

Appendix D2: HRA Fees and Charges 2022/23

Tenant Service Charges and Digital TV Charges

	Proposed weekly charge or compensation sum
Caretaking and Cleaning	£10.41
Estate Services (estate lighting, communal estate repairs and grounds maintenance)	£6.16
Tenant Service Charge	£16.57
Digital TV (Installation & maintenance)	£0.36
Digital TV (maintenance only)	£0.21
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 increases by 79p per week from £15.78 to £16.57.</p> <p>The overall Tenant Service Charge has increased by 79p per week (+5%) primarily because communal electricity prices are forecast to increase by 49% in 2022/23.</p> <p>Caretaking compensation remains in line with last year.</p> <p>Digital TV installation & maintenance and maintenance only have increased by 1p per week respectively to reflect ongoing maintenance costs.</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	9.63	10.66	12.65	14.88	16.85
Heating Only (60% of Full Charge)	5.78	6.40	7.59	8.93	10.11
Heating Only (60% of Full Charge + 15%) All Year heating (Braithwaite)	6.65	7.36	8.73	10.27	11.63
Bunhill Energy Network (St Luke's, Stafford Cripps, Redbrick & Kings SQ)	8.67	9.59	11.38	13.39	15.17
<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 £9.48 per day</p> <p>Heating only £8.84 per day</p> <p>Hot Water only £1.15 per day</p>					
<p>Note: Gas prices are forecast to increase by around 55% in 2022/23. The Tenants' gas reserve has been used to absorb some of this cost pressure meaning that Tenants'</p>					

Heating and Hot Water increases in 2022/23 can be limited to around +25% and not the full +55%.

Heating Compensation increases are in line with this years' Heating + Hot Water charges increase.

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	10.65	21.30	21.30	23.43
- Car Cage	4.98	9.96	9.96	10.95
- Parking Space	2.72	5.43	5.43	5.97
- Integral Garage	7.35	14.67	14.67	16.15
Non-Rent & Service Charge Payers:				
- Garage	23.94	47.81	47.81	52.56
- Car Cage	11.22	22.35	22.35	24.59
- Parking Space	6.58	14.01	14.01	19.28
				£
Garages Used For Non-Vehicle Storage – Rent & Service Charge Payers				23.43
Garages Used For Non-Vehicle Storage –Non-Rent & Non-Service Charge Payers				48.74
Diesel Surcharge - applies to both Rent/Serv. Charge Payers & Non Rent/Serv. Charge Payers in respect of all parking facilities				129.00 per Year or 2.48 per Week
A 50% or 100% discount is offered on all vehicle parking charges to Islington Council residents that hold a disability parking blue badge issued by either Islington Council or another Local Authority.				
VAT will be added to the above charges where applicable.				

Note:**Vehicle charges**

HRA Rent & Service Charge payers - charges increase in line with estimated inflation 2%.

NON HRA Rent and Service Charge payers – charges increase by 10% in line with street parking increases

For example, the charge to an LBI Tenant or Leaseholder for a garage with a band B vehicle increases by 42p from £20.88 to £21.30 per week.

With the exception of the diesel surcharge which has increased by £3 (2.4%) 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)	16.43
Category B (Concierge Office in Estate)	12.34
Category C (Concierge Office – Remote multiple cameras)	7.41
Category D (Concierge Office – Remote a small number of cameras)	2.33
Note: The weekly tenant charges have increased by 4.54% 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 54p from £11.80 to £12.34 per week.	

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 2022/23. For Penalty Charge Notices issued on-street and on some council estates (where Traffic Management Orders have been introduced) 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	1.91
Non-Rent & Service Charge Payers	3.83
Note: Charges increase in line with estimated inflation of 2%. The charge to Rent & Service Charge Payers has increased by 4p from £1.87 to £1.91 and that for Non-Rent & Service Charge Payers has increased by 8p from £3.75 to £3.83	

Floor Coverings (including underlay, carpets & fitting):

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

2022/23 charges to tenants commencing the scheme wef 2017/18 reflects a more robust/substantial underlay Increased in line with estimated inflation of 2%		
No of Beds	2022/23 Charge	Weekly Charge to Tenants over 5 years
1	£758	£2.92
2	£1,109	£4.26
3	£1,459	£5.61
4	£1,750	£6.73

Home Ownership Unit Charges:

Fees have increased in line with estimated inflation +2%

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

		Home Ownership Fees 2022/23	Technical Property Services Fees 2022/23
a	Minor alterations (e.g.: flues, extractor fans)	£93 – letter of consent	None
b	Deed of variation for windows	£260	None
c	Minor structural alterations	£93	£209
d	Major structural alterations (e.g. roofs, conservatories)	£113	£209 – technical inspections £63 per hour if additional technical work required
e	Retrospective consent	a/b/c/d +£329	£419 – technical inspections £63 per hour if additional technical work required
f	Re-drawing lease plans	£55	£475
g	Purchase of land/space e.g. garden/loft/basement	£116	£628 and any additional inspections £63 per hour, £524 valuation fee

2. Lease Holder Miscellaneous Fees:

		Home Ownership Fees 2022/23
a	Sub-let Registration	£45
b	Assignment pack	£203 L/Holder £88 F/Holder
c	Re-mortgage pack	£145 L/Holder £74 F/Holder
d	S146 costs	£292
e	Copy of lease	£29
f	Letter of Satisfaction	£58
g	Copy of service charge invoice	£29

2. Lease Holder Miscellaneous Fees continued:

		Home Ownership Fees 2022/23
h	Breakdown of charges for a previous year	£29
i	Notice of assignment or charge	£71
j	Combined notice of assignment and charge	£143
k	Removal of Land Registry charge	£120
l	Details of planned major works	£57
m	Postponement charge	£228
n	Major works extended payment plan – legal charge	£228
o	Removal of Land Registry charge for major works extended payment plan	£120
p	Letter before legal action	£43