



# **SHELTERED/RETIREMENT HOUSING LIST**

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Extra Care and Very Sheltered Housing.**

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Properties to Buy.**

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

This list was updated March 2019 and is updated regularly.  
If you have access to the internet please check for updates at

[www.ageuksolihull.org.uk](http://www.ageuksolihull.org.uk)

# 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](http://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 website [www.HousingCare.org](http://www.HousingCare.org) which offers two telephone helplines – Housing Care on 0207 820 1343 and First Stop on 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 Revenues and Benefits department at your local council will be able to assist or enquire at the Community Advice Hubs located in Chelmsley Wood Library and Central Solihull Library.

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
<b>Abbeyfield House</b> 1 Ashleigh Road Solihull B91 1AE 0121 788 7886	Abbeyfield UK Ltd 1 Ashleigh Road Solihull B91 1AE 03456 006055	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. Full-time housekeeper, social activities. Sponsor required, Residents must be able to care for themselves. No pets.
<b>Brunswick House</b> Farlow Croft Marston Green B37 7AF 0800 435 016	Waterloo Housing Association Waterloo House 1700 Solihull Parkway Birmingham Business Park B37 7YD 0800 435 016	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
<b>Fulwell Mews Marston Green</b> B37 7FX 0800 435 016	Waterloo Housing Asc 1700 Solihull Parkway Birmingham Business Park B37 7YD 0800 435 016	Bungalows, 4 x two bedroomed. No warden. Pull cord emergency alarm only. No pets
<b>Guillemard Court</b> Chichester Grove Chelmsley Wood Solihull B37 5SL 03701 924929	Housing & Care 21  Property for Rent & Sale 0345 606 6363	Flats, one and two person. Lounge, laundry room, guest room, social events, rent includes service and support charge. Some pets allowed. Warden 9.00-5.00 Mon-Fri. 24 hour emergency alarm to central control.
<b>Jubilee Court</b> Hillborough Road Olton Solihull B27 6PF 0121 788 7886	Sir Josiah Mason's Trust Mason's Court Hillborough Road Solihull B27 6PF 0121 245 1002	8 Flats to full mobility standard  Manager on site 8.00-4.00 Mon-Fri
<b>Maitland House</b> Parkfield Estate Faircroft Road Castle Bromwich B36 9UJ 0121 788 7886	Waterloo Housing Asc Waterloo House 1700 Solihull Parkway Birmingham Business Park B37 7YD 0345 600 6055	Flats, one bedroomed Laundry room, laundry, visitors accommodation, lift, door entry system. Warden on site 9.00-5.00 plus emergency call system.
<b>Mason House</b> Green Lane Shirley, Solihull B91 1AF 0121 245 1002	Sir Josiah Mason Trust Mason Court Hillborough Road Birmingham B27 6PF 0121 245 1002	Located in Green Lane Shirley, Mason House is set in mature landscaped gardens. We have 51 individual unfurnished studio apartments and one bedroomed flats in addition to a range of communal areas and activity rooms. Rent incl service charges. Pets not allowed. Warden on site 9.00-5.00 plus emergency call system.
<b>Mason Court</b> Hillborough Road Birmingham B27 6PF 0121 245 1002	Sir Josiah Mason Trust Mason Court Hillborough Road Birmingham B27 6PF 0121 245 1002	Located at our Olton site, Mason Court is set in attractive landscaped gardens. We have 45 individual unfurnished apartments & one bedroom flats in addition to a range of communal areas and activity room. Rent includes service charges. Pets not allowed. Warden on site 9.00-5.00 plus emergency call system.

<b>Michael Blanning Gardens</b> Winster Avenue <b>Dorridge</b> Solihull B93 8SN 01564 778026	Michael Blanning Oulsnam Estate Agents Robert Oulsnam Hewell Rd Birmingham B45 8NL 0121 445 2688	Flats, one bedroomed. Fitted kitchen with appliances and fitted carpets. Guest room, communal lounge, laundry and gardens. Social activities organised by wardens, rent includes hot water and central heating. Tenants pay their own electricity, water and Council Tax. Pull cords alert wardens or central control. Secure entry door system. Pets not allowed accept guide dogs. Wardens Mon-Sat 9.00-4.00
<b>Michael Blanning Place</b> Gorton Croft <b>Balsall Common</b> CV7 7UQ 0121 452 2499	Michael Blanning Oulsnam Estate Agents Robert Oulsnam Hewell Rd Birmingham B45 8NL 0121 445 2688	Flats, one bedroomed. Fitted kitchen with appliances & fitted carpets. Guest room, communal lounge, laundry & gardens. Social activities organised by wardens, rent includes hot water and central heating. Tenants pay their own electricity, water and Council Tax. Pull cords alert wardens or central control. Secure entry door system. Pets not allowed accept guide dog.
<b>Newholme Gardens</b> New Road <b>Solihull</b> B91 3DP 0121 711 3194	Bromford Housing Group 1 Venture Court Broadlands Wolverhampton WV10 6TB 03301 234 034	Flats, 1 and 2 bedroomed, ground and first floor. Communal lounge and kitchen and laundry. Rent includes service charge  Onsite Manager Mon-Fri 8.30-4.30 and 24 hour help-line
<b>Parkfields Drive</b> Parkfields Estate Faircroft Road <b>Castle Bromwich</b> B36 9EJ 0800 435 016	Waterloo Housing Association Waterloo House 1700 Solihull Parkway Birmingham Business Park B37 7YD 0800 435 016	Flats, one bedroomed. Lounge, laundry, visitors accommodation, lift, door entry system No warden, pull cord emergency alarm system. No pets
<b>Paterson Court</b> 1 Kenilworth Road, <b>Knowle</b> B93 1JB 03456 066 363	Housing & Care 21 Tricorn House 51-53 Hagley Road Birmingham B16 8TP 0370 1924 000	Studio and one bedroomed flats. Lounge, laundry room, guest room, lift to all floors, social events. Rent includes service and fuel. No pets Manager 9.00-5.00 Mon-Fri and 24 hour emergency line to central control
<b>Ruth Patrick House</b> Green Lane <b>Shirley</b> Solihull B90 1AF 0121 245 1002	Sir Josiah Mason's Trust Mason's Court Hillborough Road Solihull B27 6PF 0121 245 1002	8 Flats to full mobility standard  Manager on site 8.00-4.00 Mon-Fri with emergency call system outside these hours.  For other details see Mason House
<b>St Alphege Close</b> Church Hill Road <b>Solihull</b> B91 3RQ 0121 704 4816	Hanover Housing Association Nelson House Allington Road St Neots, Cambridge PE19 6RE 0800 280 2575	Flats, 4 two bedroomed, 16 one bedroomed. Unfurnished lounge, kitchen and bathroom. Guest room, laundry. Estate Manager 9.00-1.00 plus alarm to central control.
<b>St Francis Lodge</b> 24 Cornyx Lane Solihull B91 2TE	Millstream management  01425 888 910	1 & 2 Bedroom apartments. Communal lounge, guest suite, laundry room, lift. Landscaped gardens  Lodge Manager 24 hour Care and Support System

<p><b>The Firs</b> Maxstoke Lane Meriden Coventry CV7 7NT</p>	<p>Stonewater Suite C Lancaster Hse Grange Business Park Enderby Road Whetstone Leicestershire LE8 6EP 01202 319119</p>	<p>Flatlets, 34 one and two person. Communal lounge with regular activities, guest suite, hairdressers, laundry room, lift. Ground rent and service charge in addition to rent. Warden - Mon-Thurs 8:30 – 4 Fri 8:30 – 1:30</p>
<p><b>Servite House</b> 101 St Bernards Road Olton Solihull B92 7DQ 0121 707 3468</p>	<p>Servite Houses 41 Poplar Road Kings Heath Birmingham B14 7AA 0121 444 6666</p>	<p>Flats, 10 one bedrooomed for couples. Studio Flats, 17 for single occupancy. Communal lounge with kitchenette, guest flat, church contacts, lift, local activities. Rent includes service charge, heating, hot water and support. TV licence concession. Full time Scheme Manager and alarm link to central control. Pets allowed if already owned.</p>
<p><b>Yew Trees</b> Damson Parkway <b>Solihull</b> B91 2PP 0121 705 9293</p>	<p>Rayner House &amp; Yew Trees Ltd 3-5 Damson Parkway Solihull B91 2PP 0121 705 9293</p>	<p>Sheltered Flatlets, with kitchen and bathroom. Lounge, laundry, guest room and activities room. Extras include an amount for decoration, water and domestic service. Council tax is resident's responsibility. Meals need to be ordered and delivered to day centre. 24 hour warden, hairdressing facility and shop.</p>

## 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.

In Solihull, 2 Extra Care schemes to rent are available through Solihull Council and accommodation is allocated through the 'bidding' system of Solihull Home Options (see Section One). These schemes are located at Green Hill Way in Shirley and Longview in Castle Lane, Olton. For information telephone 0121 717 1515.

