

OWNER OCCUPIED HOUSING



Elm Court, Main Street, Milngavie,
G62 6JQ

ABOUT OUR HOUSING

Elm Court is a sheltered housing development privately owned by its residents. Hanover provides a factoring service to the development.

Milngavie is situated under eight miles from Glasgow city centre and is well served by a range of buses that depart from just outside the development.

The development is located just a few hundred metres from the town centre, which features a range of shops, banks and other amenities.

Elm Court is made up of 39 one- and two-bedroomed flats, situated over four floors with a lift to enable easy access to the upper floors.

A Sheltered Housing Manager is available from Monday to Friday to help out in an emergency and to look after the day-to-day administration of the development. The SHM has a wide range of responsibilities, from reporting day-to-day repairs to providing information on services we and other organisations offer.

Alarm system

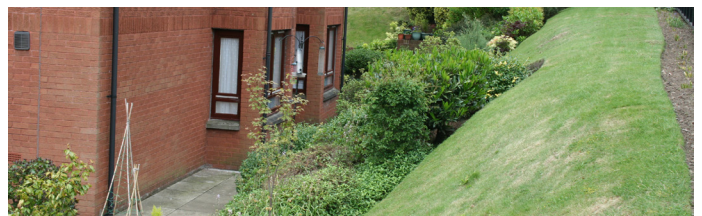
There is a community alarm service linked to every property, allowing residents to call for help 24 hours a day. A pull cord to activate the alarm is situated in every room.

Service Charge

A monthly service charge covers a number of items including the cost of the sheltered housing manager service, garden maintenance, cleaning of communal windows, stairs and passageways. The service charge is reviewed annually in April.

Elm court properties are heated by electric storage heaters and white meter immersion heaters supply hot water. The flats are individually metered and residents are responsible for payment of all bills.

All properties boast double glazing and each kitchen features space for an electric cooker.



ELM COURT

Communal facilities

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

A car park is provided for the use of residents and visitors to the development, on a first come first served basis.

There is a communal TV aerial, with a socket in every living room so there is no need to install an individual one.

Management of the development

Hanover is the managing agent for the development. There is a management agreement with the owners in effect. Your solicitor will advise you of the effect of this document.

Hanover's management service is designed to relieve residents of many of the burdens of property ownership, and is strongly cost conscious. Our experience and purchasing power will secure competitive rates, often well

below those available to individual residents. As a non-profit making organisation Hanover will recover only the actual costs of the services provided.

Deed of Conditions

A deed of conditions for the development creates mutual rights and obligations between one owner and another. The deed's provisions are complex and should be read in the light of the prevailing legislation. Please ask your solicitor to advise you on this before buying a property.

Age Criterion

The deed of conditions sets out rules for eligibility to occupy dwellings within the development.

The development owners have voted to instruct Hanover to treat men aged 60 years or over as eligible to occupy dwellings in the development on the same basis as women, despite the criteria stated in the deed of conditions. Prospective owners are asked to draw this to their solicitor's attention.

ELM 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

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

Insurance

Hanover has a block insurance policy which covers the fabric of the buildings and landlord's contents. Residents should ensure that they make adequate arrangements to insure their household contents and personal possessions.

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 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.

Annual Proprietors' Meeting

There is a meeting, known as the Property Council Meeting, each year to which all proprietors will be invited. There will be a report on the previous financial year's Service Charge Revenue Account (Income and Expenditure) and the budget figures for the current financial year. Relevant development business can also be raised and discussed.

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.

The properties in Elm Court are privately owned and we are not responsible for selling them. We do, however, keep an up to date list of properties that are for sale.

If you are interested in finding out more, please call 0141 553 6300 or email westinfo@hanover.scot.