

Staff Accommodation
Queen Elizabeth Hospital Kings Lynn
Gayton Road
Kings Lynn
PE30 4ET

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Web: www.norlife.co.uk/qehletting.html



The residences are located to the rear of the hospital site overlooking a wooded area. They were extensively refurbished in 2008 and provide a variety of basic letting options for NHS employees.

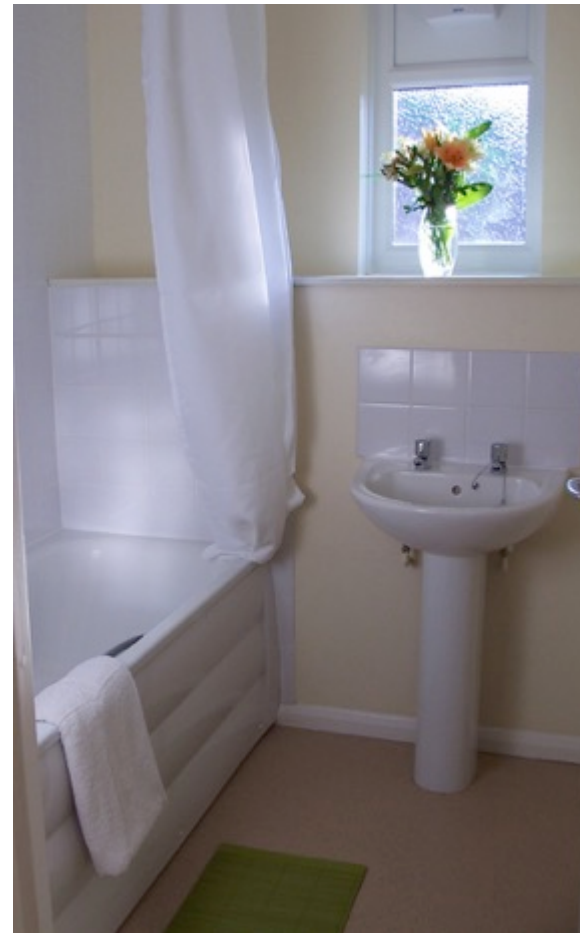
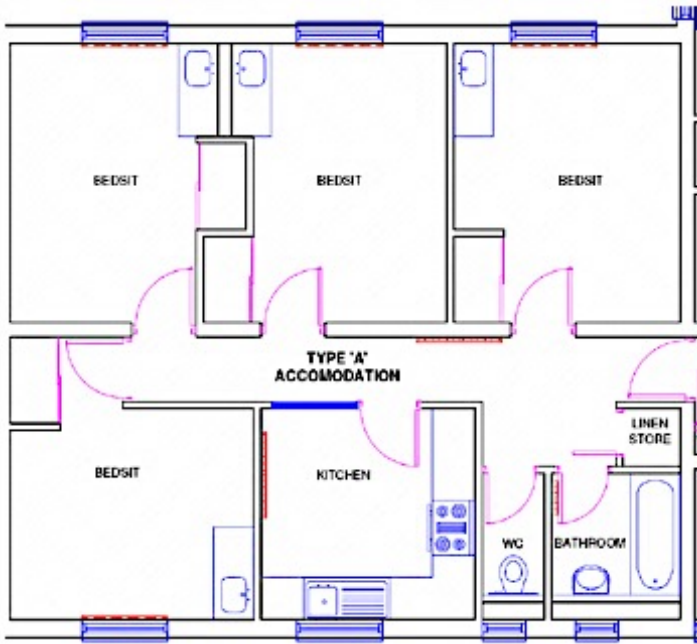


