

## **ACCESS STATEMENT FOR SELF-CATERED FLATS AT THE OLD BREWERY RESIDENCES, CARLISLE.**

Our Self Catering flats are located within the buildings of the Old Brewery Residences. They are only available during the Summer Months until early September. We hope the following information will assist guests who wish to stay with us.

### **Pre – Arrival**

We have a web site for Impact Housing Association with a section specifically linked with the Old Brewery Accommodation. We are also advertised in the Historic Carlisle Visitors guide. You can book and make enquires via e-mail, phone or fax.

We can send booking forms to guests in large print or Braille on request, we also provide a transcription service and typetalk.

We are situated in the centre of the town and 5 minutes walk from the main shopping and restaurant areas of the city. Major bus routes pass our site and the local train station is 10 minutes walk away. A taxi rank is immediately outside the station.

### **Arrival and Parking Facilities**

There is a car park on site to the side of the main buildings with an additional 2 spaces for disabled drivers immediately outside the office and flats (a dropped curve is in place). CCTV covers all areas. Reception area and contact details are clearly signed. The reception office is on ground floor level where staff are available to welcome and issue keys to new arrivals. They will then escort guests to their allocated flat. Within the reception area are public toilets and a large lounge area with TV, computer with free Internet access as well as numerous books and games. This area is available to all guests. There is also a drinks and snacks vending machine in this area.

### **The Flats**

There are a number of flats available on ground and upper levels. We have a specific flat designed for disabled guests with all fitments in place to provide ease and comfort for wheelchair access and other provisions.

All bedrooms within a flat have bed, desk/drawer unit, and wardrobe, wash hand basin, desk and easy chair. We provide all linen and towels for each guest. The larger flats have a bathroom, shower room and 2 toilets. Smaller flats (4 bed roomed) have shower room and 1 separate WC. Flat 7 (our specially designed flat) have 2 showers – one fully designed for wheelchair access. The kitchen in this flat also has adaptations for the disabled.

We provide a large fully fitted kitchen/ dining and living space. Electrical appliances plus all crockery, cutlery and cooking utensils are also provided.

There is a dining table and chairs within this area as well as comfortable easy chairs.

All areas are painted in neutral colours of magnolia/ cream. The flats are fully carpeted with vinyl flooring in the kitchen and bathroom areas.

All bedrooms are fitted with smoke detectors with Heat detectors in each kitchen. We have a full hotel fire certificate. We also have Corgi certification for our boiler system

And also for regular legionella check on our water system. All electrical items are PAT tested each year.

## **LAUNDRY FACILITIES**

There is a laundry area situated in the basement of the building. These are coin operated. There are 3 washing machines and 3 dryers. Soap can be purchased from reception. This area is open all day for residents use. The flat for disabled guests has its own washer/dryer in the kitchen area.

## **OTHER AREA**

We provide a fully lockable cycle store on site to which all residents have a key. There is a small garden area within a courtyard setting of the Old Brewery with picnic tables provided. Our property is bounded on two sides by the river Caldew and Caldew culvert. Both areas are fenced walled and fully safe. However we advised that any children are fully supervised at these areas.

## **ADDITIONAL INFORMATION**

An information leaflet is available in the flat along with details of local visitors attractions. Details of restaurants and other local facilities (supermarkets etc) are also available as well as local maps.

Most areas have good mobile phone reception.

We have a resident caretaker/warden who is available during the day, but is also on call for emergencies at night including fire evacuation. Details of the Fire procedures and placed on the doorways of each flat. The Warden will guide guests to the assembly point should the alarms sound.

The grounds are covered by a high specification CCTV system. We also lock the main gates to the property at night for extra security. Guests can easily vacate the premises and the emergency services will still have full access if required.

All buildings are strictly non-smoking, however there are a number of outside smoking areas provided.

Pets are not allowed except for service dogs.

## **LOCAL FACILITIES**

The town centre is nearby for all facilities. Approx 400 yards away is a number of takeaway food outlets including Chinese and Indian foods. We are close to Carlisle Castle and Tullie House Museum and also The Sands centre (a sports and concert venue).

## **CONTACT DETAILS**

Old Brewery Residences, Bridge Lane, Caldewgate, Carlisle, Cumbria CA2 5SR.

Telephone: 01228 597352

Fax: 01228 594631

Email: [deec@impacthousing.org.uk](mailto:deec@impacthousing.org.uk)

Website: [www.impacthousing.org.uk](http://www.impacthousing.org.uk)

Office Hours – In Summer months 8.00am - 9.00 pm

With on call service available.

