

## FOUNTAIN QUAY KIRN, DUNOON

### Sheltered Housing



Fountain Quay was completed in 1987. The scheme provides sheltered housing for people aged 60 years or over. It is situated on Marine Parade between the Kirn shops and the Western Ferries Pier at Hunters Quay 2 miles from Dunoon town centre. Kirn is on the seafront and has lovely views and a promenade walkway. There is a bus stop across the road from the scheme which runs services to Dunoon where there is a Ferry link to Greenock and bus and train links to Glasgow. There is also a bus service from Kirn to Glasgow. Set in an attractive garden area with patios front and rear, the scheme consists of 3 storeys with lift and stairs access to the upper floors. The scheme has a car park.

There are 29 flats: 9 double flats suitable for couples or persons living alone and 20 single flats suitable for persons living alone. The flats are self-contained with living room, bedroom, kitchen and bathroom. The flats have gas central heating and are double glazed.

# Facilities

## The Flats

The flats are centrally-heated and double-glazed for comfort and energy efficiency. The cost of central heating and 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.

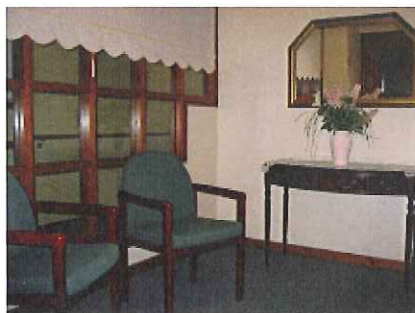
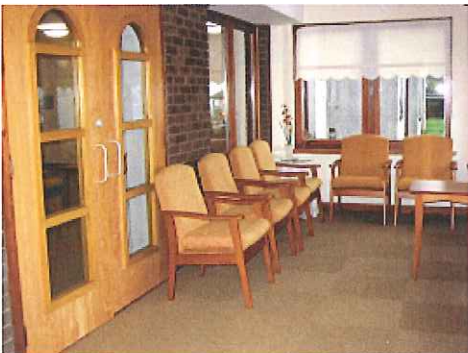
A purpose built laundry facility with fast automatic washing machines and tumble driers is available to all tenants.

## A Sense of Community

There is a good community spirit within the Kirn area with a range of clubs and activities tenant's can become involved in. Fountain Quay's communal lounge, situated on the ground floor gives tenants the opportunity to meet and socialise, whether casually or for more organised events. The scheme offers an excellent range of social activities. Friends and family are welcome to join in.

Fountain Quay has a small library and a hobbies room.

3 guest rooms are available at Fountain Quay: 1 twin room is situated on the 2nd floor. 1 twin room and 1 single room are situated on the 1st floor. All rooms share an assisted bathroom, have tea making facilities and are accessible by stair or lift. Each guest room is available for tenants' family and friends who wish to visit for a short stay.



## **Bield Services**

Fountain Quay 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.

Fountain Quay 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.

Fountain Quay 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 Fountain Quay 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:

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