

## Housing Portfolio - HRA

## Scale of Charges 2023/24

		(A) 2022/23	(B) 2022/23	(C) 2023/24	(D) 2023/24	
	Date last revised	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	VAT Ind
Effective from		01/04/2022 £	01/04/2022 £	01/04/2023 £	01/04/2023 £	
<b><u>GARAGE RENTS AND ACCOMMODATION CHARGES</u></b>						
Guest room accommodation at sheltered units per night:						
With en-suite facilities (St Marys Court, Groom House, Greenfields, Ironside Walk, Belmans Court)	Apr-18	25.00	30.00	25.00	30.00	V
Without en-suite facilities (Vyntoner House, Kate Daniels House, Mead House, Crooked Elms)	Apr-18	20.00	25.00	20.00	25.00	V
Garage rents HRA (not subject to VAT unless separately let to non-council tenants)	Apr-18	9.60	9.60	10.27	10.27	*
<b><u>QUESTIONNAIRES</u></b>						
Second mortgage enquiries (per enquiry)	Apr-18	158.33	190.00	158.33	190.00	V
Solicitors enquiries on resale of council flats	Apr-18	158.33	190.00	158.33	190.00	V
<b><u>SERVICE CHARGES (per week)</u></b>						
<b>Sewerage charges (not subject to VAT) (See Note 1):</b>						
Treatment Works:						
Goose Green, Tendring	Apr-18	8.60	8.60	9.00	9.00	Z
Coronation Villas, Beaumont	Apr-18	8.55	8.55	9.00	9.00	Z
Whitehall Lane, Thorpe	Apr-18	5.78	5.78	6.18	6.18	Z
Shop Road, Little Bromley	Apr-16	9.00	9.00	9.00	9.00	Z
Horsley Cross, Mistley	Apr-08	9.00	9.00	9.00	9.00	Z
<b>Bio Systems</b>	Apr-18	8.05	8.05	8.61	8.61	Z
<b>Septic Tanks</b>	Apr-18	3.06	3.06	3.27	3.27	Z
<b>Pumping Stations (not subject to VAT)</b>	Apr-18	5.58	5.58	5.97	5.97	Z
Sewerage charge cap where tenant in receipt of benefit	Apr-08	5.00	5.00	5.00	5.00	Z
<b>Communal central heating charges (not subject to VAT) (see note 1):</b>						
Heating and hot water:						
Single units	Apr-18	7.45	7.45	7.98	7.98	N
Double units	Apr-18	8.59	8.59	9.19	9.19	N
Belmans Court	Apr-18	1.74	1.74	1.86	1.86	N
<b>Other Service Charges (not subject to VAT):</b>						
Sheltered Housing:						
Grounds Maintenance	Apr-18	1.61	1.61	1.73	1.73	X
Communal Electricity	Apr-18	2.81	2.81	3.01	3.01	N
Non Sheltered Housing:						
Grounds Maintenance	Apr-18	1.22	1.22	1.30	1.30	N
Communal Electricity	Apr-18	1.07	1.07	1.15	1.15	N
<b>Communal Cleaning (not subject to VAT) (See Note 1):</b>						
Langham Drive, Clacton	Apr-18	2.91	2.91	3.11	3.11	N
Nayland Drive, Clacton	Apr-18	2.89	2.89	3.09	3.09	N
Boxted Ave (3 Storey) , Clacton	Apr-18	2.84	2.84	3.04	3.04	N
Boxted Ave (2 Storey ) , Clacton	Apr-18	1.61	1.61	1.73	1.73	N
Polstead Way, Clacton	Apr-18	1.61	1.61	1.73	1.73	N
Porter Way, Clacton	Apr-18	1.37	1.37	1.46	1.46	N
Tanner Close, Clacton	Apr-18	1.28	1.28	1.37	1.37	N
Mason Road, Clacton	Apr-18	1.45	1.45	1.56	1.56	N
Maldon Way, Clacton	Apr-20	1.46	1.46	1.56	1.56	N
Groom Park, Clacton	Apr-18	1.51	1.51	1.61	1.61	N
Leas Road , Clacton	Apr-18	1.51	1.51	1.61	1.61	N
Rivers House, Walton	Apr-18	1.28	1.28	1.37	1.37	N
Rochford House, Walton	Apr-18	1.28	1.28	1.37	1.37	N
D'arcy House , Walton	Apr-18	1.28	1.28	1.37	1.37	N
Churchill Court, Dovercourt	Apr-18	1.66	1.66	1.77	1.77	N
Cliff Court, Dovercourt	Apr-18	1.94	1.94	2.07	2.07	N
Nichols Close, Lawford	Apr-20	2.56	2.56	2.74	2.74	N
Grove Avenue Walton	Apr-18	0.80	0.80	0.86	0.86	N
<b><u>SHELTERED UNITS SERVICE CHARGES (Not subject to VAT) (see Note 2):</u></b>						
Housing Related Support Charge	Apr-17	6.34	6.34	6.34	6.34	X
Landlord Costs	Apr-15	13.60	13.60	13.60	13.60	X
Careline Alarm	Apr-17	2.00	2.00	2.00	2.00	X

