

HOUSING WITH CARE



Linkwood View, Elgin,
IV30 6GQ

ABOUT LINKWOOD VIEW

Linkwood View, Elgin is a purpose built development with innovative, high quality services including dementia, wheel chair adapted and Extra Care facilities. The accommodation provides 30 individual two-bedroom flats with additional communal facilities. Tenants will have access to care and support provided by onsite staff.

Local shopping facilities and amenities are easily accessible with a bus stop situated near the development providing a regular service throughout the day, seven days a week. There is also a local train station.

An applicant will need to have a minimum of 4 hours personal care per week from the local authority to be eligible for these properties. For couples it is expected that at least one of the tenants will have complex care need.

There is a team of staff on site to support you to manage your tenancy and depending on your individual requirements, assessed prior to your tenancy, will also assist with meal preparation and to provide person centred care.

Residents will be able to access staff on a 24/7 365 days a year basis. All residents will be provided with person centred care to suit individual needs. This care will be responsive to changing circumstances. Overnight care will also be provided.

Electricity Charges

Electricity costs are the responsibility of the resident. All flats are fitted with meters.

Alarm System

All properties on the development are fitted with an alarm system, which allows tenants to summon help in an emergency.

It enables tenants to make immediate contact with the staff, or in their absence with the alarm control centre. A pull cord to activate the alarm is situated in every room. Advice on how to use the alarm system will be given to every tenant when they move in.

Smart Technology

In addition to the community alarm to all flats, there are also specialist aids for the dementia friendly flats which utilise the most recent developments in technology enabled care.

Heating and Hot Water

Hot water and heating are provided from a central boiler. All flats are heated by underfloor heating and residents will be charged monthly for this.

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Residents' Lounge

There is a communal lounge on the ground floor and a smaller one on the second floor that can be used by all residents.

Laundry

There are no communal laundry facilities on the development. Each flat has been plumbed for a washing machine and there are drying areas to the rear and side of the building.

Wifi

Wifi will be made available to all flats and communal areas throughout the development.

TV Aerial/Satellite

Freeview and satellite access is provided in your lounge and both bedrooms as well as in communal areas.

Concessionary TV Licence

New tenants under the age of 75 years will be entitled to a concessionary TV licence.

New tenants aged 75 years or over will be entitled to a free concessionary TV licence.

Gardens

Hanover maintains, through the Service Charge, all the grassed and planted areas in the development.

Car Park

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

Care Charges

In addition to Hanover charges, there may also be a care contribution. This is to cover the care and support services provided. The local council will collect this charge directly from you.

Tenants' Contents Insurance

We provide contents insurance for 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 their own council tax to Moray Council. Dementia friendly flats may be exempt.

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Pets

Pets are welcome but we must know if residents are planning to have them. If residents have a dog they must exercise them outside the development's grounds.

Annual Development Meeting

At least one meeting will be held each year in the communal lounge, to which all residents are invited. The meetings will take place in the autumn of each year, after the financial statements have been issued, (normally August/September).

Repairs and Maintenance

Hanover, as landlord, has responsibility for certain repairs, under the Scottish Secure Tenancy Agreement. You have a responsibility for maintaining the internal decoration of the accommodation, which will be in reasonable decorative order when you move in. You are also responsible for ensuring that your home is kept in good order.

Liaison and Consultation

It is Hanover's policy to consult residents on significant matters which might arise. Hanover will do this in a variety of ways, including writing to residents, visiting residents to

discuss the matters and/or call further development meetings if required.

Welcome Pack

All residents will be provided with a welcome pack at the start of their tenancy.



**To find out more about Linkwood View
- or to apply for a property - call
01343 548585 or email
northinfo@hanover.scot.**