

HOUSING WITH CARE



Loxa Court, Dunbar Place,
Elgin, IV30 5NX

ABOUT LOXA COURT

Loxa Court is Hanover's newest housing with care development in Elgin, located to the north of the town.

Elgin has a number of amenities including a leisure/sports centre, hospital, shopping centre, shopping retail parks and historical buildings.

There are regular bus services 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.

What is housing with care?

Housing with care facilities combine purpose built, modern housing with high quality personal care. This enables us to cater for a range of care needs for individuals.

Due to 24 hours staffing, emergencies will be dealt with quickly and effectively. Every room in every property and all communal areas feature pull cords and residents are given pendants that allow them to summon help very quickly through Hanover's' Telecare service.

In order for an individual to be considered within Loxa Court, their application must be presented to the joint allocations panel where a decision is agreed if care can be delivered. A housing assessment will also be carried out by Hanover Scotland to determine suitability.

Electricity Charges

All flats are individually metered and each resident is responsible for payment of their own bills to their utility provider.

In addition, every property benefits from full double glazing.

Cooking & Laundry Arrangements

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

Each property has washing machine outlets installed ready for a washing machine as there is no communal laundry facilities.

Residents' Lounge

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

ABOUT LOXA COURT

Wifi

Wifi is available to communal areas throughout the development.

TV Aerial/Satellite

Freeview and satellite access is provided in the lounge and both bedrooms of every property as well as communal areas in the building.

Gardens

Hanover maintains, through the Service Charge, 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.

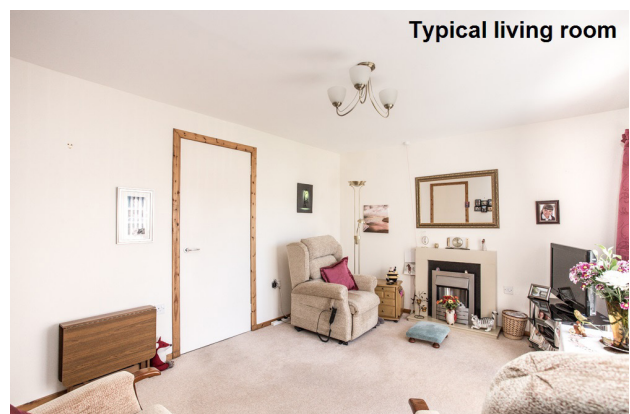
If residents have a dog they must exercise them outside the development's grounds.

Maintenance of the property

As the landlord of the development, we are responsible for carrying out certain repairs to make sure the property and the communal areas are well maintained and that certain things are safe.

Residents can find more information on this in the Scottish Secure Tenancy Agreement which they sign when they become a tenant.

We will ensure the property is in good condition when residents move in and we expect them to maintain the internal decoration. Any repairs should be reported direct to: 0800 389 0477



Typical living room

ABOUT LOXA 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 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.

Annual Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting, usually held in the lounge or 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 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 Loxa Court
- or to apply for a property - call **01343 548585** or email
northinfo@hanover.scot