



SHELTERED/RETIREMENT HOUSING LIST

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**PLEASE NOTE INCLUSION ON THIS LIST DOES NOT CONSTITUTE A
RECOMMENDATION FROM AGE UK SOLIHULL**

This list was updated April 2022

Section One

Sheltered and Retirement Housing to Rent

There are many providers of retirement/sheltered housing in Solihull. The largest is Solihull Community Housing (SCH). This is the name of the Arm's Length Management Organisation (ALMO) responsible for running the housing service on behalf of Solihull Council.

Solihull Community Housing work in partnership with Solihull Council, Beth Johnson Housing Association, Bromford Housing Group and Waterloo Housing Association to provide an allocations scheme called Solihull Home Options. This scheme allows those registered to make 'bids' for available properties.

For more information you can pick up a booklet called 'Access to Housing' from one of Solihull Community Housing's area housing offices, or one of the Council's Connect offices. Alternatively telephone 0121 717 1515 or log onto www.solihullhomeoptions.org.uk

Other providers include Housing Associations, Charitable Trusts, non-profit making organisations, Trusts and profit making companies.

Further information about all forms of housing for older people can be found on the Elderly Advice Counsel's <http://www.eac.org.uk> which offers a contact form. Or phone number 0207 0800 377 7070 .

Useful information is also provided on Age UK's Information Guide 'Choices in Retirement Housing' and our Factsheet 'Looking for Rented Housing'.

Those on low incomes may be eligible for assistance with their rent, service and support charges and Council Tax. The Income & Awards department at your local council will be able to assist or enquire at the Community Advice Hubs located in Chelmsley Wood Library and The Core, Solihull.

The list that follows provides a comprehensive selection of properties available to rent in the Solihull area, we do not make recommendations.

Whilst we make every effort to ensure that the information given is correct, we recommend that you contact individual providers for further information including how to make an application, waiting lists, facilities and current fees.

PROPERTY	PROVIDER	INFORMATION
Abbeyfield House 1 Ashleigh Road Solihull B91 1AE 0121 711 2543 www.abbeyfield.com/supported-housing/abbeyfield-house-in-solihull-at-b91-1ae	Abbeyfield UK Ltd www.abbeyfield.com	1 house providing a total of 15 en-suite single rooms, furnished by residents. Dining room, guest room, lifts/stair lifts, alarm system, gardens. Monthly rent includes 2 meals a day & all communal cleaning. Housekeeper 09.00-6.00, social activities. Residents must be fully independent. No pets.
Berrow Cottages 2 Kenilworth Road Knowle Solihull B93 0JA	Berrow Cottage Homes 01564 778337	29 one bedroom flats. Resident manager and careline alarm. Lounge, guest facilities, garden & weekly gatherings in the communal room.
Brunswick House Farlow Croft Marston Green B37 7AF 0121 788 7886	Platform Housing Association Waterloo House 1700 Solihull Parkway Birmingham Business Park B37 7YD 0333 200 7304	Flats, one bedroomed, laundry room, lounge, visitor's accommodation, lift, door entry system. Warden on site 9.00-5.00 plus emergency call system. No pets
Fulwell Mews Marston Green B37 7FX 0121 788 7886	Platform Housing Assoc 0333 200 7304	4 x 1 bedroom bungalows. Careline alarm service Garden Pets generally allowed
Guillemard Court Chichester Grove Chelmsley Wood Solihull B37 5SL 03701 924929	Housing 21 0370 192 4000	40 x 1 & 2 bedroom flats Lounge, laundry room, social events 24 hour emergency alarm to central control.
Jubilee Court Hillborough Road Olton Solihull B27 6PF 0121 245 1002 www.sjmt.org.uk/jubilee-court	Sir Josiah Mason's Trust 0121 245 1002 www.sjmt.org.uk	8 large Flats to full mobility standard Manager on site 8.00-4.00 Mon-Fri plus emergency call system.
Maitland House Faircroft Road Castle Bromwich B36 9UJ 0121 788 7886	Platform Housing Asc Waterloo House 1700 Solihull Parkway Birmingham Business Park B37 7YD 0333 200 7304	Flats, one bedroomed Laundry room, laundry, visitors accommodation, lift, door entry system. Warden on site 9.00-5.00 plus emergency call system.

