

Harborne Parish Lands Charity

We are a registered charity whose origins date back 400 years. We are also a registered housing association. We have been providing housing in Smethwick and Harborne for at least one hundred years.

How we are run

Our Trustees live or work locally so they know the area well. They employ staff to manage our housing. Residents are encouraged to be involved in the running of their scheme and to help us maintain high standards.

Weekly charges

The Homes and Communities Agency sets the maximum charge. Our charges are Housing Benefit eligible and are about £135 per week, plus a heating & water charge.

Our service

Our apartments provide a warm, comfortable and safe home for people who want to live independently. We offer a variety of activities and events including day trips, coffee mornings, film nights, a craft club, darts & bingo, Christmas parties and summer BBQs.

How to apply

You can contact us by telephone, or email or by writing to:

Carolyn Arnold
Housing Manager
109 Court Oak Road
Birmingham
B17 9AA

Telephone: 0121 426 1600

Email: Carolyn.Arnold@hplc.org.uk

Web: www.hplc.org.uk



Registered charity number 219031



Retirement Housing for Rent

We have apartments and bungalows for rent in Smethwick and Harborne.



Our properties are intended for older people (aged 60 or over), who want to retain their independence. Some of our apartments are designed for wheelchair users.

Applying for accommodation

Just fill in our form and then we will visit you to discuss your situation.

You can apply to us if you:

- Have a low income, are in housing need and want some support to remain independent.
- Live in our area, which covers Smethwick, Harborne and parts of Bearwood and Quinton. If you live outside our area you can still apply but local people are prioritised.

Our properties

Our one-bedroomed apartments are self-contained with their own front door and are suitable for couples or single people. They have central heating and double glazing with a cooker and a fridge-freezer provided. A building manager oversees safety, security, repairs, cleaning and gardening. There are pull cords in every room so in an emergency you can speak to someone 24/7. Our support officer can help with things like moving in, budgeting, healthy eating, aids & adaptations and finding local services such as doctors and carers. Weekly payments include heating and water so you don't have to worry about winter bills.

Firs Close, Watery Lane, Smethwick



35 smart apartments near Smethwick High St with lovely gardens and a greenhouse & patio, guest flat, residents' lounge, free launderette and lifts.

Cottages, Coopers Lane, Smethwick



A pretty scheme of 16 bungalows built around a central lawn with residents' lounge and free launderette.

Larksfield, Windmill Lane, Smethwick



Ten sunny apartments (four are wheelchair adapted) with a lift, near Windmill Lane Shopping Centre. The ground floor flats have French windows opening onto the gardens.

Harborne House, Harborne

32 apartments overlooking the golf course. Facilities include well maintained gardens with a patio, lifts, free launderette, residents' lounge and guest flat.

Dore House, Harborne

Close to Harborne High St, this attractive Victorian house is converted into six flats with a lift. Most of the flats have lovely views of the gardens and patio.