

Noele Gordon House

Come and live at Newham's first independent living development



Live well on your own terms in a supportive community in the heart of East Ham

WE ARE NEWHAM.

Welcome to Noele Gordon House

Noele Gordon House is a new over 55s development of one and two bedroom council homes located in the heart of East Ham – providing great access to the rest of East London and the Capital.

Noele Gordon House is Newham Council's flagship development aimed at providing those who are ready to downsize from their existing Council home a modern, fit for purpose and sustainable new home to enjoy their later life on their own terms.

Designed by Stirling Prize-winning architects, Mae, the scheme includes 75 apartments with balconies, a communal lounge and landscaped garden for the use of residents.

Exclusively for Newham's over-55s, the homes are modern, energy-efficient, and provide independence whilst being part of a strong local community.

Located just 5 minutes from East Ham Town Centre on Barking Road, residents will be able to take advantage of all the local shops and amenities, award winning Parks and excellent transport links. Noele Gordon House also includes an on-site health centre.



(Photo © Mirrorpix)

Named after Crossroads soap star legend Noele Gordon who grew up locally in East Ham.

Photo: Noele Gordon, visiting East Ham, November 1974.



The perfect place to downsize

We're offering existing Newham Council tenants the opportunity to downsize from their council home into stunning, newly-built homes which specifically meet the needs of over 55s, built by Populo Living, Newham Council's housing delivery company.

Each Council tenant who moves into a new home at Noele Gordon House will benefit from a brand-new property while paying no more in rent than their current weekly rent*.

Help to move

We will provide you with a range of benefits to help make your move easier. This will include:

- Offer of a one-off incentive payment
- Help moving house
- Covering the cost of removals and disconnection and reconnection of telephone and oven.
- Downsizers are eligible for a lump sum of £500 plus £350 per room made available and a £250 disturbance payment. For example, a tenant moving from a 3-bed home to a 1-bed flat in Noele Gordon House would be eligible for a £1,450 cash payment.

*Excludes service charge and supporting people charge



Enjoy life to the full



Noele Gordon House gives you a calm and friendly community close to shops and amenities and with easy access to Central London.

Our communal spaces and gardens allow residents to relax, socialise with neighbours and enjoy time with friends and family.

The telecare system in each apartment, security system and on-site staff provide peace of mind.



You can relax and socialise with family and friends in the communal spaces and gardens.

Homes designed around you

Welcome to our new homes at Noele Gordon House, designed for the people of Newham who are 55 years and over.

Spacious apartments:

They're designed with plenty of storage, circulation space and lots of windows.



Communal Spaces:

They include space to entertain friends and family.

Private balconies:

All homes benefit from private balconies and access to a communal garden.

Modern convenience:

Every home is equipped with the latest amenities, and mod cons.

Telecare system:

All homes will be fitted with a state of the art telecare system which provides 24 hour remote support.

Energy efficient:

The homes are well insulated, energy efficient and as a result, they are cheap to run.

Adaptable design:

Homes can be adapted to meet your changing needs.



Left & below: Examples of completed Populo Homes in Newham



Your new home in detail

General

- Double glazing
- Walk-out balconies
- Telephone and television point in living room and bedroom
- Electric panel heaters throughout
- Neutral décor to coordinate with your furnishings

Kitchen

- High quality fitted kitchen
- Stainless steel sink
- Plinth lighting

Bathroom

- Fitted shower, tiled with level access trays
- High quality sanitary fittings
- Towel rail
- Fitted mirror
- Electric shaver socket
- Extractor ventilation

Safety and security

- Camera entry system for additional peace of mind
- Smoke detectors
- Alarm call in every flat

Below: Images are examples of similar and representative homes.



Spaces designed to bring people together



Tranquil outdoors

Support available for tenants

Staff Support

A dedicated staff member will be available on site at least twice per week to assist residents.

Telecare System

The integrated telecare system provides reassurance that help is at hand if required. The alarm connects to Newham Network, who provide remote support 24 hours a day, 7 days a week, 365 days per year.

