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| LONDON BOROUGH OF CAMDEN | WARDS: All |
| REPORT TITLE Housing Revenue Account (HRA) budget and rent review 2026/27 (All wards) (CS/2026/01) | |
| REPORT OF Cabinet Member for Better Homes | |
| FOR SUBMISSION TO Housing Scrutiny Committee Cabinet | DATE 12 January 2026 14 January 2026 |
| 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 10,000 leaseholders, Camden is the fifth largest local authority social landlord in London and the eleventh 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. Rent policy decisions made by central government over time have resulted in £201m 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 for the financial year 2026/27. | |

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 Assessments (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 2026/27 (Appendix A) to ensure a balanced HRA budget for 2026/27, which includes a one-off drawdown from HRA reserves of up to £5m.
- b) i.) Agree to increase social housing rents by 4.8% (CPI + 1%) from April 2026, subject to recommendation b).ii).(paragraph 3.4)
- b) ii.) Agree, subject to the Secretary of State / Regulator permitting further increases for 'rent convergence' from April 2026, that all social housing rents not already at 'formula' rent will increase from April 2026 by the maximum permitted, subject to a maximum of £2 a week (and in addition to the increase in recommendation b)i.) (paragraph 3.7).
- c) Agree to increase rents for temporary accommodation (excluding hostels) held in the Council's Housing Revenue Account to the current Local Housing Allowance rate from April 2026 (paragraph 3.13)
- d) Agree to the revised tenant service charges for Caretaking, CCTV, Communal Lighting, Communal Mechanical and Electrical Maintenance, Grounds Maintenance and Responsive Housing Patrol (paragraph 3.17).
- e) Agree to the revised service charges in the HRA hostels and supported housing of 4.8% increase and 6.9% increase for concierge and 3% increase for enhanced management charge for sheltered housing (paragraph 3.20).

- f) Freeze heating and hot water charges at 25/26 levels (paragraph 3.25 and Appendix B)
- g) Agree to increase shared ownership rents by RPI + 0.5% (5.0%) (paragraph 3.8)
- h) Agree to increase resident garage rents from £18/week to £20/week from 2026/27 and commercial garage rents by 11% (paragraph 3.21)
- i) Agree to increase other fees and charges by 3% (private garages, estate parking, sheds, cupboards, allotments, keys and fobs, leaseholder fees). (paragraph 3.22-3.23 and Appendix C)
- j) Agree that the decisions (a-i) 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: 30th December 2025

1. CONTEXT AND BACKGROUND

Strategic objectives for the Housing Revenue Account

- 1.1. With nearly 23,000 tenants and 10,000 leaseholders, Camden is the fifth largest local authority social landlord in London and the eleventh 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 condition issues and rapidly increasing housing need and demand evidenced by increases in homelessness approaches and an increasing waiting list for social homes.
- 1.4. 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 Awaab's Law in 2025, 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. In 2025 the Government also put forward long term proposals for a review of the Decent Homes Standard. We welcome increased expectations on how landlords should deliver for their tenants, but these requirements all require significant cost investment in different ways and come with limited additional funding, contrasting with changes affecting the General Fund, where the government is required to make assessments of the new burdens required.
- 1.5. 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 within our financial envelope. We also want to adapt 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.
- 1.6. 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.

- 1.7. This long-term objective begins with the Housing Investment Strategy, approved by Cabinet in January 2025 (SC/2024/40). This sets out the Council's approach to investing and growing its housing stock in the period 2025-2030 with the broad aim of ensuring that the borough has enough 'decent, safe, warm and family-friendly housing to support our communities'.
- 1.8. The Housing Investment Strategy set a common framework and ambitions for all the council's housing programmes including the Community Investment Programme (CIP), Camden Living, and the core social stock within the HRA. As part of that, the council also outlined a Housing Asset Management Strategy with a specific focus on the investment and management of this existing stock, and ensuring the homes we manage best meet the needs of residents.

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 introduced the "self-financing" model to 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 imposed a series of 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 £201m of rental income since 2016 and rental income is £33m lower in 2025/26 compared with what it would have received if the policy had been kept consistent at CPI + 1% – see chart 1 below.

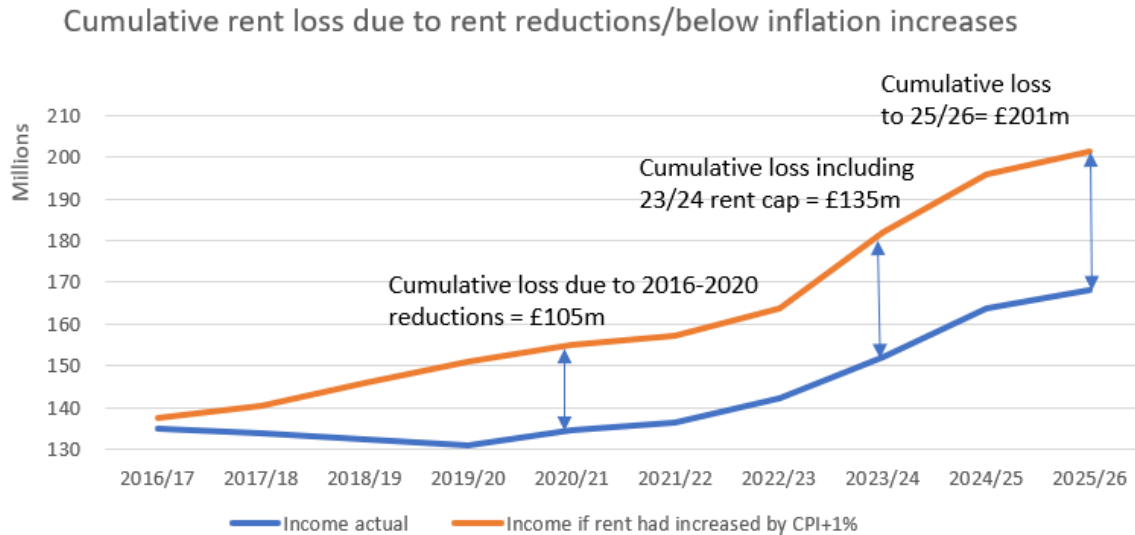


Chart 1: Cumulative rent loss since 2016/17

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. The current government have consulted with Councils about rent convergence, which is one of the measures which could help raise rents towards the level needed to fund the associated costs. (paragraph 1.15). 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:

