

## Appendix C2 - HRA Fees and Charges 2023/24

### Tenant Service Charges and Digital TV Charges

	<b>Proposed weekly charge or compensation sum</b>
Caretaking and Cleaning	£11.44
Estate Services (estate lighting, communal estate repairs and grounds maintenance)	£ 8.71
<b>Tenant Service Charge</b>	<b>£20.15</b>
Digital TV (Installation & maintenance)	£0.38
Digital TV (maintenance only)	£0.22
Compensation for loss of caretaking service	£3.02 per day (after 5 consecutive days of lost service)

**Note:** The weekly tenant service charge for caretaking and estate services increases by £1.03 (+5.4%) per week from £19.12 per week (which is the revised 2022/23 charge that applies WEF 28<sup>th</sup> November 2022 and reflects the +54% increase in communal lighting electricity prices that arose during 2022/23 - this compares to the original 2022/23 charge of £16.57 per week) to £20.15 per week.

The overall Tenant Service Charge increase of £1.03 per week (+5.4%) primarily relates to the net impact of the increase in staffing costs and the reduction in the weekly charge for communal electricity as compared to the revised 2022-23 charge as the recovery of costs are spread over a longer time frame in 2022-23.

Caretaking compensation has increased in line with charges.

Digital TV installation & maintenance and maintenance only have increased by 2p and 1p per week respectively.

### 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>
<b>General:</b>					
Heating and Hot Water	17.23	19.07	22.63	26.62	30.14
Heating Only (60% of Full Charge)	10.34	11.44	13.58	15.97	18.09
Heating Only (60% of Full Charge + 15%) All Year heating (Braithwaite)	11.89	13.16	15.61	18.37	20.80
Bunhill Energy Network (St Luke's, Stafford Cripps, Redbrick & Kings SQ, Excl. Turnpike House)	15.50	17.16	20.37	23.96	27.13
Bunhill Energy Network Heating Only (60% of Full Charge) (Turnpike House Kings SQ.)	9.30	10.30	12.22	14.38	16.28

Compensation has increased in line with the increase in charges (after 5 consecutive days or more of lost service, backdated to the start of the heating loss period):

Heating and Hot Water £16.97 per day

Heating only £15.82 per day

Hot Water only £2.06 per day

**Note:** Underlying gas prices are forecast to increase by a further 14% in 2023/24 as compared to revised 2022/23 prices. However, use of the remaining balance in the tenants' gas reserve & spreading the recovery of costs over a longer time frame in 2023/24 means that tenant charges are limited to a +9% increase equating to an average increase of £1.60 per week, taking the average charge from £17.74 per week (which is the revised 2022/23 average charge that applies WEF 28<sup>th</sup> November 2022 and reflects the 106% underlying increase in Gas prices that arose

during 2022/23 - this compares to the original 2022/23 average charge per week of £10.60) to an average of £19.33 per week.

### **Estate Parking Charges**

<b>CARBON EMISSION AND ENGINE SIZES:</b>	<b>EMISSION BANDS / CHARGES</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	11.18	22.37	22.37	24.60
- Car Cage	5.23	10.46	10.46	11.50
- Parking Space	2.86	5.70	5.70	6.27
- Integral Garage	7.72	15.40	15.40	16.96
<b>Non-Rent &amp; Service Charge Payers:</b>				
- Garage	25.14	50.20	50.20	55.19
- Car Cage	11.78	23.47	23.47	25.82
- Parking Space	6.91	14.71	14.71	20.24
				<b>£</b>
<b>Garages Used for Non-Vehicle Storage – Rent &amp; Service Charge Payers</b>				24.60
<b>Garages Used for Non-Vehicle Storage – Non-Rent &amp; Non-Service Charge Payers</b>				51.18
Diesel Surcharge - applies to both Rent/Serv. Charge Payers & Non- Rent/Serv. Charge Payers in respect of all parking facilities				160.00 per Year  or 3.08 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**

All vehicle charges increase by 5%.

For example, the charge to an LBI Tenant or Leaseholder for a garage with a band B vehicle increases by £1.07 per week from £21.30 to £22.37 per week.

Except for the diesel surcharge which has increased by £31.00 (24%) per year 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)	18.30
Category B (Concierge Office in Estate)	13.74
Category C (Concierge Office – Remote multiple cameras)	8.25
Category D (Concierge Office – Remote a small number of cameras)	2.59
<b>Note:</b> The weekly tenant charges have increased by 11.4%. Concierge costs are primarily linked to staffing as such the increase reflects the latest 2022/23 pay award, the estimated 2023/24 pay award and the increase in the employers' pension contribution rate. For example, the charge to tenants who receive a Category B service increases by £1.40 per week from £12.34 to £13.74 per week.	

## Parking 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 2023/24.	
For Penalty Charge Notices issued on-street and on some council estates (where Traffic Management Orders have been introduced) the Council charges between £110 and £130 depending on the seriousness of the offence (discounts apply if paid within 14 days)	

## Storage Units

	<b>Weekly Charge £</b>
Rent & Service Charge Payers	2.00
Non-Rent & Service Charge Payers	4.02
<b>Note:</b> Charges increase by 5%. The charge to Rent & Service Charge Payers has increased by 9p from £1.91 to £2.00 per week and that for Non-Rent & Service Charge Payers has increased by 19p from £3.83 to £4.02 per week.	

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

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

<b>2023/24 charges to tenants</b>		
Commencing the scheme WEF 2017/18 reflects a more robust/substantial underlay Increased in line with the latest negotiated contract price plus 2%		
<b>No of Beds</b>	<b>2023/24 Charge £</b>	<b>Weekly Charge to Tenants over 5 years £</b>
1	773.00	2.97
2	1,131.00	4.35
3	1,488.00	5.72
4	1,785.00	6.87

## Home Ownership Unit Charges:

Fees increase by 5%

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

		Home Ownership Fees 2023/24	Technical Property Services Fees 2023/24
<b>a</b>	Minor alterations (e.g.: flues, extractor fans)	£98 – letter of consent	None
<b>b</b>	Deed of variation for windows	£273	None
<b>c</b>	Minor structural alterations	£98	£219
<b>d</b>	Major structural alterations (e.g. roofs, conservatories)	£119	£219 – technical inspections £66 per hour if additional technical work required
<b>e</b>	Retrospective consent	a/b/c/d +£345	£440 – technical inspections £66 per hour if additional technical work required
<b>f</b>	Re-drawing lease plans	£58	£499
<b>g</b>	Purchase of land/space e.g. garden/loft/basement	£122	£659 and any additional inspections £66 per hour, £550 valuation fee

### 2. Lease Holder Miscellaneous Fees:

		Home Ownership Fees 2023/24
<b>a</b>	Sub-let Registration	£47
<b>b</b>	Assignment pack	£213 L/Holder £92 F/Holder
<b>c</b>	Re-mortgage pack	£152 L/Holder £78 F/Holder
<b>d</b>	S146 costs	£307
<b>e</b>	Copy of lease	£30
<b>f</b>	Letter of Satisfaction	£61
<b>g</b>	Copy of service charge invoice	£30
<b>h</b>	Breakdown of charges for a previous year	£30
<b>i</b>	Notice of assignment or charge	£75
<b>j</b>	Combined notice of assignment and charge	£150
<b>k</b>	Removal of Land Registry charge	£126
<b>l</b>	Details of planned major works	£60
<b>m</b>	Postponement charge	£239
<b>n</b>	Major works extended payment plan – legal charge	£239
<b>o</b>	Removal of Land Registry charge for major works extended payment plan	£126
<b>p</b>	Letter before legal action	£45