



Housing for over 60s

Helping you
choose the
right home

BCOP

About BCOP

BCOP is a charity and registered social housing provider in Birmingham. For more than 70 years, we have been supporting and caring for older people through our housing schemes and nursing homes.

What type of housing does BCOP offer?

- A mixture of flats and bungalows.
- Mostly one-bedroom properties, with three two-bedroom properties available.
- All housing schemes have:
 - 24 hour alarm call system.
 - properties and grounds maintained by BCOP maintenance team.
- Choose from Supported Living or Independent Living Schemes.

Supported Housing Schemes

- On-site manager to support tenants with rent and energy bill queries, booking transport and GP appointments etc.
- Communal lounges, kitchens and laundry (at some schemes).

Independent Living Schemes

- No on-site staff.
- Live independently.

Who can apply for BCOP housing?

- People aged over 60, or over 55 with disabilities.
- Applications are assessed according to medical, social and housing needs, and those in the greatest need are prioritised.
- We are committed to equal opportunities and welcome applications from anyone regardless of race, ethnic or national origin, sex, disability or religion.

How do I apply?

Download an application form from our website at **www.bcop.org.uk/housingapplication** or request a printed copy by calling **0121 459 7670**.



How does BCOP allocate available properties?

As a social landlord, we prioritise applications from people in the greatest need.

The application form asks about your medical, social and housing circumstances. This information will help us check if you are eligible for a BCOP home. We then use the criteria below to prioritise applications.

You will be awarded points if you can demonstrate need according to the following criteria:

Criteria

Housing

Homelessness – up to 300 points.

Lack of exclusive use of amenities – up to 115 points.

Moving from institutional care or releasing special needs accommodation – 100 points.

Disrepair of current housing – 40 points.

Lack of alternative housing prospects – 15 points.

Under-occupation (for each bedroom under-occupied) – 10 points.

Medical

Medical need – up to 240 points.

Difficulty climbing stairs – 50 points.

Social

Subject to sexual or racial harassment – up to 100 points.

Social need – up to 90 points.

Financial need – up to 40 points.

Time points (awarded for each year on the waiting list) – 5 points.

Giving you peace of mind

Tenants are offered an initial 12 month Starter Tenancy Agreement and then transferred onto a full Assured Tenancy providing all is well.

This helps you to get used to living in your home and to decide if you would like a long-term tenancy with us.

Can I choose where I want to live?

Although we can't guarantee to give you your first choice of housing, we will do our best to meet your preferences, according to suitability and availability.

Read carefully through the list of housing options in this brochure and decide which ones meet your requirements. You will need to think about any mobility issues you have, the area you want to live in and whether you need an on-site manager (Supported Housing) or if you can live independently. All of our properties benefit from a 24 hour alarm call system to provide peace of mind and help in an emergency. Please ask us if you are unsure whether a property would be suitable for you.

How do I arrange a viewing?

You can arrange viewings by appointment with the Scheme Manager at any of the Supported Housing schemes. We are unable to arrange viewings at the Independent Schemes unless there is a vacant property available.

You must state on your application form which schemes you would like to be considered for.

Supported Living Schemes

- Self-contained, with a bedroom, kitchen, lounge and bathroom with shower (no baths).
- Property and garden maintenance is carried out by BCOP's maintenance team.
- 24-hour alarm call system with pull cords in each room – personal pendants available if required.
- Communal lounge which can be used for your own social gatherings as well as tenant activities.
- Organised activities to take part in if you wish.

"I knew that by moving here there would be help if I needed it."

**Tenant at
Anita Stone Court**



Anita Stone Court, Moseley

Moor Green Lane, Moseley,
Birmingham, B13 8ND
0121 449 2756

4 one bedroom bungalows.
16 one bedroom flats.
Fully fitted, modern kitchens
including appliances.

Additional facilities

- Activities available include darts, bingo, snooker and coffee mornings.
- Bistro, hairdressing salon and Nail Bar (prices for these services are available on request).
- Lift.

Edgumbe Court, Bartley Green

Walford Green, Bartley Green,
Birmingham, B32 4DP
0121 477 2817

12 one bedroom bungalows.
30 one bedroom flats.
1 two bedroom house.

First floor flats are accessed by a set of external steps, so are not suitable for applicants with mobility issues.

Additional facilities

- Activities available include Tai Chi, Knit and Natter and coffee mornings.
- Laundry room, hairdressing salon. (Price list from visiting hairdresser available upon request).





Whitley Court, Handsworth Wood

Hawthorn Park Drive,
Handsworth Wood,
Birmingham, B20 1AD
0121 507 0009

2 two bedroom flats.
28 one bedroom flats
(3 flats are single occupancy).

Additional facilities

- Activities available include coffee mornings, weekly dominoes and card nights, weekly Keep Active Exercise classes, parties and Autumn/Christmas fayres.
- Laundry room, hairdressing salon and a shop which stocks basic items (milk, breakfast cereals, soup, beans, soap, toilet rolls etc).
- Visiting hairdresser (prices available on request).
- Lift.