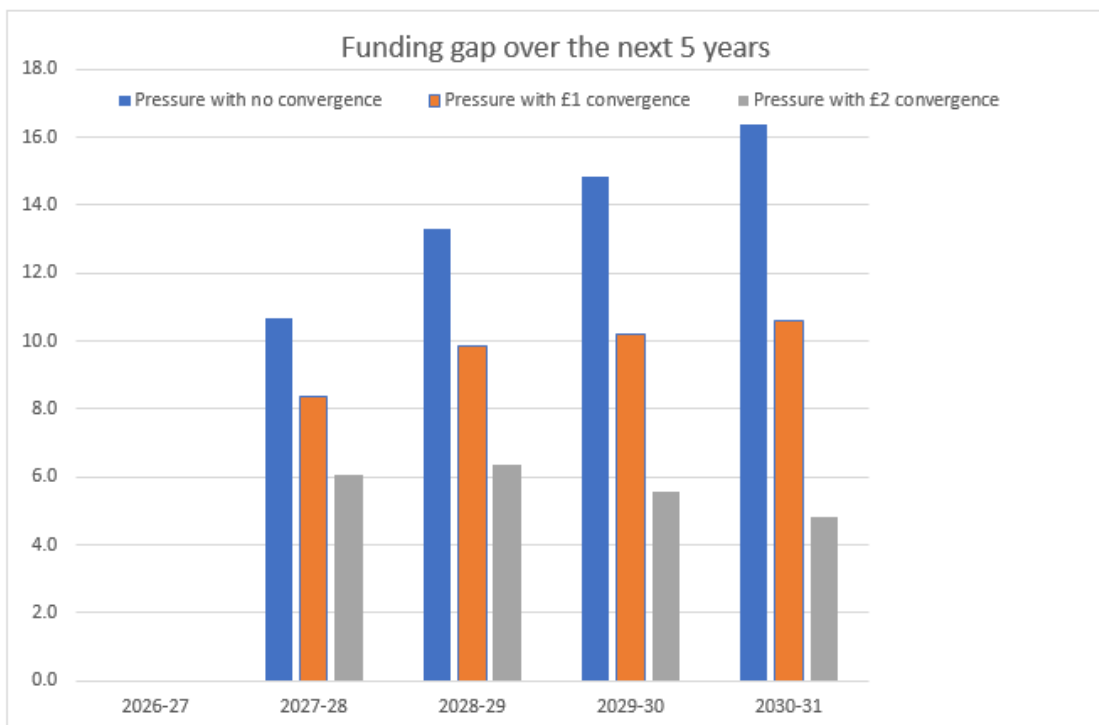
- **Cost inflation:** Brexit, Covid and the war in Ukraine all contributed to inflation reaching a 40 year high in November 2022 with the Consumer Price Index (CPI) at 10.7%, which has put unprecedented pressure on the costs of energy, repairs, maintenance, and housing services. While CPI has fallen rapidly since, sitting at 3.8% in October 2025, 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% This is 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.
- **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 £328m capital expenditure in the 10 years from 2018 to 2028. The Council has only received £92m in government grant for the fire safety works on the Chalcots, Cromer and Birkenhead Street Estates but the remaining £235m capital expenditure and an annual revenue budget of £4.9m 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 £16.4m gap between expenditure and income by the financial year 2030/31 if there is no Rent Convergence. If Rent Convergence is agreed at £1 per week, this gap decreases to £10.6m by 2030/31, and if agreed at £2 per week, the gap decreases to £4.8m by 2030/31.



- 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, £0.7m of further savings for 2025/26 in January 2025. These savings have been met overall but it is clear that there will be a need to develop a savings programme from 2027/28 to close the emerging funding gap, without central government intervention e.g. new burdens funding and confirmed rent convergence policy.

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 government on social housing. The Government made several major commitments to social housing in the July 2026 Spending Review, in what has been described as the biggest boost to social and affordable housing investment in a generation. Key points are set out below:
- In the July 2025 Spending Review, the government announced that there will be a 10-year rent settlement for social housing from 1st April 2026, in which rents will be permitted to increase by CPI +1% per annum, providing more certainty over future income than before.
 - In addition, the government recognised the financial difficulties councils are facing and launched a consultation seeking views on 'Rent Convergence'. Convergence would allow rents that are currently below 'formula rent' to increase by an additional amount each year, over and above the CPI +1% limit, until they 'converge' with formula rent. The consultation was seeking views on whether £1 or £2 would be suitable in order to converge to formula rent levels, however, in Camden 99% of our properties are below formula rent and the average gap between actual rent and target rent is £19.49/week. At date of report publication, central government have confirmed that "While the government remains committed to implementing Social Rent convergence, it is important to take the time to get the precise details right, taking account of the benefits to the supply and quality of social and affordable housing, the impact on rent payers and affordability. The government will respond to the consultation in full, and announce a decision about how Social Rent convergence will be implemented in January 2026, before the launch of the SAHP"
 - There have also been announcements of new capital funding for social housing – £39bn was allocated for a 10-year Social and Affordable Homes Programme (SAHP) from 2026-2036 and £2.5bn in low-interest loans for social housing providers to boost development capacity. Also a re-commitment of £13.2bn to the Warm Homes Programme (formerly the Social Housing Decarbonisation Fund).
 - There have been announcements of potential new burdens funding for HRAs- Awaab's Law £1m and Social Housing £0.1m for whole country. Details are still being confirmed therefore are not included in this budget.
 - In addition to announcing that spend on tackling homelessness and rough sleeping will be protected, and £950m of investment will be provided for the fourth round of Local Authority Housing Fund to increase the supply of temporary accommodation. The government will also let local authorities keep 100% of the receipts generated by Right to Buy sales.

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 (£44.8m 25/26 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 delivered nearly 1,800 homes directly, and unlocked the delivery of a further 336 by other developers, 60% of which are affordable of tenures. There are currently 332 homes being built, 239 of which are affordable tenures, 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. As noted above, the Housing Investment Strategy was approved by Cabinet in January 2025 (SC/2024/40). The Asset Management Strategy within that details investment priorities for existing council homes, funding arrangements and the 2025-30 Capital Programme. This is in response to the 2023 Stock Condition survey that identified a huge investment gap to deliver essential work. The aim of investing and growing our housing stock in the period 2025-30 is to ensure the borough has enough 'decent, safe, warm and family-friendly housing to support our communities'.
- 1.19. The Better Homes programme was established in 2013/14 and since then has delivered £709m in investment in our Council homes at an average of £59m 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.
- 1.20. At the beginning of the financial year, the Council had commissioned capital projects to the value of £265m, and anticipates commissioning additional projects to the value of £295m over the next five years. This includes the remaining investment on the Chalcots estate and other building and fire safety work. These sums are part of the Housing Investment Strategy and the Quality Homes Programme planned work on investing in the stock. 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.
- 1.21. A borough-wide stock condition survey covering 100% of all blocks externals and 40% of tenanted homes internally has been completed, with plans to ensure coverage 100% of both external and tenanted homes internally within a 5-year rolling period. This has informed our programme of investment and is

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 scheme is underway in terms of design development, and the Council is commissioning detailed feasibility studies and options appraisals on several more systems during 2025/26 to inform the scope of works and allow projects to be prioritised. Investment in replacing our older remaining lifts continues with a further 9 lifts already started this year and a further 15 due to start. Investment in fire safety across our homes continues to be prioritised.

- 1.22. However, there are significant unmet needs across the housing stock even with these budgets in place. In particular, there will be continued investment 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. So far, the Council has received 4 Building Safety certificates, and submitted reports for 11 more, therefore achieving all submission dates set by the Building Safety Regulator.
- 1.23. 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. The Council is bidding for any available grants to undertake some retrofit projects and there was an update to Cabinet on Retrofit at Scale procurement strategy in December 2024: [Retrofit at Scale Procurement Strategy Report](#)
- 1.24. 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. The prioritisation and approach was set out in the Housing Investment Strategy, approved by Cabinet in January 2025 (SC/2024/40).

