

FEES AND CHARGES REPORT

APPENDIX 12 – STRATEGIC HOUSING

1. Service Description

Housing and Communities has a number of Fees and Charges namely;

- Housing Enforcement Charges
- Mobile Homes
- Selective Licensing

Housing Enforcement Charges

The Housing Act makes provision for the Council to recover its costs when carrying out certain enforcement functions. This is generally in relation to the serving of notices and the carrying out of works in default. A more proactive approach to enforcement is resulting in more cases where charges can be applied, therefore there is more potential to recover certain costs.

The Council can also now issue Civil Penalties for certain housing offences and the income derived from these is ring fenced to resource further private sector housing work.

Mobile Home Fees

The annual inspection of mobile home sites ceased during 2018/19. The decision to cease the annual inspection is based on the resources required to carry out inspections and the level of income that is received. It is not felt, that given the minimal income that is achieved that it is an effective use of officer time.

This does not remove any obligations from the Council in regards to taking any formal enforcement action.

Should the number of sites increase to an amount where the inspections are viable the decision to inspect annually can be revisited.

The Council can also charge for any enforcement work related to these sites and recover its costs accordingly.

Selective Licensing

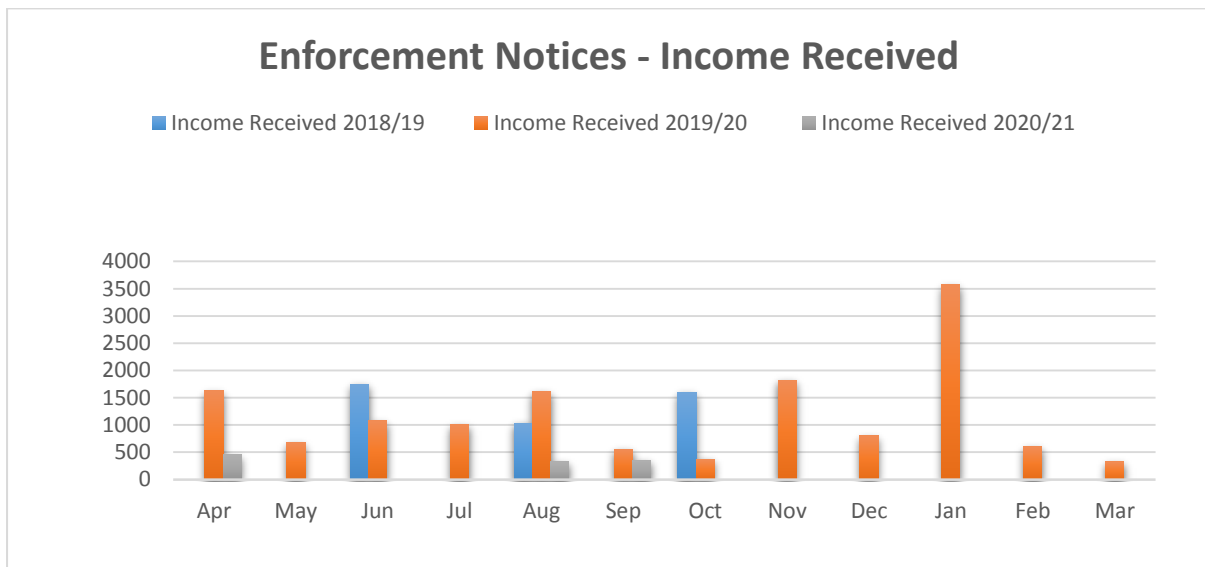
This is a new fee that the Council introduced in 2016 for properties in the private rented sector that fall within the designated selective licensing area. This fee is set

for a 5 year period at £375 and will not be changed for the duration of the scheme. A review of the service is due to take place early in 2021.

