

# SHELTERED HOUSING



Hanover Court, David Street  
Stonehaven, AB39 2FD



# ABOUT HANOVER COURT

Hanover Court is in Stonehaven, on the east coast of Scotland. The pretty harbour town is located south of Aberdeen and within easy reach of major roads and features a mainline railway station.

The sheltered development itself is situated close to the sea and offers spectacular views across Stonehaven and the North Sea. It features 31 one-bedroom flats in two three-storey blocks, one of which has a stairlift; and 4 cottage style properties, 1 of which is a two-bedroom property.

The Sheltered Housing Manager works on site from Monday to Friday, providing assistance to residents and looking after the day-to-day administration of 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 Hanover Court offers a number of useful features.

## Alarm service

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

Each property has double glazing and is heated by a gas-fired central boiler which provides central heating and a constant hot water.

There is space for an electric cooker in every property's kitchen. Residents must ensure they arrange for installation of the cooker by an approved installer.



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## **Communal features**

A communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers.

## **Gardens**

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

## **Car parking**

A car park is provided for the use of residents only.

## **TV aerial**

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

## **Council tax**

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

## **Guest bedroom**

Hanover Court 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.

## **What are Sheltered Housing Managers?**

The SHM 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 Hanover Court - or to apply for a property - call **01343 548585** or email **northinfo@hanover.scot**.