

**Appendix 3**

This report is PUBLIC –  
[NOT PROTECTIVELY MARKED]

**Non-dwelling rents****Garage rents**

1. The table below sets out recommended garage rents to take effect from 1 April 2021. (before VAT).
2. Under VAT rules, garages that are let along with a dwelling do not attract VAT, whereas those that are let separately do. Furthermore, exemption from VAT only extends as far as two garages per tenant/leaseholder. Therefore, there are three different levels of garage rents

	Rent per week 2020-2021 (excl VAT)	% increase 2021-2022	Rent per week 2021-2022 (excl VAT)	Rent per week 2021-2022 (incl VAT)
Dwelling tenants and leaseholders (No VAT)	£4.53	1.5	£4.60	
Dwelling tenants and leaseholders – three or more garages (VAT)	£4.53	1.5	£4.60	£5.52
Privately let garages	£6.52	1.5	£6.59	£7.91

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## Service charges

Service Charge	Services funded	Rationale for charge	Charge paid per week 2020-2021	Proposed change	Charge paid per week 2021-2022
Communal Facilities	Communal facilities in former sheltered schemes	Cost of service is fully covered by current charge	£2.88	No change	£2.88
Concierge with CCTV (Phased)	Essential caretaking duties and remote CCTV and door entry	Cost of service will be fully recovered at £9.43	£7.36	£2.07 (agreed stepped increase)	£9.43
Concierge with CCTV (full cost recovery)	Essential caretaking duties and remote CCTV and door entry	Cost of service fully recovered with stepped increase	£9.43	No change	£9.43
Concierge with CCTV	Essential caretaking duties and remote CCTV and door entry	Cost of service is fully recovered by current charge	£9.43	No change	£9.43
Communal cleaning	Cleaning services in communal areas in certain properties	Cost of service is fully covered by current charge	£3.12	No change	£3.12
Digital TV	Installation and maintenance of the wiring required to convey digital TV signals to certain high rise blocks	Cost of service is fully covered by current charge	£0.62	No change	£0.62
Fencing	Replacement of boundary fencing delivered by Wolverhampton Homes. All funds raised by this charge are ring-fenced to replacement fencing	Sufficient income raised to fund fencing programme	£1.92	No change	£1.92

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## Service Charges and other charges– Heating

Service Charge	Services funded	Rationale for charge	Charge paid per week 2020-2021	Proposed change	Charge paid per week 2021-2022
District Heating maintenance	Maintenance of boilers and district heating at Heath Town	Cost of service fully covered by current charge	£4.33	No change	£4.33
District Heating maintenance owner occupiers*	As above	As above – annual charge	£225 p.a	No Change	£225
District Heating maintenance	Maintenance of boilers and district heating at Hickman Estate	Cost of service fully covered by current charge	£4.33	No change	£4.33
District Heating Usage (Heath Town)	Provision of heating and hot water at Heath Town Estate	Cost of full recovery of fuel costs based upon current metered usage	5.8p per kw/h	Increase of 0.5p	6.3p per kw/h
District Heating Usage (Lincoln and Tremont)	Provision of heating and hot water at Lincoln House, Tremont House and Wednesfield Road, Heath Town	Cost of full recovery of fuel costs based upon current metered usage	4.9p per kw/h	Increase of 0.5p	5.4p per kw/h
District Heating Usage (Hickman Estate)	Provision of heating and hot water at Wodensfield and William Bentley Courts	Cost of full recovery of fuel costs based up on current metered usage	6.7p per kw/h	No change	6.7p per kw/h

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Central Heating – Gas	Servicing, maintenance and replacement of gas central heating systems	Current charge increasing until recovers 100% of costs. Raise by 50p per week each year until 2019-2020	£3.85	No change	£3.85
Central Heating - Electric	Servicing, maintenance and replacement of electric heating	Charge reducing to reflect actual costs of service	£0.96	No change	£0.96

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**Supported Housing Charges**

Service Charge	Services funded	Rationale for charge	Charge paid per week 2020-2021	Proposed change	Charge paid per week 2021-2022
Digital TV	Service provision at Trent Gardens	Cost recovery	£1.27	No change	£1.27
Communal cleaning	Communal cleaning at Tap Works	Cost recovery	£3.43	No change	£3.43
Communal cleaning	Internal communal cleaning at Trent Gardens	Cost Recovery	£9.35	No Change	£9.35
Communal Heat Light and Water	Tapworks/Trent Gardens	Cost Recovery	£1.70	No change	£1.70
Fencing	Tap Works boundary fencing	Provision for replacement	£0.30	No change	£0.30
Capital Replacement – Tap Works	Capital equipment in communal areas	Provision for replacement	£8.00	No change	£8.00
Capital Replacement – Trent Gardens	Capital equipment in communal areas	Provision for replacement	£16.00	No change	£16.00
Window Cleaning	Tap Works	Charge for service	£0.20	No change	£0.20
Window Cleaning	Trent Gardens	Charge for service	£0.71	No change	£0.71

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**Hostels and temporary accommodation rents and charges**

1. No changes are proposed for 2021-2022.

Hostel and Temporary Accommodation charges	2020-2021 White House £pw	2021-2022 White House £pw	2020-2021 Other* £pw	2021-2022 Other* £pw
Self-Contained standard rent and service charges	-	-	73.53 – 112.91	74.52 - 114.29
Self-contained management fee	-	-	34.33	34.33
Self-contained Furniture replacement 1	-	-	25.69	25.69
Self-contained Furniture replacement 1	-	-	33.07	33.07
water/light/heat	18.97	18.97	13.45	13.45
Whitehouse Room Rate - Reduced	206.97	206.97	-	-
Whitehouse Room Rate 1	265.06	265.06	-	-
Total minimum charge	225.94	225.94	133.55	134.54
Total maximum charge	284.03	284.03	175.82	176.94

\*Properties at Ellerton Walk, Lathe Court and Heath Town. Rent and service charges consistent with neighbouring properties will vary dependent on location, furniture replacement charge applied dependent on property size.

**Charges for Land Enquiries**

The following fees are chargeable for land enquiries;

£150 land enquiry processing fee

£350 land valuation fee