

# AMENITY HOUSING



Newbigging Cottages, Luthermuir,  
AB30 1YT



# ABOUT NEWBIGGING COTTAGES

The Newbigging Cottages development is situated in the small rural village of Luthermuir located half way between Forfar and Stonehaven. It is located close to the village centre and existing houses and there is public transport available from nearby Main Street.

The ten cottages that make up this amenity development are split between six one-bedroom properties and four two-bedroom properties.

## **What is amenity housing?**

Amenity housing is for more active older people. Anyone over 60 can apply, although we will also consider people over 50 if they have a housing support need.

## **Alarm system**

All properties are - or can easily be - fitted with a community alarm system, which allows residents to summon help in an emergency.

Every property features electric, white meter, central heating and every room features panel heaters, with storage heaters in lounges.

Hot water is provided by an electric immersion system. There are facilities to cook by electricity in each kitchen and residents must supply their own cookers, which must be installed by qualified installers.

In addition, every property benefits from full double glazing.



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## **Communal facilities**

A communal TV aerial is provided, with a socket in the living room, therefore an individual aerial is not necessary.

## **Gardens**

Hanover maintains, through the Service Charge, all the grassed and planted areas in the development. However, should anyone wish to have a small plot for gardening it may be possible to arrange this.

## **Car Park**

A car park is provided for the use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents.

## **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 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.

## **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.

## **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 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 Newbigging Cottages - or to apply for a property - call **01343 548 585** or email **[northinfo@hanover.scot](mailto:northinfo@hanover.scot)**