

## Beaumont House Key Facts 2021 / 2022

<b>Property Details</b>	Name of scheme	<b>Beaumont House</b>
	Scheme description	60 flats (47 x 1 bed flats and 13 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	Essex County Council has 100% nomination rights.
<b>Move Costs</b>	Move in costs	Rent and Service charges 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 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>£109.78 per week</b>   2 bed flats – <b>£116.87 per week</b>
	Service charge	1 bed flats - <b>£175.29 (1 person) £175.29 (2 people) per week</b> 2 bed flats - <b>£184.01 (1 person) £190.33 (2 people) per week</b> Please refer to the Service Charge Breakdown Sheets.
	Electricity, heating and water charge	1 bed flats - <b>£11.01 (1 person)   £11.01 (2 people) per week</b> 2 bed flats - <b>£11.56 (1 person)   £11.91 (2 people) per week</b> This pays for your personal use of electricity, heating and water.
	Restaurant charge	<b>£26.25 per week</b> (£3.75 per meal). Evening meal provided. A light lunch is also available upon request - charges may vary. For more details please refer to the Beaumont 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>£46.80 per week</b> . For more detail please refer to the Beaumont House Assisted Living offer.
	Menu care costs	<b>£17.88 per hour</b> including planned overnight support. For more details, please refer to the Beaumont 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	Payable to One Housing, see above.
	Council Tax	1 bed flats - <b>£24.14 per week</b> (£1,255.45 per annum) 2 bed flats - <b>£28.17 per week</b> (£1,464.70 per annum)
	TV licence	<b>£7.50 per year</b> (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 08 April 2021/ Updated Sept 2021	
<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>		