

HOUSING WITH CARE



Varis Court, Forres,
IV36 1RA

ABOUT VARIS COURT

Varis Court is a purpose built enhanced Care at Home development with innovative, high quality services for older people. The design of the development includes large areas of glass, to allow for as much natural light as possible. It also features a striking courtyard at the centre for residents to enjoy an outside space which is ideal for gardening or events.

There are also private areas for peace and quiet. The development comprises 33 flats and is close to the centre of Forres and local amenities.

There is a team of staff onsite, including a Housing with Care Manager to assist residents to manage their tenancies, provide meals and extra care depending on the type of tenancy.

Living in a development like Varis Court offers a number of useful features. The well designed properties include bespoke communal facilities including dining area and access to prepared meals, activity and relaxation areas along with staff facilities.

Residents of the extra care flats will have access to care and support provided by onsite staff.

All properties feature double glazing and are heated by gas.

Alarm service

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

Health and Social Care Moray have leased four of the properties to support local residents with a social work pathway and a nursing pathway



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Communal features

Varis Court features a high quality, fully furnished communal lounge and kitchen as well as a designated day room where residents can choose to have their meals. Residents are free to use the lounge as they please.

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

The development has a 'sensory room' which has innovative light features and a planting area. Areas like these have been scientifically proven to improve quality of life.

Gardens

The development features two beautiful, sheltered courtyards to allow residents to enjoy the outdoors. The courtyards are maintained by Hanover.

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.



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Maintenance of your property

As the landlord of the development, we are 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 will 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 £1.00 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.

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.

To find out more about Varis Court - or to apply for a property - call 0800 111 4646 or email northinfo@hanover.scot.