

**REDDITCH BOROUGH COUNCIL**

**HRA Services**

Roundings to the nearest 10p.

| Service Category  | Charge 1st April 2021 | % Change | increase/<br>decrease | Proposed charge<br>from 2022 | Increase 23/24 | Charge 1st April<br>2023 | Increase 24/5 | Charge for 1st<br>April 2024 | Proposed<br>Increase 25/6 | Proposed Charge<br>for 1st April 2025 |
|---|-----------------------|----------|-----------------------|------------------------------|----------------|--------------------------|---------------|------------------------------|---------------------------|---------------------------------------|
|   | £                     |          | £                     | £                            |                | £                        |               |                              |                           |                                       |
| <b>Service Charges</b>  |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                    |
| <b>Sheltered Scheme (VAT inclusive)</b>   |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                                 |
| <b>Bredon House, Mendip House and Malvern House</b>                             |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                    |
| <b>Garage Rents</b>   |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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               |                |                          |               |                              |                           |                                       |
| <b>General Repairs</b>  |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                                 |
| <b>Glazing</b>  |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                                |
| <b>Plumbing</b>   |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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                                 |
| <b>Carpentry</b>  |                       |          |                       |                              |                |                          |               |                              |                           |                                       |
| 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              |
| <b>Electrics</b>   |              |       |       |              |           |                    |           |                    |           |                    |
| 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             |
| <b>Gas</b>   |              |       |       |              |           |                    |           |                    |           |                    |
| 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              |
| <b>Building</b>  |              |       |       |              |           |                    |           |                    |           |                    |
| 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 |
| <b>Environmental</b>   |              |       |       |              |           |                    |           |                    |           |                    |
| 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 |
| <b>External</b>  |              |       |       |              |           |                    |           |                    |           |                    |
| 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               |
| <b>St Davids House Luncheon Club</b>   |              |       |       |              |           |                    |           |                    |           |                    |
| 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              |
| <b>Home Support Service</b>  |              |       |       |              |           |                    |           |                    |           |                    |
| 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              |
| <b>Tenants' Support - St David's House/Queen's Cottages</b>                          |              |       |       |              |           |                    |           |                    |           |                    |
| Full Charge  | 41.50        | 5.00% | 2.10  | 43.60        | 10%       | 47.96              | 7%        | 51.30              | 4%        | 53.40              |
| <b>Service Charges</b>   |              |       |       |              |           |                    |           |                    |           |                    |
| 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              |
| <b>St David's House</b>  |              |       |       |              |           |                    |           |                    |           |                    |
| 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 | <b>16.60</b>     | <b>10%</b> | <b>18.26</b> | <b>7%</b> | <b>19.50</b> | <b>4%</b> | <b>20.30</b> |
| Hire of activity room per session                      | 10.00            | 5.00% | 0.50 | <b>10.50</b>     | <b>10%</b> | <b>11.55</b> | <b>7%</b> | <b>12.40</b> | <b>4%</b> | <b>12.90</b> |
| Extra Care costs (private funders) WCC charge plus 10% | WCC charge + 10% |       |      | WCC charge + 10% |            |              |           |              |           |              |
| <b>Landlords References</b>                            |                  |       |      |                  |            |              |           |              |           |              |
| Landlords References                                   | 61.00            | 5.00% | 3.10 | <b>64.10</b>     | <b>10%</b> | <b>70.51</b> | <b>7%</b> | <b>75.40</b> | <b>4%</b> | <b>78.40</b> |