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Date: 13<sup>th</sup> February 2025

Dear Sir/Madam,

**Cabinet – 19<sup>th</sup> February 2025**

I refer to **Agenda Item 8: General Fund Budget** and attach the **Appendix 3 (Page 2)** of the report to replace the version on pages 69 – 97 of the main agenda pack. The replacement includes changes to how fees are presented or the actual charges uplifts which need to be published in relation to Appendix 3.

In addition I attach **Agenda Item 9: Housing Revenue Account Budget 2025/26 (Page 31)** report that was marked to follow on the agenda.

Yours faithfully,

Tom Shardlow

Chief Executive

To: Members of the Cabinet

Councillor C. Watkins (Leader of the Council and Housing)  
Councillor J. Sheppard (Deputy Leader and Environment and Public Services)  
Councillor S. Hey (Resources and Public Services)  
Councillor T. Jenkins (Leisure, Communities and Health)  
Councillor N. King (Business and Regeneration)  
Councillor R. Roze (Planning and Enforcement)

Observer

Councillor K. Wilson (Leader of the Main Opposition Party)

**Agenda Item 8**

Appendix 3

**Fees & Charges 2025/26**

General Fund	2024/25 Fee	2025/26 Proposed Fee	% Change
<u>Cemeteries</u>			
Exclusive Rights of Burial Under 18 Years	510.00	523.00	2.50%
Exclusive Burial Rights – 50 Years	1,174.00	1,203.00	2.50%
Reservation of a Burial Plot (Marston Lane only)	1,174.00	1,203.00	2.50%
Deed of Grant Transfer Fee	81.00	83.00	2.50%
Grave for Person Under 18 Years	762.00	781.00	2.50%
Grave Depth for One Person	762.00	781.00	2.50%
Grave Depth for Up to Two Persons	1,005.00	1,030.00	2.50%
Grave Depth for Three Persons	1,232.00	1,263.00	2.50%
Grave Depth Burial with Ashes casket inside the coffin	314.00	322.00	2.50%
Grave Depth Burial with Ashes Casket	314.00	322.00	2.50%
Short Notice Internment – Saturday (in addition to Burial: Internments fee)	300.00	308.00	2.50%
Short Notice Internment – Sunday & Bank Holidays (in addition to Burial: Internments fee)	601.00	616.00	2.50%
Fees Grave Care	64.00	66.00	2.50%
Exhumation Applications	33.00	34.00	2.50%
Genealogy Requests	16.50	16.50	2.50%
Administration Charge	32.50	33.50	2.50%
Exclusive Cremated Remains Rights	583.00	598.00	2.50%
Reservation of a Burial Plot (Marston Lane only)	583.00	598.00	2.50%
Exclusive Cremated Remains Rights – Outside Borough	1,250.00	1,281.00	2.50%
Deed of Grant Transfer	81.00	83.00	2.50%
Internment of Cremated Remains	314.00	322.00	2.50%

Fees: Usher Service – Scattering of Ashes	60.00	62.00	2.50%
Scattering of Ashes from External Sources	134.00	137.00	2.50%
Rights to Erect a Memorial	280.00	287.00	2.50%
Additional Inscriptions	105.00	108.00	2.50%
Small Memorial Vase	80.00	82.00	2.50%
Benches	925.00	948.00	2.50%
Memorial Tree and Boulder	Variable	Variable	
Replacement Plaques to Tree or Benches	Variable	Variable	
Book of Remembrance and Tablets	33.00	34.00	2.50%
Memorial Blocks and Tablets	533.00	546.00	2.50%
Vase Block Renewal	368.00	377.00	2.50%
Replacement Vase Block Plaques	112.00	115.00	2.50%

### Football & Cricket

Pitch Only (per game)	20.50-36.00	21.50-37.00	2.50%
Pitch & Showers (per game)	28.00-65.00	29.00-67.00	2.50%
Mini Soccer (per game)	13.00-16.00	13.00-16.00	
Seasonal Senior Charge with Changing	645.00	661.00	2.50%
Seasonal Senior Charge without Changing	385.00	395.00	2.50%
Cricket Pitch & Pavilion - Local Groups (Per Hour)	38.00-65.00	39.00-67.00	2.50%
Cricket Pitch & Pavilion - Out of Borough (Per Hour)	52.00-91.00	53.00-93.00	2.50%
Pavilion - Local Groups (Per Hour)	13.00	13.00	
Pavilion - Out of Borough (Per Hour)	16.00	16.00	
Pavilion Play Groups - Local Groups (Per Hour)	20.00	21.00	2.50%
Pavilion Play Groups - Out of Borough (Per Hour)	23.00	24.00	2.50%
Bowls games (Per Game)	16.50	16.50	2.50%
Pingles Stadium	65.00-110.00	73.00-123.00	2.50%

