Supported Housing

Budgeting Model

September 2024

Contents

Read the section on unblocking the file before opening.

Navigate the budgeting workbook by clicking on the grey squares on the main menu page.

To view detail of formulae, click on the green circle to unprotect the current worksheet. Row and column headers will be displayed. Worksheet protection will be restored by clicking on an icon to move back to the menu or on to another page. Avoid typing over formulae when the sheet is unprotected.

Unblocking the file

When first downloaded or when received as an email attachment, the budget model may be blocked because it contains macros.

- Do not open the file but save it somewhere unopened.
- Right click on the file in the location where it was saved.
- Select "properties".
- Tick the "Unblock" box if it appears at the bottom of the dialogue box, then click OK. The model can then be opened.

Enter the project name and selecting the budget year.

The budget year only affects the formula rent calculations and the estimated standard deductions from housing benefit where meals are provided. These can be changed by clicking on "CPI assumptions" on the main menu.

Enter the details of units and the core rent setting method

Units and core rents	☐
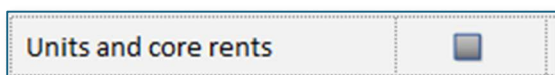
Up to three types of units can be entered. Enter the number of units for each type of dwelling and the budgeted occupancy level. The percentage should be entered without the % symbol, so 95 percent occupancy should be entered as 95. Use the drop-down options to select the unit size.

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY

| Unit details	FIRST UNIT TYPE	SECOND UNIT TYPE	THIRD UNIT TYPE
Number of units	8	2	1
Budget occupancy level	96.0 %	96.0 %	96.0 %
Unit size	Bedsit/room	1-bed	1-bed
Unit type	Supported	Supported	Supported
Core rent setting method	Formula rent	Cost rent*	Specific core rent

Unit type

There are three options for unit type. This affects the formula rent calculation.

General needs
Supported
Refuge or almshouse
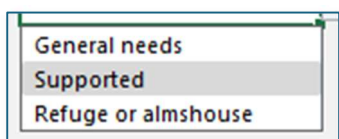
Core rent setting method.

There are three methods for setting the core rent. Select the option from the drop-down options:

- *Cost rent*
  The cost rent is the core rent needed to pay for core property costs (loan or lease charges, repairs & maintenance, basic housing management). If no property costs have been entered (see below), the cost rent will be zero. The cost rent will always be shown on this page but only becomes the effective rent when Cost rent* is selected. The figure will then be highlighted and will also be shown in a blue cell, lower down on the page. This method is suitable, for example, when setting the core rent for an unregistered provider or for an RP when preparing a budget for non-social supported housing, for specialised supported housing or temporary social housing where the *Rent Standard* does not apply.

- *Specific core rent*
  This is where you know what the core rent has to be, and a cell opens up for you to enter the amount for this unit type. This method can be used where, as an RP, you already know the formula rent, or where you want to enter a budget based on the formula rent plus an increase for the coming year. It can also used by managing agents, where the owning RP has specified the core rent or for specialised supported housing where the local authority or health authority have specified the core rent level. It can also be used for affordable rents after you have

entered the various service charges so you can control the overall rent and service charge level for existing residents or for re-let properties, taking account of changes in the private rental market.

- *Formula rent*
  This calculates the formula rent for the unit, based on the type (see above: social rented, refuges or almshouses, or general needs use). There are two methods for calculating the formula rent: manual entry of the 1999 valuation or depreciated replacement cost (DRC)

Formula rent – standard method (manual entry)

This is the default method where you know the 1999 EUV valuation for the unit. You will also need to select the county or local authority area in which the unit is located.

Formula rent	**95.53**	
Formula rent method (manual or DRC)	Manual entry	
Enter the 1999 unit valuation (EUV)	25,000	
Apply flexibility to formula rent ?	Yes	
Select the area (for 1999 manual earnings data)	Essex	*This applies to all formula rent calculations*

If you select "Yes" to the question on "flexibility", general needs formula rents will be uplifted by 5% for general needs or 10% for supported housing.

