

SHELTERED HOUSING



Aigan Court, York Street,
Dufftown, AB55 4AJ

ABOUT AIGAN COURT

Aigan Court is located in Dufftown, a village in rural Moray and on the world famous Whisky Trail. The development is situated near the centre of the village and close to a range of essential amenities including shops and bus stops to nearby towns.

The development itself is made up one and two bedroomed flats, plus a three-bedroomed maisonette. A Development Manager is on site five days a week to look after the day to day administration of the development and to help out in an emergency.

Heating is provided by electric heaters in each room and water is heated by an immersion heater, all of which are charged at an off-peak rate.

Each property is individually metered and residents are responsible for paying their own bills to their chosen electricity supplier.

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.

In addition, all properties feature full double glazing.

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.

Properties usually have one or two bedrooms and are linked to a community alarm service, allowing residents to call for help 24 hours a day.

Communal features

Aigan 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 and the communal gardens also feature rotary driers.



ABOUT AIGAN COURT

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

There is also a limited amount of communal parking spaces, however plenty of on-street parking is available very nearby.

Aigan Court features a communal TV aerial, meaning there is no need to install an individual aerial. Depending on certain circumstances, we can sometimes buy a communal TV licence, meaning residents over retirement age may not need to buy individual licences. We can give you more information on request.

Guest bedroom

Aigan 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.

Alarm system

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

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.

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 AIGAN 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.

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'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.

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 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 Aigan Court - or to apply for a property - call 01343 548585 or email northinfo@hanover.scot.