## Parks

Funfair (per day) trading day	370.00	379.00	2.50%
Funfair - bond returnable	615.00	630.00	2.50%
Funfair (per day) non-trading day	75.00	77.00	2.50%
Miscellaneous Events - Commercial groups	340.00	349.00	2.50%
Miscellaneous Events - National Registered Charity	155.00	159.00	2.50%
Miscellaneous Events - Local Charity	-	-	
Day Hire of Destination Park - Commercial	615.00	630.00	2.50%
Day Hire of Destination Park - National Registered Charity	305.00	313.00	2.50%
Day Hire of Destination Park - Local Charity	-	-	
Commercial Personal Training - 6 month permit peak (Apr-Sep)	140.00	144.00	2.50%
Commercial Personal Training - 6 month permit off-peak (Oct-Mar)	225.00	231.00	2.50%
Commercial Personal Training - 12 month permit (Flat Rate)	200.00	205.00	2.50%
Leaflet/Sampling - 1st Person Leafleting	185.00	190.00	2.50%
Leaflet/Sampling - Per Person Thereafter	75.00	£77.00	2.50%
Bouncy Castle/Inflatables - Large	125.00	128.00	2.50%
Bouncy Castle/Inflatables - Small	65.00	67.00	2.50%
Park Landing - Helicopter	95.00	97.00	2.50%
Park Landing - Hot Air Balloon	95.00	97.00	2.50%
Family Events (i.e. barbeques)	65.00	67.00	2.50%
Cancellation - 6 weeks before event	25%	25%	
Cancellation - 5 weeks before event	50%	50%	
Cancellation - less than 5 weeks before event	75%	75%	
Cancellation - less than 2 weeks before event	100%	100%	
DBS application charge (not charged for volunteers)	45.00	46.00	2.50%
DBS administration charge (chargeable to volunteers)	13.00	13.00	

## Museum

Museum Lecture Theatre/Gallery (hour) until 4.00pm	22.50	23.50	2.50%
Museum Lecture Theatre/Gallery (hour) 4.00pm until close	45.00	46.00	2.50%
School Visits no museum support	-		
School Visits led/supported by museum staff	3.50	3.50	
School Visits led by external contractors	65.00	67.00	2.50%
Commission on Gallery sales	25%	25%	
Commission on Shop sales	30%	30%	
Fines - artists who don't collect work on time	2.50	2.50	

## Reproduction Fees

Image on file and emailed	5.00	5.00	
Image on file, disc produced	15.00	15.00	
Object/painting to be photographed and emailed	25.00	26.00	2.50%
Object/painting to be photographed, disc produced	35.00	36.00	
Professional photograph, high resolution, suitable for larger print - image on file, disc produced	35.00	36.00	
Photographic prints (of larger prints) - 6x4	10.00	10.00	
Photographic prints (of larger prints) - 7x5	12.50	12.50	
Photographic prints (of larger prints) - 10x8	15.00	15.00	
Scanned photocopies - A4 black & white	3.00	3.00	
Scanned photocopies - A4 colour	6.00	6.00	
Scanned photocopies - A3 black & white	5.50	5.50	
Scanned photocopies - A3 colour	11.00	11.00	
Postage - UK First Class	4.50	4.50	
Postage - UK Special delivery	8.00	8.00	
Postage - European Union (Airsure)	8.00	8.00	
Postage - Elsewhere (Airsure)	14.00	16.00	

## Licenses

Regional casino			
New application where provisional statement granted	6,400.00	6,400.00	
Non conversion other premises (i.e. NEW)	12,000.00	12,000.00	
Annual Fee	12,000.00	12,000.00	
Variation	6,000.00	6,000.00	
Transfer of license	5,200.00	5,200.00	
Re-instatement fee	5,200.00	5,200.00	
Provisional Statement	12,000.00	12,000.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
New large casino			
New application where provisional statement granted	4,000.00	4,000.00	
Non conversion other premises (i.e. NEW)	8,000.00	8,000.00	
Annual Fee	8,000.00	8,000.00	
Variation	4,000.00	4,000.00	
Transfer of license	1,720.00	1,720.00	
Re-instatement fee	1,720.00	1,720.00	
Provisional Statement	8,000.00	8,000.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
New small casino			
New application where provisional statement granted	2,400.00	2,400.00	
Non conversion other premises (i.e. NEW)	6,400.00	6,400.00	
Annual Fee	4,000.00	4,000.00	
Variation	3,200.00	3,200.00	

