

SHELTERED HOUSING



Taylor Court, Broomhill Road
Keith, AB55 5FE

ABOUT TAYLOR COURT

Taylor Court is located in the northern side of Keith, in Broomhill Road, close to St Rufus Park and the sports centre. All the facilities of the town centre including buses to Aberdeen and Elgin are also close by.

The sheltered development is made up of 23 one-bedroomed flats, 1 two-bedroomed flat and 12 one-bedroomed cottages.

A Sheltered Housing Manager is on site five days a week to help out in an emergency and to look after the day-to-day administration of the development.

Taylor Court is served by a gas-fired central boiler, providing more than an adequate level of heating and hot water for all properties on the development at all times.

Kitchens have space for an electric cooker, which the resident must arrange to be fitted by a qualified installer.

All properties are individually billed for electricity and residents are responsible for paying their own bills to their chosen provider.

What is sheltered housing?

Sheltered housing is aimed at the over 60s. Most developments have a secure main entrance and all properties have their own front doors.

Properties are linked to a community alarm service, allowing residents to call for help 24 hours a day.

Communal facilities

Taylor Court features a high quality, fully furnished communal lounge and kitchen. Residents are free to use the lounge as they please.

A communal laundrette includes modern washers and tumble driers and the communal gardens also feature rotary driers.

Hanover looks after the gardens however if space allows we can often make a patch available to individuals to look after. There is also a limited amount of communal parking spaces, however plenty of on-street parking is available very nearby.



ABOUT TAYLOR COURT

Taylor Court also features a communal TV aerial, meaning there is no need to install an individual aerial.

Depending on certain circumstances, we can sometimes buy a communal TV licence, meaning residents over retirement age may not need to buy individual licences. We can give you more information on request.

Guest bedroom

Taylor Court features a well-equipped guest bedroom for visiting friends or relative. For a small fee to cover costs the bedroom can be booked up to two months in advance. Priority bookings are given to relatives of a resident who is ill.

Alarm system

All the properties are fitted with a community alarm system, which allows residents to summon help in an emergency.

Maintenance of your property

As the landlord, we're responsible for carrying out certain repairs to make sure your property and the communal

areas are well maintained and that certain things are safe.

You can find more information on this in the Scottish Secure Tenancy Agreement which you sign when you become a tenant. We'll ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.

Can I bring a pet?

Pets are welcome but we must know if you are planning to keep them. If residents have a dog you must exercise them outside the development's grounds.

Tenants' Contents Insurance

We provide contents' insurance from as little as £2 a month. Or, if you prefer, you can arrange for your own cover; but you must let us know if you want to do this. Get in touch with us to find out more.

What are Sheltered Housing Managers?

Taylor Court features a Sheltered Housing Manager (SHM) who works at the development.

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The SHM has a wide range of responsibilities, from helping out in emergencies, reporting day-to-day repairs, giving information on services we and other organisations offer and managing the day-to-day upkeep of the development.

They often give residents a daily call to ensure everything is OK and can help out with benefits advice as well as liaising with GPs, nursing services and local authorities.

Housing Officers

Each development has a dedicated Housing Officer who acts as the main contact between the development and Hanover's offices.

They will regularly visit and meet with residents to discuss any housing or personal issues you may have. They're more than happy to meet residents as a group or to make appointments to meet you individually in the comfort of your own home.

Council tax

You are responsible for paying council tax directly to the local authority.

Annual Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting, usually held in the lounge or somewhere nearby.

They usually take place in the autumn and it's a good opportunity for residents to discuss issues relating to the development.

Communications and consultations

We're committed to effective communication with residents.

We promise to communicate and consult in a variety of ways, including writing, visiting residents to discuss matters or calling extra development meetings.

To find out more about Taylor Court or to apply for a property, call **01343 548585** or email **northinfo@hanover.scot**