

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE Housing Revenue Account (HRA) budget and rent review 2025/26 (All wards) (CS/2025/02)	
REPORT OF Cabinet Member for Better Homes	
FOR SUBMISSION TO Housing Scrutiny Committee Cabinet	DATE 13 January 2025 15 January 2025
STRATEGIC CONTEXT We Make Camden is our joint vision for the borough, developed in partnership with our community. One of the four missions within We Make Camden is Estates and Neighbourhoods, which reinforces the importance of housing- how they are designed, managed and lived in is at the heart of a healthy and sustainable community. This report also relates to three of the six challenges: <ul style="list-style-type: none"> - Housing - the need to have enough decent, safe, warm, and family-friendly housing to support our community. - Safety - Everyone is safe at home and safe in our communities. - Climate Emergency - Camden's local economy tackles the climate emergency The Way We Work is the Council's response to We Make Camden. Strong financial management of the Housing Revenue Account including setting rent and other charges enables the Council to maintain its stock and fund front line housing services for its residents in line with We Make Camden aspirations for Housing.	
SUMMARY OF REPORT With nearly 23,000 tenants and 9,000 leaseholders, Camden is the fourth largest local authority social landlord in London and the twelfth largest in England. In our role as landlord we have a crucial role in resident's lives by providing high quality homes for tenants, ensuring our estates support people's health, and supporting our communities. The Housing and Repairs Transformation programme and the Housing Investment Strategy are critical to fulfilling this role. The national funding system for social housing is broken. Decisions taken by the previous government have resulted in £168m of lost rental income since 2016. At the same time cost pressures in the form of inflation, interest, fire & building safety, damp & mould and disrepair have mounted up. Together the lost rental income and cost pressures have created a severe financial challenge. This report sets out how the Council intends to deliver on its strategic objectives for housing in the increasingly challenging financial climate that the Housing Revenue Account (HRA) is operating in. It sets out a balanced budget and proposed levels of rent and service charges from 1 April 2025 for the financial year 2025/26, which includes savings as part of the Medium-Term Financial Strategy (MTFS) approved	

at Cabinet in January 2023 and some increases to those savings targets during 2025/26.

The report is coming to the Cabinet because the Council is required to set a balanced HRA budget for each year and set levels of rent and charges for the HRA.

Local Government Act 1972 – Access to Information

No documents that require listing were used in the preparation of this report

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RECOMMENDATIONS

The Housing Scrutiny Committee is asked to note the report and make any recommendations to Cabinet.

Having considered the views of the District Management Committees (Appendix E), the Housing Scrutiny Committee and the results of the Equalities Impact Assessment (Appendix D) and having due regard to the obligations set out in section 149 of the Equality Act 2010, Cabinet is asked to agree the following recommendations:

- a) Approve the Housing Revenue Account budget for 2025/26 (Appendix A) to ensure a balanced HRA budget for 2025/26.
- b) Agree to increase social housing rents by 2.7% (CPI + 1%) from April 2025 (paragraph 3.4).
- c) Agree to the revised tenant service charges for Caretaking, CCTV, Communal Lighting, Communal Mechanical and Electrical Maintenance, Grounds Maintenance and Responsive Housing Patrol (paragraph 3.10).
- d) Agree to the revised service charges in the HRA hostels and supported housing of 2.7% increase and 3% increase for enhanced management charge for sheltered housing (paragraph 3.14).
- e) Agree to the approach to the Heating Pool set out in paragraph 3.18-3.20 and Appendix B, including to reduce heating scales by 35%, details set out in Appendix B.
- f) Agree to keep Temporary accommodation purchase programme 2 and 3 schemes (TAPP2 and TAPP3) rents (inclusive of service charges) at 23/24 levels so that they remain affordable to homeless households (paragraph 3.7)
- g) Agree to increase shared ownership rents by RPI + 0.5% (3.2%) (paragraph 3.8)

- h) Agree to increase resident garage rents from £16/week to £18/week from 2025/26 in line with the Medium Term Financial Strategy savings strategy. (paragraph 3.15)
- i) Agree to increase other fees and charges by 3% (private garages, estate parking, sheds, cupboards, allotments, keys and fobs). (paragraph 3.17 and Appendix C)
- j) In relation to the proposals (with associated budget reductions) set out in section 3.22, delegate authority to the relevant Director(s) to immediately implement proposals listed as Decision Category A.
- k) Agree that the decisions (a-j) above be exempted from call in, subject to the agreement of the Chair of Housing Scrutiny Committee, in order to facilitate the notice of rent change being given to tenants within the necessary timescales.

Signed: Daniel Omisore, Director of Finance
Date: 31 December 2024

1. CONTEXT AND BACKGROUND

Strategic objectives for the Housing Revenue Account

- 1.1. With nearly 23,000 tenants and 9,000 leaseholders, Camden is the fourth largest local authority social landlord in London and the twelfth largest in England.
- 1.2. We want people who live in Camden to have a place to call home. In *We Make Camden* we recognise that a good home is a vital part of nearly every aspect of people's lives. In our role as landlord we therefore have a crucial role in resident's lives by providing high quality homes for tenants, ensuring our estates support people's health, and supporting our communities. Our landlord service is therefore essential to the delivery of our strategic ambitions as well as being a key way we can drive positive change in resident's lives.
- 1.3. In *We Make Camden* we set out an ambition for Camden to have enough decent, safe, warm, and family-friendly housing to support our communities. But we know we are facing a national housing crisis, which is particularly acute in London with a lack of properties at affordable rent in the private sector, aging stock with historic quality issues and rapidly increasing housing need and demand evidenced by increases in homelessness approaches and an increasing waiting list for social homes. We are also experiencing a changing regulatory environment with new sets of regulations and oversight from three separate regulatory bodies including a more active Regulator for Social Housing. While we welcome increased expectations on how landlords should deliver for their tenants, there has been no additional funding to support the significant increases in regulation.
- 1.4. A cornerstone of our ambition for housing is the Housing and Repairs Transformation programme. We need to ensure we are getting the basics right and are compliant with the new consumer standards while managing our financial envelope. We also want to change the way we relate and interact with our residents, so that our staff can really focus on those residents who will need quality human relationships and support.
- 1.5. Camden's long-term objective is to grow its housing stock in a way which responds to resident needs, and where energy efficiency improvements to building fabric and systems provide modern, warm, safe homes. This is an ambitious programme, responding to national crises in housing and climate change.
- 1.6. The social housing sector has changed enormously in the past few years, in particular since 2017 and the Grenfell tragedy. After a period of change and some uncertainty, the implementation of the Social Housing Regulation Act in 2023 and the Building Safety Act in 2022 has given the Council a clearer framework to plan for the future.

- 1.7. This long-term objective begins with the Housing Investment Strategy (SC/2024/40), which is presented to the Cabinet in January for decision alongside this report. The Asset Management Strategy within that is a 5-year strategy for the years 2025–2029. It sits within the context of a 30-year HRA Business Plan. Its core objective is to respond effectively to current challenges while ensuring Camden remains on a path to achieving long term goals.
- 1.8. Camden’s Community Investment Programme (CIP) is critical to meeting its ambition, outlined in more detail the report accompanying the Asset Management Strategy to grow its housing stock over time. The Council’s objectives for the HRA also include a sustainable funding strategy for the CIP to deliver estate regeneration and much-needed new homes.

Financial challenges

- 1.9. The HRA is a ring-fenced account containing the income and expenditure arising from a housing authority’s landlord functions. In 2012 the government ended the national HRA subsidy system and imposed the “self-financing” model on local authorities. In theory, this was to allow social landlords to retain all their rental income in exchange for taking full responsibility for their housing stock. The move to this new regime involved councils paying a considerable “exit payment” to Treasury. The government based the exit payment on assumptions about the rental income and expenditure required to maintain each council’s housing stock over 30 years.
- 1.10. At the time, it was promised that if any of the components that were used to calculate the exit payment price changed, then the settlement would be reopened. However previous governments then made a series of austerity-driven policy changes that have severely limited the HRA’s rental income. These include the bedroom tax, rent increase guidelines changed from the Retail Price Index (RPI) measure of inflation to Consumer Prices Index (CPI) as a base, removal of rent convergence, government-increased Right to Buy discounts reducing the number of properties for social rent, roll-out of Universal Credit impacting on rent arrears, enforced rent reductions in the period 2016-2020 and a cap on rent increases in 2023/24. These decisions have fundamentally undermined the self-financing regime, leaving the national funding system for social housing fundamentally broken - its foundations require fixing.
- 1.11. As a result of previous government policy, it has been calculated that the HRA has lost £168m of rental income since 2016 and rental income is £32m lower in 2024/25 compared with what it would have received if the policy had been kept consistent at CPI + 1% – see chart 1 below.

