

## Protheroe House Key Facts 2020 / 2021

<b>Property Details</b>	Name of scheme	<b>Protheroe House</b>
	Scheme description	<b>50 flats</b> (36 x 1 bed flats and 14 x 2 bed flats)
	Status of flats	All 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	Haringey Council has 100% nomination rights.
<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. Handyman service available at £25 per hour, minimum one hour.
	Move out costs	Tenants are liable for all charges due during the 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	<b>1 bed flats - £189.07 per week   2 bed flats - £232.41 per week</b>
	Service charge	<b>1 bed flats - £68.32 (1 person) £70.36 (2 people) per week.</b> <b>2 bed flats - £71.79 (1 person) £73.94 (2 people) per week.</b> Please refer to the Protheroe House Service Charge Breakdown Sheets.
	Meal charge	<b>£30.19 per person per week</b> (£4.31 per meal) A light lunch is also available upon request. Charges may vary. For more detail please refer to the Protheroe House Restaurant FAQs
	Emergency on-call support charge	Included in the Core care charge.
<b>Care services</b>	Care provider	One Housing Care & Support or own provider
	Core care charge	<b>£207.81 per week.</b> For more detail please refer to the Protheroe House Assisted Living offer.
	Menu care costs	<b>£18.94 per hour.</b> For more detail please refer to the Protheroe House Assisted Living offer.
	Nursing care	Not provided. Available through GPs and district nurses.
<b>On-going charges payable to third parties</b>	Utility bills	Gas, Electricity and Water charges are payable by tenants direct to their supplier.
	Council Tax	<b>1 bed flats - £25.49 per week</b> (£1,325.82 per annum) <b>2 bed flats - £29.13 per week</b> (£1,515.22 per annum)
	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 years old, with a care need, have a strong local connection to Haringey, and be approved by the scheme's nominations panel.	
<b>Date prepared</b>	Prepared on 20 April 2020	
<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>		