Transfer of license	1,440.00	1,440.00	
Re-instatement fee	1,440.00	1,440.00	
Provisional Statement	6,400.00	6,400.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Existing casinos			
New application where provisional statement granted	N/A	N/A	
Non conversion other premises (i.e. NEW)	4,000.00	4,000.00	
Annual Fee	2,400.00	2,400.00	
Variation	1,600.00	1,600.00	
Transfer of license	1,080.00	1,080.00	
Re-instatement fee	1,080.00	1,080.00	
Provisional Statement	N/A	N/A	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Bingo premises			
New application where provisional statement granted	960.00	960.00	
Non conversion other premises (i.e. NEW)	2,800.00	2,800.00	
Annual Fee	800.00	800.00	
Variation	1,400.00	1,400.00	
Transfer of license	960.00	960.00	
Re-instatement fee	960.00	960.00	
Provisional Statement	2,800.00	2,800.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Adult gaming centre			
New application where provisional statement granted	960.00	960.00	
Non conversion other premises (i.e. NEW)	1,600.00	1,600.00	

Annual Fee	800.00	800.00	
Variation	800.00	800.00	
Transfer of license	960.00	960.00	
Re-instatement fee	960.00	960.00	
Provisional Statement	1,600.00	1,600.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Betting premises tracks			
New application where provisional statement granted	760.00	760.00	
Non conversion other premises (i.e. NEW)	2,000.00	2,000.00	
Annual Fee	800.00	800.00	
Variation	1,000.00	1,000.00	
Transfer of license	760.00	760.00	
Re-instatement fee	760.00	760.00	
Provisional Statement	2,000.00	2,000.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Betting premises (other)			
New application where provisional statement granted	960.00	960.00	
Non conversion other premises (i.e. NEW)	2,400.00	2,400.00	
Annual Fee	480.00	480.00	
Variation	1,200.00	1,200.00	
Transfer of license	960.00	960.00	
Re-instatement fee	960.00	960.00	
Provisional Statement	2,400.00	2,400.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Family entertainment centres			



New application where provisional statement granted	760.00	760.00	
Non conversion other premises (i.e. NEW)	1,600.00	1,600.00	
Annual Fee	600.00	600.00	
Variation	800.00	800.00	
Transfer of license	760.00	760.00	
Re-instatement fee	760.00	760.00	
Provisional Statement	1,600.00	1,600.00	
Change of circumstance	50.00	50.00	
Copy of license	25.00	25.00	
Licensed premises gaming machine permit			
Grant	150.00	150.00	
Existing operator grant	100.00	100.00	
Variation	100.00	100.00	
Transfer	25.00	25.00	
Annual fee	50.00	50.00	
Change of name	25.00	25.00	
Copy of permit	25.00	25.00	
License premises automatic notification process			
On notification	50.00	50.00	
Club gaming permits			
Grant	200.00	200.00	
Grant (club premises certificate holder)	100.00	100.00	
Existing operator grant	100.00	100.00	
Variation	100.00	100.00	
Renewal	200.00	200.00	
Renewal (club premises certificate holder)	100.00	100.00	
Annual fee	50.00	50.00	
Copy of permit	15.00	15.00	

Club machine permits			
Grant	200.00	200.00	
Grant (club premises certificate holder)	100.00	100.00	
Existing operator grant	100.00	100.00	
Variation	100.00	100.00	
Renewal	200.00	200.00	
Renewal (club premises certificate holder)	100.00	100.00	
Annual fee	50.00	50.00	
Copy of permit	15.00	15.00	
Family entertainment centre gaming machine permits			
Grant	300.00	300.00	
Renewal	300.00	300.00	
Existing operator grant	100.00	100.00	
Change of name	25.00	25.00	
Renewal (club premises certificate holder)	100.00	100.00	
Annual fee	50.00	50.00	
Copy of permit	15.00	15.00	
Prize gaming permits			
Grant	300.00	300.00	
Renewal	300.00	300.00	
Existing operator grant	100.00	100.00	
Change of name	25.00	25.00	
Copy of permit	15.00	15.00	
Small lottery registration			
Grant	40.00	40.00	
Annual fee	20.00	20.00	
Sex establishments	2,210.00	2,210.00	