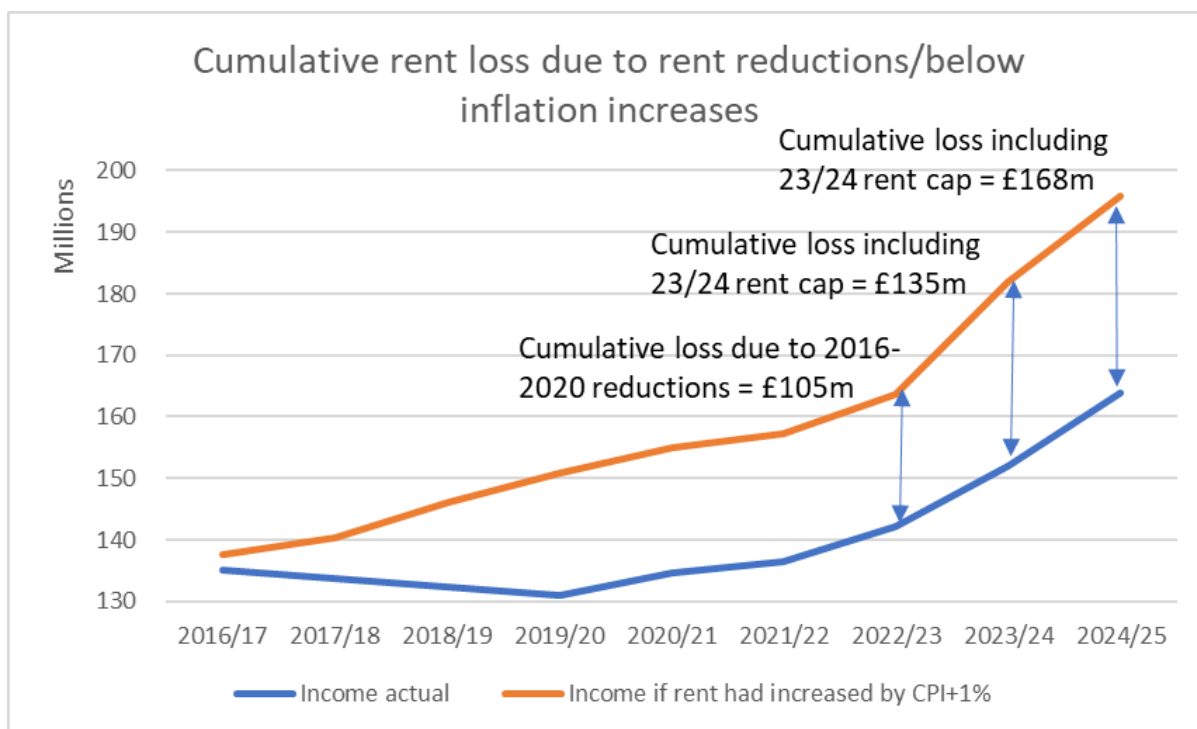


Chart 1: Cumulative rent loss since 2016/17

1.12. This is all money that would have been available for the maintenance and improvement of our existing stock as well as supporting the council's housebuilding programme. At the same time, there have been major pressures on revenue budgets in recent years. This is not an issue exclusive to Camden – across the country, many councils are experiencing extreme challenges on their HRA budgets. These include:

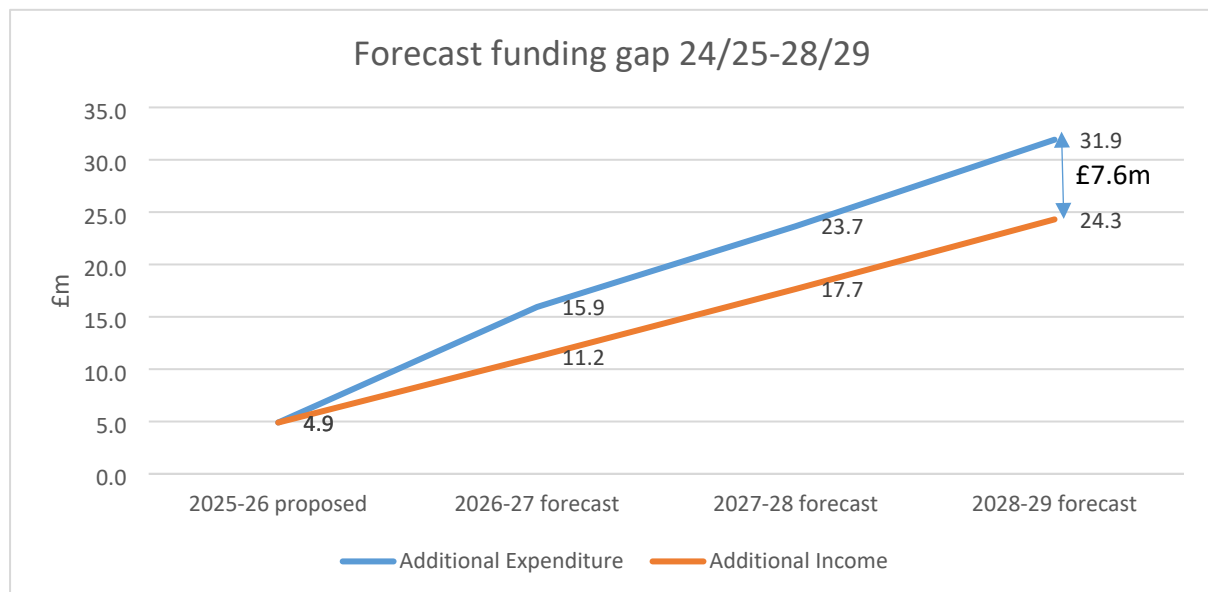
- **Cost inflation:** Brexit, Covid and the war in Ukraine all contributed to inflation reaching a 40 year high in November 2022 with the Consumer Price Index (CPI) at 10.7%, which has put unprecedented pressure on the costs of energy, repairs, maintenance, and housing services. While CPI has fallen rapidly since, sitting at 2.3% in October 2024, costs remain permanently higher and as noted above, rental income has not kept pace. Inflation in contracts is often delayed and stored up, materialising when they are reprocured so the full impact is taking several years to play out.
- **Interest Rates:** at time of writing, the Bank of England base rate is at 4.75% slightly lower than the high of 5.25% between September 2023 and August 2024. However they are still higher than at any time since the financial crash of 2008 and a return to the historically low interest rates of the period 2008 to 2023 now seems unlikely. High interest rates are one of the major sources of overspend against the HRA's 2024/25 budget.
- **Fire & Building Safety:** In the wake of the Grenfell tragedy and the Chalcots evacuation in Camden itself, the Council re-confirmed its commitment to the highest levels of tenant safety. This has meant that the Council has had to find additional funding for fire and building safety works – a forecast £296m capital expenditure in the 10 years from 2017 to 2027. The Council has only received £91m in government grant for the fire safety works on the Chalcots, Cromer and Birkenhead Street Estates but the remaining £205m capital

expenditure and an annual revenue budget of £4.5m has had to be funded entirely from the HRA's own resources – rent and service charges paid by tenants and leaseholders. To date, no external government funding support has been made available.

- New pressures on repairs budgets have emerged as councils struggle with the consequences of the years of underfunding and underinvestment on the part of government. These include works to remove and prevent damp & mould and an increasing workload of legal disrepair cases.

HRA Medium Term Financial Strategy

1.13. The Council has updated its Medium Term Financial Forecast for the HRA. This includes a detailed assessment of our future income and expenditure levels, including the need for essential stock maintenance, disrepair and regulatory compliance along with measures to strengthen the HRA's financial resilience. Based on this assessment, the resulting forecast is an £7.6m gap between expenditure and income by the financial year 2028/29.



1.14. A three year Medium Term Financial Strategy was agreed by Cabinet in January 2023 for 2023/24-2025/26 with £7.5m savings, and a further £3.9m savings were agreed for 2024/25 in January 2024. This report proposes a balanced budget for 2025/26 which requires £0.7m of further savings, recognising the need to maintain budgets to comply with the new regulatory environment and to meet our obligations and aspirations as a social landlord.

The national context

- 1.15. Amidst the council's focus on next year's budget and rent levels, there has been wider policy development and announcements from the new government on social housing. These are set out below:
- The new government's Autumn Budget 2024 included the announcement of some new funding for social housing. The government will allow social landlords to increase rent by CPI+1% for at least 5 years from 2026/27 and will consult on longer term certainty of up to 10 years. While this commitment provides much needed financial certainty and facilitates better long term planning, it does not necessarily represent additional resources.
 - There have also been announcements of new capital funding for social housing - £3.4bn for the Warm Homes Programme (formerly the Social Housing Decarbonisation Fund), additional funding for social housing building remediation (part of a wider package of £1bn) and an additional £0.5bn for the Affordable Homes Programme. The government will also let local authorities keep 100% of the receipts generated by Right to Buy sales. While not all the details are yet known, the Council has already bid for Warm Homes funding to part-fund its large scale decarbonisation pilot agreed by Cabinet in December 2024 and will seek to maximise grant for its building safety programme and the CIP. However the sheer scale of the capital investment in existing stock needed – estimated at just over £1bn over the next 5 years alone – means that even in the best case scenario, further external grant funding will be needed to meet our full investment requirements.
 - Camden has banded together with other major local authority landlords led by Southwark to produce a report entitled Securing the Future of Council Housing. The report sets out the scale of the challenge it faces and makes a number of recommendations including a one-off capital injection to stabilise HRAs and the re-opening of the 2012 self-financing deal. The government did respond to some of the recommendations in the Budget but not to the more fundamental issues which have led to the broken system. The Council will continue to work closely with councils across the country to influence and shape government thinking on this.
 - In September 2024, the Grenfell Tower Inquiry published Phase 2 of its report. It made a number of recommendations to which the government is yet to fully respond. In the meantime, the Council is developing its own response to the recommendations, which is likely to require further investment.

Investment in Housing

- 1.16. Investment in its housing stock is a fundamental objective for the Council and its landlord duties. The HRA funds capital investment in its existing Housing Stock through annual contributions to the Major Repairs Reserve. The value transferred (£42m 24/25 forecast) is equivalent to the cost of depreciation of the stock, which is the minimum prescribed requirement. As noted above, the HRA has been limited by its income and had revenue pressures in recent years and therefore has been unable to increase capital investment above this minimum level.
- 1.17. A key element of Camden's investment in stock strategy is the Community Investment Programme (CIP), which includes estate regeneration, investment in schools and community assets. CIP has bold and ambitious targets for housing delivery, with 4,850 new homes to be built throughout the lifetime of the programme. Through CIP the council has now completed nearly 1,500 new homes, with 495 on site and over a thousand more in the approved pipeline. Expenditure on estate regeneration adds to the Council's borrowing costs, which is within the HRA's revenue budget. Receipts from the sale of private units and from grant funding reduce overall borrowing and associated borrowing costs.
- 1.18. The Better Homes programme was established in 2013/14 and since then has delivered £629m in investment in our Council homes at an average of £57m per annum. This covers internal works (e.g., kitchens and bathrooms), external works (e.g., roofs and windows), mechanical and electrical works (e.g., communal heating and lifts) and fire safety works.
- 1.19. At the beginning of the financial year, the Council had capital budgets of £320m for the next five years. A third of this relates to ongoing remediation work of the Chalcots and other building and fire safety work. The remaining budgets have been allocated to the main programme areas of external work, mechanical and electrical work (heating and lifts) and energy efficiency / retrofit works with grant funding also being bid for wherever possible. The report on the Housing Investment Strategy, being considered by Cabinet in January 2025, sets out the current programme budgets in more detail and how this compares to the investment required and the options available for bridging the investment gap and securing better quality homes for residents.
- 1.20. A borough-wide stock condition survey covering 100% of all blocks externals and 10% (c2,300) of tenanted homes internally has been completed. This will help inform our programme of investment and will be used to refresh the 5 Year Better Homes investment Programme. Large heating schemes continue to progress, tackling those in acute need of replacement. Rowley Way and Maiden Lane schemes are in the process of being developed. Investment in replacing our older remaining lifts continues with a further 13 being started this year. Investment in fire safety across our homes continues to be prioritised.

