

## LYNN COURT OBAN

### Sheltered Housing



Lynn Court was completed in 1985. The scheme provides sheltered housing for people aged 60 years or over. It is situated on Soroba Road next to a supermarket and is a short walk from bus, train and ferry terminals. Oban is a popular tourist resort and has panoramic views of lochs, mountains and islands. It is the main ferry terminus for Mull, Colonsay, Coll, Tiree and Lismore and there are also sailings to Barra and South Uist in the Western Isles. The town has doctors, dentists, churches, a good selection of shops, two cathedrals and a War & Peace Museum. There are lovely walks in the area. Set in an attractive garden, the scheme consists of 4 storeys with lift and stairs access to the upper floors. There are car parking areas at the scheme.

There are 43 flats: 5 double flats suitable for couples or persons living alone and 38 single flats suitable for persons living alone. The flats are self-contained with living room, bedroom, kitchen and bathroom. The flats have electric storage heating and are double glazed.

# Facilities

## The Flats

The flats are centrally-heated and double-glazed for comfort and energy efficiency. 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 Oban area with a range of clubs and activities tenant's can become involved in. Lynn Court's large 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.

2 twin bedded guest rooms are available at Lynn Court: 1 room has a small kitchenette with hob, microwave, fridge, kettle and toaster. The other room has a fridge, kettle and toaster. Both rooms share a bathroom and have use of the garden and communal lounge. The rooms are available for tenants' family and friends who wish to visit for a short stay. They are situated on the 1st floor and are accessible by stair or lift.



## Bield Services

Lynn 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.

Lynn 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.

Lynn 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 Lynn 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 Argyll & Bute Council.



### Contact details:

#### Office Address:

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