



Osmund Court BILLINGSHURST, SUSSEX

Local authority: Horsham District Council

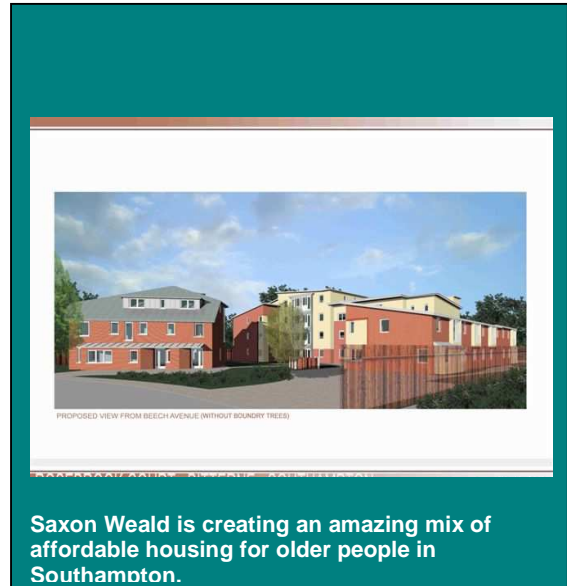
Client: Saxon Weald Housing Association

Contractor: Castleoak Care Partnerships

Architect: Tooley and Foster

Cost: £5.8m

Number: 36



The site

The 0.46 hectare site was previously a piece of wasteland which had long been ear-marked by Horsham District Council for a development to meet the needs of older people. Saxon Weald worked with Horsham District Council and West Sussex County Council to secure the site and develop a modern extra-care facility.

The scheme

Unusually for extra-care homes, Osmund Court offers residents a choice of tenure. After consulting with residents and healthcare professionals, architect Tooley & Foster designed a three-floor development of 29 rented apartments, 10 for shared equity purchase, and 1 hospital respite flat.

Scheme facilities include a restaurant, relaxed residents' lounge, emergency alarm system, assisted bathing facilities, electric buggy charge room, hairdressing room and secure communal gardens.

35 flats have one bedroom, while the remaining five have two bedrooms.

The scheme attracted funding of £1.7m from the Department of Health, while Saxon Weald provided £3m. Osmund Court was constructed by specialist healthcare contractor Castleoak Construction, with each floor colour-coded to aid recognition for people with memory problems. Apartments have windows onto the corridor to reinforce the impression of an internal street.

All homes are wheelchair accessible, with level access showers. Walls to each apartment have been reinforced to withstand any aids and adaptations needed, such as hoists and grab rails.

Development focus



Saxon
Weald

Osmund Court also benefits from the latest telecare technology. The equipment is used on a 'plug in and play' basis, meaning it can be used only when a resident needs it and then removed. Equipment such as movement detectors and flood detectors discretely monitors the resident's well-being, raising the alarm in the event of a problem.

In addition to our own two scheme managers, care on site is provided by Fernhill Care, commissioned by West Sussex Adult Services. If residents do not meet Adult Services' eligibility criteria for care, they can buy care services privately if needed.

Completion date: Completed July 06.