

Baird Lodge

Information for customers: Key Facts (Rent)

Property details

Operator	Sanctuary Housing Association
Scheme	Baird Lodge, Lumley Close, Ely, Cambridgeshire CB7 4FF
Phone number	01353 666 967
Email address	Baird.Lodge@sanctuary.co.uk
Description	An extra care service with 35 rental apartments (all one-bedroom) with communal facilities
Occupancy	For one or two people
Tenure	Assured non-shorthold tenancy agreement
Subletting	Subletting is not permitted
Nomination arrangements	No nominations agreement in place, however, strong connections are established with local authority teams to identify applicants
Care provider	Radis Community Care
Insurance	Buildings insurance, public liability insurance and employers' liability insurance are all covered by Sanctuary

Charges when moving into the property

Deposit	At least one week's total charge (rent, service charge and peace of mind charge) is payable on signing the tenancy agreement
Other	Removal costs

Ongoing charges payable to the operator

Rent	Due weekly in advance – the cost will vary depending on your eligibility for financial assistance
Service charge	Due weekly or monthly in advance – the cost will vary depending on your eligibility for financial assistance. It covers your heating, electricity and water usage, maintenance costs and utilities charges for the communal areas and gardens
Ground rent	Not applicable for rental properties

Ongoing charges payable to external organisations

Utility bills	Not applicable - your personal heating, electricity and water usage is covered in your service charge
Council tax	Band A, payable by you directly to East Cambridgeshire District Council

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Peace of mind charge	Payable by you directly to East Cambridgeshire District Council. Covers your 24-hour pull cord and pendant or wrist alarm system.
Overnight 'on call' support	Included in the peace of mind charge
TV licence	Your TV Licence is a concessionary licence, which means if you are aged over 75 this is free. If you are aged under 75 the charge is £7.50
Telephone and internet	Line rental, telephone charges and internet charges are payable by you directly to your provider of choice
TV package	There is a communal satellite dish, and any additional television package in your apartment is payable by you directly to your provider of choice
Contents insurance	Payable by you directly to your insurance provider of choice
Charges for care and domestic services	
Care and support	Available from Radis Community Care, please contact them directly for prices
Nursing care	Available from external providers, GP, social services
Domestic services	Available from your provider of choice
Charges when leaving the property	
Repairs and redecoration	The cost of any repairs or redecoration needed in Sanctuary's view, to make the property suitable for re-letting
Other costs	Any rent, service charge or sundry debts due up to the end of the tenancy
Eligibility requirements	
New residents must be aged 55 or over, or have long-term care needs, and reside in, or have a family connection to, the local area. Your care and support needs will be assessed before an application is accepted. Baird Lodge may not be suitable if you require a substantial amount of regular nursing care.	

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, from professional statutory and regulatory organisations such as the Elderly Accommodation Counsel www.eac.org.uk, Age UK www.ageuk.org.uk or Citizens Advice <http://www.citizensadvice.org.uk>

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