

Appendix 2 – HRA Service Charges 2025/26

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.)	2024/25 Average Weekly Charge £	2025/26 Average Weekly Charge £	Average Increase/Decrease £	Average Increase/Decrease %	Comments
Service Charges Eligible for Housing Benefit							
Seniors Housing - Common Ways	894	251	£12.24	£12.64	£0.40	3%	Increase reflects pay and price inflation.
Communal Cleaning	5,687	3,783	£3.94	£4.26	£0.32	8%	Increase reflects pay and price inflation.
Seniors Housing - Laundry	868	243	£3.40	£4.15	£0.75	22%	Increase reflects the net cost incurred in providing the service including the required increase for electricity costs.
Seniors Housing - Intensive Management	891	248	£25.08	£27.17	£2.09	8%	Increase reflects the net cost incurred in providing the Intensive Management service.
Grounds Maintenance	5,943	3,633	£0.99	£1.01	£0.02	2%	Increase reflects pay and price inflation.
TV Aerials	6,092	3,764	£0.44	£0.43	-£0.01	-2%	Units increased to spread the cost over a greater number of units - bringing the average down

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Door Entry Servicing and Maintenance	4,810	3,147	£0.65	£0.67	£0.02	3%	4% contract uplift - increased number of units brings the average cost down.
Electricity - Communal Ways	5,713	3,807	£1.31	£1.31	£0.00	0%	No increase applied this year based on the assessment of budgeted costs in year against the income received.
Lift Servicing and Maintenance	2,861	1567	£1.32	£1.35	£0.03	2%	Increase reflects pay and price inflation.

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Service Charges NOT Eligible for Housing Benefit							
Water Charges	242	N/A	£5.96	£7.27	£1.31	22%	Corporate contract for water has increased by 22%, uplift applied to ensure cost recovery as per charges setting policy.
Communal Heating – Electricity	126	N/A	£14.04	£14.04	£0.00	0%	No increase applied this year based on the assessment of budgeted costs in year against the income received.
Communal Heating – Gas	1,201	N/A	£10.88	£10.85	-£0.03	0%	No increase applied this year based on the assessment of budgeted costs in year against the income received.
Garages and Car Parking	2,079	N/A	£11.54	£11.86	£0.32	2.7%	Charges increased in line with rents (Sept CPI + 1%)
Mobility Scooter and Cycle Storage	30	N/A	£3.08	£3.16	£0.08	2.7%	Charges increased in line with rents (Sept CPI + 1%)

