VERY SHELTERED HOUSING

Woodburn Court, 1 Woodburn Grove
Hamilton ML3 6AN
ABOUT WOODBURN COURT

Woodburn Court is located in the centre of Hamilton, close to a range of local amenities including local bus routes and Hamilton Central train station; with regular services into Glasgow. There are 32 one-bedroom flats split over two floors with a lift serving the upper floor.

We provide two cooked meals - at lunchtime and in the evening.

Meals are prepared by our on-site staff and served in our dining room.

We offer a varied menu taking into consideration personal choice, seasonally available fresh produce and all dietary requirements.

All catering costs are included in the monthly charges.

What is very sheltered housing?
Very sheltered housing is aimed at frailer older people. Residents have their own flat and can live as independently as they please, but support staff are on site 24 hours a day and quality, nutritious meals are served in an attractive communal dining room.

For added security and peace of mind, properties are also connected to a 24-hour community alarm.

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

Residents are also free to invite friends and neighbours to join them here. Hanover may sometimes need to use the lounge for meetings and the room may also be used by outside groups, in which case a charge will be levied to the group using it.
A private laundry for residents’ own use, or by care at home staff on their behalf, is also provided. It has automatic washing machines and tumble driers. There is also a drying area with ‘whirlygigs’ adjacent to the front car park for use during fine weather.

Hanover maintains the development gardens. However, should anyone wish to have a small plot for gardening it may be possible to arrange this.

A communal aerial is provided, with a socket in every living room, therefore an individual aerial is not necessary.

**Guest bedroom**
Woodburn Court features a well-equipped guest bedroom for visiting friends or relatives. 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**
As the landlord of the development, 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.

**Pets**
Pets are welcome but we must know if residents are planning to keep them.

If residents have a dog they must exercise them outside the development’s grounds.
Tenants’ Contents Insurance
We provide contents’ insurance from as little as £2.20 a month.

Or you can arrange for your own cover; but residents must let us know.

Get in touch with us to find out more.

What staff work at Woodburn Court?
At Woodburn Court, a Very Sheltered Manager manages the overall development and the staff who work there.

Each resident has a Support Worker who helps residents be as active or independent as they want, liaises with relatives and organisations like community health services and social work departments, and looks after any related administration.

Council tax
Residents 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 Woodburn Court or to apply for a property, call 0131 557 7404 or email eastinfo@hanover.scot