

Appendix E2: HRA Fees and Charges 2020/21

Tenant Service Charges and Digital TV Charges

	Proposed weekly charge or compensation sum
Caretaking and Cleaning	£10.54
Estate Services (estate lighting, communal estate repairs and grounds maintenance)	£5.52
Tenant Service Charge	£16.06
Digital TV (Installation & maintenance)	£0.34
Digital TV (maintenance only)	£0.20
Compensation for loss of caretaking service	£2.49 per day (after 5 consecutive days of lost service)
<p>Note: On an annual 52-week basis the weekly tenant service charge for caretaking and estate services increases by 60p per week from £15.46 to £16.06.</p> <p>Charges have increased by 3.9% to cover inflationary increases in respect of the pay award, salary increments, utility costs & other running costs.</p> <p>Caretaking compensation has increased in line with the increase in caretaking charge.</p> <p>Digital TV installation & maintenance on an annual 52-week basis charges have increased by RPI 2.4% (September 2019).</p>	

Heating and Hot Water Charges

	Bedsit Weekly Charge £	1-Bed Weekly Charge £	2-Bed Weekly Charge £	3-Bed Weekly Charge £	4-Bed Weekly Charge £
General:					
Heating and Hot Water	8.55	9.48	11.24	13.22	14.98
Heating Only (60% Full Charge)	5.02	5.57	6.60	7.76	8.80
Bunhill Energy Network (St Luke's, Stafford Cripps, Redbrick and Kings Square)	7.70	8.53	10.11	11.90	13.48
<p>Compensation (after 5 consecutive days or more of lost service, backdated to the start of the heating loss period):</p> <p>Heating and Hot Water £7.58 per day</p> <p>Heating only £7.07 per day</p> <p>Hot Water only 92p per day</p>					

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Note: Although gas supply costs are expected to increase, the gas “pool” has been used to absorb this increase, hence charges to tenants in 2020-21 can remain frozen for the 4th consecutive year at 2016-17 levels.

Compensation costs have been increased by RPI 2.4% (September 2019).

Estate Parking Charges

CARBON EMISSION AND ENGINE SIZES:	EMISSION BANDS / CHARGES			
	BAND A	BAND B	BAND C	BAND D
Carbon CO2 Rating G/km (Grams per kilometre)	0-120	121-150	151-185	186+
Engine Size CC (Cylinder Capacity)	0-1100	1101-1399	1400-1850	1851+
	Weekly Charge £	Weekly Charge £	Weekly Charge £	Weekly Charge £
Rent & Service Charge Payers:				
- Garage	10.24	20.47	20.47	22.52
- Car Cage	4.78	9.57	9.57	10.53
- Parking Space	2.62	5.22	5.22	5.74
- Integral Garage	7.07	14.10	14.10	15.52
Non-Rent & Service Charge Payers:				
- Garage	21.33	42.61	42.61	46.84
- Car Cage	10.00	19.92	19.92	21.91
- Parking Space	5.86	12.49	12.49	17.19
Garages Used For Non-Vehicle Storage – Rent & Service Charge Payers				£22.52
Garages Used For Non-Vehicle Storage –Non-Rent & Service Charge Payers				£46.84
Diesel Surcharge - applies to both Rent/Serv. Charge Payers & Non Rent/Serv. Charge Payers in respect of all parking facilities				£120.00 per Year or £2.30 per Week
A 50% or 100% discount is offered on all vehicle parking charges to holders of an Islington Council disability parking blue badge.				
VAT will be added to the above charges where applicable.				
Note: Charges increase in line with inflation (2.4% RPI September 2019).				
For example, the charge to an LBI resident for a garage with a band B vehicle increases by 48p from £19.99 to £20.47 per week.				

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The diesel surcharge, which on an annual 52-week basis, remains frozen at the 2019-20 rate.

Concierge Service Charges

	Weekly Charge £
Category A (Concierge Office in Block)	14.40
Category B (Concierge Office in Estate)	10.81
Category C (Concierge Office – Remote multiple cameras)	6.50
Category D (Concierge Office – Remote a small number of cameras)	2.04
Note: On an annual 52-week basis the weekly tenant charges have increased by 13% to cover inflation & to more closely reflect the true cost of the service provided. For example the charge to tenants who receive a Category B service increases by £1.26 from £9.55 to £10.81.	

Parking Charge Notices (PCN)

	Council Estates £
Parking Charge Notices	100.00
Parking Charge Notices (Paid within 14 days of issue)	60.00
Note: The maximum charges for unauthorised parking on council estates (off-street parking) are recommended by the British Parking Association on behalf of the Home Office. No increase is recommended in 2020-21. For on-street parking (outside council estates), the Council charges between £80 and £130 depending on the seriousness of the offence.	

Storage Units

	Weekly Charge £
Rent & Service Charge Payers	1.83
Non-Rent & Service Charge Payers	3.68
Note: Charges increase in line with inflation (2.4% RPI September 2019). The charge to Rent & Service Charge Payers has increased by 4p from £1.79 to £1.83 and that for Non-Rent & Service Charge Payers has increased by 9p from £3.59 to £3.68.	

Floor Coverings (including underlay, carpets & fitting):

Covering the Bedroom(s), Front Room, Hallway & Staircase

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2020-21 charges to tenants commencing the scheme wef 2017-18 reflects a more robust/substantial underlay. Increased in line with inflation (2.4% RPI at September 2019)		
No of Beds	2020-21 Charge	Weekly Charge to Tenants over 5 years
1	£728	£2.80
2	£1,066	£4.10
3	£1,369	£5.40
4	£1,682	£6.47

Home Ownership Unit Charges:

Fees have increased in line with inflation (2.4% RPI at September 2019) with the exception of the deed of variation for windows charge (Item b below) which has increased by £31 or +14% in order to align LBI and Partners for Islington charges.

1. Lease Holder Fees in respect of Structural Alterations & Additions:

		Home Ownership Fees 2020-21	Technical Property Services Fees 2020-21
a	Minor alterations (e.g.: flues, extractor fans)	£89 – letter of consent	None
b	Deed of variation for windows	£250	None
c	Minor structural alterations	£89	£201
d	Major structural alterations (e.g. roofs, conservatories)	£109	£201 – technical inspections £61 per hour if additional technical work required
e	Retrospective consent	a/b/c/d +£317	£403 – technical inspections £61 per hour if additional technical work required
f	Re-drawing lease plans	£53	£457
g	Purchase of land/space e.g. garden/loft/basement	£112	£604 and any additional inspections £61 per hour, £504 valuation fee

2. Lease Holder Miscellaneous Fees:

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		Home Ownership Fees 2020-21
a	Sub-let Registration	£43
b	Assignment pack	£195 L/Holder £84 F/Holder
c	Re-mortgage pack	£139 L/Holder £72 F/Holder
d	S146 costs	£280
e	Copy of lease	£28
f	Letter of Satisfaction	£56
g	Copy of service charge invoice	£28
h	Breakdown of charges for a previous year	£28
i	Notice of assignment or charge	£69
j	Combined notice of assignment and charge	£137
k	Removal of Land Registry charge	£116
l	Details of planned major works	£55
m	Postponement charge	£220
n	Major works extended payment plan – legal charge	£220
o	Removal of Land Registry charge for major works extended payment plan	£116
p	Letter before legal action	£41