



TRINITY LODGE

ASSISTED LIVING

at

ST GEORGE'S PARK

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TRINITY
LODGE

...live life to the full

Welcome to Assisted Living at St George's Park

At St George's Park we have been caring for older people for over 150 years. Our award winning retirement village and modern care homes have carried on the tradition whilst retaining the Sisters' ethos of care and hospitality.

We are always looking to evolve and we believe that our new Assisted Living apartments will offer something different, somewhere you are able to remain as independent as you can for as long as you can with a variety of services, all of which can enhance your quality of life. You can continue with your daily life, while having all the help you need on hand. All of this is set in 250 acres of exceptionally beautiful grounds.

The difference compared to many other Assisted Living apartments is that ours are provided on a rental basis. We believe that the rental model offers much more flexibility than buying and is becoming increasingly popular. You will still have the all the benefits and independence of having your own home without any of the hassle of homeownership, so allowing you to 'Live life to the full'.

There are so many benefits to renting an Assisted Living apartment without having the worry of utility bills or home maintenance costs.

Our award-winning approach means you are free to enjoy your life being part of a community of like-minded people. Whether it be relaxing in the Bistro/Lounge with friends, pampering yourself in the hair salon or enjoying activities in the multi-purpose room, there is something for everyone here and all situated in a beautiful semi-rural location.

This is what our Assisted Living apartments can offer you and hopefully after reading our brochure you will want to find out more.



Philip Smith
CEO



Sister Thomas
Superior General
Chair of Trustees





What is Assisted Living at St George's Park?

Assisted Living gives you the ability to maintain your independence and quality of life for as long as possible. Your apartment will be your home for as long as you wish, giving you peace of mind that there is no pressure to move.

At St George's Park, it's not just an apartment: it is a lifestyle choice. For a monthly rental fee, you can enjoy the peace and privacy of your own home, with all the facilities at Trinity Lodge available to you. Your fee includes one two-course meal a day, one hour of domestic assistance each week and a member of staff is on site 24 hours a day, should you require emergency support. Community life is also important, there is a communal lounge and bistro area, hair salon and multi-purpose room, which you can visit as you please. If you

need help, our hospitality staff will be on hand to help you with any events, including the daily coffee morning, where you will be able to socialise with other residents.

Our Assisted Living apartments are only for rent, leaving you free to enjoy all the comfort and pleasure of your own home, with none of the hassle of home ownership. No need to organise window cleaners or gardeners, you can enjoy your time doing just what you want.

If you require daily assistance with tasks such as bathing or dressing, we will be able to arrange this for you via our Domiciliary Care Team. Additional fees will apply for this, and will be tailored to your individual requirements.

