

REDDITCH BOROUGH COUNCIL

HRA Services

Roundings to the nearest 10p.

Service Category	Charge 1st April 2021	% Change	increase/ decrease	Proposed charge from 2022	Increase 23/24	Charge 1st April 2023	Increase 24/5	Charge for 1st April 2024	Proposed Increase 25/6	Proposed Charge for 1st April 2025
	£		£	£		£				
Service Charges										
Three Storey Flats*	Full cost recovery'	0.00%	0.00	Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Woodrow Estate	Full cost recovery'	0.00%	0.00	Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Evesham Mews	Full cost recovery'	0.00%	0.00	Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Communal Blocks	Full cost recovery'	0.00%	0.00	Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Sheltered Scheme (VAT inclusive)										
Use of washing machines - per load	3.00	3.33%	0.10	3.10	10%	3.41	7%	3.60	4%	3.70
Use of drying machines	2.30	4.35%	0.10	2.40	10%	2.64	7%	2.80	4%	2.90
Use of guest bedrooms per night	30.00	5.00%	1.50	31.50	10%	34.65	7%	37.10	4%	38.60
Use of communal lounge - per hour	15.00	5.00%	0.80	15.80	10%	17.38	7%	18.60	4%	19.30
Bredon House, Mendip House and Malvern House										
Heating - Bedsit	9.40			Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Heating - 1 bedroom	10.70			Full cost recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Garage Rents										
Garages	9.70	5.00%	0.50	10.20	10%	11.22	7%	12.00	4%	12.50
Car Ports	3.60	5.00%	0.20	3.80	10%	4.18	7%	4.50	4%	4.70
Non Council Tenants plus VAT	above plus VAT			above plus VAT						
General Repairs										
Gain Entry or where a warrant is required	24.00	5.00%	1.20	25.20	10%	27.72	7%	29.70	4%	30.90
Call out charge or make safe + the repair work undertaken	24.00	5.00%	1.20	25.20	10%	27.72	7%	29.70	4%	30.90
Boarding up window or door - Small, Medium & Large	50.00	0.00%	0.00	50.00	10%	55.00	7%	58.90	4%	61.30
Glazing										
Replace single glazed 6mm thick glass pane - Small, Medium & Large	82.00	5.00%	4.10	86.10	10%	94.71	7%	101.30	4%	105.40
Replace 28mm double glazed unit - window or door (all sizes)	145.00	5.00%	7.30	152.30	10%	167.53	7%	179.30	4%	186.50
Plumbing										
Unblock sinks, wash basin, bath or WC	32.00	5.00%	1.60	33.60	10%	36.96	7%	39.50	4%	41.10
Replacing plugs and chains to baths, sinks and wash hand basins	16.00	5.00%	0.80	16.80	10%	18.48	7%	19.80	4%	20.60
Replace wash hand basin- Inc. fixtures & fittings	145.00	5.00%	7.30	152.30	10%	167.53	7%	179.30	4%	186.50
Replace WC pan & cistern - Inc. fixtures & fittings	145.00	5.00%	7.30	152.30	10%	167.53	7%	179.30	4%	186.50
Replace bath - Inc. fixtures & fittings (not Inc. bath panel)	472.00	5.00%	23.60	495.60	10%	545.16	7%	583.30	4%	606.60
Replace bath panel	67.00	5.00%	3.40	70.40	10%	77.44	7%	82.90	4%	86.20
Replace stainless steel sink Inc. F&F	170.00	5.00%	8.50	178.50	10%	196.35	7%	210.10	4%	218.50
Blocked drainage systems and soil stacks	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Replace toilet seat	32.00	5.00%	1.60	33.60	10%	36.96	7%	39.50	4%	41.10
Carpentry										
Replace keys and locks to doors, windows and garages if they are lost or stolen	60.00	5.00%	3.00	63.00	10%	69.30	7%	74.20	4%	77.20
Replace lost or stolen key fobs	5.50	5.00%	0.30	5.80	10%	6.38	7%	6.80	4%	7.10
Replace kitchen unit draw or door	73.00	5.00%	3.70	76.70	10%	84.37	7%	90.30	4%	93.90
Replace cupboard latches and handles	30.00	5.00%	1.50	31.50	10%	34.65	7%	37.10	4%	38.60
Repair kitchen unit draw or door	73.00	5.00%	3.70	76.70	10%	84.37	7%	90.30	4%	93.90
Replace internal doors - none fire door 110/door	100.00	5.00%	5.00	105.00	10%	115.50	7%	123.60	4%	128.50

