

# SHELTERED HOUSING



Broomlee Court, West Linton, EH46 7EY

# ABOUT BROOMLEE COURT

West Linton is a pretty village in the Scottish Borders, and just 16 miles from Edinburgh. The village features a selection of essential shops, and good bus links to nearby Peebles and Edinburgh.

Broomlee Court is quietly but conveniently located on the edge of the village and features stunning views. Most of the flats are one-bedroomed, and are spread over five, two-storey blocks. Stairlifts enable easy access to upper floors.

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

Living in a development like Broomlee Court offers a number of useful features. All properties boast double glazing and electric white meter heating and each kitchen features space for an electric cooker.

## **What is sheltered housing?**

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

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

## **Alarm system**

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





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## **Communal facilities**

Broomlee 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.

## **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**

For residents with cars, there's plenty of on-street parking available nearby.

## **TV Aerial**

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

## **Council tax**

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

## **Guest bedroom**

Broomlee 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 BROOMLEE 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.

## **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?**

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.

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