

## Linden Court Key Facts 2023\_2024

### Rentals – Extra Care

<b>Property Details</b>	Name of scheme	<b>Linden Court</b>
	Scheme description	34 apartments for rent (29 x one bed flats and 5 x two bed flats)
	Status of flats	Pre-rented
	Occupancy	All for single or double occupancy
	Landlord	One Housing
	Tenure	Rented under an Assured (Shorthold) Tenancy Agreement
	Subletting	Subletting is not permitted (see the Agreement)
	Nomination arrangements	None. Customers should apply direct to One Housing.
<b>Move Costs</b>	Move in costs	Rent and Service charge are payable in advance. Tenants will also need to pay their own removal costs. Handy person service £25 per hour – minimum one hour.
	Move out costs	Tenants are liable for all charges due during the one-month notice period and may be liable for the costs of work needed to enable the property to be re-let (see the Agreement).
<b>On-going charges payable to One Housing</b>	Rent	1 bed flats - <b>£181.93 (1 person) / £181.99 (2 people) per week</b> 2 bed flats - <b>£227.08 (1 person) / £227.14 (2 people) per week</b> Increases annually - see the service charge breakdown sheet
	Service charge	1 bed & 2 bed flats - <b>£193.45 per week</b> Increases annually - see the service charge breakdown sheet
	Restaurant charge	<b>£32.81 per person per week (£4.69 per meal).</b> Lunchtime meal provided and charged on a four-week basis, whether the meals are taken or not. For more details, please refer to the Restaurant FAQs.
	Emergency support	This cost is covered in the Core care charge.
<b>Care services</b>	Care provider	One Housing Care & Support or own provider
	Menu care costs	<b>£23.15 per hour</b> (including planned overnight support). For more details, please refer to the Linden Court Assisted Living offer.
	Nursing care	Not provided. Available through GPs and district nurses.
<b>On-going charges payable to third parties</b>	Electricity	Electricity is payable by tenants directly to their supplier
	Heating & hot water	Provided from a central system. Metered per property and payable direct to the supplier.
	Water Supply	Metered per property and payable direct to the supplier
	Council Tax	<b>£32.93 per week</b> (£1,712.24 per annum) band C
	TV licence	£7.50 per year (under 75 years)
	Internet	Payable by tenants direct to their supplier.
<b>Insurance arrangements</b>	Responsibility of One Housing	Buildings insurance, public liability insurance, employers' liability insurance.
	Responsibility of the tenant	Home contents insurance needs to be arranged by the tenant.
<b>Restrictions on lettings</b>	Tenants must be at least 55-year-old with a care need, have a strong link to Lewisham and be approved via assessment through the onsite General Manager.	
<b>Date prepared</b>	Prepared May 2023	
<b>We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.</b>		