



Wolverhampton Homes

The Cost of Running a Home

www.wolverhamptonhomes.org.uk

Contents

Introduction	1
Rent.	1
Council Tax	2
Utilities	
• Water Rates	3
• Gas and Electric.	4 - 5
Pay as You Go Home Contents Insurance	6
TV Licence	7
Cable / Satellite TV	7
Landline / Mobile Phone.	7
Food and Other Household Expenses.	8
School Meals.	8
Clothing	8
Travel.	9
First Home?	9
Personal Budget.	10 - 12



Introduction

If you already have a place of your own you'll know just how much it costs to run a tenancy, on top of the rent and council tax. If this is going to be your first home however, you may not be aware of all the costs connected with running a home. This guide aims to give an idea of those costs that you will have to budget for.

You need to make sure that you can afford these costs before you accept any offer Wolverhampton Homes make you.



Rent

Paying your rent is a priority.

The figures below are some average rent figures for different property types in Wolverhampton:-

Property Type	Average Rents
1 bed low rise flat	£53.00
2 bed low rise flat	£58.80
1 bed high rise flat	£45.80
2 bed high rise flat	£51.10
2 bed house	£60.70
3 bed house	£66.50
4 bed house	£73.20

If you are on a low income you may be entitled to Housing Benefits. Your Lettings Officer will assist you to make a claim when you sign up for a property. A rough guide to what Housing Benefit you may be entitled to depending on your family circumstances and the rent of the property is also available on request from your local office or the Housing Benefit Department.

Wolverhampton Homes' preferred method of payment is Direct Debit and it is the easiest way to pay your rent. Full details will be provided when you are offered a tenancy.

Council Tax

Council Tax is payable in addition to rent for general services provided by the City Council or which the Council has to contribute to i.e. Police and the Fire Service.

	Weekly	Monthly	Yearly
Band A	£18.11	£78.46	£941.52
Band B	£21.12	£91.54	£1,098.44

All Council properties are in either Band A or Band B. The Lettings Team will provide details of the Property Band when you sign for the property and in your Welcome Pack. Alternatively, to find out which band a particular property is in contact the Local Taxes Division on 555805/6.

If you live in the property on your own you will be entitled to 25% discount off your bill.

Depending on your circumstances you may be entitled to Council Tax Benefit. Complete a Housing and Council Tax Benefit form to apply.

If you are offered a property with Wolverhampton Homes, your Lettings Officer can calculate any entitlement to Housing and Council Tax benefit for you before you take on the tenancy.



Utilities

Water Rates

Water Rates are calculated based on the Rateable Value of the property.

The basic calculation is:-

$$\text{Rateable Value} \times \text{£ per Rateable Value} = \text{Yearly Water Rate}$$

Severn Trent £ per Rateable Value for 2008 / 2009 for water and sewerage combined is £1.45.

Here are some examples of how much the water rates could be:-

	Weekly	Yearly
1 Bed Flat	£4.67	£242.99
2 Bed Flat	£6.37	£331.34
2/3 Bed House	£7.27	£378.28
4 Bed House	£7.65	£397.61

The water supplier for the majority of Wolverhampton Homes' properties is Severn Trent Water, but some properties are covered by South Staffordshire Water. Your Lettings Officer will be able to confirm the water authority.

The property may have been fitted with a water meter: we'll let you know when you sign for it. If this is the case you will be charged for the amount of water you use instead of paying a fixed amount. If a water meter has been fitted you can't have it taken out. If there isn't one fitted and you think that having one could save you money, contact your supplier. A single person may benefit from having a water meter but a family with children would be unlikely to.

Gas and Electric

You will need to heat and light your home, cook and operate electrical appliances.

Paying by Direct Debit and having the same supplier for your gas and electricity (dual fuel) generally saves you money on your bills. However, please note that not all Wolverhampton Homes properties have a gas supply.

The following are average weekly figures for gas, electricity and dual fuel and will vary according to which Utility Company you choose and how much fuel you use.



