Homes for the retired

The Thomas Scanlan TRUST

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The Trust

The Thomas Scanlan Trust was established in 1979 as a direct result of a bequest made in the will of the late Thomas Arthur Scanlan in which he left the proceeds of the sale of his house in Surrey.

> to be used in creating a Trust for the purpose of erecting or creating homes for the benefit of retired people.

The Trust is a charity registered with the Charity Commission (No 1162867) and a Limited Company (9355345).

The Trust deed, dated April 1979, allows the Trustees, none of whom receive any payment, to provide housing for the retired.

There are nine Trustees, one of whom act as the Honorary Treasurer of the Trust's funds.

They employ the services of a General Manager and two Office Assistants. The General Manager deals with the day to day business of the Trust and acts on the Trustees behalf in all matters relating to the administration and maintenance of the Trust's estates and properties. The General Manager also assists residents with problems affecting the buildings and grounds.

The Trust's current developments are described in the following pages, together with details of the 'discount purchase scheme', particularly designed to be of benefit to the elderly who may wish to realise capital at an important stage in their lives.

Information

At the rear of the booklet is a pullout sheet which can be used as a request to be placed on the waiting list for a property.

It also gives details of the General Manager to whom all correspondence should be addressed.

Visits should not be made to the Trust's properties without prior consultation with the General Manager as great importance is given to the privacy and security of existing residents.

Uckfield Properties

Baker Court, Oaklea Way

The bungalows and flats are situated at the top of Uckfield town, giving the opportunity to participate in local life. The location means that the peace and quiet of the countryside is never far away. The town is served by buses, coaches and trains and is situated on the A22, 16 miles from the coastal city of Brighton and 20 miles from Eastbourne. Uckfield High Street is a few minutes walk away. There you will find a wide variety of shops, supermarkets, post office, cinema, library and churches.

A choice of homes are available, all located in the grounds of Grants Hill Court. Properties include self-contained bungalows and flats and chalet bungalows with bedroom and en-suite bathroom located upstairs.

All properties have gas-fired boilers providing heating and hot water. Electric and gas meters are situated outside the properties so that there is no need for a 'meter reader' to call. Communal areas of garden are managed by the Trust's gardeners.

There is car parking, although this is not allocated. There are two garages at Baker Court, which are offered on a first come first served basis.

Amenities and Services

All properties have the benefit of a 'Lifeline' system providing 24hr emergency care if necessary.

Uckfield Properties

The Meads, Grange Road

In 2017 The Trust added 4 bungalows to its portfolio. Two 2 bedroom and one 1 bedroom all with wet rooms, fully fitted kitchens with eye level ovens and enclosed gardens. In addition, The Meads Coach House, is a 1-bedroom refurbishment of the original building. Parking is allocated.

Grange Road is within walking distance to Uckfield High Street which has a variety of shops, supermarkets, post office, cinema, library and churches.

Amenities and Services

All properties have the benefit of a 'Lifeline' system providing 24-hour emergency assistance, if necessary.

Polegate Properties

St Johns Rd & Walnut Walk

The fourteen bungalows are situated in St Johns Rd and Walnut Walk, a short, level walk from the High Street. Polegate is a small quiet town; a few minutes drive from the countryside and less than 6 miles from the seaside resort of Eastbourne. Buses, coaches and trains serve the town with regular services to other areas.

The bungalows are grouped together with some facing onto St Johns Rd and the others in Walnut Walk, a cul-de-sac behind. Each bungalow has its own rear garden and garage. Front gardens are managed by the Trust. The majority of the garages are situated at the rear of the properties, although there are two properties in St Johns Rd with garages attached.

Each bungalow comprises a lounge-diner, one double and one single bedroom, fitted kitchen and wet room. In addition there is a box-room/store room which has lighting and power but no natural light. There are ample power points, a television aerial and telephone sockets. In addition to the usual smoke alarms, one is centrally monitored. There are 'Scheme Manager' call points in each room. Lofts are fully insulated. All properties have gas-fired central heating.