Formula rent DRC method

This method can be used for (usually larger) hostel-type properties or where there has been significant work to make the property suitable for supported housing.

Formula rent method (manual or DRC)	DRC*
	* Depreciated replacement cost
Select the area (for 1999 manual earnings data)	Essex
Select the area (for DRC land values)	Uttlesford

In addition to selecting the area as for the manual entry method, a second more focussed area must be selected to give the land value and TCI region[1] which are both used in the calculation of the 1999 valuation. NB the second list is much longer than the list used to select for manual earnings, but neither list so up to date in terms of local government reorganisation. So, it may therefore be necessary to revert to earlier listing. For example, for a project in Workington, now part of

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[1] Each area is identified as having building costs per m^2, based on "TCI regions" A-E.

Cumberland, the entry for manual earnings data would be Cumbria, and the entry for land area data would be Allerdale.

It is also necessary to enter the floor area of the unit. For shared housing, measure the internal floor area of property, including kitchens, bathrooms, offices, etc. and divide by the number of rooms to be let to residents.

The plot area is the area of land occupied by the building, including curtilage (garden, parking areas, etc.). This will be divided by the number of unts on the site to give a land value per unit. Therefore, the number of units must be entered: this can just be the number of units within the project, but if there are other units that are not part of the project on the same plot, they should be added.

Floor area of the unit (m²) **	35.0
Plot area including curtilage (m²)	900
Total number of units on the site	8
Was a new lift installed ?	No
Were adaptations made for wheelchair access ?	No
Are kitchens more than 10 years old ?	Yes
Are bathrooms more than 15 years old ?	No

Finally, if the answer is "yes" to a new lift installation or adaptation for wheelchair access, the valuation is increased. If it is more than 10 years since the kitchen was refurbished, or more than 15 years since the bathrooms were updated, there will be a reduction in the valuation.

Checking the effective rent

Lower down on the units and core rents page, the rent for each unit type shows in blue. For example, the cost rent based on entries on the property page will be shown in grey if "Formula rent" has been selected as the rent-setting method. If Cost rent* is selected, then this becomes the actual rent.

Core rent setting method	Formula rent
Cost rent (from property page)	107.51
Formula rent	105.39
Effective rent	105.39

Core rent setting method	Cost rent*
	The core rent covers costs
Cost rent (from property page)	107.51
Effective rent	107.51

Enter the core property costs

Property costs	☐

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY **PROPERTY COST**		Total		Unit type 1 Bedsit/room		Unit type 2 -
Number of units			8	8		
Budgeted occupancy (see units page)				96.0 %		
Budgeted bad debts (core rent)				2.0 %		
Annual budget						
Property costs						
Lease charges	£	16,640.00	£	16,640.00	£	
Other payment to property owner	£		£		£	
Property insurance	£	529.00	£	529.00	£	
Other estate costs	£		£		£	
Loan charges	£		£		£	
Council tax on void units	£	240.00	£	240.00		-

There are three sections to complete for each unit type:

Property costs
Repairs and maintenance
Basic property management

If there is one unit type, the type2 and type 3 columns will be greyed out. Where information comes from a separate page, such as council tax on void units, the cell will also be greyed out.

Central team / overhead costs should be entered in the total columns and will be apportioned pro-rata to the unit numbers.

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY **PROPERTY COST**		Total		Unit type 1 Bedsit/room		Unit type 2 1-bed
Number of units		12		8		4
Overheads charged to core rent						
HR	£	300.00	£	200.00	£	100.000
Finance	£	1,250.00	£	833.33	£	416.667
Directorate	£	50.00	£	33.33	£	16.667
IT	£	1,000.00	£	666.67	£	333.333
Central office admin	£	1,500.00	£	1,000.00	£	500.000
Total / cost rent			£	41,261.33	£	3,379.17

Bad debts on core rents

The property page shows the unit numbers and occupancy assumptions which have been set on the units and core rents page. The assumed bad debt level for core rents should then be entered on the property page. As with all percentages, they should be entered as a number. Two percent should be entered as **2**, and not as "2%" or "0.02". This percentage bad debt loss will then be applied to rent and council tax charge income for the unit type.

