

# AMENITY AND GENERAL NEEDS HOUSING



Russell Hill Court, Eastcroft Street  
Larbert FK5 3AT

# ABOUT RUSSELL HILL COURT

Russell Hill Court is an amenity and general needs housing development located in Larbert town centre, within a short walk of the railway station and also in close proximity to Forth Valley Hospital.

The town of Larbert is conveniently situated close to the M9 and M80 motorways, with speedy links to Edinburgh, Glasgow and Stirling. The development itself is located just off the Main Street and comprises 17 one-bedroom flats and one three-bedroom general needs flat.

## **What is amenity housing?**

Amenity housing is for more active older people. Anyone over 60 can apply, although we will also consider people over 50 if they have a need for amenity style housing

## **What is general needs housing?**

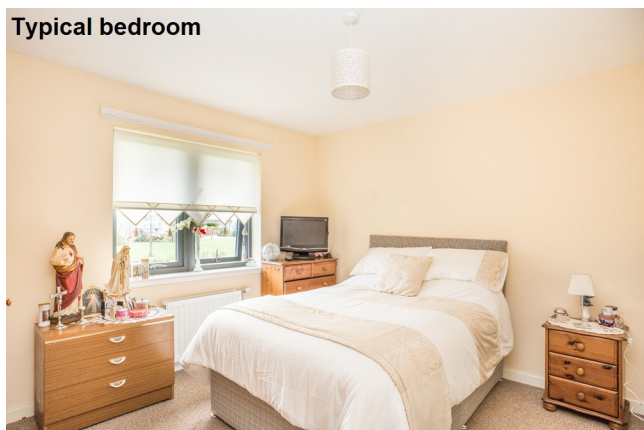
General needs housing is for anyone over 16 and has been built with couples or families in mind.

## **Alarm system**

All of the amenity 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 systems are located in your home and 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 RUSSELL HILL COURT

All flats have full gas central heating with a radiator in every room. The central heating also provides hot water.

There are facilities to cook by electricity in each kitchen. Residents must supply their own cookers, which must be installed by qualified installers.

In addition, every property benefits from full double glazing.

## **Gardens**

Hanover maintains, through the Service Charge, all the grassed and planted areas in the development.

## **TV Aerial**

A communal aerial is provided, with a socket in every living room, therefore an individual aerial is not necessary.

## **Car Park**

There is on-street parking available in the area.

## **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 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.

## **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 them outside the development's grounds.

## **Council tax**

Residents are responsible for paying council tax directly to the local authority.

# ABOUT RUSSELL HILL COURT

## **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.

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