

Appendix 2 – HRA Service Charges 2026/27

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 2026/27 are detailed below. Please note that for the comparable 2025/26 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.)	2025/26 Average Weekly Charge £	2026/27 Average Weekly Charge £	Average Increase/ Decrease £	Average Increase/ Decrease %	Comments
Service Charges Eligible for Housing Benefit							
Seniors Housing - Common Ways	895	251	£12.65	£14.04	£1.39	11%	Increase reflects pay and price inflation.
Communal Cleaning	5,702	3,783	£4.26	£4.90	£0.64	15%	Increase reflects pay and price inflation.
Seniors Housing - Laundry	869	243	£4.15	£4.17	£0.02	0%	Minor increase applied this year based on the assessment of budgeted costs in year against the income received.
Seniors Housing - Intensive Management	882	248	£27.17	£29.00	£1.83	7%	Increase reflects the net cost incurred in providing the Intensive Management service.
Grounds Maintenance	5,969	3,633	£1.01	£1.06	£0.05	5%	Increase reflects pay and price inflation.
TV Aerials	6,097	3,764	£0.43	£0.14	£-0.29	-67%	Reduced to reflect estimated repair costs only, as installation/upgrade costs have been fully recovered.
Door Entry Servicing and Maintenance	4,806	3,147	£0.67	£0.70	£0.03	4%	Increase reflects pay and price inflation.
Electricity - Communal Ways	5,728	3,807	£1.31	£1.38	£0.07	5%	Minor increase applied this year based on the assessment of budgeted costs in year against the income received.
Lift Servicing and Maintenance	2,867	1,567	£1.36	£1.43	£0.07	5%	Increase reflects pay and price inflation.

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	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2025/26 Average Weekly Charge £	2026/27 Average Weekly Charge £	Average Increase/ Decrease £	Average Increase/ Decrease %	Comments
Service Charges NOT Eligible for Housing Benefit							
Water Charges	242	N/A	£7.27	£7.31	£0.04	1%	Minor increase applied this year based on the assessment of budgeted costs in year against the income received.
Communal Heating – Electricity	45	N/A	£15.54	£16.29	£0.75	5%	Minor increase applied this year based on the assessment of budgeted costs in year against the income received.
Communal Heating – Gas	1,325	N/A	£10.83	£10.83	£0.00	0%	No increase applied this year based on the assessment of budgeted costs in year against the income received.
Garages and Car Parking	2,066	N/A	£11.86	£12.43	£0.57	5%	Charges increased in line with rents (Sept CPI + 1%)
Mobility Scooter and Cycle Storage	31	N/A	£3.16	£3.31	£0.15	5%	Charges increased in line with rents (Sept CPI + 1%)