

## MacCALLUM COURT DUNBEG

### Sheltered Housing



MacCallum Court was completed in 1986 and provides sheltered housing for people aged 55 years or over. It is situated in the rural village of Dunbeg, a 5 minute drive from Oban. Dunbeg has a hairdressers and local shop with Post Office. MacCallum Court is close to Dunstaffnage Castle, marina and a small beach. There are pleasant walks in and around Dunbeg. There is a regular bus service linking the village to Oban where you will find a wide variety of shops, supermarkets and amenities. The development sits in an attractive garden and has 2 storeys with chair lift and stair access to the upper floor. There are also 4 single storey cottages and 2 car parking spaces for the disabled.

There are 11 flats and 4 cottages: 3 single flats suitable for single occupancy; 8 double flats and 4 cottages suitable for couples or persons living alone. Both the flats and the cottages are self-contained with living room, bedroom, kitchen and bathroom. All properties have electric storage central heating and double glazing.

# Facilities

## The Accommodation

The accommodation is centrally-heated and double-glazed for comfort and energy efficiency. Tenants can enjoy their own space in their individual flats and 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.

## MacCallum Court

There is a good community spirit within Dunbeg. There are local clubs in the village which tenants can become involved in. MacCallum Court's centrally situated lounge gives tenants the opportunity to meet and socialise, whether casually or for more organised events. Family, friends and villagers are welcome to join the regular events held at the scheme such as coffee mornings, scrabble nights, whists and art and craft classes. Good views can be enjoyed from the garden which has areas suitable for sitting out.

1 twin bedded guest room with kitchen and shower facility is available for tenants' family and friends who wish to visit for a short stay.

This room is situated on the first floor and is accessible by chair lift or stairs.



## Bield Services

MacCallum 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.

MacCallum 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.

MacCallum 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 MacCallum 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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