

## CARNEGIE COURT MONTROSE

### Sheltered Housing



Carnegie Court was completed in 1979 and provides sheltered housing for people aged 55 years or over. It sits in attractive gardens in a pleasant residential area, close to the town centre. Montrose has bus and train links to Angus, Aberdeenshire and Dundee. The town has a doctors, dentists, library, a beach, harbour, bowling club, a golf course and a variety of shops and cafés. The development comprises of eight 2 storey buildings with stair access. There is a car park available.

There are 31 flats: 23 studio flats suitable for single occupancy and 8 flats suitable for couples. The studio flats are self-contained with livingroom/bedroom, kitchen and bathroom. The double flats are self-contained with livingroom, bedroom, kitchen and bathroom. All flats have full gas central heating and double glazing.

# Facilities

## The Flats

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 Montrose area with a range of different local clubs 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. Friends and family are welcome to join in.

1 twin-bedded guest flat with kitchen, bathroom and small livingroom is available for tenants' family and friends who wish to visit for a short stay. Guests have access to the communal garden. The guest flat is situated on the lower ground floor with stair access.



## **Bield Services**

Carnegie 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.

Carnegie 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.

Carnegie 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.

## **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 Carnegie 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 Angus Council.



## Contact details:

### Office Address:

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### Scheme Address:

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### Care Commission Office:

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