

DONALDSON COURT LEITH

Very Sheltered Housing



Donaldson Court was completed in 1983 and provides very sheltered housing for people aged 60 years or over. There is a nearby bus link to Ocean Terminal Shopping Centre, Princes Street and a variety of restaurants in the Shore area. The scheme was built in three blocks. The larger block consists of 3 storeys with lift and stair access to the upper floors and contains the main communal facilities. The smaller blocks have 2 storeys with stair access to the upper floor. There is a car parking area at the scheme.

There are 60 flats: 23 studio flats and 6 one bedroom flats suitable for persons living alone, 28 flats suitable for couples and 3 fully wheelchair accessible flats suitable for couples. Each flat is self-contained with livingroom, bedroom, kitchen and bathroom. Studio apartments have a bed/sitting room area. There is also 1 two-bedroomed house. 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. 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 Leith area with many local groups and clubs which tenants can become involved in. Donaldson Court has a Social Club which is run by the tenants. 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. Donaldson Court has a garden area to sit in and there are good views to the garden from the building. There are car parking facilities to the front of the building.

There is a 'quiet room' at Donaldson Court where a small library and games can be enjoyed.

1 twin-bedded guest room is available for tenants' family and friends who wish to visit for a short stay. This room is wheelchair-accessible and has an ensuite shower and tea-making facilities.



Bield Services

Donaldson 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.

Donaldson 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.

Donaldson 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

Donaldson 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 Donaldson 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:

Office Address:

**Bield Housing Association Ltd
79 Hopetoun Street
Edinburgh
EH7 4QF**

**Tel: 0131 273 4000
Fax: 0131 557 6327**

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

Scottish Charity No. SC006878

Scheme Address:

**Bield Housing Association Ltd
Donaldson Court
Burlington Street
Edinburgh
EH6 5JN**

Care Commission Office:

**South East Region
Stuart House
Eskmills
Musselburgh
EH21 7PB
Tel: 0131 653 4100**