

Taunton Deane Borough Council

Tenant Services Management Board – 27th October 2014

Housing and Community Services Fees and Charges 2015/16

Report of the Business Support Lead – Shari Hallett

(This matter is the responsibility of Executive Councillor Jean Adkins)

1. Executive Summary

This report sets out the proposed fees and charges for Housing and Community Services in 2015/16.

The Tenant Services Management Board is invited to comment on the proposed fees and charges before Corporate Scrutiny considers them in November 2014.

2. Background

The service charges service users for services that they use. These charges are set locally each year.

3. Proposed fees and charges increases for 2015/16

It is proposed to increase fees and charges by applying Retail Price Index (RPI) inflation as at the previous September 2014 (September 2014 RPI inflation was 2.3%) as set out in Appendix A.

Council housing rents will be set early in the New Year.

4. Finance comments

This is a finance report and there are no further comments.

5. Legal comments

There are no legal implications of this report.

6. Links to corporate aims

There are no specific links within this report.

7. Environmental implications

There are no environmental and community safety implications of this report.

8. Community safety implications

There are no environmental and community safety implications of this report.

9. Equalities impact

An equality impact assessment is set out in Appendix B.

10. Risk management

Not appropriate to this report.

11. Partnership implications

There are no partnership implications of this report.

12. Recommendations

1. The Tenant Services Management Board is invited to comment on the proposed fees and charges for 2015/16 as set out in this report.

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Appendix A

Housing

	2014/15	2015/16
Service Charges		
Communal areas	£0.59	£0.60
Grounds maintenance	£0.76	£0.78

Combined Service Charges

Specialised (Extra Care) Sheltered Housing	£48.75	£49.87
Sheltered Housing	£17.64	£18.05
Low Level Sheltered Support	£8.77	£8.97

Garage Rents

Council tenants	£5.65	£5.78
Private tenants and Owner Occupiers (exc. VAT)	£6.57	£6.90
Private tenants and Owner Occupiers (inc VAT)	£7.88	£8.27

Hire Charges for Sheltered Scheme Meeting Halls

First hour	£10.20	£10.20
Each half hour thereafter	£4.10	£4.10
6 hours plus	£51.70	£51.70
Total charge for residents in a scheme and community organisations	£13.40	£13.40

Provision of Meals at Kilkenny Court (Extra Care)

Cost per meal	TBA	TBA
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* please note the provision of meal service contract is yet to be awarded.

Hire Charges for Sheltered Scheme Guest Rooms

No. of nights per person			
	1	£11.30	£11.30
	2	£18.10	£18.10
	3	£24.90	£24.90
	4	£31.70	£31.70
	5	£39.10	£39.10
	6	£45.30	£45.30
	7	£52.60	£52.60

Hostels (rent per day)	2014/15	2015/16	Service Charge 2015/16	Gross Per Day
40 Humphreys Road	£9.57	£8.92	£0.87	£9.79
1 Gay Street	£12.20	£8.92	£3.56	£12.48
Outer Circle				
113 and 113a (studios)	£10.90	£7.59	£3.56	£11.15
115 and 115a (3 bedroom)	£13.93	£9.88	£4.37	£14.25
119 (2 bedroom)	£10.90	£7.59	£3.56	£11.15
119a (2 bedroom)	£8.27	£7.59	£0.87	£8.46
Sneddon Grove				
Unit 1 (2 bedroom)	£12.20	£8.92	£3.56	£12.48
Unit 2 (2 bedroom)	£11.47	£8.17	£3.56	£11.73
Unit 3 (2 bedroom)	£11.47	£8.17	£3.56	£11.73
Unit 4 (3 bedroom)	£14.72	£10.69	£4.37	£15.06
Unit 5 (3 bedroom)	£14.72	£10.69	£4.37	£15.06
Unit 6 (2 bedroom)	£12.20	£8.92	£3.56	£12.48
Unit 7 (3 bedroom)	£14.72	£10.69	£4.37	£15.06
Unit 8 (2 bedroom)	£14.72	£10.69	£4.37	£15.06
Winckworth Way				
Unit 1 (2 bedroom)	£11.47	£8.17	£3.56	£11.73
Unit2 (2 bedroom)	£11.47	£8.17	£3.56	£11.73
Unit 3 (3 bedroom)	£14.72	£10.69	£4.37	£15.06
Wheatley Crescent (4 studios)				
30 (1 bedroom)	£8.27	£7.59	£0.87	£8.46
32 (1 bedroom)	£8.27	£7.59	£0.87	£8.46
34 (1 bedroom)	£8.27	£7.59	£0.87	£8.46
36 (1 bedroom)	£8.27	£7.59	£0.87	£8.46