2. PROPOSAL AND REASONS

- 2.1. The Council is required to agree a balanced HRA budget for each year. The proposed budget for 2026/27 is set out in Appendix A.
- 2.2. This budget takes account of the following investment needs for the 2026/27 financial year. These include:
 - **Inflation** – CPI inflation has fallen significantly since its peak of 10.7% in November 2022, to 3.8% in September 2025. 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. After a few years of slow negotiations and higher than budgeted increases, in 25/26 the pay award was confirmed in July at 3.2%.
 - Some external contracts are index-linked, and these fluctuate month on month and run at different rates to CPI (e.g. RPI was 4.5% vs CPI of 3.8% for September 2025). The construction industry costs are often linked to BCIS indices, which are currently higher than CPI (around 6.1%) 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.
- **Capital Investment** in the housing stock has increased significantly in recent years. The HRA must transfer the full cost equivalent of its depreciation to the Major Repairs Reserve every year, and in 25/26 this is forecast to be £44.8m. We continue to increase our budget in line with depreciation forecasts, which is then used to fund capital investment of HRA stock. We are increasing our Major Repairs Reserves Contribution in line with Asset Management Strategy investment priorities. The Asset Management Strategy is part of the Housing Investment Strategy, approved by Cabinet in January 2025 (SC/2024/40). This strategy details investment priorities for existing council homes, funding arrangements and the 2025-30 Capital Programme. This is in response to the 2023 Stock Condition survey that identified a huge investment gap to deliver essential work. As well as investing in existing homes, the Council remains committed to fund new social housing through Community Investment Programme “CIP” such as West Kentish Town estate regeneration.
 - **Budget for Regulator fees-** Housing Ombudsman and Building Safety Regulator fees need to be paid for annually and therefore added into the budget.
 - **Disrepair cases** have risen which is causing pressure through the cost of carrying out the disrepair works and the increase cost in legal and disbursement fees. Historically these costs have been high, but the budgets have not been aligned, disrepair cases are not falling year on year and therefore we need to fund this pressure.
 - **Domestic Heat Insourcing team** – The insourcing of domestic gas was approved by Cabinet in February 2025 (SC/2025/11 [14 In Source Strategy for Domestic Gas Boiler Service Repair and Installation Services.pdf](#)). This investment is designed to improve the quality of service and replaces the existing gas servicing contract with BTU which ends in March 2026. This budget includes some one-off costs as well as the cost of the new insourced team.
 - **Mechanical and electrical** – the Council needs to invest more in emergency lighting, door entry systems, fire alarms, bin chutes and MVHR

(mechanical ventilation and heat recovery) systems, to ensure stock is compliant and in working order.

- **Increased investment in repairs** is necessary so that the Council can continue funding the necessary level of repairs to residents' homes, in line with Housing Investment Strategy and the requirements of Awaab's Law and the Consumer Standards.

2.3. It is estimated that the budget need totals £15.2m and these are summarised in Table one below along with potential funding to meet their cost.

Table 1: Budget need and potential funding

| | Budget need £m | Potential funding (rent increase at CPI+1%) £m | Potential funding (rent increase CPI+1% +£1 per week) £m | Potential funding (rent increase CPI+1% +£2 per week) £m |
|--|-------------------|---|---|---|
| Inflation (including contractual) | 4.4 | | | |
| Regulation costs | 0.5 | | | |
| Disrepair | 1.3 | | | |
| Mechanical and Electrical | 1.1 | | | |
| Domestic Heat Insourcing Team | 1.1 | | | |
| Capital Investment | 3.9 | | | |
| Invest in repairs | 3.0 | | | |
| Rent increase | | -8.1 | -9.3 | -10.4 |
| Garages £2/week and 11% commercial garages | | -0.1 | -0.1 | -0.1 |
| Tenant service charge increases | | -1.0 | -1.0 | -1.0 |
| Improved rent collection | | -0.9 | -0.9 | -0.9 |
| Planned drawdown from reserve | | -5.0 | -3.8 | -2.7 |
| | 15.2 | -15.2 | -15.2 | -15.2 |

2.4 Section 3 explains in more detail what options have been identified to fund the pressures set out in Table 1. If there is no rent convergence, there is a gap in funding of £5m which is proposed to be taken from HRA reserve for one year, whilst a savings plan is worked up from 2027/28. If rent convergence is introduced, the amount required from HRA reserve would be reduced. (See Table 1).

3. OPTIONS APPRAISAL

3.1. Generally, 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 main source of funding is from rents 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 available to the Council is to increase rents and charges or by reducing expenditure.

Rents

- 3.2. Under the current rent standard which was extended by the government for ten years from 2026/27, the Council can increase rents up to a maximum of inflation (Sept CPI 3.8%) plus 1%. The maximum permitted rent increase for 2026/27 would therefore be 4.8%, costing an average 2 bed property £7.04 extra per week (see table 2).
- 3.3. In comparison, the median private rented sector rent for a 2-bed property in Camden for the period April 2024 to March 2025 was £589 per week, compared with £153.63 per week for Council rents proposed above making the average Council rent for a 2-bed 26% of the median private sector rent. The private sector rents in Camden increased by 11.5% in 2025 on the previous year.

Table 2: Average rents with 4.8% increase

| Bed size | Average Rent 25/26 | Increase CPI + 1% | Average Rent 26/27 CPI + 1% |
|----------|--------------------|-------------------|-----------------------------|
| 0 | £108.86 | £5.23 | £114.09 |
| 1 | £129.19 | £6.20 | £135.39 |
| 2 | £146.59 | £7.04 | £153.63 |
| 3 | £163.42 | £7.84 | £171.27 |
| 4 | £181.60 | £8.72 | £190.32 |
| 5 + | £201.03 | £9.65 | £210.68 |

- 3.4. Increasing rents by CPI + 1% from April 2026 would generate c.£8.1m in income for the HRA, to continue to invest in Camden's stock and services. It is recommended to increase rents by 4.8% from April 2026.
- 3.5. In the lead up to announcements about rent convergence, it has been modelled to show the impacts of raising rents by CPI+ 1% and £1/week or £2/week. This is shown in table three below. CPI + 1% (4.8%) + £1 per week, the average increase in rents would be 5.4%, an average increase of £8.04/week on a 2-bed property. This could increase the HRA's funding by £1.2m on top of the £8.1m increase from CPI +1%. If it is at the higher rent convergence of £2/week- CPI + 1% (4.8%) + £2 per week, the average increase in rents could be 6.2%, or £9.04/week on a 2-bed property. This could

increase the HRA's funding by £2.3m on top of the £8.1m increase from CPI +1%.

Table 3: Rent with Convergence 26/27

| Bed size | Average Rent 25/26 | Increase 4.8% | Average Rent 26/27 4.8% | Average Rent 26/27 4.8% + £1/week | Average Rent 26/27 4.8% + £2/week | Impact of average range |
|---|--------------------|---------------|-------------------------|-----------------------------------|-----------------------------------|-------------------------|
| 0 | £108.86 | £5.23 | £114.09 | £115.09 | £116.09 | £5.23-£7.23/week |
| 1 | £129.19 | £6.20 | £135.39 | £136.39 | £137.39 | £6.20-£8.20/week |
| 2 | £146.59 | £7.04 | £153.63 | £154.63 | £155.63 | £7.04-£9.04/week |
| 3 | £163.42 | £7.84 | £171.27 | £172.27 | £173.27 | £7.84-£9.84/week |
| 4 | £181.60 | £8.72 | £190.32 | £191.32 | £192.32 | £8.72-£10.72/week |
| 5 + | £201.03 | £9.65 | £210.68 | £211.68 | £213.68 | £9.65-£11.65/week |
| % change | | | 4.8% | 5.4% | 6.0% | |
| Additional Income from General Needs and Hostel Rents | | | £8.1m | £9.3m | £10.4m | |

- 3.6. Rent is eligible under housing benefit and universal credit so for 72% 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. Rent convergence is an opportunity to catch up on the rent reductions albeit only partially and this might be time limited e.g. for ten years (details have not yet been confirmed from the consultation). Therefore, to prevent HRA reserves being depleted further and to fund the HRA and invest in its stock over the medium term, it is essential to apply the maximum permitted increase of CPI + 1% and rent convergence from the first year permitted. It is recommended to increase rents by CPI + 1% (4.8%) plus the maximum that is allowed up to £2/week from the start date permitted once the announcement is made in or about January 2026 and assuming it is allowed from April 2026. The announcement will be followed by a new Rent Policy Statement, Direction to the Regulator or Social Housing and, in due course, a new Rent Standard for 2026-27. £1/week would bring in £1.2m and £2/week would bring in £2.3m on top of the £8.1m from CPI +1%, reducing the need to drawdown the full amount from HRA reserve in 2026/27. This recommendation does not apply to the 1% of Council properties already at 'formula' rent. The recommendation is being requested in advance due to the need to adhere to the Council's decision-making cycles and send the rent notices out within the required timeframe.

