# SHELTERED HOUSING

Dowding House, Moffat,
DG10 9AW

**HANOVER** SCOTLAND

# ABOUT DOWDING HOUSE

Dowding House is a sheltered development situated in the picturesque town of Moffat in Dumfries & Galloway. Owned by the Royal Air Force Association and exclusively for the use of ex-service personnel, Hanover provides the staffing and services. A range of shops and other amenities are nearby, as well as a good local bus service.

The development consists of 25 one-bedroom properties and one two-bedroom property over two levels, with a lift serving the upper floor. There are also two guest rooms.

There is a Development Manager on site five days a week to help with day-to-day enquiries and to manage the site.

**What is sheltered housing?**
Sheltered housing is aimed at people over 60 who wish to retain their independence and, while able to care for themselves and their home, require minimal support.

Living in a development like Dowding House offers a number of useful features. There is a secure main entrance and all properties have their own front doors.

There is space for a refrigerator and an electric cooker in every property's kitchen. In addition, all properties feature full double glazing.

**Alarm service**
All properties are linked to a community alarm service, allowing residents to call for help 24 hours a day.

**Gardens**
Hanover looks after the gardens. However if space allows we can often make a patch available to individuals to look after.

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## Communal features

Dowding House features a high quality, fully furnished communal lounge and conservatory. Residents are free to use the lounge as they please.

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

The development features a communal TV aerial, meaning there is no need to install an individual aerial.

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.

## Guest bedroom

Dowding House features a well-equipped guest bedroom for visiting friends or relative. For a small fee 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'll ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.

## Council tax

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

## 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.

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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 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're 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 Dowding House - or to apply for a property - call **0141 553 6300** or email **westinfo@hanover.scot.**