

SHELTERED HOUSING



Sir John Graham Court, Larbert,
FK5 4AG

ABOUT SIR JOHN GRAHAM COURT

Sir John Graham Court is situated in Larbert, a town just under three miles from Falkirk. The area is very well-served by public transport, with bus stops nearby and multiple train stations all within a few miles of the development. Also nearby is the Forth Valley Royal Hospital and plenty of shops, cafes and amenities.

This sheltered development features 19 one-bedroom flats and cottages in three two-storey blocks.

A Development Manager is on the development five days a week to provide assistance to residents and to help out in an emergency.

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

All flats have full gas central heating with radiator in every room. The central heating also provides hot water.

There is space for an electric cooker in every property's kitchen. In addition, all properties feature full double glazing.



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Communal features

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

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

Gardens

Hanover looks after the 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.

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.

Guest bedroom

Sir John Graham 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.

Council tax

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

ABOUT SIR JOHN GRAHAM COURT

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 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 Sir John Graham Court - or to apply for a property - call **0131 557 7404** or email **eastinfo@hanover.scot**.