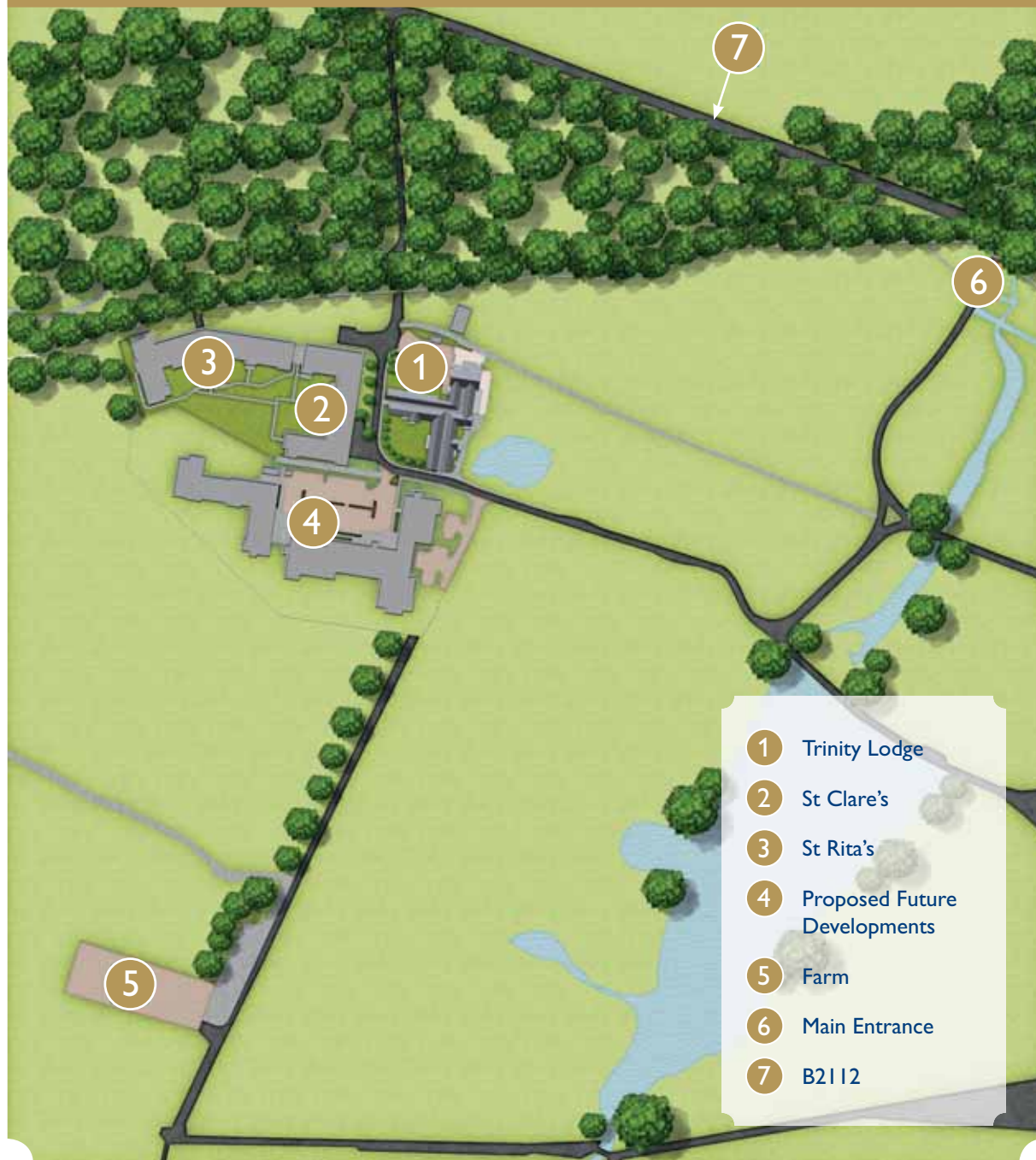
Your safety and security are paramount. Trinity Lodge delivers real peace of mind with staff on site 24 hours a day. Access to the building is via a key fob, and all apartments have their own front door.

Each apartment has been designed to make life as easy as possible, and includes features such as easy access cupboards in the kitchen, accessible bathrooms and an Emergency call system should you need it.

Whether you're single or a couple, we can adapt the level of support we offer to your own individual needs.



St George's Park Site Map



Why choose Assisted Living apartments at St George's Park

**There are many ways in which Assisted Living
can be a benefit to you.**

You will have your own stylish apartment with patio/balcony.*

Emergency support is available on site 24 hours a day.

Your rent includes a choice of two course lunch or dinner every day,
freshly prepared by our on-site chef.

We provide one hour of domestic assistance each week, so you don't have
to worry about cleaning. We can also help with laundry if needed.

There are on-site concierge and hospitality services to
help you with anything you need.

Care is available tailored to support your needs as
and when required.

With 250 acres of beautiful countryside surrounding Trinity Lodge
you can enjoy the gardens and view all year round.

There is a thriving, friendly community for you to take part in,
with many events for like-minded people.

It is easy for family and friends to come and visit you as we have a
guest suite. A reasonable cost applies.

PLEASE NOTE:

Extra charges apply for laundry, care packages and additional meals provided
in the restaurant or bistro. *Apartment 28 does not have a balcony or patio.





