

## Bankhouse Key Facts 2019 / 20 - Rentals

<b>Property Details</b>	Name of scheme	<b>Bankhouse</b>
	Scheme description	<b>48 flats</b> (41 x 1 bed flats and 7 x 2 bed flats) plus 36 shared ownership
	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	Lambeth Council has 100% nomination rights for the first eight weeks.
<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	<b>1 bed flats</b> - £208.36 per week   <b>2 bed flats</b> - £265.37 per week
	Service charge	<b>1 bed flats</b> - £61.76 per week   <b>2 bed flats</b> - £64.84 per week (single occupancy). For a breakdown please refer to the Bankhouse Schedule of Estimated Service Charges.
	Meal charge	<b>£27.63 per person</b> per week (£3.94 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.
<b>Care services</b>	Care provider	Season (part of One Housing Group) or own provider
	Core care charge	<b>£53.81 per week.</b> For more detail please refer to the Bankhouse Assisted Living offer.
	Menu care costs	<b>£19.50 per hour</b> (including planned overnight support). For more detail please refer to the Bankhouse Assisted Living offer.
	Nursing care	Not provided. Available through GPs and district nurses.
<b>On-going charges payable to third parties</b>	Utility bills	Electricity is payable by tenants directly to their supplier.
	Heating & hot water	Provided from a central system, metered per property with charges payable to Switch2.
	Water Supply	Charges payable directly to supplier (Thames Water).
	Council Tax	<b>£33.87</b> per week ( <b>£1,766.35</b> pa) band E and <b>£40.03</b> ( <b>£2087.51</b> pa) band F.
	TV licence	£7.50 per year (under 75 years)
	Internet	Payable by tenants direct to their supplier.
<b>Insurance arrangements</b>	Responsibility of Season	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, have a strong link to Lambeth and be approved by the scheme's nomination panel.	
<b>Date prepared</b>	Prepared on 29 March 2019	
<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>		