

Service Charges

Appendix D

Charge Description	Charge Basis	Current Charges 2022/23 (£)	Proposed Charges 2023/24 (£)	Increase (%)	Increase (£)
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General Housing

Use and Occupation Fee	Weekly	As per Target Rent	As per Target Rent	7%	Variable
Sewage	Weekly	5.47 to 5.88	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	3.64	3.89	7%	0.25
Blocks without Door Entry	Weekly	2.42	2.59	7%	0.17

General Sheltered Schemes

Sheltered Charge (Staffing)	Weekly	5.98 to 8.07	6.06 to 8.56	Variable	Variable
Communal Premises Charge	Weekly	2.41 to 19.47	3.24 to 27.03	Variable	Variable
Grounds Maintenance Charge	Weekly	0.24 to 2.18	0.37 to 2.43	Variable	Variable
Communal Heating (Elm Court) *	Weekly	7.69	42.89	+557%	+35.20
Water (Elm Court)	Weekly	1.61	1.72	+6.8%	+0.11
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	1.04 to 20.28	Variable	Variable
Management Fee (10%)	Quarterly	9.49 to 37.70	10.01 to 40.17	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	9.55	10.22	7%	0.67
More than 2 Garages Rented to Tenant	Weekly	9.55 plus VAT	10.22 plus VAT	7%	0.67 plus VAT
All Other Garage and Storage Unit Rentals	Weekly	12.92 plus VAT	13.82 plus VAT	7%	0.90 plus VAT

Leasehold Charges for Services

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

*Increase is a consequence of a 3-year fixed gas tariff ending. Energy costs have risen significantly over that period.

Meters have been fitted to all flats in Elm Court to allow billing per flat based on usage.

The weekly Communal Heating charge will stop once the billing system has been fully implemented during 2023/24.