

AMENITY AND WHEELCHAIR FRIENDLY HOUSING



Kesson Court, Haugh Road
Elgin, IV30 1AS

ABOUT KESSON COURT

Kesson Court is a brand new amenity development which opened in January 2018. It is situated in the beautiful historic cathedral city of Elgin in Moray. There is a wide range of amenities nearby, including a leisure/sports centre, shopping, historical buildings and the town centre, all within easy walking distance. The local hospital and medical centre is also within easy reach of the development.

There are regular buses into town on the peripheral route. The bus station hosting the main route to both Aberdeen and Inverness is also close by. The railway station is a short bus or taxi ride away. The town also has a large library in the nearby Cooper Park, which houses the Tourist Information Centre.

The development has 21 units - 18 two-bedroom amenity flats and three two-bedroom wheelchair cottages.

What is Amenity Housing?

Amenity housing is for more active older people. Anyone over 55 can apply, although we will also consider people under this age providing they have a qualifying need. There is no age requirement for the wheelchair friendly cottages.

Every property has triple glazing and is heated by a central gas boiler with radiators in every room allowing for independent temperature control. The cost of heating is included in the monthly charge.

Alarm system

All of the properties have the provisions for a community alarm system to be installed, which allows residents to summon help in an emergency.

Cooking and Laundry Arrangements

There are facilities in the properties for cooking by electricity. Residents in the 18 flats must supply their own cookers and have them installed by an authorised installer.

Each property has washing machine outlets installed ready for a machine. The wheelchair friendly cottages come with an oven and hob ready installed.

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Satellite TV

A communal sky dish is provided by the Association.

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. There is marked out disabled parking for the disability adapted cottages.

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.

Gardens

Hanover maintains, through the Service Charge, all the communal grassed and planted areas in the development. The cottages have small areas of grass to the front and decking to the rear. Residents are responsible for the upkeep of these.

Garden Room

There is a common garden room on the development for the use of residents for relaxation.

Insurance

Hanover can arrange to provide contents insurance to residents at a very reasonable cost, from as little as £1.50 per month. Alternatively residents can arrange their own contents insurance but must advise us if they wish to pursue this option. Full details are available from your area office.

Council Tax

Residents are responsible for paying their own council tax to Moray Council.

Repairs and Maintenance

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

Housing Officer

The housing officer acts as the main contact between the area office and the residents. He/she visits the development regularly and is available to residents who may wish to discuss housing related or personal matters.

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If you wish to be visited at home by the housing officer you can make the necessary arrangements by contacting the area administrative officer at the area office.

Annual Development Meeting

At least one meeting will be held each year in a convenient nearby location, 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).

Rents and Services Charge

The monthly payment due to Hanover includes both a rental charge and a services charge component. The rental charge is set by us and covers the costs of providing, managing and maintaining the property. The service charge covers the costs of the services we provide in amenity housing, including housing management services and grounds maintenance.

A service schedule listing the services applicable to your development will be attached to your tenancy agreement.

Liaison and Consultation

It is Hanover's policy to consult residents on significant matters which

might arise. We 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.

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

