

# OWNER OCCUPIED HOUSING



Wallace Court, Lanark, ML11 7LL

# ABOUT WALLACE COURT

Wallace Court is in the small central belt town of Lanark in South Lanarkshire. There is a range of amenities within a short walk including a supermarket, bank, library and pharmacy.

Lanark railway station is within 500m with regular trains into the centre of Glasgow.

There are 45 flats on four levels served by a lift which consist of 15 two-bedroom properties and 30 three-bedroom properties.

The properties are equipped with electric storage heaters with immersion heaters for hot water.

A Retirement Housing Manager is on the development from Monday to Friday and helps with the general upkeep of the development and providing help to residents when required.

## **Alarm system**

There is a community alarm service linked to every property, allowing residents to call for help 24 hours a day. A pull cord to activate the alarm is situated in every room.

## **Service Charge**

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

Wallace Court properties are heated by electric storage heaters and white meter immersion heaters supply hot water.

The flats are individually metered and residents are responsible for payment of all bills. All properties boast double glazing and each kitchen features space for an electric cooker.



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## **Communal facilities**

Hanover looks after the attractive gardens on the development.

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 a SKY TV receiver dish at the development but owners wishing to use this must contact SKY TV directly and pay any package costs which may be applicable. In addition, any repairs to the SKY equipment at the development will only be charged to those who have signed up for a SKY TV package.

## **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.

## **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.

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## **Age Criterion**

The deed of conditions sets out rules for eligibility to occupy dwellings within the development. The development owners have voted to instruct Hanover to treat men aged 60 years or over as eligible to occupy dwellings in the development on the same basis as women, despite the criteria stated in the deed of conditions. Prospective owners are asked to draw this to their solicitor's attention.

## **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 communal furnishings and Hanover equipment. 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 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.

**The properties in Wallace 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 0141 553 6300 or email [westinfo@hanover.scot](mailto:westinfo@hanover.scot).**