



## Places for People Homes - KENT



(example of a bungalow in Cranbourne Close)

### **Cranbourne Close, Ramsgate, Kent, CT11 7HB**

Located approximately 1 mile from Ramsgate town centre with its host of local amenities including High Street shops and charming marina.

The accommodation comprises;

- Semi Detached Bungalow
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Front and Rear garden
- Off Road Parking

**[www.placesforpeople.co.uk](http://www.placesforpeople.co.uk)**

## **Local Facilities**

### **Doctors:**

Please find below a list of local doctors in your area:

#### **East Cliff Medical Practice**

The Montefiore Medical Centre, Dumpton Park Drive, Ramsgate, Kent, CT11 8AD

Tel: **01843 855800**

#### **Minster Surgery**

75, High St, Minster, Ramsgate, Kent CT12 4AB

Tel: **01843 821333**

#### **Dashwood House Surgery**

24, South Eastern Rd, Ramsgate, Kent CT11 9DU

Tel: **01843 593252**

#### **The Grange Practice**

within The Montefiore Medical Cent, Dumpton Park Drive, Ramsgate, Kent CT11 8AD

Tel: **01843 572740**

Alternatively you can look online at:

<http://www.nhsdirect.nhs.uk>

### **Supermarkets:**

Ramsgate hosts several supermarkets. There is also Westwood Shopping centre close by.

### **Bus Services in the area:**

For bus links and services in the area contact Stage Coach on 08456 00 22 99 or Kent County Council.

### **Trains:**

There is a main line station at Ramsgate. For times and services contact - National Rail Enquiries: 08457 48 49 50 Or their website is <http://www.nationalrail.co.uk/>

### **Management and Rent:**

You will become a customer of Places for People Homes and your tenancy and rent account management will be undertaken by a Housing Officer based at our office in Ashford. (☎ 01233 500799).

Rent is payable weekly and payment may be made at any Bank or Post Office using the Swipe Card that will be issued to you. You may also pay by Standing Order/Direct Debit. Housing Benefits payments should be paid direct to Places for People.

### **Housing Benefit:**

Applications for Housing Benefit should be made as soon as you are aware of the Tenancy Commencement date and should be addressed to the Housing Benefit Section, Thanet District Council, Cecil Street, Margate, Kent, (Housing Benefit forms are available from Places for People Homes office in Ashford)

### **Two weeks Rent Free:**

With all our Seaside and Country home properties two weeks rent free is given, this means that the rent account will start two weeks after the tenancy sign up date.

### **Notice Period to Current Landlord:**

Many landlords require 28 days notice period on termination of tenancy, but under the Seaside Country home scheme there has been some flexibility please liaise with your current landlord, if you do have problems contact the Seaside Country Homes Operators on tel: 08450 21 20 20, they may be able to negotiator this for you.

### **Gas and Electricity Supplies:**

Application for supplies will have to be made by you to the Electricity and gas Companies. You should also make arrangements through your present Gas and Electricity suppliers for your cooker etc to be disconnected at your present address.

***Supplies cannot be connected on a Saturday or Sunday except by using the emergency service, which will involve you in additional expense. So, if you have to move on one of these days, please make prior arrangements.***

### **Cooking**

You will need to provide your own cooker – either gas or electric

### **Maintenance & Repairs:**

You should report defects requiring attention to the Customer Contact Centre by telephone on ☎ **0800 432 0002**.

### **Heating and Hot Water:**

The properties have gas central heating and hot water.

### **Landscaping and Communal Areas:**

Rear garden landscaping at Cranbourne Close will be the incoming customer's responsibility. The front garden area will be cut by our Contractors Serco, this charge is added to your service charge in your weekly rent.

### **Type of Tenancy with Places for People:**

When becoming a customer of Places for People under the Seaside and Country homes scheme you will hold an Assured tenancy.

### **Other Information:**

Local Offices :-

**Places for People Homes** - Unit 5, Invicta Business Centre, Monument Way, Orbital Park, Ashford, Kent, TN24 0HB (☎ 01233 500799)

**Citizens Advice Bureau** – The Old Town Hall, 4 Market Street, Margate Kent (☎ 01843 225973)

**Council Tax** – Thanet District Council, Cecil Street, Margate, Kent, (☎ 01843 577000)

**British Gas** – **0845 609 1122**

**EDF-** **0800 056 2447**

If any of your suppliers are not the above if you contact Powercare they will be able to inform you who your current supplier is tel: 01342 413146

**Please at any time if people have concerns or have further questions that they would like to discuss please contact us on Monday-Friday between 8.30-4.30pm on 01233 500799**