

The Fairways care home

1 The Fairways, Malmesbury Road, Chippenham, Wiltshire SN15 5LJ



01249 461239



thefairwaysch@mha.org.uk



mha.org.uk/fairwayscare

Types of care:

Residential care, Residential dementia care,
Respite care (subject to availability)

Size of home: 60 beds

Funding arrangements

- Self-funding residents accepted
- Local authority residents accepted. As part of the arrangement with the Local Authority you may be required to contribute an amount towards your care from your own resources (including Pension Credit). This is an arrangement between you and the Local Authority not the Care Home. Please be aware that a third party contribution may be required to meet any shortfall in this funding.

Facilities and services available

Accommodation

- Single rooms
- One and two-bedded care suites
- En-suite wet rooms
- Telephone points in bedroom
- Furnished rooms
- Own furniture and personal items welcome (must meet relevant British Safety Standards)
- Nurse call system

See brochure for shared facilities

Food and drink

- Food is cooked fresh daily by the chef
- Most special dietary and religious requirements catered for (please ask)
- Always two meal choices, plus other alternatives
- Specialist equipment and assistance as needed
- Snacks available 24/7

Additional services

These services are included as part of the weekly fee:

- Dedicated chaplain
- Music therapy may be offered in dementia care settings upon referral, subject to local availability

Activities

MHA offer a range of ways to spend your time meaningfully, such as:

- Armchair exercises
- Arts and crafts
- Bible studies
- Bingo
- Faith services
- Baking
- Gardening
- Quizzes
- Live entertainers
- Day trips (additional costs may apply)
- Pet therapy
- Intergenerational visits

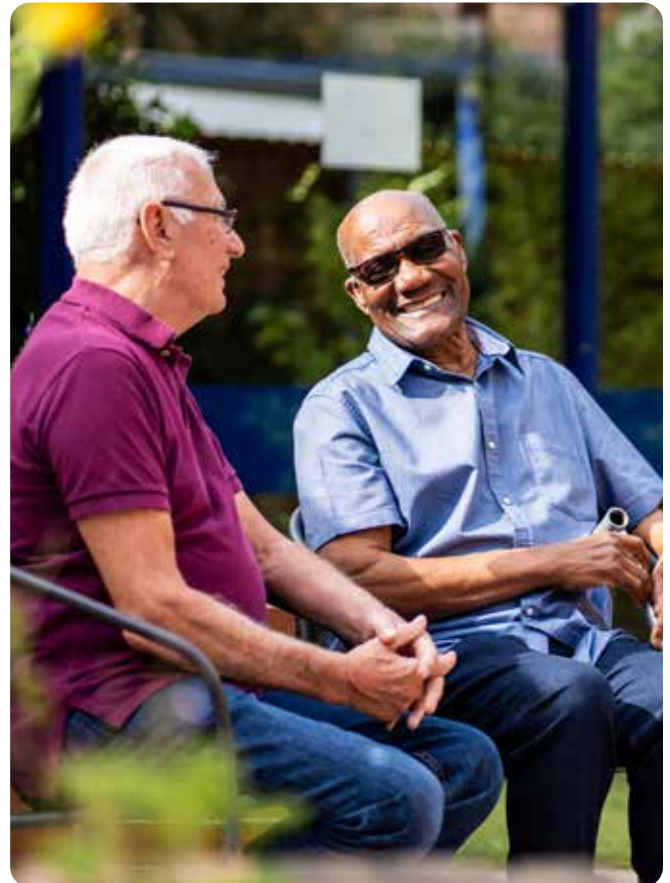
Staffing levels and arrangements

Staffing levels in the home are dependent on the level of care required and may fluctuate depending on people's needs.

Care colleagues are supported by a wider team including home and deputy managers, activity coordinators,

maintenance, domestic team, catering team, administrators and chaplain who all contribute to the wellbeing of residents and the safe, effective operation of the home.

- 24-hour call system installed in all residents' rooms



What's included in our fees

The following items and services are included in your weekly fees:

- Accommodation
- All meals and refreshments
- Personal care in accordance with the individual Care and Support Plan
- Cleaning of rooms, personal laundry (excluding dry cleaning), bed linen and towels
- Electricity, including heating and lighting
- Television licence, including personal use
- WiFi
- Insurance of personal items (subject to the insurance limit set out in residential care agreement)
- Engagement and lifestyle programme

What's not included in our fees

The following extra items and services are not covered by the weekly fees, but we can arrange for them to be provided to you at a cost. You will be responsible for payment for extra items and services and we will advise you of their cost beforehand.

