

# AMENITY HOUSING



Dunbar Place  
Elgin, IV30 5NX



# ABOUT DUNBAR PLACE

Dunbar Place is one of Hanover's newest amenity developments 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 amenity housing?**

Amenity housing is for more active older people. Each property has its own front door.

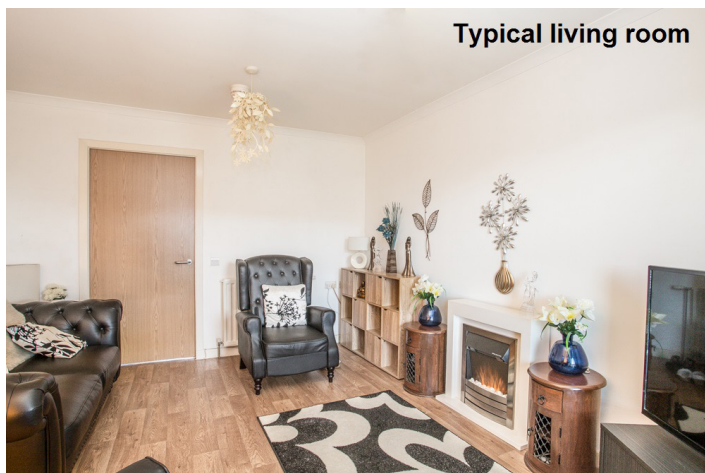
## **Alarm system**

All properties are fitted with a community alarm system, which is connected to Hanover's Telecare service 24 hours a day. This allows residents to summon help in an emergency.

## **Utilities**

Heating and hot water is provided by individual gas boilers with radiators in every room allowing for independent temperature control.

All properties are individually metered and each tenant is responsible for payment of their own bills to their selected utility providers.



**Typical living room**



**Typical kitchen diner**

# ABOUT DUNBAR PLACE

## **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 are no communal laundry facilities.

## **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**



# ABOUT DUNBAR PLACE

## **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 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 Dunbar Place  
- or to apply for a property - call **01343 548585** or email  
**[northinfo@hanover.scot](mailto:northinfo@hanover.scot)**