- 1.21. However, there are significant unmet needs across the housing stock even with these budgets in place. In particular, there will be newly arising need in relation to fire safety as our assessments continue and the new requirements that have arisen from the Fire Safety Act (2021) and the Building Safety Act 2022, alongside the need for significant investment in communal heating beyond the budgets currently set aside. We are in the process of registering our high-rise buildings with the Building Safety Regulator, which will also likely identify further areas requiring significant investment.
- 1.22. The Council has a strategic aim to improve the energy efficiency of homes through our retrofit programme. This will provide residents with long term energy security and cut greenhouse gas emissions in Camden, contributing to our climate ambitions. Extensive research is underway at present as to which strategies and policies need to be put into place to achieve this as well as the approach to investment models that is required. There has been limited funding announcements from central government on capital pressures arising from the Fire Safety Act, Building Safety Act 2022 or the need to retrofit stock and no readily available funding for revenue pressures. As a result of limited capital grant funding, the Council has to prioritise and invest in its stock at a much slower rate than it would like to, working within the confines of the affordability of the HRA in line with the Prudential Code. A separate report is at January Cabinet to update the asset strategy (see paragraph 1.7 above).

2. PROPOSAL AND REASONS

- 2.1. The Council is required to agree a balanced HRA budget for each year. The proposed budget for 2025/26, which is balanced, is set out in Appendix A.
- 2.2. This budget takes account of the following expected cost pressures for the 2025/26 financial year. These include:
- **Inflation** – CPI inflation has fallen significantly since its peak of 10.7% in November 2022, to 1.7% in September 2024. However, this is not the only cost inflation the HRA is impacted by. The HRA has many types of cost inflation:
 - Staff inflation is determined following national negotiations and is therefore not a controllable factor.
 - Some external contracts are index-linked, and these fluctuate month on month and run at different rates to CPI (e.g. RPI was 2.7% vs CPI of 1.7% for September 2024). The construction industry costs are often linked to BCIS indices, which are currently higher than CPI (around 3.4%) and therefore impacting the Repairs budgets.
 - Energy costs have fallen since their peak in mid-2022 but remain high by historical standards.
 - Insurance premiums have significantly grown in recent years beyond CPI levels
 - In the recent Autumn Budget, it was also announced that **Employers' National Insurance** contributions will increase from April 2025. The secondary Class 1

National Insurance (employer) threshold will decrease from £9,100 to £5,000 per annum, and the main rate of secondary Class 1 National Insurance (employer) contributions will increase from 13.8% to 15%. This is expected to cost the HRA over £1m.

- **Depreciation** has increased significantly primarily driven by higher property valuations. The HRA must transfer the full cost equivalent of its depreciation to the Major Repairs Reserve every year. This is then used to fund capital investment of HRA stock.
- **Further regulation** has been introduced through the Social Housing (Regulation) Act 2023 which gained Royal Assent last year, to add to the Fire Safety Act 2021 and the Building Safety Act 2022. The Social Housing (Regulation) Act 2023 will introduce Ofsted and CQC-style inspections for social housing providers against the Regulator for Social Housing's consumer standards. As a landlord, Camden is making informed investment decisions to be able to improve the quality of its' housing stock, as well as have a deeper understanding of the needs of tenants which will inform the way the Council communicates and engages with tenants. In order to ensure regulatory compliance, the Council has increased staffing costs to work on the Housing Transformation Programme, which is a cross-Council corporate effort aligning housing and repairs services.
- **Transfer to HRA reserve** – the HRA reserve has provided protection at times of need but has been depleted in recent years and it is critically important that it is replenished as quickly as possible to ensure it is financially stable over the medium term.

2.3. Offsetting some of these pressures are the **MTFS savings for 2025/26 totalling £1.48m**, as approved by Cabinet in January 2023. It is important that the savings continue to be achieved otherwise it would result in an overspend to the balanced HRA budget. See section 4 below.

In looking to 2025/26, it is estimated that the pressures total £7.45m and are summarised in Table 1 below along with potential funding to meet their cost.

Table 1: pressures and potential funding

	Pressures £'m	Potential Funding £'m
Inflation	3.08	
Depreciation	2.17	
Top up reserve	1.00	
Regulatory changes	0.14	
Corporate Adjustments (incl Employers NI Contribution)	1.06	0.65
Rent increase 2.7% (CPI + 1%)	-	3.78
Tenants Service Charges increases incl. sheltered	-	0.95
MTFS savings	-	1.48
Proposed new increases to MTFS targets	-	0.60
	7.45	7.45

- 2.4 Section 3 explains in more detail what options have been identified to fund the pressures set out in Table 1. If it is decided to not increase rents or service charges, options would need to be considered on where to make further cuts to set a balanced budget for 2025/26.

3. OPTIONS APPRAISAL

- 3.1. The HRA receives no government subsidy even related to new revenue pressures such as Building Safety, Fire Safety, Damp and Mould or Social Housing regulations. The only source of funding is from rents (predominantly) and service charges. As such, there are limited options available to the Council to fund budget pressures and restore the HRA reserve to more sustainable and prudent levels; the principal option is by increasing rents and charges or by reducing expenditure.

Rents

- 3.2. Under the current rent standard which was extended by the government for one year to include 2025/26, the Council can increase rents up to a maximum of inflation (Sept CPI 1.7%) plus 1%. The maximum permitted rent increase for 2025/26 would therefore be 2.7%, costing an average 2 bed property £3.84 extra per week (see table 2).

Table 2: Average rents with 2.7% increase

Bed size	Average Rent 24/25	Increase 2.7%	Average Rent 25/26 2.7%
0	£105.12	£2.84	£107.96
1	£125.28	£3.38	£128.66
2	£142.11	£3.84	£145.95
3	£158.96	£4.29	£163.25
4	£176.93	£4.78	£181.71
5+	£194.26	£5.25	£199.51

- 3.3. The rent standard recognises that the HRA needs to be able to fund more than inflation each year to operate due to being ringfenced and without external funding for items as referenced in the pressures section above. Rent policy from 2026/27 is under consultation.
- 3.4. It is recommended to increase rents from April 2025 by 2.7%, which would generate c.£3.78m in income for the HRA, to continue to invest in Camden's stock and services.
- 3.5. The median private rented sector rent for a 2-bed property in Camden for the period April 2023 to March 2024 was £650 a week, compared with £145.94 a week for Council rents proposed above making the average Council rent for a 2-bed 22% of the median private sector rent.
- 3.6. Rent is eligible under housing benefit and universal credit so for 73% of Council tenants most of this increase is covered. Information on Camden's website on support for residents is available here: <https://www.camden.gov.uk/cost-of-living-support>
- 3.7. **TAPP 2 and TAPP3 rents:** The benefit cap for 2025/26 is unchanged from 2023/24, so it is proposed that the rents for TAPP2 and TAPP3 properties remain a flat rate charge of £233 per week and care will be taken to ensure that any household offered a property is able to afford the rent within the Government's wider welfare benefits regime.
- 3.8. **Shared ownership rents:** Camden has a very small number of shared ownership properties, which under terms of the lease permits an increase of RPI + 0.5%. This would be 3.2% for 24/25 (2.7% Sept RPI plus 0.5%).

Tenant Service Charges

- 3.9. Tenants pay fixed service charges for caretaking, grounds maintenance, CCTV, mobile security, concierge, maintenance of mechanical and electrical

equipment in communal areas and block and estate lighting, if they receive that service.

- 3.10. An important feature of service charges is that they should support full cost recovery to avoid creating further financial pressure. Therefore, it is proposed that service charges are raised by their underlying inflationary pressures for the relevant service. The proposed increases are shown in Table 3 below, generating c. £0.9m. These service charges are eligible under housing benefit and universal credit.

Table 3: proposed increases in tenant service charges

Tenant weekly service charges	2024/25 weekly charge	2025/26 weekly increase	2025/26 weekly charge	% change
Caretaking	£11.83	£0.59	£12.42	5%
Communal Lighting	£3.09	£0.00	£3.09	0%
CCTV	£1.14	£0.08	£1.22	7%
Communal M&E Maintenance	£1.45	£0.07	£1.52	5%
Ground Maintenance	£2.26	£0.27	£2.53	12%
Responsive Housing Patrol	£0.75	£0.05	£0.80	7%
	£20.52	£1.06	£21.58	

- 3.11. Some tenants pay for the enhanced CCTV service (as agreed at January 2019 Cabinet) once the new cameras are installed. The charge is £1.12 per week (on top of the CCTV maintenance charge as listed in table above) for 7 years. The original approved amount was £2.10 per week including CCTV maintenance which was then 98p. Therefore, the incremental charge for enhanced CCTV service was agreed to be £1.12 per week.
- 3.12. Grounds Maintenance charges are increasing by 12%. In June 2024, Cabinet agreed to the procurement strategy for Grounds Maintenance. The procurement strategy required the extension of the current contract for one-year – 2025/26 – to allow for the partial insourcing of the service from April 2026. This strategy also included a break clause at 3 years to allow consideration of full insourcing of the housing service at that point. The 2025/26 increase includes additional inflationary pressure for the service as well as extensive repair costs due to the vehicle age/ condition following 7 years of intensive use.
- 3.13. Communal Lighting charges are to be frozen at 2024/25 levels to reflect the falling cost of electricity.