Amenities and Services

These bungalows are adjacent to a sheltered housing development owned and managed by Wealden District Council. The Trust has an arrangement, which provides the services of the Scheme Manager and in his/her absence emergency telephone links to 'Lifeline'. Thomas Scanlan Trust residents are able to enjoy the facilities offered at Joan Hughes Court which include a recreation lounge and associated activities, guest bedroom, when available etc.

Lower Willingdon Properties

Scanlan Close

The development comprises six two-bedroom bungalows grouped together in Scanlan Close, off Coppice Avenue, Lower Willingdon. There are a number of local shops including a post office, chemist, church etc within close proximity. There are bus links with Polegate, which is approx. 1.5 miles away and Eastbourne approx. 4 miles. There are main line railway stations in Polegate and Eastbourne with links to Brighton, Gatwick & London.

The properties are arranged to form a private close with off-street parking.

The bungalows are traditionally constructed, with lounge diner, kitchen, bathroom or modern wet room and two bedrooms both with fitted wardrobes. The properties have gas-fired central heating. Each bungalow has its own rear garden and managed gardens to the front. Electric & gas meters are located outside the properties.

Amenities and Services

All properties have the benefit of a 'Lifeline' system providing 24-hour emergency assistance, if necessary.

Hailsham Properties

Grattan Mews, Eastwell Place

This site comprises an existing dwelling that has been converted into two small bungalows and four additional bungalows.

The properties are arranged to form a private mews and can be found approx. 50 metres along Eastwell Place, just off the High Street. All local amenities including banks, post office and supermarkets are a level walking distance within approx. 500 metres. There are bus links with local towns and Eastbourne is located approx. 8 miles away.

The converted properties have one bedroom, lounge, kitchen, bathroom and small individual gardens to the side. The new bungalows have two bedrooms, lounge with open fireplace, kitchen & bathroom and individual gardens to the rear. There is a communal paved area to the front. Electric & gas meters are located outside the properties.

Amenities and Services

All properties have the benefit of a 'Lifeline' system providing 24-hour emergency assistance, if necessary.

! IT SHOULD BE NOTED THAT THERE IS NO ON SITE PARKING OR VEHICULAR ACCESS TO THESE PROPERTIES.

Rental

In 2019 and in line with demand, The Trust agreed to extend its services by adding 'rental' properties to its portfolio.

We currently offer a limited number of properties on a rental basis and we will be looking to add to this over the coming years. We aim to source such properties from within our current 'areas'.

The Option to be added to our 'Rental' list is now included in our application form.

Services

In providing property the Trust also tries to remove the worries which are normally connected with running and maintaining a property and its surrounds.

This is achieved by the Trust undertaking certain functions to do with the building and grounds and by the residents paying a Service Charge on a monthly basis. The residents still pay their own living costs such as telephone, gas, electricity, water authority, contents insurance and council tax (2nd Paragraph)

The Service Charge payment covers -

Facility	Uckfield	The Meads (Uckield)	Polegate	Willingdon	Hailsham
Scheme Manager			✓		
Lifeline Facility	✓	✓	✓	✓	✓
Use of amenities at adjacent Local Authority Centre			✓		
Communal grounds/ Own rear garden	✓	✓	✓	✓	✓
Boiler servicing	✓	✓	✓	✓	✓
Window Cleaning	✓	✓	✓	✓	✓
Buildings Insurance	✓	✓	✓	✓	✓
External Lighting	✓	✓	✓	✓	✓
Repairs to property & maintenance	✓	✓	✓	✓	✓
Communal Television licence			✓		
Contribution to Admin. costs	✓	✓	✓	✓	✓
Smoke alarms	✓	✓	✓	✓	✓
Sprinkler system					✓
Parking	✓	✓	✓	✓	

The current charges per calendar month in respect of these properties are –

Uckfield	From £113 to £184
Polegate	£203
Willingdon	£168
Hailsham	£164

These charges are applicable for all properties, the figures are reviewed annually, and any changes notified to residents along with a copy of the accounts relating to their site.

Finance - Purchasing

It is a condition of purchase that you or your partner must be over the age of fifty-five, with the exception of Lower Willingdon and Hailsham where the qualifying age is sixty.

