



HOW MUCH WILL MY NEW HOME COST ME?

If you already have a place of your own you will know the costs of running a home. If you are applying for your own property for the first time however, this guide gives you an idea of how much it may cost you each week. You need to make sure that you can afford these costs before you accept any offer we may make you. Compare your costs to your income to see if you can afford it.

If you are offered a property with Homes For Northumberland we can tell you if you will get help with your rent with housing benefit and help with Council Tax before you take on the tenancy. We can do this at any time, even before you get an offer. For more information [look at our Rent and Money webpage](#), or ring us on **01670 542121** and we will carry out an assessment for you.

Below, you will find some guidelines on how much essential items may cost you. These may vary depending on the size of your family and property type and other factors, such as gas, electric, water, food and clothing these figures are taken from various government sources but can vary depending on your personal circumstances. But it is important not to put too low a cost on them.

Use the personal planner on the end of this section to give you an idea how much you will need to budget if you get your own property

- (1) **Fuel Costs** - As soon as your tenancy begins you can find out who supplies your gas and electricity by contacting Consumer Direct on **08454 04 05 06**.

The following typical estimated fuel costs for household types were obtained from Consumer Focus who can be contacted on www.consumerfocus.org.uk The figures quoted are 2008 averages.

Getting your gas and electricity from one supplier will generally generate a discount. The figures below are based on a combined gas and electricity average annual bill. Bills will be higher in the winter than during the summer months. You may also be able to reduce the costs by paying by Direct Debit. Despite ongoing consumer pressure costs are likely to be higher if you have a pre-payment meter.

- (a) **One Bed Flat**- Single person or 2 person household- £11.75 per week

(b) Two Bed House- 2 person household £20.65 per week

(b) Three Bed House- 3 person household £28.00 per week.

(2) Water Charges - These will vary depending on whether your home has a water meter or not. You can find out more about making a decision on water meters on www.which.co.uk/advice/water-meters.

According to Northumbrian Water a typical water bill is assessed on the rateable value. The figures provided are only a guide, but the correct information is available on the Northumbrian Water website providing you can supply your address and postcode.

- Rateable value 137 £238 per annum (£4.58 per week)
- Rateable value 222 £358 per annum (£6.89 per week)
- Rateable Value 288 £416 per annum (£8.00 per week)
- You may benefit from having a water meter if for example you are a single person in a 2 bed property. Please contact Northumbrian Water on 0845 7171100 for further information or visit their website www.nwl.co.uk . Some typical bills for households with a meter and average use;

Single person- £164 per year (£3.15 per week)

Two person Household- £226 per year. (£4.35 per week)

Three person Household- £288 per year. (£5.54 per week)

Four Person Household- £320 per year. (£6.15 per week)

(3) Food and Housekeeping

The Office of National Statistics has highlighted the following typical average costs;

£44 per week for each Adult for food and other household items.

£27 per week for each child for food and other household items.

£13 per week for clothing adult.

£8-12 per week for clothing per child (depending on the age of the child)

Please use attached Personal Planner

Personal Planner- Expenditure

Essential Items	Weekly Amount	Notes
Rent	£	Visit www.hfn.uk.com for our on line Calculator or ring us on 01670 542121for an assessment
Council Tax	£18.53	2009/10 £963.33 per year or £13.90 per week if you qualify for Single Persons Discount
Gas	£	
Electric	£	
Water	£	
Food/Housekeeping	£	
Clothes	£	
T.V Licence	£2.74	142.50 per year
House Insurance		Homes for Northumberland provides low cost insurance for our tenants. Ring 01670 542094 for a quote and application form
Other Insurances		
Maintenance/repairs		
Sub Total		
Other items		
Phone - Landline		
Phone - Mobile		
Cable/satellite television		
Internet		
Petrol/Bus fares		
Other car expense(Road Tax-maintenance)		
Pet Expenditure		
Subscriptions (Hobbies etc)		
Social Costs (Cigarettes- alcohol- cinema, lottery etc)		
Prescriptions		
Catalogues		
Court Orders		
Fines		
Maintenance Payments		
Hire Purchase		
Credit cards		
Loans – Unsecured Door Step Lenders/ other lenders		
Loans – Secured (Bank)		
Other regular outgoings		
Total Average Weekly Costs		
Your total income		
How much have you got left?		