

Eildon's Latest Extra Care Housing Development

Poynder Apartments

Kelso



Caring, Committed, Connected, Creative

Welcome to
Poynder Apartments





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This map shows the town of Kelso, Scotland, and its immediate surroundings. The town center is highlighted in a light blue/purple shade. Key locations include:

- Healthcare:** Kelso Hospital (red 'H' icon), Robert Young Vets, Kelso (red dog icon), Vision Dental Laboratory (red house icon), Heather Robertson Hairdressing, Hendas Hairdressing.
- Education:** Edenside Primary School (blue school icon), Edenside House.
- Recreation & Sports:** Kelso Rugby Football Club (green location pin), Kelso Swimming Pool (green location pin), Kelso Orchard Tennis Club, Kelso Bowling Club, Kelso Evangelical Church.
- Accommodation & Services:** Kelso Recovery Services, St Mary's Kelso, Scottish Borders Out of School Care Network, Bellevue Guest House (4.5 stars, 3-star hotel), The Cobby.
- Other Landmarks:** Colin Black (Temporarily closed), EILDON (large black logo), Kelso Border Retreats, Parkside House.
- Streets:** Croft Rd, Orchard Park, Bowmont St, Roxburgh St, Inch Rd, Forestfield, Edenside Rd, Inchmead Cres, Inch Gardens, The Trofts, Mossfield Ct, Grove House.

Overall it offers a fabulous range of amenities to tenants living in Poynder Apartments.

What is Extra Care Housing?

Extra Care Housing provides high quality and accessible accommodation within a safe and secure setting, designed to meet your changing needs after the age of 60. Our dedicated staff team provide 24 hour assistance with services tailored to your needs, which includes; personal care, assistance to maintain your tenancy, social support, and a meal service. Our staff are also on hand throughout the day to provide assistance and in case of any emergencies.

Each extra care housing development provides a community hub for use by tenants where meals are served in our dining area, and a range of social events take place. We also have fabulous gardens where tenants can socialise and potter about, weather permitting. And in all our extra care developments, pets are welcome to live there too!



Poynder Apartments:

1 - 36 Poynder Apartments, Poynder Gardens, Kelso, TD5 7FN

We are really pleased to breathe new life into such a historic building, by converting the former 1930s high school building into our state of the art extra care housing development, securing its place at the heart of the community. Careful and considered work has been undertaken to preserve the rich heritage of its 1930 art deco design and to retain the spirit of this iconic building.

There are 36 self-contained flats, 34 one-bedroom and 2 two-bedroom over two floors with 2 lifts providing access to the upper floors. All properties are wheelchair accessible.

The development has been designed to be welcoming to everyone who comes into the building but with the safety and security of tenants and staff in mind, ensuring we continue to support our tenants as their needs change.

Our onsite team deliver 24 hour flexible care, support and tenancy management.

Daily meals are an integral part of the service, offering a light meal each lunchtime and a main meal later in the day.



Timeline for Poynder Apartments

The building meets current planning standards, with a modern electric heating system, current insulation values and is 'digital ready' to support television streaming services and high-speed fibre broadband.

- The development was completed in June 2023
- We are delighted to have Debbie Hardcastle as our ECH Manager
- We also have a support team of
 - Senior Support Workers
 - Support Workers
 - Cooks
 - Catering Assistants
 - Scheme Assistants





How to apply:

You or your representatives can access more information on Poynder Apartments from our website, www.eildon.org.uk.

Link to the application form is [here](#).

You can also receive assistance to complete the form if this is easier by contacting kelsoextracare@eildon.org.uk.

Alternatively - if you have an allocated social work manager please contact them directly or email swko@scotborders.gov.uk and your query will be forwarded to the relevant link worker.

We will carry out an initial assessment of the information submitted in your application to determine if you meet the criteria for the extra care service. We will then pass the application to the Cheviot Social Work team (based in Kelso) who will carry out an assessment to establish your care and support needs.

When the care assessment is completed, your application will be forwarded to the Extra Care Allocation Panel for consideration. The panel meets frequently, to consider application for future vacancies. At the time of applying, we will advise when the panel is next due to meet. You will be notified of the outcome of the panel's assessment and what will happen next.

We have collated some Frequently Asked Questions and our replies, which we hope you find helpful.

Question	Answer
Is the service only for older adults?	Yes, this service is predominately for adults over age of 60, however the Extra Care Allocation panel will review each application and in certain circumstances may consider people under 60. Where a couple apply, at least one of the couple must be over 60 years of age.
How do I know if I'm eligible?	In each extra care development our aim is for a 'balanced community' of people aged 60 years and over with a range of care and support needs ranging from low to high care needs. At least 30% of tenancies are allocated to people currently with low needs but with a health condition which will change in the longer term meaning you are in the right place as your support needs increase. If you are assessed as being ineligible for extra care housing based on our eligibility criteria, we will contact you to explain why, offering advice about alternative housing and care options.
What about support throughout the night?	Our staff will be awake and working throughout the night, to assist if you have difficulties or if your support assessment determines you require overnight support.
What features are there within the flats?	All of our flats have an open plan kitchen and lounge space; with wet floor shower room with additional ensuite access to the bathrooms from the principal bedroom. We offer storage space in the hallways, emergency call points, door entry system, and motion activated lighting.

Can I view a flat before I make my mind up?	Yes, a viewing of the flat and development will be arranged when you are offered a provisional allocation and when it is safe for you to do so. You will need to view the property before you formally accept the offer of a tenancy at Poynder Apartments.
What about gardens and the outside space?	There is a communal garden space to the front of building with patio and seating, there are also raised beds forming part of the shared garden. There is also a patio area outside the communal hub for tenants to access.
What else does Poynder Apartments offer?	We have in place a community hub which includes an open plan communal lounge and dining area looking out to the patio and garden for use by tenants, family and friends and organised groups. There is also a hairdressing facility on the ground floor available for use by local businesses to offer services to tenants.
Is the meals service mandatory and do they need to be taken in the dining room?	The meals service is an integral part of the service delivered at an affordable cost. (See below charges section.) Occasionally we will deliver and serve meals to your home. However this will only be provided wherever Social Work include this service as part of their assessment and referral. The same applies if you require assistance to attend the dining room.
Is there a laundry?	No, there is a space within the kitchen of each flat for a washer / dryer. Please note we do not supply white goods as part of the tenancy.

