

### **Appendix D1: HRA Medium-Term Financial Strategy 2021/22-2023/24**

	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Indicative Estimate</b>	<b>Indicative Estimate</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>	<b>£m</b>
<b>HRA INCOME</b>				
Tenants Rents	156.800	160.500	165.400	170.200
Tenant Service Charges	18.400	18.300	18.600	19.000
<b>Sub-Total Dwellings Income</b>	<b>175.200</b>	<b>178.800</b>	<b>184.000</b>	<b>189.200</b>
Commercial Income	1.600	1.600	1.600	1.600
Heating Charges	2.600	2.100	2.100	2.200
Leaseholder Annual Service Charges	11.700	12.200	12.400	12.700
Leaseholder Major Works Charges	3.500	3.500	3.500	3.500
<b>Sub-Total Leaseholder Charges</b>	<b>15.200</b>	<b>15.700</b>	<b>15.900</b>	<b>16.200</b>
Other Charges/Income for Services	4.000	3.000	3.100	3.100
PFI Government Subsidy	22.900	22.900	6.200	6.200
Interest Receivable	0.700	1.000	0.200	0.100
Transfers from the General Fund for Shared Services	0.800	0.800	0.800	0.800
Contribution from Reserves	0.000	18.800	13.000	0.000
<b>Gross Income</b>	<b>223.000</b>	<b>244.700</b>	<b>226.900</b>	<b>219.400</b>
<b>HRA EXPENDITURE</b>				
General Management	52.200	52.900	59.900	61.200
Special Services	25.300	24.700	25.200	25.700
PFI Payments	44.200	44.900	12.900	13.200
Repairs & Maintenance	34.100	35.300	40.900	41.700
Rent, Rates & Other Charges	1.300	1.300	1.300	1.300
Interest Charges on Borrowing	17.900	16.700	18.200	17.800
Revenue Contributions to Capital	0.000	31.900	31.900	8.100
Depreciation - Contribution to the Major Repairs Reserve	30.600	31.200	31.800	32.400
<b>Sub-Total Capital Financing Costs</b>	<b>48.500</b>	<b>79.800</b>	<b>81.900</b>	<b>58.300</b>
Increase in Bad Debt Provision	1.200	2.200	2.200	2.200
Contingency	2.300	3.600	2.600	2.600
Contribution to Reserves	13.900	0.000	0.000	13.200
<b>Gross Expenditure</b>	<b>223.000</b>	<b>244.700</b>	<b>226.900</b>	<b>219.400</b>
<b>Net</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>

<b>HRA Reserves</b>				
Opening Balance		105.400	86.600	73.600
LESS: Contribution from Reserves		18.800	13.000	0.000
ADD: Contribution to Reserves		0.000	0.000	13.200
<b>Closing Balance</b>		<b>86.600</b>	<b>73.600</b>	<b>86.800</b>

## Appendix D2: HRA Fees and Charges 2021/22

### Tenant Service Charges and Digital TV Charges

	<b>£</b>
Caretaking and Cleaning	10.54
Estate Services (estate lighting, communal estate repairs and grounds maintenance)	5.24
<b>Tenant Service Charge</b>	<b>15.78</b>
Digital TV (Installation & maintenance)	0.35
Digital TV (maintenance only)	0.20
Compensation for loss of caretaking service	£2.49 per day (after 5 consecutive days of lost service)
<p><b>Note:</b> The weekly tenant service charge for caretaking and estate services reduces by 28p per week from £16.06 to £15.78. Charges have decreased by 28p per week (1.7%) primarily because communal electricity prices are forecast to fall in 2021/22. Caretaking compensation remains in line with last year. Digital TV installation &amp; maintenance have increased by estimated 2% inflation.</p>	

### Heating and Hot Water Charges

	<b>Bedsit Weekly Charge £</b>	<b>1-Bed Weekly Charge £</b>	<b>2-Bed Weekly Charge £</b>	<b>3-Bed Weekly Charge £</b>	<b>4-Bed Weekly Charge £</b>
General:					
Heating and Hot Water	7.70	8.53	10.12	11.90	13.48
Heating Only (60% of Full Charge)	4.52	5.01	5.94	6.98	7.92
Heating Only (60% of Full Charge + 15%) All Year heating (Braithwaite)	5.20	5.76	6.83	8.03	9.11
Bunhill Energy Network (St Luke's, Stafford Cripps, Redbrick & Kings SQ)	6.93	7.68	9.10	10.71	12.13
<p>Compensation (after 5 consecutive days or more of lost service, backdated to the start of the heating loss period): Heating and Hot Water £7.58 per day Heating only £7.07 per day Hot Water only £0.92 per day</p>					

**Note:** Gas prices are forecast to fall in 2021/22 as such Heating Charges in 2021/22 have been reduced by 10% as compared to 2020/21. Heating Compensation remains in line with last year.

