

Service Charges

Appendix D

Charge Description	Charge Basis	Current Charges 2023/24 (£)	Proposed Charges 2024/25 (£)	Increase (%)	Increase (£)
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General Housing

Use and Occupation Fee	Weekly	As per Target Rent	As per Target Rent	7.7%	Variable
Sewage	Weekly	5.74 to 6.20	As per Anglian Water Standard Rates	TBC	TBC
White Goods Charge (per item)	Weekly	1.50	1.50	0%	0.00
Management Charge (Third Party)	Weekly	As per third party charge	As per third party charge	TBC	TBC

General Stock - Flats

Blocks with Door Entry	Weekly	3.89	4.08	5%	0.19
Blocks without Door Entry	Weekly	2.59	2.72	5%	0.13

General Sheltered Schemes

Sheltered Charge (Staffing)	Weekly	6.06 to 8.56	7.16 to 10.40	Variable	Variable
Communal Premises Charge	Weekly	3.24 to 27.03	1.20 to 32.75	Variable	Variable
Grounds Maintenance Charge	Weekly	0.37 to 2.43	0.39 to 2.72	Variable	Variable
Communal Heating (Elm Court) *	Weekly	30.00	28.56	-4.8%	-1.44
Water (Elm Court)	Weekly	1.72	2.26	31%	0.54
White Goods Charge (per item)	Weekly	1.50	1.50	0%	0.00
Alarm Charge	Weekly	3.00	3.00	0%	0.00
Mobile Alarm Solution	Weekly	3.50	3.50	0%	0.00
Private Hire of Communal Room	Hourly	5.00	5.00	0%	0.00

Elderly Equity Share (As per Sheltered Housing recovered quarterly, plus charges below)

External Property Repairs	Quarterly	1.04 to 20.28	0.64 to 39.13	Variable	Variable
Management Fee (10%)	Quarterly	10.01 to 40.17	9.88 to 57.33	Variable	Variable

Temporary Accommodation

Temporary Let Charge	Weekly	32.00	32.00	0%	0.00
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Garage and Storage Unit Rents

Garages or Storage Unit Rented to Tenant	Weekly	10.22	11.01	7.7%	0.79
More than 2 Garages Rented to Tenant	Weekly	10.22 plus VAT	11.01 plus VAT	7.7%	0.79 plus VAT
All Other Garage and Storage Unit Rentals	Weekly	13.82 plus VAT	14.88 plus VAT	7.7%	1.06 plus VAT

Leasehold Charges for Services

Enquiry					
Solicitors' pre-sale enquiries (Standard sale pack)	One-Off	150.00	150.00	0%	0.00
Copy of lease / document provision	One-Off	30.00	30.00	0%	0.00
Re-mortgage Enquiry/Copy of Insurance schedule	One-Off	30.00	30.00	0%	0.00
Notice of Assignment/Notice of Charge/Notice of Transfer	One-Off	100.00	100.00	0%	0.00
Deed of Variation – Administration Plus	One-Off	50.00	50.00	0%	0.00
SCDC Solicitor fees and own solicitor fees		550.00+	550.00+		
Home Improvement – Administration Only	One-Off	30.00	30.00	0%	0.00
Inclusive of Surveyor Visit		125.00	125.00		
Retrospective consent for home improvements	One-Off	Above + 25.00	Above + 25.00	0%	0.00
Registering sub-let details	One-Off	75.00	75.00	0%	0.00
Advice interview for prospective purchasers	One-Off	50.00	50.00	0%	0.00
Legal Fees					
Right of First Refusal – S156a Certificate	One-Off	160.00	160.00	0%	0.00
Deed of Postponement	One-Off	150.00	200.00	33.3%	50.00
Leasehold Extensions					
Legal costs (unless the matter becomes protracted)	One-Off	600.00	600.00	0%	0.00
Surveyors fee	One-Off	250.00	250.00	0%	0.00
Valuation fee	One-Off	750.00 plus VAT	750.00 plus VAT	0%	0.00
Housing fee	One-Off	50.00	100.00	100%	50.00