

VERY SHELTERED HOUSING



Orchard Court, Orchard Street
Renfrew PA4 8RZ

ABOUT ORCHARD COURT

Orchard Court is located in a residential area of Renfrew, just a few minutes from the town centre. All the amenities you'd expect are found close by, including buses into Paisley and Glasgow city centre.

There are 13 studio and 2 one-bedroom flats, all located on the ground floor and heated by electric storage heaters.

What is very sheltered housing?

Very sheltered housing is aimed at frailer older people. Residents have their own flat and can live as independently as they please, but support staff are on site 24 hours a day to help out in an emergency.

For added security and peace of mind, properties are also connected to a 24-hour community alarm.

Communal facilities

Orchard Court features a communal dining room where we provide two cooked meals a day; typically a three course lunch and high tea in the evening.



Meals are prepared by our on-site staff and served in our dining room. We offer a varied menu taking into consideration personal choice, seasonally available fresh produce and all dietary requirements. All catering costs are included in the monthly charges.

In addition, Orchard Court features a high quality, fully furnished communal lounge. Residents are free to use the lounge as they please. We may sometimes need to use the lounge for meetings and the room may also be used by outside groups, in which case a charge will be levied to the group using it.

A private laundry for residents' own use, or by care staff on their behalf, is also provided. It has automatic washing machines and tumble driers. Hanover maintains the development gardens. However, should anyone wish to have a small plot for gardening it may be possible to arrange this.

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

ABOUT ORCHARD COURT

Car park

A car park is provided for use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents, however plenty of free on-street parking is available nearby.

Guest bedroom

Orchard Court features a well-equipped guest suite for visiting friends or relatives. For a small fee to cover costs the room 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

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.

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 you can arrange for your own cover; but residents must let us know.

Get in touch with us to find out more.

What staff work at Orchard Court?

At Orchard Court, a Very Sheltered Manager manages the overall development and the staff who work there.

ABOUT ORCHARD COURT

Each resident has a Support Worker who works closely with residents, liaises with relatives and organisations like community health services and social work departments, and looks after any related administration.

Council tax

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

WIFI

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

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