Care Needs Assessment

Once you have decided that Trinity Lodge is right for you, we will carry out a care needs assessment. This is to ensure that we are able to offer the level of assistance you may require. The assessment will be completed by one of our senior care team who have been specially trained to assess your needs and will know exactly the right help we need to provide. We want to be sure that we can give you exactly what you need. If it is agreed that we are unable to meet all your care requirements via our Domiciliary Care team, then alternatives can always be discussed. This will ensure both parties are comfortable that all your needs and requirements can be met.

Please see our Key Facts Sheet for more information.

Our Domiciliary Care are CQC regulated
with a current rating of Good.

www.cqc.org.uk

Why Renting is the Best Option

**The thought of moving can be daunting at any time.
Many people are understandably wary about selling their property and
investing in a new one, which is why we offer rental only apartments.**

When you rent an apartment at Trinity Lodge, your worries immediately disappear. Your rent includes all the day to day maintenance and running of your home, including cleaning, utility bills, phone, internet and a freshly cooked meal every day.

- If you have a pension, this may cover the rental cost.
- Selling your current home is an option, and you can use some of the equity to top up any rental shortfall.
- Or perhaps you prefer a combination of these options above.

Renting also gives you the flexibility to move in at your convenience. We simply ask you to sign an Assured Tenancy Agreement, and this entitles you to stay in your home for life*. Our agreement provides you with the same peace of mind as home ownership, but without the hassle.

As there are a number of different ways, we recommend you take independent financial advice to make sure you have the right option, particularly if a house sale is involved. We have access to an independent financial advisor (IFA) who is also a Society for Later Life Advisor (SOLLA), so they are ideally placed to advise you, if you so need.

You also have the choice of how you finance your rental. There are a number of options available and we recommend you explore as many as possible:

- If you own your own home, you could rent it out, using the rental income to fund your apartment here at Trinity Lodge.

* Subject to terms and conditions.





Community is such an important part of life, and Trinity Lodge has lots to offer to help you to continue to enjoy an active social life. It's not all just about your stylish apartment.

Our main communal area has a spacious and welcoming bistro bar area where you can enjoy your daily cooked meal by our in-house chef. Refreshments are available here all day and you can also enjoy breakfast or an evening meal here if you wish.

Our daily coffee mornings are an ideal opportunity to meet your neighbours and make new friends, and everyone is free to join in. There is a lounge area where you can come and read or entertain your friends and family, or if the weather is pleasant, the extended terrace offers sheltered seating where you can enjoy fresh air and great views across the fields.

It's not all just about the food and drink. For those who want a little more, there is a multi-purpose room for activities including arts and crafts. If being pampered is the aim, then the hair salon is available for you.

If you prefer to visit the local area, the main reception desk will be happy to book you a taxi, theatre tickets or even book you a table at a local restaurant.

Excellent Facilities

There is a small on-site shop which stocks essential items, with a larger retirement village store offering a wider range. Just let a member of the hospitality team know your order and it will be delivered straight to your apartment.

For your convenience there is a covered store area for your electric buggy with charging points, so you can still have access to the beautiful outdoors.

Each apartment has its own parking space at the front of Trinity Lodge, though we do make a charge for this. There are also two spaces with electric charging points and additional parking is available when friends and family come to visit.

Visitor Suite

We have a stylish visitor suite where family and friends can stay. It has twin beds, an en-suite shower room and a small table and chairs. The room can be booked via the reception desk, with a very reasonable nightly rate.

Chapel

On the edge of the retirement village, you will find the Chapel. Built in the 1860s, it has always been open to offer guidance to any member of the public who needs it. You will be welcome to use it and to participate in the ongoing religious services and activities if you so wish.



Your Apartment

The apartments have been carefully designed for you so that they not only look good, but they can be adapted over time as your needs change. Our designers have channelled their expertise to create future-proofed bathrooms and kitchens across all Trinity Lodge apartments, as well as the facilities in our communal areas. As beautiful as they are functional, these apartments include bathrooms and kitchens intended to be a pleasure to use for years to come.

