

- 1 The flats are let unfurnished at weekly rents, which include
 - a) central heating
 - b) use of communal lounge, laundry, garden, TV aerial and general support of the Warden. A communal kitchen is also available with these facilities.In addition a small weekly charge is added for water and sewerage.
- 2 The Association is required to decorate flats at its own expense at intervals of five or six years. Similarly, all repairs are undertaken by the Association in accordance with The Tenants Guarantee 1994.
- 3 Tenants are responsible for paying for electricity used in the flat together with telephone and Council Tax.
- 4 Tenants can carry out improvements to the flats at their own expense subject to the Association's approval.

Rents:

These are fixed by the Management Committee and are reviewed annually. As the Association is a charity and non-profit making, rents are fixed at a level to enable the Association to meet its expenses in maintaining Wensum Court. Details of present rents are available on application.

Pets:

Birds in cages are allowed. Unfortunately, it is not possible to allow dogs, cats and other animals to be kept at Wensum Court.

Friends of Wensum Court:

Members of the Management Committee assist in providing social amenities for the residents, including coffee mornings and Christmas events.

The Rickmansworth Churches Housing Association Ltd:

This company was set up in the 1960's by a joint effort of the four main Churches in Rickmansworth – Anglican, Baptist, Methodist and Roman Catholic – in order to meet the need for sheltered accommodation for elderly local residents. It is a charity and an industrial and provident society, and is registered with the Housing Corporation, which has a general oversight of housing associations. Its management is entirely voluntary and in the hands of local people.

Rickmansworth Churches Housing Association Ltd

Wensum Court



SHELTERED HOUSING FOR THE OVER 60'S

**Wensum Court, 221 High Street, Rickmansworth
Herts WD3 1BR**

**Tel: 01923 779885
Email: wensumcourt@aol.com**

General Description:

Wensum Court is owned and managed by the Rickmansworth Churches Housing Association Ltd. It is an attractive building, standing in its own gardens, has parking for residents and visitors, and is within easy walking distance of the Town Centre for shopping etc. All flats, single and double, are self-contained and ensure complete privacy for their residents. The accommodation comprises on three floors: -

1. 21 identical single flats consisting of a fitted kitchen, bed sitting room, bathroom including toilet and small hall. There are ample built in cupboards.
2. 5 identical double flats consisting of a fitted kitchen, lounge/dining room, bedroom, bathroom including toilet and small hall. There are ample built in cupboards.
3. A common room and laundry room available for the use of all residents.
4. A guest room available for short stays by residents visitors, for which there is a small charge.
5. A lift to all floors

There is a resident Warden who looks after the welfare of the residents and is in charge of the day to day running of Wensum Court.

Eligibility:

Those eligible to apply are men and women of pensionable age who are residents of Rickmansworth or have a reasonably close connection with the Town.

Because personal services cannot be supplied applicants must be in good health having regard to their age. They must be mobile enough to do their own shopping and be able to keep their flat in good order. They are required to authorise their doctors to give the Association a confidential report on their ability to meet these requirements.

Application forms can be obtained by request in writing to the Warden at Wensum Court.

Selection:

Applications are welcomed from people of all races, creeds and nationalities. There is no discrimination whatsoever in the selection of residents.

Other things being equal flats are offered to those longest on the waiting list, but urgent or greater need could be given priority. The aim is to achieve a just balance between need and length of waiting.

Three Rivers District Council has the right to nominate the tenants of four of the flats. Applicants are therefore, recommended also to enrol themselves on the Council's Housing list to give themselves this extra chance of securing a flat.

The Association tries to restrict the waiting list to the number needed to fill vacancies for the next two years, but as the incidence of vacancies is unpredictable there can, unfortunately, be no guarantee that a place will be available in that time.



Tenancies:

All new tenants are "assured tenants" as defined by the Housing Act 1989. The full meaning of this is set out in the tenancy agreement, which tenants are required to enter into and a copy of which is available at Wensum Court.

The tenants' rights and conditions are laid down by law and the Association's intention is at all times to be a good and considerate landlord. Some of the main conditions are: -