

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 2023. (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 2022-2023 (excl VAT) | % increase 2023-2024 | Rent per week 2023-2024 (excl VAT) | Rent per week 2023-2024 (incl VAT) |
|---|--|-------------------------|--|--|
| Dwelling tenants and leaseholders (No VAT) | £4.79 | 7.0 | £5.13 | |
| Dwelling tenants and leaseholders – three or more garages (VAT) | £4.79 | 7.0 | £5.13 | £6.15 |
| Privately let garages | £6.86 | 7.0 | £7.34 | £8.81 |

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Service charges

| Service Charge | Services funded | Rationale for charge | Charge paid per week 2022-2023 | Proposed change | Charge paid per week 2023-2024 |
|--|--|--|--------------------------------|-----------------|--------------------------------|
| Communal Facilities | Communal facilities in former sheltered schemes | Cost Recovery | £2.97 | No increase | £2.97 |
| Concierge with CCTV (Phased) | Essential caretaking duties and remote CCTV and door entry | Cost Recovery | £9.72 | No increase | £9.72 |
| Concierge with CCTV (full cost recovery) | Essential caretaking duties and remote CCTV and door entry | Cost Recovery | £9.72 | No increase | £9.72 |
| Concierge with CCTV | Essential caretaking duties and remote CCTV and door entry | Cost Recovery | £9.72 | No increase | £9.72 |
| Communal cleaning | Cleaning services in communal areas in certain properties | Cost Recovery | £3.22 | No increase | £3.22 |
| Digital TV | Installation and maintenance of the wiring required to convey digital TV signals to certain high rise blocks | Cost Recovery | £0.64 | No increase | £0.64 |
| 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 | £1.98 | No increase | £1.98 |

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Service Charges – Heating

| Service Charge | Services funded | Rationale for charge | Charge paid per week 2022-2023 | Proposed change | Charge paid per week 2023-2024 |
|---|---|--------------------------|--------------------------------|-----------------|--------------------------------|
| District Heating maintenance | Maintenance of boilers and district heating at Heath Town | Cost Recovery | £4.46 | No increase | £4.46 |
| District Heating maintenance owner occupiers* | As above | As above – annual charge | £231.98 p.a | No increase | £231.98 |
| District Heating maintenance | Maintenance of boilers and district heating at Hickman Estate | Cost Recovery | £4.46 | No increase | £4.46 |
| Central Heating – Gas | Servicing, maintenance and replacement of gas central heating systems | Cost Recovery | £3.97 | No increase | £3.97 |
| Central Heating - Electric | Servicing, maintenance and replacement of electric heating | Cost Recovery | £0.99 | No increase | £0.99 |

District Heating Usage Charges

The following rates are charged for the provision of heating and hot water through District Heating to recover fuel costs based upon current metered usage

| | |
|---------------------------------------|----------------|
| Heath Town Estate | 10.2 per kw/h |
| Lincoln & Tremont House | 8.6p per kw/h |
| Wodensfield and William Bentley Court | 8.8 p per kw/h |

It is anticipated that these rates are likely to be increased from 1st April due to the contract price of gas increasing. Authority to agree the increases is delegated in accordance with general fees and charges.

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Supported Housing Charges

| Service Charge | Services funded | Rationale for charge | Charge paid per week 2022-2023 | Proposed change | Charge paid per week 2023-2024 |
|-------------------------------------|---|---------------------------|--------------------------------|-----------------|--------------------------------|
| Digital TV | Service provision at Trent Gardens | Cost recovery | £1.31 | No increase | £1.31 |
| Communal cleaning | Communal cleaning at Tap Works | Cost recovery | £3.54 | No increase | £3.54 |
| Communal cleaning | Internal communal cleaning at Trent Gardens | Cost Recovery | £9.64 | No increase | £9.64 |
| Communal Heat Light and Water | Tapworks/Trent Gardens | Cost Recovery | £1.75 | No increase | £1.75 |
| Fencing | Tap Works boundary fencing | Provision for replacement | £0.31 | No increase | £0.31 |
| Capital Replacement – Tap Works | Capital equipment in communal areas | Provision for replacement | £8.25 | No increase | £8.25 |
| Capital Replacement – Trent Gardens | Capital equipment in communal areas | Provision for replacement | £16.50 | No increase | £16.50 |
| Window Cleaning | Tap Works | Cost Recovery | £0.21 | No increase | £0.21 |
| Window Cleaning | Trent Gardens | Cost Recovery | £0.73 | No increase | £0.73 |

Temporary accommodation rents and charges

1. The changes for 2023-2024 relate to self-contained standard rent and service charges.

| Temporary Accommodation charges | 2022-2023 £pw | 2023-2024 £pw |
|--|-------------------|-------------------|
| Self-Contained standard rent and service charges | 71.06 – 122.04 | 75.93 - 129.57 |
| Self-contained management fee | 35.39 | 35.39 |
| Self-contained Furniture replacement 1 | 26.49 | 26.49 |
| Self-contained Furniture replacement 1 | 34.10 | 34.10 |
| water/light/heat/cleaning | 18.00 | 18.00 |
| Total minimum charge | 150.94 | 150.94 |
| Total maximum charge | 201.92 | 201.92 |

Properties are across the council stock, mainly on flatted estates. 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;

£180 land enquiry processing fee

£350 land valuation fee