

AMENITY AND GENERAL NEEDS HOUSING



Loch na Leoba Place, Newtonmore,
PH20 1BZ

ABOUT LOCH NA LEOBA PLACE

This mixed development is situated adjacent to Hanover's sheltered housing development at Glen Grove. There are a range of local amenities within walking distance and the nearby main road has regular bus services running between Perth and Inverness.

There is a railway station just a short walk away. It is an attractive site with level access to all facilities, situated in a quiet part of the village, but not remote from the rest of the community.

There are 10 properties on site with a mix of six two-bedroom amenity houses, two two-bedroom general needs houses and two three-bedroom general needs houses.

What is amenity housing?

Amenity housing is for more active older people. Anyone over 55 can apply.

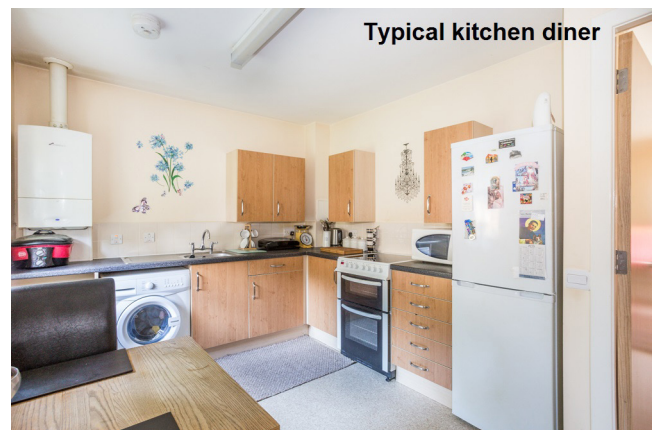
What is general needs housing?

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

Heating and hot water is provided by off peak electric heating.

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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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.

Gardens

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

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.

Tenants' Contents Insurance

We provide contents' insurance for amenity properties 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.

Council tax

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



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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 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.

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 Loch na Leoba Place - or to apply for a property - call **01343 548 585** or email **northinfo@hanover.scot**