

Appendix C2 - HRA Fees and Charges 2023/24

Tenant Service Charges and Digital TV Charges

| | Proposed weekly charge or compensation sum |
|--|--|
| Caretaking and Cleaning | £11.44 |
| Estate Services (estate lighting, communal estate repairs and grounds maintenance) | £ 8.71 |
| Tenant Service Charge | £20.15 |
| 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 28th 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

| | Bedsit Weekly Charge £ | 1-Bed Weekly Charge £ | 2-Bed Weekly Charge £ | 3-Bed Weekly Charge £ | 4-Bed Weekly Charge £ |
|--|---|--|--|--|--|
| General: | | | | | |
| 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 28th 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

| 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) | Up to 1100 | 1101-1399 | 1400-1850 | 1851+ |
| | Weekly Charge £ | Weekly Charge £ | Weekly Charge £ | Weekly Charge £ |
| Rent & Service Charge Payers: | | | | |
| - 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 |
| Non-Rent & Service Charge Payers: | | | | |
| - 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 |
| | | | | £ |
| Garages Used for Non-Vehicle Storage – Rent & Service Charge Payers | | | | 24.60 |
| Garages Used for Non-Vehicle Storage – Non-Rent & Non-Service Charge Payers | | | | 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

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

| | 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 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

| | Weekly Charge £ |
|---|----------------------------|
| Rent & Service Charge Payers | 2.00 |
| Non-Rent & Service Charge Payers | 4.02 |
| Note: 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

| 2023/24 charges to tenants | | |
|--|-----------------------------|--|
| Commencing the scheme WEF 2017/18 reflects a more robust/substantial underlay Increased in line with the latest negotiated contract price plus 2% | | |
| No of Beds | 2023/24 Charge £ | Weekly Charge to Tenants over 5 years £ |
| 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 |
|----------|---|--------------------------------|--|
| a | Minor alterations (e.g.: flues, extractor fans) | £98 – letter of consent | None |
| b | Deed of variation for windows | £273 | None |
| c | Minor structural alterations | £98 | £219 |
| d | Major structural alterations (e.g. roofs, conservatories) | £119 | £219 – technical inspections £66 per hour if additional technical work required |
| e | Retrospective consent | a/b/c/d +£345 | £440 – technical inspections £66 per hour if additional technical work required |
| f | Re-drawing lease plans | £58 | £499 |
| g | 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 |
|----------|---|--------------------------------|
| a | Sub-let Registration | £47 |
| b | Assignment pack | £213 L/Holder £92 F/Holder |
| c | Re-mortgage pack | £152 L/Holder £78 F/Holder |
| d | S146 costs | £307 |
| e | Copy of lease | £30 |
| f | Letter of Satisfaction | £61 |
| g | Copy of service charge invoice | £30 |
| h | Breakdown of charges for a previous year | £30 |
| i | Notice of assignment or charge | £75 |
| j | Combined notice of assignment and charge | £150 |
| k | Removal of Land Registry charge | £126 |
| l | Details of planned major works | £60 |
| m | Postponement charge | £239 |
| n | Major works extended payment plan – legal charge | £239 |
| o | Removal of Land Registry charge for major works extended payment plan | £126 |
| p | Letter before legal action | £45 |