

SHELTERED HOUSING



Langcraigs Court, Burnfoot Crescent
Paisley, PA2 8NE

ABOUT LANGCRAIGS COURT

Langcraigs Court in Glenburn, in the south of Paisley, features 34, one-bed flats. There's a range of shops and amenities nearby, and regular bus services are available from nearby Braehead Road.

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

What is sheltered housing?

Sheltered housing is aimed at the over 60s. Langcraigs Court also has a secure main entrance and all properties have their own front doors.

All the flats in Langcraigs Court feature electric storage heating. There are heaters in every room apart from the bathrooms. The development features full double glazing.

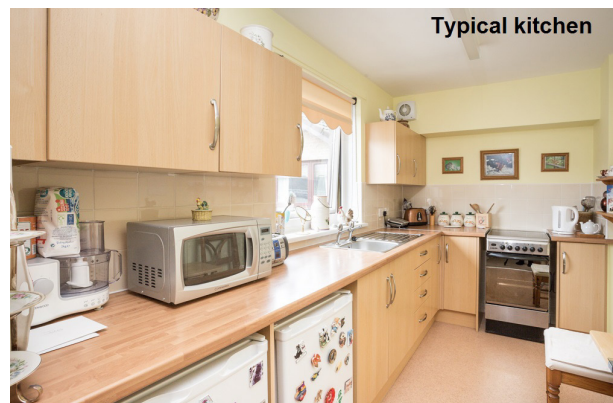
Cooking facilities are electric and there's space in every kitchen for residents to arrange for the installation of an electric cooker. Each property is individually metered and residents are responsible for paying for their own electricity supply.

Communal facilities

Langcraigs 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.

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.



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

Guest room

Langcraigs 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

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.

Alarm system

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

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.

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.

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Council tax

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

What are Development Managers?

The Development Manager has a wide range of responsibilities, which include 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 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.

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 Langcraigs Court or to apply for a property, call **0141 553 6300** or email **westinfo@hanover.scot**

