

AMENITY AND GENERAL NEEDS HOUSING



Maxwell Gardens, Maxwell Street,
Dalbeattie, DG5 4BF

ABOUT MAXWELL GARDENS

Dalbeattie is located on the beautiful Solway Coast in Dumfries and Galloway. This pretty development is situated close to the centre of Dalbeattie, and benefits from close proximity to all essential amenities including shops, post office, chemists and bus stops.

The development is made up of six general needs flats for families, and 16 one-bed amenity flats for older people, ideally suited to single people or couples.

All flats are fitted with electric white meter central heating. Hot water is by electric immerser. The flats are individually metered and residents are responsible to the Electricity Board for payment of bills.

Each property also features full double glazing.

In every kitchen, there is space for an electric cooker. Residents are responsible for paying their own electricity bills to their chosen supplier.

What is amenity housing?

Amenity housing is for more active older people. Anyone over 60 can apply, although we will also consider people over 50 if they have a housing support need.

Features can include grab rails, level floors and walk in showers.

What is general needs housing?

General needs housing is for anyone over 16 and has been built with couples or families in mind.



ABOUT MAXWELL GARDENS

Communal facilities

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

There is plenty of on-street parking very nearby.

Alarm system

All the amenity properties are fitted with a community alarm system, which allows residents to summon help in an emergency.

Maintenance

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 will ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.

Pets

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.

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.

Council tax

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

ABOUT MAXWELL GARDENS

Housing Officers

Maxwell Gardens 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 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 Maxwell Gardens or to apply for a property, call **0141 553 6300** or email **westinfo@hanover.scot**