- 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 5.0% for 26/27 (4.5% Sept RPI plus 0.5%).

Temporary Accommodation Rents

- 3.9 In July 2025, the Cabinet agreed to standardise the temporary accommodation (TA) rents at 90% of the 2011 Local Housing Allowance (LHA) rate. The Leader of the Council delegated a decision on a further increase to the full current LHA rate to the Cabinet Member for Better Homes in consultation with the Cabinet Member for Finance and the Cost of Living. This decision would be subject to legal due diligence.
- 3.10 TA rents have not yet been increased because the Council did not want to make two increases in quick succession.
- 3.11 Since July, the Council has received external legal advice confirming that it can charge full current LHA for TA in its Housing Revenue Account. This rent increase would have a material impact on the Council's General Fund overspend on temporary accommodation, as temporary accommodation is a General Fund responsibility. It would also benefit the Housing Revenue Account by generating additional rental income.
- 3.12 The July report highlighted the potential impact of the rent increase on households in TA who do not currently receive Housing Benefit. It outlined a plan to support these households, which would now be put into action. The report also included an Equality Impact Assessment of the rent increase. A positive impact of the rent increase would be reducing the differential between TA rents and PRS rents which is often a disincentive for households to leave TA and a contributing factor to the Council's TA financial pressure.
- 3.13 It is therefore recommended that Cabinet agree that rents for all temporary accommodation (but not hostels) held in the Council's Housing Revenue Account be set at current LHA from April 2026. LHA rates are published each year by the government and these will be used to set TA rents in future years.
- 3.14 The delegation to the Cabinet Member for Better Homes in consultation with the Cabinet Member for Finance and the Cost of Living is no longer required because Cabinet can make the decision in this report.
- 3.15 The July 2025 report looked to achieve rent standardisation across all forms of TA owned and procured by the Council. The legal advice received by the Council indicated that the only way to achieve this for nightly paid accommodation (which includes annexes, B&Bs and commercial hotels) would be for it to be procured through a company wholly owned by the Council. However there would be disadvantages to this arrangement.

Council officers will continue to explore this option but for now it is not recommended.

Tenants Service Charges

- 3.16 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.
- 3.17 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 four below, generating c. £1m. These service charges are eligible under housing benefit and universal credit.

Table 4: proposed increases in tenant service charges

| Tenant weekly service charges | 2025/26 weekly Charge | 2026/27 weekly increase | 2026/27 weekly charge | % change |
|-------------------------------|-----------------------|-------------------------|-----------------------|----------|
| Caretaking | £12.42 | £0.62 | £13.04 | 5.0% |
| Communal Lighting | £3.09 | £0.06 | £3.15 | 2.0% |
| CCTV | £1.22 | £0.08 | £1.30 | 6.8% |
| Communal M&E Maintenance | £1.52 | £0.09 | £1.61 | 5.8% |
| Ground Maintenance | £2.53 | £0.25 | £2.78 | 10.0% |
| Responsive Housing Patrol | £0.80 | £0.06 | £0.86 | 6.9% |
| | £21.58 | £1.16 | £22.74 | |

- 3.18 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.
- 3.19 In response to feedback from residents about performance of the grounds maintenance contractor, the Green Spaces team are insourcing horticulture work. This will require a 10% increase in tenant service charges or 25p per week to fund the change and the contractual uplift on remaining elements delivered by the contractor. Leaseholders have been consulted and will be billed on estimates then adjusted for actuals in the usual way.

Charges for Supported Housing

- 3.20 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%= 4.8%. It is recommended that the enhanced housing management charges are increased by 3%, which is slightly lower than CPI +1% as it is driven by staff costs. The concierge charge where applicable will increase by 6.9%, which is higher than CPI +1% as it is driven by a contractual increase linked to London Living Wage. Revised charges are set out in table five below:

Table 5: proposed increases in supported housing charges

| Weekly rental charges to residents | 2025/26 | 2026/27 | Increase | Percentage |
|--|----------------|----------------|-----------------|-------------------|
| Cleaning | £63.08 | £66.11 | £3.03 | 4.80% |
| Cleaning self-contained | £40.09 | £42.01 | £1.92 | 4.80% |
| Concierge (where applicable) | £99.79 | £106.68 | £6.89 | 6.90% |
| Amenity Charge Single | £19.11 | £20.03 | £0.92 | 4.80% |
| Amenity Charge Couple | £32.79 | £34.36 | £1.57 | 4.80% |
| Amenity Charge Communal | £5.02 | £5.26 | £0.24 | 4.80% |
| Sheltered Housing Enhanced Management Charge | £56.31 | £58.00 | £1.69 | 3% |

Other HRA Fees and Charges

- 3.21 It is proposed that garage rents are increased by £2/week from 2026/27. An increase of £2/week would mean garages cost £20/week instead of the current £18/week for tenants. This will continue to ensure that the charges meet the costs of running these assets and these charges have been benchmarked against other local authorities. In addition, commercial garage rents would increase by this same proportion of 11%. These increases would generate c.£0.1m for the HRA.
- 3.22 Other 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 2025.
- 3.23 Tenants and leaseholders fees and charges (other than garages) that are increasing by 3% are estate parking spaces, resident visitor parking permits, shed and cupboard rental, allotment rental, keys and fobs, and leaseholder admin, legal and valuation charges. See Appendix C for prices.

Heating Pool

- 3.24 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.

- 3.25 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 has now been repaid. It is therefore recommended to freeze heating scales at 2025/26 levels. A full list of scales is shown in Appendix B. The impact on an A1 scale with 2 bedrooms is no change from £28.83/week.
- 3.26 The future pricing of gas is highly uncertain due to volatile international markets, geopolitical tensions, and climate-related factors. There is a risk of prices rising from October 2026, driven by supply chain disruptions, increased seasonal demand, and evolving global energy policies. By holding the heating scales flat, this is taking on risk if the prices rise that the heating pool could end up once again in deficit.

Savings

- 3.27 The current 3-year MTFs Savings Programme will end in 25/26 and a new 3-year programme will begin in 27/28.
- 3.28 However, the garage rent increase from £18 to £20 per week (paragraph 3.21) is a continuation of one of the 22/23-25/26 MTFs savings, after the generated income from the saving was reviewed and the charges were benchmarked against other local authorities. In addition, commercial garage rents would increase by this same proportion of 11%. These increases would generate c.£0.1m for the HRA.
- 3.29 Additionally, due to strong performance from the Housing Income Team, the Council can reduce the bad debt provision budget by £0.9m to fund other pressures the HRA is facing. This is due to the arrears position improving by over £1m in the first half of 25/26. Current tenant arrears at the end of September (Q2) were £16.1m, £1.9m lower than September 2024.
- 3.30 As new savings take time to be developed, it is recommended that there is a planned drawdown from reserves of up to £5m for 2026/27 to balance the budget. This amount may reduce if rent convergence is implemented from April 2026.