Charges for Supported Housing

- 3.14. To ensure that the Council's hostels remain self-financing and remain affordable for residents, considering continuing pressure on welfare benefits, it is recommended that service charges for cleaning, concierge and communal

amenities, along with the enhanced housing management charges for sheltered housing are increased by CPI + 1%= 2.7%. It is recommended that the enhanced housing management charges are increased by 3%, which is slightly higher than CPI +1% as it is driven by staff costs. Revised charges are set out in table 4 below:

Table 4: proposed increases in supported housing charges

Weekly rental charges to residents	2024/25	2025/26	Increase	Percentage
Cleaning	£61.42	£63.08	£1.66	2.70%
Cleaning self-contained	£39.04	£40.09	£1.05	2.70%
Concierge (where applicable)	£97.17	£99.79	£2.62	2.70%
Amenity Charge Single	£18.61	£19.11	£0.50	2.70%
Amenity Charge Couple	£31.93	£32.79	£0.86	2.70%
Amenity Charge Communal	£4.89	£5.02	£0.13	2.70%
Sheltered Housing Enhanced Management Charge	£54.67	£56.31	£1.64	3%

Other HRA Fees and Charges

- 3.15. It is proposed that garage rents are increased by £2/week from 2025/26. An increase of £2/week would mean garages cost £18/week instead of the current £16/week for tenants. This will continue to ensure that the charges meet the costs of running these assets.
- 3.16. Fees and charges in the Neighbourhoods service area were reviewed by services working in collaboration with finance business partners. Inflation of income budgets funded by fees and charges was set at 3% as the standard inflation assumption, agreed by the Director of Finance in September 2024.
- 3.17. Tenants and leaseholder garage rents were an exception to this uplift, as they are increasing by £2/week from 2025/26 (paragraph 3.15). However, the charges for privately leased garages (used for commercial purposes or by non-Camden residents) are increasing by 3%. Other fees and charges that are increasing by 3% are estate parking spaces, resident visitor parking permits, shed and cupboard rental, allotment rental, and keys and fobs. See Appendix C for prices.

Heating Pool

- 3.18. The heating pool is a ring-fenced self-financing account within the HRA. About half of Camden's tenanted properties and just over 40% of leasehold properties receive district-heating services and/or gas supplies from the Council. The Council's procurement strategy for gas supplies includes buying gas in advance from the wholesale markets, to even out fluctuations in wholesale prices. This has been a successful strategy for many years, but in times of significant gas price increases driven by factors such as geopolitical

uncertainty and war in Ukraine, it affects the price Camden must pay, which in turn needs to be recovered from tenants and leaseholders.

- 3.19. In previous years, the heating scales had to be increased and held high to repay the heating pool deficit (created by heating charges being less than actual costs to the HRA of gas and electricity during 2022/23). This deficit is forecast to be recovered by the end of 2024/25 and the gas and electricity prices have fallen, therefore the proposal for heating scales from 2025/26 is a reduction of 35%. The full list of scales is shown in Appendix B. The impact on an A1 scale with 2 bedrooms is a reduction from £44.35/week to £28.83/week (£15.52/week less).
- 3.20. The future pricing of gas is highly uncertain due to volatile international markets, geopolitical tensions, and climate-related factors. There is a significant risk of prices rising sharply from October 2025, driven by supply chain disruptions, increased seasonal demand, and evolving global energy policies. This highlights the need to account for these uncertainties carefully, as any deficit would need to be repaid in future years, adding financial pressure in year on the HRA reserve and in future periods to tenants as this is passed on. For this reason, £0.7m is recommended to be held in the pool to absorb price increases. In the cost forecast there is no assumed percentage uplift but £0.7m is 7% of the power forecast for 2025/26.

Savings

- 3.21. In January 2023, Cabinet agreed a savings programme of £7.5m across the three years to 2025/26 of which £1.48m of new savings will be delivered in 2025/26. The savings from these projects are set out in Table 5 below. Further details can be found in [Appendix A](#) of Review of the Camden Medium Term Financial Strategy (CS/2023/20), a report to the Council's Cabinet in January 2023. In January 2024, the Cabinet added an additional £3.9m of savings just for 2024/25, taking the 2024/25 total saving to £7m. Details of these can be found in [Housing Revenue Account \(HRA\) budget and rent review 2024/25 \(CS/2024/01\)](#).

Table 5: Savings agreed at Cabinet January 2023

Power App ID	Savings proposals	23/24	24/25	25/26
		Additional savings each year		
247	Rental income from reletting properties in the commercial properties portfolio	0.05	0.05	0.05
249	Garage Rents	0.13	0.13	0.13
266	Reviewing Our Services to Leaseholders	0.00	0.35	0.35
244	Rent Collection - Bad Debt Provision	0.25	0.50	0.25
257	Top Tier Review	0.18	0.00	0.00
181	Voids Improvement	0.50	0.50	0.00
276	Housing Transformation	0.00	0.30	0.30
210	Efficiency in property management	0.10	0.10	0.00
228	Family Friendly Strategy	0.20	0.30	0.40
229	Repairs efficiency	0.30	0.00	0.00
279	Re-allocation of Spring Clean Budget 2023/24 and 2024/25	1.00	0.00	-1.00
280	Re-allocation of Chalcots funding from 2025/26 upon completion of Works	0.00	0.00	1.00
215	Refinancing Council Debt	0.22	0.87	0.00
Total savings proposed		2.93	3.10	1.48

3.22. In order to balance the HRA's budget, we have had to increase some of these existing savings targets as part of 2025/26 budget setting process. These are set out below and are included for Cabinet consideration and approval. They have been developed in accordance with Council's strategic objectives for the HRA as set out in section 1 above.

- **Increase of the MTFS savings target for leaseholders by £0.3m.** This reflects mainly budget adjustments that can be made to align the budgets with estimates/actuals being billed as the cost base has been rising over time but also work being done to review charges to ensure cost recovery of eligible costs.
- **Increase of the MTFS savings target for bad debt provision by £0.1m-** interventions in approach including use of software have led to higher collection rates in rent arrears. This should enable the bad debt provision budget to be reduced.

- **Increase of the MTFS savings target for commercial property income by £0.06m.** Based on performance in 2024/25 which is exceeding the savings target.
- **Increase of the MTFS savings target for efficiencies within property management £0.14m:** A mini review has identified that some vacant posts are no longer required so budget can be removed. This has no impact on services or staff jobs.

Table 6: Proposed additional savings

Savings	Savings target 25/26 Approved Jan 2023 £m	Further savings target PROPOSED 25/26 £m	25/26 Total saving If proposed increases agreed £m
Rental income from reletting properties in the commercial properties portfolio	0.05	0.06	0.11
Garage Rents	0.13	0.00	0.13
Reviewing Our Services to Leaseholders	0.35	0.30	0.65
Rent Collection - Bad Debt Provision	0.25	0.10	0.35
Housing Transformation	0.30	0.00	0.30
Efficiency in property management	0.00	0.14	0.14
Family Friendly Strategy	0.40	0.00	0.40
Re-allocation of Spring Clean Budget 2023/24 and 2024/25	-1.00	0.00	-1.00
Re-allocation of Chalcots funding from 2025/26 upon completion of Works	1.00	0.00	1.00
Total savings for 25/26	1.48	0.60	2.08

3.23. A summary of the decisions that are being requested have been classified as category A- The proposal is suitable for immediate implementation (it doesn't require consultation or equalities consideration) and delegated authority should be given to the relevant Director(s) for immediate implementation.

4. WHAT ARE THE KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?

4.1. **Rent limits** - the government confirmed in the Autumn Statement that it is launching a consultation about another 5 year Rent Standard of CPI + 1%, with

a possibility to set a 10 year agreement. Until the results of that consultation are published, the future of the Rent Standard from 2026/27 is unknown. The risk is that the government could set a standard lower than CPI + 1% which is assumed in Camden's business plan. Historically, there have been freezes or cuts to rental income from policy changes, leaving the HRA exposed to large funding gaps in the immediate or medium term. Camden seeks to mitigate this risk through its medium-term financial strategy.

4.2. **Cost Inflation** has fallen significantly since its peak of 10.7% in November 2022, to 1.7% in September 2024, which restricts how much our income can increase by. However, this is not the only cost inflation that impacts the HRA. Many contracts are indexed linked and where cost inflation exceeds CPI there is a risk that the rent increases are insufficient to fund the budgets. Equally when contracted services are reprocurd, we could see a large increase in contract values.

4.3. The total impact of the costs in relation to the Building Safety Act and Social Housing (Regulation) Act have not been fully clarified yet. Where estimates are clear, the Council budget can add in the additional cost requirements to each year's new budget. If further requirements emerge, further discussions will be required on how to fund this activity and the extent to which these can be met from within existing resources. As mentioned in paragraph 1.15 above, there may be new regulatory requirements because of the Grenfell Tower Inquiry's Phase 2 report.

4.4. The Council continues to have a high level of arrears. There are a number of factors which have exacerbated the arrears including covid impact on residents income, cost of living crisis impact on affordability to residents, rising numbers of residents claiming Universal Credit rather than Housing Benefit. Unlike Housing Benefit, in most cases Universal Credit is paid directly to the tenant rather than to the Council to cover the rent therefore represents a higher risk to the rental arrears collection. However, the Council is working hard to mitigate this risk – there is a dedicated team focusing on this important task and collection rates have improved, following use of new software.

4.5. The Council is holding a number of void (empty) properties as a result of large-scale housing development ongoing across the borough. The level of rent loss is partly offset from guardian income at some CIP sites and it is necessary in order for the Council to develop new and replacement social housing. The operational voids are being very closely monitored and interventions made to expedite the turnaround time and minimise the financial loss to the HRA.

4.6. There is a risk that the HRA overspends on financing costs because of high interest rates, a significant capital programme and new borrowing requirements. The Council is committed to investing in existing Housing Stock as well as building new homes as part of the Community Investment Programme. The Council must comply with the prudential code and ensure that all borrowing it enters into is affordable and in line with Treasury Management Strategy.

- 4.7. As a result of income being insufficient for the HRA, a significant savings programme is in place, including increased target for 2025/26 savings. It is important that the savings are closely monitored and interventions made if they are not on track to be delivered.
- 4.8. The medium-term outlook for the HRA remains extremely challenging, but the financial strategy will remain focused on delivering efficiency improvements to protect front-line services and build in longer-term financial resilience.

5. CONSULTATION/ENGAGEMENT

- 5.1. In line with previous years, feedback has been sought from District Management Committee members at their individual meetings. Views of the District Management Committees will be circulated separately to Cabinet after the meetings have taken place (Appendix E).
- 5.2. An Equality Impact Assessment has been carried out (Appendix D) and it concludes there is no potential for discrimination. The impact of the increase in rent and service charges means that some council tenants would have less disposable income. However, for most of the 73% of tenants on housing benefit or universal credit, the increase is covered by their benefit. Advice will be offered to all tenants who believe they will need support to pay the increased charge. Raising the rent and charges provides resources to improve the quality of housing in the borough, to provide housing services including support services to vulnerable tenants. Good quality housing is a generally accepted key determinant of health and general well-being.
- 5.3. The annual rent and service charge notification letter advises tenants about who to contact about Housing Benefit, Universal Credit and other support available. Advice is available to tenants from a team in the Housing Service on welfare benefits, income maximisation and other financial advice. Training has been provided to officers in holding open conversations about money management and debt. When appropriate, tenants are signposted for employment support to Good Work Camden. The floating support service is available to assist hostel residents and the Camden Advice Partnership provides another source of support.