Bad debts on eligible and ineligible charges should be set on the services page. The HB eligible percentage set there will also be applied to enhanced management charges.

Enter council tax for each unit type

Council tax	☐

The single entry needed for each unit type is the annual council tax payable <u>for each unit</u>.

For example, if the annual council tax bill is £4,000, the annual council tax of each of the 8 units is **£500** (£4,000 ÷ 8). The annual figure for the unit type council tax is then calculated as a check.

The council tax charge is £500 ÷ 52 weeks = £9.62.

The occupancy assumption is set on the core rents and units' page. Losses on council tax arising from voids and bad debts are transferred to the core property page and appear under the heading "council tax on void units".

COUNCIL TAX		Total			Unit type 1 Bedsit/room	
Number of units			8		8	
Budgeted occupancy (see units page)					96.0	%
Budgeted bad debts (core rents) - see the property page					2.0	%
Council tax per unit per annum	£		500	£	500	£
Annual council tax	£		4,000	£	4,000	£
Weekly council tax per unit				£	9.62	£
Gross CT charges receivable	£		4,000	£	4,000	£
Less voids	£		(160)	£	(160)	£
Less bad debts	£		(80)	£	(80)	£
Net CT charges receivable	£		3,760	£	3,760	£
Council tax voids	£		240	£	240	£
	£		4,000	£	4,000	£

Entering details of the staff team

Staff team	☐

Details of the staff team should be entered in the left-hand columns.
As the number of posts, the salaries for each post (including NI & pensions) and the weekly hours have been entered, the columns to the right are highlighted. Enter the percentage of the weekly hours under each of the headings as shown (enter as a number without the % symbol):

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY

Project Team

Percentage allocation of hours and costs (enter as number without % sign)

Post	Number of posts	Salary employer NI & pension	Total Weekly hours	Percentage allocated to this project		Salaries, NI & pensions	Total Weekly hours	Core (basic*)	Property maint-enance	Enhanced	Out of hours cover *	Communal cleaning	Care-taking	Security	Catering	HB ineligible	Care, support & Super-vision *
	No.	£	Hrs	%		£	Hrs	%	%	%	%	%	%	%	%	%	%
Service Manager	1	43,400	35.0	100.0	%	43,400	35.0	5.0	5.0	15.0	-	-	-	-	-	-	75.0
Team leader	1	38,000	35.0	100.0	%	38,000	35.0	-	-	-		-	-	-	-	-	100.0
Project Worker	3	33,950	35.0	100.0	%	101,850	105.0	5.0	-	45.0		-	-	-	-	-	50.0
Cleaner	1	28,500	35.0	100.0	%	28,500	35.0	-	-	-		100.0	-	-	-	-	-
Cook						-	-										
						-	-										

Percentages entered in the first two columns will allocate the corresponding salary costs to the core property heading, to be paid for from core rents

Enhanced management and out-of-hours will appear as separate lines in the enhanced management page.
Communal cleaning, caretaking and security costs will be shown in the HB-eligible services page. Ineligible service and catering salaries will appear in their respective pages. The default allocation (i.e. 100% less the percentage charged to other headings) is care, care, support and supervision, shown in pink.

Waking night staff should be allocated to "out-of-hours" (HB-eligible shown in blue) or to care, support and supervision heading. The cost may be split across the two heading. The allocation depends on the nature of out-of-hours duties.

