

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 2024. (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 2023-2024 (excl VAT)	% increase 2024-2025	Rent per week 2024-2025 (excl VAT)	Rent per week 2024-2025 (incl VAT)
Dwelling tenants and leaseholders (No VAT)	£5.13	7.7	£5.53	
Dwelling tenants and leaseholders – three or more garages (VAT)	£5.13	7.7	£5.53	£6.64
Privately let garages	£7.34	7.7	£7.91	£9.49

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Service charges

Service Charge	Services funded	Rationale for charge	Charge paid per week 2023-2024	Proposed change	Charge paid per week 2024-2025
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	6.7% increase	£10.37
Concierge with CCTV (full cost recovery)	Essential caretaking duties and remote CCTV and door entry	Cost Recovery	£9.72	6.7% increase	£10.37
Concierge with CCTV	Essential caretaking duties and remote CCTV and door entry	Cost Recovery	£9.72	6.7% increase	£10.37
Communal cleaning	Cleaning services in communal areas in certain properties	Cost Recovery	£3.22	6.7% increase	£3.44
Digital TV	Installation and maintenance of the wiring required to convey digital TV signals to certain high rise blocks	Cost Recovery	£0.64	6.7% increase	£0.68
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	£0.02	£2.00

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Service Charges – Heating

Service Charge	Services funded	Rationale for charge	Charge paid per week 2023-2024	Proposed change	Charge paid per week 2024-2025
District Heating maintenance	Maintenance of boilers and district heating at Heath Town	Cost Recovery	£4.46	6.7% increase	£4.76
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	6.7% increase	£4.76
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	19.2 per kw/h
Lincoln & Tremont House	17.7p per kw/h
Wodensfield and William Bentley Court	18.6 p per kw/h

It is anticipated that these rates are likely to be adjusted from Sept 2024 due to the contract price of gas. 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 2023-2024	Proposed change	Charge paid per week 2024-2025
Digital TV	Service provision at Trent Gardens	Cost recovery	£1.31	6.7% increase	£1.40
Communal cleaning	Communal cleaning at Tap Works	Cost recovery	£3.54	6.7% increase	£3.78
Communal cleaning	Internal communal cleaning at Trent Gardens	Cost Recovery	£9.64	6.7% increase	£10.29
Communal Heat Light and Water	Tapworks/Trent Gardens	Cost Recovery	£1.75	6.7% increase	£1.87
Fencing	Tap Works boundary fencing	Provision for replacement	£0.31	6.7% increase	£0.33
Capital Replacement – Tap Works	Capital equipment in communal areas	Provision for replacement	£8.25	6.7% increase	£8.80
Capital Replacement – Trent Gardens	Capital equipment in communal areas	Provision for replacement	£16.50	6.7% increase	£17.61
Window Cleaning	Tap Works	Cost Recovery	£0.21	6.7% increase	£0.22
Window Cleaning	Trent Gardens	Cost Recovery	£0.73	6.7% increase	£0.78

Temporary accommodation rents and charges

1. The changes for 2024-2025 relate to self-contained standard rent and service charges.

Temporary Accommodation charges	2023-2024 £pw	2024-2025 £pw
Self-Contained standard rent and service charges	75.93 – 129.57	81.69 - 117.97
Self-contained management fee	35.39	38.12
Self-contained Furniture replacement 1	26.49	28.53
Self-contained Furniture replacement 2	34.10	36.73
Cleaning and safety checks	18.00	19.39
Total minimum charge	150.94	167.72
Total maximum charge	201.92	212.20

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