We have made sure that your apartment remains aesthetically pleasing, and this 'future proofing' is in the background.

We've also paid attention to detail, and every apartment is finished to a high specification. Spacious rooms mean you can bring your favourite items of furniture with you, to make you feel at home. You will have a fully fitted kitchen and bathroom, quality floor coverings and curtains throughout. Your apartment will have a balcony or private patio*, so you can sit and enjoy the views and fresh air. The layout offers adaptable living for your lifestyle.

Everything is ready for you to move in and relax. All you need to do is put the kettle on.

* Apartment 28 does not have a balcony or patio.

Apartment features to make life easier

Front doors all have locks, enlarged spy holes and a raised letter catcher to make collecting your post easier.

•
Entrance Halls are large enough to fit an electric scooter if needed, with sockets for recharging.



Apartment Specification

Kitchens

Kitchens are fully fitted and include:

- NEFF Slide and Hide ovens to aid movement of pans in and out, plus matching built-in microwaves
- Zanussi 4 Zone Ceramic Hobs for ease of button operation and sliding pans
- Tall integrated fridge/freezers to optimise easy-to-reach areas
- Undermounted sinks with easy-to-use mixer taps, featuring clear temperature markings
- Plentiful easy access storage including pull out drawers, corner cupboard carousels, pull and twist larders and pull-down baskets*
- High contrast finishes to aid visual differentiation

Shower Rooms

- Thermostatically controlled shower valves with supportive L-shaped shower risers
- Provision for additional support bars and shower seats in areas where additional support is sometimes needed. These can be fitted quickly and easily by using innovative removable technology
- Fixed panel shower screens which can pivot 180 degrees and feature a frosted band to allow space for carer support and to aid visual perception
- Level access shower floors with slip resistant porcelain floor tiles
- Semi-recessed counter-top wash basins with comfort lever taps and the option for seated access underneath if required
- Wall mounted toilets, set at an optimised height for ease of use accompanied by easy-to-operate mechanical flush plates and supportive grab rails
- Low surface temperature electric towel rails
- Tall LED side-lit mirrors (in all en-suites)

- Plentiful easy to access and operate closed and open storage throughout
- High contrast finishes to aid visual differentiation

Safety

- All apartments have mains connected smoke and heat detectors with battery backup. These are connected to the 24-hour emergency call system which is monitored by our onsite staff.

Technology

- Emergency call and communication system
- Wi-Fi
- Cat 5 cabling
- High level sockets

Storage

Each apartment has its own dedicated storage. Located on the Garden Floor and First Floors and comprises a lockable cage. Ideal for items such as suitcases, golf clubs or items which are not frequently used. The use of this is included within your monthly cost.

Your garden

Trinity Lodge is set within 250 acres of outstanding natural beauty and has architecturally designed gardens, with planting for all seasons. The gardens are enhanced by specially laid 'rubberised' paths for your safety, so everyone can enjoy them all year round.

St George's Park also includes a well-stocked fishing lake with fresh water fish. You can learn to fish or simply while away the time enjoying the beautiful scenery right on your doorstep.

Other outdoor facilities include an extensive footpath network within the estate, ideal for a brisk walk or gentle stroll. The beautiful woodlands feature bluebells in spring and rare protected orchids in the lawns. The many wildfowl inhabiting the lakes and surrounding areas are also protected. Purchase Wood and the front lawns are two designated sites of Special Nature Conservation Interest (SNCI).

The many animals here at St George's include, sheep, our own Sussex cattle herd, Alpacas and of course our three resident Water Buffalo. Perfect for a visit from the grandchildren.

Accessibility

Accessibility is a very important feature. All apartments, whether on the ground or top floor, have excellent access. Trinity Lodge has two lifts and wheelchair access to all areas, including the sun terrace and gardens. Balconies and patios have been designed with level access thresholds making it easy for everyone to enjoy the outside.

