

Homesdale Housing

Weekly Charges

SHELTERED HOUSING CHARGES

The charge for a Sheltered Housing property is made up of four elements

- **Rent** – what you pay for your flat
- **Service Charge** – what you pay for maintenance of the buildings, facilities, and grounds
- **Support Charge** – what you pay for the Warden support service and emergency call system
- **Utilities** - Heating/Hot Water/Water Rates

The average rent for each property size is as follows. The rent does vary between properties so it will be confirmed with you when you are offered a property.

Average Charges	Bedsit	1 bedroom flat	2 bedroom flat	3 bedroom flat
Rent	£93.05	£102.41	£114.89	£129.56
Service Charge	£31.24	£37.23	£44.77	£53.59
Support Charge	£12.39	£12.39	£12.39	£12.39
Utilities	£18.87	£21.75	£25.26	£29.45
Total Charge	£155.55	£173.78	£197.31	£224.99

If you need help to cover the cost of the housing charges you may be entitled to receive Housing Benefit to cover the rent and service charge. You will need to make an application to the Local Authority. If you qualify for Housing Benefit you will also be entitled to a reduction which covers the support charge.

Utilities (Heating/Hot Water/Water Rates) are not covered by any benefits and will be paid by the tenant in all cases.

Tenants will pay their own Council Tax, for a bedsit the Council Tax band is B (£1536.69 per annum) and for all flats is band C (£1756.22 per annum). If you are a single occupant than you will receive 25% reduction on these amounts. If you are applying for Housing Benefit you can also apply for Council Tax reduction on the same application.

The other charges that need to be paid by you for the property are, electricity charges, telephone/internet costs, and contents insurance.

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