

WINDMILL LODGE – ASSISTED LIVING AT YOUR CONVENIENCE

Windmill Lodge is a private, secure development of twelve apartments within the grounds of Windmill House Care Home in Cellardyke, Anstruther, Fife. Windmill House has been established since 2000 and has a fine reputation for quality of care and service. It accommodates 40 clients in individual en-suite rooms set in gardens of 1.25 acres. Windmill Lodge is being built to the west of the Care Home. The location provides convenient access by public transport or car; there is a bus stop within 50 metres, private car parking is provided in front of the building. The Doctors' surgery and Clinic is opposite and there are local shops within a short distance. The historic fishing village of Anstruther provides many facilities including a dentist, optician, post office, banks, several pubs, restaurants and a COOP supermarket together with the renowned Fisheries Museum and the famous fish and chip shops arranged around the picturesque harbour and yacht marina.

Each apartment at Windmill Lodge is designed to afford ease of living for those with restricted mobility and to provide independence with care facilities on hand.

There are four apartments arranged on three floors, serviced by a lift. Each apartment comprises a hallway, lounge with dining area and fully-fitted kitchen, a full sized bathroom, with a modern accessible bath and a spacious double bedroom. There is ample storage space and care has been taken to ensure ease for wheelchair access. A conservatory overlooking and accessing the gardens is for the exclusive use of the residents.

Specification:

Each apartment has an area of just under 50 square metres and is arranged as shown in the attached floor plans. Emergency Nurse-Call buttons are provided in the bedroom, bathroom and lounge. A secure entry system to the Lodge ensures access for residents and their guests by means of video-phone. Emergency lighting and a fire alarm system are fitted and the area surrounding the Lodge is covered by CCTV and monitored by staff at Windmill House. In addition to the four- person lift, there is an emergency staircase. The apartments are carpeted in the hallway, lounge and bedroom, with the kitchen and bathroom having non-slip flooring.

The modern fitted kitchen provides a washing machine with dryer, refrigerator and freezer, electric split level oven and hob and a built-in microwave. There is a convenient dining area adjacent.

The bathroom is equipped to provide ease of access for the less mobile; a walk-in bath/shower, a variable-height wash basin and easily accessible toilet together with good turning space for a wheelchair provide for clients who are able to manage with or without assistance.

The bedroom is spacious, with good storage space.

Emphasis has been placed on providing good lighting throughout which can be varied to suit the resident.

Double glazed safety windows are fitted and the building complies with the latest energy conserving standards.

Windmill Lodge overlooks the private gardens of Windmill House which are accessible to all the residents.

Services:

Windmill House will provide a full range of services on an “as required” basis.

These services comprise:

- 1) Emergency nursing assistance 24 hours per day, accessed by the call-system from key points in each apartment.
- 2) Nursing care on a daily visiting basis.
- 3) Personal care for help with bathing and hygiene.
- 4) A complete laundry service.
- 5) A catering service to provide meals.
- 6) Domestic cleaning.

In addition, clients will be able to partake in the social and leisure activities provided at Windmill House which include excursions to places of local interest, musical and theatre evenings and in-house entertainment and craft workshops.

Running costs:

We estimate that running costs will be extremely economic. Firstly, all the apartments will be centrally heated with under floor heating and domestic hot water provided by a ground-source heat pump located in the basement. This has the advantage of being very inexpensive to run and provides a constant regulated temperature throughout the building.

Owners will contract directly for the supply of electricity for lighting and cooking (there is no gas in the building) and telephone and will pay their own Council tax and water rates where applicable.

There are communal charges for the heating and hot water (as described above) and the maintenance and upkeep of Windmill Lodge which include: Communal lighting and electricity (for the lift), maintenance and cleaning (for the lift, conservatory and public areas of the building), insurance of the building (for fire and third party liability), periodic redecoration and gardening. These charges will be budgeted at the beginning of each calendar year and apportioned equally between the owners. Our estimate for all these communal costs is £100 per apartment per month.

Charges for services provided such as nurse care, personal care, catering and laundry on a one-to-one basis by Windmill House staff will be charged in accordance with set rates agreed between the owner and Windmill House and will vary according to the type and amount of services provided.

Purchasing:

The apartments at Windmill Lodge are being offered for sale on a “licence to occupy” basis, granting the purchaser the right to occupy for a stipulated period (usually 25 years) with the right to extend the period at no extra cost. The licence can be surrendered at any time and the initial purchase monies repaid.

What are the advantages of living at Windmill Lodge?

Firstly, you can retain complete independence whilst being able to call on help at any time as required on a temporary or permanent basis. We call this “assisted living” because we assist you to continue to live your life to the full.

Secondly, each apartment has been carefully thought out and designed to give ease of living and the modern, efficient fittings provide a high standard of accommodation with low upkeep at a minimum of cost.

Thirdly, by purchasing a “licence to occupy” for a particular property, you are paying less than the market value for a freehold property of the same specification. The purchase costs are returnable upon surrendering the licence which is underwritten by a bank guarantee.

Fourthly, you have all the facilities of Windmill House on hand and can join in social activities as and when you wish.

Who will live at Windmill Lodge?

Mainly senior citizens who are independent but require some assistance and younger persons who have restricted mobility. The emphasis will be to cater for clients who wish to live in a quiet locality with all the facilities they require at hand.

Will owners at Windmill Lodge have rights in the running of the Lodge?

Owners of apartments at Windmill Lodge will have the same rights that other co-owners would have in any other jointly owned property. Complaints and suggestions will be handled by the Administrator of Windmill House and we shall be keen to improve the quality of life for our residents.

What will the cost of living at Windmill Lodge be?

The costs of electricity and telephone for each apartment will be dependent on the owner’s usage, as will the cost of further services the resident may require, however, we estimate communal costs for the Lodge would be approximately 100 per apartment per month.

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