Notes

Housing Portfolio - HRA

Scale of Charges 2023/24

	Date last revised	(A) 2022/23		(C) 2023/24		VAT Ind
		Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	
Effective from		01/04/2022	01/04/2022	01/04/2023	01/04/2023	
		£	£	£	£	

(1) These charges are based on the principle of full cost recovery.

(2) Only applies to tenants who are not in receipt of Housing Benefit

* Garage Rent - VAT:					
Parking:					
Council Tenant	N	Storage:			N
Non-Council Tenant	V	Homeless persons goods			V
		Premises suitable for parking			X
		Premises unsuitable for parking			

## APPENDIX D

**HRA Capital Programme**

	<b>2022/23 Base</b>	<b>2022/23 Revised</b>	<b>2023/24 Budget</b>	<b>2024/25 Budget</b>	<b>2025/26 Budget</b>	<b>2026/27 Budget</b>
	£	£	£	£	£	£
<b><i>EXPENDITURE</i></b>						
Improvements, enhancement & adaptation of the Council's housing stock	2,696,410	2,955,430	3,447,870	3,447,870	3,447,870	3,447,870
Spendells House Project		450,640	800,000			
Disabled adaptations for Council Tenants	400,000	492,170	400,000	400,000	400,000	400,000
Information Technology upgrade and replacement	20,000	20,000	20,000	20,000	20,000	20,000
Jaywick Sands Flexible Workspace Project		4,443,480				
HRA - New Build & Acquisitions (To Be Allocated)	613,630	1,473,300				
HRA - Acquisitions (Council Dwellings)		494,380				
Honeycroft New Build Scheme			3,250,000			
Cash Incentive Scheme	60,000	60,000	60,000	60,000	60,000	60,000
	<b>3,790,040</b>	<b>10,389,400</b>	<b>7,977,870</b>	<b>3,927,870</b>	<b>3,927,870</b>	<b>3,927,870</b>
<b><i>FINANCING</i></b>						
External Contributions	0	3,778,020	0	0		0
Capital Receipts	0	64,400	4,050,000			
Section 106	0	333,380	0	0		0
Major Repairs Reserve	3,176,410	3,978,240	3,314,240	3,314,240	3,314,240	3,314,240
Direct Revenue Financing of Capital	613,630	2,235,360	613,630	613,630	613,630	613,630
	<b>3,790,040</b>	<b>10,389,400</b>	<b>7,977,870</b>	<b>3,927,870</b>	<b>3,927,870</b>	<b>3,927,870</b>

## HRA RESERVES

## APPENDIX E

	<b>Balance 31 March 2022</b>	<b>Contribution from Reserves 2022/23</b>	<b>Contribution to Reserves 2022/23</b>	<b>Est. Balance 31 March 2023</b>	<b>Contribution from Reserves 2023/24</b>	<b>Contribution to Reserves 2023/24</b>	<b>Est. Balance 31 March 2024</b>
	£	£	£	£	£	£	£
<b>HRA Reserves</b>							
HRA General Balance	4,245,722	(195,548)	0	4,050,174	(295,779)	0	3,754,395
HRA Commitments	956,270	(956,270)	0	0	0	0	0
Major Repairs Reserve	5,536,342	(3,978,240)	3,176,410	4,734,512	(3,314,240)	3,314,240	4,734,512
<b>Total Reserves</b>	<b>10,738,334</b>	<b>(5,130,058)</b>	<b>3,176,410</b>	<b>8,784,686</b>	<b>(3,610,019)</b>	<b>3,314,240</b>	<b>8,488,907</b>