

# SHELTERED HOUSING



Airlie Gardens, Banff,  
AB45 1AZ

# ABOUT AIRLIE GARDENS

Airlie Gardens is located in Banff, Aberdeenshire, on the north east coast.

The development is situated within walking distance of the town centre, where all major amenities can be found including chemists, supermarkets and doctor's surgeries. There are also bus services to local towns and further afield.

The development itself is made up of 46 flats, most of which are situated in a six storey block where a lift ensures easy access to the upper floors, as well as nine cottages.

A Sheltered Housing Manager is available from Monday to Friday to help out in an emergency, as well as looking after the day-to-day administration of the development.

All properties feature full double glazing. 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. Each property is individually metered and residents are responsible for paying their own bills.

## **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 system**

All the properties are fitted with a community alarm system, which allows residents to summon help in an emergency. A pull cord to activate the alarm is situated in every room.

## **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.



# ABOUT AIRLIE GARDENS

## **Communal features**

Airlie Gardens 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 and the communal gardens also feature rotary driers.

Hanover maintains the grassed and planted areas in the development. 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.

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

## **Guest bedroom**

Airlie Gardens 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're 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.

## **WIFI**

There is secure, free WIFI available in the communa lounge.

# ABOUT AIRLIE GARDENS

## **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?**

Airlie Gardens features a Sheltered Housing Manager (SHM) who works at the development.

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.

They often give residents a daily call to ensure everything is OK and can help out with benefits advice as well as liaising with GPs, nursing services and local authorities.

## **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.

## **Council tax**

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

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