6. LEGAL IMPLICATIONS

- 6.1. Under section 74 of the Local Government and Housing Act 1989 (“the 1989 Act”), the Council is required to keep a separate Housing Revenue Account of sums falling to be credited or debited in respect of its housing stock. Sections 75 and 76 of the 1989 Act set out the rules for establishing and maintaining that account. Under section 76 of the 1989 Act, the Council is required to formulate in January and February of each year proposals for the HRA for the following year which satisfy the requirements of that section and which relate to income, expenditure and any other matters which the Secretary of state has directed

shall be included. In formulating these proposals, the Council must secure that upon their implementation the HRA will not show a debit balance assuming that the best assumptions and best estimates it can make at the time prove to be correct. The 1989 Act also requires the authority to review the proposals from time to time and make such adjustments as are necessary to ensure that the requirements, as set out above, continue to be met.

- 6.2. The Council may make such reasonable charges as it so determines for the tenancy or occupation of their dwellings and shall review those rents and charges from time to time, as circumstances may require (s24 Housing Act 1985). In so doing the Council must have regard to any relevant standards set for them under section 193 of the Housing and Regeneration Act 2008. In addition, although the Government's Guidance on rents for social housing is non statutory, it is a relevant consideration for the Council to have regard to the guidance when deciding on its approach to rent/service charge setting and the options being considered in this report should, where applicable, consider the matters set out within it.
- 6.3. The Council's conditions of tenancy permit a variation relating to rent or payments in respect of services by the landlord in accordance with a provision in the lease or agreement creating the tenancy. The Council must serve a notice of variation on each tenant at least four weeks before the date on which the rent change takes effect.
- 6.4. The Council must take into account in coming to any decision its equality duties under s149 of the Equality Act 2010 and have due regard to them. In summary these legal obligations require the Council when exercising its functions to have 'due regard' to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, advance equality of opportunity between people who share a relevant protected characteristic and those who don't and foster good relations between people who share a relevant protected characteristic and those who don't (which involves tackling prejudice and promoting understanding). Under the Duty the relevant protected characteristics are: Age, Disability, Gender Reassignment, Pregnancy and maternity, Race, Religion, Sex, Sexual orientation. "Due regard" means the regard that is appropriate in all the particular circumstances in which the authority is carrying out its functions. There must be a proper regard for the goals set out in s.149. Members should be aware that the duty is not to achieve the objectives or take the steps set out in s.149 but to bring these objectives into consideration when carrying out public functions. In summary, the EIA analyses the equalities impact of the individual proposals and anticipates there will be no adverse impact to those with relevant protected characteristics. The EIA at Appendix D analyses the equalities impact of the individual proposals and should be considered by Members.
- 6.5. On 10 November 2020 the Ministry of Housing, Communities and Local Government introduced new Guidance headed 'Operation of the Housing Revenue Account ring-fence' which replaced the long-standing Circular 8/95. There are no changes of substance as is stated in the introduction to the guidance: - 'This guidance restates ministers' established policy for the HRA

and introduces no new issues of principle. However, it does highlight the need to be fair to both tenants and council taxpayers and that there should be a fair and transparent apportionment of costs between the HRA and General Fund.

7. RESOURCE IMPLICATIONS

- 7.1. The annual budget and rent-setting decision are among the most important of those which local authority social landlords are called upon to make during the course of the year. They affect every tenant and the manner in which decisions must be made, is closely prescribed by law as set out in the legal comments.
- 7.2. In addition, the Local Government Act 2003 places a specific personal duty on the Executive Director Corporate Services in his capacity as the Council's section 151 officer to report on the robustness of the estimates and the adequacy of reserves. A fuller statement on the adequacy of reserves and the council's broader financial position will be provided to Cabinet in February and then to Council in March as part of the revenue estimates and council tax setting report.
- 7.3. That said, it is felt an initial reflection is warranted given the importance of this decision. The budget proposals set out in this report show the position in relation to the development of the 2025/26 HRA budget including the effect of savings proposals agreed as part of our medium term financial strategy by Cabinet in January 2023 and others which have been formulated during the budget setting process over the course of the last two cycles in response to the intensification of the challenge we face.
- 7.4. The report sets out the challenging environment in which we are operating - the HRA budget is under extreme financial pressure from a triple threat of high inflation, rising interest rates and the impact of an increasingly prescriptive regulatory burden. This is against a backdrop where, for some time, funding for social housing was severely constrained by the previous government's policy, resulting in real terms reductions in the level of resources available – whether that is as a result of enforced rent reductions or capped rental increases.
- 7.5. This prolonged period of government-led resource constraint has meant that for some time, our income has failed to match the level of need and investment required to maintain our housing stock. This has led to a reduction in our reserves and weakened our financial resilience. While our reserve levels comply with our reserves policy, they are considered low in the context of our heightened risk environment and so, do require bolstering.
- 7.6. We are not alone across local government, and this is a challenge faced by many large stock owning councils. However, in the absence of government support, the scale of the financial challenge cannot be underestimated and we will need to continue to build upon our current medium-term financial strategy to ensure we are able to live within our financial means.

8. ENVIRONMENTAL IMPLICATIONS

- 8.1 Council homes require significant energy efficiency improvements to protect residents from rising energy costs and cut greenhouse gas emissions locally. The Council has a home energy advice team who provide free energy advice telephone consultations and home visits to support low-income and vulnerable Camden tenants.
- 8.2 Investment in energy efficient housing via estate regeneration and our retrofit programme is progressing well with recently completed projects at Belsize Grove and Brooks Court funded through Government grants from the Social Housing Decarbonisation Fund. A further phase of retrofits is now in development. The Council also continues to focus investment on improving the energy efficiency of our communal heating systems with major works planned at Rowley Way and Maiden Lane Estates.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1. Any decisions made by Members regarding rents and service charges will be implemented from April 2025. The required legal notification letters will be sent to tenants at least one month before the implementation of any changes to rents and service charges.

10. APPENDICES

Appendix A – DRAFT Housing Revenue Account BUDGET 2025/26
Appendix B – Heating Pool Charges
Appendix C – Other Fees and Charges
Appendix D – Equalities Impact Assessment
Appendix E – Views of the District Management Committees

REPORT ENDS

Appendix A – DRAFT HRA BUDGET 2025/26

Expenditure:	2024/25 Latest Budget	2025/26 Proposed Budget	Change in budget
Repairs and Fire Safety	68,790	70,855	2,064
Housing Management Services	30,436	45,796	15,361
Commercial Properties	1,797	1,820	23
Housing Needs	1,375	1,108	(267)
Supported Accommodation	2,511	2,344	(167)
Estate Management	19,439	9,123	(10,316)
Power	29,192	17,257	(11,934)
Rent and Rates	4,845	3,259	(1,586)
Tenant Mgmt Organisations	2,610	2,666	57
Debt/Capital Outlay/Contingency	74,355	77,098	2,743
Bad Debts Provision	2,248	1,943	(305)
Corporate & Democratic Core	4,617	3,731	(886)
Total Expenditure	242,215	237,000	(5,214)
Income:			
Dwelling Rents	(160,460)	(164,235)	(3,775)
Shops, Garages, Sheds and Parking	(13,604)	(13,893)	(289)
Charges for Services	(67,151)	(57,872)	9,279
HRA Investment Income	(1,000)	(1,000)	-
Total Income	(242,215)	(237,000)	5,214
Total	(0)	(0)	(0)

Appendix B- Heating Pool

Financial summary

The following table sets out the expected costs and income, based on the changes outlined above, for the Heating Pool.

HEATING POOL 2025/26	2023/24	2024/25	2025/26
	Actual	Forecast	Estimate
	£'000	£'000	£'000
2 Bed Weekly charge - A1 weekly change	£44.35	£44.35	£28.83
		£0.00	£(15.52)
Increase (Decrease) in charges from 1 April	125%	0%	(35.0)%
Fuel Costs	22,174	14,181	11,383
Bad Debt Costs	947	947	947
Maintenance & Infrastructure Costs	826	988	967
TOTAL EXPENDITURE	23,948	16,116	13,297
TOTAL INCOME	(23,757)	(19,401)	(13,927)
(Surplus)/Deficit for Year	191	(3,285)	(630)
Movement in Reserves			
(Surplus) / Deficit Brought Forward	2,396	2,944	(236)
Surplus/Deficit in year	191	(3,285)	(630)
Heat Compensation Loss of Service	105	105	100
Surplus earmarked for price increases			766
Reserves Carried Forward	2,944	(236)	0

Bulk Gas sites will be refunded according to consumption data as outlined in the table below:

Address	Number of weeks to be refunded
College PI Est 1 & 2	5
Ingestre Road Estate	4
Abbey Estate(Excl Mary Green & Newton House)	0
Gresse St (25, 1-92)	8
Whitton(1-75)	8
Kingsland (1-72)	8
Heybridge 1-35/Widford 1-32 & Roxwell (1-4)	8
Hardington (1-64) & Belmont St (94-102)	8
Webheath 1-55 & 197-207	4
Highgate Rd Estate (Haddo Hse, Ravenswood, Wheatley & Clanfield)	0
Rowstock (1-48)	8
Pooled Gas Sites	8

Bulk Gas Heating Charges - (Uncapped) 2025/2026 (£/Week)

