

Appendix A: Housing Revenue Account Service Charges 2021/22

1.0 District and group heating

- 1.1 Tenants linked to a group heating scheme (sheltered housing schemes) pay for heat through a service charge. Service charges paid with the rent apply to all tenants linked to a group heating scheme. Value added tax is not payable on service charges
- 1.2 Heating charges are not eligible for Housing Benefit or the housing element of Universal Credit
- 1.3 It is proposed that in order for the group heating schemes to continue to breakeven in 2021/22 the charges are increased by 2.0% as detailed in the table below:

	Current charge (per week)	Revised charge (per week)	Increase in 2021/22
1 bedroom	£18.13	£18.49	£0.36 increase
2 bedroom	£18.64	£19.01	£0.37 increase
3 bedroom	£19.16	£19.54	£0.38 increase

2.0 Garage rents and garage sites

- 2.1 Income streams from both garage rents and garage site leases currently cover expenditure. The sites around the garages have had capital expenditure in recent years and further work will be planned. Increases in charges of 1.3% to reflect the cost of ongoing improvements are recommended as follows:

	Current charge	Revised charge	Increase in 2021/22
Garage rents	£7.70 per week	£7.80	£0.10 per week
Garage site – shale surface	£57.00 per annum	£57.70	£0.70 per annum

Garage site – asphalt	£71.70 per annum	£72.60	£0.90 per annum
Garage site – other	£78.50 per annum	£79.50	£1.00 per annum

2.2 Garage rents are not eligible for Housing Benefit or the housing element of Universal Credit.

3.0 Water charges

3.1 Water charges are now only payable on sheltered schemes. In order to maintain a breakeven position, it is proposed to increase charges by 2% (the estimated inflationary increase on water rates for 2021/22). This give an average increase from £3.56 per week to **£3.63** per week.

3.2 Water charges are not eligible for Housing Benefit or the housing element of Universal Credit.

4.0 Garden assistance scheme

4.1 The current Garden Assistance Scheme contract was awarded to Spirepride in April 2018. In order to comply with the Equality Act 2010 the service is provided free to disabled people.

4.2 The cost of providing the service to any eligible disabled service users will be met from the HRA working balance. Any other service users will be charged as per the table below. The contract price is set to increase by 2.75% in April 2021 and it is proposed to pass this increase onto all paying clients.

	Current charge (per week)	Revised charge (per week)	Increase in 2021/22
Grass Cut	£3.64	£3.74	£0.10
Hedge Cut	£0.71	£0.73	£0.02

Grass and hedge cut	£4.35	£4.47	£0.12
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4.3 Garden Assistance Scheme charges are not eligible for Housing Benefit or the housing element of Universal Credit

5.0 Community rooms

5.1 Housing Services currently manage five community rooms at various locations across the borough. Usage currently varies between the venues, with income not meeting the costs associated with the maintenance and management of these facilities.

5.2 Charges for the hire of community rooms are in accordance with the table below. Bookings are offered at a fixed price for the usage of the room per slot:

- 9.00a.m to 1.00p.m
- 1.00p.m to 5.00p.m
- 5.00p.m to 9.00p.m

5.3 As usage remains low and works are ongoing to upgrade the rooms it is not proposed to increase prices in 2021/22. The charges will therefore remain as set out in the table below:

Type of group	Comments	Charge per slot
Tenant and resident group	Groups which work on behalf of members of the community	Nil charge
Councillor surgery	Surgeries run by Chesterfield BC for Derbyshire County Council Members	Nil charge
Activities for the benefit of vulnerable people and for which funding is not available	For example, preparation and distribution of food hampers to vulnerable people	Nil charge

Activities for the benefit of local people	Activities where a charge can be made for the activity	£8.00
Charitable organisations	Those with a charitable status and registration number	£8.00
Support groups	Groups which support vulnerable or disadvantaged people, and which are non-profit making	£8.00
Other non-commercial groups	Including statutory organisations who use the premises e.g. use as Polling Stations or parties	£12.00
Commercial organisations	Other organisations	£20.00

6.0 Communal staircase cleaning

- 6.1 The contract for cleaning communal staircases is carried out by in house Building Cleaning.
- 6.2 In order that the service continue to recover its costs it is proposed to increase the weekly charge to tenants by 2.15% from 1st April 2021. The weekly charge will increase from **£2.12 to £2.17** per week.
- 6.3 Communal staircase cleaning charges are eligible for Housing Benefit and the housing element of Universal Credit.

7.0 Tenant home content insurance premium tax

- 7.1 There has been no further increase in Insurance Premium Tax since June 2017 when it was set at 12%. It is proposed to leave this charge unchanged for 2021/22 in order that the service continues to recover its costs.

- 7.2 The tax is recovered weekly from tenants as part of their home contents insurance premium, the amount charged will depend on their individual level of home contents cover.
- 7.2 Home content insurance premium tax is not eligible for Housing benefit or the housing element of Universal Credit.

8.0 Sheltered scheme service charge

- 8.1 In order to maintain a breakeven position it is proposed to increase charges by 7.7% from £13.00 to **£14.00** per week. The charge applies to all sheltered housing schemes and will continue to be reviewed annually.

9.0 Careline and Independent Living Service Charges

- 9.1 Careline response and support services for older and vulnerable people are currently provided to Derbyshire County Council (DCC) funded and self-funded customers. For those eligible for funding, there are two separate contracts with DCC – floating visiting support- Independent Living Service (ILS) and Careline. Tenants and residents who cannot access funding from DCC can pay for the service.
- 9.2 Derbyshire County Council is currently reviewing the Careline and Independent Living contracts. The contracts with CBC to provide the services will be extended until March 2022 before any further contract changes are implemented.
- 9.3 The proposed charges are designed to ensure greater consistency, so the price paid reflects the service received. Currently different organisations are charged different charges for the same service. The aim is to standardise charging in 2021/22 where possible and stagger the increases for council tenants and residents of Chesterfield. The proposal is set out on the table on the following page.
- 9.4 Under the current Careline contract Chesterfield Borough Council (CBC) receives **£2.58** per week for each client eligible for this funding. This charge cannot be amended under the current

contract. The fees received under the DCC 'Fast Package' are also fixed at **£2.50** per week.

9.5 The contract with DCC for providing an ILS in the CBC, Amber Valley Borough and North East Derbyshire District is running until 31st October 2021 and CBC will receive £300,000 to provide this service. Charges for this element cannot be increased.

9.6 Chesterfield Borough Council will continue to receive **£34.00** for every fall attended.

Service (No. of Clients)	Current weekly charge (£)	Proposed charges 2021/22	% increase
Careline			
DCC funded (813)	2.58	Contracted	N/A
Self-funded (1,599)	6.50	6.50	No increase
Housing Associations (236)	Average charge 4.00	6.50	62.5%
Derbyshire Dales (160)	4.00	6.50	62.5%
DCC 'Fast package' (23)	2.50	Contracted	N/A
Sheltered 'self-funders' (30)	6.20	6.50	5%
Independent Living			
Falls recovery	34.00	Contracted	N/A
DCC funded (AV/NEDDC/CBC) (1331)	4.20	Contracted	N/A
Sheltered self-funders (30)	2.20	2.27	3%
Self-funded Chesterfield (95)	2.89	2.98	3%
Self-funded Amber Valley / NEDDC (29)	5.92	10.50	77%
Self-funded package (1)	3.95	10.50	166%