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

- 4.1. **Rent policy** – The HRA is dependent on Rent policy to confirm how much rents can be increased each year to cover the investment and services for its housing stock. It is not possible for Camden to mitigate this risk other than to continue

engaging with central government to stabilise rent policy, manage budgets and savings plans when needed and carefully restore the HRA reserves to provide resilience for future changes.

- 4.2. **Cost Inflation** has fallen significantly since its peak of 10.7% in November 2022, to 3.8% in September 2025, 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 cost of inflation. This risk is greater during re-procurement of contracted services.
- 4.3. **New Burdens** - The total impact of the costs in relation to the Building Safety Act and Social Housing (Regulation) Act have not been fully clarified yet, and there will be additional cost pressure due to Awaab's Law coming into place in October 2025. It was announced on 20th November 2025, that £1m of funding will be made available for Awaab's Law and £0.1m for Social Housing new burdens, however it is not yet clear how much would be given to Camden. Where estimates are clear, this is added in for budget setting and funded from rents. If further requirements emerge, discussions will be required on how to fund this activity and the extent to which these can be met from within existing resources.
- 4.4. **Void properties-** 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 or use by temporary accommodation at some CIP sites and it is necessary 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.
- 4.5. **Borrowing costs-** 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.
- 4.6. **Cost of repairs-** Due to the scale and age of Housing Stock and limitations on available capital funding from grant or contributions from revenue (due to rent reductions and other revenue burdens), there is a risk that pressure will continue in responsive repairs. The Asset Management Strategy set in January 2025, confirms Camden's approach to prioritising work, maximising the use of available funding. Budgets will continue to be updated to fund necessary responsive repairs.
- 4.7. **Debt collection-** The roll-out of Universal Credit may affect rent arrears as typically this results in a spike in arrears during the transition, however based on data in 2025/26, the Housing Income team seem to be managing this risk

well and this has enabled the HRA to reduce the bad debt provision from 2026/27.

- 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) on the recommended increases (a separate one has been done for temporary accommodation see paragraph 5.4) it concludes that although there may have some negative financial impact on certain groups particularly low-income households and individuals not currently receiving full Housing Benefit, the overall benefits to the Council and residents justify continuing with the activity. 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 72% 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.
- 5.4. A separate Equality Impact Assessment has been undertaken for the change in temporary accommodation rents to Current LHA (see Appendix D) and it concluded that changing TA rents for properties held in the Housing Revenue Account to the relevant LHA rate may have some negative financial impact on certain groups particularly low-income households and individuals not currently receiving full Housing Benefit, the overall benefits to the Council and residents justify continuing with the activity. This change is a proportionate means to achieve the legitimate aim of addressing the significant financial pressures and overspend in the Council's Housing Revenue Account caused by temporary accommodation costs. By aligning rents with Housing Benefit eligibility rules,

the Council can optimise rent recovery and improve financial sustainability, ensuring continued provision and expansion of temporary accommodation for homeless and vulnerable residents. Importantly, there are safeguards and support mechanisms in place to mitigate negative impacts, such as assistance with Housing Benefit claims, Discretionary Housing Payments, and Money Advice services, helping to protect those most affected. This approach balances the need for financial responsibility and fairness with a commitment to support vulnerable residents, making it a justified and necessary step in tackling the housing crisis effectively.

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 to 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. When making their decisions the decision maker must take into account the Council’s equality duties. 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; to advance equality of opportunity between people

who share a relevant protected characteristic and those who do not; and foster good relations between people who share a relevant protected characteristic and those who do not (which involves tackling prejudice and promoting understanding). Under the Duty the relevant statutory protected characteristics are: Age, Disability, Gender reassignment, Pregnancy and maternity, Race, Religion, Sex, Sexual orientation. In respect of the first aim, the protected characteristic of marriage and civil partnership is also relevant. In discharging the Duty the Council has also given a public commitment to give due weight to evidence in relation to the Key Local Characteristics relating to the groups of people referred to in the Equalities Impact Assessments (given the strong probability that many people within those groups will have protected characteristics). The relevant groups are Foster carers, Looked after children/care leavers, Low-income households, Refugees and asylum seekers, Parents (of any gender, with children aged under 18), People who are homeless, Private rental tenants in deprived areas, Single parent households and Social housing tenants. The EIA's contained within Appendix D analyse 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 2026/27 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 few years 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 over the medium term.
- 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 funded through Government grants from the Social Housing Decarbonisation Fund. 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. There was an update to Cabinet on Retrofit at Scale procurement strategy in December 2024: [Retrofit at Scale Procurement Strategy Report](#)
- 8.3. The Housing Investment Strategy's recommended programme will improve the energy efficiency of Council homes. It will see windows and roofs replaced and significant investment in communal heating systems. The Council will also continue delivery of its grant supported retrofit works which tackle some of the Council's least efficient homes. Construction works undertaken consequent to the investment programmes proposed, will be subject to strict environmental controls as set out in legislation and specific contract terms.

- 8.4. It is anticipated that homes that require significant investment and are released through the asset review process, will be refurbished and become more energy efficient in doing so. This will help reduce emissions within the borough.
- 8.5. While the strategy does propose to defer some investment in decarbonisation, the Council is also developing its Retrofit at Scale pilot which is looking at how institutional investment can help meet the cost of decarbonisation. The initial pilot will look at installing solar panels and battery storage in up to 3,000 Council homes, saving 943 tonnes of carbon per annum.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1. Any decisions made by Members regarding rents and service charges will be implemented from April 2026. 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. It is expected that an announcement will be made in January 2026 regarding rent convergence.

10. APPENDICES

Appendix A – DRAFT Housing Revenue Account BUDGET 2026/27
Appendix B – Heating Pool Charges
Appendix C – Other Fees and Charges
Appendix D – Equalities Impact Assessments
Appendix E – Views of the District Management Committees

REPORT ENDS

Appendix A – DRAFT HRA BUDGET 2026/27

| Expenditure: | 2025/26 Latest Budget £'000 | 2026/27 Proposed Budget £'000 | Change in budget £'000 |
|--|--|--|---------------------------------------|
| Repairs and Fire Safety | 71,832 | 80,902 | 9,070 |
| Housing Management Services | 47,516 | 48,524 | 1,008 |
| Commercial Properties | 1,820 | 1,844 | 24 |
| Housing Needs | 1,124 | 1,077 | (48) |
| Supported Accommodation | 3,132 | 2,711 | (421) |
| Estate Management | 9,150 | 9,701 | 551 |
| Power | 17,257 | 17,710 | 452 |
| Rent and Rates | 3,590 | 4,007 | 416 |
| Tenant Mgmt Organisations | 2,677 | 1,960 | (717) |
| Debt/Capital Outlay/Contingency | 74,357 | 81,738 | 7,381 |
| Bad Debts Provision | 1,943 | 1,039 | (904) |
| Corporate & Democratic Core | 3,731 | 3,814 | 83 |
| Total Expenditure | 238,130 | 255,027 | 16,896 |
| Income: | | | |
| Dwelling Rents* | (164,235) | (172,746) | (8,511) |
| Shops, Garages, Sheds and Parking | (13,893) | (15,128) | (1,235) |
| Charges for Services | (59,002) | (61,152) | (2,150) |
| HRA Investment Income | (1,000) | (1,000) | - |
| Total Income | (238,130) | (250,027) | (11,896) |
| Total to be funded from reserves* | - | 5,000 | 5,000 |

* This budget reflects no rent convergence income and a drawdown of £5m. If rent convergence is agreed at £1, dwelling rents would increase by a further £1.2m and the drawdown from reserves would be £3.8m. If rent convergence is agreed at £2, dwelling rents would increase by a further £2.3m and the drawdown from reserves would be £2.7m.

