

## Average Rents 2016/17

## Appendix 4

Existing HRA dwelling stock									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Total
Bedsit / Studio	422	5							424
Bungalow	1	188	14	13					216
Flat		4,027	3,385	698	20	3			8,136
House		1	1,246	2,621	334	30	1	1	4,234
Maisonette		2	557	1,351	24	4			1,938
<b>Total</b>	<b>423</b>	<b>4,223</b>	<b>5,202</b>	<b>4,683</b>	<b>378</b>	<b>37</b>	<b>1</b>	<b>1</b>	<b>14,948</b>

Average rents in 2016/17 when decreased by 16/17									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Average
Bedsit / Studio	67.08	70.33							67.12
Bungalow	76.51	82.83	94.20	102.61					84.73
Flat		75.62	84.26	93.75	96.66	100.25			80.83
House		83.85	91.81	99.17	108.58	115.72	122.66	175.05	97.88
Maisonette		76.72	84.26	92.17	99.74	104.92			90.00
<b>Average</b>	<b>67.10</b>	<b>75.98</b>	<b>86.10</b>	<b>96.35</b>	<b>107.38</b>	<b>113.30</b>	<b>122.66</b>	<b>175.05</b>	<b>86.51</b>

Rent decreases (£) 2016/17 when average decreased by 16/17									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	
Bedsit / Studio	-0.69	-0.83							-0.70
Bungalow	-0.77	-0.84	-0.95	-1.04					-0.86
Flat		-0.76	-0.85	-0.95	-0.98	-1.01			-0.82
House		-0.85	-0.93	-1.00	-1.10	-1.17	-1.24	-1.77	-0.99
Maisonette		-0.77	-0.85	-0.93	-1.01	-1.06			-0.91
<b>Average</b>	<b>-0.69</b>	<b>-0.77</b>	<b>-0.87</b>	<b>-0.97</b>	<b>-1.08</b>	<b>-1.14</b>	<b>-1.24</b>	<b>-1.77</b>	<b>-0.87</b>

## General Service Charges 2016/17

General Service Charges				
Charge description	15/16 weekly charge £	16/17 weekly charge £	Change £	Change %
Lower Service Charge :	3.08	5.04	1.96	63.6%
Higher Service Charge :	9.94	13.58	3.64	36.6%

### NOTES

**General Service charges cover the following costs :**

**Lower Service Charge (mainly houses) :**

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services

**Higher Service Charge (most flats) :**

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services
- Electricity for Communal Areas
- Cleaning and Bulk Refuse
- Grounds Maintenance

(Leaseholder contributions are taken into account when calculating resident General Service Charges)

## Sheltered Housing Charges 2016/17

Weekly Sheltered Housing Service Charge	2016/17 Charges					2015/16 Charges		Increase year on year	
	Sheltered Housing Service Charge	Supporting People Charges	Sheltered Housing Discount	Total protected charges (see note 1)	Total unprotected charges	Protected	Not Protected	Protected	Not Protected
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p

Proposed Charges for 2016/17									
Category 1	11.22	3.24	(5.79)	8.67	14.46	8.67	13.71	0.00	0.75
Category 2	29.04	11.00	N/A	N/A	40.04	N/A	32.10	N/A	7.94
Category 2.5	63.57	14.35	(15.95)	61.97	77.92	61.97	72.59	0.00	5.33

### NOTES

- Tenants who don't qualify for Housing Benefit but were in their tenancy at 1st March 2003 should pay no more in total for both the Supporting People & Sheltered Housing Service Charge than the amount they pay now plus an allowance for inflation. They will therefore have a credit posted to their accounts that reduces the full SP charge down to the protected level. No protection is required for Category 2 schemes as the full charge is less than the original 2003 charge plus inflation.

# APPENDIX 7

## Laundry Charges 2016/17

### Current laundry charges

<i>Year</i>	<b>Charge for wash</b>	<b>Charge for dry</b>
2015/16	£1.00	£1.00

### Proposed Laundry Charges for Full Cost Recovery

<i>Year</i>	<b>Charge for wash</b>	<b>Charge for dry</b>	<b>£ Increase Wash</b>	<b>£ Increase dry</b>	<b>Deficit</b>
2016/17	£1.00	£1.50	£0.00	£0.50	£0

**Heating Charges 2016/17**  
**WEEKLY HEATING CHARGES**

**Electric Heating**

**1 BED DWELLINGS**

**2 BED DWELLINGS**

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
8.58	8.68	0.10	1.17%
8.58	8.68	0.10	1.17%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.88	12.04	0.16	1.35%
11.88	12.04	0.16	1.35%

EDGBASTON HOUSE  
TIPTON HOUSE

**Gas Heating**

**BEDSITS**

**1 BED DWELLINGS**

**2 BED DWELLINGS**

**3 BED DWELLINGS**

Sheltered Housing	Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
ARTHUR DANN COURT				
HALE COURT*	5.91	6.02	0.11	1.86%
IAN GIBSON COURT				
JOHN MARSHALL COURT	5.36	5.46	0.10	1.87%
NICHOLSON GARDENS				

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
8.26	8.26	0.00	0.00%
7.39	7.42	0.03	0.41%
7.05	7.42	0.37	5.25%
6.18	6.30	0.12	1.94%
8.46	8.54	0.08	0.95%

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
9.52	9.52	0.00	0.00%
9.29	9.38	0.09	0.97%
7.75	8.26	0.51	6.58%
11.38	11.48	0.10	0.88%
16.65	16.66	0.01	0.06%

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
14.08	14.14	0.06	0.43%
9.29	9.38	0.09	0.97%

\*This property will be receiving individual meters.