Scale	Address	Type	Supply	No of Bedrooms						
				0	1	2	3	4	5	6
X1	College Place Estate 1 & 2 -BH	Bulk Gas site, individual boiler	H & HW & C	8.11	10.61	14.90	16.92	19.74	23.57	25.97
Y1	College Place Estate 1 & 2 -BH	Bulk Gas site, individual boiler	H & HW	7.23	9.73	13.72	15.57	18.28	21.66	23.94
X2	Ingestre Road Est -BH	Bulk Gas site, individual boiler	H & HW & C	10.53	13.85	19.47	22.13	25.80	30.76	33.91
Y2	Ingestre Road Est -BH	Bulk Gas site, individual boiler	H & HW	9.39	12.68	17.88	20.33	23.85	28.26	31.20
X3	Abbey Estate 1 (excl Mary Green & Newton Hse)	Bulk Gas site, individual boiler	H & HW & C	9.67	12.69	17.83	20.29	23.64	28.25	31.07
Y3	Abbey Estate 1 (excl Mary Green & Newton Hse)	Bulk Gas site, individual boiler	H & HW	8.63	11.65	16.41	18.68	21.87	25.98	28.64
X4	Gresse St 25 (1-92)-BH	Bulk Gas site, individual boiler	H & HW & C	8.14	10.67	14.97	17.05	19.88	23.72	26.12
Y4	Gresse St 25 (1-92)-BH	Bulk Gas site, individual boiler	H & HW	7.26	9.80	13.79	15.69	18.40	21.84	24.09
X5	Whitton(1-75)-BH	Bulk Gas site, individual boiler	H & HW & C	7.54	9.90	13.93	15.81	18.43	22.01	24.24
Y5	Whitton(1-75)-BH	Bulk Gas site, individual boiler	H & HW	6.73	9.09	12.82	14.55	17.07	20.22	22.32
X6	Kingsland (1-72)-BH	Bulk Gas site, individual boiler	H & HW & C	10.69	14.03	19.72	22.43	26.12	31.16	34.35
Y6	Kingsland (1-72)-BH	Bulk Gas site, individual boiler	H & HW	9.53	12.87	18.15	20.64	24.19	28.66	31.67
X7	Heybridge 1-35/Widford 1-32/ Roxwell 1-4-BH	Bulk Gas site, individual boiler	H & HW & C	10.25	13.44	18.89	21.47	25.07	29.90	32.93
Y7	Heybridge 1-35/Widford 1-32/ Roxwell 1-4-BH	Bulk Gas site, individual boiler	H & HW	9.14	12.33	17.38	19.76	23.19	27.50	30.35
X8	Hardington (1-64) & Belmont Street (94-102)-BH	Bulk Gas site, individual boiler	H & HW & C	10.32	13.54	19.04	21.65	25.23	30.12	33.18

Bulk Gas Heating Charges - (Uncapped) 2025/2026 (£/Week)

Scale	Address	Type	Supply	No of Bedrooms						
				0	1	2	3	4	5	6
Y8	Hardington (1-64) & Belmont Street (94-102)-BH	Bulk Gas site, individual boiler	H & HW	9.21	12.45	17.52	19.92	23.36	27.72	30.60
X9	Webheath 1-55 & 197-207-BH	Bulk Gas site, individual boiler	H, HW & C	11.04	14.50	20.36	23.19	27.03	32.24	35.51
Y9	Webheath 1-55 & 197-207-BH	Bulk Gas site, individual boiler	H & HW	9.86	13.29	18.75	21.33	25.01	29.67	32.73
X10	Highgate Rd Est-BH (Haddo Hse, Ravenswood, Wheatley, Clanfield)	Bulk Gas site, individual boiler	H, HW & C	10.20	13.41	18.81	21.40	24.95	29.79	32.79
Y10	Highgate Rd Est-BH (Haddo Hse, Ravenswood, Wheatley, Clanfield)	Bulk Gas site, individual boiler	H & HW	9.13	12.32	17.35	19.73	23.15	27.44	30.30
X12	Rowstock (1-48)-BH	Bulk Gas site, individual boiler	H, HW & C	9.37	12.32	17.31	19.68	22.93	27.39	30.12
Y12	Rowstock (1-48)-BH	Bulk Gas site, individual boiler	H & HW	8.36	11.31	15.93	18.11	21.23	25.19	27.77
X50	Pooled Gas Sites	Bulk Gas site, individual boiler	H, HW & C	11.55	15.14	21.25	24.21	28.25	33.67	37.09
Y50	Pooled Gas Sites	Bulk Gas site, individual boiler	H & HW	10.31	13.91	19.61	22.31	26.15	30.99	34.21

*** Supply Key**

C Cooking
H Heating
HW Hot Water

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)

Scale	Type	Season	Hours	Supply	No of Bedrooms						
					0	1	2	3	4	5	6
A1	Full Heating	52 Weeks	24 Hours	H & HW & C	15.65	20.54	28.83	32.81	38.27	45.66	50.26
A2	Full Heating	52 Weeks	24 Hours	H & HW	13.97	18.86	26.55	30.19	35.43	42.00	46.34
A3	Full Heating	52 Weeks	24 Hours	H & C	12.43	15.71	21.50	23.07	26.16	28.69	30.78
A4	Full Heating	52 Weeks	24 Hours	H	10.75	14.03	19.22	20.45	23.32	25.03	26.86
A3-A4	Full Heating	52 Weeks	24 Hours	C	1.68	1.68	2.28	2.62	2.84	3.66	3.92
B1	Full Heating	52 Weeks	Night Setback	H & HW & C	15.20	19.95	28.02	31.94	37.27	44.60	49.14
B2	Full Heating	52 Weeks	Night Setback	H & HW	13.52	18.27	25.74	29.32	34.43	40.94	45.22
B3	Full Heating	52 Weeks	Night Setback	H & C	11.98	15.12	20.69	22.20	25.16	27.63	29.66
B4	Full Heating	52 Weeks	Night Setback	H	10.30	13.44	18.41	19.58	22.32	23.97	25.74
C1	Full Heating	52 Weeks	Night Shutdown	H & HW & C	13.72	18.02	25.38	29.14	34.05	41.15	45.41
C2	Full Heating	52 Weeks	Night Shutdown	H & HW	12.04	16.34	23.10	26.52	31.21	37.49	41.49
C3	Full Heating	52 Weeks	Night Shutdown	H & C	10.50	13.19	18.05	19.40	21.94	24.18	25.93
C4	Full Heating	52 Weeks	Night Shutdown	H	8.82	11.51	15.77	16.78	19.10	20.52	22.01
D1	Partial Heating	52 Weeks	24 Hours	H & HW & C	16.41	18.02	25.38	28.13	30.72	36.40	39.17
D2	Partial Heating	52 Weeks	24 Hours	H & HW	14.73	16.34	23.10	25.51	27.88	32.74	35.25
D3	Partial Heating	52 Weeks	24 Hours	H & C	13.19	13.19	18.05	18.39	18.61	19.43	19.69
D4	Partial Heating	52 Weeks	24 Hours	H	11.51	11.51	15.77	15.77	15.77	15.77	15.77

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)

					No of Bedrooms						
					0	1	2	3	4	5	6
Scale	Type	Season	Hours	Supply							
E1	Partial Heating	52 Weeks	Night Setback	H & HW & C	15.33	16.94	23.88	26.63	29.22	34.90	37.67
E2	Partial Heating	52 Weeks	Night Setback	H & HW	13.65	15.26	21.60	24.01	26.38	31.24	33.75
E3	Partial Heating	52 Weeks	Night Setback	H & C	12.11	12.11	16.55	16.89	17.11	17.93	18.19
E4	Partial Heating	52 Weeks	Night Setback	H	10.43	10.43	14.27	14.27	14.27	14.27	14.27
F1	Partial Heating	52 Weeks	Night Shutdown	H & HW & C	13.30	14.91	21.09	23.84	26.43	32.11	34.88
F2	Partial Heating	52 Weeks	Night Shutdown	H & HW	11.62	13.23	18.81	21.22	23.59	28.45	30.96
F3	Partial Heating	52 Weeks	Night Shutdown	H & C	10.08	10.08	13.76	14.10	14.32	15.14	15.40
F4	Partial Heating	52 Weeks	Night Shutdown	H	8.40	8.40	11.48	11.48	11.48	11.48	11.48
G1	Background Heating	52 Weeks	24 Hours	H & HW & C	15.76	18.84	26.52	30.32	35.44	42.63	47.02
G2	Background Heating	52 Weeks	24 Hours	H & HW	14.08	17.16	24.24	27.70	32.60	38.97	43.10
G3	Background Heating	52 Weeks	24 Hours	H & C	12.54	14.01	19.19	20.58	23.33	25.66	27.54
G4	Background Heating	52 Weeks	24 Hours	H	10.86	12.33	16.91	17.96	20.49	22.00	23.62
H1	Background Heating	52 Weeks	Night Setback	H & HW & C	15.33	18.36	25.83	29.62	34.61	41.74	46.05
H2	Background Heating	52 Weeks	Night Setback	H & HW	13.65	16.68	23.55	27.00	31.77	38.08	42.13
H3	Background Heating	52 Weeks	Night Setback	H & C	12.11	13.53	18.50	19.88	22.50	24.77	26.57

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)					No of Bedrooms						
Scale	Type	Season	Hours	Supply	0	1	2	3	4	5	6
H4	Background Heating	52 Weeks	Night Setback	H	10.43	11.85	16.22	17.26	19.66	21.11	22.65
J1	Background Heating	52 Weeks	Night Shutdown	H & HW & C	13.31	16.06	22.71	26.28	30.84	37.69	41.71
J2	Background Heating	52 Weeks	Night Shutdown	H & HW	11.63	14.38	20.43	23.66	28.00	34.03	37.79
J3	Background Heating	52 Weeks	Night Shutdown	H & C	10.09	11.23	15.38	16.54	18.73	20.72	22.23
J4	Background Heating	52 Weeks	Night Shutdown	H	8.41	9.55	13.10	13.92	15.89	17.06	18.31
K1	Full Heating	Heating Season	24 Hours	H & HW & C	15.21	19.98	28.07	31.99	37.34	44.65	49.20
K2	Full Heating	Heating Season	24 Hours	H & HW	13.53	18.30	25.79	29.37	34.50	40.99	45.28
K3	Full Heating	Heating Season	24 Hours	H & C	11.99	15.15	20.74	22.25	25.23	27.68	29.72
K4	Full Heating	Heating Season	24 Hours	H	10.31	13.47	18.46	19.63	22.39	24.02	25.80
L1	Full Heating	Heating Season	Night Setback	H & HW & C	14.44	18.96	26.67	30.50	35.60	42.81	47.24
L2	Full Heating	Heating Season	Night Setback	H & HW	12.76	17.28	24.39	27.88	32.76	39.15	43.32
L3	Full Heating	Heating Season	Night Setback	H & C	11.22	14.13	19.34	20.76	23.49	25.84	27.76
L4	Full Heating	Heating Season	Night Setback	H	9.54	12.45	17.06	18.14	20.65	22.18	23.84

