

# VERY SHELTERED HOUSING



Glengowan Court, Larkhall ML9 2HT

# ABOUT GLENGOWAN COURT

Glengowan Court is in a residential area of Larkhall, close to the town centre. A variety of bus services run nearby and a train station with links to Hamilton and Glasgow is only half a mile away.

There are 16 one bedroom flats, two of which are suitable for a couple, all located in one block. They're reserved by a communal lounge and a dining room serves two delicious meals a day. There is gas central heating in each property with radiators in every room.

Staff on site 24 hours a day, and each resident has a named member of staff who is their key worker.

Glengowan Court offers a range of high quality facilities that help people retain their independence, but allows for help to be available if the need arises.

Each property is heated by gas central heating, and the cost of this (as well as the joint costs of heating the communal areas of the development) is included as part of the rent figure. Each property also features full double glazing.

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

Very sheltered housing is aimed at people who want to keep their independence but may need an extra helping hand on top of the usual facilities that standard retirement housing provides.

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.

Some properties feature a good sized living room with a separate bedroom, and others are like studio flats, with one large living/bedroom area. All have shower rooms or wet rooms, and a kitchenette. For added security and peace of mind, properties are also connected to a 24-hour community alarm.



# ABOUT GLENGOWAN COURT

## **Communal features**

As well as the dining room, Glengowan Court features a high quality, fully furnished communal lounge and residents are free to use the lounge as they please. One feature of the lounge is a Quiet Room, that features a library.

There is also a Visiting Services room that featured hairdressers, opticians and chiropodists visiting for residents' benefit.

A private communal laundrette includes modern washers and tumble driers.

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

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

Depending on certain circumstances, we can sometimes buy a communal TV licence, meaning residents over retirement age may not need to buy individual licences. We can give you more information on request.

## **Guest bedroom**

Glengowan 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, 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.

# ABOUT GLENGOWAN COURT

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.

## **What staff work at Glengowan 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.

As well as this, a kitchen team prepare and serve high quality meals in the dining room.

## **Council tax**

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

## **Annual Development Meetings**

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.

## **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.

## **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 Glengowan Court or to apply for a property, call **01698 889471** or email **eastinfo@hanover.scot**