

Consultation on Moor Lane Development.

Frequently Asked Questions (FAQs)

6/12/2019, 18/12/2019,15/01/2020 & 12/02/2020

Tenants & Relatives.

Why was Rowley chosen as the build site?

Sandwell MBC do not Commission any other Extra Care this side of the Borough. Also, there is limited land of the required size within the Borough and therefore this was seen as an ideal site.

Why did you choose to build this type of service next to a Crematorium?

As above, there are limited sites of this size available. The Scheme has been designed in such a way that the impact of being next to the Crematorium will be minimised e.g. the outside courtyard area is at the centre of the building and therefore will not be overlooked in any way other than by the people living in the Scheme.

What about the smoke & smell from the Crematorium?

Rowley Regis Crematorium underwent significant modernisation in 2016, with significant investments made in up to date technology to improve the facilities.

As a result and owing to the carefully thought out layout of both the Crematorium and the Moor Lane build, the Crematorium will not produce visible smoke or odour that would cause distress to neighbouring residents.

Can you arrange a visit to the site so that we can see where it is and have a look at the local area?

Yes, but this would be best in a few months' time as there is very little to see at the present time.

Is there a Car Park?

There is on-site parking.

How many floors is the new Moor Lane Scheme?

There is ground, first & second floors, the plans for Moor Lane will now be left at both Holly & Manifoldia Granges so you can ask to view these whenever you wish.

What about accessing medical appointments, changing GPs and accessing other professionals?

Support will be provided to ensure all medical appointments are attended and that things don't get missed.

You would need to change GPs, some of the local GP practices are in the 'Moor Lane – Information Pack'. Support would be provided where necessary to ensure this is done in a timely way.

Other registrations e.g. change of dentists would also be arranged/supported where necessary.

Will the restaurant be open to the public?

Yes, it is likely that the restaurant will be open to the public, but there is also a private lounge area that can only be accessed by tenants.

Will the Scheme furniture be accessible for people with specific needs e.g. adjustable height of chair legs?

Appropriate furniture will be sourced to cater for a wide range of needs.

Will the height of the toilet and grab rails etc all be considered?

The height of the toilet will be in line with building regulations, aids and adaptations will be fitted as and when necessary following appropriate assessments by a suitable assessor.

Will my equipment be moved to the new Scheme?

Any standard items of equipment you have can be moved along with your personal possessions and furniture. More specialist items of equipment such as profiling beds or hoists may be relocated by the Sandwell Prevention Stores, this will be confirmed to tenants closer to the time of moving.

Where is the nearest Bus Stop?

- Rowley Regis Cemetery.
- Garratts Lane.
- Pennant Road.

Will Sky/Virgin be hard wired?

The final design for the TV system has not yet been agreed.

It could be a communal aerial with the possible option to pay for a subscription with Sky, or it could be a fibre optic option with the possibility to subscribe to Sky. Please note any communal aerial system would have a service charge for maintenance. It is not clear at this stage if there would be a charge for the fibre optic option.

Will there be a laundry?

Yes, there is an on-site laundry.

Will the cleaning of all outside windows be completed by a Contractor and will the cost of this be part of the service charge?

This is the intention but discussions about this and the service charge are on-going at the present time.

Is there a shop on site or is there opportunity for a tuck shop?

There is a hairdressers and restaurant on-site but not a convenience shop. However, if tenants wanted to run a small tuck shop then this could be looked at.

What is the method of construction – is the building timber or metal framed and will cladding be used on the building externals?

The construction of the building is lightweight and comprises of a main steel frame with precast concrete floors and a steel trussed warm roof with a single ply waterproofing membrane, lightweight metal studs will be used to infill the main steel frame and form the internal partitions within the apartments. Externally the building will be clad with a mixture of facing brickwork and rendered blockwork with the occasional area of feature timber cladding within the Courtyard.

Will there be a gym on-site?

No, there are no gym facilities on-site.

Will our post be re-directed?

Yes, post will be re-directed and the Home Loss payment is to be used to pay for this.

How will the move be managed, will we all move together and will we have to organise our own removals?

The move will be managed in a planned way, we will have a staggered admission process to ensure people have the right support at both the Granges and Moor Lane. Therefore, not everyone will all move on the same day but you will be given a scheduled slot.

The council will organise removal companies and support with the moves.

Will there be an opportunity to have joint events so that people can get to know each other prior to the move?

Yes, events can be organised so that people have opportunity to meet before the move.

Can I take my pets with me?

