

SHELTERED HOUSING



Hanover Court, Village Lane
Livingston, EH54 7AU



ABOUT HANOVER COURT

Hanover Court in Livingston features 20 one-bedroomed, self-contained bungalows around a pretty grassed garden.

Despite its quiet location, this sheltered development is just a short drive from all amenities including St John's Hospital, the M8 motorway, shops and Howden Hall Park.

A Development Manager is on site five days a week, to help out in an emergency and to look after the day-to-day administration of the development.

What is sheltered housing?

Sheltered housing is aimed at the over 60s and security is paramount. At Hanover Court, there is a secure main entrance and each property has its own front door.

All the properties feature double glazing and a hot water and heating system that operates at off-peak rates. Each kitchen has space for an electric cooker.

Alarm system

There is a community alarm service in linked to every property, allowing residents to call for help 24 hours a day.

A pull cord to activate the alarm is situated in every room.



Typical communal lounge

ABOUT HANOVER COURT

Communal facilities

Hanover Court features a private, communal laundry, which includes modern washers and tumble driers.

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

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.

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

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 it outside the development's grounds.

Council tax

You are responsible for paying Council Tax to the local authority.

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 can 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.



ABOUT HANOVER COURT

Tenants' Contents Insurance

We provide contents insurance for 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 Development Managers?

Hanover Court features a Development Manager who works at the development.

The Development Manager 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.

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 are more than happy to meet residents as a group or to make appointments to meet you individually in the comfort of your own home.

Annual Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting, usually held 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 consultation

We are 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 Hanover Court or to apply for a property, call 0131 557 7404 or email eastinfo@hanover.scot