

# SHELTERED HOUSING



The Green, Railway Terrace,  
Aviemore PH22 1UR

# ABOUT THE GREEN

The Green is situated in the popular tourist resort of Aviemore, in the heart of the Cairngorms National Park. The Green is close to the town centre in a mature residential area and the railway station a regular bus service are both within a short walk.

The Green is made up of 27 one-bed flats, 6 one-bed terraced cottages and 1 three-bedroom flat.

Heating and hot water for all properties is provided by an electrical system. All the properties have their own meters and residents are responsible for paying their own bills.

Property kitchens have space for an electric cooker and residents must ensure they are installed by an approved installer.

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

The Green features a high quality, fully furnished communal lounge and kitchen. Residents are free to use these facilities as they please.

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

We look after the gardens however if space allows we can often make a patch available to individuals to look after.



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There is a limited amount of communal parking areas, with plenty of on-street parking available nearby.

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

## **Guest bedroom**

The Green 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.

## **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 Sheltered Housing Managers?**

The Green features a Sheltered Housing Manager (SHM) who works at the development.

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The SHM 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.

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.

## **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.

## **Council tax**

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

## **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.

## **WIFI**

There is secure, free WIFI available in the communal lounge

To find out more about The Green, or to apply for a property, call **01343 548585** or email **northinfo@hanover.scot**