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 2026/27 | 2024/25 | 2025/26 | 2026/27 |
|--|-----------------|-----------------|-----------------|
| | Actual | Forecast | Estimate |
| | £'000 | £'000 | £'000 |
| 2 Bed Weekly Acharge - A1 | £44.35 | £28.83 | £28.83 |
| weekly increase/ decrease | £0.00 | -£15.52 | £0.00 |
| Increase (Decrease) in charges from April | 0.0% | (35.0%) | 0.0% |
| Fuel Costs | 14,778 | 11,801 | 11,589 |
| Bad Debt Costs | 288 | 500 | 500 |
| Maintenance & Infrastructure Costs | 777 | 944 | 1,147 |
| TOTAL EXPENDITURE | 15,843 | 13,246 | 13,236 |
| TOTAL INCOME | (19,465) | (14,152) | (13,714) |
| Subsidy | | | |
| (Surplus)/Deficit for Year | (3,621) | (906) | (478) |
| Movement in Reserves | | | |
| (Surplus) / Deficit Brought Forward | 2,944 | (7) | (4) |
| Surplus/Deficit in year | (3,621) | (906) | (478) |
| Heat Compensation Loss of Service | 228 | 228 | 228 |
| Heat Refunds | 442 | 681 | 236 |
| Surplus earmarked for price increases | 0 | 0 | 0 |
| Reserves Carried Forward | (7) | (4) | (18) |

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 | 16 |
| Ingestre Road Estate | 16 |
| Abbey Estate(Excl Mary Green & Newton House) | 15 |
| Gresse St (25, 1-92) | 15 |
| Whitton(1-75) | 16 |
| Kingsland (1-72) | 16 |
| Heybridge 1-35/Widford 1-32 & Roxwell (1-4) | 16 |
| Hardington (1-64) & Belmont St (94-102) | 16 |
| Webheath 1-55 & 197-207 | 16 |
| Highgate Rd Estate (Haddo Hse, Ravenswood, Wheatley & Clanfield) | 16 |
| Rowstock (1-48) | 0 |
| Ampthill Square Estate – Low Rise | 13 |
| Pooled Gas Sites | 16 |

Bulk Gas Heating Charges - (Uncapped) 2026/2027 (£/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) 2026/2027 (£/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 |
| Y11 | Mansfield Road (17-79)-BH | Bulk Gas site, individual boiler | H & HW | 13.43 | 18.12 | 25.54 | 29.06 | 34.06 | 40.41 | 44.56 |
| 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 |
| X13 | Ampthill Square Estate – Low Rise | Bulk Gas site, individual boiler | H, HW & C | 11.55 | 15.14 | 21.25 | 24.21 | 28.25 | 33.67 | 37.09 |
| 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) 2026/2027 (£/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) 2026/2027 (£/Week)

| HEATING POOL CHARGES (Uncapped) 2026/2027 (£/Week) | | | | | No of Bedrooms | | | | | | |
|---|--------------------|---------------|----------------|---------------|-----------------------|----------|----------|----------|----------|----------|----------|
| Scale | Type | Season | Hours | Supply | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| 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) 2026/2027 (£/Week)

| HEATING POOL CHARGES (Uncapped) 2026/2027 (£/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) 2026/2027 (£/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) 2026/2027 (£/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) 2026/2027 (£/Week)

| | | | | | No of Bedrooms | | | | | | |
|-------|--------------------|----------------|----------------|--------|----------------|-------|-------|-------|-------|-------|-------|
| | | | | | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Scale | Type | Season | Hours | Supply | | | | | | | |
| 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 Neighbourhoods

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|---|------------------------|---------------------------------|---------------------------|
| Tenants / Leaseholders - Garages | £18.00 | £20.00 | £2.00 |
| Private - Garages - Agar Grove Estate, Agar Grove, London, NW1 0RL | £25.75 | £28.61 | £2.86 |
| Private - Garages - Ainsdale, Harrington Street, NW1 3SD | £51.50 | £57.22 | £5.72 |
| Private - Garages - Ainsworth Way, London, NW8 0SR | £25.75 | £28.61 | £2.86 |
| Private - Garages - Ascot Lodge, Greville Place, London, NW6 5JD | £36.05 | £40.05 | £4.01 |
| Private - Garages - Ashington, Warden Road, NW5 4RB | £25.75 | £28.61 | £2.86 |
| Private - Garages - Bacton, Lismore Circus, London, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Barling, Castlehaven Road, London, NW1 8TJ | £51.50 | £57.22 | £5.72 |
| Private - Garages - Barrington Close, NW5 4AG | £25.75 | £28.61 | £2.86 |
| Private - Garages - Baynes Mews, NW3 5BH | £36.05 | £40.05 | £4.01 |
| Private - Garages - Belsize Avenue, London, NW3 4BL | £36.05 | £40.05 | £4.01 |
| Private - Garages - Bernard Shaw Court, St Pancras Way, London, NW1 9NG | £51.50 | £57.22 | £5.72 |
| Private - Garages - Bowmore Walk, NW1 9XY | £25.75 | £28.61 | £2.86 |
| Private - Garages - Bradfield Court, Hawley Road, NW1 8RN | £51.50 | £57.22 | £5.72 |
| Private - Garages - Bray, Fellows Road, London, NW3 3JX | £51.50 | £57.22 | £5.72 |
| Private - Garages - Brecknock Road, London, N7 0BU | £36.05 | £40.05 | £4.01 |
| Private - Garages - Bridgeway Street, NW1 1QU | £51.50 | £57.22 | £5.72 |
| Private - Garages - Britannia Court, 2 Fairhazel Gardens, NW6 3SG | £51.50 | £57.22 | £5.72 |
| Private - Garages - Burghley Road, London, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Canfield Place, London, NW6 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Cantelowes Road, NW1 9XP | £25.75 | £28.61 | £2.86 |
| Private - Garages - Castle Place, NW1 8PS | £25.75 | £28.61 | £2.86 |
| Private - Garages - Castle Road, London, NW1 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Chaucer House, Bells Hill, Barnet, EN5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Chevington, Garlinge Road, NW2 3TE | £36.05 | £40.05 | £4.01 |
| Private - Garages - Churchill Road, London, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Churchway Estate, Churchway, London, NW1 1LL | £25.75 | £28.61 | £2.86 |
| Private - Garages - Daleham Gardens, NW3 5BU | £25.75 | £28.61 | £2.86 |
| Private - Garages - Dartmouth Park Hill, London, NW5 1HU | £25.75 | £28.61 | £2.86 |

