



The Solihull Care Housing Association Ltd

Rents & Service Charges at Trinity Apartments (3rd April 2017 to 2nd April 2018)



Cost for a One Bedroom Rented Flat - £213.84 per week

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

Breakdown

Rental Element		£121.28
Service Charge	(eligible)	£ 66.33
Water Charge	(ineligible)	£ 2.97
Heating Charge	(ineligible)	£ 5.94
Meal Charge	(ineligible)	<u>£ 17.32</u>
		£213.84

Cost for a Two Bedroom Rented Flat - £238.00 per week

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

Breakdown

Rental Element		£143.50
Service Charge	(eligible)	£ 67.00
Water Charge	(ineligible)	£ 3.40
Heating Charge	(ineligible)	£ 6.78
Meal Charge	(ineligible)	<u>£ 17.32</u>
		£238.00

What does the Rent cover?

The rent at Trinity Apartments covers the cost of building insurance, cyclical building maintenance, day-to-day repairs, mortgage repayment, Scheme Manager and administration costs.

What does the Eligible Service Charge cover?

The eligible service charge at Trinity Apartments 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.

Ineligible Service Charge for a One Bedroom Apartment (£26.23 per week)

This charge covers heating and water to individual flats and also the cost of the daily midday meal which is not covered by Housing Benefit..

(Note: For double occupancy add £17.32 per week for a second midday meal cost.)

Ineligible Service Charge for a Two Bedroom Apartment (£27.50 per week)

This charge covers heating and water to individual flats, also the cost of the daily midday meal which is not covered by Housing Benefit.

(Note: For double occupancy add £17.32 per week for a second midday meal cost.)

Service Charge for a Two Bedroom Shared Ownership Apartment - £122.00 per week

What does the Shared Ownership Service Charge cover?

The Service Charge covers the cost of building insurance, 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 the cost of supplying heating and water to the apartment and the provision of a daily midday meal.

What doesn't the Shared Ownership Service Charge cover?

The Service Charge does not cover the cost of repairs to Shared Ownership apartments or cyclical building maintenance.

Who pays my Council Tax Bill?

This is paid for by each resident direct to the Council, unless they are eligible for Housing Benefit.

Who pays for the electricity used in each apartment?

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 apartments. Electricity used in the communal areas will be paid for through the Service Charge.

Who pays the telephone bill in each apartment?

Each apartment 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 Licence?

Residents aged 75 or over can apply for a free licence from the Television Licensing Authority. Residents under the age of 75 will need to purchase a licence if they use a television in their own flat. Television licences for the main communal lounge will be paid for by SCHA.

Contents Insurance

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

Care

All residents at Trinity Apartments will be assessed to determine if they need domiciliary and/or personal care. Any care and/or support required care will normally be provided by the on-site care and support team (currently Friendship Care and Housing) who have been commissioned by Solihull Council to provide the service.

Care and support will be paid for by the resident at a rate to be agreed with the care provider and Solihull Council.

Details of the charges and care provided are available from FCH (Tel 0121 212 8408.)

(Note: Residents do have the choice to arrange their own care and support, if they wish to use another provider.)

If you would like more information regarding charges for renting accommodation at Trinity Apartments, please contact the Scheme Manager on 0121 745 8994.