

HOUSING REVENUE ACCOUNT FEES AND CHARGE PROPOSED 2021/22 APPENDIX D

FEES AND CHARGES -RECOMMENDED FEE INCREASES FOR 2021/22											
Service	Description of Chargeable Service	2020/21 Price £ GROSS FEE PAID BY CUSTOMER	NET FEE (2021/22)	VAT (exemption can be applied for on certain fees)	2021/22 GROSS FEE PAYABLE BY CUSTOMER	Increase £	increase %	Total Budget 2020/21 £	Budget Increase £	Total Budget 2021/22 £	Options considered/Rationale
Housing Revenue Account											
Supported Housing:											
Guest Bedrooms	All schemes other than those listed below (per night, per person)	£12.00	£10.42	£2.08	£12.50	£0.50	4.17%				
	Norman Court/Hobbs Ct/Gladstone Ct/Shafesbury Ct/Truro/ Pitt Court/Grosvenor Ct per night. (any bedsit type guest room, per night, per person)	£21.50	£18.75	£3.75	£22.50	£1.00	4.65%				With the exception of Norman Court, officers to look at converting some of these guest rooms to convert them into accommodation -
Short Stay Units	Assessment (per day)	£11.00	£11.50	£0.00	£11.50	£0.50	4.55%				
	Other, including an element of support (per day)	£21.50	£22.50	£0.00	£22.50	£1.00	4.65%				
								10,300	330	10,630	
Laundry Charges	Sheltered schemes first wash (per week)	£3.00	£2.63	£0.52	£3.15	£0.15	5.00%				
	Second wash and thereafter	£3.00	£2.63	£0.52	£3.15	£0.15	5.00%				
	Guest bedrooms and short stay (per wash)	£3.00	£2.63	£0.52	£3.15	£0.15	5.00%				
								7,000	270	7,270	
Room Hire	Hairdressing at Silkin/Fred Millard, (Hourly charge) *	£3.60	£4.17	£0.83	£5.00	£1.40	38.89%				
	Private chiropodist and other services, (per hour) *	£3.60	£4.17	£0.83	£5.00	£1.40	38.89%				
								1,400	200	1,600	
Support Services and careline for HRA tenants	Sheltered housing support * (includes all services shown under careline alarms)	£19.00	£19.65	£0.00	£19.65	£0.65	3.42%		6,000	6,000	Change of supplier has reduced the cost to £1.
	SIM Careline Unit (additional weekly charge)	£2.50	£0.83	£0.17	£1.00	£-1.50	-60.00%				
	independent living and flexi care support charge for previous hHRS protected clients and new residents entitled to HB	£6.00	£8.00	£0.00	£8.00	£2.00	33.33%		62,400	63,000	
	response service for new customers (50 weeks)	£8.28	£7.20	£1.44	£8.64	£0.36	4.35%				
	Response service to other provider equipment (50 weeks)*	£4.68	£4.10	£0.82	£4.92	£0.24	5.13%		600		
	Monitoring only service (50 weeks) *	£3.60	£3.10	£0.62	£3.72	£0.12	3.33%				
								135,280	69,000	204,280	
Careline Alarm- private (Shortfall funded from General Fund)	Response service (52 weeks) *	£8.28	£7.20	£1.44	£8.64	£0.36	4.35%				Previously charged for 50 weeks per year; amended to 52 week charging from 2021/22
	Response service out of area (52 weeks)*	£8.28	£7.20	£1.44	£8.64	£0.36	4.35%				
	Response service to other provider equipment (52 weeks)*	£4.68	£4.10	£0.82	£4.92	£0.24	5.13%				
	Monitoring only service (52 weeks) *	£3.60	£3.10	£0.62	£3.72	£0.12	3.33%				
								123,900	2,500	126,400	This Saving (£2,500) is for the GENERAL FUND - shown on there as a "one liner" - and only shown here for REFERENCE
	Careline (Winkhause) keys*	£12.60	£11.00	£2.20	£13.20	£0.60	4.76%				
	Fobs - Sheltered Schemes (Black)	£21.30	£17.92	£3.58	£21.50	£0.20	0.94%				

