

Extra care housing



Woodland Court Extra Care Scheme Charges

School Lane, Dewsbury, WF13 4DU

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Independence • Support • Choice • Control •
Life-time home • Care at hand • Privacy • Security

The information in this document applies to Woodland Court extra care housing scheme only. It sets out the rent, service charge, care and support costs and other costs for 2024/2025.

All amounts shown are weekly unless otherwise stated.

Charges may be subject to change during the year.

Rent

- One-bedroom flat is £87.70.
- Two-bedroom flat is £104.79

Service charge

A service charge applies to all flats (one-bedroom and two-bedroom) and is **£115.84**.

This is made up of:

- communal cleaning £16.33
- communal utilities £13.07
- ground maintenance £ 8.39
- housing management £28.65
- night-time security £22.15
- property maintenance £24.44
- window cleaning £ 2.81

Total accommodation charge (rent plus service charge)

- One-bedroom flat is £203.54
- Two-bedroom flat is £220.63

Please note: You may be eligible for financial support towards the accommodation charges above based on an individual assessment.

If you are of working age and have a spare bedroom in your extra care accommodation, your housing benefit could be reduced. If you think you may be affected by this, please take further advice.

Care and support costs

Wellbeing charge

There is a **standard charge** of **£78.48** per flat.

This covers staff on-site 24/7 to provide for example, daily well-being contact and any follow-up support, 24/7 monitoring of the assistive technology system and emergency/urgent responses, provision of an activities programme, ad hoc care, and support.

Planned care service charges

In addition to the well-being charge, other care and support charges may apply.

These will be based on an individual assessment.

If applicable, you will be offered a financial assessment which will determine the maximum amount you will be expected to contribute towards your care costs.

Other costs associated with living at Woodland Court

Utility supplies

Utility supplies to the flats are not included in the above service charge.

Electricity, internet, TV (including TV licence) and telephone services are the responsibility of the tenant to arrange and pay for as applicable, through a provider of your choice.

Heating and hot and cold water are provided through the council and charges will be billed to you directly, based on how much you use. Most tenants find that their charges are approximately **£10.00** per week.

Council Tax

Tenants are also responsible for arranging and paying council tax.

The council tax for Woodland Court is as follows:

- **One-bedroom** flat is **Band A**. This is £1,466.54 per year = approximately **£28.20** per week.
- **Two-bedroom** flat is **Band A**. This is £1,466.54 per year = approximately **£28.20** per week.

You may be eligible for a discount on council tax (such as single person discount etc.). This will be based on an individual assessment against specific criteria set out by the council.

Insurance

Contents insurance is the responsibility of the tenant to arrange and pay for, through a provider of your choice.

Buildings insurance is covered by the landlord.