

APPENDIX 2

1.0

Description of fee/charge
Resident Service Charge for De Wint Court – Intensive Housing Management

Charging Policy
Full cost recovery

Comparative Information
Affordable Registered Provider's (RP) and local authorities who provide Extra Care accommodation, charge a gross rent which includes rent and service charge.

Financial	
Information Required	Description
Level of charge	£88.33 per week
VAT Status	Non business
Degree of change	N/A
Start date	TBC
Total income generated	Nil
Surplus/deficit as a percentage of cost	£0
Surplus/deficit per usage	£0

Impact on Other Areas
None

Method of Collection
As part of a gross affordable rent

Alternatives
Not to charge and the Housing Revenue Account (HRA) to bear the cost

2.0

Description of fee/charge
Resident Service Charge for De Wint Court – Utilities (Electricity)

Charging Policy
Full cost recovery

Comparative Information

Financial	
Information Required	Description
Level of charge	Variable recharge, dependant on sub metered usage. (electric)
VAT Status	5% (Metered utilities - if the overall supply to the facility is <1000kWh per month, 5% VAT to be added, >1000 kWh 20%)
Degree of change	None
Start date	TBC
Total income generated	Full cost recovery
Surplus/deficit as a percentage of cost	£0
Surplus/deficit per usage	£0

Impact on Other Areas
None

Method of Collection
Invoiced quarterly

Alternatives
<p>To include a set cost within the Intensive Housing Management service charge as part of a gross rent, however, this could lead to a deficit if insufficient funds are recouped.</p> <p>This also leads to disparity between tenants if some use more than others, penalising frugal energy users.</p>

3.0

Description of fee/charge
Resident Service Charge for De Wint Court – Utilities (Water and heating)

Charging Policy
Full cost recovery

Comparative Information

Financial	
Information Required	Description
Level of charge	Variable recharge, dependant on apportioned variable costs. (water and heating)
VAT Status	Non Business (Apportioned utilities (domestic supplies) - non business outside scope of VAT (as per rent))
Degree of change	None
Start date	TBC
Total income generated	Full cost recovery
Surplus/deficit as a percentage of cost	£0
Surplus/deficit per usage	£0

Impact on Other Areas
None

Method of Collection
Invoiced quarterly

Alternatives
<p>To include a set cost within the Intensive Housing Management service charge as part of a gross rent, however, this could lead to a deficit if insufficient funds are recouped.</p> <p>This also leads to disparity between tenants if some use more than others, penalising frugal energy users.</p>

4.0

Description of fee/charge
Service Charge for De Wint Court – Guest Room

Charging Policy
Cost recovery

Comparative Information
<p>Guest rooms at our sheltered housing stock are rented to residents' families as fee per night.</p> <p>This existing charge for guest room at existing sheltered accommodation is £7.50 per night, however there are no facilities with this accommodation – no bathroom, or on-site restaurant etc.</p>

Financial	
Information Required	Description
Level of charge	£25 per night incl. VAT Includes cleaning and washing of bedding and towels.
VAT Status	From 1/4/22 20%, 1/10/21-31/3/2022 12.5%
Degree of change	None
Start date	TBC
Total income generated	None – full cost recovery
Surplus/deficit as a percentage of cost	£0
Surplus/deficit per usage	£0

Impact on Other Areas
None

Method of Collection
Payment in advance – by card or online

Alternatives
To charge at the existing approved charge of £7.50 per night and not recover the full cost of providing the service.