

## Linden Court Key Facts 2021 / 2022 – Rentals (new converted flats)

<b>Property Details</b>	Name of scheme	<b>Linden Court</b>
	Scheme description	19 apartments for rent (15 x one bed flats and 4 x two bed flats)
	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
<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. 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).
<b>On-going charges payable to One Housing</b>	Rent	1 bed flats - <b>£185.12 per week</b>   2 bed flat - <b>£230.93 per week</b> – indicative figures, subject to change.
	Service charge	1 bed flats - <b>£71.82 (one person) / £71.82 (two people) per week</b> 2 bed flats - <b>£74.41 (one person) / £74.41 (two people) per week</b>
	Restaurant charge (optional)	<b>£29.47 per person</b> per week ( <b>£4.21 per meal</b> ). Evening meal provided and charged on a four-week basis, whether the meals are taken or not. A light lunch is also available upon request- charges may vary. For more details please refer to the Restaurant FAQs.
	Intensive Housing Management charge	<b>£96.58 per week</b> . For more detail please refer to the Linden Court Assisted Living offer.
	Emergency on-call support charge	Included in the Core care charge.
<b>Care services</b>	Care provider	One Housing Care & Support or own provider
	Menu care costs	<b>£20.57 per hour</b> (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.
<b>On-going charges payable to third parties</b>	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	<b>£29.80 per week</b> (£1,549.88 per annum) 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 years old and have a strong link with Lewisham.	
<b>Date prepared</b>	Prepared on 07 April 2021 / Updated May 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>		