What about Wi-Fi?	Yes there is Wi fi available throughout the building and within individual flats which will support standard broadband access to carry out online activities e.g. emailing, video calling, browsing the internet. You can continue to use your existing provider if this is your preference, or if your usage requires a higher broadband demand e.g. streaming Netflix or similar services, online gaming. Due to the contract arrangements we have in place, we charge for this service whether you use it or not, which is included in the rent charge.
Will I need a TV license?	Yes, please transfer your current TV license to your new address. After you move, we will support you to transfer your current TV licensing arrangements to our concessionary license and to process any refund you may be eligible for on your existing license. The concessionary license covers all tenancies within the development and is free of charge for those over 75 years. For those under 75 years an annual fee of £7.50 is charged.
What about car parking?	There is disabled parking at the front of the development and parking for visitors and staff near the main entrance.
Is there a guest room flat within the development?	No, there is no guest room on site.
Can I have a pet?	Yes, you are able to have a pet, as long as the arrangements comply with our Pet Policy . You must seek permission from us and complete a pet permission form, which includes details of contingency arrangements for your pet should you be unable to take care of it e.g. if you are unwell or need to go into hospital.

How does the alarm call system work?	<p>Each flat has a pull cord which can be activated to alert staff on site. Tenants will also be supplied with a pendant alarm to use in emergencies.</p> <p>The alarm call system also incorporates movement sensors which can be utilised to enhance the safety of individuals as required.</p> <p>Additional sensors e.g. falls detectors, door sensors, can be added to the alarm call system if assessed as being required for individuals.</p>
How do you ensure the development is safe?	<p>The health and safety of our tenants, visitors and staff is of paramount importance to us. Poynder Apartments has been renovated to the highest current standards and we have in place systems to ensure all equipment is regularly serviced and tested, all staff are suitably trained, and users of the building are protected at all times. In addition we work with the local police, the fire and rescue service, and Scottish Borders Council to continually enhance the safety of the development</p>
How is the staff team made up?	<p>Our staff will be on duty and available 24 hours per day.</p> <p>The Poynder Apartments staff team will be on site and comprise of an Extra Care Housing Manager, Senior Support Workers, Support Workers, Cooks and Scheme Assistants. Information will be available daily via our electronic notice boards on who is on duty, and how staff can be contacted.</p>

<p>Can support staff help me with my housework e.g. laundry and cleaning my flat?</p>	<p>Staff will help with domestic support where it forms part of a personal care activity to minimise health and wellbeing risks. Where this applies the social work assessment will stipulate you need this assistance as part of your care package.</p> <p>If you don't have an assessed need staff may be able to offer a housework and general domestic service which will be chargeable. We can also assist you to source an alternative housework service if required.</p>
<p>How can I be confident I will receive an excellent service?</p>	<p>The service at Poynder Apartments is registered with the Care Inspectorate to provide care at home and housing support. Regular inspections will take place to ensure the service delivery meets the standards required. Staff also monitor the quality of our service and encourage feedback from tenants and their family.</p>
<p>Can someone with dementia apply?</p>	<p>Yes, and our staff are experienced and trained in how to deliver personalised support to tenants living with dementia and will liaise with health professionals to further enhance this support where required.</p>

We have a dining facility which is bright, welcoming and spacious. Tenants can be assured of having their dietary requirements met, including special dietary requirements such as diabetic, gluten free and soft diets. Tenants' preferences will be considered in planning menus. All meals are prepared by experienced and professional cooks.

Benefits of the meal service

We will provide meals of the highest quality at an affordable cost. Tenants no longer have to worry about going out to do large weekly shops or pay for taxis to be able to shop, or the associated energy costs of cooking.

Some examples of menu choices below:

Light Meals		
Quiche Lorraine	Salad or Rice	Shortbread
Macaroni Cheese	Garlic Bread	Cookies
Sausage and Mash	Fresh Vegetables and Potatoes	Scones

Main Meals				
Lasagne	Garlic bread	Soup/Strawberries & cream	Tea & biscuits	Fruit
Honey Roast Gammon	Fresh vegetables & potatoes	Soup/Rice pudding & jam	Tea & biscuits	Fruit
Fish Pie	Fresh vegetables & potatoes	Soup/Sorbet & fruit	Tea & biscuits	Fruit



Our charges for Poynder Apartments:

We charge a rent and service charge for each property.

The service charge includes the cost of the heating and hot water within communal areas. The service charge also includes safety and security systems within the building including the alarm call system; grounds maintenance; upkeep and maintenance of the building, and the blinds provided in the flats in the older parts of the building.

The cost of heating, hot water and general electric supply within each flat is the responsibility of the tenant.

Our rent and service charges for Poynder Apartments are listed on the following page.



Charges (From 1 April 2024)

- 1 person / 1 bedroom: rent + service charge = **approx £935.90 per month**
- 2 person / 1 bedroom: rent + service charge = **approx £970.87 per month**
- 4 person / 2 bedroom: rent + service charge = **approx £1,033.80 per month**

The meal charge applies to each tenant so for a couple both tenants will pay the meals charge. Our charge is **£448.94 per person, per month** which covers two meals per day.

If you are assessed as being entitled to housing benefit the rent, service charge and some of the meals charge is eligible for housing benefit.

The element of the meals charge which is not eligible for housing benefit and which you will need to pay relates to a deduction for the provision of food which is £102.27 per month, per person. The remainder of the charge is covered by housing benefit if you are eligible.

Our charges are reviewed annually with any increases taking effect from 1 April each year.



Other Charges:

Council tax and utilities are tenants' responsibility. Council Tax Bands for the flats are as follows:

- 1 Person, 1 bedroom flat – Council Tax Band A
- 2 Person, 1 bedroom flats – Council Tax Band A
- 4 Person, 2 bedroom flats – Council Tax Band C

Care Charges:

