

HALMYRE STREET LEITH

Amenity Housing/Shared Equity



Halmyre Street was completed in 2001 and provides amenity accommodation for people aged 60 years or over. It is situated in the Leith area of Edinburgh close to shopping facilities in nearby Leith Walk. There is an excellent bus service with Princes Street, Ocean Terminal Shopping Centre and Portobello Beach all within easy reach. The area is well-served with doctors, dentists and churches. Leith Links, a large open space with tree lined avenues is a 5 minute walk from the development.

The 4 storey building has lift and stair access and consists of 32 properties. 6 are available on a shared equity basis and the remaining 26 are available for rent. Each amenity flat is self-contained with livingroom, bedroom, kitchen and bathroom. The shared equity flats are self-contained with livingroom, 2 bedrooms, kitchen and bathroom and are suitable for 3 person occupancy. Two of the 26 amenity flats are situated on the ground floor and are fully wheelchair accessible. All flats have electric storage heating and double glazing. There is a car parking area at the scheme.

Facilities

What is Amenity Housing?

Bield has a number of houses designed to amenity standards. These are cottages or flats with design features that make them particularly suitable for older people. The accommodation will normally include:

- Livingroom, bedroom, kitchen and bathroom or shower room
- Barrier-free access and grab rails in the bathroom
- Full central heating and good insulation
- Security and safety features such as good locks and protective design, including smoke alarms
- Emergency call system that gives 24 hr access to help through Bield

What is Shared Equity?

Shared Equity is a form of shared ownership which allows an individual to invest some capital in a Bield property which is occupied by the individual, jointly owned by Bield and the individual and managed by Bield. The minimum investment is 40% of the current market value. For this investment, the individual receives a discount on the rent charge based on the percentage of the capital invested.

Further "equity shares" can be purchased in tranches of 10% up to a maximum of 90%. The share(s) are held in trust until the occupancy ends and the property is re-valued and re-sold. Thereafter, a percentage of the market value equivalent to the equity share is refunded, subject to a deduction of charges. It is possible that the value of the property may go down as well as up.

In addition to the above, one other benefit of the Shared Equity scheme is that although the flat is in part privately owned, a management and maintenance service is provided by Bield. As rent is charged, the individual may be entitled to welfare benefits such as Housing Benefit (depending on financial circumstances) to assist with the rent and service charge.

Bield Services

Halmyre Street 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.

Halmyre Street 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 Halmyre Street 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.

The amounts payable for shared equity properties will vary. We are happy to discuss details with you on request.



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
Halmyre Street
20 Halmyre Street
Edinburgh
EH6 8QD**