



## Social & Housing Services

# Information

## Extra Care Sheltered Housing

### Additional Information for Self-Funders

#### Avondown House, Twerton, Bath

Self-Funders are identified as those who have capital in excess of £21,500 and this will include the proceeds of the sale of a property which is sold in order for them to move to an extra care housing scheme.

Self-Funders with the amounts of capital identified above will therefore not be entitled to the following benefits:

- Housing Benefit to pay rent and service charges – basic rent for a one bedroom flat is £271.61 per month, and for a two bedroom flat is £305.16 per month. The service charge is £119.24 per month. These charges are made for 52 weeks of the year.
- Supporting People Subsidy to pay the support charge – this is currently £21.74 per week (52 weeks of the year)
- Council Tax benefit – all the flats at Avondown House are rated at Band A which for 2007-8 is £864.46 per year although if you are a single occupant you would be entitled to a 25% discount (Single people in 07/8 = £648.34)

### Care Costs

Self Funders will also be eligible to pay the full care costs which will be £245 per week for 52 weeks of the year. Tenants will be entitled to retain or apply for Attendance Allowance (AA) which is a non-means tested benefit. If AA is currently at the lower rate, staff will assist people to apply for an increase in allowance to the higher rate.

In addition tenants of an extra care scheme live in their own flats so have to purchase their own food (or meal in the restaurant at a cost of £4 per 2 course lunch) and utility bills and will also supply their own furnishings (in their flats)



Therefore the estimated total cost of the service per week for self funders (approximate costs as above), for one person at an Extra Care Scheme in a one-bed flat is:

- Rent & Service Charge £119.57, SP Subsidy £21.74, Care Charges £245.00, Council Tax (with 25% reduction for single person) £12.47. = **£398.78 for 52 weeks of the year.**

**Please note these charges apply until March 2008**

**This document/publication/leaflet about 'Extra Care Sheltered Housing – Avondown House' can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Information Officer**  
**[information\\_officer@bathnes.gov.uk](mailto:information_officer@bathnes.gov.uk) - Tel (01225 477983) Minicom (01225 477043)**