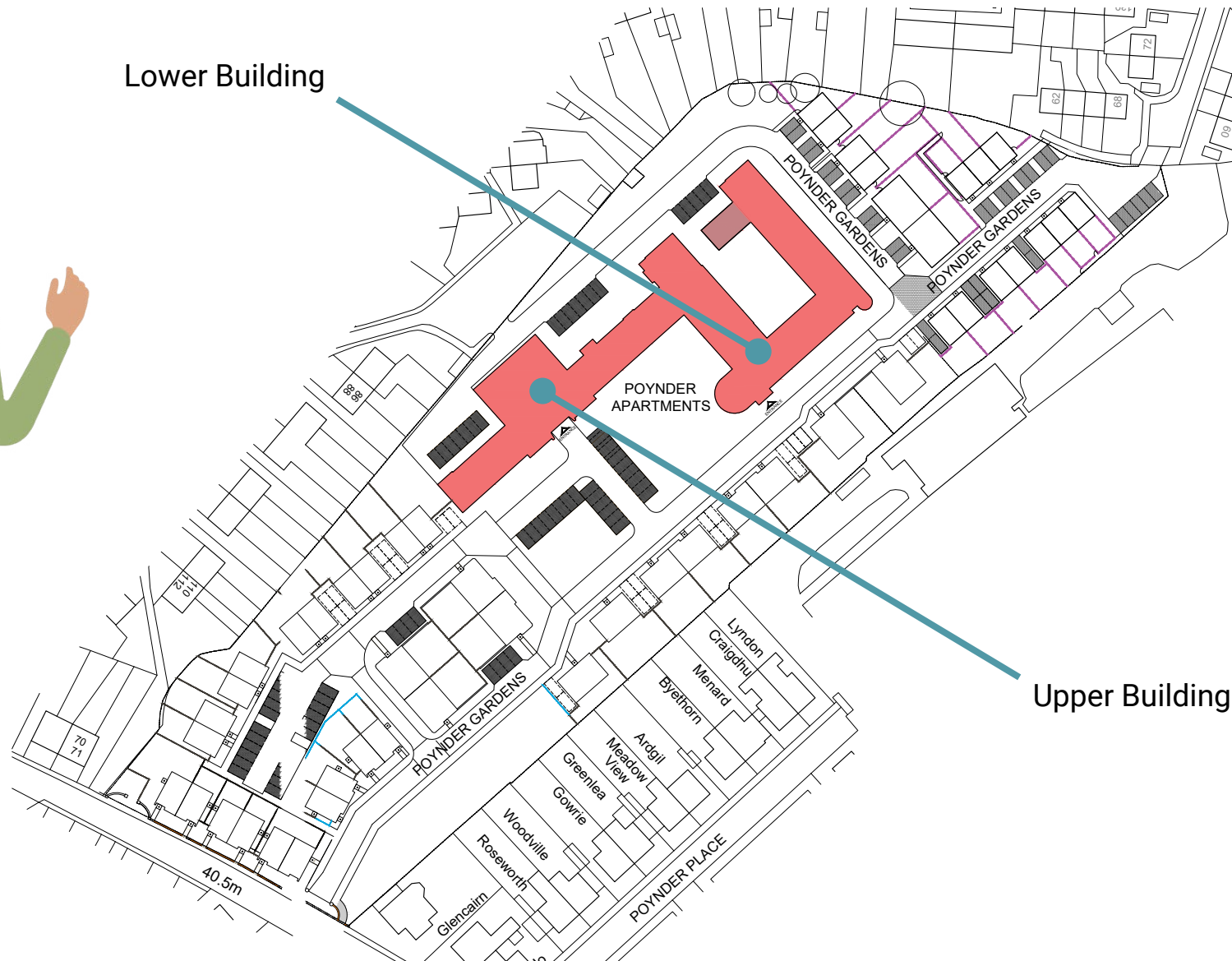
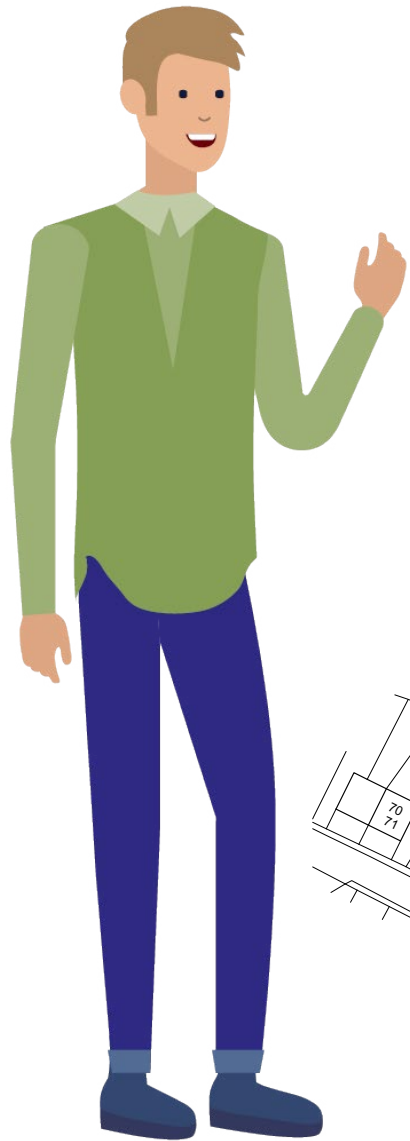
We have been contracted by Scottish Borders Council to provide the housing support service within Poynder Apartments. Scottish Borders Council have in place a Charging Policy:

[Charging Policy 2024-25 | Scottish Borders Council \(scotborders.gov.uk\)](https://www.scotborders.gov.uk/extra-care-housing) which they apply within Extra Care Housing to cover the provision of support costs for unplanned activities, which enables a 24 hour response to be provided.

The maximum charge applied is £82.05 per week. Tenants will be financially assessed on their ability to pay this charge. Tenants who have capital above the upper capital threshold of £35,000 will pay the maximum charge of £82.05 per week. If your capital is below the upper capital threshold, a financial assessment in accordance with the Charging Policy, will be completed to determine whether you will pay the maximum charge of £82.05 per week or a contribution towards it.

The charge is tenancy related and applies per property, and is for the duration of the tenancy regardless of occupancy. If the property is being occupied by a couple, the charge applied will be based on the individual in receipt of the largest package of care. Prospective applicants should contact their Care Manager or the Scottish Borders Council Social Care and Health team to discuss completion of a financial assessment, or with any question in relation to this charge.





Lower Building

Upper Building

	Flat A
	2 person 1 Bedroom
	49.5 SQM
	Flat No. 1,2,3,4,5,6,7

	Flat B
	2 person 1 Bedroom
	47.5 SQM
	Flat No. 21,22,23,24

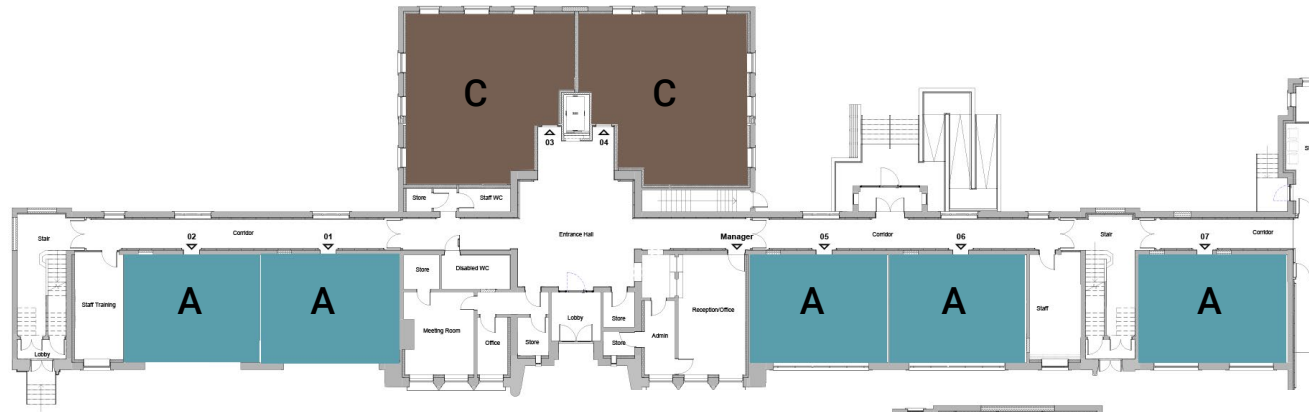
	Flat C
	3 person 2 Bedroom
	96 SQM
	Flat No. 3,4

