

CAMPERDOWN COURT DUNDEE

Very Sheltered Housing



Camperdown Court was completed in 1997 and provides very sheltered housing for people aged 60 years or over. It is situated in Charleston, in the West End of Dundee, close to a post office, bakers, chip shop, chemist and supermarket. Camperdown Court is a 5 minute walk to a bus stop where there are regular buses to the city centre. Dundee lies close to the mouth of the River Tay and has a variety of shops, doctors, dentists, opticians, churches, restaurants, pubs, library, a Contemporary Arts Centre, a theatre, the McManus Galleries and a railway station. The city is well served with Public Parks, the largest being Camperdown Country Park which offers pleasant walks and a wildlife centre. The scheme has an attractive garden with views to Law Hill. The development has 4 storeys with lift and stair access to the upper floors. There is a car parking area to the front of the building.

There are 27 flats: 19 single flats suitable for single occupancy and 8 double flats suitable for couples or persons living alone. The flats are self contained with livingroom, bedroom, kitchen and bathroom. Each flat has full gas central heating and double glazing.

Facilities

The Flats

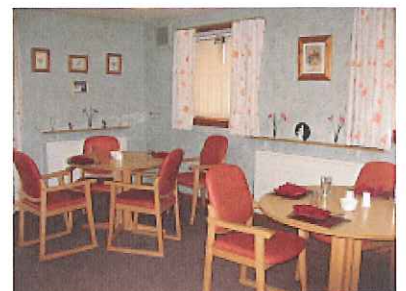
The flats are centrally-heated and double-glazed for comfort and energy efficiency. Cookers in the flats are provided and maintained by Bield. Tenants can enjoy their own space in their individual flats within the complex and join in communal activities as and when they wish.

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 Camperdown Court with a range of different activities tenants can become involved in. The scheme's large, centrally situated lounge gives tenants the opportunity to meet and socialise, whether casually or for more organised events. There is a library service which visits the scheme and renews books regularly. There is a computer in the lounge and Silver Surfer tutoring may be available.

2 twin-bedded guest rooms are available for tenants' family and friends who wish to visit for a short stay. One guest room with bathroom is situated on the 1st floor. The other guestroom is situated on the 2nd floor and has a bathroom and small kitchen. Both rooms have tea making facilities.



Bield Services

Camperdown Court has a dedicated **Scheme Manager**. They help tenants to maintain their personal safety and the security of their home, respond in an emergency and can assist to arrange social activities. They will also carry out Health & Safety checks of the building and report any repairs required.

Camperdown 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.

Camperdown Court 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.

Meals Service

Camperdown Court has a meals service which offers a 3 course lunch and a light snack at tea-time 7 days a week. There is a charge for this service. Details are available in a separate leaflet.

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 Camperdown 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 Dundee City Council



Contact details:

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