In an emergency, once activated, a call will be placed directly to our control centre and you can talk to an operator, even if you cannot get to a phone. We can call emergency services, a friend or family member or send a response officer to visit you.

Communal Lounge

The communal lounge and garden is a space where residents can meet, socialise and take part in activities that are of interest to them. Activities will be arranged following consultation with residents.



On-site healthcare centre

Noele Gordon House includes an on-site health centre that will be accessible to residents of Newham. In addition to routine GP services it is anticipated the new health centre will provide a range of services including;

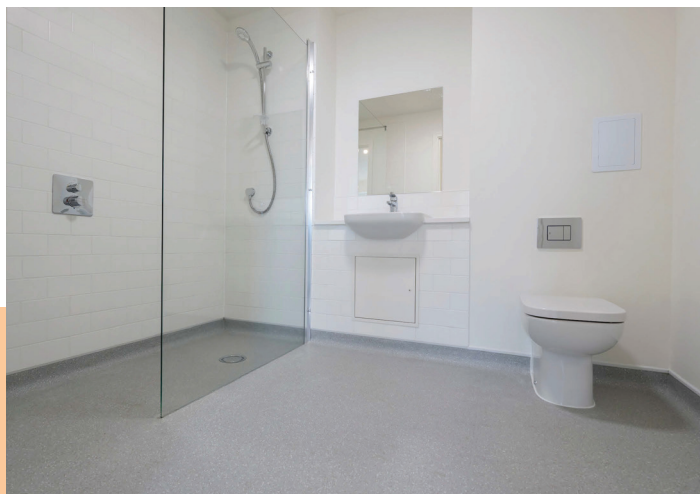
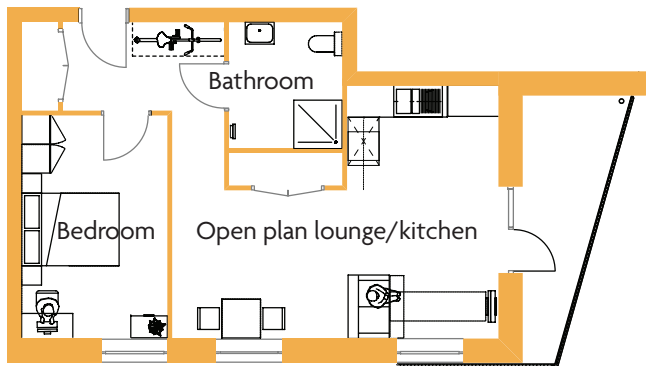
- Minor surgery
- Routine and travel immunisations
- Respiratory clinics
- Heart condition clinics
- Memory clinics
- Diabetes clinics
- Health checks
- Ante-natal and post-natal support
- Child health and immunisations
- Family planning

Please note the above list is not exhaustive and is subject to change. Services will be finalised once the centre is operational in Summer 2024.



Beautifully designed homes and spaces

One bedroom apartment at Noele Gordon House



Make the most of vibrant East Ham...

East Ham is a vibrant area with all the amenities you need on your doorstep. Noele Gordon House gives you the chance to experience it first hand.

East Ham's connections at a glance



Bus stop right outside the front door



On-site health centre



6 mins walk to Central Park



7 mins walk to the shops and cafés



14 mins walk to East Ham or Manor Park Station



8 mins walk to East Ham Leisure Centre



6 mins walk to Lidl



9 mins walk to East Ham Library



15 mins on the bus to Barking station with access to c2c train



10 mins walk or less to six different banks

East Ham is bustling with great shops, cafés and a large variety of food



Noele Gordon House is located in the heart of East Ham



Key: ● High Street ● Bar ● Pharmacy ● College ● Supermarket ● Bank ● Library ● Gym

Are you ready to find out more?

Ready to live life to the fullest at Noele Gordon House?

If you'd like more information about downsizing or Noele Gordon House then please contact us for a more in-depth conversation.

NEWHAM COUNCIL
REHOUSING & COMMUNITY DEVELOPMENT TEAM

 020 3373 7403 /079 7758 0469

 Elizabeth.day@newham.gov.uk (Lead Officer)

 www.newham.gov.uk

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