

# AMENITY HOUSING



Albany Court, Crail, KY10 3UQ

# ABOUT ALBANY COURT

Albany Court is located in the centre of the East Fife coastal village of Crail. There are shops and other local amenities near by and this historic and charming village sits on the main bus route to St Andrews.

The accommodation is made up of 10 flats in a single two-storey block.

## What is amenity housing?

Amenity housing is for more active older people. Each property is a flat or cottage, with its own front door. Most have one or two bedrooms and features can include grab rails, level floors and walk in showers.

There are five one-bedroom flats and five two-bedroom flats at Albany Court. Three of the flats are specially adapted for wheelchair users. Heating is provided by gas central heating with a radiator in every room.

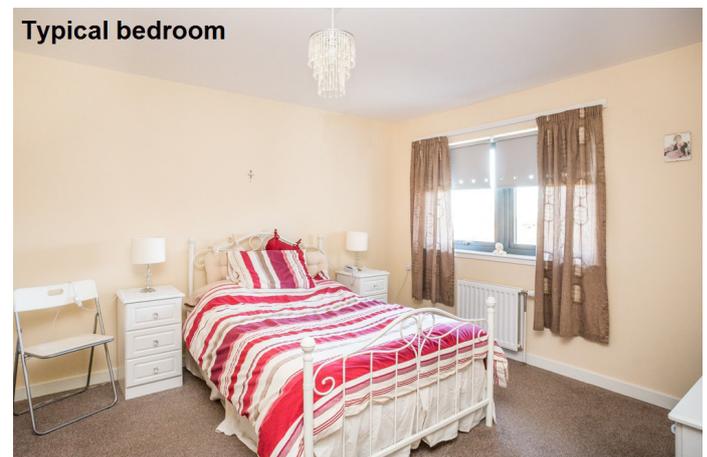
The flats are individually metered and residents are responsible to the electricity company for payment of all bills.

The kitchens feature space for an electric cooker. Residents must supply their own cookers and have them installed by an authorised installer.

## Alarm system

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

The type of call alarm system varies from development to development. Some are located in your home need a telephone line to function properly. If this is the case, but you don't want a telephone line, let us know as alternatives are also available.



Typical bedroom

# ABOUT ALBANY COURT

## **Maintenance**

As the landlord of the development, we are 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 will ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.



## **Gardens**

Hanover maintains, all the grassed and planted areas in the development. However, should anyone wish to have a small plot for gardening it may be possible to arrange this.

## **Car Parking**

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.

## **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, 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.

# ABOUT ALBANY COURT

## Housing Officers

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