

# SHELTERED HOUSING



Baillie Court, Motherwell ML1 3XW



# ABOUT BAILLIE COURT

Baillie Court is located in Motherwell, east of Glasgow, and close to the popular Strathclyde Country Park. The development is close to a post office, chemist, community facilities and church. There are regular bus services from nearby Kylemore Crescent and Motherwell Station is only a mile away.

The development has an active social scene, which residents are welcome (but definitely not expected) to take part in. Overall the atmosphere at Baillie Court is highly supportive and friendly. Why not take a look?

There are 34 mostly one-bedroom flats suitable for single people or couples.

Split into two blocks; the main block has 26 flats over three floors with a lift and a secure main entrance. The other block contains eight flats over two floors.

A Development Manager is on site on all weekdays and helps with the general upkeep of the development and provides help to residents when required.

All properties in Baillie Court have their own front doors. They feature electric storage heating and the kitchens have a space for an electric cooker. All windows are double glazed. There are also individual electricity meters in each flat. The flats also have an exceptional amount of storage space.

## **Alarm system**

All the properties are fitted with a community alarm system, which allows residents to call for help 24 hours a day.



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## **Communal facilities**

Baillie Court features a high quality, fully furnished communal lounge and kitchen.

The development also has a spacious hobby room for use by residents.

A communal laundry includes modern washers and tumble driers and the communal gardens also feature rotary driers.

Hanover looks after the gardens. However, space can be allocated to residents if they wish.

There is also a limited amount of on-street parking available very nearby.

Baillie Court also features a communal TV aerial, meaning there is no need to install an individual aerial.

## **Guest bedroom**

Baillie Court has a well-equipped guest bedroom for visiting friends or relatives. For a small fee to cover costs, the bedroom can be booked up to two months in advance.

Priority bookings are given to relatives of a resident who is ill.

## **Maintenance of your property**

As the landlord of the development, we're 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.

# ABOUT BAILLIE COURT

## **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 prefer this.

## **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're 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 meetings**

Each year, an Annual Development Meeting is held, usually in the lounge or somewhere nearby. The meetings usually take place in the autumn and it's a good opportunity for residents to discuss issues relating to the development.

## **Communications and consultation**

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 Baillie Court or to apply for a property, call 0141 553 6300 or email [westinfo@hanover.scot](mailto:westinfo@hanover.scot)**

