



# MIDDLETON HALL

RETIREMENT VILLAGE



AN AWARD-WINNING RETIREMENT COMMUNITY

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## WELCOME TO MIDDLETON HALL RETIREMENT VILLAGE

Middleton Hall is a multi-award-winning, employee-owned retirement village. Set in a 45 acre estate, our facilities and services offer residents the opportunity to live a rich and fulfilling life. A wide range of accommodation and services is available, with the ability to move to a different part of the community if needs change.

Independent living accommodation includes houses and apartments, set in beautiful parkland. For those that require support, we have an unsurpassed reputation for high quality services, care and accommodation.

We are proud of the excellent service and care delivered by our team of highly trained and exceptionally dedicated Co-owners (which as an employee-owned company is what our staff are called). One of our priorities is to continually invest in our facilities to ensure that residents enjoy the very best life experience.

Our retirement village offers residents the opportunity to live a rich and fulfilling life. Very importantly, all residents have the opportunity to take part in the vibrant Middleton

Hall community. Residents enjoy the Middleton Spa, the Orangery, restaurant, shop, library, art studio, sports ground and allotments. You will even find chickens in the grounds.

Middleton Hall, founded in 1900, has moved from private ownership to an Employee Ownership model, similar to that of the John Lewis Partnership. The Employee Ownership Trust recognises and rewards the valuable contribution our Co-owners make, as well as ensuring Middleton Hall maintains its ethos in the long term.

Quality and customer service remain at the heart of our organisation and Managing Director Suzanne Graham, appointed in February 2021, is committed to retaining the unique spirit of the very special place that Middleton Hall is and continuing to deliver exceptional services to our community.

If you would like to know more about what Middleton Hall can offer to you, a family member, or friend, we invite you to visit and experience the village for yourself.



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## LIFE AT MIDDLETON HALL

Middleton Hall Retirement Village is set within 45 acres of woodland and parkland. It boasts extensive facilities both indoors and outdoors for the enjoyment of all residents, their families and friends. Retirement living is all about having the time to engage with and enjoy recreational pursuits. At Middleton Hall, there are many of these right on your doorstep.

Middleton Hall aims to provide an environment where residents can live active and fulfilling lives. This covers health and fitness, recreation, spiritual, holistic and educational opportunities. We call this philosophy "Living Well". Life at Middleton Hall is a wonderful opportunity to enjoy favourite and new recreational activities and events with a strong community ethos that enables and supports residents to live well.

There is detailed information available for each service including a Key Facts document.







## THE WATERSIDE - SPACIOUS, SECURE, SUSTAINABLE LIVING

The award-winning Waterside development of 36 carbon neutral homes is set in a beautiful leafy glade within the grounds of Middleton Hall Retirement Village. The properties to purchase offer independent living whilst benefitting from the security and enjoyment of living within a retirement village community.

All properties offer high specification, spacious accommodation with low running costs. They have been built with flexible room layouts with the option of two bedrooms on the ground floor or one bedroom

and a further living area. The first floor dormer rooms allow for a further bedroom and a sitting room or study. All are light and spacious and have a patio area and either a garage or parking alongside.

The Waterside is on the doorstep of Middleton Hall's luxury amenities, including its spa with swimming pool, studio and gym, art studio and library as well as The Orangery, restaurant, bar and shop. Being a resident offers the opportunity to be part of a welcoming community with access to an array of facilities and activities to enjoy.

*"Where else would we have made so many new friends - best move I ever made"*

*Waterside resident*







## MIDDLETON WOODS - SECURITY, INDEPENDENCE AND BEAUTIFUL SURROUNDINGS

Middleton Woods features one and two bedroom apartments to purchase, substantially larger than typical retirement homes and set in beautiful grounds.

Each apartment features a large sitting room with dining area and a high specification kitchen. The two bedroom apartments all offer the flexibility of using the second bedroom as a study or separate dining room.

The master bedroom includes an en-suite bathroom with both a bath and separate shower. The hallway

has storage cupboards and a cloakroom with a further shower and WC.