The same applies to our beautiful grounds. Footpaths and roads allow residents, family and friends to fully enjoy the countryside including the lake and farm.

* Some apartments only.



St George's Park History

This 250 acre estate lies in the midst of the stunning South Downs scenery and has been the home of the Augustinian Sisters since 1860. The first care home opened in 1868, and the Sisters have continued to provide care on the site.

Since then, there have been a number of additions to the Care Home, and it now offers 160 beds in a number of buildings. In 2002, when the Sisters realised their existing homes would no longer meet the new National Standards, they had the choice of giving up their care work, or finding a way to enable them to continue. The Sisters decided to carry on, and provide more facilities to help an increased number of older people in the local community.

Sister Thomas commented "We were determined to ensure that we were able to continue with the care of the elderly at St George's Park. To do this we had to adapt, and the idea of building a retirement village evolved. It took 6 years for the planning to be agreed".

Work on the first phase finally started in 2006, with completion later that year, with the first residents moving in. The whole scheme was originally designed as a development that would fund the building of three new 60 bed Care Homes, and these have been built on the site of old buildings to the south of the estate. They now offer state of the art facilities to those who require more comprehensive care. The reputation the Sisters have built up over the years, and the level of care given, ensures that the homes run at capacity.

The Sisters themselves have remained in the Convent which is located on the edge of the village, and are extremely happy in their refurbished residence.

The village is now complete, with a total of 240 apartments along with extensive facilities, paying testament to the successful culmination of the Sisters vision and continuation of their Ethos of Care and Hospitality.

In 2019 it became clear that staffing three care homes on the same site had become near impossible and so the very difficult decision to close one of the homes was made. However, the Sisters were again determined that this setback would have a positive ending. They decided to convert the building into Assisted Living apartments, as it was clear that there was a gap in the market. These apartments would offer people the chance to continue to live in their own home whilst receiving the level of care they might require. The result is Trinity Lodge, our fantastic 27 Assisted Living apartments.

Today St George's Park is run by an experienced management team who report to the Trustees of the charity. This blend of professional management and the Sisters Ethos makes St George's Park a very special place to live.

For more information regarding the Order and their history please ask the marketing team.



Garden Floor Apartments

APARTMENT 1

Kitchen
2.19m x 3.94m
Living/Dining
5.61 x 4.30m
Bedroom 1
3.72m x 4.03m
Bedroom 2
3.27m x 4.25m
Bathroom
1.79m x 2.40m
En-Suite
1.94m x 2.21m
Area: 90.7 Sq m

