

SHELTERED HOUSING



Harley Court, David's Loan
Falkirk, FK2 7RZ

ABOUT HARLEY COURT

Harley Court is situated at the corner of Carronside Street and Dawson Street, approximately 200 yards from the shopping centre. Bus services to the town centre run past the site.

The development is made up of 47 one- and 4 two-bedroomed flats, laid out over six different two-storey buildings. Some of the upper floors are accessed via a stairlift.

A Development Manager works at the development five days a week and looks after the day-to-day running of the development as well as helping residents to manage their tenancies.

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 Harley Court offers a number of useful features.

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

The scheme is served by a gas-fired central boiler, which provides central heating and hot water to every flat and to the communal areas. Heating costs are included within the rent figure.

All of the properties feature full double glazing. In addition, there is space for an electric cooker in every property's kitchen.



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Communal features

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

There is secure, free WiFi available in the communal lounge.

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

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

Gardens

Hanover looks after the gardens. If space allows we can often make a patch available to individuals.

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

Harley 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.

ABOUT HARLEY 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 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'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. 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 Harley Court - or to apply for a property - call **0131 557 7404** or email **eastinfo@hanover.scot**.