

# SHELTERED HOUSING



Hanover Court, Inverbervie,  
DD10 0TR



# ABOUT HANOVER COURT

Hanover Court is a sheltered development located in the north of Inverbervie, a pretty coastal town with convenient transport links to nearby Montrose, Stonehaven and Aberdeen. Shopping facilities and all amenities, library, post office and church are within close proximity to the development. Transport services are available nearby.

The development is made up of 24 cottages, all on one level.

## **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.

A Sheltered Housing Manager is also on site from Monday to Friday to help with on-site administration.

## **Alarm service**

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

Living in a development like Hanover Court offers a number of useful features.

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

The flats are individually metered.

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.



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## **Communal features**

Hanover 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.

The development 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 park**

A car park is provided for the use of residents at the development. Unfortunately, it is not possible to allocate car parking spaces to individual residents.

## **Guest bedroom**

Hanover 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'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'll ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.

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## **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**

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

## **What are Sheltered Housing Managers?**

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.

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