	Flat D
	2 person 1 Bedroom
	66 SQM
	Flat No. 25

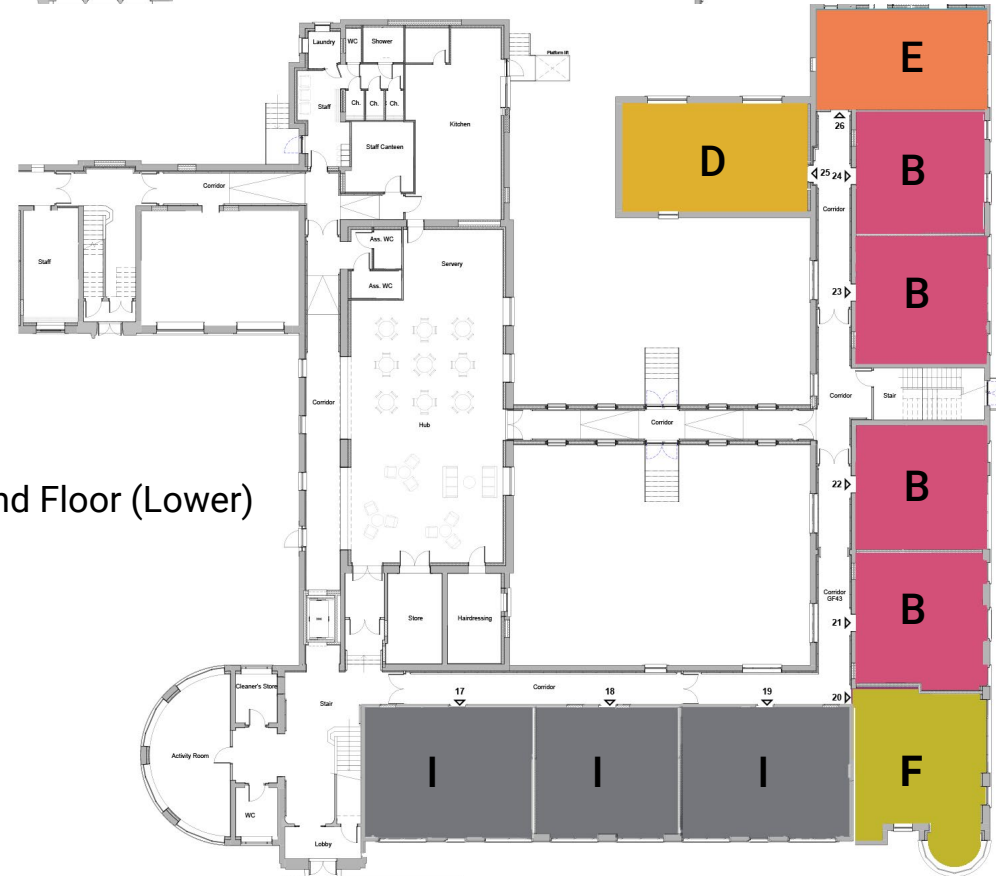
	Flat E
	2 person 1 Bedroom
	52.5 SQM
	Flat No. 26

	Flat F
	2 person 1 Bedroom
	61.5 SQM,
	Flat No. 20

	Flat I
	2 person 1 Bedroom
	52 SQM
	Flat No. 17,18,19



Ground Floor (Upper)



Ground Floor (Lower)

	Flat A
	2 person 1 Bedroom
	49.5 SQM
	Flat No. 11,12,13,14,15,16

	Flat B
	2 person 1 Bedroom
	47.5 SQM
	Flat No. 31,32,33,34

	Flat D
	2 person 1 Bedroom
	66 SQM
	Flat No. 35

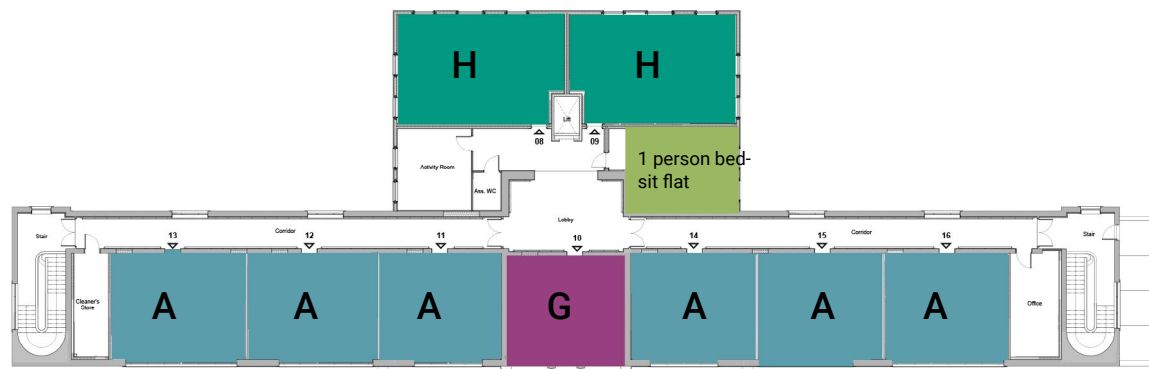
	Flat E
	2 person 1 Bedroom
	52.5 SQM
	Flat No. 36