Enter out of hours cover (not included in salaries)

Out-of-hours	☐

If on-call or sleep in costs have not been entered as salary costs, they can be entered here:

On-call
(Not included in salaries)

Charge to care support & supervision	7,665
Charge to enhanced management (HB-eligible)	5,110
	12,775

Sleep-in
(Not included in salaries)

Charge to care support & supervision	
Charge to enhanced management (HB-eligible)	
	-

Enter food / catering budget & set charges for meals

Food/ catering	☐

		Total	Unit type 1 Bedsit/room	
FOOD / CATERING				
Number of units		**12**	12	
Budgeted occupancy (see units page)			96.0	%
Budgeted bad debts (HB-ineligible) - see services page			5.0	%
Budgeted bad debts (HB-eligible) - see services page			2.0	%
Charging method (applies to all types)	Standard deductions			
Meals provided (for each unit type)			3 meals	
Standard HB deductions (HB ineligible food charges)		2025/26	36.13	
Food expenditure budget				
Salaries - catering staff		21,000	21,000	
Provisions / food supplies / other costs		7,280	7,280	
		-	-	
Total food & catering costs		**28,280**	**28,280**	

The cost of catering staff is brought forward from the salaries page. The cost of food and provisions is entered here for each unit type. In this case it is £7,280 per annum.

2 or 3 meals per day or breakfast only
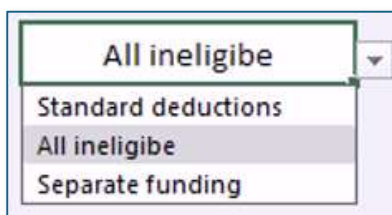
Select the catering arrangements for each unit type:

Charges for meals

There are three options for charging for meals:

Standard Deductions

These are fixed deductions from housing benefit, for 3 meals per day, two meals per day or breakfast only. These are then set as HB-ineligible service charges. If the catering costs exceed the income from these charges, the balance of the costs is transferred to the HB-eligible services budget.

All ineligible

If this option is selected, an HB-ineligible charge is set to cover all food and catering costs, so not limited to the standard deductions for the number of meals provided.

Separate funding

This option means there is no service charge set to pay for meals, so it is assumed there is an alternative source of income to pay for any costs entered. This option could be selected where residents are invoiced separately for meals.

Enter the services budget and calculate service charges

Services	☐

The annual budget for services should be entered for each unit type. HB-eligible charges are shown in green and HB-ineligible services in yellow.

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY					Unit type 1 Bedsit/room		Unit type 1 Bedsit/room
SERVICES							
HB eligible services							
HB ineligible services		Total					
Number of units		12			12		
Budgeted occupancy (see units page)					96.0	%	
Budgeted bad debts (HB eligible charges)					2.0	%	
Budgeted bad debts (HB ineligible charges)					5.0	%	
Annual budget							
UTILITIES							
Heat and light (common parts only)	£	2,000.00	£		2,000.00		3.41
Heat and light (rooms / flats)	£	3,500.00	£		3,500.00		6.16
Water charges (common parts only)	£	1,000.00	£		1,000.00		1.70
Water charges (rooms/flats)	£	1,500.00	£		1,500.00		2.64
Phone line rental (for use by residents)							-
Broadband charges	£	2,000.00	£		2,000.00		3.52

The corresponding weekly charges, taking account of the occupancy and bad debt assumptions for each unit type, are shown to the right of the annual budgets.

Staff salaries allocated to various service heading are brought in directly. Food and catering costs are brought into the budget as a single total (not showing staff costs separately), but the charges for food will show as yellow (HB-ineligible) or green (HB eligible) – see above for an explanation of food charges.

Cleaning staff (from salaries schedule)		
Caretaking (from salaries schedule)		
Salaries - inelig services (exc catering)		
Security staff (from salaries schedule)		
FOOD / CATERING	Food/ catering page	
HB-eligible element		
HB-ineligible element	28,280.00	28,280.00

The admin charge, as a percentage of the direct costs of services, is set for all unit types in the green and yellow cells in the total column. The percentage should be entered as a number without the % sign, so 15% should be entered as **15** and not as 15% or 0.15.

Services admin		
HB-eligible	15.00	%
HB-ineligible (excl food)	5.00	%

Care, support and supervision

Care support & supervision	☐

Staff salaries and out of hours costs (if charged to care support or supervision) are brought into the budget directly. Other costs, such as resident activities or externally provided care or support services should be entered on this page and the headings in pink can be edited. Central and area team costs can also be entered directly on this page.

