

# AMENITY HOUSING



Batchen Court, Forres,  
IV36 1GL

# ABOUT BATCHEN COURT

Batchen Court is an amenity development situated in a pleasant residential area in the north of the town. Located just off North Road and within a few minutes' walk of the High Street, all manner of shops as well as a library and community centre are located here. Public transport is available with a regular bus service to Elgin, Aberdeen and Inverness.

The development itself is made up of 13 one bedrooled properties in a two-storey block.

## 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 housing support need.

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

There are facilities in the properties for cooking by electricity or gas. Residents must supply their own cookers, which must be installed by qualified installers.

In addition, every property benefits from full double glazing.

## Alarm system

All properties are - or can easily be - fitted with a community alarm system, which allows residents to summon help in an emergency.

## Gardens

Hanover maintains, through the Service Charge, all the grassed and planted areas in the development. However, should anyone wish to have a small plot for gardening, it may be possible to arrange this.



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## **Maintenance of your property**

As the landlord of the development, we're 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'll 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.

## **TV Aerial**

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

## **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.

## **Council tax**

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

# ABOUT BATCHEN COURT

## 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 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 Batchen Court  
- or to apply for a property - call **01343 548 585** or email  
**northinfo@hanover.scot**

