

Homesdale

Christian Sheltered Housing and Care

5/7 New Wanstead Wanstead London E11 2SH

SHELTERED HOUSING RENTS

The rent for a Sheltered Housing property is made up of 4 elements

- Rent - what you pay for your flat
- Service Charge - what you pay for maintenance of the Complex and grounds
- Support Charge - what you pay for the Warden Service and emergency call system
- Heating/Hot Water/Water Rates

The rent for a bedsit ranges from £105-£112 per week, and for a flat from £118-£135 per week, this includes all the elements above.

If you are entitled to receive Housing Benefit you will receive benefit to cover the rent and service charge. If you qualify for Housing Benefit you will also be entitled to a Supporting People payment which covers the support charge.

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 (£1093.05 per annum) and for a flat is band C (£1249.20 per annum). If you are a single occupant than you will receive 25% reduction on these amounts.

The other charges that need to be paid for the property are, electricity charges, telephone costs and contents insurance. (Homesdale's insurance covers only the buildings and fixtures and fittings in the flat such as bathroom and kitchen fittings)

SERVICE CHARGE CATEGORIES

SERVICE CHARGE

Cleaning
Lighting
Heating
Lift Services
Gardening
Laundry Equipment
Exterior Window
Cleaning
Water Shared Areas
Insurance Furniture &
Equipment
Telecom Piper
Maintenance
Public Telephones
TV Aerial Licences
Fire Alarm & Equipment
Electrical Safety
Boiler Maintenance
Service Administration
Costs

DEPRECIATION

Carpet 8 yrs
Boiler & Pumps 10yrs
Lift 25 years
Laundry Equip 25 yrs
Entry Tunstall
Emergency Equipment
Garden Equipment