

CLYDE COURT ARBROATH

Very Sheltered Housing



Clyde Court was completed in 1999 and provides very sheltered housing for people aged 60 years or over. It is situated on the site of the old Bellevue Nurseries in the quiet residential area of Clifftown Road. The scheme is set in attractive landscaped gardens and is close to shops and a church. There are pleasant cliff and sea walks just minutes from the scheme and a bus stop where buses run to the town centre. Clyde Court is a 5 to 10 minute walk downhill to the town centre where there are bus and train links to all major cities. Arbroath has a variety of shops, a bowling club, golf clubs, Abbey ruins and a Visitors Centre. The development consists of 3 storeys with lift and stair access to the upper floors.

There are 27 flats: 17 one bedroom flats suitable for persons living alone and 10 flats suitable for couples. Each flat is self-contained with livingroom, bedroom, kitchen and bathroom or shower room. All the accommodation has gas central heating and double glazing.

Facilities

The Flats

All flats are fully self-contained with livingroom, bedroom, kitchen and bathroom or shower room. 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 Arbroath area with many local groups and clubs which tenants can become involved in. Clyde Court has an active social club which organises regular social events. 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. Clyde Court has a spacious rear garden with seating areas. Good views of both the garden and the sea can be enjoyed from the building. There is a large car park to the front of the scheme

The community library delivers books to the main lounge quarterly.

1 twin-bedded guest room and 1 single room with shared bathroom and self contained kitchen is available for tenants' family and friends who wish to visit for a short stay. The rooms are situated on the 1st floor.



Bield Services

Clyde 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.

Clyde 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.

Clyde 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

Clyde 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 Clyde 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:

**Bield Housing Association Ltd
1 Bonnethill Gardens
1 Caldrum Terrace
Dundee
DD3 7HB**

**Tel: 01382 228911
Fax: 01382 224088**

**Email: info@bield.co.uk
Web: www.bield.co.uk**

Scottish Charity No. SC006878

Scheme Address:

**Bield Housing Association Ltd
Clyde Court
Cliffburn Road
Arbroath
DD11 5TE**

Care Commission Office:

**Compass House
11 Riverside Drive
Dundee
DD2 4NY
Tel: 01382 207100**