

Report to: Executive Member for Regeneration,
Housing and Skills

Date: 27th March 2012

Report of: Director of Development and
Regeneration

Report No: EMRHS/03/12

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Report Title: Fees and Charges 2012/2013

Non Confidential

(Non-Confidential) This report does **not** contain information which warrants its consideration in the absence of the press or members of the public

Purpose:

This report sets out the proposed increases in fees and charges for 2012/13.

Recommendations:

The Executive Member for Regeneration, Housing and Skills is asked to approve the increases in fees and charges to take effect from Monday 2nd April 2012, apart from daily rents at Benjamin Court and dispersed homeless accommodation at which daily rents will be increased from 1st April 2012.

Decision:

Background Doc(s):

(for use on Exec Rep)

Signed:

Leader / Executive Member

Monitoring Officer

Date:

Executive Summary

The report considers the following rents and charges for the financial year 2012-2013.

- a) Caravan Site Rents.
- b) Refugee Project
- c) Furnished Tenancy Scheme
- d) Leasehold Management
- e) Benjamin Court
- f) Housing & Public Health
- g) Network property service charge

1. Introduction

- 1.1 This report sets out recommendations for the increases in fees and charges for those services managed by the Development and Regeneration Strategic Housing Unit

2. Inflation rates

- 2.1 The Council is recommending an increase in fees and charges of 4% and this is the rate which is reflected in this report unless noted otherwise.

3. Recommended increases in fees and charges

- 3.1 Table 1 sets out the charges for the services managed by Community Housing Services and Table 2 for Housing and Public Health Services.

Table 1– Effect of increases on fees and charges		
Service	2011/2012 charge (£)	2012/2013 Recommended charge (£)
Community Housing Services		
Caravan site rents	£124.42	£129.40
Refugee Project	£12.80	£13.30
Network Service Charge (Adult Services)	£58.71	£61.10
<u>Furnished Tenancy Scheme</u>		
Charge to existing customers	£17.81	£18.50
Packages for 1 bed flat:		
- Carpet and white goods	£10.96	£11.40
- Carpets, suite and bed	£12.11	£12.60
- Carpet, bed, white goods & suite	£17.90	£18.60
Packages for 2 bed flat:		
- Carpet and white goods	£11.94	£12.40
- Carpets, suite and bed * 2	£15.67	£16.30
- Carpet, bed * 2, white goods & suite	£21.45	£22.30
Packages for 2 bed house:		
- Carpet and white goods	£14.72	£15.30
- Carpets, suite, bed * 2 & wardrobe package	£21.40	£22.30
- Carpet, bed * 2, white goods, suite & wardrobe package	£27.19	£28.30
Packages for 3 bed house:		
- Carpet and white goods	£14.72	£15.30
- Carpets, suite, bed * 3 & wardrobe package *2	£26.91	£28.00
- Carpet, bed * 3, white goods, suite & wardrobe package *3	£32.69	£34.00
- Carpets, suite, bed * 4 & wardrobe package *2	£40.44	£42.10
Retention charges for furniture packages beyond the initial 3 year period	(£8.73 - £8.95)	(£9.10-£9.30)

Table 1 continued

<u>Leasehold Management Scheme</u>	2011/2012 charge (£)	2012/2013 Recommended charge (£)
Haulgh & M/cr Rd properties intensive management element	£39.29	£40.9
Haulgh properties rents element	£90.59	£94.2
Manchester Rd properties rents element	£164.15	£170.7
Russell Street 1 bed property	£79.75	£82.9
Russell Street 2 bed property	£100.54	£104.6
Ainsworth Street & 33 Wilton Street (rent)	£91.42	£95.1
Ainsworth Street (Intensive management charge)	£39.29	£40.9
Rent for all new properties which are in the Lease Management Portfolio	Maximum of Local Housing Allowance	
- Heating service charge for Manchester Road	£12.83	£13.3
<u>Benjamin Court</u> (weekly charge; daily charges to be 1/7 th of these figures)		
Small flat	£350.28	£364.2
Large flat or dispersed property	£364.56	£379.1
Service charge (gas / electricity) (weekly)	£12.81	£13.3
Service charge (gas / electricity) (daily)	£1.83	£1.9

Table 2 - Houses in Multiple Occupation – Licensing and Enforcement		
	2011/2012 charge (£)	2012/2013 Recommended charge (£)
(a) HMO Licensing		
	£657.73	£684.00
(b) HMO Licensing – Additional Fees/Charges		
(i) Licensing Reminder Letter	£15.41	£16.00
(ii) Inadequate application Letter	£15.41	£16.00
(iii) Inadequate Certification	£15.41	£16.00
(iv) Failure to provide / Plans not satisfactory	£15.41	£16.00
Selective licensing fees		
First property	£688.35	£715.90
Subsequent properties	£633.73	£659.10
Additional correspondence	£15.41	£16.00
Licensing inspection	£37.00	£38.50

Housing Enforcement Act		
	2011/2012 charge (£)	2012/2013 Recommended charge (£)
Enforcement Action – Part 1 Housing Act 2004 Enforcement Action	£440.84 (discounted by 50% if paid in 30 days)	£458.50 (discounted by 50% if paid in 30 days)
Work in Default Fees	£253.38 + 15% of costs incurred in excess of £500.	£263.50 + 15% of costs incurred in excess of £500.
Hourly Rate for re-charging (e.g. costs in legal cases)		
Admin/Project Support Officer	£16.39	£17.00
Technical Officer	£27.88	£29.00
Environmental Health Officer	£30.81	£32.00
Principal Environmental Health Officer	£37.81	£39.30

Table 2 continued – Effect of inflationary increases on fees and charges		
Service	2011/2012 charge (£)	2012/2013 Recommended charge (£)
Housing and Public Health Services		
Accommodation Certificate Service	£114.74	£119.30
Swimming Pool Water Sampling	£46.90	£48.80
Private Water supplies		
Private Water Supply Regulations 2009 have changed the above categories. The maximum fees are now set by these Regulations and determined using hourly rates and lab costs. Hourly rates are reflected above and the max to be charged is below.		
Risk Assessment - using hourly rates (max £500)		
Sampling - using hourly rates (max £100)		
Investigation - using hourly rates (max £100)		
Granting authorisation - Using hourly rates (max £100)		
Analysing samples:		
Regulation 10 - laboratory fee (max £25)		
Check monitoring - laboratory fee (max £100)		
Audit monitoring - laboratory fee (max £500)		

Recommendations

- 6.1 The Executive Member for Regeneration, Housing and Skills is asked to approve the increases in fees and charges to take effect from Monday 2nd April 2012, apart from daily rents at Benjamin Court and dispersed homeless accommodation at which daily rents will be increased from 1st April 2012.