



Albion Mill Housing with care in Blackburn

Albion Street, Blackburn, BB2 4LX



Blackburn with Darwen
Clinical Commissioning Group



Welcome to Albion Mill

Your home

Albion Mill is a fantastic new development in Blackburn, offering independent living, a community atmosphere and opportunities to lead a fuller life. This new housing with care scheme is available to adults who are in the Blackburn with Darwen area and who have an assessed need for care and/or support.



There are one-bedroom and two-bedroom quality apartments built to a high standard, available to rent and suitable for couples or individuals. An assured tenancy offers you secure living in your own self-contained apartment with your privacy and independence ensured.

Trained and dedicated staff are available onsite to give you the support you need, when you need it.

Well-behaved pets will be considered.

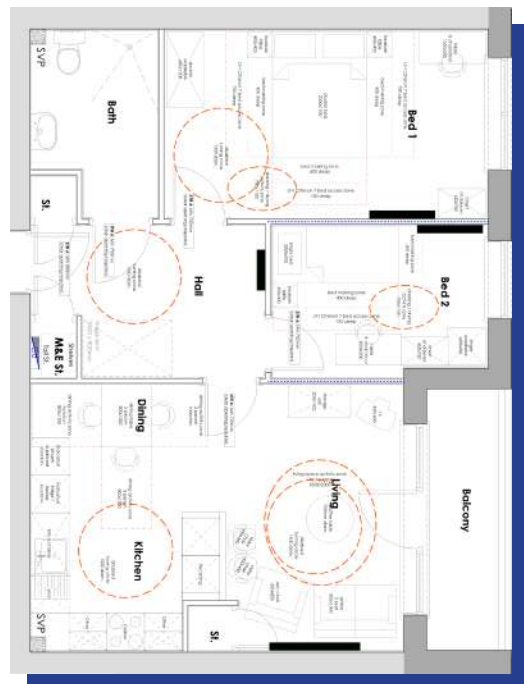
Your apartment

Each apartment has been designed with a spacious living room with telephone points and TV aerial sockets.

The quality kitchen includes an oven and hob, plus a full range of modern wall and base units.

The en-suite bathroom has a level access shower, handrails and slip-resistant flooring. All apartments are double-glazed and centrally heated with individual controls.

Each apartment has access to the open air. Ground floor apartments have a patio and apartments on the higher floors have a balcony.



Example floor plan for apartments.

Your comfort and wellbeing

Albion Mill has been designed with comfort in mind. Landscaped gardens and views over the canal from the community hub ensure a feeling of peace and tranquillity.

The communal hub facilities include:

- restaurant/café
- lounge
- hairdressers and salon
- guest room for visiting relatives
- assisted bathroom with bath
- laundry room
- lifts
- mobility scooter store
- free onsite car park for residents and visitors.



We will ensure that communal areas are managed to ensure your safety.

We know it's important to have a healthy lifestyle and there are regular activities to keep your mind and body active. There's always something to do and people to talk to; there's no need to feel bored or lonely.

“Since living in housing with care we feel less isolated and lonely, we both feel safe and secure. We have made lots of new friends and the facilities are ideal, especially the restaurant.”

Marilyn and David, housing with care tenants.



Your care and support

Albion Mill has been created for people who need extra care or support to stay well and to continue to live independently.

Albion Mill is an inclusive community of people from different backgrounds with a range of needs and abilities, including people with disabilities, health conditions and dementia.

There is a focus on supporting individuals to access the community, and encouraging residents to attend activities and social gatherings onsite taking account of cultural and religious beliefs.

Care is tailored to individual needs such as personal care (washing, getting up or into bed), and taking medicines.



“I wouldn’t have been able to cope if I couldn’t live in housing with care. The carers are exceptional and you couldn’t ask for anything more. I feel safe and secure especially having a pendant and staff onsite at night. Nothing is too much trouble.”

Helen, housing with care tenant.

Your safety

At Albion Mill you can enjoy the additional security that housing with care offers. Staff will be on site 24 hours a day to ensure that Albion Mill runs smoothly.

The range of modern safety features includes:

- A secure door entry system, so you can choose who visits you
- Easy-to-reach switches and emergency lights in the event of power failure
- 24 hour call service, so help is just a call away in an emergency
- Fire safety measures built into the apartments and throughout the building
- All areas are wheelchair friendly.

Additional facilities onsite

Communal facilities are available to all tenants and the facilities in the community hub will also be open to the general public, such as the café, meeting and activity rooms.

The local community will be welcome during sociable hours. This will be supported by partnership working between Adult Social Care and the NHS.

Within the Albion Mill complex, there is separate intermediate care accommodation providing support and rehabilitation for people at risk of hospital admission or people who have been in hospital and are in the process of returning home.

Inclusion Housing - the housing provider

The role of the housing provider is to manage the tenancies, including providing housing and tenancy support to individuals as necessary. An Inclusion Housing scheme managing agent will have day to day responsibility for ensuring tenants receive support and advice on all tenancy matters as well organising and overseeing security, maintenance and repairs in the scheme.

They will also ensure that communal areas are properly cleaned and facilities, gardens and parking areas are maintained to the required high standard. The managing agent will be on site during office hours.

Location map of Albion Mill,
Albion Street, Blackburn,
BB2 4LX



Costs

The total rent comprises:

- Rent of the accommodation – the rental charge for the flat which includes a contribution towards housing management and housing support. This charge is eligible for housing benefit.
- Eligible service charges – a contribution to cover the cost of running and maintaining the property, including the cost of communal areas, services and emergency alarm charges. This charge is eligible for housing benefit.
- Ineligible service charges – a contribution to cover the cost of personal fuel (gas) and water rates where these are fed from a shared supply. This charge is not eligible for housing benefit. Residents will pay for their electricity charges and council tax separately to the rent.

Care charges

This is not part of the rent and will depend on individual circumstances, assessment of each person's care needs and their financial circumstances, in just the same way as for people living in their own home in the community.

To apply

Albion Mill is open to local people in Blackburn with Darwen, aged over 18 with an assessed need for care and/or support. Couples can apply where one person satisfies the assessment of needs.

Those wishing to move into Albion Mill need to fill in an application form to refer themselves for an assessment. The assessment will comprehensively cover a person's care and housing needs. Those who meet the criteria (decided via a panel) will be placed on the waiting list for an apartment.

The allocation panel will look at the following areas of need:

- Physical needs – currently assessed needs and anticipated changes in social care needs and physical health needs.
- Emotional/mental health needs – assessed needs and any anticipated changes in mental health needs, including dementia and other age-related conditions.
- Social needs – these will relate to people's particular circumstances in relation to social contact with, and support available from, any partner or carer, family and friends and the wider community or neighbourhood in which they live.

We will aim to offer places to people with a range of needs, to encourage the development of an active and balanced community amongst the tenants at Albion Mill.

Blackburn with Darwen Council will work closely with the care team and Inclusion Housing to support applicants and to assess their suitability.

To apply contact the Contracts and Quality Team at Blackburn with Darwen Council.

Tel: 01254 666572

Email: Quality.Assurance@blackburn.gov.uk

If you would like this leaflet in large print, an alternative format or another language please contact us.