

SHELTERED HOUSING



Coppice Court, Grantown-on-Spey,
PH26 3LF

ABOUT COPPICE COURT

Grantown-on-Spey is located in the breathtaking Scottish Highlands. Coppice Court is within a short walk of the town's pretty high street, with a wide range of shops and public transport nearby.

This sheltered development is made up of a mixture of one and two-bedroomed flats (located over two storeys) and cottages, situated around a very pretty and quiet garden.

There is a Sheltered Housing Manager is on site four days a week to help with day-to-day enquiries and to look after the development.

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 usually have one or two bedrooms and are linked to a community alarm service, allowing residents to call for help 24 hours a day.

Living in a development like Coppice Court offers a number of useful features.

Heating is provided by electric heaters in each room and water is heated by an immersion heater, all of which are charged at an off-peak rate.

There is space for an electric cooker in every property's kitchen. Residents must ensure they arrange for installation of the cooker by an approved installer.

In addition, all properties feature full double glazing.



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Communal features

Residents at Coppice Court are able to make use of the communal lounge at Woodside Court in Grantown-on-Spey and the guest room there is also available to friends and family of Coppice Court residents.

Coppice Court features a communal laundry, which includes modern washers and tumble driers and the communal gardens also feature rotary driers.

Hanover looks after the gardens. However, if space allows we can often make a patch available to 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.

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

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.

Council tax

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

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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 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 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 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 Coppice Court - or to apply for a property - call **01343 548585** or email **northinfo@hanover.scot**.