

# Taunton Deane Borough Council

## Tenant Services Management Board – 26<sup>th</sup> October 2015

### Housing and Community Services Fees and Charges 2016/17

#### Report of the Business Support Lead – Shari Hallett

(This matter is the responsibility of Executive Councillor Terry Beale)

#### 1. Executive Summary

This report sets out the proposed fees and charges for Housing and Community Services in 2016/17.

The Tenant Services Management Board is invited to comment on the proposed fees and charges before Corporate Scrutiny considers them on the 19th November 2015.

#### 2. Background

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

#### 3. Proposed fees and charges increases for 2016/17

It is proposed to increase fees and charges by applying Retail Price Index (RPI) inflation as at September 2015 (September 2015 RPI inflation was 0.8%) 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 implications of this report.

**8. Community safety implications**

There are no 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 2016/17 as set out in this report.

**Contact:** Shari Hallett – Business Support Lead  
Direct Dial No: 01823 356440  
[e-mail: s.hallett@tauntondeane.gov.uk](mailto:s.hallett@tauntondeane.gov.uk)

## Appendix A

<b>Housing</b>					
				<b>2015/16</b>	<b>2016/17</b>
<b>Service Charges</b>					
Grounds maintenance				£0.60	£0.60
Communal areas				£0.78	£0.79
Heating charge (Broomfield House only)				£4.73	£4.77
Laundry charge (Broomfield House only)				£1.44	£1.45
<b>Combined Service Charges</b>					
Specialised (Extra Care) Sheltered Housing				£49.70	£50.05
Sheltered Housing (under review)				£18.05	TBC
Low Level Sheltered Support (under review)				£8.97	TBC
(A review of all sheltered housing charges is taking place and changes are planned for April 2016, actual amounts will be determined by the review. Extra Care charges will be increased in April 2016 in line with RPI but these charges will be reviewed in October 2016. Piper life line charges will not increase.)					
<b>Garage Rents</b>					
Council tenants				£5.78	£5.82
Private tenants and Owner Occupiers (exc. VAT)				£7.01	£7.07
Private tenants and Owner Occupiers (inc VAT)				£8.41	£8.48
<b>Hire Charges for Sheltered Scheme Meeting Halls</b>					
First hour				£10.20	£10.28
Each half hour thereafter				£4.10	£4.13
6 hours plus				£51.70	£52.11
Total charge for residents in a scheme and community organisations				£13.40	£13.51
<b>Provision of Meals at Kilkenny Court (Extra Care)</b>					
Cost per meal				TBC	TBC
* please note the provision of meal service contract is yet to be awarded.					
<b>Hire Charges for Sheltered Scheme Guest Rooms</b>					
No. of nights per person 1				£11.30	£11.39
No. of nights per person 2				£18.10	£18.24
No. of nights per person 3				£24.90	£25.10
No. of nights per person 4				£31.70	£31.95
No. of nights per person 5				£38.50	£38.81
No. of nights per person 6				£45.30	£45.66
No. of nights per person 7				£52.10	£52.52

<b>Hostels (rent per day)</b>	<b>Gross Per Day 2015/16</b>	<b>Fee 2016/17</b>	<b>Service Charge 2016/17</b>	<b>Gross Per Day 2016/17</b>
40 Humphreys Road	£9.81	£8.98	£0.91	£9.89
1 Gay Street	£9.81	£8.98	£0.91	£9.89
Outer Circle				
113 and 113a (studios - metered)	£8.26	£7.64	£0.69	£8.33
115 (3 bedroom)	£14.23	£9.95	£4.39	£14.34
115a (3 bedroom - metered)	£11.01	£9.95	£1.15	£11.10
119 (2 bedroom)	£11.14	£7.64	£3.59	£11.23
119a (2 bedroom - metered)	£8.26	£7.64	£0.69	£8.33
Snedden Grove				
Unit 1 (2 bedroom)	£9.81	£8.98	£0.91	£9.89
Unit 2 (2 bedroom)	£11.72	£8.23	£3.59	£11.81
Unit 3 (2 bedroom)	£11.72	£8.23	£3.59	£11.81
Unit 4 (3 bedroom)	£15.04	£10.77	£4.39	£15.16
Unit 5 (3 bedroom)	£15.04	£10.77	£4.39	£15.16
Unit 6 (2 bedroom)	£12.47	£8.98	£3.59	£12.57
Unit 7 (3 bedroom)	£15.04	£10.77	£4.39	£15.16
Unit 8 (2 bedroom)	£9.81	£8.98	£0.91	£9.89
Winckworth Way				
Unit 1 (2 bedroom)	£11.72	£8.23	£3.59	£11.81
Unit 2 (2 bedroom)	£11.72	£8.23	£3.59	£11.81
Unit 3 (3 bedroom)	£15.04	£10.77	£4.39	£15.16
Wheatley Crescent (4 studios)				
30 (1 bedroom)	£8.26	£7.64	£0.69	£8.33
32 (1 bedroom)	£8.26	£7.64	£0.69	£8.33
34 (1 bedroom)	£8.26	£7.64	£0.69	£8.33
36 (1 bedroom)	£8.26	£7.64	£0.69	£8.33

**Note: Fees and Charges 2016/17 Increases:**

In line with the approved HRA Business Plan the Fees and Charges for 2016/17 have been increased across the board by RPI 0.8% as at September 2015 with the following exceptions:

- Provision of meals at Kilkenny Court will be increased in accordance with the meal service contract.
- Charges for properties not on mains sewer will be increased in line with Wessex Water increases, once known (Wessex Water rates for sewer standing charge per annum and poundage charges are used in the system calculation).

Appendix B

**Equality Impact Assessment – pro-forma**

<b>Responsible person</b>	<i>Shari Hallett</i>	<b>Job Title: Business Support Lead</b>
<b>Why are you completing the Equality Impact Assessment? (Please mark as appropriate)</b>	Proposed new policy/service	
	Change to Policy/service	
	Budget/Financial decision – MTFP	√
	Part of timetable	
<b>What are you completing the Equality Impact Assessment on (which, service, MTFP proposal)</b>	<b>Housing and Community Services Fees and Charges 2016/17</b>	
<b>Section One – Scope of the assessment</b>		
What are the main purposes/aims of the policy/decision/service?	<ul style="list-style-type: none"> <li>• <i>Proposal to increase the fees and charges from April 2016 for Housing and Community Services as detailed in the attached report.</i></li> <li>• <i>The proposed increase to fees and charges will ensure sufficient financial resources are in place to deliver the services.</i></li> </ul>	
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 26<sup>th</sup> October 2015.</p> <p>(A verbal update on the Tenant Services Management Board comments and recommendation are to be presented to Corporate Scrutiny Committee in November 2015)</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

<b>Section four – Implementation – timescale for implementation</b>	
The proposed increase in fees and charges will be applicable from April 2016	
<b>Section Five – Sign off</b>	
Responsible officer: Shari Hallett Date: 19 <sup>th</sup> October 2015	Management Team: Housing and Community Date: 19 <sup>th</sup> October 2015
<b>Section six – Publication and monitoring</b>	
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.

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