



Accommodation at **Thorner's Court**, are self-contained, one bedroom flats which are for single occupancy. The flat comprises of an entrance hall, lounge, kitchen, bedroom, bathroom with an over-the-bath shower. Heating is by off-peak electric night-storage heaters and hot water is supplied by way of off or on-peak electricity. There is a certain amount of built-in cupboard space and an electric cooker is installed in the kitchen. The service to the flat is electricity. These flats are located within a building with a security entry system and are served by a lift. There is a residents' lounge, laundry and a mobility scooter/bicycle store.

During 2022, the scheme will be undergoing extensive remodelling and refurbishment, this will include, open plan living and kitchen areas, with modern kitchens, eye level ovens and hobs, the bathrooms will be modernised to include low level access showers. There will be new electric heating, new decoration and new flooring throughout. In addition to this, the mobility scooter/bicycle store, laundry and drying rooms will all be relocated, the communal lounge will be refurbished, a second lift will be installed and three new flats will be added to the building.

The **total weekly** contributions effective from DEZU HGHOV occupancy are **£1**. The charges are calculated to include the following: weekly maintenance contribution (rent equivalent), water rates, service charges and off peak heating and hot water. These charges are reviewed annually in March and any changes implemented in April.

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Accommodation at **Robert Thorner Court** are modern self-contained, one bedroom flats, with a guest bedroom. Accommodation is for single occupancy only. The flat comprises: - an entrance hall, lounge, kitchen, bedroom, second guest bedroom, shower room with a level access walk in shower. Central heating and hot water is supplied by a central plant room. There is a certain amount of built-in wardrobe/cupboard space and an eye level oven with separate hob is installed in the kitchen. The service to the flat is all electric. These flats are located within a building with a secure entry system and are served by two lifts. There is a residents' lounge, laundry and a mobility scooter/bicycle store.

The **total weekly** contributions effective from DEZU HGHOV occupancy are **£** . The charges are calculated to include the following: weekly maintenance contribution (rent equivalent), water rates, service charges, central heating and hot water. These charges are reviewed annually in March and any changes implemented in April.

Robert Thorner Court Council Tax Band - B

At both Schemes, the Scheme Manager is generally on duty between the hours of 8 a.m. to 4 p.m. Monday to Friday (excluding Public and Bank Holidays). Each flat is fitted with a Manager call / alarm system to enable easy communication with the Manager. Outside of her normal working hours, the system is switched through to the monitoring service which receives and can action out of hours calls.

Thorner's do not provide a responding manager service outside the normal working hours. However, it may be possible to arrange directly with the monitoring service to register for their responding service for an additional weekly charge.



Smoking at Thorner's

By law smoking is prohibited in all common areas, including the entrance hall, corridors and communal rooms. Residents of Thorner's must also comply with the Charity's Policy on smoking which is:

- The buildings on each scheme shall become smoke free. Inevitably there will be a transitional period before that status can be achieved. To that end, from 1st August 2020 all new residents must not smoke in their flat nor allow their visitors to do so.
- Until smoke free status is achieved it is **preferred** that residents appointed prior to 1st August 2020 and their visitors refrain from smoking in their flats.
- As a responsible employer we ask residents appointed prior to 1st August 2020 and their visitors not to smoke in the presence of staff members or contractors.

If you are a smoker and wish to apply, please declare this on your application form and be prepared not to smoke in any accommodation you may be offered.

We hope that we have supplied sufficient information for your initial enquiry and enclose the appropriate application form which should be completed and returned to the Admin Office in order that the Trustees may give consideration to your request.

Covid-19

Under normal circumstances, once your application has been considered by the Board of Trustees and a suitable vacancy has arisen, you would be invited to attend for a personal interview at which time your housing need, current health, financial circumstances and certain documentation would be verified. During the interview there would be an opportunity for you to view a sample flat which would provide an indication of the fixtures and fittings being provided.

However, under protections against Covid-19, interviews may be undertaken via Zoom and we can provide you with a link to a video showing examples of our flats. We may also need to revise the procedures for supplying the documentation proving your financial status and right to reside and would ask if invited to an interview, to provide this by registered post and/or digital copies. We may need to have you certify them, should anything seem amiss.

It would be appreciated if you could keep us informed of any change of address, telephone numbers or if you wish to withdraw your application.

If we can be of further assistance, or if you would like to discuss the application process, please do not hesitate to contact us.

Yours faithfully

Mrs Vicky Joynes MRICS
Chief Executive

Attached: Application Form