

## Esther Randall Court Key Facts 2020 – 2021

<b>Property Details</b>	Name of scheme	<b>Esther Randall Court</b>
	Scheme description	34 x 1 bed flats
	Status of flats	All pre-rented
	Occupancy	All for single occupancy
	Landlord	One Housing
	Tenure	Rented under an Assured (Shorthold) Tenancy Agreement
	Subletting	Subletting is not permitted (see the Agreement)
	Nomination arrangements	Camden 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 £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 any work needed to enable the property to be re-let (see the Agreement).
<b>On-going charges payable to One Housing</b>	Rent	<b>£150.69 per week</b>
	Service charge	<b>£127.93 per week</b> see 'Service charges' document
	Water charge	<b>£3.39 per week</b> for water (personal use)
	Meal charge	<b>£30.05 per week</b> (£4.29 per meal) per person. For more detail please refer to the ERC Restaurant FAQs.
	Emergency on-call support charge	Included in the service charge.
<b>Care services</b>	Care provider	One Housing Care & Support or own provider
	Core care charge	<b>£311.79 per week</b> (For more details please see the ERC Assisted Living Offer).
	Menu care costs	<b>£19.00 per hour</b> for more info see 'Assisted Living offer' doc.
	Nursing care	Not provided. Available through GPs and district nurses.
<b>On-going charges payable to third parties</b>	Utility bills	Electricity charges are payable by tenants direct to their supplier. Gas and water are included in the service charge.
	Council Tax	<b>£27.75 per week</b> (£1,443.06 per year) 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 and be approved by the scheme's nomination panel.	
<b>Date prepared</b>	Prepared on 1 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>		