

# SHELTERED HOUSING



Devon Court, The Or chard,  
Tullibody, FK10 2SQ

# ABOUT DEVON COURT

Devon Court is situated in the town of Tullibody, at the foot of the Ochil Hills in Clackmannanshire. The town is within a few miles of neighbouring towns Alloa, Alva and Stirling, and is 45 minutes' drive from Glasgow. This sheltered development is located a few hundred yards from shops and close to a bus route with services to nearby Alloa and Dollar. It is made up of 27 one-bedroomed flats and cottages.

A Sheltered Housing Manager lives onsite and is available from Monday to Friday to help out in an emergency and to look after with the day-to-day management of the development.

## What is sheltered housing?

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

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

## Alarm system

There is a community alarm service in 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.

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



Typical communal lounge

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## **Communal facilities**

Devon Court features a private, communal laundry for residents' own use, or by care at home staff on their behalf, is provided. It includes modern washers and tumble driers.

## **Gardens**

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

## **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.

## **TV Aerial**

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

## **Guest bedroom**

Devon 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 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 can 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.

# ABOUT DEVON COURT

## **Council tax**

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

## **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.

## **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 Sheltered Housing Managers?**

Devon Court features a Sheltered Housing Manager who works at the development.

The Sheltered Housing 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.

## **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 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 consultation**

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