

The Royal Air Forces Association Sheltered Housing Schemes

Additional Information in regards to **Dowding House**.

Hanover (Scotland) Housing Association is a Scottish Charity having its registered offices at 95 McDonald Road, Edinburgh, EH7 4NS. Hanover are responsible for providing all general day to day management services for Dowding House on behalf of The Royal Air Forces Association.

Location

The development is located in Old Well Road in the picturesque town of Moffat. Moffat is an attractive town, a coaching stop and a Conservation Area with a rich heritage and history and a thriving cultural and creative scene. There are several shopping facilities and eateries nearby. There is also a regular local bus service. Moffat lies just 3 minutes from the A74(M).

For more information on the town and local area you can visit - <https://www.visitmoffat.co.uk/>



Hanover Housing Association

Hanover is registered with the Care Inspectorate as a housing support provider and is also registered with the Scottish Housing Regulator as a social landlord. Hanover specialises in services to older people.

Size of Scheme

Dowding House retirement/sheltered housing development comprises of 27 units over two levels, with a lift to the upper floor.

Property sizes:

- 15 x one person flats
- 11 x 2 person flats
- 1 x 3 person apartment

The Royal Air Forces Association supplies and maintains cookers and fridges in all properties. Each flat is also carpeted and curtains are provided.

Heating and Hot Water

All properties have electrical storage heating with a radiator in every room.

Electricity Charges

All flats are individually metered and each tenant is responsible for payment of their own electric bills to their electricity provider.

Cooking Arrangements

There are facilities in the properties for cooking by electricity only.

TV Aerial

A communal aerial is provided, with a socket in every living room, therefore an individual aerial is not necessary.

Council Tax

Tenants are responsible for paying their own council tax to Dumfries & Galloway Council.

Car Park

A car park is provided for the use of tenants and visitors to the development. It is not possible to allocate car parking spaces to individual tenants.

Tenants Lounge

The lounge, which is fully furnished and carpeted, has its own small kitchen and gives residents a meeting place should they wish to meet each other during the day for tea, etc. Tenants are also free to invite friends and neighbours to join them here.

Communal Laundry

There are communal laundry facilities at Dowding House where tenants have the use of washing machines and tumble driers. There are also 'whirly gigs' available on the development for use during the finer weather.

Rents and Services Charge

The accommodation is let to the tenant by the Royal Air Forces Association as an Assured Tenancy agreement.

The monthly payment due to the Royal Air Forces Association includes both a rental charge and a services charge component. The rental charge is set by the Association and covers the costs of providing, managing and maintaining the property. The service charge covers the costs of the services provided by the Association and it includes the cost of the heating for individual flats.

In addition to the above charges, there is also housing support charge. Please contact Dowding House for details regarding this.

The Association reviews these charges on annual basis.

Repairs and Maintenance

The Royal Air Forces Association, as landlord, has responsibility for certain repairs, under the Assured Tenancy Agreement. Hanover (Scotland) Housing Association will instruct contractors to carry out repairs on behalf of the Royal Air Forces Association. You have a responsibility for maintaining the internal decoration of the accommodation, which will be in reasonable decorative order when you move in. You are also responsible for ensuring that your home is kept in good order.