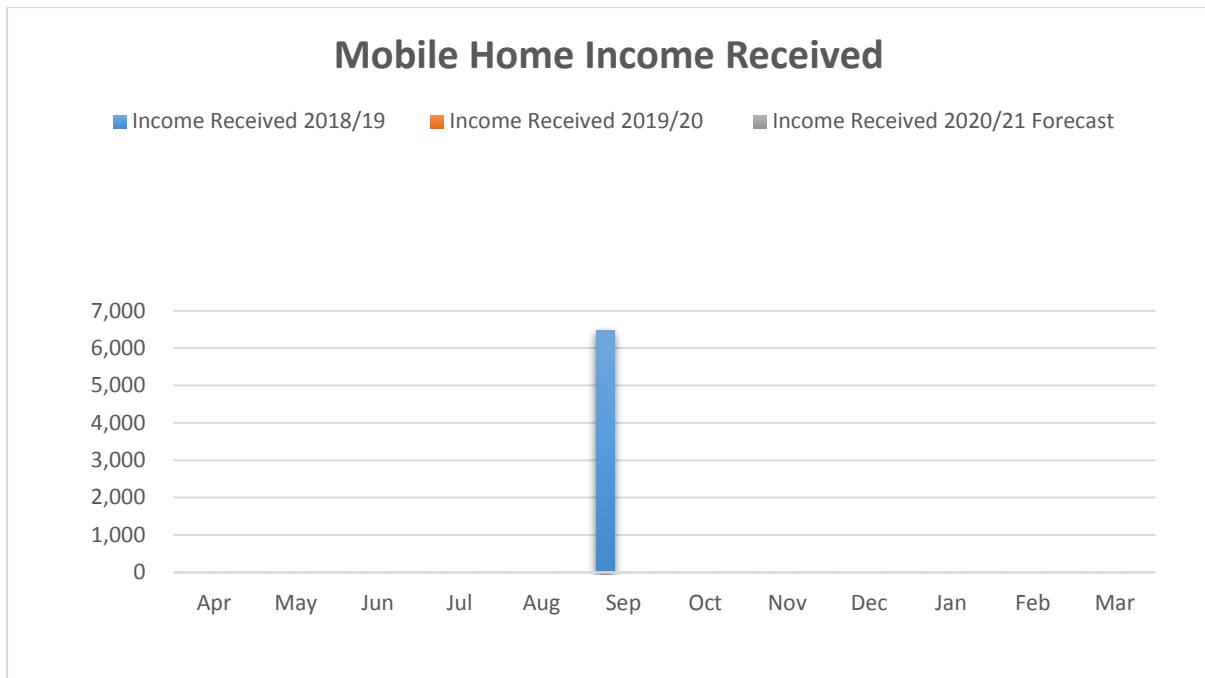
Any enforcement work related to selective licensing will be charged as per the housing enforcement charges schedule previously detailed.

2. Prior years analysis, current financial year projections

The table below illustrates Income achieved 2018/19, 2019/20 and actuals for 2020/21 to date for Enforcement.



The table below illustrates Income achieved 2018/19, 2019/20 and estimate for 2020/21 for Mobile Homes.



Total income achieved is also illustrated below;

	2018/19 £	2019/20 £	2020/21 to date £
Enforcement Actuals	14,044	1,125	1,125
Mobile Homes Actuals	6,483	-	-
Total	20,527	1,125	1,125

3. Covid Impact

Covid has had a significant impact on the ability to serve notices in the housing enforcement work area. This is due to the reduction in the number of face to face inspections during the pandemic. Whilst these inspections are slowly returning to normal it is clear that it will take some time to return to the pre pandemic levels.

Alongside this the ability to serve a civil penalty for additional offences has been impacted.

4. Pricing

Housing Enforcement Charges only represent a small element of the Housing and Communities Service.

The costing for each element has been calculated based on a proportionate hourly rate for staff time with absorption of overheads and additional costs.

5. Understanding Customers and Markets

Housing Enforcement Charges

The scope for increasing income within housing enforcement charges is limited. Charges can only be applied in set situations and our policy approach is to resolve matters reasonably and cooperatively. Charges are only applied when formal notices are served which is usually only as a last resort measure.

Mobile Home Fees

Any new sites that receive planning permission are added to the fees and charges schedule as per the planning application.

Selective Licensing

The legislation for selective licensing is very prescriptive in regards to fees and charges therefore the current scheme is in line with this. Should any other schemes be considered in the future the fees these will be reviewed accordingly.

6. Proposed Charging

Housing Enforcement Charges

It is proposed to apply inflation at 3% to the current years' fee.

Mobile Home Fees

We recommend no increase in this area. The costs incurred are fully recovered and our fees are set in the upper quartile of our geographic neighbours.