Mason House Green Lane Shirley, Solihull B91 1AF 0121 245 1002	Sir Josiah Mason Trust 0121 245 1002 www.sjmt.org.uk	63 individual unfurnished studio apartments and one bedroomed flats in addition to a range of communal areas and activity rooms. Warden on site 9.00-4.00 plus emergency call system.
Mason Court Hillborough Road Birmingham B27 6PF 0121 245 1002	Sir Josiah Mason Trust Mason Court Hillborough Road Birmingham B27 6PF 0121 245 1002 www.sjmt.org.uk	45 individual unfurnished apartments & one bedroom flats in addition to a range of communal areas and activity rooms. Warden on site 9.00-4.00 plus emergency call system.
Michael Blanning Gardens Winster Avenue Dorridge Solihull B93 8SN 01564 778 026	Michael Blanning Trust Housing Association 0121 445 2499 www.mbtha.com	26 apartments suitable for single or double occupancy. Communal lounge and activity room, laundry and gardens. Emergency pull cords throughout the apartments which will immediately alarm the scheme manager on duty, or central control when the manager is off duty.
Michael Blanning Place Gorton Croft Balsall Common CV7 7UQ 01676 534 761	Michael Blanning Trust Housing Association 0121 445 2499 www.mbtha.com	22 apartments which vary in size, with the majority being suitable for both single and double occupancy. Emergency pull cords throughout the apartments which will immediately alarm the scheme manager on duty, or central control when the manager is off duty.
Newholme Gardens New Road Solihull B91 3DP 0121 711 3194	Bromford Housing Group 1 Venture Court Broadlands Wolverhampton WV10 6TB 03301 234 034 www.housingcare.org/housing-care/facility-info-19186-newholme-gardens	37 x 1 and 2 bedroomed, ground and first floor flats. Communal lounge and kitchen and laundry. Non-resident management staff and Careline alarm service
Paterson Court 1 Kenilworth Road, Knowle B93 1JB	Housing & Care 21 Tricorn House 51-53 Hagley Road Birmingham B16 8TP 0370 1924 000	26 Studio and one bedroomed flats. Lounge, laundry room, guest room, lift to all floors, social events. Manager 9.00-5.00 Mon-Fri and 24 hour emergency line to central control.

Ruth Patrick House Green Lane Shirley Solihull B90 1AF 0121 245 1002	Sir Josiah Mason's Trust Mason's Court Hillborough Road Solihull B27 6PF 0121 245 1002	8 large Flats to full mobility standard Communal lounge and laundry & emergency alarm system. Manager on site 8.00-4.00 Mon-Fri with emergency call system outside these hours. For other details see Mason House
St Alphege Close Church Hill Road Solihull B91 3RQ Estate Manager 0121 704 4816	Anchor Hanover Group 0800 280 2575 https://www.anchorhanover.org.uk/our-properties/st-alphege-close-solihull	23 retirement apartments and houses, with shared gardens and a guest room for visitors. A local manager ensures the buildings and grounds maintenance and repairs are taken care of, while assisting with access to further help and support if required. Also Anchor Hanover's 24 hour emergency call system.
St Francis Lodge 24 Cornyx Lane Solihull B91 2TE 0121 712 7550	Churchill Retirement Living Midland Regional Office Bromsgrove www.churchillretirement.co.uk 01527 882788	30 x 1 & 2 Bedroom apartments. Communal lounge, guest suite, laundry room, lift. Landscaped gardens Lodge Manager 9.00-2.00 Mon to Friday plus 24 hour Care and Support System
The Firs Maxstoke Lane Meriden Coventry CV7 7NT	Stonewater Whetstone Leicestershire LE8 6EP www.stonewater.org/find-a-home/retirement-living/west/the-firs-meriden 01202 319119	34 one bedroom flats. Communal lounge with regular activities, guest suite, hairdressers, laundry room, lift. A community alarm service for out of hours support (managed 24/7)
Servite House 101 St Bernards Road Olton Solihull B92 7DQ 0121 707 3468	Optivo 41 Poplar Road Kings Heath Birmingham B14 7AA www.optivo.org.uk/ 0800 121 6060	1 bedroomed flats for 2 people & Studio Flats for single occupancy. Communal lounge with kitchenette, guest flat, Part time Scheme Manager and alarm link to central control.

