

HOUSING REVENUE ACCOUNT FEES AND CHARGES 2027/28

Service	Details	Net Fee (2026/27)	VAT (exemption applied on certain fees)	2026/27 Fee	2027/28 Proposed Net Fee	VAT (exemption applied on certain fees)	2027/28 Proposed Fee	2027/28 Proposed Increase (£)	2027/28 Proposed Increase (%)	Budget Increase (from fee proposals)	Options considered/Rationale
Specialist Support:											
Guest Bedrooms	Silkin Court, Brodie Court, Scarborough Avenue, Southend Close, Pinewoods & Fred Millard. (per night)	£13.83	£2.77	<u>£16.60</u>	£14.25	£2.85	<u>£17.10</u>	£0.50	3.01%		Inflationary Increase applied
Guest flats	Norman Court, Silkin Court (per night)	£23.83	£4.77	<u>£28.60</u>	£24.58	£4.92	<u>£29.50</u>	£0.90	3.15%		Inflationary Increase applied
Short Stay Units	Assessment (per night)	£15.30		<u>£15.30</u>	£15.80		<u>£15.80</u>	£0.50	3.27%		Inflationary Increase applied
	Respite (per night)	£28.10		<u>£28.10</u>	£29.50		<u>£29.50</u>	£1.40	4.98%		Respite price will become the same price as Guest flats fee
									3.60%	£160	
Laundry Charges	Independent living/flexicare laundry wash	£3.08	£0.62	<u>£3.70</u>	£3.08	£0.62	<u>£3.70</u>	£0.00	0.00%		Fee frozen
Laundry Charges	New - Dryer token				£0.83	£0.17	<u>£1.00</u>				New fee
									0.00%	£3,260	
Room Hire	Hairdressing at Silkin/Fred Millard, Brodie Court Spa (Hourly charge)	£5.67	£1.13	<u>£6.80</u>	£5.83	£1.17	<u>£7.00</u>	£0.20	2.94%		Inflationary Increase applied
	Private chiropodist and other services, (per hour)	£5.67	£1.13	<u>£6.80</u>	£5.83	£1.17	<u>£7.00</u>	£0.20	2.94%		Inflationary Increase applied
									2.94%	£60	
Support Services and Care connect 24/7 for HRA tenants	Independent Living and Extra Care housing related support	£20.20		<u>£20.20</u>	£20.30		<u>£20.30</u>	£0.10	0.50%		
	Additional pendant for 2nd service user (additional weekly charge) (52 weeks)	£0.55		<u>£0.55</u>	£0.60		<u>£0.60</u>	£0.05	9.09%		Priced so council and private tenants pay the same fee
	Independent Living and Extra Care support charge for previous HRS protected clients and new residents entitled to HB	£11.00		<u>£11.00</u>	£11.00		<u>£11.00</u>	£0.00	0.00%		
	Response service for new customers (52 weeks)	£7.25		<u>£7.25</u>	£7.50		<u>£7.50</u>	£0.25	3.45%		Priced so council and private tenants pay the same fee
	Response service to other provider equipment (52 weeks)	£4.17		<u>£4.17</u>	£4.30		<u>£4.30</u>	£0.13	3.12%		Priced so council and private tenants pay the same fee
	Monitoring only service (52 weeks)	£3.50		<u>£3.50</u>	£3.60		<u>£3.60</u>	£0.10	2.86%		Priced so council and private tenants pay the same fee
									3.17%	£4,920	
Care Connect 24/7 alarm - private	Response service (52 weeks)	£7.50	£1.50	<u>£9.00</u>	£7.50	£1.50	<u>£9.00</u>	£0.00	0.00%		Price freeze to stay competitive
	Additional pendant (52 weeks)	£0.58	£0.12	<u>£0.70</u>	£0.60	£0.12	<u>£0.72</u>	£0.02	2.86%		Inflationary Increase applied
	Response service out of area (52 weeks)	£7.25	£1.45	<u>£8.70</u>	£7.75	£1.55	<u>£9.30</u>	£0.60	6.90%		
	Response service to other provider equipment (52 weeks)	£4.17	£0.83	<u>£5.00</u>	£4.30	£0.86	<u>£5.16</u>	£0.16	3.20%		
	Monitoring only service (52 weeks)	£3.50	£0.70	<u>£4.20</u>	£3.60	£0.72	<u>£4.32</u>	£0.12	2.86%		Inflationary Increase applied
									3.16%	£2,530	
Key Fobs	Winkhaus Key	£13.61		<u>£13.61</u>	£14.05		<u>£14.05</u>	£0.44	3.23%		Inflationary Increase applied
	Fobs - Sheltered Schemes (Shark)	£13.08		<u>£13.08</u>	£13.50		<u>£13.50</u>	£0.42	3.21%		Inflationary Increase applied
Replacement Pendants	Tynetec Pendant	£56.75	£11.35	<u>£68.10</u>	£56.75	£11.35	<u>£68.10</u>	£0.00	0.00%		
	Chiptech	£50.00	£10.00	<u>£60.00</u>	£50.00	£10.00	<u>£60.00</u>	£0.00	0.00%		
									1.61%	£60	
General Needs Tenants and Leaseholders:											
	New "Shark" Fobs	£13.08	£2.62	<u>£15.70</u>	£13.50	£2.70	<u>£16.20</u>	£0.50	3.18%		Inflationary Increase applied

