

Meadowcroft Lodge

Guildford

**Independent living with complete
peace of mind for people aged 55
and over with care and support needs.**



Independent living with peace of mind

Places for People are delighted to introduce Meadowcroft Lodge in Guildford, one of our latest Extra Care Housing developments.



Meadowcroft Lodge has 59 one and two-bedroom apartments. They are affordable rent homes, built for people aged 55 and over who have care and support needs. The service is ideal for people who wish to remain as independent as possible. Each apartment offers privacy, with its own front door.

Apex Prime Care is the registered care provider, providing on-site care and support 24 hours a day, 7 days a week. They will deliver planned support to everyone who needs it and respond to any care emergencies.



You'll love your new home

Your apartment is designed to modern standards and with your potential care needs in mind. Its carefully planned layout is wheelchair accessible and has lots of features to ensure you can live comfortably and safely.

Our modern communal facilities are available for our Customers, their family and friends to access. Whether it be a catch-up over coffee or a meal within our vibrant restaurant, we want Meadowcroft Lodge to be placed within the heart of the Community.



Living at Meadowcroft Lodge

Features and services

- Independent living with secure building entry.
- Practical apartments featuring custom kitchens, wet rooms, and underfloor heating.
- Video communication and alarm system in every apartment.
- 24/7 planned support and emergency response by Apex Prime Care.
- Pet-friendly (subject to case-by-case assessment).
- On-site parking with 26 spaces (including 3 disabled bays) and EV charging.
- Exclusive shared areas including a lounge, activity room and gardens.
- Other facilities include a restaurant serving meals, snacks, and drinks, as well as a hair salon / barbers. Both are open to Customers, guests, and the local Community.

Pricing and information

- **Affordable Rent Tenancy:** Agreement will be with Places for People.
- **2026/27 rent:** 1-bed (£440/week) and 2-bed (£501/week)
- **Rent increases:** Capped annually at Consumer Price Index plus 1%.
- **What's included:** Building maintenance and housing management charges.
- **Financial support:** Rent may be fully covered by Housing Benefit, if eligible.
- **Excluded costs:** Council Tax, utilities, TV licence/subscriptions, and broadband/telephone.
- **Care charges:** Subject to assessment from the council, you may need to pay for any planned support required, plus a 'Peace of Mind' charge of £23.61 per individual per week (2026/27 rate) to fund any care emergencies.
- **Furnishings:** Apartments are unfurnished. The kitchen comes with an electric oven and a hob, but Customers will be responsible for any white goods such as a fridge etc.

Eligibility

To be eligible for an apartment, people are expected to be:

- Assessed as having care and support needs by the local care authority
- Aged 55 or over
- A Surrey resident

We will prioritise applications based on people's need for affordable housing, personal circumstances and current location.

Find out more

Visit www.placesforpeople.co.uk/meadowcroft-lodge or scan the QR code where you'll also find further frequently asked questions.

You can also contact Surrey County Council's Information & Advice Service and ask about Meadowcroft Lodge:

Telephone: **0300 200 1005**

Email: asc.infoandadvice@surreycc.gov.uk

Textphone (via Relay UK): **18001 0300 200 1005**

Text (SMS): **07527 182 861** (for the deaf or hard of hearing)

Video Relay Service (VRS): www.surreycc.gov.uk/bsl



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Scan the QR code to find out more