

Roden Court Key Facts 2023 / 2024

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| 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. Handyperson service available £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 - £144.89 per week 2 bed flats - £184.00 per week Increases annually – see the Service Charge breakdown sheet. |
| | Service charge | 1 bed & 2 bed flats - £251.22 per week Increases annually – see the Service Charge breakdown sheet. |
| | Restaurant charge | Tenants pay separately for any meals from the restaurant. |
| | Emergency support | Included in the Core care charge. |
| Care services | Care provider | One Housing Care & Support or own provider |
| | Core care charge | £269.92 per week . For more details, please refer to the Roden Court Assisted Living offer. |
| | Menu care costs | £20.14 per hour . For more details, 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 - £34.06 per week (£1,770.95 pa) Band C 2 bed flats - £38.31 per week (£1,992.32 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. Must have a strong link to Haringey. | |
| 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. | | |