

KINGSBURN COURT DUNDEE

Sheltered Housing



Kingsburn Court was completed in 1978 and provides sheltered housing for people aged 55 years or over. It is situated in a quiet residential area, close to a bus stop which leads 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 has 2 storeys with lift and stair access. There is a car parking area.

There are 45 flats: 23 studio flats suitable for single occupancy and 12 one bedroom flats suitable for double or single occupancy in the main building. There are also 4 flats in a perimeter building and 6 cottages which are suitable for double or single occupancy. The double flats and cottages are self-contained with livingroom, bedroom, kitchen and bathroom. The studio flats are self contained with livingroom/bedroom, kitchen and bathroom. Each flat and cottage has full gas central heating and double glazing.

Facilities

The Flats

The flats and cottages 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 for tenants in the main building only. 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 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.

Kingsburn Court has a computer room and Silver Surfers tutoring may be available. The scheme is visited every few weeks by a local library who supplies tenants with a changing selection of books.

2 twin-bedded guest rooms are available for tenants' family and friends who wish to visit for a short stay. One room has an ensuite bathroom and tea making facilities. This room is situated on the ground floor. The other room has an ensuite shower room, tea making facilities and is situated on the first floor. This room can be accessed by the stairs or a lift. Both rooms have use of the communal lounge.



Bield Services

Kingsburn 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.

Kingsburn 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.

Kingsburn 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.

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 Kingsburn 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 Dundee City Council.



Contact details:

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