



Solihull Care Housing Association Ltd



Rents & Service Charges at Phoenix House (from 1st April 2019 to 1st April 2020)

Cost for a 1 bedroom rented Flat - £228.61 per week

(Housing Benefit usually cover the rental element and eligible costs if you qualify to receive it)

Breakdown

Rental Element		£109.57
Service Charge (eligible)		£ 89.76
Water Charge (ineligible)		£ 3.63
Heating Charge (ineligible)		£ 6.58
Meal Charge (ineligible)		<u>£ 19.07</u>
		£228.61

Four weeks in advance - 4 x £228.61 = £914.44

Cost for a 2 bedroom rented Flat - £241.85 per week

(Housing Benefit usually cover the rental element and eligible costs if you qualify to receive it)

Breakdown

Rent Element	121.92
Service Charge (eligible for HB)	89.76
Heating Charge (ineligible for HB)	7.47
Water Charge (ineligible for HB)	3.63
*Meal Charge (ineligible for HB)	19.07
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	241.85

Four weeks in advance - 4 x £241.85 = 967.40

What does the Rent cover?

The rent at Phoenix House covers the cost of building insurance, cyclical building maintenance, external decorating and daily repairs, mortgage repayment and part of the Scheme Manager costs.

What does the Eligible Service Charge cover?

The eligible service charge at Phoenix House covers heating, water and electricity to the communal areas of the building, cleaning, refuse collections, annual maintenance and service contracts (including grounds and lift maintenance), day to day maintenance and repairs to communal areas, communal contents insurance and the renewal of equipment for communal areas. It also covers part of the Scheme Manager costs, administration costs and part of the cost of providing a midday meal.

Ineligible Service Charge for a 1 bedroom Flat £29.28 per week

This charge covers heating and water to individual flats and also the cost of the midday meal.

Note: For double occupancy add £19.07 for a second midday meal cost.

Ineligible Service Charge for a 2 bedroom Flat £30.17 per week

This charge covers heating and water to individual flats, also the cost of the midday meal.

Note: For double occupancy add £19.07 for a second midday meal cost.

What does the Ineligible Service Charge cover?

The ineligible service charge at Phoenix House covers heating and water to individual flats and part of the midday meal costs. (This charge is not covered by Housing Benefit).

Shared Ownership Service Charge for a One Bedroom Flat £106.36 per week
Shared Ownership Service Charge for a Two Bedroom Flat £107.44 per week

What does the Shared Ownership Service Charge cover?

The Service Charge covers the cost of building insurance, external decorating and mortgage repayment. It also covers heating, water and electricity to the communal areas of the building, cleaning, refuse collections, annual maintenance and service contracts (including grounds and lift maintenance), day to day maintenance and repairs to communal areas, communal contents insurance and the renewal of equipment for communal areas. It also covers part of the Estate Manager and administration costs.

What does the Shared Ownership Service Charge not cover?

The Service Charge does not cover damage or repairs to Shared Ownership flats.

Shared Ownership Midday Meal Charge

The meal charge is £19.07 per person, per week.

Who pays my Council Tax bill?

This is paid for by each resident, unless they are eligible for Housing Benefit.

Who pays for the electricity used in each flat?

Each flat has its own electricity meter (these are housed together on the ground floor) and this will be read by the electricity supplier who will send out individual bills in the normal way. Residents will be responsible for paying their own bills for the electricity they use in their flats. Electricity used in the communal areas will be paid for through the Service Charges.

Who pays the telephone bill in each flat?

Each flat has a telephone point and residents will be responsible for arranging connection and paying their own telephone bills.

Do I have to pay for a Television License?

For resident aged 75 or over you can apply for a free license from the Television Licensing authority. Residents aged under 75 will need to purchase a license if they use a television in their own flat. Television licences for the main communal lounges will be paid for by SCHA.

Contents Insurance

Each resident is responsible for paying to have contents insurance in place for their own flat.

Care Charges

These charges will be payable to the Care & Support provider, currently Friendship Care Services, and not to SCHA. Details of the charges are available from Friendship.

What does the Care Charge cover?

All residents at Phoenix House will be assessed to find out if they need Domiciliary Care. This care will be provided by the onsite care team, currently provided by Friendship Care Services, who will contract with Solihull Care Trust to provide this service. Some residents may not require any assistance and some may have medium needs and some may have high care needs. It is the aim of SCHA to have a balance of dependencies within Phoenix House. Care will be paid for by the resident at a rate to be agreed by Solihull Care Trust and Friendship. Residents who have critical or substantial care needs will also receive a financial assessment by the Social Work teams. This may result in the care being paid for by Solihull Care Trust.