

GENERAL NEEDS HOUSING



Broom Drive, Moss Road and Fern Court,
Caol, PH33 7HG



ABOUT BROOM DRIVE, MOSS COURT AND FERN COURT

This general needs housing development is located in Caol, close to Fort William in the world famous Highlands, and offering amazing views of the Nevis Range and down Loch Linnhe.

The development is approximately 500 metres from a small supermarket. There is a regular bus service to Fort William where extensive shopping facilities are available in the town centre. In total there are 50 properties, all with between two and four bedrooms, and virtually all with dining rooms.

What is general needs housing?

General needs housing is for anyone over 16 and has been built with couples or families in mind.

The dwellings have multi-fuel fires. A small number have been converted to all electric.

There are facilities to cook by electricity in each kitchen. Residents must supply their own cookers and white goods, which must be installed by qualified installers.

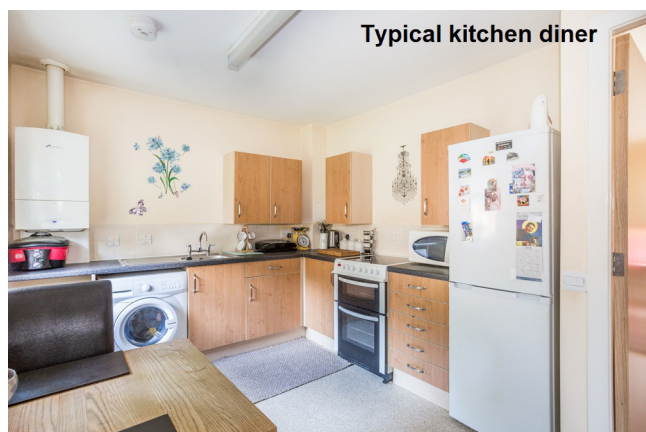
In addition, every property benefits from full double glazing.

Gardens

Each dwelling has a private garden area which is to be maintained by the tenant. Hanover maintains, through the Service Charge, any communal garden area.

Council tax

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



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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.

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.

Tenants' Contents Insurance

We provide contents' insurance from as little as £1.50 a month. Or you can arrange for your own cover; but

residents must let us know.

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 communal lounge of a nearby development.

They usually take place in the autumn and it's a good opportunity for residents to discuss issues relating to the development.

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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 Broom Drive, Moss Court and Fern Court - or to apply for a property - call **01343 548 585** or email **northinfo@hanover.scot**

