



CHRISTCHURCH
HOUSING SOCIETY

ABOUT US

From our history to our residential locations,
you'll find it all in this short leaflet.



- 01202 483243
- info@xhs.org.uk
- www.christchurch-h-s.co.uk
- 96 Purewell, Christchurch,
Dorset, BH23 1EU

History & Application Information

Christchurch Housing Society was formed in 1946 by Stanley Kermode and is registered with charitable status under the Industrial and Provident Society's Acts. It is managed by a voluntary committee who employ the officers of the Society.

The Society provides services to people of 60+ years. In addition to managing over 630 purpose-built flats for older people, the Society provides nursing and residential care home accommodation, and also operates three dining clubs. As the Society has received no Government funding it is independent of the Regulator of Social Housing (formerly the Homes and Communities Agency).

Our flats are built for active older people, and the Society does not provide 'sheltered' accommodation.

We are restricted to considering applications from people who are aged 60+ years, and whilst they may still be working, their lifestyle should not cause any disturbance to neighbours. In the case of a couple applying, both applicants must be 60+ years.

Applicants should be able to live independently or receive support from relevant external providers.

The Society wishes to ensure that our limited housing resources are allocated to those applicants who are most in need and who do not have the financial means to resolve their own housing needs.



Application & Pricing Information

The residential qualification requires that applicants must either have been born in, or have lived within, the Highcliffe, Christchurch, Bournemouth, and Poole area for at least five years during their lifetime. Some flexibility may be exercised when it will enable applicants to live close to a relative to receive support.

The flats are designed either for one person ('single' – mostly studio – flats), or for two people ('double' – one bedroom – flats). All our flats are self-contained with their own kitchen and bathroom.

Some of our rents include hot water and heating. As almost all our properties are electrically heated we act as your energy provider and each quarter you will pay us the electricity you have used based on your own individual meter.

You will also pay water charges and charges for other services, but council tax is paid directly by you to the local authority.

Monthly rents vary, depending on the flat's location. Average rents for flats range between £500 to £900, with our average monthly rent being £534.



Lunch Clubs

Two of our schemes include a lunch club. At Greystones in Highcliffe and at Homelands in Christchurch we have dining halls where mid-day meals are served at subsidised prices. Greystones Lunch Club runs Tuesdays, Thursdays and Fridays and Homelands runs on a Thursday only.

Pets

If a person has a dog or a cat before applying for a flat, they are allowed to bring the pet with them, providing they do not allow it to become a nuisance or annoyance to other residents. Dogs must be kept on leads in all public areas and owners must clear up any dog waste. All pets must be registered.

How to Apply

If you wish your name to be placed on our housing list, please complete an application form and return it to us. If you would like an acknowledgement of your application, please enclose email address or a stamped addressed envelope. In due course we will let you know when a flat becomes available, but on no account should you render yourself homeless in order to obtain the tenancy of one of our flats. The Society does not provide 'emergency' accommodation of any kind, and homelessness does not form part of our allocations policy (although risk of homelessness will attract more points).

From time to time we will write to you to confirm if you wish to remain on our waiting list.

Our Properties

The properties owned and managed by the Society are:

Homelands Estate, King's Avenue, Christchurch (160 flats)

Greystones Estate, Waterford Road, Highcliffe (144 flats)

Winston, Kenilworth & Stanley Courts, Christchurch (54 flats)

Fairmile Road, Christchurch (4 flats)

Dorset Grange, 4 Avenue Road, Christchurch (18 flats)

Grove Court, 14 Grove Road West, Christchurch (8 flats)

Twynham Court, 20 Dean Park Road, Bournemouth (48 flats)

St Catherine's Court, 35 Christchurch Road, Bournemouth (42 flats)

Priory Court, Southbourne, Bournemouth (24 flats)

Avon and Stour Courts, Branksome, Poole (91 flats)

Lansdell Court, 1 Birds' Hill Road, Poole (25 flats)

Water Lily Café, Barrack Road, Christchurch (2 flats)



Nursing & Residential Homes

Silverways Nursing Home - 61 Rooms

Silver Way,

Highcliffe,

Christchurch,

Dorset

BH23 4LJ

www.silverways.org.uk

silverways@xhs.org.uk

01425 272919

Avondene Residential Care Home - 11 Rooms

171 Stanpit,

Mudford,

Christchurch

BH23 3LY

www.avondene.org.uk

avondene@xhs.org.uk

01202 483991



Letting Information

- Tenants must be aged 60+. In the case of a couple applying both partners must be over 60+.
- There is a maximum financial cap for applicants wanting to join our direct waiting list. Your savings or assets must not be greater than £90,000.
- Priority must be given to applicants who have a five-year residency qualification in the Christchurch, Bournemouth, and Poole areas. For this purpose, former residence in these areas can be considered. The Society is sympathetic to would-be applicants who do not meet this requirement but are isolated from a resident who lives locally.
- Our flats are built for active older people, and the Society does not provide 'sheltered' accommodation.
- In allocating flats regard is given to need, to the suitability of living in a flat, and to a lesser extent, to the length of time an application has been on our waiting list. All applicants will be personally interviewed when a flat is offered to them.
- All lettings are on assured terms.
- For tenants wishing to transfer or exchange please refer to our allocations policy that can be found on our website

As the Society is a private charity it is not required to publish the above information under Section 44 of the Housing Act 1988, but it does so voluntarily for the information of applicants.

If you require further information, you are welcome to telephone the Society's office on 01202 483243.



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