

# AMENITY HOUSING



Lesmurdie Court, Elgin,  
IV30 4JL



# ABOUT LESMURDIE COURT

Lesmurdie Court is situated on the north side of Elgin in an established residential area. There is a small supermarket in close proximity with a full range of shops, facilities and amenities available in Elgin town centre. There is a bus stop nearby for transport into town.

There are eight two-bedroom flats on this amenity site, split over two blocks.

## 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.

Every property features electric, white meter, central heating and every room features panel heaters, with storage heaters in lounges.

Hot water is provided by an electric immersion system. There are facilities to cook by electricity in each kitchen and residents must supply their own cookers.

In addition, every property benefits from full double glazing.

## 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 LESMURDIE COURT

## **Communal facilities**

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, 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.

## **Car Park**

A car park is provided for the use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents.

## **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.

## **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.

## **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.

# ABOUT LESMURDIE COURT

## 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 Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting, usually held 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 Lesmurdie Court - or to apply for a property - call **01343 548 585** or email **[northinfo@hanover.scot](mailto:northinfo@hanover.scot)**

