

# SHELTERED AND VERY SHELTERED HOUSING



McAlpine Court, Wishaw,  
11 McAlpine Street, ML2 8AH

# ABOUT McALPINE COURT

McAlpine Court is situated in Wishaw town centre, North Lanarkshire, There's a range of quality amenities within walking distance, including a supermarket and a train station with regular services to Lanark and Glasgow. McAlpine Court features 4 one-bedroom flats and 12 bedsits. All properties have access to a communal lounge and there's 24 hour staffing support for sheltered and very sheltered residents.

## **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. We provide two cooked meals a day - typically a two-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 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 charge.

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

## **What is sheltered housing?**

Sheltered housing is aimed at the over 60s. Each property has its own front door and is linked to a community alarm service, allowing residents to call for help 24 hours a day.

In sheltered flats, there's a space in each kitchen to install an electric cooker but residents must supply their own cookers and have them installed by an authorised installer.

## **Communal facilities**

McAlpine Court features a high quality, fully furnished communal lounge and kitchen. All residents are free to use these as they please and are welcome to invite friends and neighbours to join them.

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

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A private laundry for residents' own use, or by carers on their behalf, is also provided.

We maintain the communal gardens. However, should anyone wish to have a small plot for gardening we can usually arrange this.

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

## **Car park**

A car park is available for residents and visitors however there are not enough spaces to It is not possible to allocate to individual properties.

## **Guest suite**

McAlpine 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, however priority is given to relatives of residents who are 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 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.

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## **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.

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

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

Very Sheltered residents also have a Support Worker who helps them 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.

## **Council tax**

Residents 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.

To find out more about McAlpine Court or to apply for a property, call **0141 553 6300** or email **[westinfo@hanover.scot](mailto:westinfo@hanover.scot)**