

# SHELTERED HOUSING



Friary Court, Queen Street,  
Inverkeithing, KY11 1NU

# ABOUT FRIARY COURT

Friary Court in Inverkeithing is a modern sheltered housing development with stunning views over the Firth of Forth and handily located in the town centre, with bus and train links to Edinburgh and Fife. Handily located just off Inverkeithing High Street, the development itself features a gym and indoor sports room with activities available for everyone.

The development is made up of 36 one-bedroomed flats and two one-bedroomed cottages.

A Development Manager is onsite five days a week, to help out in an emergency and to look after the day-to-day administration of the development.

## **What is sheltered housing?**

Sheltered housing is aimed at the over 60s and security is paramount.

At Friary Court, there is a secure main entrance and each property has its own front door.

The scheme is served by a gas-fired central boiler which provides central heating and a constant hot water supply to every flat and the communal areas. All properties boast double glazing and each kitchen features space for an electric cooker.

## **Alarm Service**

There is a community alarm service linked to every property, allowing residents to call for help 24 hours a day.



Typical communal lounge



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## **Communal facilities**

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

A private, communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers.

Hanover looks after the attractive gardens. However, if space allows, we can often make a patch available for individuals to look after.

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

A car park is provided for the use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents.

## **Guest bedroom**

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

## **Maintenance of your property**

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 can 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.



# ABOUT FRIARY COURT

## **Can I bring a pet?**

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

## **Council tax**

You are responsible for paying Council Tax to the local authority.

## **Tenants' Contents Insurance**

We provide contents insurance for as little as £2.20 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 Development Managers?**

Friary Court features a Development Manager who works at the development.

The Development Manager 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 can also 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.

## **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 consultation**

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 Friary Court or to apply for a property, call 0131 557 7404 or email [eastinfo@hanover.scot](mailto:eastinfo@hanover.scot)**