Yew Trees Damson Parkway Solihull B91 2PP 0121 705 9293	Yew Trees Ltd 3-5 Damson Parkway Solihull B91 2PP 0121 705 9293	Sheltered Flatlets, with kitchen and bathroom. Communal lounge, laundry, guest room and activities room, hairdressing facility and shop. Part time warden plus an emergency alarm
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Section Two

Extra Care and Very Sheltered Housing

Extra Care Housing provides housing plus care as an alternative to care home accommodation for those requiring extra assistance. They will provide support and services beyond those normally provided in sheltered or retirement accommodation. These services can include care staff on duty 24 hours per day, a restaurant facility or assistance with meals, a laundry service, assisted bathing and activities specifically designed for those who require care.

Solihull Extra Care schemes are available to rent through Solihull Council and accommodation is allocated through the 'bidding' system. See www.solihullhomeoptions.org.uk or phone 0121 717 1515.

Some properties would need a referral through the Council's Adult Social Care team on 0121 704 8007.

PROPERTY	PROVIDER	INFORMATION
Hampton House 17-19 Hampton Lane Solihull B91 2QJ 0121 709 4025 www.abeyfield.com/independent-living/Hampton-house-in-solihull-at-b91-2qj	Abbeyfield Society St Peters House 2 Bricket Road St Albans AL1 3JW 01727 857 536	1 & 2 bedroom apartments Dedicated on site manager, Care on site. 24 hour emergency alarm system, communal dining facilities, Secure entry system, Lifts to all floors, Activities room, landscaped gardens, Wellbeing centre.
Lady Katherine Housing & Care Kenilworth Road Temple Balsall Knowle B93 0AL 01564 772415 www.leveson.org.uk	Lady Katherine Housing & Care Kenilworth Road Temple Balsall Knowle B93 0AN 01564 772850	Flats, single bedsits and double rooms. Communal lounge and laundry. Head of Care/Deputy Head of Care and residential care staff on duty 24 hours.
Phoenix House 2 Swallows Meadow Shirley Solihull B90 4PQ 0121 733 3395 www.scha.org.uk/our-housing/phoenix-house	Solihull Care Housing Association 0121 745 4281	1 & 2 bedroom apartments. On-site 24 hour care and support. Communal lounge, laundry, shop, hairdressing salon, hobbies activity room, assisted bathroom, guest room. Emergency alarm system.

<p>Trinity Apartments 1 Trinity Way Shirley Solihull B90 3FE</p> <p>0121 745 8994</p>	<p>Solihull Care Housing Association</p> <p>0121 745 4281</p>	<p>50 Self-contained apartments. Spacious, level access shower room, fitted kitchen. Restaurant, Lounge, hairdresser and activities room. On site care plus Careline alarm service.</p>
<p>Solihull Village Victoria Crescent Shirley Solihull B90 2FH</p> <p>0121 809 9660</p> <p>www.extracare.org.uk/solihull-village-hub</p>	<p>Extra Care Charitable Trust 0121 809 9660</p> <p>Or</p> <p>Solihull Council 0121 717 1515 www.solihullhomeoptions.org.uk</p> <p>Solihull Village is a partnership between The ExtraCare Charitable Trust, Solihull Council and Homes England.</p>	<p>Providing 261 apartments available for sale, shared ownership or to rent from the council. On site care & support available. Facilities include a café bar & bistro, gym, craft room & rooftop garden. Organised activity programme.</p>
<p>Saxon Court Extra Care Apartment Complex Marlene Croft Chelmsley Wood B37 7JR</p> <p>www.solihullcommunityhousing.org.uk</p>	<p>Solihull Community Housing</p> <p>0121 717 1515</p>	<p>55 self contained one and two bed apartments with private terraces & balconies. Facilities including a café, lounge, hair salon, therapy suite and assisted bathrooms, hobby room, laundry and shop. On site care & support available.</p>
<p>Sunhaven Extra Care Apartment Complex 210 High Street B90 1JP</p> <p>www.sunhavenandcoombes.org.uk</p> <p>01922 496 580</p>	<p>The Upward Group Bloxwich Hall Elmore Court Elmore Green Road Bloxwich WS3 3QW Working in partnership with Solihull Council</p>	<p>Our extra care service will offer an alternative to traditional residential care homes but will meet the same complexity & intensity of an individual's needs.</p>
<p>Wheatley Place 3 The Green Shirley Solihull B90 4GW</p> <p>Sales days from May 2022</p>	<p>McCarthy & Stone</p> <p>0800 201 4811</p> <p>www.mccarthyandstone.co.uk/retirement-properties-for-sale/wheatley-place-shirley</p>	<p>65 1 & 2 bedroom flats as leasehold, shared ownership or to rent. Retirement Living Plus scheme with on-site manager. Care and support available. Call system. On site bistro, bar, games room, roof terrace, exercise studio. Pets allowed</p>