Types of Flat

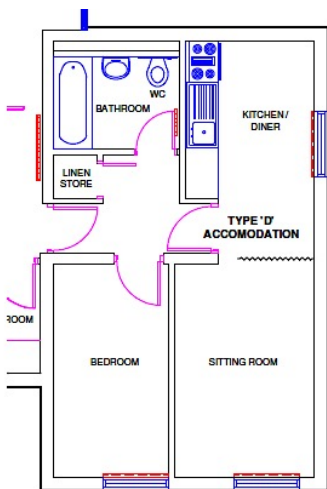
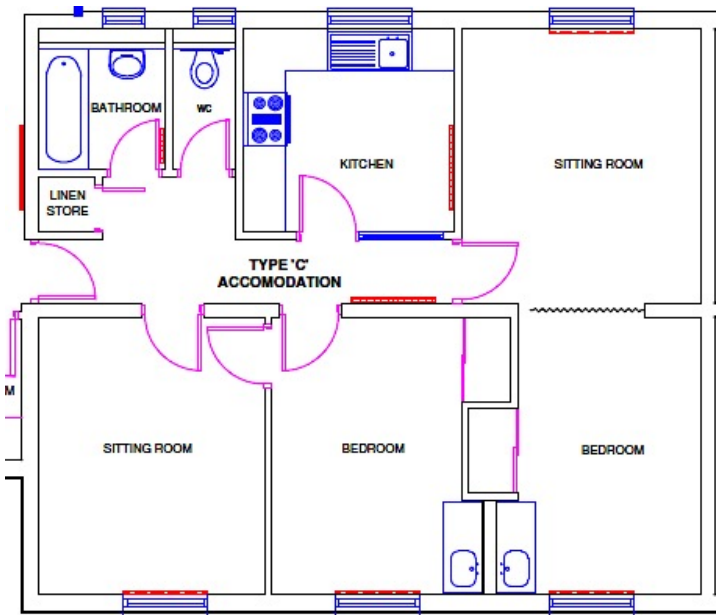
Example floor plans and photographs are included below but actual layouts may differ. You are welcome to come and review our accommodation prior to booking if you wish.

Our most competitively priced accommodation are Study Bedrooms in a shared flat. We have 213 of this type of accommodation. Up to four guests share a bathroom and kitchen

Below is a floor plan of our bedsit accommodation.



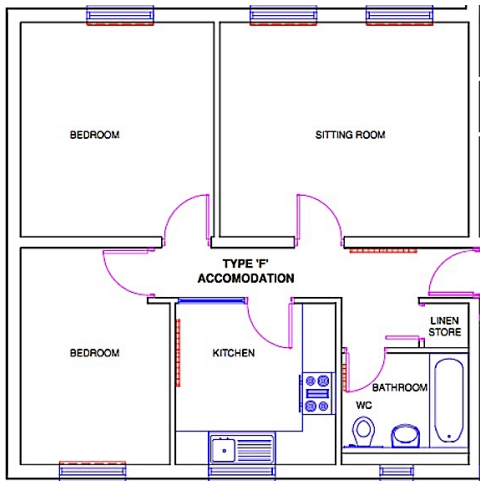
We have 23 flats where guests share a kitchen and bathroom but have a private bedroom and lounge area.



There are 8 one bedroom self contained flats



Finally we have 9 two bedroom family flats



What is included in the rent?

All flats are fully furnished, kitchens include both cooker and microwave, and bathrooms include bath and shower. Bedrooms include a desk and easy chair some also have a vanity sink.

All utility (gas water electricity) and council charges are included

A free Wi-Fi service is provided.

Linen is provided to bedsit and private lounge accommodation and laundered on a weekly basis.

Those in family or self-contained flats provide and launder their own linen.

On site parking is available for an additional charge and there is also a launderette for guests use.



Prices

Our nightly rates reduce the longer you commit to stay. It will be cheaper to book for longer stay. Rates are not reduced if you later extend your stay.

Guests staying under 2 months will need to pay the full cost of their stay when booking.

Guests staying over 2 months:

- Will be asked to pay a refundable deposit equivalent to 1 months rent which will be protected under an independent scheme.
- In addition they will be asked to pay a month in advance throughout their stay.

Guest staying over 2 months will be offered an Assured Short hold Tenancy renewable every 6 months.

