

# SHELTERED HOUSING



Bridge of Dee Court, Aberdeen,  
AB10 7HG



# ABOUT BRIDGE OF DEE COURT

Bridge of Dee Court is located at the southern end of Holburn Street with easy public transport access to the city centre. There are also lots of shopping facilities within a short walk of the development.

This sheltered development features 44 one-bedroomed properties situated over eight floors, with a lift providing easy access to all levels.

A Development Manager works on site during the week 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.

## **Alarm service**

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

Living in a development like Bridge of Dee Court offers a number of useful features.

All properties feature full double glazing and 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.

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.



# ABOUT BRIDGE OF DEE COURT

## **Communal features**

Bridge of Dee Court 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.

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

## **Gardens**

Hanover looks after the 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 and visitors to the development. It is not possible to allocate car parking spaces to individual residents.

## **Guest bedroom**

Bridge of Dee Court features a well-equipped guest bedroom for visiting friends or relatives. 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.

# ABOUT BRIDGE OF DEE COURT

## **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 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're 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 Bridge of Dee Court - or to apply for a property - call **01343 548585** or email **[northinfo@hanover.scot](mailto:northinfo@hanover.scot)**.