



Prestwood Community Housing CIC Fact Sheet

Service:	73 and 73A Dudley Road Rowley Regis, B65 8JY		
CQC Registered Area Mgr.	Mekonnen Mulugeta		
Service Manager:	Ritchie Massey		
Team Leader:	Michael Madamidola		
Rental Cost per flat	All Rooms	£140.52	Per week
Eligible Service Charge:	All Rooms	£73.66	Per week
Ineligible Service Charge:	All Rooms	£11.65	Per week
Total Housing Benefit: (if qualified)	All Rooms	£214.18	Per week

Note: Housing Benefit usually covers the rental element and eligible service charge costs amounting to **£214.18** per week (if you qualify to receive it).

What does rent cover:

The rent at **£140.52** covers the core rent, professional fees, accounts and legal, Superior Insurance, voids to cover rent.

What does the Eligible Service Charge cover:

The eligible service charge at Prestwood Community Housing CIC covers furnishing equipment/depreciation, planned and cyclical repairs and maintenance, responsive maintenance, Electricity, Housing management, fire equipment and maintenance, Water rates, and voids for service charges.

What does the Ineligible Service Charge cover:

Ineligible Service Charge for a 1-bedroom covers non-Communal electricity, Broadband, tv and water.

Who pays my Council Tax bill:

Registered Office: C/O Russell's Associates Ltd Ceme Innovation Centre, Marsh Way, Rainham, RM13 8EU

Email: contact@prestwoodcommunityhousing.co.uk Telephone: 01384823444

Website: www.prestwoodcommunityhousingcic.co.uk

This is paid for by each resident, unless they are eligible for Council Tax Support or SMI exemptions. The council tax band for the property is band D.

Claim Housing Benefit or Council tax Support:

Prestwood Community Housing will support you in claiming both Housing Benefit and Council tax support (Isabella's Homes will support you in claiming SMI council tax exemption)

Contents Insurance:

Each resident is responsible for paying to have contents insurance in place for their own flat.

Care Provider:

Prestwood Community Housing CIC have a care provider Isabella's Homes who will support you as per your care plan.

Care cost:

Please be aware that if you have social service funding towards your care costs. The social service fairer charging team will contact you regarding your contribution. (this has nothing to do with Prestwood Community Housing CIC, or it's care provider Isabella's Homes)

If you have any questions or need further assistance, please contact us at +441384823444 or contact@prestwoodcommunityhousing.co.uk.