

CORNFORD HOUSE NURSING SUITES - COSTS

1. Property & Service Charges

	Rental Option (with Tenancy Agreement)		Purchase Option (with 125 Year Lease)	
	Studio Suite	1-Bedroom Suite	Studio Suite	1-Bedroom Suite
Purchase Price	Nil	Nil	From £149,000	£225,000
Rent per Week	£200*	£400	Nil	Nil
Service Charge per Week	£200	£300	£200	£300
Total per Week	£400	£700	£200	£300

* If a resident is eligible for Housing Benefit paid by Tunbridge Wells Borough Council, this benefit is acceptable for the rent in most of the suites (£136.93 per week as at April 2010 for residents who qualify for Attendance Allowance or Disability Living Allowance Care Component at the middle or higher rate).

The Service Charges are a condition of both the Tenancy Agreement and the 125 Year Lease and they cover the following:

Service Charge Element	Studio Suite	1-Bedroom Suite
a) Property Costs:		
i) Building	£65	£135
ii) Grounds	£20	£20
iii) Communal cleaning	£20	£20
b) Domestic Services:		
i) All food and drinks (excluding alcoholic beverages)	£35	£35
ii) Bed making and cleaning of the suite	£20	£40
iii) Personal laundry service by washing machine (but excluding dry cleaning)	£15	£15
c) External Bills:		
i) Gas and electricity (both for suite & communal areas)	£15	£25
ii) Refuse collection	£5	£5
iii) Building & Public Liability Insurance	£5	£5
Total Service Charge per Week	£200	£300

In the case of the Studio Suite, the Service Charge can usually be covered by the resident's statutory benefits, e.g. at April 2010, Pension Guarantee of £132.60 per

week, Severe Disability Premium of £53.65 per week and Attendance Allowance (lower rate or DLA care middle rate) of £47.80 per week provide a total of £234.05 per week. With the higher rate Attendance Allowance or DLA Care at the higher rate of £71.40 per week, this provides a total of £257.65 per week.

Residents can rent or buy their suite, as follows:

a) Rental Option (with Tenancy Agreement)

- i) Residents have the right to terminate the Tenancy Agreement at any time during its term, with one week's notice during the first three months of occupation and one month's notice thereafter.
- ii) The Tenancy Agreement comes with an option to buy the suite at any time during the rental term.

b) Purchase Option (with 125 Year Lease)

- i) In order to provide the resident with security for the purchase option, the purchase option provides a 125 year lease which is registered on the property title at the Land Registry, with stamp duty being payable in the normal way.
- ii) The resident cannot sell or give the lease to anyone else but there is a buy back commitment from the landlord at a price equal to 75% of the initial purchase price. This amount is paid to the resident as soon as the suite is re-let by the landlord or twelve months after leaving whichever is earlier.
- iii) To provide a higher buy back price for residents who have only held their lease for a short period (less than 10 months), there is a sliding scale whereby the buy back price is the initial price less 2.5% for each month that the resident has held the lease.

2. Personal Care and Nursing Care Charges

The provision of personal and nursing care in the suites is arranged independently of the property and associated services provided under the Tenancy Agreements and 125 Year Leases. Under a separate Care Agreement, Cornford House Domiciliary Care and Nurses' Agencies can provide personal and nursing care to residents, if the residents' wish.

For personal care, the charge is calculated from:

1. The **home care** needed **inside** the suite at £15.00 per hour, and;
2. The **day care** needed in the communal facilities (i.e. **outside** their suite) at £5.00 per hour.

For a typical resident with personal care for two hours' per day in the suite and 10 hours' day care every day in the communal areas, the personal care charge is therefore £560 per week. The actual figure for a particular resident is agreed prior to commencement of the care and, if the resident's care needs subsequently increase significantly on a long term basis, this figure may be increased after appropriate discussion with all concerned.

Residents do not need to pay for registered nurse input as this is funded by the NHS.