

AMENITY AND GENERAL NEEDS HOUSING



Murdoch Nisbet Court, Newmilns,
KA16 8DD

ABOUT MURDOCH NISBET COURT

Murdoch Nisbet Court is located in the village of Newmilns in East Ayrshire. Located right in the centre of the village, the development is a short walk from all essential shopping facilities, a post office and other amenities. There is a bus stop near by with regular services into Kilmarnock.

There are 10 amenity flats located over two levels with 8 one-bedroom flats and 2 two-bedroom flats. There are also 2 two bedroom general needs houses. The development has won a coveted 'Secure by Design' award, a UK-wide Police award given to new housing that incorporates strong security features.

Every property features gas central heating with radiators in every room.

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

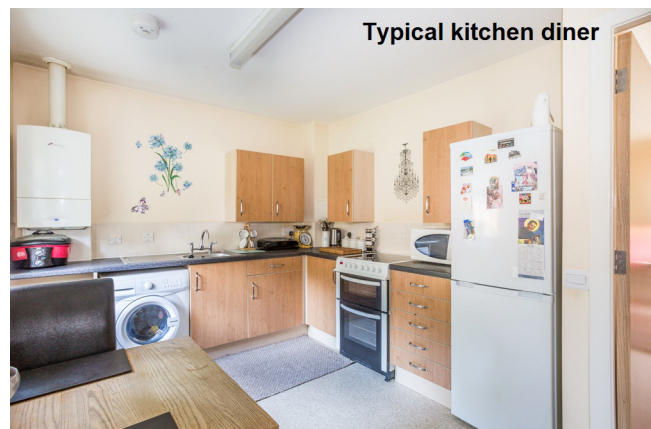
In addition, every property benefits from full double glazing.

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.

What is general needs housing?

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



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Alarm system

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

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.

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.

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.

Council tax

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

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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'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 Murdoch Nisbet Court - or to apply for a property - call **0141 553 6300** or email **westinfo@hanover.scot**