APARTMENT 2

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 3

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 4

Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 5

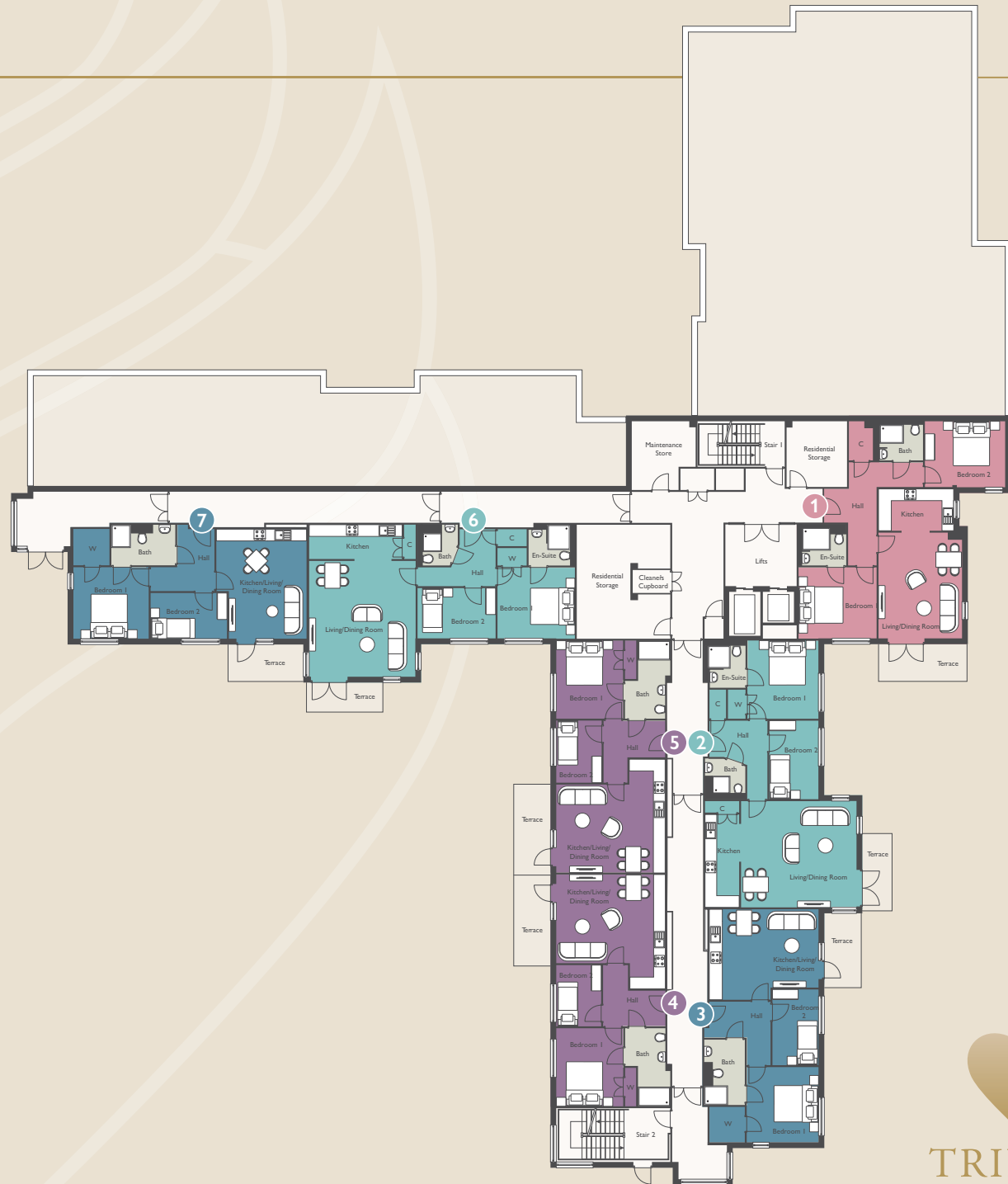
Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 6

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 7

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m



TRINITY
LODGE

PLEASE NOTE: All measurements are shown width x length in metres.

Ground Floor Apartments

APARTMENT 8

Kitchen
3.95m x 2.41m
Living/Dining
4.40m x 5.56m
Bedroom
4.07m x 2.87m
Bathroom
2.28m x 2.06m
Area: 65.5 Sq m