			Unit type 1
Care / support & supervision			Bedsit/room
	Total		
Number of units		12	12
Budgeted occupancy (see units page)			96.0
Budgeted bad debts (HB-ineligible) - see services page			5.0
Weekl hours per resident			
Adjust weekly hours between units +/- (%)			
Staff-time - weekly hours		43.8	43.8
Weekly hours per resident		3.6	3.6
Care support and supervision budget			
Salaries - from salaries page		49,525	49,525
On-call / sleep in - from out of hours cover page		-	-
Other care support & supervision expenditure		500	500
Other care support & supervision		25	25
Central / area team costs		2,500	2,500
Central overhead charge		1,000	1,000
Total expenditure		53,550	53,550

Adjusting weekly hours between unit types

The weekly hours and are brought forward from the salaries page and will be distributed pro-rata to unit numbers for each unit type. The "Adjust weekly hours …" line can be used to redistribute the hours if, for example, the support needs for those in unit type 1 were to be greater than the need for those in unity type 2. See below for an example:

Care / support & supervision		Total	Unit type 1 Bedsit/room	Unit type 2 -
Number of units		18	12	6
Weekl hours per resident				
Adjust weekly hours between units +/- (%)			(75.00) %	
Staff-time - weekly hours		43.8	14.6	29.2
Weekly hours per resident		2.4	1.2	4.9
Care support and supervision budget				
Salaries - from salaries page		49,525	16,508	33,017
On-call / sleep in - from out of hours cover page		-	-	-
Other care support & supervision expenditure		500	167	333
Other care support & supervision		25	8	17
Central / area team costs		2,500	833	1,667
Central overhead charge		1,000	333	667
Total expenditure		53,550	17,850	35,700

In the above example, the support needs of the residents in unit type 2 are much higher than those in unit type 1. The service can be re-balanced between the two groups of dwellings by either reducing the support in one or increasing it in another. If there is only one unit type, any entry in the adjustment cell will have no effect.

Paying for care, support and supervision.

The income for care, support and supervision is in four sections:

Care / support & supervision		Total	Unit type 1 Bedsit/room	Unit type 2 -
Number of units		18	12	6
CARE / SUPPORT & SUPERVISION FUNDING				
Contracts for care, support & supervision				
		-		
Charitable funding				
Stevington End Charity		50,711		
		50,711		
Charges to residents (ineligible for HB) - if any			type 1	type 2
Weekly charge	£		2.50	£ 5.00
Care / support and supervision charges receivable		3,120	1,560	1,560
Less:				
Voids		(125)	(62)	(62)
Bad debts		(156)	(78)	(78)
Net income from charges		2,839	1,420	1,420
Cross-subsidy from other activities				
		-		
		-		
Total income		53,550		
Surplus		-		

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Care/support contracts, charitable funding, cross subsidy

Enter the income in the relevant section with the source of funding in the left-hand column. In the above example, the support service is funded by the Stevington End Charitable Trust.

Charges to residents for care and support services

Where a charge is made to residents for care, support or supervision, enter the weekly amount in the pink cell under each unit type. The income from charges will be calculated, taking account of occupancy and bad debt settings. The charge will appear as a separate HB-ineligible service charge.

Analysing the cost of care, support and supervision

More info on care
and support services

Click on the "more info" icon at the top of the care, support and supervision page. This leads to a simplified summary of the care, support and supervision service. The page includes a suggested percentage split of the hours and tasks. This can be replaced by the actual percentage split and both the hours and costs will be apportioned according to the actual percentages entered. Percentages should be entered as a number, without the % sign.