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|---|------------------------|---------------------------------|---------------------------|
| Private - Garages - Dennington House, Dennington Park Road, London, NW6 1AU | £25.75 | £28.61 | £2.86 |
| Private - Garages - Downside Crescent, NW3 2AN | £51.50 | £57.22 | £5.72 |
| Private - Garages - Dudley Court, Endell Street, London, WC2H 9RQ | £51.50 | £57.22 | £5.72 |
| Private - Garages - Dunboyne Road, NW3 2YY | £36.05 | £40.05 | £4.01 |
| Private - Garages - Dunster Close, Bells Hill, Barnet, EN5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Dynham Road, London, NW6 2NR | £36.05 | £40.05 | £4.01 |
| Private - Garages - Elsfield, Highgate Road, NW5 1NT | £25.75 | £28.61 | £2.86 |
| Private - Garages - Englefield, Clarence Gardens, NW1 3LN | £25.75 | £28.61 | £2.86 |
| Private - Garages - Eresby Place, NW6 4JT | £25.75 | £28.61 | £2.86 |
| Private - Garages - Fairfield, Arlington Road, London, NW1 7LE | £25.75 | £28.61 | £2.86 |
| Private - Garages - Falkland Road, London, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Fawley Road, NW6 | £51.50 | £57.22 | £5.72 |
| Private - Garages - Ferncroft Avenue, NW3 7PD | £51.50 | £57.22 | £5.72 |
| Private - Garages - Flask Walk, NW5 1ET | £36.05 | £40.05 | £4.01 |
| Private - Garages - Forge Place, NW1 8DQ | £51.50 | £57.22 | £5.72 |
| Private - Garages - Frogna Lane, NW3 7DT | £51.50 | £57.22 | £5.72 |
| Private - Garages - Gilden Crescent, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Goldhurst Terrace, London, NW6 3HN | £51.50 | £57.22 | £5.72 |
| Private - Garages - Grafton Road, London, NW5 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Grenfell Court, Wise Lane, NW7 2RJ | £25.75 | £28.61 | £2.86 |
| Private - Garages - Haddo House, Highgate Road, NW5 1PX | £25.75 | £28.61 | £2.86 |
| Private - Garages - Harben Road, NW6 4RP | £25.75 | £28.61 | £2.86 |
| Private - Garages - Hardington, Belmont Street, London, NW1 8HN | £51.50 | £57.22 | £5.72 |
| Private - Garages - Havering, Castlehaven Road, London, NW1 8TH | £25.75 | £28.61 | £2.86 |
| Private - Garages - Hilgrove Estate, Belsize Road, London, NW6 4AD | £25.75 | £28.61 | £2.86 |
| Private - Garages - Ingestre Road, NW5 1YX | £25.75 | £28.61 | £2.86 |
| Private - Garages - Kentish Town Road, London, NW5 2TJ | £25.75 | £28.61 | £2.86 |
| Private - Garages - Kilburn Vale Estate, Kilburn Vale, NW6 4XU | £51.50 | £57.22 | £5.72 |
| Private - Garages - Kiln Place, NW5 4AN | £25.75 | £28.61 | £2.86 |
| Private - Garages - Kingsgate Place, Quex Road, London, NW6 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Kingsland, Broxwood Way, NW8 7QJ | £36.05 | £40.05 | £4.01 |

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|--|------------------------|---------------------------------|---------------------------|
| Private - Garages - Landrake, Plender Street, London, NW1 0DA | £36.05 | £40.05 | £4.01 |
| Private - Garages - Langbourne Mansions, Langbourne Avenue, London, N6 6PU | £36.05 | £40.05 | £4.01 |
| Private - Garages - Langridge, Weedington Road, London, NW5 4NX | £25.75 | £28.61 | £2.86 |
| Private - Garages - Linkwood Walk, NW1 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Lissenden Estate, Lissenden Gardens, London, NW5 1QN | £36.05 | £40.05 | £4.01 |
| Private - Garages - Lulot Gardens, N19 5TR | £25.75 | £28.61 | £2.86 |
| Private - Garages - Lymington Road, London, NW6 1JB | £36.05 | £40.05 | £4.01 |
| Private - Garages - Maitland Park Estate, Maitland Park Road, London, NW3 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Malden Road, London, NW5 4HR | £25.75 | £28.61 | £2.86 |
| Private - Garages - Mayford, Oakley Square, London, NW1 1PA | £36.05 | £40.05 | £4.01 |
| Private - Garages - Millman Street, WC1N 3ER | £36.05 | £40.05 | £4.01 |
| Private - Garages - Minster Road, London, NW2 3SG | £51.50 | £57.22 | £5.72 |
| Private - Garages - Mornington Place, NW1 7RW | £51.50 | £57.22 | £5.72 |
| Private - Garages - Murray Mews, NW1 9RH | £51.50 | £57.22 | £5.72 |
| Private - Garages - Mutton Place, NW1 8DF | £51.50 | £57.22 | £5.72 |
| Private - Garages - Oak Tree House, Redington Gardens, NW3 7RY | £36.05 | £40.05 | £4.01 |
| Private - Garages - Oakshott Court, Polygon Road, London, NW1 1ST | £36.05 | £40.05 | £4.01 |
| Private - Garages - Peckwater Street, London, NW5 2UE | £25.75 | £28.61 | £2.86 |
| Private - Garages - Plender Street, London, NW1 0HA | £36.05 | £40.05 | £4.01 |
| Private - Garages - Raglan Street, NW5 3BY | £51.50 | £57.22 | £5.72 |
| Private - Garages - Retcar Place, London, N19 5TT | £36.05 | £40.05 | £4.01 |
| Private - Garages - Richborough Road, London, NW2 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Robert Street, London, NW1 | £25.75 | £28.61 | £2.86 |
| Private - Garages - Rowley Way, London, NW8 0SQ | £25.75 | £28.61 | £2.86 |
| Private - Garages - Sandstone Place, N19 5TU | £25.75 | £28.61 | £2.86 |
| Private - Garages - Shoot-Up Hill, London, NW2 | £51.50 | £57.22 | £5.72 |
| Private - Garages - Sidmouth Mews, WC1H 8JP | £36.05 | £40.05 | £4.01 |
| Private - Garages - Somerton House, Duke's Road, London, WC1 | £36.05 | £40.05 | £4.01 |
| Private - Garages - Springfield Lane, London, NW6 5UD | £51.50 | £57.22 | £5.72 |
| Private - Garages - St Albans Villas, St Albans Road, London, NW5 1RH | £36.05 | £40.05 | £4.01 |
| Private - Garages - St Silas Street, NW5 3QP | £25.75 | £28.61 | £2.86 |

