

We offer a wide range of leaflets which set out our policies, procedures and good practice. These are available on request.

Nexus is proud to be part of



### Nexus Housing Office

Apex 2, Apex Park , Wainwright Road, Worcester, WR4 9FN

☎ 01905 342 600

### Need help in your own language?

#### Bengali

আপনার নিজের ভাষায় সহায়তা প্রয়োজন।

#### Urdu

اپنی زبان میں مدد کی ضرورت ہے۔

#### Spanish

¿Necesita ayuda en su propio idioma?

#### Turkish

Kendi dilinizde yardıma mi ihtiyacınız var?

#### Polish

Wymagają Państwo pomocy w swoim języku?

#### Portuguese

Precisa de assistência na sua própria língua?

☎ 01905 342 600

### Do you want this leaflet in a different format?

If you need this leaflet in audio, braille or large print format contact

☎ 01905 342 600

**Repairs Line (24hrs) 0300 7906 555**



[www.nexushousing.co.uk](http://www.nexushousing.co.uk)  
email [nexus@wmhousing.co.uk](mailto:nexus@wmhousing.co.uk)

# Can you afford your new home?

Se puede permitir el pago de su nueva casa?  
Yeni evinizi karşılatabilecek misiniz?  
Czy stać Państwa na nowy dom/mieszkanie?  
کیا آپ اپنے نئے گھر کا خرچ برداشت کر سکتے ہیں؟  
Tem possibilidades para pagar a sua nova casa?  
আপনি কি আপনার নতুন ঘরের ভাড়া দিতে পারছেন?



“creating places where people are proud to live and work”

# Can you afford your new home?

We know that moving into a new home can be stressful and expensive and we are committed to helping our customers through this as well as ensuring that their tenancy can be sustained.

There are various costs involved when running your own home. This leaflet aims to give you an idea of what items you will need to budget for.

Remember, nearly of all our properties are unfurnished so you will need to budget to furnish the property.

The main items you will need to budget for are as follows :

## Rent

Paying your rent is a priority. Rent is payable from the start date of your tenancy agreement. Some rents include other charges such as heating charges. If you are on benefits or a low income, you may be able to get housing benefit to help you pay your rent. .



## Council Tax

You will have to pay Council Tax to the local authority. The amount you pay depends on which Council Tax Band your property is in.

If you are on benefits or a low income you may be able to get Council Tax Benefit to help you pay.



## Gas & Electricity

You will have to pay for gas and electricity so that you can cook, heat and light your home.

You can choose which company you get your gas and electricity from. Paying by direct debit and having the same supplier for both your gas and electricity can often be cheaper.

## Water

You will have to pay water rates to Severn Trent Water. The amount you have to pay varies according to where you live.

If the property has a water meter fitted, you will be charged for the amount of water you use instead of a fixed amount. You cannot ask for a water meter to be taken out but you can ask for one to be fitted.

## Food & other household expenses

You will need to budget for food and other household expenses e.g. toiletries and cleaning products.

## Insurance

It is your responsibility to insure your belongings against theft, damage or loss.

You do not have to have home contents insurance, but you should think about how you would replace things in your home if you were flooded, burgled or if there was a fire. For example, make a list of what you own and how much the items cost, add it up and then imagine it is all lost in a fire or flood. How would you replace these items?

You can choose any insurer, but ask your local housing office about our insurance scheme.

## TV Licence

If you have a television in your home, you must have a TV licence. If you do not have a licence, you could be hit with a large fine.

In some circumstances, you may qualify for a reduction on the cost of your TV licence. You can get a 50% reduction on the TV licence fee if you're blind/severely sight impaired. When you reach the age of 75, you may apply for a free over 75 TV Licence.

## Telephone

Telephone and internet services are provided either by a landline or by a mobile phone. The charges vary greatly depending on the supplier and what type of contract you have.

Work out how much you spend every month on calls and text messages.

## Other costs

Remember you will also need to budget for other costs such as clothing, travel ( any costs of running a car or using public transport), school meals and seasonal festivities.



## Budget Planner

Here is a budget planner to help you work out if you can afford your new home.

First of all, look at all the money you have coming in

### Your Income

Wages	
Job Seekers Allowance	
Income Support	
Other Benefits	
Pension	
Other Income	
<b>Total</b>	



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## Outgoings

Then work out what you are paying out each week.

Rent	
Council Tax	
Gas	
Electricity	
Water	
Contents Insurance	
TV Licence	
Food / household expenses	
Clothing	
Travel	
Telephone - Mobile and landline	
School Meals	
Childcare Costs	
Cable/Satellite TV	
Loan Repayments	
Other	
<b>Total</b>	

Now take what you have got to pay out away from the money you have coming in each week.

If you have some money left over after paying all your bills then you can probably afford the property.

If there is no money left or you need to pay out more than you have coming in, then you must consider if you are in a position to move home.

Income In	
Outgoings	
<b>Balance</b>	

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