



MIDDLETON GROVE

INDEPENDENT LIVING WITH CARE SUPPORT

“A Unique independent lifestyle combining spacious accommodation with the comfort of a country house hotel”

INDEPENDENT LIVING APARTMENTS FOR RENT



Sue Jenkinson - Middleton Grove Manager

Middleton Grove offers a unique lifestyle to those who enjoy their independence and privacy but would appreciate the benefits of support, companionship and security within a small, friendly community.

It provides spacious comfortable accommodation and offers housekeeping and dining services as provided in a country house hotel. All the apartments are spacious and consist of a sitting room with galley kitchen or kitchenette, bedroom and full bathroom. The galley kitchen allows for some meals to be prepared independently. Both single and double accommodation that would suit couples is available.

A range of service packages are offered that remove the main onerous household chores and provide maximum flexibility and choice for residents. This includes meals, housekeeping, laundry and transport. The standard package provides one daily main meal along with housekeeping and laundry services. The full board package offers an all-inclusive service.

Please contact [Caroline Soullier on 01325 332207](tel:01325332207) if you are interested in knowing more about the services we will offer and to view the new facilities.

MIDDLETON GROVE SERVICE PACKAGES

For all residents we have a wide range of activities taking place every day based on our residents interests. Currently these include scrabble, jigsaws, bingo, embroidery, flower arranging and quizzes. We also hold film afternoons, cheese and wine evenings and current affairs discussions. There is also an opportunity for gardening and wildlife discussions as well as a well attended bridge and dominoes clubs.

Once a week a dedicated member of the Health and Wellbeing team is available to spend time with residents on a one to one basis. Examples have included crosswords, shopping trips or the opportunity for a good chat. Both our residents and staff benefit from this dedicated time giving everyone a chance to get to know each other better.

Each service package is designed to give an individual choice of support for a successful lifestyle in Middleton Grove. All residents enjoy morning coffee in the reading room, a pre-lunch sherry and wine with main meals, weekly trips to places of interest plus shopping trip. Transport with a driver is available for all medical appointments.

The use of the Health and Wellbeing centre for independent and assisted sessions in the swimming pool or gym, exercise classes and time with our team members.

The Standard Daily Living Package includes:

- A choice of one main meal, lunch or evening meal, daily
- Linen and personal laundry as required
- Housekeeping includes daily emptying of bins, a one hour weekly clean and deep clean quarterly with carpets cleaned twice a year as necessary

An additional meal can be added to the standard package per day for an extra charge with a choice of breakfast and a main meal or two main meals.

The Full Daily Living Package includes all the above plus:

- Early morning tea and breakfast in your apartment
- Lunch, afternoon tea and an evening meal
- Additional housekeeping including, bathrooms and kitchens checked daily and an extra hour a week cleaning

Other packages available include:

- A member of staff to accompany you to an appointment in addition to the driver
- Additional cleaning package
- Personalised exercise and nutrition plans
- Weekly care package. These are assessed by the Middleton Grove Manager and charged by the hour, they include help with dressing, undressing, showering and bathing



KEY FACTS SHEET

APARTMENT DETAILS

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Accommodation Address	Middleton Grove, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA.	
Middleton Grove	Middleton Grove offers 20 one bedroom apartments on two floors, 4 suitable for couples. The first floor is serviced by a main lift with an additional back up lift.	
Accommodation Type & Tenure	Rented, unfurnished single bedroom supported living apartments with a choice of service packages. Monthly contract applies. Fees payable in advance by direct debit.	
Care & CQC	Care package available charged at £45.00 per hour based on assessment. Registered with the CQC.	

COST OF MOVING INTO THE APARTMENT

		Further information
Removal Costs	To be organised by resident directly with removal firm. Assistance with moving scheme available on request.	
Healthcare needs assessment cost	No fee payable for this service. All residents require an assessment prior to moving in to assess suitability.	