Information on Extra Care Housing is available on the website [www.ExtraCareHousing.org.uk](http://www.ExtraCareHousing.org.uk)

PROPERTY	PROVIDER	INFORMATION
<b>Dovehouse Court</b> 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. Care on site. Lunch provided daily. Lift, lounge, restaurant, guest facilities, garden, hobby room. Regular activities. New applicants over 60. Dogs and cats generally accepted.
<b>Hampton House</b> 17-19 Hampton Ln Solihull West Midlands B91 2QJ 0121 709 4025	Abbeyfield Society St Peters House 2 Bricket Road St Albans Hert AL1 3JW	1x2 bedrooms for shared ownership 2x1 bedroom for shared ownership 5x2 bedroom for rent 24x1 bedroom for rent 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.
<b>Lady Katherine Housing &amp; Care</b> Kenilworth Road Temple Balsall Knowle B93 0AL 01564 772850	Lady Katherine Housing & Care Kenilworth Road Temple Balsall Knowle B93 0AN 01564 772850 <a href="http://www.leveson.org.uk">www.leveson.org.uk</a>	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.
<b>Kingsford Court,</b> Ulleries Road, Solihull B92 8DT 0121 722 3730	<b>Kingsdale Property Management</b> <b>Kingsford Court,</b> Ulleries Road, Solihull B92 8DT 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.
<b>Phoenix House</b> 2 Swallows Meadow Shirley Solihull B90 4PQ 0121 733 3395	Solihull Care Housing Association  0121 745 4281	Phoenix House is a purpose built development of 49 rooms for people aged 55 and over. On-site 24 hour care and support by Solihull Care Trust approved providers. Communal lounge, laundry, shop, hairdressing salon, hobbies activity room, assisted bathroom, guest room.

<b>Trinity Apartments</b> 1 Trinity Way Shirley Solihull West Midlands B90 3FE 0121 745 8994	Solihull Care Housing Association  Tel : 0121 745 4281	51 Self-contained Apartments, 18 of which are 2 bedroom. Spacious, level access shower room, fitted kitchen, Warden Call System. Restaurant, Lounge, hairdresser's and activities room. Care on site
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## 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.

You may get additional information about retirement accommodation from the Elderly Accommodation Counsel by telephoning 020 7820 1343, First Stop on 0800 377 7070 or through their website [www.HousingCare.org](http://www.HousingCare.org)

Useful information can also be found on Age UK's Information Guide 'Choices in Retirement Housing' and Factsheet 'Buying Retirement Housing'.

PROPERTY	PROVIDER	INFORMATION
<b>Aynsley Court</b> 12-18 Union Road <b>Shirley</b> 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
<b>Barons Court</b> 998 Old Lode Lane <b>Solihull</b> 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.
<b>Blythe Court</b> Grange Road <b>Solihull</b> 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
<b>Chestnut Court</b> 306 Chester Road <b>Castle Bromwich</b> 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
<b>Fernleigh Court</b> Kelvedon Grove Lode Lane <b>Solihull</b> 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



<b>Guardian Court</b> New Road <b>Solihull</b> 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
<b>Knights Court</b> 548-550 Kenilworth Rd <b>Balsall Common</b> 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.
<b>Malvern Court</b> 915 Warwick Road <b>Solihull</b> 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.
<b>Maplebeck Court</b> Lode Lane <b>Solihull</b> 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.
<b>Michael Blanning Gardens</b> Winster Avenue <b>Dorridge Solihull</b> <b>B93 8SN</b> 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.
<b>Michael Blanning Place</b> Gorton Croft <b>Balsall Common</b> 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.
<b>Millers Court</b> 298 Haslucks Green Rd <b>Shirley Solihull</b> 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
<b>Old Mill Close Shirley</b> Solihull B90 1EU	Midland Heart 20 Bath Row Birmingham B15 1LZ 0345 602 0540 Sales 0800 445567	20 Bungalows, two bedroomed Social Activites 70% leasehold sale  Emergency alarm system

<b>Orchard Court</b> Lugtrout Lane <b>Catherine de Barnes</b> 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
<b>Pegasus Court</b> 29-47 Union Road <b>Shirley Solihull</b> 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.
<b>Priory Court</b> 3 Shelley Crescent <b>Monkspath</b> Solihull B90 4XA 0121 711 4265	Millstream Management Mill Stream House Parkside Ringwood Hampshire BH24 3SG <a href="http://www.rcg.uk.com">www.rcg.uk.com</a>	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.
<b>Rose Court</b> 155 Kenilworth Road <b>Balsall Common</b> 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

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.

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