



# **Amenity & General Needs Housing**

**Jasmine Drive, Village Gardens,  
Elgin, IV30 8BQ**



# About Jasmine Drive

Jasmine Drive is a 25 unit amenity & general needs development completed in summer 2022. The development is situated in an established residential area beside the Moray Sports Centre, Elgin High School and is close to the Linkwood Distillery.

This mixed general needs and amenity development of 25 units comprises of :

- **General needs:** four 1-bed flats; eight 3-bed, four 4-bed and one 5- bed two storey houses
- **Amenity:** two 2-bed wheelchair bungalows; and six 2-bed ambulant bungalows

## What is Amenity Housing?

Amenity housing is for persons of 55 years or over requiring a lower level of direct support. This housing is designed to maximise access and utility. It provides tenants with the security of an emergency alarm system, if required, but without a Sheltered Housing Manager service.

## What is General Needs Housing?

General needs housing is for anyone over 16. This development has been built with single persons, couples or families in mind.

## Repairs and Maintenance

Hanover, as landlord, has the responsibility for certain repairs, under the Scottish Secure Tenancy Agreement.

Residents have a responsibility to maintain the internal decoration of the accommodation. Residents are also responsible for ensuring that their homes

are kept in good order throughout including garden areas.

## Heating and Hot Water

Hot water and heating is provided individually from an air source heat pump.

## Electricity

All properties are individually metered and each tenant is responsible for payment of their own bills to their electricity provider.

## Cooking and Laundry Arrangements

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

Each property has washing machine outlets installed ready for the installation of your own washing machine by an approved installer.

### **Satellite TV Aerial**

There is a TV aerial socket in the living room and bedroom providing signal for Freeview TV.

A communal satellite dish is installed and there is a satellite point in the living room ready for a connection to a satellite dish by a satellite/cable TV supplier e.g. Sky, BT.

You have to pay a subscription for a satellite/cable TV supplier, by calling 0844 800 3115, or by visiting [www.sky.com](http://www.sky.com).

### **Car Parking**

Parking is provided for the use of residents and visitors to the development. Some properties will have their own driveways, but elsewhere it is not possible to allocate car parking spaces to individual residents.

### **Gardens**

Through a service charge, Hanover maintains all the communal grassed and planted areas in the development.

For houses with gardens to the rear and front, tenants are responsible for the upkeep of these.

The flats with rear gardens will be maintained by the Association for which these tenants will pay additional sums, through the service charge.

### **Pets**

Hanover has no objection to a resident bringing one well behaved pet, subject to the Association's prior written permission, but ask that residents seek special permission should they wish to keep more than one pet.

Where a resident has a dog, the animal should be kept on a lead and exercised outwith the area of the development. No dogs should be allowed to foul the garden areas, pathways or car parking areas.

### **Rents and Services Charge**

The accommodation is let to the tenant by the Association as a Scottish Secure Tenancy, under the provisions of the Housing (Scotland) Act 2001.

The monthly payment due to the Association includes both a rental charge and a service charge component.

The rental charge is set by the Association annually and covers the costs of providing, managing and maintaining the property.

The service charge covers the costs of the services provided by the Association including housing management services and grounds maintenance.

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

The Association reviews these charges in April each year.

You may choose to make your rent and service charge payments to the Association by direct debit.

### **Housing Benefit/Universal Credit**

Both rental and services charges are eligible for housing benefit relief and residents should apply to the local council housing benefit section for this. Tenants should request that Housing Benefit is paid direct to the landlord – Hanover Scotland Housing Association Ltd.

Tenants in receipt of Universal Credit should request that the housing element of their Universal Credit is paid direct to the landlord – Hanover Scotland Housing Association Ltd.

### **Council Tax**

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

### **Insurance**

Hanover can arrange to provide contents insurance to residents in Amenity Housing at a very reasonable cost. 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.

### **Housing Officer**

The housing officer acts as the main contact between the area office and the residents. They visit the development regularly and are available to residents who may wish to discuss housing related or personal matters. 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.

### **Permissions/Alterations**

Permission is required for alterations to your property. Whether it is with regards to a garden shed or internal alterations, permission from the Association must be sought prior to alterations.

### **Annual Development Meeting**

The Association will ballot residents to establish whether a development meeting is required. The meeting will be held at a convenient nearby location. These meetings normally take place in the autumn of each year, after the financial statements have been issued (during August/September).

### **Liaison and Consultation**

It is the Association's policy to consult residents on significant matters which might arise. Hanover 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.