Replace external doors (UVPC) - None Fire Door	735.00	5.00%	36.80	771.80	10%	848.98	7%	908.40	4%	944.70
Replace Wooden door - Fire door Inc. Intumescent strips	515.00	5.00%	25.80	540.80	10%	594.88	7%	636.50	4%	662.00
Replace door handles and latches (internal doors only)	51.00	5.00%	2.60	53.60	10%	58.96	7%	63.10	4%	65.60
Electrics										
Replace florescent light fitting and tubes/starters	47.00	5.00%	2.40	49.40	10%	54.34	7%	58.10	4%	60.40
Re-fix or renew electrical accessories - switch, sockets, pendant	52.00	5.00%	2.60	54.60	10%	60.06	7%	64.30	4%	66.90
Replace damaged/broken 240v smoke alarm + new test certificate	92.00	5.00%	4.60	96.60	10%	106.26	7%	113.70	4%	118.20
Disconnect/remove illegal wiring & electrical accessories & reinstate wiring + Tests	410.00	5.00%	20.50	430.50	10%	473.55	7%	506.70	4%	527.00
Carry out electrical test certificate	123.00	5.00%	6.20	129.20	10%	142.12	7%	152.10	4%	158.20
Gas										
Turning gas on following capping	52.00	5.00%	2.60	54.60	10%	60.06	7%	64.30	4%	66.90
Rehang radiator	81.00	5.00%	4.10	85.10	10%	93.61	7%	100.20	4%	104.20
Replace TRV thermostat	36.00	5.00%	1.80	37.80	10%	41.58	7%	44.50	4%	46.30
Building										
Repair Plastering	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Repair of walls/patio's	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Environmental										
Garden maintenance	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Garden rubbish removal - small	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Garden rubbish removal - large (skip load/van load)	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Bulky Waste removal - per single unit	8.50	5.00%	0.40	8.90	10%	9.79	7%	10.50	4%	10.90
Loft clearances	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Property Clean - Easy Clean	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Property Clean - Deep clean	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Pest control TBC	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
External										
Fencing (other than privacy panels)	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Gate and shed latches, bolts and catches	By Quotation			By Quotation	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Replacement Key Fobs (each)	5.50	5.00%	0.30	5.80	10%	6.38	7%	6.80	4%	7.10
St Davids House Luncheon Club										
Residents	4.80	4.17%	0.20	5.00	10%	5.50	7%	5.90	4%	6.10
Non Residents	5.70	5.26%	0.30	6.00	10%	6.60	7%	7.10	4%	7.40
Christmas Day Dinner/New Years Day Dinner	11.20	7.14%	0.80	12.00	10%	13.20	7%	14.10	4%	14.70
Christmas Day Dinner/New Years Day Dinner (Guest)	20.00	0.00%	1.00	21.00	10%	23.10	7%	24.70	4%	25.70
Home Support Service										
Weekly well being telephone call - to be deleted	4.50			Deleted						
Weekly well being home visit - per half hour	8.50	5.00%	0.40	8.90	10%	9.79	7%	10.50	4%	10.90
Weekly Individual Support visiting service - per hour	16.90	5.00%	0.80	17.70	10%	19.47	7%	20.80	4%	21.60
Tenants' Support - St David's House/Queen's Cottages										
Full Charge	41.50	5.00%	2.10	43.60	10%	47.96	7%	51.30	4%	53.40
Service Charges										
St David's House	30.60	5.00%	1.50	32.10	10%	35.31	7%	37.80	4%	39.30
Queen's Cottages	30.60	5.00%	1.50	32.10	10%	35.31	7%	37.80	4%	39.30
St David's House										
Heating charge - per week	9.50	5.00%	0.50	10.00	10%	11.00	7%	11.80	4%	12.30
Water charge - per week	4.80	5.00%	0.20	5.00	10%	5.50	7%	5.90	4%	6.10
Laundry Charge - per load	7.10	5.00%	0.40	7.50	10%	8.25	7%	8.80	4%	9.20
Guest Bedroom per night	25.00	5.00%	1.30	26.30	10%	28.93	7%	31.00	4%	32.20

Guest Bedroom per night (benefit eligibility)	15.80	5.00%	0.80	16.60	10%	18.26	7%	19.50	4%	20.30
Hire of activity room per session	10.00	5.00%	0.50	10.50	10%	11.55	7%	12.40	4%	12.90
Extra Care costs (private funders) WCC charge plus 10%	WCC charge + 10%			WCC charge + 10%						
Landlords References										
Landlords References	61.00	5.00%	3.10	64.10	10%	70.51	7%	75.40	4%	78.40