Note:

Fees and Charges 2015/16 Increases:

In line with the approved HRA Business Plan the Fees and Charges for 2015/16 have been increased across the board by RPI 2.3% as at September 2014 with the following exceptions:

- Garage rents for private tenants and owner occupiers have been increased by 5%;

- Hire charges for the sheltered scheme meeting halls and hire charges for sheltered scheme guest rooms have not been increased and this is to increase the take up of the use of the facilities; and
- Provision of meals at Kilkenny Court will be increased in accordance with the meal service contract.

Appendix B

Equality Impact Assessment – pro-forma

Responsible person	<i>Shari Hallett</i>	Job Title: Business Support Lead
Why are you completing the Equality Impact Assessment? (Please mark as appropriate)	Proposed new policy/service	
	Change to Policy/service	
	Budget/Financial decision – MTFP	√
	Part of timetable	
What are you completing the Equality Impact Assessment on (which, service, MTFP proposal)	Housing and Community Services Fees and Charges 2015/16	
Section One – Scope of the assessment		
What are the main purposes/aims of the policy/decision/service?	<ul style="list-style-type: none"> <i>Proposal to increase the fees and charges from April 2015 for Housing and Community Services as detailed in the attached report.</i> <i>The proposed increase to fees and charges will ensure sufficient financial resources are in place to deliver the services.</i> 	
Which protected groups are targeted by the policy/decision/service?	<i>1. Age; 2. Disability; 3. Gender Reassignment; 4. Pregnancy and Maturity; 5. Race; 6. Religion or belief; 7. Sex; 8. Sexual Orientation; 9. Marriage and civil partnership</i>	
What evidence has been used in the assessment - data, engagement undertaken – please list each source that has been used The information can be found on.....	<p>1. Engagement Formal discussion on the proposed fees and charges to be held with the Tenant Services Management Board at its meeting on the 27th October 2014.</p> <p>(A verbal update on the Tenant Services Management Board comments and recommendation are to be presented to Corporate Scrutiny Committee in November 2014)</p>	

Section two – Conclusion drawn about the impact of service/policy/function/change on different groups highlighting negative impact, unequal outcomes or missed opportunities for promoting equality

The proposed fees and charges increases will apply to all services users and as such no potential discrimination amongst the protected groups has been identified.

To help support service users on low incomes Housing and Community Services will continue to provide a number of initiatives to enable service users to manage their finances and maximise their income:

- Publish clear information on all the fees and charges which helps service users to manage their own finances;*
- Signpost service users to a relevant benefit agency to help ensure they are maximising their income to meet their living costs;*
- Take action to raise the awareness of accessing a range of welfare benefits; and*
- Provide the opportunity to access direct support for service users in checking they are in receipt of the welfare benefits they are entitled to claim*

I have concluded that there is/should be:

No major change - no adverse equality impact identified	No major change as no adverse equality impact on the protected groups.
Adjust the policy/decision/service	
Continue with the policy/decision/service	
Stop and remove the policy/decision/service	

Reasons and documentation to support conclusions

Section four – Implementation – timescale for implementation

The proposed increase in fees and charges will be applicable for April 2015

Section Five – Sign off

Responsible officer: Shari Hallett
Date: 17th October 2014

Management Team: Housing and Community
Date: 17th October 2014

Section six – Publication and monitoring

Published on

Next review date

Date logged on Covalent

Action Planning

The table should be completed with all actions identified to mitigate the effects concluded.

Actions table					
Service area				Date	
Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions