

# SHELTERED HOUSING



Blackfriars Court, Gorbals,  
Glasgow, G5 0NJ

# ABOUT BLACKFRIARS COURT

Blackfriars Court is located in the Gorbals area of Glasgow not far from the River Clyde. There is a range of shopping facilities and amenities located nearby. Public transport services are available on nearby Ballater Street with regular services into the centre of the City.

There are 35 one-bedroom flats on site in a single two-storey block, which is served by a lift.

There is a Development Manager resident on site on who is on duty during the daytime on all weekdays. They help with the general upkeep of the development and provide help to residents when required.

## 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.

## Alarm service

All properties are linked to a community alarm service, allowing residents to call for help 24 hours a day.

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

The scheme is heated by electric storage heaters. There is one in each separate room except bathrooms. Most of these are manually operated.

There is space for an electric cooker in every property's kitchen. Residents must ensure they arrange for installation of the cooker by an approved installer.

In addition, all properties feature full double glazing.



# ABOUT BLACKFRIARS COURT

## **Communal features**

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

A communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers.

The development features a communal TV aerial, meaning there is no need to install an individual aerial.

## **Gardens**

Hanover looks after the gardens however if space allows we can often make a patch available to 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**

Blackfriars Court 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.

## **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.

# ABOUT BLACKFRIARS 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 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.

## **Council tax**

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

## **What are Development Managers?**

The Development 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 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 Blackfriars Court - or to apply for a property - call **0141 553 6300** or email **[westinfo@hanover.scot](mailto:westinfo@hanover.scot)**.