

Appendix 2 – HRA Service Charges 2024/25

All fees and service charges are reviewed annually to ensure full cost recovery (where appropriate) and also to identify any service efficiencies that can be offset against inflationary increases to keep increases to a minimum. Proposed fees and service charges for 2024/25 are detailed below. Please note that for the comparable 2023/24 figures, the average weekly charge may differ from the previous year's budget report as a result of stock changes (for example new builds, home purchases and Right to Buy Sales).

	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2023/24 Average Weekly Charge £	Proposed 2024/25 Average Weekly Charge £	Average Increase/Decrease £	Average Increase/Decrease %	Comments
Service Charges Eligible for Housing Benefit							
Seniors Housing - Common Ways	894	221	£11.01	£12.24	£1.23	11%	Increase reflects pay and price inflation.
Communal Cleaning	5,577	3,232	£3.62	£3.94	£0.32	9%	Increase reflects pay and price inflation.
Seniors Housing - Laundry	868	213	£3.20	£3.40	£0.20	6%	Increase reflects the net cost incurred in providing the service including the required increase for electricity costs.
Seniors Housing - Intensive Management	891	219	£24.67	£25.08	£0.41	2%	Increase reflects the net cost incurred in providing the Intensive Management service.
Grounds Maintenance	5,829	3,114	£0.93	£0.99	£0.06	6%	The increase reflects the increased costs of the service due to recent revisions to the City Parks costings and charges to reflect actual costs.
TV Aerials	5,972	3,208	£0.91	£0.44	-£0.47	-52%	Charge reduced as it is now for just on-going maintenance after

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							initial investment has been repaid.
Door Entry Servicing and Maintenance	4,692	2,662	£0.62	£0.65	£0.03	6%	The increase reflects contract inflation.
Electricity - Communal Ways	5,599	3,250	£1.17	£1.31	£0.14	12%	The increase reflects the latest cost estimates for the increase in utility costs, including an adjustment for the phasing on of the 2023/24 increase.
Lift Servicing and Maintenance	2,702	1254	£1.20	£1.32	£0.12	10%	The increase reflects contract inflation.

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		Benefit (No.)					
Service Charges NOT Eligible for Housing Benefit							
Water Charges	242	N/A	£5.61	£5.96	£0.35	6%	The increase is due to forecast inflation increase for water charges.
Communal Heating – Electricity	126	N/A	£13.59	£14.04	£0.45	3%	The increase reflects the latest cost estimates for the increase in utility costs, including an adjustment for the phasing on of the 2023/24 increase, in addition to a rationalising of costs against communal electric heating.
Communal Heating – Gas	1,199	N/A	£9.39	£10.88	£1.49	16%	The increase reflects the latest cost estimates for the increase in utility costs, including an adjustment for the phasing on of the 2023/24 increase.
Garages and Car Parking	2,129	N/A	£10.91	£11.75	£0.84	7.7%	CPI +1% inflationary increase.
Mobility Scooter and Cycle Storage	34	N/A	£2.86	£3.08	£0.22	7.7%	CPI+1% inflationary increase.

