

# SHELTERED AND GENERAL NEEDS HOUSING



Heatherlee Court, Kinlochleven  
PH50 4RB

# ABOUT HEATHERLEE COURT

Heatherlee Court in Kinlochleven is situated in the stunning Highlands, and features superb views of the mountains beyond. Kinlochleven is the penultimate stop on the West Highland Way and lies at the head of the pretty Loch Leven.

The development is handily located close to the town centre, off Sutherland Avenue, close to shops, a chemist and the post office. There are also public transport links nearby. The development is made up of 20 one-bedroomed flats, six one-bedroomed cottages and one three bedroomed house.

A Sheltered Housing Manager is onsite five days a week, to help out in an emergency and to look after the day-to-day administration of the development.

Sheltered housing is aimed at the over 60s and security is paramount. Four of the cottages and six of the flats at Heatherlee Court are sheltered. The remainder are general needs properties, which are suitable for anyone over 16 and have been built with couples or families in mind.

Living in a development like Heatherlee Court offers a number of useful features.

Each apartment is heated by electric storage and convector heaters with an electric immersion heater for hot water. All flats/cottages are individually metered.

All properties boast double glazing and each kitchen features space for an electric cooker.



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## **Alarm system**

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

## **Communal facilities**

Heatherlee Court features a high quality, fully furnished communal lounge and kitchen, and residents are free to use the lounge as they please.

## **TV Aerial**

There is a communal TV aerial meaning there is no need to install an individual one.

## **Laundry**

A private, communal laundry includes modern washers and tumble driers. There are also drying areas with rotary driers in the garden.

## **Gardens**

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

## **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.

## **Guest bedroom**

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

## **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 will 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.

# ABOUT HEATHERLEE 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.

## **Tenants' Contents Insurance**

We provide contents insurance for Sheltered tenants 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 Sheltered Housing Managers?**

Hetherlee Court features a Sheltered Housing Manager who works at the development.

The Sheltered Housing Manager has 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.

## **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 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 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.

To find out more about Heatherlee Court or to apply for a property, call 01343 548 585 or email [northinfo@hanover.scot](mailto:northinfo@hanover.scot)