Care / support & supervision

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY

Care, support and supervision budget

Description of client group

| All residents have support plans? | Yes | Notes | |
| Daily log maintained for all residents? | Yes | | |

Software used to record support activity (if any)

Total number of hours charged to care support and supervision   43.8   hrs
Total annual cost   £   53,550

	Weekly hours	Annual cost £	Balance of duties Actual %	Balance of duties Suggested %
One-to-one sessions	21.9	26,775	-	50.0
Group sessions	8.8	10,710		20.0
Liaison with other agencies	4.4	5,355		10.0
Off-site support for visits/ appointments, etc.	2.2	2,678		5.0
Report writing, handover session, breaks, staff meetings, training, etc.	6.6	8,033		15.0
Other	-	-		-
Other	-	-		-
Other	-	-		-
	43.8	53,550		

Enhanced or intensive management

Enhanced management	☐

Enhanced or intensive housing management (EHM) is the cost of managing the property which exceeds the basic cost of property management[2]. Supported housing projects often have staff on site or a staff team working directly with residents and some of that input is concerned with managing the accommodation and it clearly exceeds the time spent by a central or area team when managing general needs tenancies.

EHM is effectively an HB-eligible service to residents. It arises from the support needs of residents but is not part of that care or support service.   Some exceptional property maintenance costs and concierge/security/ out-of-hours cover are sometimes included in this heading.

ENHANCED HOUSING MANAGEMENT	Total	Unit type 1 Bedsit/room		Unit type 2 -	
Number of units	18	12		6	
Budgeted occupancy (see units page)		96.0	%	96.0	%
Budgeted bad debts (HB-eligible) - see services page		2.0	%	2.0	%
Weekly hours per resident					
Adjust weekly hours between units +/- (%)					
Staff-time - weekly hours	21.0	14.0		7.0	
Weekly hours per resident	1.2	1.2		1.2	
Care support and supervision budget					
Salaries - enhanced management	21,788	14,525		7,263	
Salaries - out of hours cover	-	-		-	
On-call / sleep in - from out of hours cover page	-	-		-	
Other enhanced management	500	333		167	
Other enhanced management	-	-		-	
Central / area team costs	2,000	1,333		667	
Central overhead charge	2,000	1,333		667	
Total expenditure	**26,288**	**17,525**		**8,763**	
ENHANCED MANAGEMENT CHARGES					
Charges to residents (ineligible for HB) - if any		type 1		type 2	
Weekly charge	£	29.88	£	29.88	
Enhanced manageemnt charges receivable	27,965	18,644		9,322	
Less:					
Voids	(1,119)	(746)		(373)	
Bad debts	(559)	(373)		(186)	
Net income from charges	26,288	17,525		8,763	
Surplus	-				

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[2] Basic property management is paid for from core rents.

As with care and support costs, the hours and costs from the salaries page, plus any additional direct costs, can be re-apportioned between the unit types. The EHM charge is then calculated based on the occupancy and bad debt assumptions.

Analysing the cost of enhanced housing management

More info on EHM

Click on the "more info" icon at the top of the enhanced management page. The page includes a suggested percentage split of the hours and tasks. This can be replaced by the actual percentage split and both the hours and costs will be apportioned according to the actual percentages entered. Percentages should be entered as a number, without the % sign.

ENHANCED HOUSING MANAGEMENT

Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY

Total number of hours charged to enhanced management			21.0	hrs
Total annual cost	£		26,288	

	Weekly hours	Annual cost £	Balance of duties Actual %	Suggested %
Managing anti-social behaviour *	3.2	3,943	15.0	10.0
Responding to complaints *	1.6	1,972	7.5	10.0
Managing access to shared facilities **	2.1	2,629	10.0	15.0
Concierge / managing access to the building, dealing with disruptive visitors *	6.3	7,886	30.0	25.0
Montoring CCTV	2.6	3,286	12.5	15.0
Additional input re lettings, enforcing tenancy conditions, rent collection and arrears control *	2.1	2,629	10.0	10.0
Managing extensive / exceptional property maintenance **	1.1	1,314	5.0	10.0
Report writing, handover session, breaks, staff meetings, training, etc.	2.1	2,629	10.0	5.0
Other	-	-		-
Other	-	-		-
Other	-	-		-
	21.0	26,288		

* Additional input required by the staff team, over and above that normally needed for general needs or low support services.

