

SHELTERED HOUSING



Hanover Court, Church Street,
Broxburn, EH52 5EL

ABOUT HANOVER COURT

Hanover Court is a sheltered housing development quietly but conveniently located within a short walk of the town centre of Broxburn. A range of amenities can be found in this town, which is also served by a train station with direct links into nearby Edinburgh, and is handily situated for Edinburgh Airport for those wanting to travel further afield.

The development is made up of 43 one-bedroomed flats and cottages.

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

The flats are served by a gas-fired central boiler, which provides central heating and hot water to every flat and to the communal areas. All of the properties boast double glazing and each kitchen features space for an electric cooker.

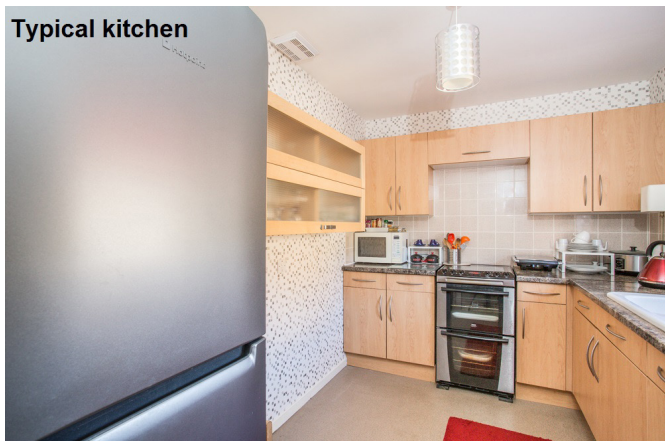
What is sheltered housing?

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

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 kitchen



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Communal facilities

Hanover 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

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

Guest bedroom

Hanover 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 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.

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. 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