Section Three

Property to Buy

There are many providers of retirement/sheltered accommodation to purchase in Solihull, all offering differing facilities and levels of care. We recommend that you speak to individual providers in order to get the best outcome for your particular requirements.

If you are interested in purchasing a retirement property, some providers keep a list of interested buyers and sell properties on behalf of residents. Others are sold through local estate agents. You may also be able to purchase a percentage of a property.

When purchasing a retirement property you will need to ensure that in addition to the purchase price you can afford the monthly or annual service and/or support and maintenance charges. These charges vary widely. If you are on a low income, or in receipt of certain means-tested benefits you may be able to receive assistance with mortgage, service and support charges. You may also get help with Council Tax Bills. For further information contact the Pensions Service on 0845 6060265 or your local council's Revenues and Benefits department.

Further information about all forms of housing for older people can be found on the Elderly Advice Counsel's website <http://www.eac.org.uk> which offers a contact form. Or phone number 0207 0800 377 7070. Useful information can also be found on Age UK's Information Guide 'Choices in Retirement Housing' and Factsheet 'Buying Retirement Housing'.

PROPERTY	PROVIDER	INFORMATION
Aynsley Court 12-18 Union Road Shirley Solihull B90 3DQ 0121 733 7176	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats one or two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only House Manager 9.00-5.00, central control for emergencies. Daily check
Barons Court 998 Old Lode Lane Solihull B92 8LL 0121 742 2428	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only House Manager 9.00-5.00. Central control for emergencies. Daily check.
Blythe Court Grange Road Solihull B91 1BL 0121 708 2995	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only House Manager 9.00-5.00. Central control for emergencies. Daily check
Chestnut Court 306 Chester Road Castle Bromwich Solihull B36 0LB 0121 749 7127	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, parking, indoor/outdoor social activities and residents committee. Existing pets only. House Manager 9.00-5.00. Central control for emergencies. Daily check

Deerhurst Court George Road Solihull B91 3BY 0121 709 0782	Retirement Security 18 Wood Street Stratford upon Avon Warwickshire CV37 6JF 01789 292 952	40 apartments with communal areas, restaurant, lounge and library room. Full mobility and wheelchair standard. Charming grounds & guest room. Manager & housekeeping staff on site at all times. Social events organised.
Dovehouse Court Warwick Grange Solihull B91 1EW 0121 709 2339	Retirement Security 18 Wood Street Stratford upon Avon Warwickshire CV37 6JF 01789 292 952	61 flats, 1 bedroom and 2 bedroom. Full mobility and wheelchair standard. Restaurant, lounge, guest facilities, garden, hobby room. Manager & housekeeping staff on site at all times. Social events organised.
Fernleigh Court Kelvedon Grove Lode Lane Solihull B91 2UA 0121 711 1811	Midland Heart 20 Bath Row Birmingham B15 1LZ 0345 602 0540	40 two bedroomed flats. Resident lounge, laundry, lift, social activities. Resident Scheme Manager plus emergency alarm system. Co-ownership scheme available
Guardian Court New Road Solihull B91 3DL 0121 711 7023	Anchor Hanover 2 Godwin Street Bradford BD1 2ST 03001 237 092 or 03001 237 002	Flats, two bedroomed with gas central heating. Guest room and laundry. Warden 9.00-12.00 Mon-Fri and 1.00-5.00 Mon & Wed plus on site alarm purchase Pets allowed by agreement only
Kingsford Court Ulleries Road Solihull B92 8DT 0121 722 3730	Kingsdale Property Management Kingsford Court Ulleries Road Solihull B92 8D 01275 817111	40 flats, 1 and 2 bedrooms. Full mobility and wheelchair standards. On site care staff. Lift, lounge, dining room, guest facilities, garden, hobby room. Regular activities, lunch every day, some other meals can be provided. New applicants over 60. Dogs and cats accepted.
Knights Court 548-550 Kenilworth Rd Balsall Common CV7 7DQ	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	35 Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, lift, grounds, parking, indoor social activities. House Manager 9.00-5.00. 24 hour careline. Camera entry system and intruder alarm.
Malvern Court 915 Warwick Road Solihull B91 3EP Contact Margaret 0121 704 5185 or 07799 657 338	Stone Water Lancaster House Grange Business Park Enderby Road Leicester LE8 6EP 01926 831177	Flats, one and two bedrooms and Guest suite Scheme Manager 8.30-2.00 Mon-Thurs 9.00-2.00 Fri. Will call residents when on duty. All other times central control take over. Pets not allowed

