

## DOUGLASFIELD DUNDEE

### Sheltered Housing



Douglasfield was completed in 1990 and provides sheltered housing for people aged 60 years or over. It is situated in a quiet residential area, close to shops and a bus stop from which buses run to the city centre and surrounding area. Dundee lies close to the mouth of the River Tay and has a variety of shops, doctors, dentists, opticians, churches, restaurants, 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 suitable for sitting out. The development consists of 2 storeys buildings with stair access and 6 cottages which are suitable for disabled tenants. There are car parking areas at the scheme.

There are 18 flats and 30 cottages: the 18 flats and 24 of the cottages are suitable for couples or persons living alone; 2 disabled cottages suitable for couples or persons living alone and 4 disabled cottages suitable for families. The double flats and cottages are self contained with livingroom, bedroom, kitchen and bathroom. Each flat has full gas central heating and double glazing.

# Facilities

## The Flats/Cottages

The flats/cottages are centrally-heated and double-glazed for comfort and energy efficiency. Tenants can enjoy their own space in their individual flats/cottages 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 Dundee 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.



## **Bield Services**

Douglasfield 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.

Douglasfield 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.

Douglasfield 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 Douglasfield 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:

<p><u>Office Address:</u> <b>Bield Housing Association Ltd</b> <b>1 Bonneathill Gardens</b> <b>1 Caldrum Terrace</b> <b>Dundee</b> <b>DD3 7HB</b></p> <p><b>Tel: 01382 228911</b> <b>Fax: 01382 224088</b></p> <p><b>Email: <a href="mailto:info@bield.co.uk">info@bield.co.uk</a></b> <b>Web: <a href="http://www.bield.co.uk">www.bield.co.uk</a></b></p> <p>Scottish Charity No. SC006878</p>	<p><u>Scheme Address:</u> <b>Bield Housing Association Ltd</b> <b>Douglasfield</b> <b>34 Ballindean Place</b> <b>Douglasfield Crescent</b> <b>Dundee</b> <b>DD4 8PF</b></p> <p><u>Care Commission Office:</u> <b>Compass House</b> <b>11 Riverside Drive</b> <b>Dundee</b> <b>DD2 4NY</b> <b>Tel: 01382 207100</b></p>
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