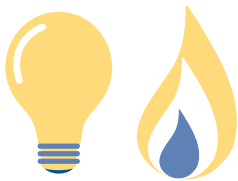
Gas

	Direct Debit	Standard Credit
1 or 2 bedroom flat Single person / couple	£6.27	£7.80
2 Bed Flat / House single person / couple with children	£13.53	£14.35
3 / 4 Bed House single person / couple with children	£18.08	£19.03



Electricity

	Direct Debit	Standard Credit
1 or 2 bedroom flat Single person / couple	£4.47	£4.89
2 Bed Flat / House single person / couple with children	£7.99	£8.63
3 / 4 Bed House single person / couple with children	£11.54	£12.37



Dual Fuel

	Direct Debit	Standard Credit
1 or 2 bedroom flat Single person / couple	£11.19	£12.33
2 Bed Flat / House single person / couple with children	£20.80	£22.42
3 / 4 Bed House single person / couple with children	£28.70	£30.67



Pay as You Go Home Contents Insurance

Home Contents Insurance should be a vital part of planning your new home. We don't insure your furniture, belongings or decorations against theft, fire, vandalism, burst pipes or other household risks. You need to take out your own insurance. We currently have a special scheme arranged with Allianz which makes it easy for you to protect your belongings, and it's available to everyone no matter where you live in the City. Payments can be made weekly at any area office.

These are some examples of the weekly amounts you would pay to insure your possessions:-

Sum Insured	Weekly Premium
£6,000	£0.89
£9,000	£1.33
£10,000	£1.48
£12,000	£1.78
£15,000	£2.22
£18,000	£2.66
£20,000	£2.96
£25,000	£3.70
£30,000	£4.64

The lowest amount that can be insured is:

- £6000 if you are over the age of 60
- £9000 for all other people

Other quotes are available. For further details contact Insurance Officer, on 550583.

We urge you to take out home contents insurance, either through our special scheme or by making your own arrangements. Contents Insurance provides a 'financial safety net' for your losses and can minimise how much it would cost you to replace or repair items that have been damaged.



TV Licence

If you have a TV in your home you must buy a TV licence. If you don't you could be hit with a large fine. The figures below show how much a colour TV licence costs:-

	Weekly	Monthly	Yearly
Colour	£2.68	£11.63	£139.50

If you're over 75 you get a free TV licence.

When you move home your TV licence does not automatically move with you, you need to tell TV Licensing your new address. You can do this by filling in a short form online at www.tvlicensing.co.uk/details or by calling 0870 241 6468.



Cable / Satellite TV

You don't have to do so but many people are now choosing to subscribe to cable or satellite TV. The average cost of a package is between £16 and £45 per month. Cable and Satellite companies charge varying amounts, check with individual suppliers for details.

You'll need our permission to install a satellite dish, particularly if you live in a flat. Contact your local area office for details.



Landline / Mobile Phone

BT line rental is £10.50 per month plus the cost of your calls. Other suppliers line rental and call costs may vary, check with the individual supplier for details.

If you have a mobile phone don't forget to budget for contract, call charges or top-up costs.



Food and Other Household Expenses

For food and other household expenses you should allow on average:-

- £25 - £35 per week, per adult
- £25 - £30 per week, per child

If any member of your household has medical conditions or needs a special diet, you might need to allow more.



School Meals

If your children have school meals you will need to budget for this. On average meals for a primary school child cost £7.50 per week and a secondary school child £8.50 per week.

Free school meals are available to children whose parents receive Income Support or Income-Based JSA, or Child Tax Credit with an annual income less than £14,495, or support from the National Asylum Support Service or Guaranteed Element of State Pension Credit. For further details on school meals contact 551462 or email freeschoolmeals@wolverhampton.gov.uk.



Clothing

Allow £30 - £50 per month per child (particularly for young children)

Allow £30 - £40 per month per adult

Travel



Car

Remember: If you own a car you need to allow for the amount you spend on petrol, tax and insurance.



Public Transport

If you regularly use public transport you may find that a Travel Card will help to keep costs down. For more details contact West Midlands Travel on 0121 254 6363 or www.travelwm.co.uk.



First Home?

If this is the first time you have thought about setting up your own home there are extra costs you will need to think about in addition to the usual costs described above. You will need to think about the cost of furnishing your home and ensuring that you have all the essential household items that you need. Examples of these might include: - bed, settee, table, cooker, fridge, washing machine, carpet etc.

Having your own home for the first time is a very exciting time, but it can also be an expensive time and you need to consider carefully if you are able to afford it.

Personal Budget

This simple personal budget sheet will let you to see how much money you have coming in every month and an average of how much you would have to pay out to run your home.

When filling in your personal budget make sure that all your incomings and outgoings are changed into either weekly or monthly amounts.

Don't mix weekly and monthly amounts.