Set around an attractive courtyard and pond, each apartment has a patio or balcony for residents to enjoy their own outdoor space. All have an allocated parking space.

All residents benefit from a wide range of luxurious facilities, services and activities creating an enriched community atmosphere for all to enjoy.

*"We love the community spirit here and you can enjoy as little or as much of people's company as you like as well as the use of all the facilities."*

*Middleton Woods resident*







## MIDDLETON GROVE - INDEPENDENT LIVING WITH SUPPORT

The spacious, comfortable apartments of Middleton Grove offer a unique lifestyle to those who enjoy their independence and privacy but appreciate the benefits of support, companionship and security within a small friendly community.

Twenty apartments of varying sizes are available to rent and are located on the ground and first floor with different aspects and views. All feature a sitting room with bedroom, bathroom and galley kitchen or kitchenette where some meals can be prepared independently.

A range of service packages provides the support to encourage independent living whilst offering maximum flexibility and choice. The service package

includes dining options, housekeeping, laundry and transport. Packages range from one main meal a day and housekeeping to an all-inclusive service.

Middleton Hall provides a wide range of luxurious facilities including the Spa, swimming pool, studio and gym, The Orangery, restaurant and bar, shop, library and art studio for the use of residents.

To experience a taste of what Middleton Hall has to offer, short hotel style breaks are available to try out the service. Medium length breaks for a minimum of one month are also offered with the opportunity to bring more personal possessions to make the apartment feel more like home.

*"I not only enjoy the culinary delights at meal times but also the cut and thrust of social debate with my dining companions."*

*Resident in Middleton Grove*







## MIDDLETON GARDENS – RESIDENTIAL CARE

Middleton Gardens is able to cater for different residential living options for 22 residents that reflect people's differing lifestyles and preferences. Residents, where possible, or their families are fully involved in planning their own daily and weekly activities and there are also opportunities to be involved in outdoor activities. This supports our approach to providing person-centred individual care, to enhance the quality of life for our residents.

Middleton Gardens offers spacious bedrooms all with ensuite shower facilities. Some rooms are able to accommodate additional seating areas, ideal for visiting family and friends. The ground floor rooms all have patio doors with access to an outdoor area for seating, as well as our attractive gardens.

A central spacious lounge looks out over our award-winning grounds with a second lounge on the first floor. These areas each provide an attractive hub for

residents to meet and socialise together as well as an area where they meet with family and friends.

Residents can enjoy their meals served in our restaurant-style dining area, or the option of having meals in their own room. The dining area has access to the garden and incorporates a fully operational kitchen, where residents can make their own hot and cold drinks and participate in preparing snacks should they wish.

Our dedicated and passionate care team is trained to understand the different types of care needs that may be required, whether this is assistance with personal care, help with mobility, or help at meal times. We understand that those seeking this type of residential care wish to be as comfortable as possible and have the reassurance and peace of mind that the correct levels of care are always available.

*"Everyone is treated with dignity and respect. Co-owners are all highly competent and professional. It is a safe place for anyone to call 'home' whatever their needs." – Middleton Gardens family member*







## MIDDLETON OAKS – SMALL GROUP LIVING

Middleton Oaks is an innovative care facility, developed for people who wish to lead as independent a life as possible but who need a high level of practical, nurturing support. Often those choosing Middleton Oaks are living with the onset of dementia and we are confident that we can provide a safe and homely environment which supports people whose lives are changed by dementia.

The households within Middleton Oaks – are built to an extremely high design standard, based on the Dutch model of small group living. Our experience of this kind of small group living mirrors research which clearly shows that many people thrive and can live as independently as possible, when given the right support. We actively encourage residents to participate in everyday activities such as cooking, housework and gardening.

Each household is perfectly suited to provide a home for eight people. The households have access to the

central beautiful Winter Garden which is a relaxing communal area to be enjoyed by residents, families and Co-owners. Residents are able to come and go freely into the gardens without any locked doors but with the safety net of GPS technology where appropriate.

