

SHELTERED HOUSING



Hanover Close, Livery Street
Bathgate, EH48 4HS

ABOUT HANOVER CLOSE

Hanover Close is a sheltered housing development in the town centre of Bathgate, West Lothian, a short journey from Livingston and under 45 minutes' drive from Edinburgh. The development is located close to all the amenities this bustling town has to offer including supermarkets, churches and doctors' surgeries. Within a few minutes' walk are bus services to numerous locations.

The development consists of 39 one-bedroomed flats, many of which are served by a lift.

A Development Manager is on site five days a week to help out in an emergency and to look after the day-to-day administration of the development.

What is sheltered housing?

Sheltered housing is aimed at the over 60s and security is paramount. At Hanover Close, there is a secure main entrance and each property has its own front door.

All properties boast double glazing. The scheme 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. Each kitchen features space for an electric cooker.

Alarm system

All the properties are fitted with a community alarm system, which allows residents to summon help in an emergency 24 hours a day.



Typical communal lounge

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Communal facilities

Hanover Close Court features a fully furnished and carpeted lounge. Residents are free to use the lounge as they please and invite friends and neighbours to join them here.

Hanover may on occasion require to use the lounge for meetings and the room may also be used by outside groups in which case a charge will be levied to the group using it.

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

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.

A communal TV aerial is provided, with a socket in every living room, meaning individual aerials aren't required.

Guest bedroom

Hanover Close 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

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 the property is in good condition when a tenant moves in.

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Pets

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. You can arrange your own cover, but you must let us know if you want to do this. Get in touch with us to find out more.

Annual Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting. They usually take place in the autumn and it's a good opportunity for residents to discuss other issues relating to the development.

Housing Officer

The housing officer acts as the main contact between the area office and the residents. He/she visits the development regularly and is available to residents who may wish to discuss housing related or personal matters. If you wish to be visited at home by the housing officer you can make the necessary arrangements by contacting the sheltered housing manager or the area administrative officer at area office.

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 Close or to apply for a property, call **0131 557 7404** or email eastinfo@hanover.scot

