

Community, Health & Wellbeing (Housing General Fund)

Appendix 2b

	Agreed charges 2014/15			Proposed charges 2015/16			% Change	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total		
Non-Statutory Fees	£	£	£	£	£	£		
1. Bed & Breakfast charges								
The increase in charges of £60 per week has been approved under delegated authority and will commence on 1st January 2015. This will not result in an additional net cost to users as the entire increase will be met by Housing Benefits (HB).	£173.08	£0.00	£173.08	£233.08	£0.00	£233.08	34.67%	Discretionary
2. Furniture storage - Weekly charge for full storage cost for new applicants; no charge made for removal, as this likely to be beyond most household's abilities to pay at a time when they are facing homelessness.								
S211 Housing Act 1996								
Weekly charge for full storage cost for new applicants; no charge is made for removal, as this likely to be beyond most household's abilities to pay at a time when they are facing homelessness.	£45.00	£0.00	£45.00	£45.00	£0.00	£45.00	0.00%	Discretionary
3. Private Sector Leased Temporary Accommodation - The increase in charges has been approved under delegated authority and has already commenced in October 2014. Costs are based on Local Housing Allowance (LHA) for size of accommodation in January 2011, and the maximum rent we can charge is 10% below LHA plus £40 per month for tenants on full HB. Working households can be charged more as they make a contribution from their earnings which is not eligible for HB. This increase does not result in an additional net cost to users as the entire increase is being met by Housing Benefits (HB).								
1 Bedroom Accommodation per month	£197.77	£0.00	£197.77	£256.00	£0.00	£256.00	29.44%	Discretionary
2 Bedroom Accommodation per month	£237.31	£0.00	£237.31	£298.00	£0.00	£298.00	25.57%	Discretionary
3 Bedroom Accommodation per month	£309.30	£0.00	£309.30	£360.00	£0.00	£360.00	16.39%	Discretionary
4 Bedroom Accommodation per month	£361.92	£0.00	£361.92	£422.00	£0.00	£422.00	16.60%	Discretionary
5 Bedroom Accommodation per month	£375.00	£0.00	£375.00	£515.00	£0.00	£515.00	37.33%	Discretionary
4. Affordable Housing Validation								
Charge per proposal	£1,500.00	£0.00	£1,500.00	£1,500.00	£0.00	£1,500.00	0.00%	Discretionary
5. Home Improvement Agency ("HIA") Fee structure								
Jobs designed and supervised, % charged on the cost of all works	15.60%		15.60%	16.25%		16.25%	4.17%	Discretionary

	Agreed charges 2014/15			Proposed charges 2015/16			% Change	Basis for charging
	Basic £	VAT £	Total £	Basic £	VAT £	Total £		
Non-Statutory Fees								
b) Jobs where no design works required, e.g. Stairlift, minor adaptation etc. but still arranged and supervised, % charged on the cost of all works	15.60%	VAT at standard rate	15.60%	16.25%	VAT at standard rate	16.25%	4.17%	Discretionary
c) Jobs where external Architect/Surveyor appointed, % charged on the cost of all works	15.60%		15.60%	16.25%		16.25%	4.17%	Discretionary
6. Council Adaptations (Housing Revenue Account)								Discretionary
Jobs designed and supervised, % charged on the cost of all works	10.40%		10.40%	10.82%		10.82%	4.00%	Discretionary
b) Jobs where no design works required, e.g. Stairlift, minor adaptation etc. but still arranged and supervised, % charged on the cost of all works	10.40%	VAT at standard rate	10.40%	10.82%	VAT at standard rate	10.82%	4.00%	Discretionary
c) Jobs where external Architect/Surveyor appointed, % charged on the cost of all works	10.40%		10.40%	10.82%		10.82%	4.00%	Discretionary
Note: All fees above are subject to a Minimum Fee of £250 on all works								
<p>- It is proposed that 1% of fees received by the HIA are passed to the HIA Hardship fund. Use of the money would be at the discretion of the Harrow Adaptations & Repair Team Manager or Senior Surveyors (subject to the agreement of an appropriate authorised signatory) and would include the following:</p> <ul style="list-style-type: none"> - Staying Put Grant (for recipients of a means tested benefit) with a repair of £500 or less - Small repair bills - Contributing towards larger bills where a loan is not feasible - As an advance for essential fees (repayable if work proceeds) - Home Energy Efficiency Scheme shortfall - Provision of materials for Handyperson Scheme - Assistance for any other case of hardship where other assistance cannot be obtained <p>(In all cases there must be no other appropriate source of financial help. Fees have been related to benchmark and market rates as far as possible. The majority of fees have been increased to ensure cost recovery)</p>								