Harvey Court, Tile Cross

Sheldon Hall Avenue, Tile
Cross, Birmingham, B33 OHB
0121 779 3671

28 one bedroom flats.

Additional facilities

- Activities available include thrice weekly bingo sessions, quiz afternoon and a visiting library service.
- The scheme is just a short walk to local shops including a fish and chip shop, Indian take away and pizza shop.
- The bus stop for the city centre is very close by (No. 97).
- The scheme also benefits from a communal laundry room and kitchen.



Independent Living Schemes

- Self-contained properties with a bedroom, kitchen, lounge and bathroom with shower (no baths).
- All properties have central heating.
- Close to public transport and shops.
- Property and garden maintenance is carried out by BCOP's maintenance team.
- 24-hour alarm call system with pull cords in each room – personal pendants available if required.



Emma Ball Homes, Handsworth

Winleigh Road, Handsworth, Birmingham, B20 2HN

6 one bedroom flats
3 ground floor
3 accessed by internal staircase.

Set in attractive garden in a quiet, residential area.



Frew Lodge, Selly Park

105 Oakfield Road, Selly Park, Birmingham, B29 7HW

9 one bedroom flats.

Communal laundry room and attractive, peaceful garden.
Lift available.



Newman Court, Handsworth

Laurel Road, Handsworth Wood, Birmingham, B21 9PB

4 one bedroom bungalows.

Security gated access to the scheme.



Walford Turner Homes, Bournville

Campwood Close, Acacia Road, Bournville, B30 2AL

8 one bedroom bungalows.

Located in a conservation area with picturesque surroundings.



Wiggin Cottages, Harborne

Margaret Road, Harborne, Birmingham, B17 0EX

6 one bedroom cottages.

There is a narrow staircase to access the upper floor to the bedroom and bathroom.

Not suitable for people with mobility difficulties.



Yeoman Hopkins Homes, Kings Heath

Springfield Road, Kings Heath, Birmingham, B14 7DT

5 one bedroom bungalows.

Designed to assist people with mobility difficulties.

Located in pleasant communal gardens, with key fob access to properties via a security gate.

"We value the excellent upkeep of the gardens by gardeners who have pride in their work."

Tenant, Yeoman Hopkins Homes



How will I know if my application is successful?

We aim to respond to all applications within 5 working days.

If your application is successful, we will write to confirm that you have been added to our waiting list. When a property becomes available, we invite a number of applicants from the top of the waiting list to view the property.

If the property is suitable and it is offered to you, we will invite you to attend a Tenancy Interview.

If your application is unsuccessful, we will notify you and can help you understand why by showing you how your application was scored.

What happens at the Tenancy Interview?

We will carry out a Right to Rent check and a financial assessment. For us to do this, you will need to bring to the interview:

- ID such as a passport, driving licence or birth certificate
- proof of income
- other documents required for a financial assessment e.g. Housing Benefit claim.

We will ask your permission to contact your current landlord for a reference.

Please note that offers are made subject to a satisfactory reference and checks.

If all checks are completed satisfactorily, you will then be asked to sign a Tenancy Agreement. This sets out the rent and service charge for the property and the terms and conditions of the tenancy. It is regulated by a government appointed organisation.

If all the checks and assessments are satisfactory, we will agree a moving in date with you, to coincide with the notice period from your current landlord, if applicable.

What if I am not happy about the decision BCOP makes about offering me a home?

If you believe you qualify for extra points you can explain to us the reasons why and we may be able to reconsider your application.

We aim to provide the best possible service and put the needs of our clients first. However, if you think you have been treated unfairly or wish to make a complaint about any aspect of our service, we would encourage you to discuss it with our Housing and Charitable Services Manager in the first instance. If you are still dissatisfied, we would ask you to put your complaint in writing to our Chief Executive who will try and resolve the complaint or inform you of the next steps you can take in accordance with our Complaints Policy.

Where else can I look for housing?

When you apply to us, we also encourage you to apply to other providers of social housing to increase your chances of being offered accommodation to suit your needs. A list of other social housing providers in Birmingham is included in this pack.

Where can I get advice about my housing options?

We can talk to you about what your options might be, but you might also like to get independent advice. There are a number of organisations who can help with this:

Age UK – call their free advice line on 0800 055 6112
www.ageuk.org.uk

Birmingham Citizens Advice Bureau – call their advice line on 03444 77 1010 between 09.30-16.30 Monday to Friday
www.citizensadvice.org.uk

Independent Age – call their free Helpline on 0800 319 6789
www.independentage.org

You can also find information and advice on the following website:
www.which.co.uk/older-life-care



"Thank you so much for all your help and support in securing my lovely new home. It has already made such a difference in a short amount of time."

Resident of Wiggin Cottages, 2021

Download a housing application form from **www.bcop.org.uk** or call **0121 459 7670** for a paper copy.



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www.bcop.org.uk

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