	Flat F
	2 person 1 Bedroom
	54 SQM
	Flat No. 30

	Flat G
	1 person 1 Bedroom
	41 SQM
	Flat No. 10

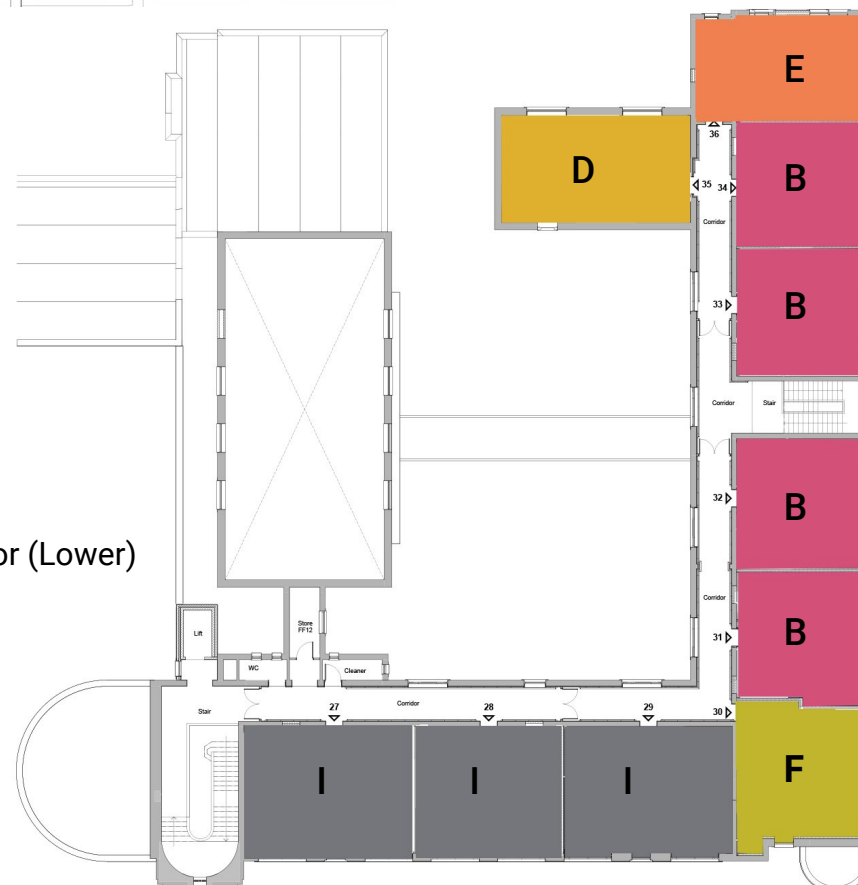
	Flat H
	2 person 1 Bedroom
	69 SQM
	Flat No. 8,9

	Flat I
	2 person 1 Bedroom
	52 SQM
	Flat No. 27,28,29

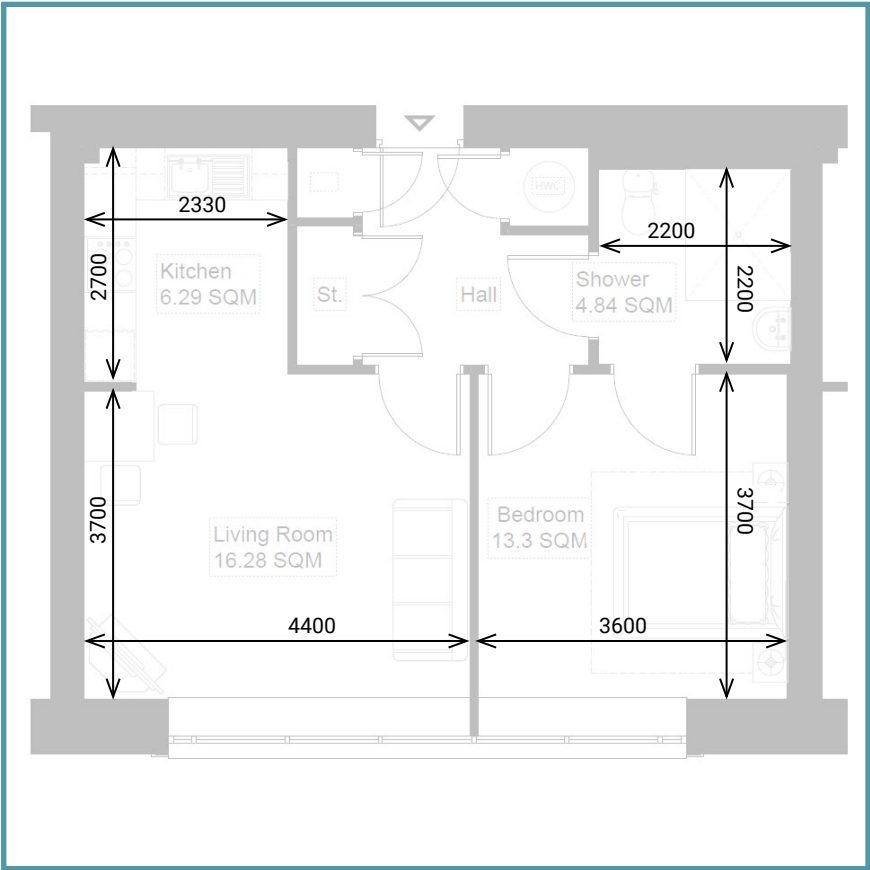


First Floor (Upper)

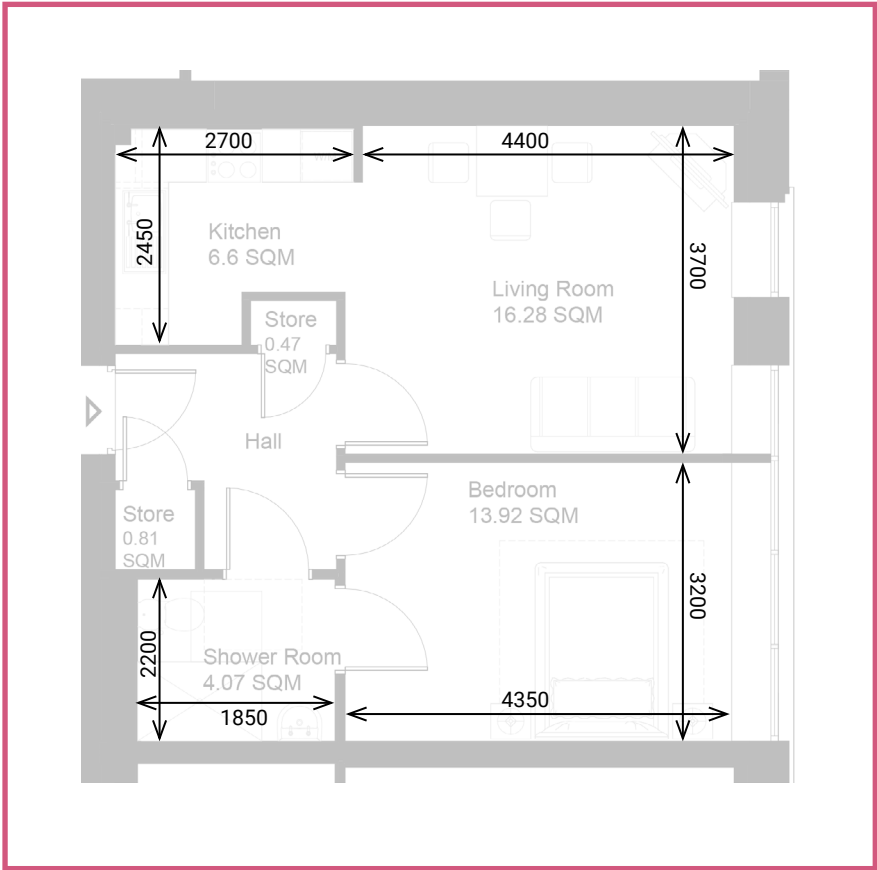
First Floor (Lower)



