

# SHELTERED HOUSING



St Mary's Gardens, Barrhead, G78 2LL

# ABOUT ST MARY'S GARDENS

St Mary's Gardens is a sheltered development located in Heys Street in Barrhead town centre. The main street, with all the amenities you'd expect from a town centre, are within a short walk, as are bus stops with links to Paisley, East Kilbride and Glasgow.

Despite its central location, the development is in a quiet area and Barrhead is located under 5 miles - or a 10 minute drive – from Paisley.

The development itself is made up of 32 one-bedroomed flats over two storeys, some of which are served by a lift. A Development Manager is available from Monday to Friday to help out in an emergency and also to manage the day-to-day upkeep of the development.

The main sheltered flats at St Mary's Gardens are served by a gas-fired central boiler, meaning there's constant hot water and central heating available for these properties.

The separate blocks feature individual boilers.

There are radiators in every room, and for electricity supply each property is individually metered, so residents are responsible for their own bills.

The flats all have space for an electric cooker in their kitchen - but you're responsible for supplying this and ensuring its installed by a qualified person.



# ABOUT ST MARY'S GARDENS

## **What is sheltered housing?**

Sheltered housing is aimed at the over 60s. Most developments have a secure main entrance and all properties have their own front doors.

Properties usually have one or two bedrooms and are linked to a community alarm service, allowing residents to call for help 24 hours a day.

## **Communal facilities**

St Mary's Gardens features a high quality, fully furnished communal lounge and kitchen. Residents are free to use the lounge as they please. A communal laundrette includes modern washers and tumble driers and the communal gardens also feature rotary driers.

Hanover looks after the gardens however if space allows we can often make a patch available to individuals to look after. There is also a limited amount of communal parking spaces.

St Mary's Gardens features a communal TV aerial, meaning there is no need to install an individual aerial.

There is also a satellite dish installed. Residents can, if they wish, enjoy the benefits of Sky TV. A small charge may apply to this and we can give you more information on request.

## **Guest bedroom**

St Mary's Gardens features a well-equipped guest bedroom for visiting friends or relative. For a small fee to cover costs the bedroom can be booked up to two months in advance. Priority bookings are given to relatives of a resident who is ill.

## **Alarm system**

All the properties are fitted with a community alarm system, which allows residents to summon help in an emergency.

## **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.



# ANSWERING YOUR QUESTIONS

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.

## **Tenants' Contents Insurance**

We provide contents' insurance from as little as £1.50 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.

**What are development managers?** St Mary's Gardens features a Development Manager. They have a wide range of responsibilities, from helping out in emergencies, reporting day-to-day repairs, giving information on services we and other organisations offer and managing the day-to-day upkeep of the development.

They often give residents a daily call to ensure everything is OK and can help out with benefits advice as well as liaising with GPs, nursing services and local authorities.

## **Council tax**

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

## **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're 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 you to 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'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.

**To find out more about St Mary's Gardens, or to apply for a property, call 0141 553 6300 or email [westinfo@hanover.scot](mailto:westinfo@hanover.scot)**