**Non-sheltered high rise**

**1 BED DWELLINGS**

**2 BED DWELLINGS**

**3 BED DWELLINGS**

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
8.95	8.96	0.01	0.11%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.73	11.76	0.03	0.26%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
13.10	13.16	0.06	0.46%

HORATIA / LEAMINGTON

**Combined Heat & Power**

**BEDSITS**

**1 BED DWELLINGS**

**2 BED DWELLINGS**

**3 BED DWELLINGS**

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
6.79	6.86	0.07	1.03%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
7.53	7.56	0.03	0.40%
7.53	7.56	0.03	0.40%
7.53	7.56	0.03	0.40%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.48	11.48	0.00	0.00%
11.48	11.48	0.00	0.00%

PICKWICK/COPPERFIELD  
WELLER & CHEERYBLE  
BLACKWOOD/BRISBANE  
NICKLEBY/BARKIS HSE

Proposed weekly rents for garages and parking sites	15/16 weekly rent	16/17 weekly rent	£ Change	% Change
<b>Proposed weekly garage rents</b>	<b>£ p</b>	<b>£ p</b>	<b>£ p</b>	<b>%</b>
<b>Buckland &amp; Landport</b>				
Local Tenant / Leaseholder	13.00	14.00	1.00	7.7%
Other Locals (including VAT)	15.60	16.80	1.20	7.7%
Non-Local Tenant / Leaseholder (including VAT)	14.00	18.60	4.60	32.9%
Other Non-Locals (including VAT)	16.80	18.60	1.80	10.7%
<b>Leigh Park</b>				
Local Tenant / Leaseholder	10.00	10.75	0.75	7.5%
Other Locals (including VAT)	12.00	12.90	0.90	7.5%
Non-Local Tenant / Leaseholder (including VAT)	10.00	12.90	2.90	29.0%
Other Non-Locals (including VAT)	12.00	12.90	0.90	7.5%
<b>Paulsgrove</b>				
Local Tenant / Leaseholder	10.50	10.75	0.25	2.4%
Other Locals (including VAT)	12.60	12.90	0.30	2.4%
Non-Local Tenant / Leaseholder (including VAT)	11.00	13.50	2.50	22.7%
Other Non-Locals (including VAT)	13.20	13.50	0.30	2.3%
<b>City South</b>				
Local Tenant / Leaseholder	13.50	14.50	1.00	7.4%
Other Locals (including VAT)	16.20	17.40	1.20	7.4%
Non-Local Tenant / Leaseholder	16.00	21.00	5.00	31.3%
Other Non-Locals (including VAT)	19.20	21.00	1.80	9.4%
<b>Portsea</b>				
Local Tenant / Leaseholder	14.00	15.00	1.00	7.1%
Other Locals (including VAT)	16.80	18.00	1.20	7.1%
Non-Local Tenant / Leaseholder (including VAT)	17.00	22.20	5.20	30.6%
Other Non-Locals (including VAT)	20.40	22.20	1.80	8.8%
<b>Leasehold &amp; Commercial</b>				
Local Tenant / Leaseholder	13.50	14.50	1.00	7.4%
Other Locals (including VAT)	16.20	17.40	1.20	7.4%
Non-Local Tenant / Leaseholder (including VAT)	15.00	19.80	4.80	32.0%
Other Non-Locals (including VAT)	18.00	19.80	1.80	10.0%

Proposed weekly rents for garages and parking sites	15/16 weekly rent	16/17 weekly rent	£ Change	% Change
<b><u>Proposed weekly parking site rents</u></b>				
<b><u>Buckland</u></b>				
Underground for local tenants / leaseholders	5.00	5.00	0.00	0.0%
Underground for other locals (including VAT)	6.00	6.00	0.00	0.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Above ground for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Above ground for other locals (including VAT)	4.20	4.50	0.30	7.1%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<b><u>City South</u></b>				
Underground for local tenants / leaseholders	5.00	5.25	0.25	5.0%
Underground for other locals (including VAT)	6.00	6.30	0.30	5.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Open air spaces for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Open air spaces other locals (including VAT)	4.20	4.50	0.30	7.1%
Open air spaces for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Open air spaces other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<b><u>Landport</u></b>				
Above ground for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Above ground for other locals (including VAT)	4.20	4.50	0.30	7.1%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<b><u>Leigh Park</u></b>				
Above ground for local tenants / leaseholders	1.75	1.95	0.20	11.4%
Above ground for other locals (including VAT)	2.10	2.34	0.24	11.4%
Above ground for non-local tenants / leaseholders (including VAT)	3.50	4.68	1.18	33.7%
Above ground for other non-locals (including VAT)	4.20	4.68	0.48	11.4%
<b><u>Paulsgrove</u></b>				
Above ground for local tenants / leaseholders	1.75	1.95	0.20	11.4%
Above ground for other locals (including VAT)	2.10	2.34	0.24	11.4%
Above ground for non-local tenants / leaseholders (including VAT)	3.50	4.68	1.18	33.7%
Above ground for other non-locals (including VAT)	4.20	4.68	0.48	11.4%
<b><u>Portsea</u></b>				
Underground for local tenants / leaseholders	5.00	5.50	0.50	10.0%
Underground for other locals (including VAT)	6.00	6.60	0.60	10.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Above ground for local tenants / leaseholders	3.50	4.00	0.50	14.3%
Above ground for other locals (including VAT)	4.20	4.80	0.60	14.3%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%