

## DALRIADA GROVE INNELLAN, DUNOON

### Sheltered Housing



Dalriada Grove was completed in 1990. The scheme provides sheltered housing for people aged 60 years or over. It is situated on the Shore Road towards the end of Innellan. Dalriada Grove sits on the seafront and has impressive views across the Firth of Clyde. There are lovely walks in the area and the village has a bowling green, village hall and a church. Dalriada Grove has a rural setting with mobile and delivery services providing many of the main services. There is one shop in Innellan which provides groceries and a post office service. A regular bus service operates to and from Dunoon which is approximately 5 miles away. Set in an attractive garden area, the scheme consists of two 2 storey blocks of flats each with their own entrance and private stair access to each upper flat. The development has 13 ground level flats, 2 of which are wheelchair accessible and 13 upper level flats.

There are 26 flats: 24 flats suitable for a couple or a person living alone and 2 flats suitable for up to 3 persons. All flats are self-contained with living room, bedroom/s, kitchen and bathroom. The flats have electric storage heating and are double glazed.

# Facilities

## The Flats

The flats have electric storage heating and are double-glazed for comfort and energy efficiency. Tenants can enjoy their own space in their individual flats within the complex and join in communal activities as and when they wish.

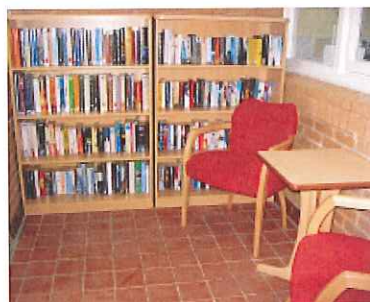
A purpose built laundry facility with fast automatic washing machines and tumble driers is available to all tenants.

## Dalriada Grove

Dalriada Grove's communal lounge gives tenants the opportunity to meet and socialise, whether casually or for more organised events. The scheme offers a range of social activities tenants can become involved in. Friends and family are welcome to join in.

The scheme has small areas of garden for communal use and some flats have small gardens for personal use.

2 guest rooms are available at Dalriada Grove: 1 twin room has a kitchen and one has tea making facilities. Both rooms share a shower room. The rooms are accessible by stair only. The guest rooms are available for tenants' family and friends who wish to visit for a short stay.



## Bield Services

Dalriada Grove 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.

Dalriada Grove 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.

Dalriada Grove 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 Dalriada Grove 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:

### Office Address:

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