

# SHELTERED HOUSING



Halyrude Court, Peebles,  
EH45 8LL

# ABOUT HALYRUDE COURT

Halyrude Court is located in Peebles, in the beautiful Scottish Borders and under an hour's drive from Edinburgh. Peebles is a picturesque market town situated on the banks of the River Tweed, and Halyrude Court is quietly yet conveniently located off Cross Road, in the centre of the town, close to all amenities and public transport.

The 18 sheltered one-bedroomed flats and one two-bedroom flat are situated over two levels, with a stairlift serving the upper floor.

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.

All properties boast double glazing and the scheme is served by a gas-fired central boiler which provides central heating and a constant hot water supply to every flat and to the communal areas. Each kitchen features space for an electric cooker.

## **What is sheltered housing?**

Sheltered housing is aimed at the over 60s and security is paramount.

At Halyrude Court, there is a secure main entrance and each property has its own front door.

## **Alarm system**

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





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## **Communal facilities**

Halyrude 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 and the communal gardens also feature rotary 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.

Halyrude 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 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 will 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.



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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.

## **Council tax**

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

## **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. 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 Halyrude Court or to apply for a property, call 0131 557 7404 or email [eastinfo@hanover.scot](mailto:eastinfo@hanover.scot)**