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Communal door entry keys	Replacement keys for entry doors to flat blocks.	£20.83	£4.17	<u>£25.00</u>	£21.46	£4.29	<u>£25.75</u>	£0.75	3.00%		Inflationary Increase applied
Laundry charges - Roundmead	Wash tokens	£5.92	£1.18	<u>£7.10</u>	£6.08	£1.22	<u>£7.30</u>	£0.20	2.82%		Inflationary Increase applied
	Dry Tokens	£3.17	£0.63	<u>£3.80</u>	£3.29	£0.66	<u>£3.95</u>	£0.15	3.95%		Inflationary Increase applied
Management Fees for Westwood Court & Kilner Close	Administration Fees	£1.21	£0.24	<u>£1.45</u>	£1.25	£0.25	<u>£1.50</u>	£0.05	3.45%		Inflationary Increase applied
Mutual Exchanges	Standard Admin, appointments, inspections and misc.				£0.00	£0.00	<u>£0.00</u>				
NEW - Mutual Exchanges	Missed Appointment or Failed Access Beyond Standard Requirement				£38.60	£7.72	<u>£46.32</u>				Officer Rate for 1 hour
NEW - Mutual Exchanges	Repeat or Additional MEX Inspection Beyond Standard Requirement				£38.60	£7.72	<u>£46.32</u>				Officer Rate for 1 hour
NEW - Mutual Exchanges	Additional Compliance Re-inspections Beyond Standard Requirement				POA	POA	<u>POA</u>				Will have to be priced accordingly to request
NEW - Mutual Exchanges	Remedial Works, Reinstatement, Clearance and Cleaning				POA	POA	<u>POA</u>				Will have to be priced accordingly to request
NEW - Mutual Exchanges	Legal Proceedings, Warrants and Forced Entry				POA	POA	<u>POA</u>				Will have to be priced accordingly to request
									3.28%	£60	