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|---|------------------------|---------------------------------|---------------------------|
| Private - Garages - Stoneleigh Terrace, N19 5TZ | £25.75 | £28.61 | £2.86 |
| Private - Garages - Studholme Court, Finchley Road, London, NW3 7AE | £36.05 | £40.05 | £4.01 |
| Private - Garages - Troutbeck, Albany Street, London, NW1 4EH | £51.50 | £57.22 | £5.72 |
| Private - Garages - Vicars Road, NW5 4NN | £25.75 | £28.61 | £2.86 |
| Private - Garages - Walter Northcott House, Fortune Green Road, London, NW6 1UD | £36.05 | £40.05 | £4.01 |
| Private - Garages - Waxham, Mansfield Road, NW3 2JL | £25.75 | £28.61 | £2.86 |
| Private - Garages - Wedmore, Queens Crescent, London, NW5 4DT | £25.75 | £28.61 | £2.86 |
| Private - Garages - Wellesley Road, London, NW5 4PN | £25.75 | £28.61 | £2.86 |
| Private - Garages - Wendling, Southampton Road, London, NW5 4JR | £25.75 | £28.61 | £2.86 |
| Private - Garages - Woodhall, Robert Street, London, NW1 3JT | £25.75 | £28.61 | £2.86 |
| Private - Garages - Woodsome Road, London, NW5 3PJ | £36.05 | £40.05 | £4.01 |
| Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 1 | £2.86 | £2.95 | £0.09 |
| Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 2 | £3.50 | £3.61 | £0.10 |
| Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 3 | £4.41 | £4.54 | £0.13 |
| Estate Parking - Tenants / Leaseholders - Hardstanding - Tariff 4 | £6.10 | £6.28 | £0.18 |
| Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 1 | £3.91 | £4.03 | £0.12 |
| Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 2 | £4.78 | £4.92 | £0.14 |
| Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 3 | £6.04 | £6.22 | £0.18 |
| Estate Parking - Tenants / Leaseholders - Partly Covered - Tariff 4 | £8.32 | £8.57 | £0.25 |
| Estate Parking - Tenants / Leaseholders - Covered - Tariff 1 | £6.16 | £6.34 | £0.18 |
| Estate Parking - Tenants / Leaseholders - Covered - Tariff 2 | £7.55 | £7.78 | £0.23 |
| Estate Parking - Tenants / Leaseholders - Covered - Tariff 3 | £9.53 | £9.81 | £0.29 |
| Estate Parking - Tenants / Leaseholders - Covered - Tariff 4 | £13.13 | £13.53 | £0.39 |
| Estate Parking - Private - Hardstanding - Tariff 1 | £16.65 | £17.15 | £0.50 |
| Estate Parking - Private - Hardstanding - Tariff 2 | £20.43 | £21.05 | £0.61 |
| Estate Parking - Private - Hardstanding - Tariff 3 | £25.75 | £26.52 | £0.77 |
| Estate Parking - Private - Hardstanding - Tariff 4 | £35.52 | £36.59 | £1.07 |
| Estate Parking - Private - Partly Covered - Tariff 1 | £19.96 | £20.56 | £0.60 |
| Estate Parking - Private - Partly Covered - Tariff 2 | £24.48 | £25.22 | £0.73 |
| Estate Parking - Private - Partly Covered - Tariff 3 | £30.88 | £31.80 | £0.93 |
| Estate Parking - Private - Partly Covered - Tariff 4 | £42.58 | £43.86 | £1.28 |

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|---|------------------------|---------------------------------|---------------------------|
| Estate Parking - Private - Covered - Tariff 1 | £23.33 | £24.03 | £0.70 |
| Estate Parking - Private - Covered - Tariff 2 | £28.62 | £29.48 | £0.86 |
| Estate Parking - Private - Covered - Tariff 3 | £36.10 | £37.18 | £1.08 |
| Estate Parking - Private - Covered - Tariff 4 | £50.30 | £51.81 | £1.51 |
| Estate Parking - Estate Parking - Visitor Permit - Daily | £5.15 | £5.30 | £0.15 |
| Estate Parking - Estate Parking - Visitor Permit - Weekly | £10.30 | £10.61 | £0.31 |
| Estate Parking - Estate Parking - Contractor Permit - Weekly | £61.80 | £63.65 | £1.85 |
| Sheds - Regular Size | £3.09 | £3.18 | £0.09 |
| Sheds - Large Size | £7.72 | £7.96 | £0.23 |
| Cupboards | £1.03 | £1.06 | £0.03 |
| Westcroft - Resident Allotments - Standard (full plot) | £263.12 | £271.01 | £7.89 |
| Westcroft - Resident Allotments - Standard (half plot) | £150.84 | £155.36 | £4.52 |
| Westcroft - Resident Allotments - Concession (full plot) | £157.87 | £162.60 | £4.73 |
| Westcroft - Resident Allotments - Concession (half plot) | £91.21 | £93.94 | £2.73 |
| Westcroft - Resident Allotments Shed Rental - Standard | £105.25 | £108.41 | £3.16 |
| Westcroft - Non-Resident Allotments - Standard (half-plot) maximum charge | £176.58 | £181.87 | £5.29 |
| Westcroft -Non-Resident Allotments - Standard (full plot) maximum charge | £351.98 | £362.54 | £10.56 |
| Tenants/Leasholders Replacement Fob | £10.30 | £10.61 | £0.31 |
| Tenants/Leasholders Replacement Key | £10.30 | £10.61 | £0.31 |
| Keys and Fobs Collection Charge | £3.09 | £3.18 | £0.09 |
| Keys and Fobs Postage Charge Normal | £1.75 | £1.80 | £0.05 |
| Keys and Fobs Postage Charge Recorded Delivery | £2.57 | £2.65 | £0.08 |
| Car Park Access - Gerda Key | £25.75 | £26.52 | £0.77 |
| Car Park Access - Roller Shutter - Remote Fob | £51.50 | £53.04 | £1.54 |

Other Fees and Charges Leaseholders

| Service | Fee 2025/26 | Proposed Fee 2026/27 | Price Increase |
|--|------------------------|-------------------------------------|---------------------------|
| Legal Fee: Ad Hoc Disposal | £516.60 | £532.10 | £15.50 |
| Legal Fee: Permission to Alter - Licence for Alterations | £330.59 | £340.51 | £9.92 |
| Legal Fee: Permission to Alter - Deed of Variation inc. Licence for Alterations | £659.94 | £679.74 | £19.80 |
| Legal Fee: Permission to Alter - Deed of Variation inc. Licence & Supplemental Lease for Alterations | £1,176.54 | £1,211.84 | £35.30 |
| Legal Fee: Deeds of Rectification / Variation | £413.24 | £425.64 | £12.40 |
| Admin Fee: Copy of Lease/Transfer | £34.00 | £35.02 | £1.02 |
| Admin Fee: Buying unused land or space in your building | £480.00 | £494.40 | £14.40 |
| Admin Fee: Lease Extensions | £135.00 | £139.05 | £4.05 |
| Admin Fee: Enfranchisement - Collective enfranchisement with leaseback | £406.00 | £418.18 | £12.18 |
| Admin Fee: Enfranchisement - Collective enfranchisement without leaseback | £135.00 | £139.05 | £4.05 |
| Admin Fee: Enfranchisement - Individual enfranchisement | £185.00 | £190.55 | £5.55 |
| Admin Fee: Permission to Alter - All internal alterations | £417.00 | £429.51 | £12.51 |
| Admin Fee: Permission to Alter - External structural alterations | £672.00 | £692.16 | £20.16 |
| Admin Fee: Permission to Alter - External structural alterations including ad-hoc disposal | £778.00 | £801.34 | £23.34 |
| Admin Fee: Removal of expired RTB Charge (DS1) / Removal of expired Restriction (RX4) | £60.00 | £61.80 | £1.80 |
| Legal Fee: Sale of Freehold - Individual Enfranchisement | £516.62 | £532.12 | £15.50 |
| Legal Fee: Sale of Freehold - Collective Enfranchisement | £1,033.25 | £1,064.25 | £31.00 |
| Legal Fee: Lease Extensions | £517.08 | £532.59 | £15.51 |
| Valuation Fee: Ad Hoc Disposal | £500.00 | £515.00 | £15.00 |
| Valuation Fee: Sale of Freehold (Collective & Individual enfranchisement only) | £550.00 | £566.50 | £16.50 |
| Valuation Fee: Lease Extensions | £450.00 | £463.50 | £13.50 |