

# KEY FACTS: Hughenden Gardens Village

## Rental: Financial Year 2021-2022

PROPERTY INFORMATION		
Development Name	Hughenden Gardens Village	
Address	Hughenden Boulevard High Wycombe Buckinghamshire HP13 5GA	
Telephone No.	01494 928 000	
Landlord	The ExtraCare Charitable Trust	
Operator	The ExtraCare Charitable Trust	
Care Provider	The ExtraCare Charitable Trust or resident's choice	
Village Manager	Colin Cole	
Care Manager	Veronika Capova	
Property Type	1 and 2 bed apartment	
Status	New and for 1 or 2 people Kitchen includes an integrated hob and oven	
Tenure	Assured non-Shorthold Tenancy	
Subletting	Subletting is prohibited	
REFERRAL PROCESS		
Applications to rent are made via the Local Authority: Priority will be given to those applicants who have an assessed care need	Nominations agreement: 100% nominations from Local Authority	County Hall Walton Street Aylesbury Buckinghamshire HP20 1YU
Buckinghamshire County Council	Referral Process: Applicants who have (or require) an assessed care need, should contact BCC Adult Social Care Team, who will assist in making an application	01296 383204
ExtraCare direct waiting list also available? No		

# KEY FACTS: Hughenden Gardens Village

## Rental: Financial Year 2021-2022

### MONTHLY CHARGES (PAYABLE TO LANDLORD)

Rent (eligible for Housing Benefit - HB)	1 bed: £ 580.80 2 bed: £ 660.57	Fixed Service Charge payable monthly in advance for the services provided and delivered by ExtraCare to all residents.	
Village Facilities (eligible for HB)	£ 340.45 (1/2 bed)		
Utilities Charge (not eligible for HB)	1 bed: £ 87.80 2 bed: £ 95.50		
Village Amenities (not eligible for HB)	£ 116.26 (1/2 bed)		
Care Charges (if required) hours based	From £ 24.90 per hour (self-funder)		<i>Fairer Charging</i>
Other Charges	None		

### ADDITIONAL CHARGES (PAYABLE TO THIRD PARTIES)

Council Tax	2021/2022 - Per annum Band B: £1525.16 Band C: £1743.04	<a href="http://www.wycombe.gov.uk">www.wycombe.gov.uk</a>
Contents Insurance	Payable direct to provider	You are responsible for insuring your own contents. ExtraCare insure the buildings.
Telephone	Payable direct to provider	
Internet/Broadband	Included in ExtraCare charges	
Digital TV	Payable direct to provider	
TV Licence	Payable direct to provider	<a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>ON-SITE FACILITIES</b> (a) Available at extra charge		
Bar/Bistro	See sample menu	Sample menu
Activities	Cost per activity	Available on request
Fitness Suite/Gym membership	<i>From £140.00 per annum</i>	
Art & Crafts	Cost per activity	Available on request
Beauty Salon/Hairdresser	Paid to provider	
(b) Available free of charge		
Library/IT Suite/ Lounge	Materials extra per use	

**LEAVING THE VILLAGE**

You must give the ExtraCare Charitable Trust 1 months' notice in writing to end the tenancy. You must return all keys / access cards to ExtraCare at the end of the notice period. All charges remain payable until the keys are returned or the end of the Notice period. The property must be left in a clean and tidy condition – you may be charged for any repair or re-instatement costs above reasonable wear and tear.

See Tenancy Agreement.  
See Residents Handbook

**AFFORDABILITY**

Affordability

The financial situation and eligibility for welfare benefits can vary significantly for different customers. Our Welfare Benefits Advisors are able to give you an indicative assessment of your potential individual entitlement to benefits. This is a guide and not a guarantee of entitlement, either now or in the future.

Paul Greensmith  
Welfare Benefits Advisor  
Paul.greensmith@extracare.org.uk

**EXPLANATION OF CHARGES**

Rent (Annual index-based increase / decrease)

Costs associated with living in the property. Includes maintenance of your apartment for items that are the responsibility of the landlord.

Rents are calculated using the method approved by the [Rent Standard](#) of the Regulator of Social Housing (RoSH)

Rent and other charges are increased / decreased in April each year – 1 months' Notice of increase / decrease given by ExtraCare

Village Facilities Charge (Fixed)

Costs associated with maintaining the communal areas, including:

- fire alarms
- entry phone system
- emergency and communal lighting
- communal cleaning
- window cleaning
- staff time associated with ensuring the safety and security of the building and assisting residents to live well and safely in their homes

Village Facilities charge is set prior to moving in and reviewed each year as part of rent review – 1 months' Notice of increase / decrease given by ExtraCare.

If we are unable to provide any service covered by the charge, alternative arrangements would be put in place where possible. Refunds are not normally made with fixed service charges.

# KEY FACTS: Hughenden Gardens Village

## Rental: Financial Year 2021-2022

Utilities Charge (Variable)	All of the heating, electricity and water that you use in your apartment.	Utilities Charge is reviewed on basis of relevant inflationary measures (see tenancy agreement)
Village Amenities Charge (annual index-based increase)	A contribution towards the running of: - Wellbeing Service - Activities (including staffing) - 24 hour staffing - Emergency support	
Other Charges	None	

### OTHER INFORMATION

Sinking Fund	As there is a fixed service charge in place, there is no sinking fund provision. In the event of repair costs exceeding the provisions made within the fixed service charge, ExtraCare will cover the shortfall.	
Your Tenancy Rights	Your rights as an assured tenant are protected in law – these are explained in your Tenancy Agreement / Residents Handbook. You can seek independent advice on any aspect of your tenancy rights.	<a href="http://www.citizensadvice.org.uk">www.citizensadvice.org.uk</a> <a href="http://www.shelter.org.uk">www.shelter.org.uk</a>
Restrictions on lettings	Key letting criteria, for example: • Minimum age 55 • Tenants must have a local connection	

**We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.**

<b>Signed</b>		<b>Date</b>	
---------------	--	-------------	--

<b>Signed</b>		<b>Date</b>	
---------------	--	-------------	--

<b>Issued by</b>		<b>Date</b>	
------------------	--	-------------	--