(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

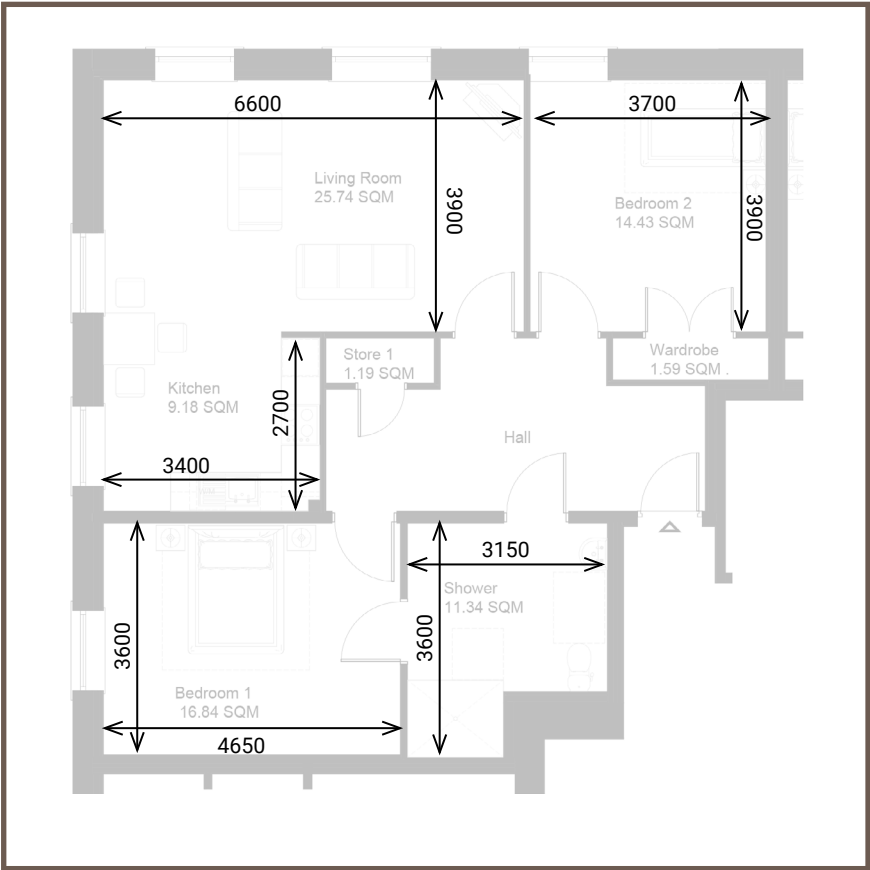


Flat A
2 person, 1 Bedroom
49.5 SQM

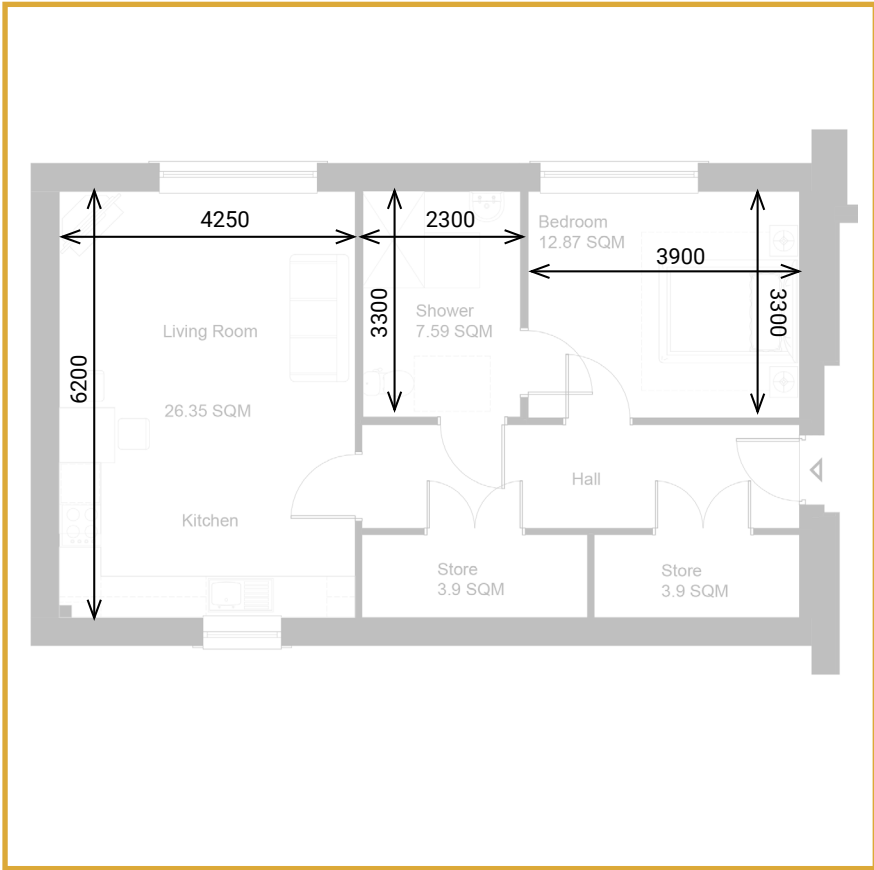


Flat B
2 person, 1 Bedroom
47.5 SQM

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

