

BIRCH COTTAGES HELENSBURGH

Amenity Housing



Birch Cottages was completed in 1991 and provides amenity housing for people aged 60 years or over. It is situated at the top of Sinclair Street next to a park and bowling green. Set in an attractive garden area, the cottages are built in a horseshoe layout and each have private front and back entrances. The development is close to Helensburgh town centre. Helensburgh is an attractive seaside location which is well served with a variety of shops, hotels, restaurants, doctors and dentists. The town has excellent transport links with buses and trains to the surrounding and outlying areas including Glasgow, Edinburgh and Fort William.

There are 12 cottages suitable for single persons or couples. Each cottage is self contained with livingroom, bedroom, kitchen and bathroom. All cottages have electric central heating and double glazing.

Facilities

The Cottages

All cottages are fully self-contained with livingroom, bedroom, kitchen and bathroom. The cottages are centrally-heated and double-glazed for comfort and energy efficiency. Cookers in the cottages are provided and maintained by Bield.

What is Amenity Housing?

Bield has a number of houses designed to amenity standards. These are cottages or flats with design features that make them particularly suitable for older people. The accommodation will normally include:

- Livingroom, bedroom, kitchen and bathroom or shower room
- Barrier-free access and grab rails in the bathroom
- Full central heating and good insulation
- Security and safety features such as good locks and protective design, including smoke alarms
- Emergency call system that gives 24 hr access to help through Bield Response 24.

A comprehensive repairs service is provided, including garden maintenance. Bield staff visit amenity housing developments on a regular basis and can offer advice and assistance with tenancy related matters as required.

Bield Services

Birch Cottages has a dedicated **Housing Officer** who will normally visit monthly to meet with any tenants who wish to discuss any aspect of their housing. This may include rent, benefits, information about transfers or concerns about any tenancy matters they may have.

Birch Cottages also has a dedicated **Property Officer** who will normally visit every three months. They ensure that the buildings and communal areas are maintained to a high standard. Your Property Officer will also organise the maintenance of the grounds and authorise any requests for alterations or improvements.

If you wish to see your Housing or Property Officer outwith their visit you can write or telephone them at any time to make an appointment.

Building Maintenance

Bield arranges all repairs and maintenance for both your home and the communal areas of the development. This includes the cleaning of all external windows.

Insurance

As well as full buildings insurance, Bield insures the entire contents of the building including those of tenants' households.

Fire Alarms and Smoke Detectors

A comprehensive fire alarm system gives protection against the dangers of fire. Smoke detectors are fitted in each flat.

Community Alarm Service

Bield's 24 hour emergency call response service Response24 is connected to each flat for added security and support.

Costs

Details of the current monthly charges for Birch Cottages are detailed on a separate information sheet. Tenants may be entitled to Housing Benefit depending on their financial circumstances. Housing Benefit is administered by Argyll & Bute Council.



Contact details:

<p><u>Office Address:</u> Bield Housing Association Ltd Craighall Business Park 7 Eagle Street Glasgow G4 9XA</p> <p>Tel: 0141 270 7200 Fax: 0141 331 2686</p> <p>Email: info@bield.co.uk Web: www.bield.co.uk</p> <p>Scottish Charity No. SC006878</p>	<p><u>Scheme Address:</u> Bield Housing Association Ltd Birch Cottages 102a Sinclair Street Helensburgh G84 8TU</p>
---	--