

# VERY SHELTERED HOUSING



Linn Coort, Linn Avenue  
Buckie, AB56 1LY

# ABOUT LINN COORT

Linn Coort is a very sheltered development located in Linn Avenue, Buckie and is close, level walk to supermarkets and other shops nearby - and is a very short walk to stunning views across the harbour and coast.

A bus stop is also nearby, offering connections to Aberdeen and Elgin. The development is made up of 3 one-bedroom and 11 studio flats, all situated on the ground floor.

Linn Coort features electric heating and double glazing in all flats and communal areas.

Meals are prepared by our on-site staff and served in an attractive dining room. We offer a varied menu, taking into consideration personal choice, seasonally available fresh produce and all dietary requirements. There is typically a two-course lunch and a high tea available.

All catering costs are included in the monthly charges.

## **What is very sheltered housing?**

Very sheltered housing is aimed at frailer older people. Residents have their own flat and can live as independently as they please, but support staff are on site 24 hours a day and quality, nutritious meals are served in an attractive communal dining room.

For added security and peace of mind, properties are also connected to a 24-hour community alarm.

## **Communal facilities**

As well as the dining room, Linn Coort features a high quality, fully furnished communal lounge and kitchen. Residents are free to use these as they please and are welcome to invite friends and neighbours to join them here.

We may sometimes need to use the lounge for meetings and the room may also be used by outside groups, in which case a charge will be levied to the group using it.

A private laundry for residents' own use, or by carers on their behalf, is also provided. It features modern, automatic washing machines and tumble driers.

We maintain the development gardens. However, should anyone wish to have a small plot for gardening this can usually be arranged.

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

# ABOUT LINN COURT

## **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, however plenty of on-street parking is available nearby.

## **Guest bedroom**

Linn Court features a well-equipped guest suite for visiting friends or relatives. For a small fee to cover costs the suite 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**

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 residents sign when they become a tenant. We'll ensure the property is in good condition when residents move in and we expect residents to maintain the internal decoration.

## **Pets**

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 residents can arrange for their own cover; but must let us know.

Get in touch with us to find out more.

# ABOUT LINN COORT

## **What staff work at Linn Court?**

At Linn Court, a Very Sheltered Manager manages the overall development and the staff who work there.

Each resident has a Support Worker who helps residents be as active or independent as they want, liaises with relatives and organisations like community health services and social work departments, and looks after any related administration.

## **Monthly development meeting**

Each month, we invite every resident to come to a development meeting, usually held in the lounge or somewhere nearby.

They are 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 Linn Court or to apply for a property, call 01343 548 585 or email [northinfo@hanover.scot](mailto:northinfo@hanover.scot)**