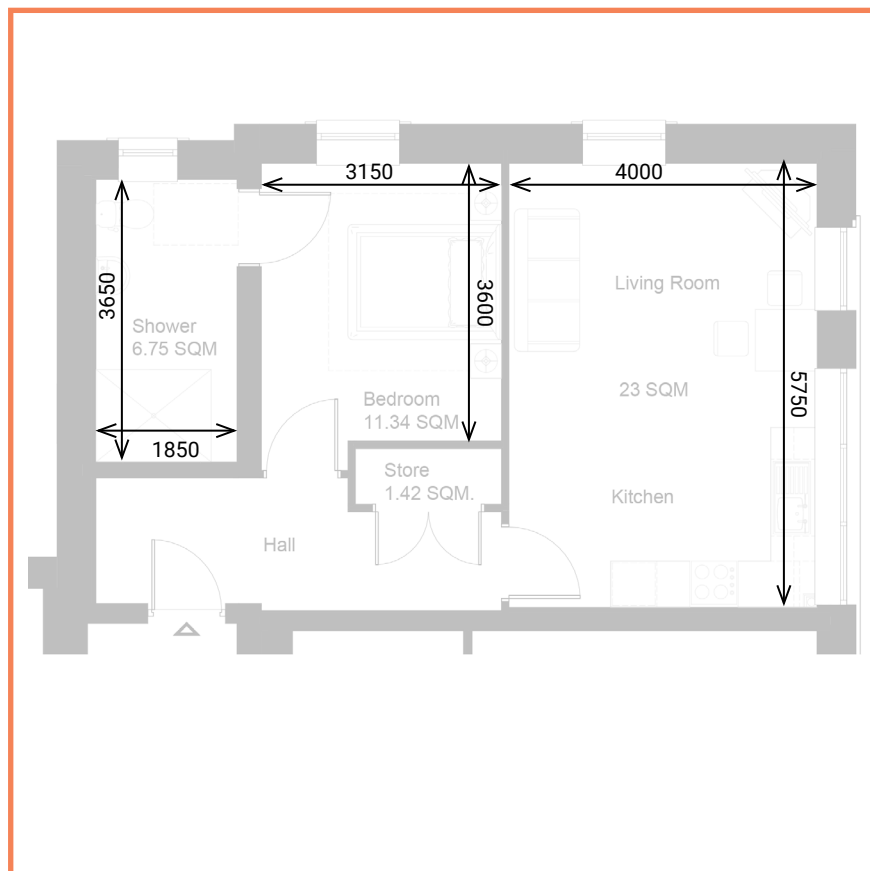


	Flat C
	3 person, 2 Bedroom
	96 SQM

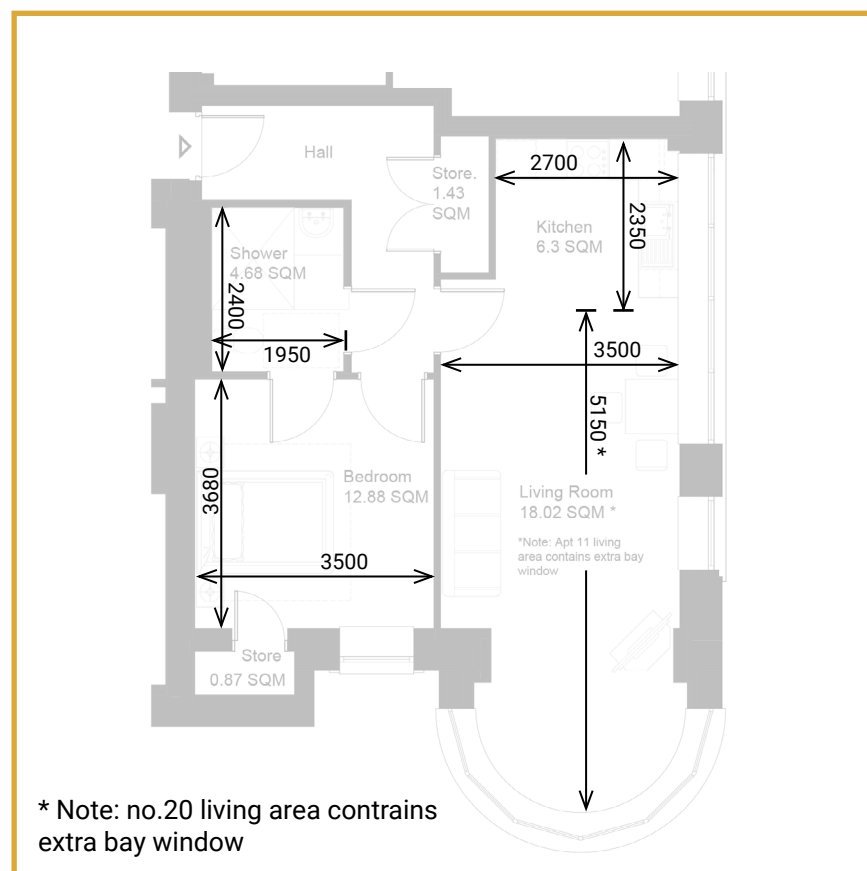


	Flat D
	2 person, 1 Bedroom
	66 SQM

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)



