

# SHELTERED HOUSING



Whyte Court, Bowton Road,  
Kinross KY13 8FE

# ABOUT WHYTE COURT

Whyte Court is a sheltered development conveniently situated in the centre of the pretty Perthshire town of Kinross. This historical market town is on the banks of the famous Loch Leven and stunning walks and views are a must around the loch and on the Heritage Trail in the nearby Kirkgate Park.

The town is handily located just off the M90, meaning easy access to Edinburgh, Dunfermline and Perth, and the development itself is situated within walking distance of a wide range of shops, public transport services and other amenities. Whyte Court is made up of 36 mainly one-bedroom flats in four, two-storey blocks.

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

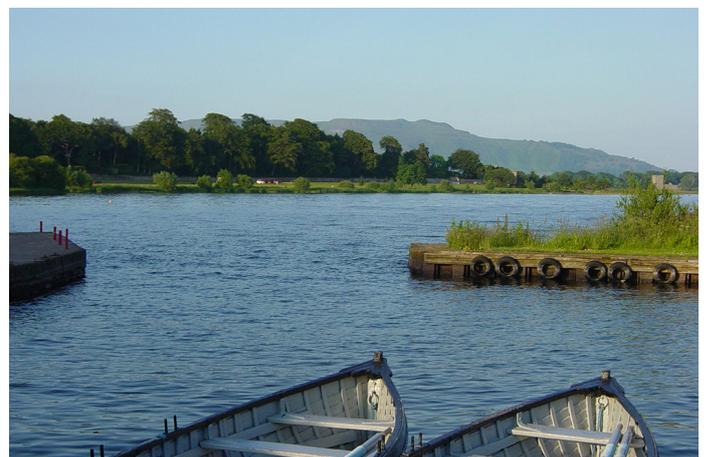
Most of the properties at Whyte Court are served by a gas-fired central boiler, which provides a constant source of hot

water and heating. The basic sheltered properties and cottages feature their own electric storage heaters.

All properties are individually metered for electricity purposes and similarly, cooking facilities are electric only. Residents are responsible for paying their own electricity bills to their chosen supplier. Every property features full double glazing.

## What is sheltered housing?

Sheltered housing is aimed at the over 60s. Most developments have a secure main entrance and all properties have their own front doors.



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## **Alarm system**

All properties are fitted with a community alarm system, allowing residents to call help in an emergency.

## **Communal facilities**

Whyte Court features a high quality, fully furnished communal lounge and kitchen. Residents are free to use the lounge as they please.

A communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers.

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

There is also a limited amount of communal parking spaces, however plenty of on-street parking is available very nearby.

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

## **Guest bedroom**

Whyte Court features a well-equipped guest bedroom for visiting friends or relative. For a small fee to cover costs the bedroom can be booked 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 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.

## **Council tax**

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

# ABOUT WHYTE COURT

## Can I bring a pet?

Pets are welcome but we must know if residents are planning to keep them. Dogs must be exercised 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.

## 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're 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 consultations

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.

To find out more about Whyte Court, or to apply for a property, call **0131 557 7404** or email **[eastinfo@hanover.scot](mailto:eastinfo@hanover.scot)**

