure information • Information guide
Communal Facilities	Middleton Spa including Pool, Gym and Studio, Library, The Orangery, Restaurant, Gardens with Bird Hide and Woodland Walk, Bowls, Golf and Boules. Family and friends are welcome to use all these facilities and Middleton Gardens residents can use the Restaurant or Orangery with family or friends (main meals are not chargeable in lieu of a dining room meal when eating with family or friends). The cost for relatives to use the Spa and Gym facilities independently is available on request, there is no charge to assist a resident during assisted swims.	<ul style="list-style-type: none"> • Brochure information • Information guide
Trips	A trip to a place of interest takes place each week.	<ul style="list-style-type: none"> • Information guide
Social Activities	There is a varied weekly calendar of events and activities are publicised in advance.	<ul style="list-style-type: none"> • Living well brochure • Information Guide

MIDDLETON OAKS - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Utility Bills	Electricity, gas and water included.	
Telephone/Wi-Fi	A telephone is available for each room and broadband access on Wi-Fi throughout Middleton Hall.	
Security	24 Hour CCTV and keypad main entrances	
TV	All room are connected with free-view to a central TV and satellite system with no additional charge. Satellite subscriptions are not included and should be arranged with the appropriate company	
Additional services	Therapy Suite offering hairdressing, therapies and chiropody services, newspapers, assisted moving scheme and personalised exercise and nutritional plans. An additional charge is made for these. Price lists are available for all these services.	<ul style="list-style-type: none"> • Service price list

INSURANCE

		Further information
Buildings insurance	Middleton Hall Ltd is required to insure the buildings and structure, including Public Liability Insurance, Employers' Liability Insurance and other usual insurance cover.	<ul style="list-style-type: none"> • Insurance policy and policy schedule
Contents Insurance	Each room has contents insurance up to the value of £2,500, maximum of £500 cash. Excess for any single claim is £25. If the value of their contents is over this amount residents are advised to take out their own policy. Residents are advised not to have items of high value in their rooms. Mobility scooter owners are required to have their own liability insurance	<ul style="list-style-type: none"> • Brochure information • Information guide

OTHER KEY CONTRACT TERMS

		Further information
Visitors	Visitors are permitted anytime. An overnight guest can be accommodated in our short stay room when available for bed and breakfast. Prices available on request.	<ul style="list-style-type: none"> • Information guide
Village Regulations	Village regulations are published in the information guide which is updated as applicable. A Statement of Purpose is available to read from Reception.	<ul style="list-style-type: none"> • Information guide
Smoking Policy	We operate a no smoking policy at Middleton Hall. Smoking is allowed only in designated areas outside of the main building.	<ul style="list-style-type: none"> • Information guide

OTHER KEY CONTRACT TERMS

		Further information
Pets Policy	Middleton Hall welcomes visiting well behaved pets – dogs must be on a lead etc.	<ul style="list-style-type: none"> Information guide
Fee Increases	All fee packages are subject to an annual review. One month's notice of any changes is provided. (A copy of fee increases over the last five years can be provided on request.)	<ul style="list-style-type: none"> Contract
Change to care needs	If, in the opinion of the Company, the Resident's care needs change, the Company reserves the right to move the resident to another room or department and increase or decrease the fees as necessary.	<ul style="list-style-type: none"> Contract

MOVING OUT OF MIDDLETON OAKS

		Further information
Notice period	There is a 30 days' notice period for moving out of the apartment. Liability for this charge remains if you move before the 30 days period has ended.	<ul style="list-style-type: none"> Contract
Refurbishment Costs	Refurbishment of a vacated apartment is the responsibility of Middleton Hall. Any unauthorised changes to the room would be chargeable.	
In the event of death	Fees will cease on the day of death. A refund will be given for payments made in advance if applicable. Rooms should be emptied within seven days by family or friends.	

Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA
Tel: 01325 332207 Web: www.middletonhallretirementvillage.co.uk

Middleton Hall Ltd Registered in England & Wales No. 65737
Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA

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