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)

					No of Bedrooms						
					0	1	2	3	4	5	6
Scale	Type	Season	Hours	Supply							
M1	Full Heating	Heating Season	Night Shutdown	H & HW & C	13.72	18.02	25.38	29.14	34.05	41.15	45.41
M2	Full Heating	Heating Season	Night Shutdown	H & HW	12.04	16.34	23.10	26.52	31.21	37.49	41.49
M3	Full Heating	Heating Season	Night Shutdown	H & C	10.50	13.19	18.05	19.40	21.94	24.18	25.93
M4	Full Heating	Heating Season	Night Shutdown	H	8.82	11.51	15.77	16.78	19.10	20.52	22.01
N1	Partial Heating	Heating Season	24 Hours	H & HW & C	14.89	16.50	23.30	26.05	28.64	34.32	37.09
N2	Partial Heating	Heating Season	24 Hours	H & HW	13.21	14.82	21.02	23.43	25.80	30.66	33.17
N3	Partial Heating	Heating Season	24 Hours	H & C	11.67	11.67	15.97	16.31	16.53	17.35	17.61
N4	Partial Heating	Heating Season	24 Hours	H	9.99	9.99	13.69	13.69	13.69	13.69	13.69
P1	Partial Heating	Heating Season	Night Setback	H & HW & C	14.49	16.10	22.75	25.50	28.09	33.77	36.54
P2	Partial Heating	Heating Season	Night Setback	H & HW	12.81	14.42	20.47	22.88	25.25	30.11	32.62
P3	Partial Heating	Heating Season	Night Setback	H & C	11.27	11.27	15.42	15.76	15.98	16.80	17.06
P4	Partial Heating	Heating Season	Night Setback	H	9.59	9.59	13.14	13.14	13.14	13.14	13.14
Q1	Partial Heating	Heating Season	24 Hours	H & HW & C	10.94	12.55	17.87	20.62	23.21	28.89	31.66
Q2	Partial Heating	Heating Season	24 Hours	H & HW	9.26	10.87	15.59	18.00	20.37	25.23	27.74
Q3	Partial Heating	Heating Season	24 Hours	H & C	7.72	7.72	10.54	10.88	11.10	11.92	12.18

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)

					No of Bedrooms						
					0	1	2	3	4	5	6
Scale	Type	Season	Hours	Supply							
Q4	Partial Heating	Heating Season	24 Hours	H	6.04	6.04	8.26	8.26	8.26	8.26	8.26
R1	Partial Heating	Heating Season	Night Shutdown	H & HW & C	14.01	15.62	22.10	24.85	27.44	33.12	35.89
R2	Partial Heating	Heating Season	Night Shutdown	H & HW	12.33	13.94	19.82	22.23	24.60	29.46	31.97
R3	Partial Heating	Heating Season	Night Shutdown	H & C	10.79	10.79	14.77	15.11	15.33	16.15	16.41
R4	Partial Heating	Heating Season	Night Shutdown	H	9.11	9.11	12.49	12.49	12.49	12.49	12.49
S1	Background Heating	Heating Season	24 Hours	H & HW & C	14.99	17.98	25.33	29.08	34.01	41.08	45.37
S2	Background Heating	Heating Season	24 Hours	H & HW	13.31	16.30	23.05	26.46	31.17	37.42	41.45
S3	Background Heating	Heating Season	24 Hours	H & C	11.77	13.15	18.00	19.34	21.90	24.11	25.89
S4	Background Heating	Heating Season	24 Hours	H	10.09	11.47	15.72	16.72	19.06	20.45	21.97
T1	Background Heating	Heating Season	Night Setback	H & HW & C	14.54	17.46	24.62	28.34	33.14	40.17	44.39
T2	Background Heating	Heating Season	Night Setback	H & HW	12.86	15.78	22.34	25.72	30.30	36.51	40.47
T3	Background Heating	Heating Season	Night Setback	H & C	11.32	12.63	17.29	18.60	21.03	23.20	24.91
T4	Background Heating	Heating Season	Night Setback	H	9.64	10.95	15.01	15.98	18.19	19.54	20.99
U1	Background Heating	Heating Season	Night Shutdown	H & HW & C	12.83	15.51	21.93	25.46	29.88	36.67	40.60
U2	Background Heating	Heating Season	Night Shutdown	H & HW	11.15	13.83	19.65	22.84	27.04	33.01	36.68

HEATING POOL CHARGES (Uncapped) 2025/2026 (£/Week)					No of Bedrooms						
Scale	Type	Season	Hours	Supply	0	1	2	3	4	5	6
U3	Background Heating	Heating Season	Night Shutdown	H & C	9.61	10.68	14.60	15.72	17.77	19.70	21.12
U4	Background Heating	Heating Season	Night Shutdown	H	7.93	9.00	12.32	13.10	14.93	16.04	17.20
W	Hot Water Only				7.15	7.38	8.61	9.74	11.91	15.43	17.20
Z	Warm Air Units				0.00	0.00	0.00	0.00	0.00	0.00	0.00
Z1	Background Heating	52 Weeks	24 Hours	H	9.77	11.10	15.21	16.18	18.43	19.81	21.27
Z2	Background Heating	Heating Season	Night Setback	H & HW	11.81	16.04	22.69	26.07	30.71	36.93	40.92
Z3	Partial Heating	Heating Season	24 Hours	H	8.98	8.98	12.32	12.32	12.32	12.32	12.32
Z4	Partial Heating	Heating Season	Night Setback	H	8.63	8.63	11.82	11.82	11.82	11.82	11.82
Z5	Partial Heating	Heating Season	Night Shutdown	H	8.20	8.20	11.25	11.25	11.25	11.25	11.25
Z6	Background Heating	Heating Season	24 Hours	H	9.08	10.31	14.14	15.05	17.15	18.41	19.77
Z7	Background Heating	Heating Season	Night Shutdown	H & HW	10.33	12.92	18.42	21.53	25.55	31.41	34.97
Z8	Partial Heating	Heating Season	24 Hours	H	9.29	12.12	16.60	17.68	20.14	21.63	23.21

*** Supply Key**

C Cooking
H Heating
HW Hot Water

Appendix C – Other Fees and Charges

Service	Fee 2024/25	Proposed Fee 2025/26	Price Increase
Tenants / Leaseholders - Garages	£16.00	£18.00	£2.00
Private - Garages - Agar Grove Estate, Agar Grove, London, NW1 0RL	£25.00	£25.75	£0.75
Private - Garages - Ainsdale, Harrington Street, NW1 3SD	£50.00	£51.50	£1.50
Private - Garages - Ainsworth Way, London, NW8 0SR	£25.00	£25.75	£0.75
Private - Garages - Ascot Lodge, Greville Place, London, NW6 5JD	£35.00	£36.05	£1.05
Private - Garages - Ashington, Warden Road, NW5 4RB	£25.00	£25.75	£0.75
Private - Garages - Bacton, Lismore Circus, London, NW5	£25.00	£25.75	£0.75
Private - Garages - Barling, Castlehaven Road, London, NW1 8TJ	£50.00	£51.50	£1.50
Private - Garages - Barrington Close, NW5 4AG	£25.00	£25.75	£0.75
Private - Garages - Baynes Mews, NW3 5BH	£35.00	£36.05	£1.05
Private - Garages - Belsize Avenue, London, NW3 4BL	£35.00	£36.05	£1.05
Private - Garages - Bernard Shaw Court, St Pancras Way, London, NW1 9NG	£50.00	£51.50	£1.50
Private - Garages - Bowmore Walk, NW1 9XY	£25.00	£25.75	£0.75
Private - Garages - Bradfield Court, Hawley Road, NW1 8RN	£50.00	£51.50	£1.50
Private - Garages - Bray, Fellows Road, London, NW3 3JX	£50.00	£51.50	£1.50
Private - Garages - Brecknock Road, London, N7 0BU	£35.00	£36.05	£1.05
Private - Garages - Bridgeway Street, NW1 1QU	£50.00	£51.50	£1.50
Private - Garages - Britannia Court, 2 Fairhazel Gardens, NW6 3SG	£50.00	£51.50	£1.50
Private - Garages - Burghley Road, London, NW5	£25.00	£25.75	£0.75
Private - Garages - Canfield Place, London, NW6	£25.00	£25.75	£0.75
Private - Garages - Cantelowes Road, NW1 9XP	£25.00	£25.75	£0.75
Private - Garages - Castle Place, NW1 8PS	£25.00	£25.75	£0.75
Private - Garages - Castle Road, London, NW1	£25.00	£25.75	£0.75
Private - Garages - Chaucer House, Bells Hill, Barnet, EN5	£25.00	£25.75	£0.75
Private - Garages - Chevington, Garlinge Road, NW2 3TE	£35.00	£36.05	£1.05
Private - Garages - Churchill Road, London, NW5	£25.00	£25.75	£0.75
Private - Garages - Churchway Estate, Churchway, London, NW1 1LL	£25.00	£25.75	£0.75
Private - Garages - Daleham Gardens, NW3 5BU	£25.00	£25.75	£0.75