Current Nightly Charges May 2018

Type	Charges per night if you book for;					
	1 Night	7-30 Nights	31 to 90 nights	91 to 182 nights	183 to 365 nights	Over 365 nights*
Bedsit (A)	£43.00	£19.20	£16.00	£14.90	£14.50	£14.20
Bed and lounge area (C)	£53.50	£25.80	£21.80	£20.30	£19.80	£19.40
1 bed flat (D)	£63.10	£32.80	£27.80	£26.00	£25.50	£25.00
2 bed flat (F)	£73.60	£40.80	£34.20	£31.80	£31.10	£30.50

* With 6 month break point

Payments in pounds Sterling can be made over the phone, in person at our offices, through direct debit. We accept payment from NHS bodies or with prior written agreement locum and other sponsoring agencies.

Terms

We are often very busy and your flat may not be available to extend a current booking unless you provide good notice.

Notice Periods

Lets of 3 months or more will be required to provide **one month's notice** prior to the end of the term, or else will have to pay for a further month's rent.

Lets of between 1-3 months will be required to provide **two weeks notice** prior to the end of the term, or else will have to pay for a further two weeks' rent.

Cancellations

Reservations that are made for lets of one month or more, and which are then cancelled with less than one months notice, will be subject to a 25% cancellation fee, up to the maximum of equivalent of one month's rent

Any Guest giving no cancellation notice, or not arriving on the day booked will be subject for the full charge for the period reserved.

Call or email to discuss your particular requirements, we are happy to provide a quotation for your stay and advise you of current availability.

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qehbookings@norlife.co.uk

QEH Residences are managed for Norlife Services Ltd by Accuro-FM

Inclusive charges per let per night (May 2018)		Nightly Cost for stays of:					
Room/Flat Type	Description	1 night	7 to 30 Nights	31 to 90 Nights	91 to 182 Nights	183 to 365 Nights	Over 365 Nights
A	Study bedroom (minimum 5.5 m2) most include a vanity sink in room with a kitchen and bathroom shared with up to 3 other guests. Linen provided and laundered weekly.	£ 44.50	£ 20.10	£ 16.90	£ 15.70	£ 15.30	£ 15.00
C	Large bedroom/lounge (minimum 9 m2) with a kitchen and bathroom shared with up to two other guests. Linen provided and laundered weekly.	£ 55.30	£ 26.90	£ 22.80	£ 21.30	£ 20.80	£ 20.40
D	A one bedroom self contained flat (19 m2). Guests provide and launder their own linen.	£ 64.70	£ 33.70	£ 28.50	£ 26.70	£ 26.20	£ 25.70
F	A two bedroom self contained flat (32m2). Guests provide and launder their own linen.	£ 75.50	£ 41.90	£ 35.10	£ 32.60	£ 31.90	£ 31.30

Minimum monthly payment for those staying over 2 months*		Booked stays of:				
Room/Flat Type	Description	Under 2 months	62 nights -3 Months	3-6 Months	6-12 months	Over a Year
A	Study bedroom (minimum 5.5 m2) most include a vanity sink in room with a kitchen and bathroom shared with up to 3 other guests. Linen provided and laundered weekly.	Guest staying for under two months must pay for their whole stay in advance. Those staying 2 to 3 months will pay one month in advance and make a deposit equivalent of one months rent.	£ 514	£ 478	£ 465	£ 456
C	Large bedroom/lounge (minimum 9 m2) with a kitchen and bathroom shared with up to two other guests. Linen provided and laundered weekly.		£ 694	£ 648	£ 633	£ 621
D	A one bedroom self contained flat (19 m2). Guests provide and launder their own linen.		£ 867	£ 812	£ 797	£ 782
F	A two bedroom self contained flat (32m2). Guests provide and launder their own linen.		£ 1,068	£ 992	£ 970	£ 952

* Min monthly charges are to allow guests to budget for a regular monthly payment.

Please note your total charge will be the number of nights you book times the nightly rate. We will adjust your final payment to take account of any under or overpayment.

Deposits due (excluding non refundable fee)		Booked stays of:					
Room/Flat Type		Under 2 months	2-3 Months	3-6 Months	6-12 months	Over a Year	
A		N/A	N/A	£ 514	£ 478	£ 465	£ 456
C		N/A	N/A	£ 694	£ 648	£ 633	£ 621
D		N/A	N/A	£ 867	£ 812	£ 797	£ 782
F		N/A	N/A	£ 1,068	£ 992	£ 970	£ 952