All of the Trusts properties can be purchased on either a '125 year' long lease or on a lifetime leasehold basis under the 'discount scheme'.

Purchase under the '125 year lease'

Following a market valuation, properties are sold at the full market value. On vacating the property, for whatever reason, residents are asked to give the Trust the opportunity to find a suitable occupant from their waiting list. If this is not possible the property can be marketed through an Estate Agent and sold to person/persons over the appropriate qualifying age.

On completion of sale 5% of the selling price is payable to the Trust.

Lifetime lease - (Discount scheme).

Under the discount scheme you would not be required to pay the full market value for the property.

Should you choose to purchase in this manner the Trust would obtain a valuation based on your age and life expectancy. A valuation is calculated using Government actuarial tables.

In return for paying a reduced price you will get a Lease entitling you and your partner to remain as occupants for the rest of your lives. Following purchase, the value of your interest decreases. Please contact the Trust for further details. The value of your property reverts to the Trust after the death of yourself and your partner or if you should decide to leave.

If, before the value of your interest has been extinguished, you wish to leave your Trust property or you and your partner both die, the Trust will pay to you or your estate the value of your interest at that time, if any is due.

The advantages of the 'discount scheme' are that it enables you to purchase a very good standard of property at a reduced price and may allow you to retain capital for your own use. At the same time you can enjoy a home with far fewer maintenance worries for the remainder of your life.

It should be noted that based on recent 'discount' valuations it is currently more expensive for females to purchase using this scheme than it is for males. Up to date Government figures show that females have a greater life expectancy than males.

Purchase Application Form

Please return to:

The General Manager
The Thomas Scanlan Trust
19 Church Street
Uckfield
TN22 1BJ

I/we have read the Trust's booklet and would like to be placed on the waiting list for:-

1 bed Flat at Uckfield	
2 bed Flat at Uckfield	
1 bed Bungalow at Uckfield (suitable for disabled)	
2 bed Bungalow at Uckfield (1 first floor bedroom, bathroom downstairs)	
2 bed Bungalow at The Meads, Grange Rd, Uckfield	
1 bed Bungalow at The Meads, Grange Rd, Uckfield	
2 bed Bungalow at Polegate	
2 bed Bungalow at Lower Willingdon	
1 bed Bungalow at Hailsham	
2 bed Bungalow at Hailsham	

Please complete the following details

Full names: Mr/Mrs/ Miss	DOB
Mr/Mrs/Miss	DOB
Address:	
Email Address:	
Telephone Number:	Mobile Number:
Alternative Contact Name & Number i.e. relative:	

Rental Application Form

Please return to:

The General Manager
The Thomas Scanlan Trust
19 Church Street
Uckfield
TN22 1BJ

I/we have read through the Trust's booklet and would like to be placed on the waiting list for:-

1 bed Flat at Uckfield	
1 bed Bungalow at Uckfield	
2 bed Bungalow at Uckfield	
2 bed Bungalow at Polegate	
2 bed Bungalow at Lower Willingdon	
2 bed Bungalow at Hailsham	

Please complete the following details

Are you currently renting?	Y/N	If so, what is the notice period:	
Do you own a property?	Y/N	If so, is it being sold for this move?	Y/N
Please confirm your employment status:		Retired/working full time/working part time	
What source are funds coming from to cover the rent payments?			

Full names: Mr/Mrs/ Miss	DOB
Mr/Mrs/Miss	DOB
Marital status:	
Address:	
Postcode:	
Email Address:	
Telephone Number:	
Alternative contact name & number i.e. relative:	

Contact us

We are happy to answer any questions you may have regarding our properties, availability and the purchase options available.

Our office is manned by three part-time staff, if we are not available please leave a message and we will return your call.

Alternatively you can email us using the details below.

The Thomas Scanlan Trust
19 Church Street
Uckfield
TN22 1BJ

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tscanlantrust@hotmail.com
www.thomasscanlantrust.org

Charity no: 1162867. Cert of Incorporation: 9355345.
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