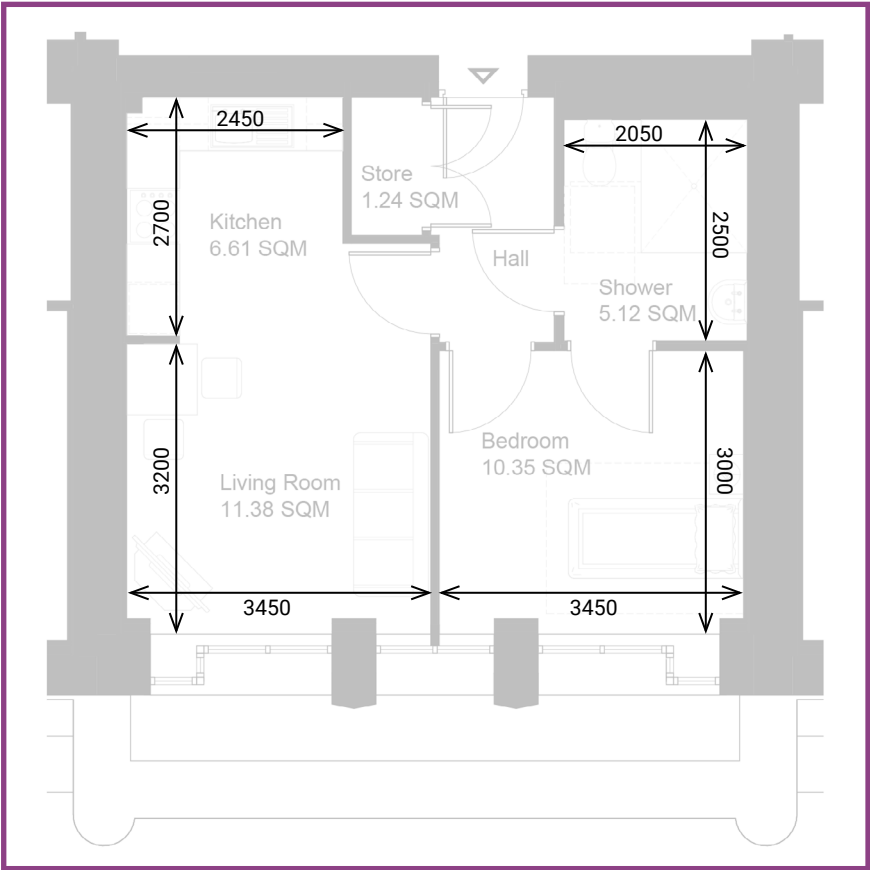
	Flat E
	2 person, 1 Bedroom
	52.5 SQM



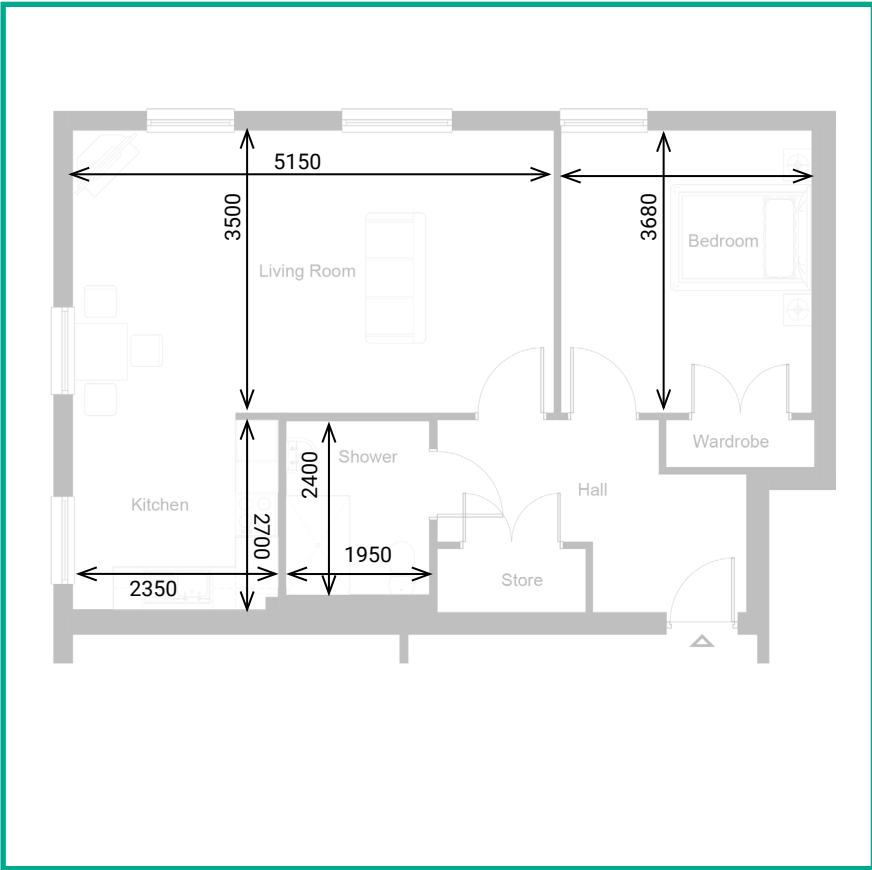
* Note: no.20 living area constrains extra bay window

	Flat F
	2 person, 1 Bedroom
	61.5 SQM (no.20) 54 SQM (no. 30)

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

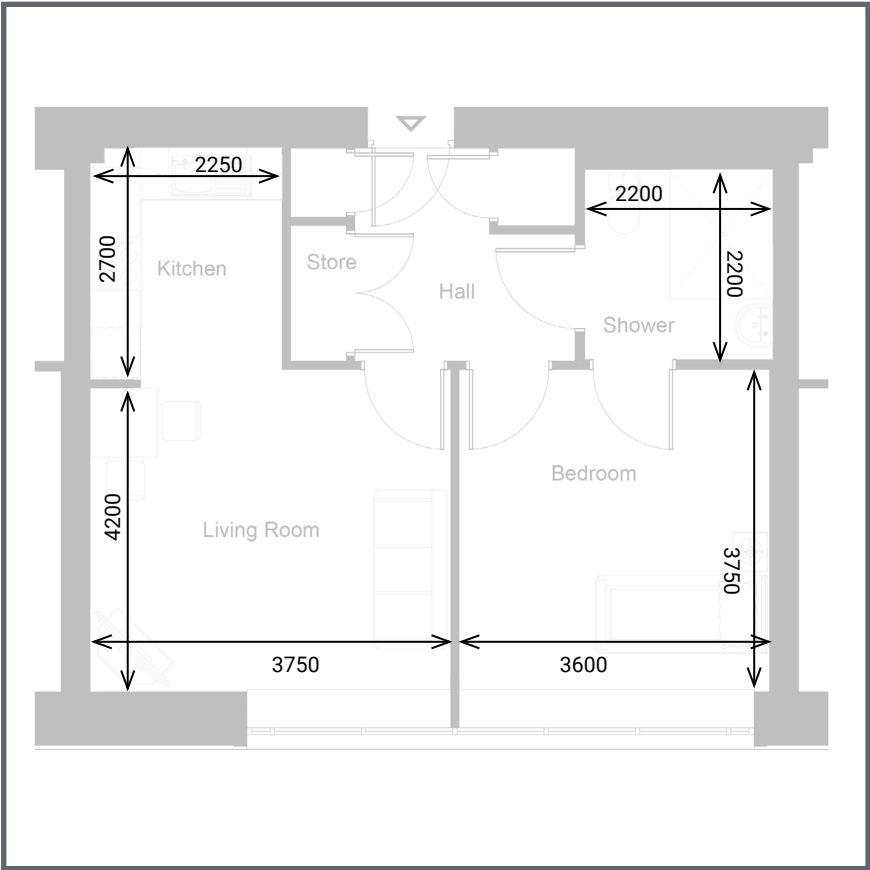


Flat G
1 person, 1 Bedroom
41 SQM



Flat H
2 person, 1 Bedroom
69 SQM

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)



	Flat I
	2 person, 1 Bedroom
	52 SQM





EILDON HOUSING ASSOCIATION – HOW TO CONTACT US

We welcome your feedback – there are many ways to let us know what you think.



The Weaving Shed, Ettrick Mill,
Dunsdale Road, Selkirk TD7 5EB



03000 200 217



housing@eildon.org.uk



www.eildon.org.uk



www.facebook.com/EildonHousing



[@eildonhousing](https://www.instagram.com/eildonhousing)

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We invest in people Gold

