

BROOKWELL COURT MUIRHOUSE

Retirement Housing



Brookwell Court was completed in 1994 and provides retirement housing for people aged 55 years or over. This development is set in an attractive courtyard within a residential area. There are good views of the garden area from the building and Silverknowes beach is nearby. Brookwell Court is situated close to shops, doctors and dentists. There is a bus stop immediately outside the building with services going to Leith and Edinburgh City Centre. The scheme is built in 8 blocks of 2 storeys with stair access to upper floors. There is a car parking area at the scheme.

There are 30 flats: 18 one bedroom flats suitable for persons living alone and 12 flats suitable for couples. Each flat is self-contained with livingroom, bedroom, kitchen and bathroom. All flats have full electric storage heating and double glazing.

Facilities

The Flats

All flats are fully self-contained with livingroom, bedroom, kitchen and bathroom. The flats are centrally-heated and double-glazed for comfort and energy efficiency. The cost of central heating and hot water is included in the monthly rental charge. Cookers in the flats are provided and maintained by Bield. Tenants can enjoy their own space in their individual flats within the complex and join in communal activities as and when they wish.

A purpose built laundry facility with fast automatic washing machines and tumble driers is available to all tenants.

A Sense of Community

There is a good community spirit within the area with many local groups and clubs which tenants can become involved in. A large, centrally situated lounge, gives tenants the opportunity to meet and socialise, whether casually or for more organised events. Friends and family are always welcome to join in.

There is a small library in the communal lounge and a garden area where tenants can sit and enjoy the fresh air.



Bield Services

Retirement Housing Manager Service: The main type of service which the Retirement Housing Manager provides is detailed below:

Landlord Service: This includes reporting and checking repairs in houses and communal areas, maintaining the safety and security of the building, monitoring and testing scheme equipment and Health and Safety checks in communal areas. The cost of this and other services and facilities listed below is covered by the service charge.

Community Alarm Service: When the manager is off duty, a 24 hour emergency call service is available through Bield Response 24.

Building Maintenance: The Association looks after the basic maintenance of the building.

Cleaning: Bield arranges cleaning of the communal and circulation areas and of all of the outside windows, including the windows of flats.

Heating: Communal areas enjoy full central heating in common with the flats.

Fire Alarm: A comprehensive fire alarm system including smoke detectors to each flat gives protection against the dangers of fire.

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

Brookwell Court 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.

Brookwell Court also has a dedicated **Property Officer** who will normally visit every three months. They ensure that the buildings and communal areas such as bin stores 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.

Costs

Details of the current monthly charges for Brookwell Court are detailed on a separate information sheet. Tenants may be entitled to Housing Benefit depending on their financial circumstances. Housing Benefit is administered by The City of Edinburgh Council.



Contact details:

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