

# SHELTERED HOUSING



St Margaret's Court, Juniper Green,  
EH14 5DG

# ABOUT ST. MARGARET'S COURT

This sheltered development is located in the village of Juniper Green on the outskirts of Edinburgh and on the banks of the Water of Leith river. A bus service is available on Lanark Road, directly in front of the scheme.

The village of Juniper Green is situated on the banks of the pretty Water of Leith river. The development itself is situated on the site of the old St Margaret's Church and retains some of the original features of the church as it's communal lounge, which is also used by the local community.

The development comprises 28 mainly one-bedroom flats, situated over four levels, all served by a lift.

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 St Margaret's Court, there is a secure main entrance and each property has its own front door.

The properties all benefit from double glazing and a gas-fired central boiler which provides a constant supply of hot water to all properties. Each kitchen features 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.



Typical communal lounge

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## **Communal facilities**

St Margaret's Court features a high quality, fully furnished communal lounge and kitchen, and residents are free to use the lounge as they please.

A private, communal laundry includes modern washers and tumble driers. There are also drying areas with rotary driers in the garden for use during fine weather.

## **Gardens**

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

## **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.

## **Tv aerial**

St Margaret's Court features a communal TV aerial, meaning there is no need to install an individual aerial.

## **Guest bedroom**

St Margaret's Court features a well-equipped guest bedroom for visiting friends or relatives. For a small fee to cover costs, the bedroom can be booked for 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 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 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.

## **Council tax**

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

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## **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.

## **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?**

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 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 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 St. Margaret's Court or to apply for a property, call 0131 557 7404 or email [eastinfo@hanover.scot](mailto:eastinfo@hanover.scot)

