

Roden Court Key Facts 2021 / 2022

Property Details	Name of scheme	Roden Court
	Scheme description	40 flats (17 x 1 bed flats and 23 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. Handyman service available £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).
On-going charges payable to One Housing	Rent	1 bed flats - £125.30 per week 2 bed flats - £161.92 per week
	Service charge	1 bed flats - £172.03 per week 2 bed flats - £172.03 per week Please refer to the Roden Court service charge breakdown sheet.
	Restaurant charge	Tenants pay separately for any meals from the restaurant.
	Emergency on-call support charge	Included in the service charge.
Care services	Care provider	One Housing Care & Support or own provider
	Core care charge	£250.81 per week. For more detail please refer to the Roden Court Assisted Living offer.
	Menu care costs	£18.94 per hour. For more detail please refer to the Roden Court 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 - £30.85 per week (£1,604.18 pa) Band C 2 bed flats - £34.70 per week (£1,804.70 pa) Band D
	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 and be approved by the scheme's nomination panel.	
Date prepared	Prepared on 09 April 2020 (updated May 2021)	
We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.		