

COMPARISON OF 2015/16 AND 2016/17 HOUSING CHARGES							
Chargeable Service	2015/16		2016/17			Basis of Increase	
	Actual 2015/16	Charge	Estimates 2016/17	Increase/ (Decrease)	% Change		Charge
Service Charges (before adjustments to income for void loss)	£482,432	Varies per property	£506,190	£23,758	4.92%	Largest increase value: £2.88 pw or 84%; Largest decrease value: £1.36 pw or 98%	Based on assessment of all chargeable services.
Central Heating (before adjustments to income for void loss)	£115,223	0 Bed: £7.75pw 1 Bed: £9.34pw 2 Bed: £10.72pw 3 Bed: £12.32pw	£115,223	£0	0.00%	0 Bed: £7.75pw 1 Bed: £9.34pw 2 Bed: £10.72pw 3 Bed: £12.32pw	Based on market assessment of predicted increase in utility costs during 2015/16 and forecast energy prices for 2016/17.
Garage & Garage Site Rent (before adjustments to income for void loss)	£163,905	Garage: £6.25pw Site: £4.01pw	£165,216	£1,311	0.80%	Garage: £6.38pw Site: £4.09pw	RPI based increase in line with previous years.
Appleby Magna Caravan Site Rent (before adjustments to income for void loss)	£23,213	Site: £30.95pw	£23,399	£186	0.80%	Site: £31.19pw	RPI based increase at anniversary date of each licence in line with previous years.
Shop Leases	£14,300	n/a	£16,302	£2,002	14.00%	n/a	14% increase based on Nov 14 Cabinet Report
Tenants Contents Insurance	£45,883	Premiums from £0.43 to £6.18pw	£51,299	£5,416	11.80%	Premiums from £0.43 to £6.78pw	Minimum increase of 3.5% in IPT, increase in actual premiums unknown still, subject to review on claims made. Also includes 2nd part of stepped increase for policyholders who had accidental damage before April 2015
Lifelines for private customers	£100,726	£43.66 per quarter	£101,532	£806	0.80%	£44.00 per quarter	RPI based increase in line with previous years.
Lifelines (East Midlands Housing Association)	£38,209	Various depending on scheme	£38,515	£306	0.80%	Various depending on scheme	RPI based increase in line with previous years.
Choice Based Lettings Advertising Costs	£28,000	n/a	£28,000	-	0.00%	n/a	No increase proposed.
Total Services	£1,011,890		£1,045,675	£33,785			