Maplebeck Court Lode Lane Solihull B91 2UB 0121 711 4335	Hanover Housing Association Nelson House Allington Road St Neots, Cambridge PE19 6RE 0800 280 25755	Flats, one & two bedroomed, some with 2 bathrooms, lounge, kitchen with washer/drier, oven/hob, microwave and fridge/freezer. Communal lounge, two guest suites, lift and gardens. Resident Manager 9.00-5.00 plus central control cover 24 hour.
Michael Blanning Gardens Winster Avenue Dorridge Solihull B93 8SN 01564 778026	Michael Blanning Trust Oulsnam Estate Agents Robert Oulsnam Hewell Road Birmingham B45 8NL 0121 445 2499	14 Bungalows, one bedroom, lounge, bath, kitchen and good storage space. Guest room, communal lounge, landscaped gardens and laundry Warden 9.00-4.00 6 days a week plus central control. Secure door entry system.
Michael Blanning Place Gorton Croft Balsall Common CV7 7UQ 01676 534761	Michael Blanning Trust Oulsnam Estate Agents Robert Oulsnam Barnt Green Birmingham B45 8NL 0121 445 2499	14 Bungalows and 3 Penthouse Apartments. Guest room, communal lounge, landscaped gardens and laundry Warden 9.00-4.00 6 days a week plus central control. Secure door entry system.
Millers Court 298 Haslucks Green Rd Shirley Solihull B90 2ND 0121 745 9254	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only House Manager 9.00-5.00. Central control for emergencies. Daily check
Old Mill Close Shirley Solihull B90 1EU	Midland Heart 20 Bath Row Birmingham B15 1LZ 0345 602 0540 Sales 0800 445567	20 Bungalows, two bedroomed Social Activities 70% leasehold sale Emergency alarm system
Orchard Court Lugtrout Lane Catherine de Barnes Solihull 0121 704 2954	First Port Trinity Point New Road Halesowen B63 3HY 0333 321 4041	Flats, one or two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only. House Manager 9.00-4.00 Mon-Fri. Central control for emergencies. Daily check
Pegasus Court 29-47 Union Road Shirley Solihull B90 3BU 0121 744 5023	First Port Queensway House Queensway New Milton Hampshire 02083 712 901	39 Flats one and 2 bedroomed. Laundry room, lounge, visitors suite, lift, fitness suite, landscaped gardens, parking with electronic gates Development Manager and 24 hour emergency call system.
Priory Court 3 Shelley Crescent Monkspath Solihull B90 4XA 0121 711 4265	Millstream Management Mill Stream House Parkside Ringwood Hampshire BH24 3SG www.rcg.uk.com	46 Flats, one and two bedroomed. Communal lounge, laundry, social activities organised, lift, garages or non-allocated parking spaces. Existing pets allowed. Visiting Manager 8.30-12.30 Mon-Fri. 24 hour telephone helpline.

Rose Court 155 Kenilworth Rd Balsall Common 01676 532188	First Port Trinity Point New Road Halesowen B63 3HY Tel : 0333 321 4041	Flats, one and two bedroomed. Communal lounge, laundry room, guest suite, grounds, parking and indoor social activities. Existing pets only. House Manager 9.00-5.00
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Age UK have produced an Information Guide 'Housing Options' for basic guidance and more in-depth information can be found on Factsheet 64 Retirement (Sheltered Housing). This information is available free by ringing Age UK on 0800 169 6565.

Age UK Solihull
The Core
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www.ageuksolihull.org.uk