

# SHELTERED HOUSING



Rosewell Gardens, Aberdeen,  
AB15 6HZ



# ABOUT ROSEWELL GARDENS

Rosewell Gardens is situated in the east of the city of Aberdeen, next to the site of the old Albyn School's playing fields. It's well served by various bus routes on the nearby Summerhill Road and Kings Gate, and is also close to Woodend Hospital.

The development consists of 77 one and two-bedroomed flats, some of which are suitable for wheelchair users and the majority of which are in one main block and served by a lift.

A Development Manager is on site every day 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.

Living in a development like Rosewell Gardens offers a number of useful features.

## **Alarm system**

All of the properties are linked to a community alarm service, allowing residents to call for help 24 hours a day.

The development 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.

All properties feature full double glazing and there is space for an electric cooker in every property's kitchen.



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## **Communal features**

Rosewell Gardens features a high quality, fully furnished communal lounge and kitchen. Residents are free to use the lounge as they please.

A communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers use in fine weather.

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.

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

## **Guest bedroom**

Rosewell Gardens features a well-equipped guest bedroom for visiting friends or relative. For a small fee to cover costs the bedroom can be booked 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.

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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 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.

## **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 consultations**

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 Rosewell Gardens - or to apply for a property - call 01343 548585 or email [northinfo@hanover.scot](mailto:northinfo@hanover.scot).**