** Enhanced management does not constitute the provision of a support service. It arisies out of the needs of supported housing residents but does not address those support needs.

Annual budget - overview

Budget summary

SUMMARY BUDGET Farrant's Lodge, Kates Lane, Ashdon, Saffron Walden CB10 3EY	TOTAL	Core Property	Council tax	Enhanced mngmnt	Communal services	HB ineligible	Care support & Super- vision *
INCOME							
Core rents receivable	50,852	44,852	6,000				
less voids	(2,034)	(1,794)	(240)				
	48,818	43,058	5,760				
Service charges receivable	89,243			27,965	20,564	39,154	1,560
less voids	(3,570)			(1,119)	(823)	(1,566)	(62)
	85,674			26,847	19,742	37,588	1,498
Food / catering: excluding service charge income	-						-
Contract income	-						-
Charitable income	50,711						50,711
Cross-subsidy	1,419						1,419
Total income	**186,621**	**43,058**	**5,760**	**26,847**	**19,742**	**37,588**	**53,628**
EXPENDITURE							
Bad debts	4,023	897	120	559	411	1,958	78
Services (excluding salaries)							
Utilities	10,000				3,000	7,000	
Cleaning / Grounds Maintenance / Pest Control	234				234		
Fire / Health & Safety	-				-		
Furniture & Equipment	10,050				10,050		
Security	1,725				1,725		
Communal Facilities	1,800				1,800		
Food / Catering	7,280				-	7,280	-
Property costs							
Lease	16,640	16,640					
Loan charges	-	-					
Property insurance	529	529					
Other	-	-					
Repairs and maintenance	13,344	13,344					
Cyclical maintenance	500	500					
Major repairs	750	750					
Salaries	98,350	6,038		21,788	-	21,000	49,525
Administrative expenses	14,371	4,000		4,000	2,521	350	3,500
Non-staff costs							
Enhanced management	500			500			
Care and support	525						525
Council tax	6,000	360	5,640				
Total expenditure	**186,622**	**43,058**	**5,760**	**26,847**	**19,742**	**37,588**	**53,628**
Total expenditure	**-**	**-**	**-**	**-**	**-**	**-**	**-**

The budget will be in balance (income = expenditure) only if:

- Cost rents have been set or the property costs have been set to match income from core rents if using another rent setting method has been used
- Income has been entered to match the cost of care

Rents and charges schedule

The rents and charges schedule for all property types will be shown. Click on **Update** to ensure all items are displayed.

SHEDULE OF RENTS AND CHARGES	Bedsit/room Supported Cost rent*
Expand (show zero charges) **Update**	
Farrant's Lodge, Kates Lane, Ashdon, Saffron Walde	£
Core rent	71.88
Council tax charge	9.62
Enhanced management charge	44.82
Service charges (HB eligible)	
Heat and light (common parts only)	3.41
Water charges (common parts only)	1.70
Grounds maintenance	0.40
Furniture & equipment (common parts)	2.05
Furn & equipmt (landlord owned for use in residents' accomm)	10.23
Kitchen equipment / white goods	1.28
Carpets and curtains	1.70
Renewals and replacements	0.85
Contents insurance	1.02
Door entry system	1.36
CCTV	1.58
Redecoration of communal facilities	3.07
Sub-total -direct costs of HB-eligible servces	28.66
Admin charge (HB-eligible services)	4.30
Total: HB eligible services	32.96
Service charges (HB INeligible)	
Heat and light (rooms / flats)	6.16
Water charges (rooms/flats)	2.64
Broadband charges	3.52
Meals	49.80
Sub-total -direct costs of HB-ineligible servces	62.13
Admin charge (HB-ineligible services)	0.62
Total: HB ineligible services	62.75
Charge for care, support & supervision (HB-ineligible)	2.50
TOTAL PAYABLE	224.51