Incomings

Wages	
JSA	
Income Support	
Incapacity Benefit	
Child Benefit	
Child Tax Credit	
Working Tax Credit	
Pension	
Pension Credit	
Maintenance	
Other	
Total (A)	

Outgoings

Rent (after Housing Benefit)	
Council Tax (after Council Tax Benefit)	
Water	
Gas	
Electricity	
Home Contents	
Insurance	
TV Licence	
Cable / Satellite TV	
Food and other	
Household Expenses	
Clothing	
Landline / Mobile	
Phone	
Car Insurance and Tax	
Petrol / Diesel	
Public Transport	
Child Care Costs	
School Meals	
Laundry Costs	
Credit Card	
Loan Repayments	
Store Cards	
Other	
Total (B)	

Continued overleaf...

Disposable Income

Total (A) - Total (B)	
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If this figure is positive you can probably afford the cost of running a home based on your current circumstances.

If this figure is negative you will be paying out more than you get in each week – meaning you are at risk of debt. If this would apply to you, and you still want to have your own home, then we strongly recommend that you have another look at your income and expenditure and reconsider whether you are in a position to set up home at the moment.

Personal calculations and examples of personal budgets are available on request by contacting Financial Inclusion Unit in Rents Management Unit on 554828.

If you need advice on debt or money management or you think you may be entitled to additional welfare benefits there are a number of agencies that can offer help. Please ask at your local area office for a copy of the 'Where to Get Help' Leaflet which provides details of local advice agencies.

If there are any queries / comments on this document please contact Financial Inclusion Unit, Rents Management Unit, 554828.

Disclaimer

Wolverhampton Homes has taken all reasonable care to ensure the information provided in this booklet is accurate. However, all figures given are estimates and by way of illustration only. The figures will vary depending on your own personal circumstances. Wolverhampton Homes will not be held responsible for any direct or indirect loss, damage or inconvenience caused as a result of any reliance, by any person, on any inaccuracy, error or omission within this document.

If you require this information in other languages or in alternative formats such as Braille, audio tape or large print, please contact the Equalities Team on 551046 / 554650.

Arabic

إذا كنت بحاجة إلى هذه المعلومات في لغاتٍ أخرى أو في أشكالٍ بديلةٍ نحو في شكل بريل، أو شريط سمعي أو طبعة مكبرة، فرجاءً اتصل بنا على الرقم 551046 / 554650.

Bengali

যদি আপনার এই তথ্য অন্য ভাষায় বা ব্রেইল, অডিও টেপ বা বড় হরফের মত কোন বিকল্প ফর্মায় প্রয়োজন হয়, অনুগ্রহ করে আমাদের 551046 / 554650 নম্বরে যোগাযোগ করুন।

Farsi

اگر این اطلاعات را به زبانی دیگر و یا فرمتی دیگر مانند چاپ شده با خط بریل، به صورت نوار صوتی و یا با حروف درشت چاپی می خواهید، لطفاً با ما در شماره 551046 / 554650 تماس بگیرید.

Gujarati

જો તમને આ માહિતી અન્ય ભાષામાં અથવા બ્રેઇલ, ઓડિયો ટેપ કે મોટી પ્રિન્ટ જેવા વૈકલ્પિક ફોર્મટમાં જોઈતી હોય તો, 551046 / 554650 પર અમારો સંપર્ક કરવા વિનંતી.

Hindi

यदि आप यह सूचना अन्य भाषाओं में या वैकल्पिक संरूपों उदाहरण स्वरूप ब्रेल, आडियो टेप या बड़े प्रिंट में चाहते हैं, तो कृपया 551046 / 554650 पर हम से संपर्क करें।

Polish

Jeśli chciał(a)byś otrzymać niniejsze informacje w innych językach lub formacie, np. zapisane alfabetem Braille'a, nagrane na taśmie magnetofonowej lub wydrukowane dużą czcionką, skontaktuj się z nami pod numerem telefonu 551046 / 554650.

Punjabi

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਹੋਰਨਾਂ ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਜਾਂ ਦੂਜੇ ਫਾਰਮੈਟਸ ਜਿਵੇਂ ਬ੍ਰੇਲ, ਆਡੀਓ ਟੇਪ 'ਤੇ ਜਾਂ ਵੱਡੇ ਪ੍ਰਿੰਟ ਵਿਚ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ 551046 / 554650 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

اگر آپ یہ معلومات دوسری زبانوں میں یا متبادل شکلوں مثلاً بریل، آڈیو ٹیپ یا بڑے پرنٹ میں چاہتے ہیں، تو براہ کرم 551046 / 554650 پر ہم سے رابطہ قائم کریں۔



Wolverhampton Homes

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