

OWNER OCCUPIED HOUSING



South Lodge Court, Racecourse Road,
Ayr, KA7 2TA

ABOUT OUR HOUSING

South Lodge Court in Ayr is a sheltered housing development privately owned by its residents, with Hanover providing a factoring service.

Home to the world famous racecourse, as well as all the amenities you would expect in a large town including a railway station and shopping centres, Ayr is also handily located a short distance from Prestwick Airport and features a stunning beach – which is within walking distance of the development.

South Lodge Court is made up 30 one- and two-bedroomed properties, and a Sheltered Housing Manager lives on site, and is available five days a week to help out in an emergency and to look after the day to day administration of the development.

Alarm system

Please note that fitting an alarm system is the responsibility of the owner and not all flats have pull cord in every room.

Service Charge

A monthly service charge covers a number of items including the cost of the sheltered housing manager service, garden maintenance, cleaning of communal windows, stairs and passageways. The service charge is reviewed annually in April.

South Lodge Court properties are heated by a mixture of electric storage heaters and gas central heating with combi boilers.

The flats are individually metered and residents are responsible for payment of all bills. Most of the properties feature double glazing and each kitchen has space for an electric cooker.



SOUTH LODGE COURT

Communal facilities

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

A car park is provided for the use of residents and visitors to the development, on a first come first served basis. There is a communal TV aerial, with a socket in every living room so there is no need to install an individual one. There is also a communal satellite dish at the development.

Management of the development

Hanover is the managing agent for the development. There is a management agreement with the owners in effect. Your solicitor will advise you of the effect of this document.

Hanover's management service is designed to relieve residents of many of the burdens of property ownership, and is strongly cost conscious. Our experience and purchasing power will

secure competitive rates, often well below those available to individual residents. As a non-profit making organisation Hanover will recover only the actual costs of the services provided.

Deed of Conditions

A deed of conditions for the development creates mutual rights and obligations between one owner and another. The deed's provisions are complex and should be read in the light of the prevailing legislation. Please ask your solicitor to advise you on this before buying a property.

Age Criterion

The deed of conditions sets out rules for eligibility to occupy dwellings within the development.

The deeds for the development state that at least one occupier must have attained the age of 55 years. Prospective owners are asked to draw this to their solicitor's attention.

SOUTH LODGE 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.

Council tax

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

Insurance

Hanover has a block insurance policy which covers the fabric of the buildings and landlord's contents. Residents should ensure that they make adequate arrangements to insure their household contents and personal possessions.

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 Proprietors' Meeting

There is a meeting, known as the Property Council Meeting, each year to which all proprietors will be invited. There will be a report on the previous financial year's Service Charge Revenue Account (Income and Expenditure) and the budget figures for the current financial year. Relevant development business can also be raised and discussed.

Communications and consultation

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.

The properties in South Lodge Court are privately owned and we are not responsible for selling them. We do, however, keep an up to date list of properties that are for sale.

If you are interested in finding out more, please call 01292 610 138 or email westinfo@hanover.scot.