

## TOROSAY COURT OBAN

### Very Sheltered Housing



Torosay Court was completed in 1997 and provides very sheltered housing for people aged 60 years or over. It is situated in the Glenshellach area of Oban which is a 5 minute drive from the town centre. 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. Oban has a regular bus and train service to Glasgow. The town has doctors, dentists, churches, leisure facilities, a good selection of shops, two cathedrals and a War & Peace Museum. There are lovely walks in the area. Set in attractive gardens, the scheme consists of 2 storeys with lift and stairs access to the upper floors. There is a car parking area at the scheme.

There are 30 flats: 21 one bedroom flats suitable for persons living alone and 9 flats suitable for couples or persons living alone. Each flat is self-contained with livingroom, bedroom, kitchen and bathroom. All the accommodation has electric central heating and double glazing.

# Facilities

## The Flats

All flats are fully self-contained with livingroom, bedroom, kitchen and bathroom. 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. 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 many local groups and clubs which tenants can become involved in. A large, centrally-situated lounge, gives tenants the opportunity to meet and socialise, whether casually or for more organised events. Friends and family are always welcome to join in. Torosay Court has a large garden to the front and rear of the scheme and there are lovely views of the surrounding countryside.

Torosay Court has a hairdressing room and a small lounge. Both rooms are situated on the 1st floor and are accessible by lift or stairs.

2 twin-bedded guest rooms are available for tenants' family and friends who wish to visit for a short stay. These rooms have shared kitchen and shower facilities and are situated on the ground floor.



## **Bield Services**

Torosay 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.

Torosay 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.

Torosay 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.

## **Meals Service**

Torosay Court has a meals service which offers a 3 course lunch and a light snack at tea-time 7 days a week. There is a charge for this service. Details are available in a separate leaflet.

## **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 Torosay 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:

**Bield Housing Association Ltd  
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Scottish Charity No. SC006878

### Scheme Address:

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### Care Commission Office:

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