

# 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