

REVIEW OF FEES/CHARGES 2022-23

Service **Housing Revenue Account** **Main Code** **H6160/H6170** **Budget Holder** **Jodie Archer**

What are the financial objectives of the charging policy. Please select.

Commercial Charges Free Subsidised
 Full Cost Recovery Statutory

Which corporate/service objectives impact on the charging policy?

1. To provide an appropriate supply of affordable housing by direct provision.
2. To ensure the provision of healthy and safe accommodation for all members of the local community.

What is the legal basis for making a charge?

DCLG HRA Manual 5.2 Charges for services & facilities re: ss 10, 11 & sch 4 Housing Act 1985 as amended by Local Govt & Housing Act 1989

Who are the users of the service?

Sheltered Housing tenants, garage tenants, tenants of town centre flats

Service Provided	Existing Fee/Charge	Effective Date of Last Increase	Annual Income 2020-21	Annual Usage	Concessions	Recommended Fee/Charge 2022-23	Additional Income 2022-23
Accommodation							
Wilton Court, Melton Mowbray	17.38	)	18,979	21	Subject to HB	17.92	588
Granby House, Melton Mowbray	17.97	)	28,033	30	Subject to HB	18.53	869
Bradgate Flats, Asfordby	17.07	)	18,640	21	Subject to HB	17.60	578
St Johns Court, Melton Mowbray	6.02	) April 2021	21,913	70	Subject to HB	6.21	679
Burnaby Place, Asfordby	74	)	1,424	37	Subject to HB	0.76	44
Bradgate Lane, Asfordby	5.57	)	2,896	10	Subject to HB	5.74	90
Granby Drive, Bottesford	5.08	)	4,227	16	Subject to HB	5.24	131
Granby Drive, Bottesford (8.12.24.28)	5.08	)	1,057	4	Subject to HB	5.24	33
Heating							
Wilton Court - Bedsits	3.09	)	1,607	10	None	3.19	50
Wilton Court - 1 bed flats	4.8	)	2,746	11	None	4.95	85
Bradgate Flats - 1 Bed Flats	11.83	) April 2021	12,303	20	None	12.20	381
Wardens Flat	21.97	)	1,142	1	None	22.65	35
Guest Room Charges (per room per night)	16.57 + VAT	)	0	0	None	17.08 + VAT	0
Gretton Court							
Heating - 1 Bed Flat	3.65	)	6,263	33	None	3.76	194
Heating - 1 Bed Disabled Flat	4.15	)	1,079	5	None	4.28	33
Heating - Bedsits	2.87	)	597	4	None	2.96	19
Heating - 3 Bed Warden House	8.80	)	915	2	None	9.07	28
Electricity	8.43	)	18,411	42	None	8.69	571
Meal Charge (per week)	45.01	) April 2021	98,302	42	None	46.86	4,030
Meal Charge (per day)	6.43	)	0	0	None	6.69	0
Accommodation Charges	34.93	)	76,287	42	Subject to HB	36.01	2,365
Intensive Housing Management Services	12.24	)	26,732	42	Subject to HB	12.24	0
Water & Sewerage - Bradgate Flats	2.00	)	2,184	21	None	2.06	68
Community Centre Charge	16.40	)	754	46	None	16.91	23
TV Aerial	.88	)	28,188	616	Subject to HB	0.90	641
Garages Charges							
Council Tenants	7.41	)	21,963	57	None	7.71	900
Disabled Council Tenants	7.41	) April 2021	3,083	8	None	7.71	126
Non Council Tenants	8.38 + VAT	)	33,398	79	None	8.38 + VAT	0
Disabled Non Council Tenants	8.38 + VAT	)	1,691	4	None	8.38 + VAT	0
Communal Area Cleaning	2.14	) April 2021	33,940	305	Subject to HB	2.21	1,052
Lunch Club Charges (per meal)	3.34 + VAT	) April 2021	371	100	None	3.48 + VAT	14

Intensive Housing Management Services							
Sheltered Schemes (Wilton, Granby Hs, Bradgate Flts)	12.24	)	46,463	73	Subject to HB	12.24	0
Bradgate Lane Bungalows	7.83	) April 2019	4,072	10	Subject to HB	7.83	0
All Other designated properties	5.57	)	139,896	483	Subject to HB	5.57	0
Scooter Pods	4.08	) August 2020	2,122	10	None	4.25	88
Health & Safety Charges	1.83	) April 2021	40,538	426	Subject to HB	1.89	1,257
Grounds Maintenance Charges:							
Beckmill Court	.34	)	919	52	Subject to HB	0.34	0
Wilton & Gretton Court	2.67	)	9,163	66	Subject to HB	2.67	0
Morley Close	.92	)	383	8	Subject to HB	0.92	0
West Avenue Flats	1.89	)	393	4	Subject to HB	1.89	0
Springfield Court	1.49	)	1,395	18	Subject to HB	1.49	0
Brookfield Court	1.74	)	1,538	17	Subject to HB	1.74	0
Douglas Jane Close	.90	) April 2021	608	13	Subject to HB	0.90	0
Sandy Lane Flats	2.97	)	2,317	15	Subject to HB	2.97	0
Brownlow flats	.95	)	395	8	Subject to HB	0.95	0
Bradgate flats	1.93	)	2,108	21	Subject to HB	1.94	11
Ralph Toon Court	1.68	)	1,572	18	Subject to HB	1.68	0
Burnaby Place, Asfordby	.97	)	1,311	26	Subject to HB	0.97	0
Ab Kettleby	3.78	)	1,769	9	Subject to HB	3.79	5
Great Dalby	.63	)	131	4	Subject to HB	0.63	0
Central Development	1.31	)	14,237	209	Subject to HB	1.21	-1,087
Temporary Accommodation							
Electricity	7.84	)	0	15	None	Checked Quarterly	0
Gas	7.61	)	0	15	None	Checked Quarterly	0
Water	9.52	)	0	15	None	9.82	7,656
Furnishing	14.21	) November 2021	0	15	Subject to HB	14.65	11,427
Compliance	.71	)	0	15	Subject to HB	0.73	571
Aids & Adaptations		) Specific to property	0		Subject to HB	Inflationary Increase	0
							33,557

How will the proposal contribute to the achievement of corporate/service objectives? (Particularly any subsidy provided).

- (1) To protect and re-assure elderly and vulnerable people in accordance with the Melton Crime and Disorder Partnership Community Safety Strategy.
- (2) Community Centres enable the Council to facilitate tenant participation.
- (3) To help ensure a sustainable level of service provision.

What impact will the proposal have on the use of the service ?

None

What is the reasoning for the recommended fee/charge structure? (Include reference to any consultation, benchmarking etc.)

- (1) To recover costs and allow for inflation,
- (2) Guest Room and Community Room charges are increased in line with the Melton HRA Business Plan.
- (3) TV Aerial Charge increase is in line with the Blick UK contract June 2005-April 2020, a new aerial contractor is being procured and is expected to retain the same charging structure.
- (4) Gas and Electricity charges for temporary accommodation will be checked quarterly to ensure over-charging to tenants does not occur in relation to actual bills received
- (5) Aids & adaptations charges will be specific to the individual property and the servicing need.

Signed off in Consultation with Portfolio Holder:

Date: