

WOODCHURCH HOUSE CARE SUITES - RESIDENTS' CHARGES

Cost Element (per Week)	Studio Suite
Rent	£119.09
Service Charge	£501.71
Food & Drink	£41.00
Personal Care	£433.20
Total Charge	£1,095.00

NOTES:

- (1) An Arrangement Fee of £2,000.00 is due on or before the day of moving-in. This covers the one-off costs of moving-in, which are mainly the preparation of the suite, the assessment of the resident's needs, the legal costs of executing the Tenancy Agreement and the general management costs associated with the moving-in process. If the resident's moves out again for any reason within 30 days of arriving, the Arrangement Fee is refunded in full.
- (2) All charges cease on the date of permanently moving-out or the date of death.
- (3) The rent for a Studio Suite is the Local Housing Allowance "One Bedroom Rate" for Post Code TN26 3SN at the date of admission, as published at <https://lha-direct.voa.gov.uk/search.aspx>. This rate is currently £119.09 per week.
- (4) We will waive the Arrangement Fee and reduce the Service Charge to £169.13 per week for residents in a Studio Suite who:
 - (a) Qualify for Personal Care funding of at least £433.20 per week from Kent Social Services.
 - (b) Are prepared to fully disclose their financial affairs over the five years immediately prior to moving in. This includes providing a copy of the resident's financial assessment conducted by Kent Social Services.

This makes the charges affordable from statutory benefits, provided the resident fulfils the relevant criteria and all the benefits have been successfully claimed.

- (5) The weekly charges for a second occupant are £100.00 for Service, £41.00 for Food & Drink and £433.20 for Personal Care (if the second occupant has personal care needs).
- (6) The Personal Care Charge is subject to a "fair usage policy". This means that the weekly fee may increase if the residents uses more than four hours per resident per day on an on-going basis, either as a result of the resident's personal wishes or care needs. Additional care staff time is charged at £17.50 per hour.
- (7) Nursing Care provided by Registered Nurses is in addition to the above charges. This is the responsibility of the NHS.

Ernie Graham, Owner
Woodchurch House
10 May 2017