Each resident has their own comfortable and spacious bedroom with ensuite shower room. Within each house a purpose-built kitchen area and lounge/dining area is available as well as a separate lounge area. A homely, familiar environment where they can participate is conducive to a feeling of well-being.

Caring for a person who is living with dementia requires time and patience along with communication and observational skills and our team have the skills to be able to deliver personalised care. Co-owners in Middleton Oaks are highly trained and experienced, focusing on what people can do rather than what they can no longer do.

*"Thank you for running the best care home, not only for residents, but also for relatives. It was one of the best days of my life when I found Middleton Hall Retirement village for my mum."*

*Middleton Oaks family member*







## MIDDLETON COURT - HIGH DEPENDENCY RESIDENTIAL CARE

Middleton Court is purpose-built for those requiring high levels of personal care. Our 20 superior rooms, all with spacious bathrooms have an overhead tracking hoist to assist those with more complex mobility issues and have been designed with residents' comfort, dignity, and pleasure in mind.

All rooms look onto a courtyard, attractive gardens, or woodlands. Communal indoor areas feature an attractive, light-filled lounge and dining room.

We aim to ensure that all our residents are supported in living the most fulfilled life they can.

Through our Living Well ethos, we attend to a person's social, intellectual, and emotional needs as much as their medical ones.

The Co-owners pride themselves on the level of person-centred specialist support they provide for residents as well as support for their families

*"Everyone involved in my father's care has done their utmost to ensure that he is comfortable and content. His personal care is tailored to take account of his medical conditions as the staff have listened carefully to his wishes from the very start. The icing on the cake is that his health has improved week by week"*

*Middleton Court family member*







## OUR COMMUNITY

Living in an integrated retirement community is the key to a healthier and happier life according to a recent report\* and our employee-owned retirement village has been specifically designed to enable people to live their lives to the full as part of a friendly and supportive community.

Situated in an award-winning 45-acre estate, our retirement properties and care services are perfect for those looking to live in a friendly, like-minded community and living here offers lots of benefits.

Meet up with friends and family for coffee in The Orangery café and pop in to pick up some freshly

baked bread, eggs laid by our chickens and other essentials in the shop. Enjoy the on-site pool, gym, hairdressing and therapies in Middleton Spa and make use of the extensive outdoor sports facilities. Our Healthy Living team are always on hand for advice and support.

Get outdoors and stroll around our beautiful grounds or cultivate a community allotment. Make pots in the Art Studio and fire them in the on-site kiln, join the bridge club, or choose from the varied schedule of monthly activities, and borrow from our library. There is always something going on!

\* 'Evaluating the Care and Support Specialised Housing (CASSH) programme: results of a scoping exercise' Nov 2020 report by The Kings Fund and The University of York, commissioned by the Department of Health and Social Care)







## OUR PEOPLE

Middleton Hall's vision and values are central to every part of the organisation from planning, recruitment and training to performance appraisal. Our people-focused approach has been recognised by many awarding bodies as being the best in the industry and is reflected in our unusually low staff turnover. The Co-owners at Middleton Hall are regarded by residents as the most important factor in the high level of customer satisfaction.

Employee Ownership is designed to ensure residents have the peace of mind in knowing Middleton Hall's values will continue long into the future.

All the team at Middleton Hall make a unique and valuable contribution to the lives of our residents and that's one of the reasons why working at Middleton Hall is such a rewarding career. Our community is special because of the people who live and work in it.

*"I'm proud to say I work at Middleton Hall, it is like being part of a big family and it's nice to come into work and see everyone with a smile on their face."*

Co-owner










# **MIDDLETON HALL** RETIREMENT VILLAGE

Please visit our website for further information on properties, fees and services that Middleton Hall offers.



Setting Standards for  
Retirement Communities

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Middleton Hall Retirement Village,  
Middleton St. George, Darlington DL2 1HA  
Tel: **01325 33 22 07** Email: [info@mhrv.co.uk](mailto:info@mhrv.co.uk)  
Website: [www.mhrv.co.uk](http://www.mhrv.co.uk)