

# AMENITY AND GENERAL NEEDS HOUSING



Benreay, Buckie,  
AB56 1JT

**HANOVER** SCOTLAND

# ABOUT BENREAY

Benreay is located in the centre of Buckie, Moray, a small coastal town with great scenery and wildlife. The development is near the town centre shops and post office and there is also a regular bus service available nearby.

There is a mix of amenity and general needs flats at the development with five one-bedroom properties and one two-bedroom property.

## 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.

## What is general needs housing?

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

Every property benefits from full double glazing. Heating and hot water is all electric and each home is individually metered with residents responsible to the electricity board for payment of all bills.

There are facilities to cook by electricity in each kitchen. Residents must supply their own cookers.

## Alarm system

All the 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 are located in your home 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.





# ABOUT BENREAY

## **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.

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

## **Gardens**

Hanover maintains, through the Service Charge, any communal garden area.

## **Council tax**

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

## **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.

## **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.

# ABOUT BENREAY

## **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 Benreay - or to apply for a property - call **01343 548 585** or email **[northinfo@hanover.scot](mailto:northinfo@hanover.scot)**