FURNISHING YOUR APARTMENT

		Further information
Furnishings	The apartment is fitted with a kitchenette and shower or bathroom. Furniture provided includes a wardrobe, a chest of draws and bedside table only. All other furniture to be provided at residents own cost. Pictures are permitted on the walls along with other personal items. The maintenance team can help hang pictures and arrange furniture. All soft furnishings must conform to fire, health and safety regulations.	<ul style="list-style-type: none"> • Brochure information • Individual sales particulars

MIDDLETON GROVE - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Monthly Rental	Rental starts from £143 to £474 per week paid monthly in advance by direct debit. Rents vary by room size, aspect and floor area.	<ul style="list-style-type: none"> • Annual letter between landlord and resident
Service Package	Weekly charge per package: Standard Service Package with one meal a day £815 Standard Service Package with two meals a day £894 Full Service Package (all meals) £978	<ul style="list-style-type: none"> • Brochure information • Funding Care Brochure (this can be downloaded from the website.)
Laundry	Included in the service package - bed linen and personal laundry daily if required. A name tag service is provided when you move into Middleton Hall, additional tags are available on request.	<ul style="list-style-type: none"> • Brochure information
Housekeeping	Included in the service package - Bins emptied daily, once or twice a week one hour clean, according to service package. Quarterly deep clean and carpets cleaned twice a year (where required).	<ul style="list-style-type: none"> • Brochure information
Apartment Maintenance	Included in the service package. All electrical items, older than one year are PAT tested on moving in as necessary.	<ul style="list-style-type: none"> • Brochure information
Emergency call system	24 hour emergency call system included in the service package. Neck pendants are provided in each apartment.	<ul style="list-style-type: none"> • Brochure information
Transport	Transport to medical and dental appointments, shopping and weekly outings included in service package as agreed. An additional charge maybe made where an extra co-owner is needed to accompany the resident.	<ul style="list-style-type: none"> • Brochure information
Personal care	Charged at £45.00 per hour based on assessment. Needs are reassessed on a monthly basis.	<ul style="list-style-type: none"> • Service price list
Assistance by Staff	There is always a minimum of two staff on duty.	
Dining	Breakfast can either be taken in your apartment or in The Orangery. Lunch and Evening meals are served in The Conservatory or The Orangery. A glass of sherry and a glass of wine or juice is offered as appropriate for both lunch and evening meal.	<ul style="list-style-type: none"> • Brochure information
Communal Facilities	The Health and Wellbeing centre 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 Grove 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 Health and Wellbeing 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
Trips	A weekly trip to a place of interest takes place plus a Saturday morning supermarket trip.	
Social Activities	There is a varied weekly calendar of events and activities publicised in advance.	<ul style="list-style-type: none"> • Living well brochure

MIDDLETON GROVE - 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 apartment and broadband access on Wi-Fi throughout Middleton Hall.	
Security	24 Hour CCTV and keypad main entrances	
TV	All apartments 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, personalised exercise and nutritional plans, assisted moving scheme and newspaper delivery all carry an extra charge. 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 apartments. Mobility scooter owners are required to have their own liability insurance	<ul style="list-style-type: none"> • Brochure information

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. Price available on request.	
Village Regulations	Village regulations are published in the information guide which is updated as applicable. A Statement of Purpose is available on request.	
Smoking Policy	We operate a no smoking policy at Middleton Hall. Smoking is allowed only in designated areas outside of the main building.	

OTHER KEY CONTRACT TERMS

		Further information
Pets Policy	Pets are allowed at Middleton Hall but must be assessed prior to a reservation. Middleton Hall welcomes visiting well behaved pets - dogs must be on a lead etc.	
Short Breaks	Short breaks of a week to a month are offered on a full board package, subject to assessment. Charged at £180 per night. (New residents are encouraged to stay for a short break prior to moving in, in the event of becoming a permanent resident within 8 weeks, one week's stay will be deducted from the fees.)	
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 THE APARTMENT

		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 apartment would be chargeable.	
In the event of death	The Service and Care Fee will cease on the day of death. Property Rental will continue to be payable until the Apartment has been emptied and keys returned.	

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

VAT Registration Number 915 8281 11