



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. It is a close, level walk to supermarkets, cafes 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.

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 provided.

Our properties

The development is made up of 4 one-bedroom and 11 studio flats, all situated on the ground floor.

Some properties feature a good sized living room with a separate bedroom, while others offer a combined living / bedroom. They also have shower rooms and a kitchenette. All properties feature full double glazing and are heated by electric storage heaters, with hot water provided by an immersion heater (heating costs are included in rental charge).

For added security and peace of mind, properties are also connected to a 24-hour community alarm, which allows residents to summon help in an emergency.

Catering

We provide two cooked meals a day - typically a three-course meal at lunch time and a high tea in the evening.



Meals are prepared by our on site staff and served in our attractive communal dining room. We offer a varied menu taking into consideration personal choice, seasonally available fresh produce and all dietary requirements. All catering costs are included in the monthly charges.



Communal facilities

Linn Coort features a high quality, fully furnished communal lounge and kitchen. There is also a quiet area and library with lovely views of Binn Hill and another seated area with a pool table and dart board.

Residents are free to use the lounges as they please.



Hanover 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.

Residents are also free to invite friends and neighbours to join them here. There is a communal car park within the developments grounds.

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

Hanover maintains the development gardens, which offers outdoor seating. However, should anyone wish to have a small plot for gardening it may be possible to arrange this.

A communal aerial is provided, with a socket in every living room, therefore an individual aerial is not necessary.

There is secure, free WiFi available in the communal lounge.

Guest bedroom

Linn Coort features a well equipped guest bedroom for visiting friends or relatives. 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

As the landlord of the development, we're responsible for carrying out repairs to make sure your property and the communal areas are well maintained and 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.

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 £1.00 a month. Or you can arrange for your own cover; but residents must let us know.

What staff work at Linn Coort?

At Linn Coort, 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.

Staff are on-site 24hrs, however Telecare staff take calls between 10pm and 7.15am and will notify on-site staff to assess the situation, if required.

Council tax

Linn Coort is exempt from council tax.

Development Meeting

Every other month, we invite every resident to come to a Development Meeting, usually held in the lounge or somewhere nearby.

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 Coort or to apply for a property, call 0800 111 4646 or email northinfo@hanover.scot