Private - Garages - Dartmouth Park Hill, London, NW5 1HU	£25.00	£25.75	£0.75
Service	Fee 2024/25	Proposed Fee 2025/26	Price Increase
Private - Garages - Dennington House, Dennington Park Road, London, NW6 1AU	£25.00	£25.75	£0.75
Private - Garages - Downside Crescent, NW3 2AN	£50.00	£51.50	£1.50
Private - Garages - Dudley Court, Endell Street, London, WC2H 9RQ	£50.00	£51.50	£1.50
Private - Garages - Dunboyne Road, NW3 2YY	£35.00	£36.05	£1.05
Private - Garages - Dunster Close, Bells Hill, Barnet, EN5	£25.00	£25.75	£0.75
Private - Garages - Dynham Road, London, NW6 2NR	£35.00	£36.05	£1.05
Private - Garages - Elsfield, Highgate Road, NW5 1NT	£25.00	£25.75	£0.75
Private - Garages - Englefield, Clarence Gardens, NW1 3LN	£25.00	£25.75	£0.75
Private - Garages - Eresby Place, NW6 4JT	£25.00	£25.75	£0.75
Private - Garages - Fairfield, Arlington Road, London, NW1 7LE	£25.00	£25.75	£0.75
Private - Garages - Falkland Road, London, NW5	£25.00	£25.75	£0.75
Private - Garages - Fawley Road, NW6	£50.00	£51.50	£1.50
Private - Garages - Ferncroft Avenue, NW3 7PD	£50.00	£51.50	£1.50
Private - Garages - Flask Walk, NW5 1ET	£35.00	£36.05	£1.05
Private - Garages - Forge Place, NW1 8DQ	£50.00	£51.50	£1.50
Private - Garages - Froggnal Lane, NW3 7DT	£50.00	£51.50	£1.50
Private - Garages - Gilden Crescent, NW5	£25.00	£25.75	£0.75
Private - Garages - Goldhurst Terrace, London, NW6 3HN	£50.00	£51.50	£1.50
Private - Garages - Grafton Road, London, NW5	£25.00	£25.75	£0.75
Private - Garages - Grenfell Court, Wise Lane, NW7 2RJ	£25.00	£25.75	£0.75
Private - Garages - Haddo House, Highgate Road, NW5 1PX	£25.00	£25.75	£0.75
Private - Garages - Harben Road, NW6 4RP	£25.00	£25.75	£0.75
Private - Garages - Hardington, Belmont Street, London, NW1 8HN	£50.00	£51.50	£1.50
Private - Garages - Havering, Castlehaven Road, London, NW1 8TH	£25.00	£25.75	£0.75
Private - Garages - Hilgrove Estate, Belsize Road, London, NW6 4AD	£25.00	£25.75	£0.75
Private - Garages - Ingestre Road, NW5 1YX	£25.00	£25.75	£0.75
Private - Garages - Kentish Town Road, London, NW5 2TJ	£25.00	£25.75	£0.75
Private - Garages - Kilburn Vale Estate, Kilburn Vale, NW6 4XU	£50.00	£51.50	£1.50
Private - Garages - Kiln Place, NW5 4AN	£25.00	£25.75	£0.75

Private - Garages - Kingsgate Place, Quex Road, London, NW6	£25.00	£25.75	£0.75
Private - Garages - Kingsland, Broxwood Way, NW8 7QJ	£35.00	£36.05	£1.05
Service	Fee 2024/25	Proposed Fee 2025/26	Price Increase
Private - Garages - Landrake, Plender Street, London, NW1 0DA	£35.00	£36.05	£1.05
Private - Garages - Langbourne Mansions, Langbourne Avenue, London, N6 6PU	£35.00	£36.05	£1.05
Private - Garages - Langridge, Weedington Road, London, NW5 4NX	£25.00	£25.75	£0.75
Private - Garages - Linkwood Walk, NW1	£25.00	£25.75	£0.75
Private - Garages - Lissenden Estate, Lissenden Gardens, London, NW5 1QN	£35.00	£36.05	£1.05
Private - Garages - Lulot Gardens, N19 5TR	£25.00	£25.75	£0.75
Private - Garages - Lymington Road, London, NW6 1JB	£35.00	£36.05	£1.05
Private - Garages - Maitland Park Estate, Maitland Park Road, London, NW3	£25.00	£25.75	£0.75
Private - Garages - Malden Road, London, NW5 4HR	£25.00	£25.75	£0.75
Private - Garages - Mayford, Oakley Square, London, NW1 1PA	£35.00	£36.05	£1.05
Private - Garages - Millman Street, WC1N 3ER	£35.00	£36.05	£1.05
Private - Garages - Minster Road, London, NW2 3SG	£50.00	£51.50	£1.50
Private - Garages - Mornington Place, NW1 7RW	£50.00	£51.50	£1.50
Private - Garages - Murray Mews, NW1 9RH	£50.00	£51.50	£1.50
Private - Garages - Mutton Place, NW1 8DF	£50.00	£51.50	£1.50
Private - Garages - Oak Tree House, Redington Gardens, NW3 7RY	£35.00	£36.05	£1.05
Private - Garages - Oakshott Court, Polygon Road, London, NW1 1ST	£35.00	£36.05	£1.05
Private - Garages - Peckwater Street, London, NW5 2UE	£25.00	£25.75	£0.75
Private - Garages - Plender Street, London, NW1 0HA	£35.00	£36.05	£1.05
Private - Garages - Raglan Street, NW5 3BY	£50.00	£51.50	£1.50
Private - Garages - Retcar Place, London, N19 5TT	£35.00	£36.05	£1.05
Private - Garages - Richborough Road, London, NW2	£25.00	£25.75	£0.75
Private - Garages - Robert Street, London, NW1	£25.00	£25.75	£0.75
Private - Garages - Rowley Way, London, NW8 0SQ	£25.00	£25.75	£0.75
Private - Garages - Sandstone Place, N19 5TU	£25.00	£25.75	£0.75
Private - Garages - Shoot-Up Hill, London, NW2	£50.00	£51.50	£1.50
Private - Garages - Sidmouth Mews, WC1H 8JP	£35.00	£36.05	£1.05

Private - Garages - Somerton House, Duke's Road, London, WC1	£35.00	£36.05	£1.05
Private - Garages - Springfield Lane, London, NW6 5UD	£50.00	£51.50	£1.50
Private - Garages - St Albans Villas, St Albans Road, London, NW5 1RH	£35.00	£36.05	£1.05
Private - Garages - St Silas Street, NW5 3QP	£25.00	£25.75	£0.75
Service	Fee 2024/25	Proposed Fee 2025/26	Price Increase
Private - Garages - Stoneleigh Terrace, N19 5TZ	£25.00	£25.75	£0.75
Private - Garages - Studholme Court, Finchley Road, London, NW3 7AE	£35.00	£36.05	£1.05
Private - Garages - Troutbeck, Albany Street, London, NW1 4EH	£50.00	£51.50	£1.50
Private - Garages - Vicars Road, NW5 4NN	£25.00	£25.75	£0.75
Private - Garages - Walter Northcott House, Fortune Green Road, London, NW6 1UD	£35.00	£36.05	£1.05
Private - Garages - Waxham, Mansfield Road, NW3 2JL	£25.00	£25.75	£0.75
Private - Garages - Wedmore, Queens Crescent, London, NW5 4DT	£25.00	£25.75	£0.75
Private - Garages - Wellesley Road, London, NW5 4PN	£25.00	£25.75	£0.75
Private - Garages - Wendling, Southampton Road, London, NW5 4JR	£25.00	£25.75	£0.75
Private - Garages - Woodhall, Robert Street, London, NW1 3JT	£25.00	£25.75	£0.75
Private - Garages - Woodsome Road, London, NW5 3PJ	£35.00	£36.05	£1.05
Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 1	£2.78	£2.86	£0.08
Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 2	£3.40	£3.50	£0.10
Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 3	£4.28	£4.41	£0.13
Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 4	£5.92	£6.10	£0.18
Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 1	£3.80	£3.91	£0.11
Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 2	£4.64	£4.78	£0.14
Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 3	£5.86	£6.04	£0.18
Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 4	£8.08	£8.32	£0.24
Estate Parking - Tenants / Leaseholders - Covered - Tariff 1	£5.98	£6.16	£0.18
Estate Parking - Tenants / Leaseholders - Covered - Tariff 2	£7.33	£7.55	£0.22
Estate Parking - Tenants / Leaseholders - Covered - Tariff 3	£9.25	£9.53	£0.28
Estate Parking - Tenants / Leaseholders - Covered - Tariff 4	£12.75	£13.13	£0.38
Estate Parking - Private - Hardstanding - Tariff 1	£16.17	£16.65	£0.48
Estate Parking - Private - Hardstanding - Tariff 2	£19.84	£20.43	£0.59
Estate Parking - Private - Hardstanding - Tariff 3	£25.00	£25.75	£0.75

Estate Parking - Private - Hardstanding - Tariff 4	£34.49	£35.52	£1.03
Estate Parking - Private - Partly Covered - Tariff 1	£19.38	£19.96	£0.58
Estate Parking - Private - Partly Covered - Tariff 2	£23.77	£24.48	£0.71
Estate Parking - Private - Partly Covered - Tariff 3	£29.98	£30.88	£0.90
Estate Parking - Private - Partly Covered - Tariff 4	£41.34	£42.58	£1.24
Service	Fee 2024/25	Proposed Fee 2025/26	Price Increase
Estate Parking - Private - Covered - Tariff 1	£22.65	£23.33	£0.68
Estate Parking - Private - Covered - Tariff 2	£27.79	£28.62	£0.83
Estate Parking - Private - Covered - Tariff 3	£35.05	£36.10	£1.05
Estate Parking - Private - Covered - Tariff 4	£48.84	£50.30	£1.46
Estate Parking - Estate Parking - Visitor Permit - Daily	£5.00	£5.15	£0.15
Estate Parking - Estate Parking - Visitor Permit - Weekly	£10.00	£10.30	£0.30
Estate Parking - Estate Parking - Contractor Permit - Weekly	£60.00	£61.80	£1.80
Sheds - Regular Size	£3.00	£3.09	£0.09
Sheds - Large Size	£7.50	£7.72	£0.22
Cupboards	£1.00	£1.03	£0.03
Westcroft - Resident Allotments - Standard (full plot)	£255.46	£263.12	£7.66
Westcroft - Resident Allotments - Standard (half plot)	£146.45	£150.84	£4.39
Westcroft - Resident Allotments - Concession (full plot)	£153.27	£157.87	£4.60
Westcroft - Resident Allotments - Concession (half plot)	£88.55	£91.21	£2.66
Westcroft - Resident Allotments Shed Rental - Standard	£102.18	£105.25	£3.07
Westcroft - Non-Resident Allotments - Standard (half-plot) maximum charge	£171.44	£176.58	£5.14
Westcroft -Non-Resident Allotments - Standard (full plot) maximum charge	£341.73	£351.98	£10.25
Tenants/Leaseholders Replacement Fob	£10.00	£10.30	£0.30
Tenants/Leaseholders Replacement Key	£10.00	£10.30	£0.30
Keys and Fobs Collection Charge	£3.00	£3.09	£0.09
Keys and Fobs Postage Charge Normal	£1.70	£1.75	£0.05
Keys and Fobs Postage Charge Recorded Delivery	£2.50	£2.57	£0.07
Car Park Access - Gerda Key	£25.00	£25.75	£0.75
Car Park Access - Roller Shutter - Remote Fob	£50.00	£51.50	£1.50

