

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
- 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.

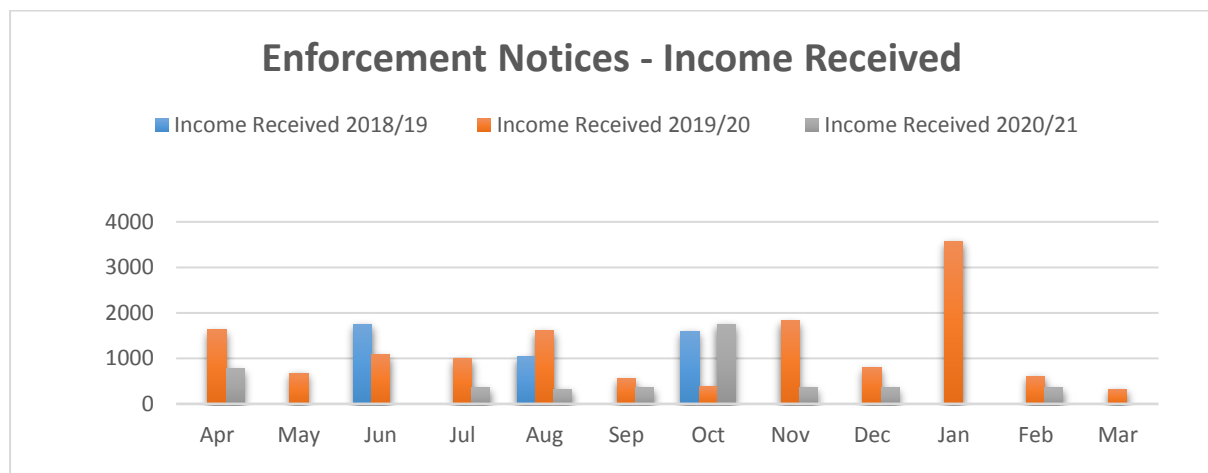
Selective Licensing

The Council's existing scheme ended on the 18th July 2021.

A feasibility exercise is underway in relation to whether a new scheme will be designated and any revised fee for this will be go through the necessary approvals.

2. Prior years analysis, current financial year projections

The table below illustrates income achieved 2018/19, 2019/20 and 2020/21.



	2018/19	2019/20	2020/21
Enforcement Actuals	4,376	14,044	4,600

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.

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 will be reviewed accordingly.

6. Proposed Charging

Housing Enforcement Charges

It is proposed to apply inflation at 3.9% to the current years' fee. Except for Mandatory HMO Licences these have just been rounded to whole pounds.

New Fees

There is now provision within legislation to issue a financial penalty to landlords for failing to meet the required electrical standards.

7. Impact on Medium Term Financial Plan (MTFP)

	2022/23 (£)	2023/24 (£)	2024/25 (£)	2025/26 (£)	2026/27 (£)
Current Budget in MTFP	(44,800)	(45,600)	(46,600)	(47,600)	(47,600)
Proposed Budget - Housing Standards Fees & Charges	(7,500)	(7,700)	(7,900)	(8,100)	(8,100)
Proposed Budget - Housing Standards Other Income	(37,700)	(38,900)	(39,700)	(40,500)	(40,500)
Impact on MTFP 2022/23 Pressure/ (Saving)	(400)	(1,000)	(1,000)	(1,000)	(1,000)

8. Recommendation

Members are requested to recommend to Council the charges for 2022/2023 as set out in the schedule below.

2021/22	Proposed Increase / (Decrease)		2022/23	VAT Amount	2022/23 Charge Inc. VAT	VAT Rate
	£	%				

Housing Enforcement Charges								
Mandatory HMO Licence Application	Up to 5 units / bedrooms	£849.75	0.1%	£0.25	£850.00	£0.00	£850.00	OS
	Per additional unit	£51.50	1.0%	£0.50	£52.00	£0.00	£52.00	OS
	Maximum charge - n/a							
Mandatory HMO Licence Renewal	Up to 5 units / bedrooms	£721.00	0.0%	£0.00	£721.00	£0.00	£721.00	OS
	Per additional unit	£51.50	1.0%	£0.50	£52.00	£0.00	£52.00	OS
	Maximum charge - n/a							
Hazard Awareness Notice	None	£0.00	0.0%	£0.00	£0.00	£0.00	£0.00	OS
Improvement Notice	For one hazard	£360.50	3.9%	£14.06	£374.56	£0.00	£374.56	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 £39 per hour							
Prohibition Order		£360.50	0.0%	£0.00	£360.50	£0.00	£360.50	OS
Emergency Prohibition Order		£360.50	3.9%	£14.06	£374.56	£0.00	£374.56	OS
Demolition Order		£360.50	3.9%	£14.06	£374.56	£0.00	£350.00	OS
Immigration Procedure Inspection	Per inspection	£72.10	3.9%	£2.81	£74.91	£14.98	£89.89	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
Monetary penalty (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
Financial Penalty - Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020	up to £30,000							OS
Works In Default of any Legislation or Emergency Remedial Action *	Base charge							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

2021/22	Proposed Increase / (Decrease)		2022/23	VAT Amount	2022/23 Charge Inc. VAT	VAT Rate
£	%	£	£	£	£	

Mobile Homes Act 2013

Caravan Site - Fit & Proper Person	Oneoff license	£243.00	0.0%	£0.00	£243.00	£0.00	£243.00	OS
Issue of a New Licence		£309.00	3.9%	£12.05	£321.05	£0.00	£321.05	OS
Deposit of Site Rules		£31.00	3.2%	£1.00	£32.00	£0.00	£32.00	OS
Transfer and Alteration of a Licence		£103.00	3.9%	£4.02	£107.02	£0.00	£107.02	OS