### **Estate Parking Charges**

	<b>EMISSION BANDS / CHARGES</b>			
<b>CARBON EMISSION AND ENGINE SIZES:</b>	<b>BAND A</b>	<b>BAND B</b>	<b>BAND C</b>	<b>BAND D</b>
Carbon CO2 Rating G/km (Grams per kilometre)	0-120	121-150	151-185	186+
Engine Size CC (Cylinder Capacity)	Up To 1100	1101-1399	1400-1850	1851+
	<b>Weekly Charge £</b>	<b>Weekly Charge £</b>	<b>Weekly Charge £</b>	<b>Weekly Charge £</b>
<b>Rent &amp; Service Charge Payers:</b>				
- Garage	10.44	20.88	20.88	22.97
- Car Cage	4.88	9.76	9.76	10.74
- Parking Space	2.67	5.32	5.32	5.85
- Integral Garage	7.21	14.38	14.38	15.83
<b>Non-Rent &amp; Service Charge Payers:</b>				
- Garage	21.76	43.46	43.46	47.78
- Car Cage	10.20	20.32	20.32	22.35
- Parking Space	5.98	12.74	12.74	17.53
				<b>£</b>
<b>Garages Used For Non-Vehicle Storage – Rent &amp; Service Charge Payers</b>				22.97
<b>Garages Used For Non-Vehicle Storage – Non-Rent &amp; Service Charge Payers</b>				47.78
Diesel Surcharge – applies to both Rent/Service Charge Payers & Non Rent/Service Charge Payers in respect of all parking facilities				126.00 per Year OR 2.42 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 estimated inflation 2%.

For example, the charge to an LBI Tenant or Leaseholder for a garage with a band B vehicle increases by 41p from £20.47 to £20.88 per week.

With the exception of the diesel surcharge which has increased by £6 (5%) per year in order to align the surcharge with the on-street (outside council estates) surcharge.

Electric Car users: Rent & Service Charge payers will continue to have free access to all council estate parking facilities and Non-Rent & Service payers will continue to be charged at Band A rates.

### **Concierge Service Charges**

	<b>Weekly Charge £</b>
Category A (Concierge Office in Block)	15.72
Category B (Concierge Office in Estate)	11.80
Category C (Concierge Office – Remote multiple cameras)	7.09
Category D (Concierge Office – Remote a small number of cameras)	2.23
<b>Note:</b> The weekly tenant charges have increased by 9.2% 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 99p from £10.81 to £11.80 per week.	

### **Parking Penalty Charge Notices (PCN)**

	<b>Council Estates £</b>
Parking Charge Notices	100.00
Parking Charge Notices (Paid within 14 days of issue)	60.00
<b>Note:</b> 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 2021/22. Where Traffic Management Orders have been introduced on estates the charges will be aligned to those applied to on-street parking referred to below For on-street parking (outside council estates), the Council charges between £80 and £130 depending on the seriousness of the offence (with 50% discount if paid within 14 days).	

## **Storage Units**

	<b>Weekly Charge £</b>
Rent & Service Charge Payers	1.87
Non-Rent & Service Charge Payers	3.75
<b>Note:</b> Charges increase in line with inflation (estimated 2%). The charge to Rent & Service Charge Payers has increased by 4p from £1.83 to £1.87 and that for Non-Rent & Service Charge Payers has increased by 7p from £3.68 to £3.75	

## **Floor Coverings (including underlay, carpets & fitting):**

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

2021/22 charges to tenants commencing the scheme wef 2017/18 reflects a more robust/substantial underlay. Increased in line with estimated 2% inflation.		
No of Beds	2021/22 Charge	Weekly Charge to Tenants over 5 years
1	£743	£2.86
2	£1,087	£4.18
3	£1,430	£5.50
4	£1,716	£6.60

## **Home Ownership Unit Charges:**

Fees have increased in line with inflation (estimated 2%).

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

		<b>Home Ownership Fees 2021/22</b>	<b>Technical Property Services Fees 2021/22</b>
a	Minor alterations (e.g.: flues, extractor fans)	£91 – letter of consent	None
b	Deed of variation for windows	£255	None
c	Minor structural alterations	£91	£205
d	Major structural alterations (e.g. roofs, conservatories)	£111	£205 – technical inspections £62 per hour if additional technical work required
e	Retrospective consent	a/b/c/d +£323	£411 – technical inspections £62 per hour if additional technical work required

f	Re-drawing lease plans	£54	£466
g	Purchase of land/space e.g. garden/loft/basement	£114	£616 and any additional inspections £62 per hour, £514 valuation fee

## 2. Lease Holder Miscellaneous Fees:

		<b>Home Ownership Fees 2021/22</b>
a	Sub-let Registration	£44
b	Assignment pack	£199 L/Holder £86 F/Holder
c	Re-mortgage pack	£142 L/Holder £73 F/Holder
d	S146 costs	£286
e	Copy of lease	£28
f	Letter of Satisfaction	£57
g	Copy of service charge invoice	£28
h	Breakdown of charges for a previous year	£28
i	Notice of assignment or charge	£70
j	Combined notice of assignment and charge	£140
k	Removal of Land Registry charge	£118
l	Details of planned major works	£56
m	Postponement charge	£224
n	Major works extended payment plan – legal charge	£224
o	Removal of Land Registry charge for major works extended payment plan	£118
p	Letter before legal action	£42