

Appendix D2: HRA Fees and Charges 2025/26

Tenant Service Charges and Digital TV Charges

	Proposed weekly charge or compensation sum
Caretaking and Cleaning	£14.89
Estate Services (estate lighting, communal estate repairs and grounds maintenance)	£ 6.52
Tenant Service Charge	£21.41
Digital TV (maintenance only)	£0.22
Compensation for loss of caretaking service	£3.82 per day (after 5 consecutive days of lost service)
<p>Note: The weekly tenant service charge for caretaking and estate services increases by £2.10 (10.80%) per week from £19.31per week to £21.41per week. The overall Tenant Service Charge increases of £2.10 per week (10.80%) primarily relates to an increase in staffing costs as compared to 2024-25. Caretaking compensation has increased in line with caretaking charges. Digital TV maintenance only have remained unchanged at 22p per week.</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	12.46	13.79	16.35	19.24	21.80
Heating Only (60% of Full Charge)	7.47	8.27	9.81	11.54	13.08
<p>Compensation has been frozen at 2023-24 levels (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</p>					
<p>Note: Gas prices remain volatile, however a net 7.54% reduction in cost is expected and applied to the tenant charges from the revised December 2024 charges.</p>					

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 £
Standard Charges for Tenants and Resident Service Charge Payers*:				
- Garage	12.13	24.27	24.27	26.70
- Car Cage	5.67	11.35	11.35	12.48
- Parking Space	3.10	6.18	6.18	6.80
Islington Borough Residents and Non-Residents **::				
- Garage	27.28	54.47	54.47	59.89

- Car Cage	12.78	25.46	25.46	28.02
- Parking Space	7.50	15.97	15.97	21.97
				£
Garages Used for Non-Vehicle Storage – Standard Charges for Tenants and Resident Service Charge Payers*:				26.70
Integral Garages- Standard Charges for Tenants and Resident Service Charge Payers*:				16.72
Garages Used for Non-Vehicle Storage – Islington Borough Residents and Non-Residents **:				55.54
Diesel Surcharge - applies to both Standard Charges for Tenants and Resident Service Charge Payers * and Islington Borough Residents and Non-Residents **				172.89 per Year or 3.32 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**

Standard Charges for Tenants and Resident Service Charge Payers*

* This includes all Islington council tenants, members of their household and leaseholders/freeholders who pay service charges to Islington Council for the home that they live in.

Islington Borough Residents and Non-Residents **

** This includes any Islington borough residents who do not qualify for the standard charge rate for tenants and resident service charge payers* and out of borough residents.

All vehicle charges increase by 1.7% in line Sept.24 CPI.

For example, the charge to an LBI Tenant or Leaseholder for a garage with a band B vehicle increases by £0.41 per week from £23.86 to £24.27 per week.

Tenant and resident service charge payers* with electric vehicles continue to have free access to Islington council estate parking facilities. Islington borough residents and non-residents** will continue to be charged at Band A.

Concierge Service Charges

	Weekly Charge £
Category A (Concierge Office in Block)	20.98
Category B (Concierge Office in Estate)	15.76
Category C (Concierge Office – Remote multiple cameras)	9.46
Category D (Concierge Office – Remote a small number of cameras)	2.97

Note: The weekly tenant charges have increased by 7.91%. Concierge costs are primarily linked to staffing as such the increase reflects the latest 2024/25 pay award and the estimated 2025/26 pay award, and the recent change in employers National insurance. For example, the charge to tenants who receive a Category B service increases by £1.16 per week from £14.60 to £15.76 per week.

Parking Charges

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 (discounts apply if paid within 14 days).

Storage Units

	Weekly Charge £
Standard Charges for Tenants and Resident Service Charge Payers*:	2.16
Islington Borough Residents and Non-Residents **::	4.37
Note: Charges increase by 1.7% in line with Sept. 24 CPI. The Standard Charges for Tenants and Resident Service Charge Payers*: has increased by 3p from £2.13 to £2.16 per week. Islington Borough Residents and Non-Residents **: charge has increased by 8p from £4.29 to £4.37 per week.	

Floor Coverings (including underlay, carpets & fitting):

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

2025/26 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	2025/26 Charge £	Weekly Charge to Tenants over 5 years £
1	803.76	3.09
2	1,177.08	4.53
3	1548.36	5.96
4	1,857.42	7.14

Home Ownership Unit Charges:

Fees increase by 1.7% in line with Sept.24 CPI

1. Lease Holder Fees in respect of Structural Alterations & Additions:			
		Home Ownership Fees 2025/26	Technical Property Services Fees 2025/26
a	Minor alterations (e.g.: flues, extractor fans)	£107 – letter of consent	None
b	Deed of variation for windows	£299	None
c	Minor structural alterations	£107	£238
d	Major structural alterations (e.g. roofs, conservatories)	£129	£238 – technical inspections £71 per hour if additional technical work required
e	Retrospective consent	a/b/c/d +£374	£477 – technical inspections £71 per hour if additional technical work required
f	Re-drawing lease plans	£63	£541
g	Purchase of land/space e.g. garden/loft/basement	£132	£715 and any additional inspections £71 per hour, £597 valuation fee

2. Lease Holder Miscellaneous Fees:		
		Home Ownership Fees 2025/26
a	Sub-let Registration	£51
b	Assignment pack	£231 L/Holder £100 F/Holder
c	Re-mortgage pack	£165 L/Holder £84 F/Holder
d	S146 costs	£334
e	Copy of lease	£33
f	Letter of Satisfaction	£66
g	Copy of service charge invoice	£33
h	Breakdown of charges for a previous year	£33
i	Notice of assignment or charge	£81
j	Combined notice of assignment and charge	£163
k	Removal of Land Registry charge	£136
l	Details of planned major works	£65
m	Postponement charge	£259
n	Major works extended payment plan – legal charge	£259
o	Removal of Land Registry charge for major works extended payment plan	£136
p	Letter before legal action	£49