

## SHIELL COURT BROUGHTY FERRY

### Sheltered Housing



Shieff Court was completed in 1978 and provides sheltered housing for people aged 60 years or over. It is situated in the pleasant residential area of Barnhill, very close to bus stops where buses run to Broughty Ferry town centre, Dundee, Carnoustie, Monifeith and Arbroath. Broughty Ferry lies 4 miles east of Dundee city centre and has a variety of shops, doctors, dentists, a library, restaurants and art galleries. The town is a popular seaside suburb with an esplanade and sweeping sands which provide the ideal place for a stroll. There is also a castle close to the harbour. The scheme has an attractive garden suitable for sitting out and there are good views of the river. The development comprises of a 2 storey building with lift and stair access to the upper floor. There is a car parking area.

There are 35 flats: 23 studio flats suitable for single occupancy, 10 double flats suitable for double or single occupancy and 2 flats suitable for 3 persons. The double flats are self contained with livingroom, bedroom, kitchen and bathroom. Studio flats are self contained with livingroom/bedroom, kitchen and bathroom. The 3 person flats each have a double and single bedroom. Each flat has full gas central heating and double glazing.

# Facilities

## The Flats

The flats 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. 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.

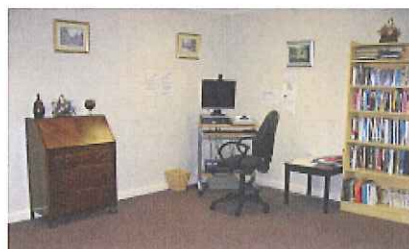
A purpose built laundry facility with fast automatic washing machines and tumble driers is available to all tenants.

## A Sense of Community

There is a good community spirit within the Broughty Ferry 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. Shiel Court organises a range of social activities tenants can become involved in.

Shiel Court has a hairdressing salon. There is also a computer available for tenants use and Silver Surfer's tutoring may be available.

2 twin-bedded guest rooms are available for tenants' family and friends who wish to visit for a short stay. The rooms are situated on the 1st floor and have a shared bathroom and kitchen. Both rooms have tea making facilities. The rooms can be accessed by stair or lift.



## Bield Services

Shiell 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.

Shiell 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.

Shiell 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 Shiell 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:

### Office Address:

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Scottish Charity No. SC006878

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