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Stores	Use of store	£7.90		<u>£7.90</u>	£8.15		<u>£8.15</u>	£0.25	3.16%		
Lock change	Callout	£144.17	£28.83	<u>£173.00</u>	£148.50	£29.70	<u>£178.20</u>	£5.20	3.01%		
	Admin charge	£51.58	£10.32	<u>£61.90</u>	£53.17	£10.63	<u>£63.80</u>	£1.90	3.07%		
									3.08%	£580	
Tenant's Retrospective Charges:											Inflationary Increase applied
Inspection charge - depending on cost of work	From £0 to £999	£267.00		<u>£267.00</u>	£275.05		<u>£275.05</u>	£8.05	3.01%		
	From £1,000 to £1,999	£272.00		<u>£272.00</u>	£280.20		<u>£280.20</u>	£8.20	3.01%		
	From £2,000 to £2,999	£295.00		<u>£295.00</u>	£303.90		<u>£303.90</u>	£8.90	3.02%		
	From £3,000 to £3,999	£306.00		<u>£306.00</u>	£315.25		<u>£315.25</u>	£9.25	3.02%		
	From £4,000 to £4,999	£363.00		<u>£363.00</u>	£373.90		<u>£373.90</u>	£10.90	3.00%		
	From £5,000 to £5,999	£487.00		<u>£487.00</u>	£501.65		<u>£501.65</u>	£14.65	3.01%		
Administration	Administration	£193.00		<u>£193.00</u>	£198.80		<u>£198.80</u>	£5.80	3.01%		
									3.01%	£210	
Leasehold charges for services (VAT not applicable. All fees are additional income for SBC):											Inflationary Increase applied
Solicitors enquiries/standard pre-sale enquiries*	10 working day response - from date of payment	£215.00		<u>£215.00</u>	£221.50		<u>£221.50</u>	£6.50	3.02%		
Solicitors enquiries/standard pre-sale enquiries*	3 working day response - from date of payment	£329.00		<u>£329.00</u>	£338.90		<u>£338.90</u>	£9.90	3.01%		
Re-mortgage enquiries*	Enquiries raised at a time of remortgaging	£102.00		<u>£102.00</u>	£105.10		<u>£105.10</u>	£3.10	3.04%		
Redemption of Mortgage	Enquiries raised at a time of remortgaging	£119.00		<u>£119.00</u>	£122.60		<u>£122.60</u>	£3.60	3.03%		
Applications for consent for additional borrowing and Postponement of Right To Buy Discount Charge	Enquiries raised at a time of remortgaging	£93.00		<u>£93.00</u>	£95.80		<u>£95.80</u>	£2.80	3.01%		
Copy of lease*	fee for providing a copy of the lease	£51.00		<u>£51.00</u>	£52.55		<u>£52.55</u>	£1.55	3.04%		
Copy Transfers	fee for providing a copy of the lease	£52.00		<u>£52.00</u>	£53.60		<u>£53.60</u>	£1.60	3.08%		
Copies of quarterly service charge invoice*	additional inspection fee	£45.30		<u>£45.30</u>	£46.70		<u>£46.70</u>	£1.40	3.09%		
Copies of service charge estimate or actual statement*	additional inspection fee	£45.30		<u>£45.30</u>	£46.70		<u>£46.70</u>	£1.40	3.09%		
Deed of Postponement		£147.00		<u>£147.00</u>	£151.45		<u>£151.45</u>	£4.45	3.03%		
Notice of Charge		£51.00		<u>£51.00</u>	£52.55		<u>£52.55</u>	£1.55	3.04%		
Notice of Transfer/Assignment		£51.00		<u>£51.00</u>	£52.55		<u>£52.55</u>	£1.55	3.04%		
Lease extension	Valuation fee	£397.00		<u>£397.00</u>	£408.95		<u>£408.95</u>	£11.95	3.01%		
	Legal fee	£862.00		<u>£862.00</u>	£887.90		<u>£887.90</u>	£25.90	3.00%		
	Administration fee	£204.00		<u>£204.00</u>	£210.15		<u>£210.15</u>	£6.15	3.01%		
	Deposit - £260 or 10% of the premium, whichever is higher	£295.00		<u>£295.00</u>	£303.90		<u>£303.90</u>	£8.90	3.02%		
Collective enfranchisement	Valuation fee	£828.00		<u>£828.00</u>	£852.85		<u>£852.85</u>	£24.85	3.00%		
	Legal fee	£862.00		<u>£862.00</u>	£887.90		<u>£887.90</u>	£25.90	3.00%		
	Administration fee	£204.00		<u>£204.00</u>	£210.15		<u>£210.15</u>	£6.15	3.01%		
Consent fee/sub let fee	Cost of requesting permission to sublet the property	£79.40		<u>£79.40</u>	£81.80		<u>£81.80</u>	£2.40	3.02%		
									3.03%	£20	Infrequent charges, no budgetary impact.

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Leasehold Alterations:											Inflationary Increase applied
Minor alterations - these are internal works within the demised premises that do not require planning permission or building control approval	Pre-application advice (non-refundable)	£227.00		<u>£227.00</u>	£233.85		<u>£233.85</u>	£6.85	3.02%		
	Minor application consideration and decision (non-refundable)	£454.00		<u>£454.00</u>	£467.65		<u>£467.65</u>	£13.65	3.01%		
	Letter licence - deed	£306.00		<u>£306.00</u>	£315.20		<u>£315.20</u>	£9.20	3.01%		
	Full licence - issued by Building Surveyor	£465.00		<u>£465.00</u>	£479.00		<u>£479.00</u>	£14.00	3.01%		
	Extension of the letter licence period	£272.00		<u>£272.00</u>	£280.20		<u>£280.20</u>	£8.20	3.01%		
		£0.00									
Major alterations	Pre-application advice (non-refundable)	£272.00		<u>£272.00</u>	£280.20		<u>£280.20</u>	£8.20	3.01%		
	Major application consideration and decision (non-refundable)	£737.00		<u>£737.00</u>	£759.15		<u>£759.15</u>	£22.15	3.01%		
	Landlord licence - deed	£533.00		<u>£533.00</u>	£549.00		<u>£549.00</u>	£16.00	3.00%		
	Supplemental lease/deed of variation additional premises/restrictions)	£238.00		<u>£238.00</u>	£245.15		<u>£245.15</u>	£7.15	3.00%		
	Extension of the letter licence period	£363.00		<u>£363.00</u>	£373.90		<u>£373.90</u>	£10.90	3.00%		
Minor alterations - these are internal works within the demised premises that do not require planning permission or building control approval	Pre-application advice (non-refundable)	£323.00		<u>£323.00</u>	£332.70		<u>£332.70</u>	£9.70	3.00%		
	Minor application consideration and decision (non-refundable)	£595.00		<u>£595.00</u>	£612.90		<u>£612.90</u>	£17.90	3.01%		
	Retrospective letter licence	£488.00		<u>£488.00</u>	£502.65		<u>£502.65</u>	£14.65	3.00%		

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