APARTMENT 9

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 10

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 11

Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 12

Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 14

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 15

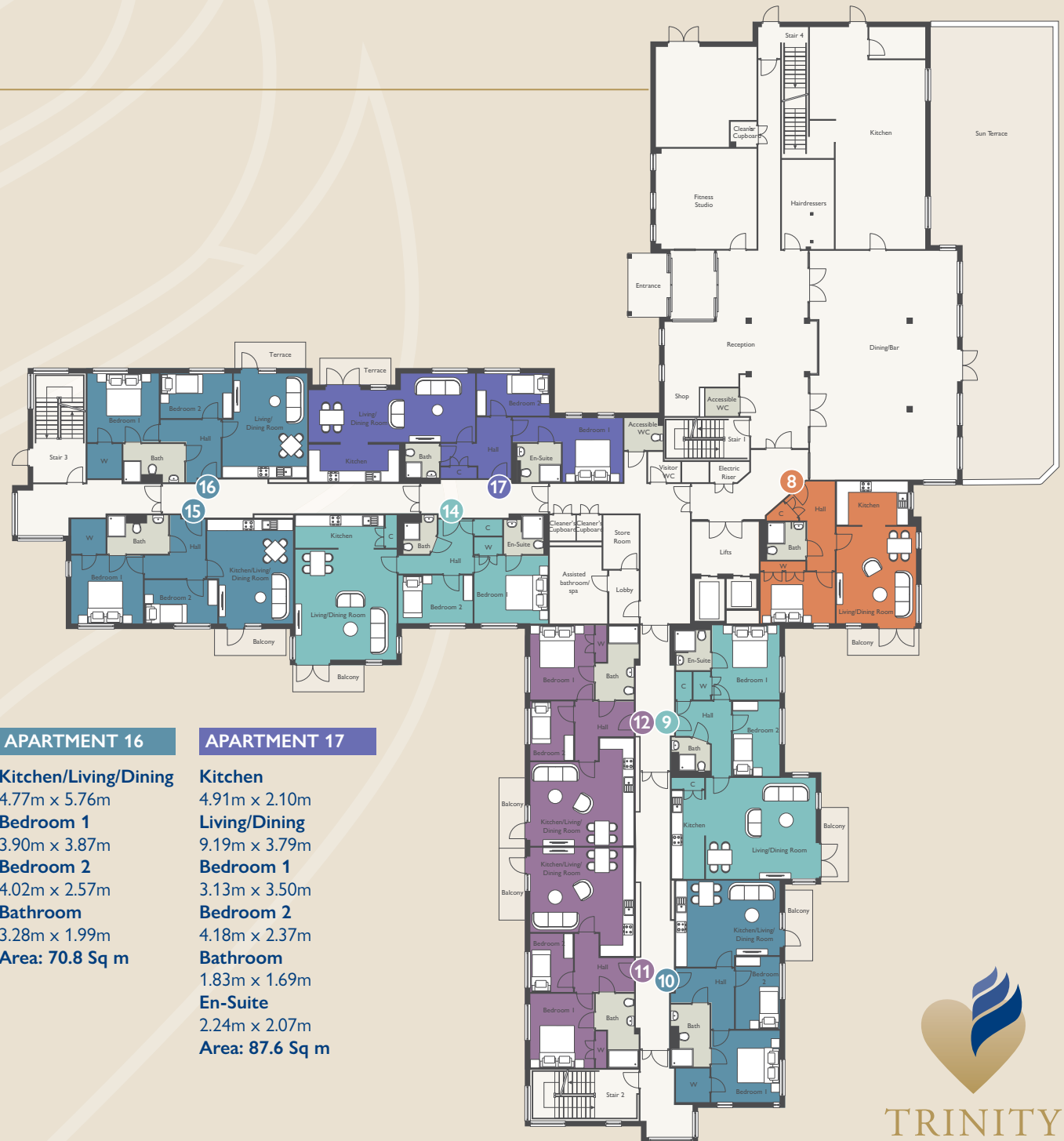
Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 16

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 17

Kitchen
4.91m x 2.10m
Living/Dining
9.19m x 3.79m
Bedroom 1
3.13m x 3.50m
Bedroom 2
4.18m x 2.37m
Bathroom
1.83m x 1.69m
En-Suite
2.24m x 2.07m
Area: 87.6 Sq m



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PLEASE NOTE: All measurements are shown width x length in metres.

First Floor Apartments

APARTMENT 18

Kitchen
3.48m x 2.81m
Living/Dining
5.70m x 5.66m
Bedroom 1
4.40m x 4.00m
Bedroom 2
3.50m x 4.00m
Bathroom
1.96m x 2.52m
En-Suite
2.30m x 2.17m
Area: 96.8 Sq m

APARTMENT 21

Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 24

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 19

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 22

Kitchen/Living/Dining
4.73m x 5.75m
Bedroom 1
4.09m x 3.63m
Bedroom 2
3.14m x 2.44m
Bathroom
4.09m x 2.02m
Area: 70.5 Sq m

