

Linden Court Key Facts 2020 / 2021 - Rentals

Property Details	Name of scheme	Linden Court
	Scheme description	34 apartments for rent (33 x one bed flats and 1 x two bed flat)
	Status of flats	All new rentals
	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	none
Move Costs	Move in costs	Rent and Service charge are payable in advance. Tenants will also need to pay their own removal costs. Handy person service £25 per hour – min 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).
On-going charges payable to One Housing	Rent	1 bed flats - £182.39 per week 2 bed flats - £227.52 per week – indicative figures, subject to change.
	Service charge	1 bed flats - £70.33 (one person) / £72.44 (two people) per week 2 bed flats - £73.83 (one person) / £76.02 (two people) per week
	Meal charge	£29.47 per person per week (£4.21 per meal). Charged on a four-week basis whether or not the meals are taken. A light lunch is also available upon request-charges may vary. For more detail please refer to the Restaurant FAQs.
	Emergency on-call support charge	Included in the Core care charge.
Care services	Care provider	One Housing Care & Support or own provider
	Core care charge	£77.45 per week . For more detail please refer to the Linden Court Assisted Living offer.
	Menu care costs	£19.79 per hour (including planned overnight support). For more detail please refer to the Linden Court Assisted Living offer.
	Nursing care	Not provided. Available through GPs and district nurses.
On-going charges payable to third parties	Electricity	Electricity is payable by tenants directly to their supplier – currently British Gas but can be changed.
	Heating & hot water	Provided from a central system, metered per property with charges payable to British Gas – this can be changed.
	Water Supply	Charges payable directly to supplier (Thames Water).
	Council Tax	£28.14 per week (£1,463.50 per annum) band C
	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 year old with a care need, have a strong link to Lewisham and be approved by the scheme's nomination panel.	
Date prepared	Prepared on 17 April 2020	
We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.		