



Duncan Sharkey
Corporate Director – Place

Michael Bracey
Corporate Director – People

Mr X XXXXXXXXX
X Magdalen House
Magdalen Close
Stony Stratford
Milton Keynes
MK11 1PN

Our Ref: SHSC/Consult/811010010

Your Ref:

Reply To: Housing Finance Team

Direct Line: 01908 253580

E-mail: housing.finance@milton-keynes.gov.uk

Dear Mr X XXXXXXXXXXXX,

Sheltered Housing (X Magdalen House, Magdalen Close): Consultation on Charges

The council is determined to continue to provide a high-quality sheltered housing service in Milton Keynes, to support residents to live independently. This means that we need to ensure that the service is financially viable, and that sheltered housing tenants are contributing fair and affordable amounts towards the costs of the service. Earlier this year we undertook an engagement process to seek tenants' input and ideas on how additional funding might be generated. Following this, we are now consulting you on a range of proposed changes, which will replace the current charges and add a new one.

Charges for gas, electricity, and water will change so that costs are split fairly between individual tenants and communal areas. A new charge for cleaning will also be made. These changes will be phased in alongside a 1% rent reduction, so the total amount charged for rent and these charges won't increase.

Sheltered Housing tenants who don't receive Housing Benefit already pay a "housing related support" charge covering part of the costs of the Sheltered Housing Officers (wardens), while those on Housing Benefit (and some others) receive a subsidy so that they pay nothing additional.

Because of the council's financial difficulties, which are due to government policies and increasing demand from a growing population, we are proposing to reduce this subsidy by £5 per week. This will mean that tenants receiving the subsidy will be asked to pay £5 per week towards their warden service. Many tenants will now receive more Housing Benefit on other charges, which will reduce this £5 to a lower amount payable.

Details of the proposed changes can be seen on the council's website at www.milton-keynes.gov.uk/consultations, or can be supplied by your Sheltered Housing Officer.

If you wish to express any views on the proposals, and have those views considered, please contact the council by the following means by 31 December 2016:

You can tell us your views:

- By returning the attached response slip through your Sheltered Housing Officer
- By telephone to 01908 253580 (leaving a recorded message out of hours)
- By email to housing.finance@milton-keynes.gov.uk
- In writing to the Housing Finance Team, Civic Offices, 1 Saxon Gate East, Milton Keynes MK9 3EJ

The council will make a final decision on changes in charges on 10 January 2017, taking into account responses to this consultation. If revised charges are agreed, they would take effect from 3 April 2017. You will get an annual rent review letter in March setting out the changes to your rent and service charges, and the amount payable after any Housing Benefit.

Thank you for your time considering the content of this letter, and for any response that you are able to give to the proposal outlined above.

Regards,

Victoria Collins,
Service Director – Adult Services

Linda Ellen,
Acting Service Director – Housing & Community

SHELTERED HOUSING CHARGES CONSULTATION – RESPONSE SLIP

(Please complete and return to your Sheltered Housing Officer by 31 December)

Response logging

Scheme Name	Magdalen House Magdalen Close
Tenant's name <i>(optional)</i>	
Tenant's telephone <i>(optional)</i>	
Tenants' email <i>(optional)</i>	

Proposed Charges

The council proposes to change charges as set out above and in the detailed proposal, in order to be able to continue to provide the same level of Sheltered Housing service to residents.

- I agree with the council's proposal*
- I do not agree with the council's proposal*

Any comments you wish the council to consider:

Thank you for your feedback on the council's proposals. Please return this slip to your Sheltered Housing Officer by 31 December 2016