- Hairdressing
- Personal purchases such as newspapers, stationery, confectionery and toiletries
- Clothing, shoes and slippers
- Installation of private telephone line, internet or cable TV connections
- In the absence of free provision by the NHS, the following may also be provided, but will be charged in addition to the weekly fees:
 - Chiropody
 - Dentistry
 - Opticians
 - Physiotherapy

Potential extra costs

In the event that NHS staff, your representatives or relatives are unable to accompany you with an escort to hospital appointments, we will apply a charge for care or nursing colleagues to accompany you, plus any transport fees incurred. The current rates are available from the home.

Fee reviews and changes

Fees are reviewed annually in April. We may also review our fees at any other time if:

- A change in law comes into force which impacts on our provision of the services and results in a significant increase in our costs of providing the services.
- Your care and support needs (as set out in your Care and Support Plan) change and we make a change to the services you receive.
- You request to change the type of room you occupy.
- We will give you at least 28 days' notice before the revised fees are payable, except where the type of room occupied changes. In this case the change to the fees is applicable from the date you move in to the new room.

Please see our [Residential Care Agreement](#) for further information.

Fees, charges and payments (Self-funding fees 1 April 2026 to 31 March 2027)

Residential care: Depending on the level of residential care required, gross weekly fees are typically: **£1,469.75** (One-bed suite - shared occupancy, low care needs) to a maximum of **£2,884.72** (Two-bed suite - single occupancy, high care needs).

Residential care	Low	Med	High	Respite
Single en-suite	£1,547.11	£1,598.68	£1,647.02	£1,647.02*
Single en-suite Large	£1,608.36	£1,659.93	£1,708.26	£1,708.26*
One-bed suite Single occupancy	£2,185.31	£2,236.87	£2,285.22	£2,285.22*
One-bed suite Shared occupancy	£1,469.75	£1,521.32	£1,569.67	£1,569.67*
Two-bed suite Single occupancy	£2,784.82	£2,836.38	£2,884.72	£2,884.72*
Two-bed suite Shared occupancy	£1,767.91	£1,819.47	£1,867.83	£1,867.83*

Fees, charges and payments (Self-funding fees 1 April 2026 to 31 March 2027)

Residential dementia care: Depending on the level of residential dementia care required, gross weekly fees will range from: **£1,700.21** (One-bed suite - shared occupancy, low care needs) to a maximum of **£3,166.75** (Two-bed suite - single occupancy, high care needs).

Residential dementia care	Low	Med	High	Respite
Single en-suite	£1,777.57	£1,853.31	£1,929.06	£1,929.06*
Single en-suite Large	£1,838.81	£1,914.57	£1,990.31	£1,990.31*
One-bed suite Single occupancy	£2,415.77	£2,491.50	£2,567.25	£2,567.25*
One-bed suite Shared occupancy	£1,700.21	£1,775.95	£1,851.70	£1,851.70*
Two-bed suite Single occupancy	£3,015.25	£3,091.01	£3,166.75	£3,166.75*
Two-bed suite Shared occupancy	£1,998.35	£2,074.10	£2,149.85	£2,149.85*

These indicative fees are for guidance only and subject to the type of room chosen and a pre-admission individual care needs assessment, which is required to fully understand the level of care and support required.

***Respite care per week:** Please speak to us about your requirements and length of stay.

Financial assessment for self-funding

All self-funding residents will be required to complete a financial assessment. Details of the financial information that we require is set out in the Residents Application Form which will be supplied at the same time as this key information document.

Guarantors

We may require someone to act as a guarantor on behalf of the resident where the Residential Care Agreement is signed by someone other than the resident, their Power of Attorney or court-appointed deputy.

Upfront payments

We do not request any upfront payments, such as deposits.

Weekly fees are collected every four weeks in advance and applied to the resident's account. If the resident does not move in, this payment will be fully refundable.

In the case of respite stays, payment for the full duration is required at the beginning of the stay.

Pet policy

Small pets may be allowed at the discretion of the home.
Please ask the home for specific details.

Ratings

Care Quality Commission (CQC)

inspection rating: Requires improvement

Inspection date: 16-22 July 2026

cqc.org.uk/location/1-597503588

Food hygiene rating: 5

Inspection date: 14 January 2026

Ratings are correct at time of printing (**September 2026**)

All information in this document is correct at time of print (**September 2026**).

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