

HOUSING COMMITTEE ADDENDUM 1 Public Questions & Revised Appendix 2 to Item 55

4pm WEDNESDAY, 19 JANUARY 2022

COUNCIL CHAMBER

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ADDENDUM

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HOUSING COMMITTEE

Agenda Item 51(b)

Brighton & Hove City Council

Subject: Questions
Date of Meeting: 19 January 2022
Report of: Executive Lead Officer for Strategy, Governance & Law
Contact Officer: Name: Shaun Hughes **Tel:** 01273 293059
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Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

1.1 To receive any questions submitted to Democratic Services.

2. RECOMMENDATIONS:

2.2 That the Committee responds to the questions.

3. Questions:

3.1 Daniel Harris Question:

“Last week I was notified from one resident who is living in emergency / temporary accommodation that they are having to top up their electricity using cards, and these are costing £10 per day. Can the council please outline the current rules around how electricity and energy should be handled by private subcontractors for emergency and temporary accommodation? for example a few years back I had proof one provider was manipulating the rate 1 and rate 2 rates, charging 25% more than they were buying the electricity. which is illegal.”

HOUSING COMMITTEE

Agenda Item 55

Brighton & Hove City Council

Subject: **Housing Revenue Account Budget & Capital Investment Programme 2022/23 and Medium Term Financial Strategy**

Date of Meeting: **19 January 2022**
10 February 2022 – Policy & Resources Committee
24 February 2022 – Budget Council

Report of: Chief Finance Officer Executive Director for Housing, Neighbourhoods & Communities

Contact	Name:	Craig Garoghan	Tel:	01273 29-1262
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Ward(s) affected: All

Revised Appendix 2

Attached

Appendix 2 - Tenant Service Charges

All fees and service charges are reviewed annually to ensure full cost recovery (where appropriate) and also to identify any service efficiencies that can be offset against inflationary increases to keep increases to a minimum. Proposed fees and service charges for 2022/23 are detailed below. Please note that for the comparable 2021/22 figures, the average weekly charge may differ from the previous year's budget report as a result of stock changes (for example new builds and Right to Buy Sales).

Service Charges Eligible for Housing Benefit	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2021/22 Average Weekly Charge £	2022/23 Average Weekly Charge £	Average Increase/Decrease £	Average Increase/Decrease %	Comments
Communal Cleaning	5,403	2,556	£3.12	£3.22	£0.10	3.1%	The increase reflects pay and price inflation and extra infection control cleaning to touch points.
Door Entry Servicing and Maintenance	4,341	2,016	£0.53	£0.55	£0.02	3.1%	The increase reflects annual contract inflation.
Electricity - Communal Ways	5,514	2,577	£0.96	£1.01	£0.05	4.8%	The change is as a result of higher electricity prices.
Grounds Maintenance	5,733	2,502	£0.74	£0.86	£0.12	15.7%	The increase reflects the increased costs of the service due to recent revisions to the City Parks costings and charges to reflect actual costs. Increase ranges from 1p to £37p per week
Lift Servicing and Maintenance	2,575	931	£1.04	£1.07	£0.03	3.1%	The increase reflects annual contract inflation and reflects reactive repair costs.
Seniors Housing - Common Ways	876	169	£9.66	£11.46	£1.80	18.6%	The increase reflects pay and price inflation and enhanced infection control cleaning in schemes. Increase ranges from 15p to £2.98 per week.

Service Charges Eligible for Housing Benefit	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2021/22 Average Weekly Charge £	2022/23 Average Weekly Charge £	Average Increase/Decrease £	Average Increase/Decrease %	Comments
Seniors Housing - Intensive Management	873	166	£22.87	£23.42	£0.55	2.4%	The increase is mainly due to increased staff costs (a nationally agreed pay increase).
Seniors Housing - Laundry	850	163	£2.30	£2.80	£0.50	21.7%	The increase reflects the need to recover the costs of laundries.
TV Aerials	5,786	2,530	£0.81	£0.84	£0.03	3.1%	The increase reflects annual servicing contract inflation and reactive repairs.
Video Entry Servicing and Maintenance	190	71	£1.06	£1.09	£0.03	3.1%	The increase reflects annual contract inflation

Service Charges NOT Eligible for Housing Benefit:	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2020/21/ Average Weekly Charge £	2021/22 Average Weekly Charge £	Average Increase/ Decrease £	Average Increase/ Decrease %	Comments
Communal Heating – Electricity	82	N/A	£11.13	£12.01.	£0.88	7.9%	The change reflects changes in consumption and forecast higher electricity prices.
Brooke Mead Electric heating	45	N/A	£11.46	£11.70	£0.24	2.1%	The change reflects changes in consumption and forecast higher electricity prices.
Communal Heating – Gas	1,193	N/A	£6.87	£8.31	£1.44	21%	The change is the result of higher gas prices in 21/22 and 22/23. The increases range from 82p to £2.68 per week. Some new build properties will see reductions as original charges were estimated prior to any data being available. Increases have been smoothed over the next 2 -3 years to avoid large increases and to await more actual data on prices.
Garages and Car Parking	2,629	N/A	£9.58	£9.88	£0.30	3.1%	The increase reflects pay and price inflation.
Mobility Scooter and Cycle Storage	35	N/A	£2.50	£2.60	£0.10	4.0%	Inflationary Increase.
Seniors Housing - Guest Rooms	N/A	N/A	£15.50	£15.50	£0.00	0.0%	No change is proposed for 2022/23 in order to encourage social connectivity. However, see new covid related cleaning charge for this service below
Senior Housing – Guest room Cleaning charge PER STAY	N/A	N/A	N/A	£27 per stay	N/A	N/A	Charge for ‘Covid Secure’ cleaning of room and laundry after each stay

Service Charges NOT Eligible for Housing Benefit:	Tenants Charged (No.)	Approx. not eligible for Housing Benefit (No.)	2020/21/ Average Weekly Charge £	2021/22 Average Weekly Charge £	Average Increase/ Decrease £	Average Increase/ Decrease %	Comments
Water Charges	242	N/A	£4.83	£4.98	£0.15	3.0%	The increase is due to forecast inflation increase of 3% for water charges.