APARTMENT 25

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 20

Kitchen/Living/Dining
4.77m x 5.76m
Bedroom 1
3.90m x 3.87m
Bedroom 2
4.02m x 2.57m
Bathroom
3.28m x 1.99m
Area: 70.8 Sq m

APARTMENT 23

Kitchen
4.92m x 1.83m
Living/Dining
5.66m x 6.12m
Bedroom 1
4.03m x 3.87m
Bedroom 2
4.15m x 2.67m
Bathroom
1.82m x 1.70m
En-Suite
2.17m x 2.00m
Area: 94.7 Sq m

APARTMENT 26

Kitchen
4.91m x 2.10m
Living/Dining
9.19m x 3.79m
Bedroom 1
3.13m x 3.50m
Bedroom 2
4.18m x 2.37m
Bathroom
1.83m x 1.69m
En-Suite
2.24m x 2.07m
Area: 87.6 Sq m



APARTMENT 27

Kitchen
2.00 x 3.63m
Living/Dining
5.66m x 6.85m
Bedroom 1
3.80m x 4.58m
Bedroom 2
3.50m x 3.63m
Bathroom
2.10m x 1.72m
En-Suite
1.71m x 1.83m
Area: 99.3 Sq m

APARTMENT 28

Kitchen
2.56m x 2.84m
Living/Dining
4.76m x 5.14m
Bedroom
4.13m x 3.22m
En-Suite
2.21m x 2.16m
Area: 62.2 Sq m

PLEASE NOTE: All measurements are shown width x length in metres.

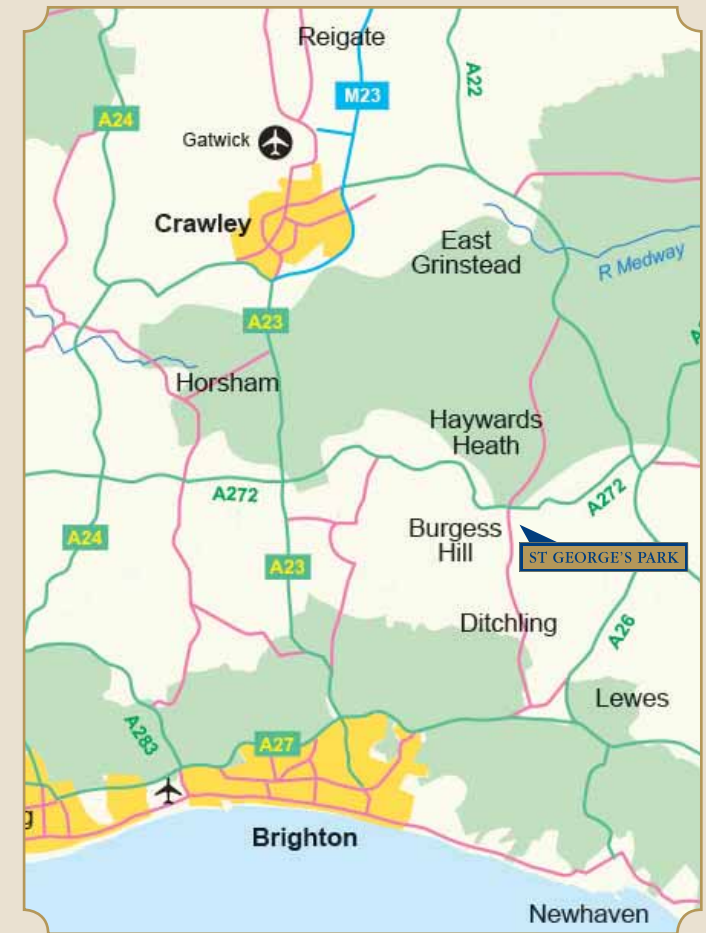


IMPORTANT NOTICE

This brochure provides an illustrative overview of Trinity Lodge and does not form any part of a contract. Further detailed information is available from the Sales Office.

St George's - Augustinian Care
The Lodge Administration Centre
St. George's Park
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RH15 0US

Registered in England & Wales No. 0471823



For all enquiries please contact our Marketing Suite
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