Yes, if you currently already have pets then these will be able to move with you.

What would happen to the building of Moor Lane if funding was pulled due to changes to Government or Brexit?

Funding has been approved and the building of the Scheme has already commenced and is progressing within identified timescales. Any changes to government or Brexit would have no impact on the development of the Scheme.

How will you ensure that people will not become isolated/lonely in such a large building?

The 2 staff teams will come together and work together to recreate a homely happy environment that is inclusive and caters for everyone's needs.

Will I be able to go to Church?

Yes, there are local Churches in the area.

If I choose to go to a different Scheme will the rent be different?

If you decide that you do not want to go to Moor Lane, we can provide you with a list of all of the other Extra Care Housing Schemes in the Borough. If you are interested in any of these other Schemes we can make sure that we provide you with a brochure and information on rent & service charges.

Will I still be able to access the same day care facility that I do now?

Yes, you may need to be on a different transport run but you should still be able to access the same day care that you do currently.

How is the Build progressing?

The build is on target and they are working to a completion date of February 2021.

What other Extra Care options are there in West Bromwich?

There are 2 Housing 21 Extra Care Schemes in West Bromwich, 1 is on Dartmouth Street and 1 is on Dial Lane.

Can I have a ground floor apartment?

We will take note of people's preferences if Cabinet in April 2020 approves the proposal following consultation. However, we will need to prioritise the ground floor apartments for the people with the greatest need. Also the 5 fully wheelchair accessible apartments are on the ground floor.

When did we know that the Moor Lane Scheme was going to be built?

A decision was approved in March 2017 by Cabinet.

Will the Restaurant facility be open to anyone?

Intention is that it will be open to members of the public. Concerns from two tenants regarding the security of the building if this was the case.

Staff offices/reception do overlook this area and there will also be a camera in-situ that monitors the main entrance.

Is there a provision in the kitchen for a washing machine?

A washing machine will not be provided, however there is plumbing in the kitchen of each apartment for a washing machine. Tenants will be required to purchase their own.

Will there be floor covering?

Floor covering will not be provided in the apartments, with the exception of the kitchen and wet room/bathrooms which will have vinyl floor coverings fitted.

Is there anywhere locally to be able to fish?

There are areas locally where fishing is possible – Warren's Hall and the Canal.

If this process is only a consultation, how come you are already building the Scheme at Moor Lane?

The Extra Care Scheme at Moor Lane is being built regardless of the outcome of the consultation that is currently taking place.

What will the rent be at Moor Lane?

We are not in a position to comment on what the rent will be as this has not been set yet, this is normally done approximately 6 months prior to release. However, they will all be Sandwell Council tenancies and they will be 'affordable rents'. Those in receipt of Housing Benefit, this should cover the rent at Moor Lane.

Can I choose my own flat?

Following Cabinets decision, if we are given permission to progress with the transfer we will ask tenants for their preferences. We will have a specific form for people to register their preferences and will try to accommodate people's requests. A panel of Officers will have responsibility for allocations to ensure that all necessary factors are taken account of.

Where can I store my mobility scooter?

There is a specific 'buggy store' on the ground floor, but the flats are also much larger than the current flats at Manifoldia & Holly so you may at times wish to have this in your flat?

How will we know what it will be like?

We will arrange a visit to a similar Scheme that has a layout similar to what is planned for Moor Lane. We will also provide a virtual tour as soon as this has been released by our Housing colleagues.

Can we see pictures of the different stages of the build?

Yes, we will ensure that these are provided and shared for anyone interested.

Where is the nearest Tesco?

The nearest Tesco Superstore is in Foxoak Street, Cradley Heath and is approximately 1.8 miles from Moor Lane.

Is the kitchen open plan?

Yes, the kitchen is open plan – there are slight variations to layout dependant on the position of the flat.

Is there a good amount of storage space?

There is storage in the flat but this varies dependant on the position of the flat. However, there is ample space to store a Hoover and other household items.

What social activities will be available?

There will be a programme of activities and Tenants should be fully engaged in choosing the activities they would like to see at the Scheme.

When will the final decision be made?

The consultation commenced in November and ends on 26 February 2020. A further report will then be taken to Cabinet in April 2020. Following Cabinet's decision Stuart Lackenby Director of Adult Social Care will visit to inform you of the outcome.

Why are you consulting?

This is your opportunity to feedback your thoughts/views so that we can ensure that Cabinet are provided with a true reflection of the views of the people most effected by any decision made.