

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

| | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|--|-----------------|-----------------|----------------------------|----------------------------|
| | Estimate | Estimate | Indicative Estimate | Indicative Estimate |
| | £m | £m | £m | £m |
| HRA INCOME | | | | |
| Tenants Rents | 156.800 | 160.500 | 165.400 | 170.200 |
| Tenant Service Charges | 18.400 | 18.300 | 18.600 | 19.000 |
| Sub-Total Dwellings Income | 175.200 | 178.800 | 184.000 | 189.200 |
| 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 |
| Sub-Total Leaseholder Charges | 15.200 | 15.700 | 15.900 | 16.200 |
| 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 |
| Gross Income | 223.000 | 244.700 | 226.900 | 219.400 |
| HRA EXPENDITURE | | | | |
| 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 |
| Sub-Total Capital Financing Costs | 48.500 | 79.800 | 81.900 | 58.300 |
| 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 |
| Gross Expenditure | 223.000 | 244.700 | 226.900 | 219.400 |
| Net | 0.000 | 0.000 | 0.000 | 0.000 |

| | | | | |
|----------------------------------|--|---------------|---------------|---------------|
| | | | | |
| HRA Reserves | | | | |
| 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 |
| Closing Balance | | 86.600 | 73.600 | 86.800 |

Appendix D2: HRA Fees and Charges 2021/22

Tenant Service Charges and Digital TV Charges

| | £ |
|---|--|
| Caretaking and Cleaning | 10.54 |
| Estate Services (estate lighting, communal estate repairs and grounds maintenance) | 5.24 |
| Tenant Service Charge | 15.78 |
| 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>Note: 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 & maintenance have increased by estimated 2% inflation.</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 | 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

| | EMISSION BANDS / CHARGES | | | |
|---|---------------------------------|------------------------|------------------------|-------------------------------------|
| CARBON EMISSION AND ENGINE SIZES: | 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) | Up To 1100 | 1101-1399 | 1400-1850 | 1851+ |
| | Weekly Charge £ | Weekly Charge £ | Weekly Charge £ | Weekly Charge £ |
| Rent & Service Charge Payers: | | | | |
| - 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 |
| Non-Rent & Service Charge Payers: | | | | |
| - 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 |
| | | | | £ |
| Garages Used For Non-Vehicle Storage – Rent & Service Charge Payers | | | | 22.97 |
| Garages Used For Non-Vehicle Storage – Non-Rent & Service Charge Payers | | | | 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

| | Weekly Charge £ |
|--|------------------------|
| 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 |
| Note: 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)

| | 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 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

| | Weekly Charge £ |
|---|------------------------|
| Rent & Service Charge Payers | 1.87 |
| Non-Rent & Service Charge Payers | 3.75 |
| Note: 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:

| | | Home Ownership Fees 2021/22 | Technical Property Services Fees 2021/22 |
|---|---|------------------------------------|--|
| 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:

| | | Home Ownership Fees 2021/22 |
|---|---|--|
| 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 |