Selective Licensing

These fees are agreed and set for a 5 year period until 2020/21 in line with the original fee proposals relating to this legislation. A review of the service is due to take place early in 2021.

7. Recommendation

Members are asked to approve charges for the next year as detailed below;

Housing Enforcement Charges:

Members are requested to recommend to Council the fees for 2021/22.

Mobile Home Fees:

Members are requested to recommend to Council the maintained fees for 2021/22.

Selective Licensing

Members are requested to recommend to Council that the current fees are maintained for 2021/22. The service is due to be reviewed early 2021.

2020/21 Excl. VAT	2020/21 Inc. VAT	Proposed Increase/decrease		2021/22	VAT Amount	2021/22 Charge Inc. VAT	VAT Rate
£	£	% Type	or £	£	£	£	

Housing Enforcement Charges

Mandatory HMO Licence Application	Up to 5 units / bedrooms	£825.00	£825.00	3%	£24.75	£849.75	£0.00	£849.75	OS
	Per additional unit	£50.00	£50.00	3%	£1.50	£51.50	£0.00	£51.50	OS
	Maximum charge - n/a								
Mandatory HMO Licence Renewal	Up to 5 units / bedrooms	£700.00	£700.00	3%	£21.00	£721.00	£0.00	£721.00	OS
	Per additional unit	£50.00	£50.00	3%	£1.50	£51.50	£0.00	£51.50	OS
	Maximum charge - n/a								
Hazard Awareness Notice	None	£0.00	£0.00	0%	£0.00	£0.00	£0.00	£0.00	OS
Improvement Notice	For one hazard	£350.00	£350.00	3%	£10.50	£360.50	£0.00	£360.50	OS
Emergency Remedial Action Notice (plus work - see below)	Cost of works plus hourly rate of officer time		Cost of works plus officer time to execute and arrange			Cost of works plus officer time to execute and arrange	£0.00	£0.00	OS
	Officer time charged at £30 per hour								
Prohibition Order		£350.00	£350.00	3%	£10.50	£360.50	£0.00	£360.50	OS
Emergency Prohibition Order		£350.00	£350.00	3%	£10.50	£360.50	£0.00	£360.50	OS
Demolition Order		£350.00	£350.00	3%	£10.50	£360.50	£0.00	£360.50	OS
Immigration Procedure Inspection	Per inspection	£70.00	£84.00	3%	£2.10	£72.10	£14.42	£86.52	S
Mobile Homes Act 2013 – Compliance Notice	Hourly rate of relevant officers with on costs plus work in default costs of works								OS
Mobile Homes Act 2014 – Emergency Remedial Action Notice	Hourly rate of relevant officers with on costs plus work in default cost of works								OS
Penalty Charge Notice (Smoke and Carbon Monoxide Alarm (England) Regulations 2015)	Up to £5,000								OS
Notice of Intent (Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc.) (England) Order 2014)	Up to £5,000								OS
Works In Default of any Legislation or Emergency Remedial Action *	Base charge		Cost of work plus hourly rate of officer with on costs						OS
Selective Licensing	WLDC Scheme Fee	£375.00	£375.00	0%	£0.00	£375.00	£0.00	£375.00	OS
	Co-Regulated Scheme (WLDC Fee)	£120.00	£120.00	0%	£0.00	£120.00	£0.00	£120.00	OS
Enforcement of the Domestic Minimum Level of Energy Efficiency (under the Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015, as amended)	up to £5,000								OS
Housing and Planning Act - Civil Penalties	up to £30,000								

* Outside the scope of VAT unless the owner agrees in which case VAT is chargeable at the standard rate.

Prosperous Communities Committee

Mobile Homes

2020/21 Excl. VAT	2020/21 Inc. VAT	Proposed Increase/decrease		2021/22	VAT Amount	2021/22 Charge Inc. VAT	VAT Rate
£	£	% Type	or £	£	£	£	

Mobile Homes Act 2013

Issue of a New Licence	£300.00	£300.00	3%	£9.00	£309.00	£0.00	£309.00	OS
Deposit of Site Rules	£30.00	£30.00	3%	£1.00	£31.00	£0.00	£31.00	OS
Transfer and Alteration of a Licence	£100.00	£100.00	3%	£3.00	£103.00	£0.00	£103.00	OS