Replacement Pendants Key safe	Fobs - Sheltered Schemes (Shark)	£12.75	£10.83	£2.17	£13.00	£0.25	1.96%						
	All Pendants	£51.00	£43.75	£8.75	£52.50	£1.50	2.94%						
	Supply	£20.65	£17.71	£3.54	£21.25	£0.60	2.91%						
	Fit	£59.50	£50.83	£10.17	£61.00	£1.50	2.52%						
Lock Change		£85.75	£73.75	£14.75	£88.50	£2.75	3.21%						
3,500											80	3,580	
General Needs Tenants and Leaseholders:													
Key Fobs	Old Style "Black fobs"	£21.30	£18.33	£3.67	£22.00	£0.70	3.29%						
Communal door entry keys	New "Shark" Fobs*	£12.75	£10.83	£2.17	£13.00	£0.25	1.96%						
	Replacement keys for entry doors to flat blocks.	£20.00	£17.17	£3.43	£20.60	£0.60	3.00%	1,230	30	1,260			
Laundry charges - Roundmead, Brent and Harrow													
	Wash tokens	£5.55	£4.79	£0.96	£5.75	£0.20	3.60%						
	Dry Tokens	£3.00	£2.58	£0.52	£3.10	£0.10	3.33%						
Management Fees for Westwood Court & Kilner Close													
	Administration Fees	£0.80	£0.83	£0.17	£1.00	£0.20	25.00%	6,890	200	7,090			
8,120											230	8,350	
Stores		£5.00	£6.00	£0.00	£6.00	£1.00	20.00%	13,500	2,020	15,520			
Lock change	Callout	£131.00	£116.67	£23.33	£140.00	£9.00	6.87%	0					
	Admin charge	£44.00	£41.67	£8.33	£50.00	£6.00	13.64%	10,180	820				
	Charge	POA	Price on Application (is VATABLE)										
23,680											2,840	26,520	
Retrospective Charges		£150.00	£200.00	£0.00	£200.00	£50.00	33.33%						
5,000											1,000	6,000	
Leasehold charges for services - VAT not applicable. All fees													
Solicitors enquiries/standard pre-sale enquiries*	10 working day response	£165.00	£166.00	£0.00	£166.00	£1.00	0.61%						
Solicitors enquiries/standard pre-sale enquiries*	3 working day response	£247.50	£250.00	£0.00	£250.00	£2.50	1.01%						
Re-mortgage enquiries*	Enquiries raised at a time of remortgaging	£57.00	£60.00	£0.00	£60.00	£3.00	5.26%						
Copy of lease*	fee for providing a copy of the lease	£31.00	£32.00	£0.00	£32.00	£1.00	3.23%						
Requests for landlord's consent*	where leaseholder wants to carry out alterations - permission must be sought from SBC.	£103.00	£105.00	£0.00	£105.00	£2.00	1.94%						
	charge for inspection post completion of works	£51.50	£55.00	£0.00	£55.00	£3.50	6.80%						
Retrospective landlord's consent*	where leaseholder is seeking permission for works carried out retrospectively.	£206.00	£225.00	£0.00	£225.00	£19.00	9.22%						
	additional inspection fee	£51.50	£55.00	£0.00	£55.00	£3.50	6.80%						
Copies of quarterly service charge invoice*	additional inspection fee	£5.25	£20.00	£0.00	£20.00	£14.75	280.95%				Statements are available on-line free of charge		
Copies of service charge estimate or actual statement*	additional inspection fee	£5.25	£20.00	£0.00	£20.00	£14.75	280.95%				Statements are available on-line free of charge		
Deed of Postponement		£85.00	£87.00	£0.00	£87.00	£2.00	2.35%						
Notice of Charge		£25.00	£25.50	£0.00	£25.50	£0.50	2.00%						
Notice of Transfer		£25.00	£25.50	£0.00	£25.50	£0.50	2.00%						
0											0	0	
GRAND TOTAL											£318,180	£76,450	£394,630

Notes

- charges are rounded to the nearest 5p
- All charges are inclusive of VAT @ 20% with the exception of items marked with an *
- Careline and Community Support are subject to VAT for private residents unless they complete an exemption declaration.

Additional Income (fees & charges) £76,450
Less: £2,500 (G Fund Saving) £73,950