



Royal Alfred Seafarers' Society

Weston Acres

Sheltered Housing Facility

About Us

The Royal Alfred Seafarers' Society is a registered Charity established in 1867 and incorporated under Royal Charter. The objects of the Society are:

- To provide, carry on and maintain Homes or Housing for the care of aged, infirm or disabled seafarers, their widows or dependants.
- *To act as trustee or almoner for granting relief to seafarers as defined above or to the widows or dependants of any such seafarers. (Currently in abeyance)*

Since its foundation in 1867 Royal Alfred has provided accommodation for retired seafarers, at Erith in Kent until 1978 when changed circumstances necessitated the closure of that establishment and the transfer of Belvedere House to Holly Lane in Banstead. Meanwhile, in 1968, the Society purchased the Weston Acres estate, also in Banstead, and converted the Grade II Listed House to provide sheltered accommodation for up to 27 persons. By the mid-1990's it became apparent that the Holly Lane premises were outdated so, during the year 2000 and into early 2001, there was built at Weston Acres Belvedere House, a brand new Care Home for 56 persons, the sheltered housing was at the same time greatly improved.

Weston Acres - Sheltered Housing

Sheltered housing is a popular option for many older people, as it combines an independent lifestyle with good security and round the clock emergency support.

Weston Acres is a sheltered housing facility consisting of 12 units in the two storey Listed Building and 10 newly built ground floor units in a wing of the Belvedere House care home. Each of these units is self-contained, providing accommodation that is compact enough to manage easily and in which tenants will enjoy a good quality of life.

Our Ethos

Weston Acres is a community of up to 78 persons, most of whom share a common seafaring background. We believe that it is important to foster this shared experience and to create a community spirit based thereon to the mutual advantage of our residents and tenants. We therefore encourage social mixing between the residents of the Home and the tenants of the sheltered housing and firmly believe this to be in the best interests of both parties.

Tenants enter Weston Acres when they are independent enough not to need the sort of care provided by Belvedere House, although they may require some care from Social Services. If the time comes that care is required greater than can be provided by Social Services or its agencies, then the tenant may move into Belvedere House, thus maintaining contact with his or her existing friends and neighbours.

We provide support that allows tenants to retain independence whilst enjoying security and peace of mind. The accommodation and service provisions aim at enabling tenants to live a full and active life.

Comfort & Independence

The Society aims to provide a safe, manageable, and comfortable environment for all of its tenants. We offer an excellent standard of accommodation in pleasant surroundings. Our housing has been designed especially for older people, with a lift in the Listing Building.

The rooms are let unfurnished, ready for you to bring in your own possessions and create a home to your own tastes. Of course you will have your own front door key so that you can remain as independent as possible.

Each unit has the following features:

- WC and walk-in shower with handrails
- Kitchenette
- Mains sockets at waist height
- Central heating
- Television and telephone points
- Fitted carpets throughout
- Wheelchair access
- Patio area (newly built ground floor units only)

The Weston Acres site is situated near to the local amenities of Banstead and Woodmansterne and public transport so that you can maintain links with the community.

A midday meal service is available at Belvedere House if required for a small charge.

Car parking space is available and this is well lit at night.

Gardens

We have several acres of mature landscaped gardens offering a pleasant environment for walks and watching the wildlife. Most of the sheltered housing units have views over the gardens.

Laundry

There is a separate laundry room for the use of tenants.

Guests

A guest room with a double bed, en-suite shower and toilet, and facilities for making refreshments, is available most weekends and occasionally during the week and holiday periods. There is a charge of £20 per night to cover laundry and upkeep of the room.

This may be booked through the Administrator, subject to availability.

Communal facilities

There are two lounges for you to make use of for social events or to meet friends and family.

There are also bathrooms for your use.

There is a Bar in the Care Home, which you have the opportunity of using if you wish. The opening hours are posted in the bar area.

Transport

Our minibus and driver are available on Friday mornings for shopping trips and for regular social outings.

Charges

Tenants pay a monthly rent, which is reviewed annually. Rents are set according mainly to room size and cover all the services and facilities detailed below:-

- Gas / Electric
- Water Rates /Sewerage
- Building Insurance
- Maintenance
- External decoration
- Plumbing / Heating
- The upkeep of communal areas
- Upkeep of gardens

Council Tax is the tenant's personal liability.

You may be eligible to receive statutory assistance in the form of Housing Benefit and/or Council Tax Benefit to help meet these charges and our Welfare Officer will be happy to provide advice and assistance, if required, to make the necessary claims.

Medical Cover

You may retain the services of your own General Practitioner if he will visit you at Weston Acres. Alternatively there is a medical practice a short distance away, which is usually willing to accept new patients from Weston Acres. Community Nurses are also based at the practice.

Health & Safety

Fire Precautions

You are requested to familiarise yourself with the Fire Safety procedures, which are posted in your room and next to the fire alarm call points, and to be aware of the various fire exit routes. In the event of the alarm sounding, wait where you are until staff arrive to tell you where to go.

Safety & Security

Security is vital to older people, who often feel vulnerable as they become less active. Our Welfare Officer is available to meet with you to discuss problems, needs or concerns and assist you to obtain the statutory benefits or help from support organisations. Weston Acres shares with Belvedere House a fully addressable fire alarm and detection system, emergency call system and night lighting, which also operates in an emergency. The main front door is locked at nightfall.

Recreational Activities

We have an activities organiser who runs an extensive programme of entertainment within and without Belvedere House. The programme is posted on the Notice Board for all to view. We organise a wide range of excursions throughout the year, often with support from ex-Service Organisations. If you wish to partake in any of these events please contact the Activities Organiser: these offer an ideal way to meet and chat with your neighbours and residents of the Care Home and encourages bonds of friendship and sense of community.

Spiritual Needs - We encourage you to attend religious services of your choosing. Several Religious denominations regularly visit Belvedere House and Weston Acres. If you wish to meet with them, please ask.

Library - A mobile library regularly visits the facility.

Newspapers - These can be delivered as required.

Smoking - For Health and Safety reasons, smoking is restricted to your personal accommodation or the bar, and is not permitted in the communal areas of the facilities or in the Care Home.

Freedom of Movement - We do not restrict your freedom but we cannot accept responsibility for your safety.

Open Access - Tenants have unrestricted use of communal areas provided within Weston Acres and its Gardens.

Pets - The keeping of pets in the flats requires the permission of the Manager.

Television - If you have your own television and are under the age of 75 years, a licence concession of £5.00 will be payable. The Welfare Officer will arrange this for you. If you are aged over 75 years, proof of your National Insurance number will enable you to be exempt from this fee; please refer to the Welfare Officer for further advice.

Belvedere House - Care Home

Belvedere House is a purpose built Home opened in March 2001 and built to meet the latest regulatory standards. We have 56 single bedrooms all with en-suite toilet and wash-hand basin. Once in the Home you will see how “Homely” and comfortable it is. The interior is furnished to a very high standard. There are three pleasant lounges, two with televisions and two spacious dining rooms. The Home also has a licensed bar where prices are kept as low as possible for the benefit of residents and tenants.

We hope you will have a long and happy stay with us.

*Weston Acres, Woodmansterne Lane,
Banstead, Surrey SM7 3HA.*