

Protheroe House Key Facts 2023/ 2024

Property Details	Name of scheme	Protheroe House
	Scheme description	50 flats (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.
Move Costs	Move in costs	Rent and Service charge are payable in advance. Tenants will also need to pay their own removal costs. Handyperson service available at £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).
On-going charges payable to One Housing	Rent	1 bed flats - £224.99 (1 person) £225.03 (2 people) per week 2 bed flats - £279.99 (1 person) £280.03 (2 people) per week Increases annually – see the Service Charge breakdown sheet.
	Service charge	1 bed & 2 bed flats - £78.81 per week. Increases annually – see the Service Charge breakdown sheet.
	Restaurant charge	£31.15 per person per week (£4.45 per meal) 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	Included in the Core care charge.
Care services	Care provider	One Housing Care & Support or own provider
	Core care charge	£223.65 per week. For more details, please refer to the Protheroe House Assisted Living offer.
	Menu care costs	£20.14 per hour. For more details, please refer to the Protheroe House Assisted Living offer.
	Nursing care	Not provided. Available through GPs and district nurses.
On-going charges payable to third parties	Utility bills	Gas, Electricity and Water charges are payable by tenants direct to their supplier.
	Council Tax	1 bed flats - £29.80 per week (£1,549.58 per annum) 2 bed flats - £34.06 per week (£1,770.95 per annum)
	TV licence	£7.50 per year (under 75 years)
	Internet	Payable by tenants direct to their supplier.
Insurance arrangements	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.
Restrictions on lettings	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.	
Date prepared	Updated June 2023	
We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.		