Licensing Act 2003

Application Fee/Annual Charge statutory charges

Premises and club premises certificates - fees			
Band A - rateable value £0-£4,300	100.00/70.00	100.00/70.00	
Band B - rateable value £4,301-£33,000	190.00/180.00	190.00/180.00	
Band C - rateable value £33,001-£87,000	315.00/295.00	315.00/295.00	
Band D - rateable value £87,001-£125,000	450.00/320.00	450.00/320.00	
Band E - rateable value £125,000 and above	635.00/350.00	635.00/350.00	
Premises licenses only - additional fees			
Band D (X2)	900.00/640.00	900.00/640.00	
Band E (X3)	1905.00/1050.00	1905.00/1050.00	
Variation Fees			
Band A	100.00	100.00	
Band B	190.00	190.00	
Band C	315.00	315.00	
Band D	450.00	450.00	
Band E	635.00	635.00	
Additional Fees re large-scale events, number attending			
5000-9999	1,000.00	1,000.00	
10000-14999	2,000.00	2,000.00	
15000-19999	4,000.00	4,000.00	
20000-29999	8,000.00	8,000.00	
30000-39999	16,000.00	16,000.00	
40000-49999	24,000.00	24,000.00	
50000-59999	32,000.00	32,000.00	
60000-69999	40,000.00	40,000.00	

70000-79999	48,000.00	48,000.00	
80000-89999	56,000.00	56,000.00	
90000 and over	64,000.00	64,000.00	
Fees for permitted temporary activities, personal licenses and miscellaneous items			
Section 25 Theft, loss, etc. of premises licence or summary	10.50	10.50	
Section 29 Application for a provisional statement where premises being built, etc.	315.00	315.00	
Section 33 Notification of change of name or address	10.50	10.50	
Section 37 Application to vary licence to specify individual as premises supervisor	23.00	23.00	
Section 42 Application for transfer of premises licence	23.00	23.00	
Section 47 Interim authority notice following death etc. of licence holder	23.00	23.00	
Section 79 Theft, loss etc. of certificate or summary	10.50	10.50	
Section 82 Notification of change of name or alteration of rules of club	10.50	10.50	
Section 83(1) or (2) Change of relevant registered address of club	10.50	10.50	
Section 100 Temporary event notice	21.00	21.00	
Section 110 Theft, loss etc. of temporary event notice	10.50	10.50	
Section 117 Application for a grant or renewal of personal licence	37.00	37.00	
Section 126 Theft, loss, etc. of personal licence	10.50	10.50	
Section 127 Notification of change of name or address	10.50	10.50	
Section 178 Right of Freeholder etc. to be notified of licensing matters	21.00	21.00	

### Vehicles

Hackney Carriage / Private Hire Vehicles			
Drivers - New Applications			
Application for Driver's Licence (3 years)	358.00	358.00	
DBS + Admin Fee	54.00	54.00	
Safe Guarding	30.00	30.00	
English & Numeracy Test	15.00	15.00	

Knowledge Test	64.00	64.00	
Drivers - Renewals			
Application for Driver's Licence (3 years)	317.00	317.00	
DBS + Admin Fee	50.00	50.00	
DVLA Licence Check	8.00	8.00	
Knowledge Test (re-take)	64.00	64.00	
Knowledge Test Cancelled on the day	15.00	15.00	
Replacement Badge/Licence	25.00	25.00	
DVLA licence check (where required)	8.00	8.00	
Child sexual exploitation training	15.00	15.00	
Vehicle Licence Application	188.00	188.00	
Vehicle Test	92.00	92.00	
Vehicle interim test / full re- test	92.00	92.00	
Test Cancellation Fee	40.00	40.00	
Re-Test within 10 working days	40.00	40.00	
Replacement Plate	25.00	25.00	
Replacement Licence	25.00	25.00	
Transfer of Licence	25.00	25.00	
Time-tabled Bus - operator fee per departure	0.45	0.45	
Coaches	1.55	1.55	
Private Hire Operator's Licence Application			
- first year	223.00	223.00	

- 3-year renewal	184.00	184.00	
- 5-year renewal	305.00	305.00	
Scrap Metal Licences			
Sites	750.00	750.00	
Collectors	300.00	300.00	

### Refuse and Cleansing

Green Waste Collection			
Annual Collection Charge	40.00	45.00	12.50%
Bulky Refuse Collections			
1 item	28.50	29.50	2.50%
- Each additional item up to maximum of 10 in total	3.50	3.50	
Above 10 items	Quotation		
Bin Repair	20.00	21.00	2.50%
Bin Replacement	38.00	39.00	2.50%
Full MOT Testing – Class 4		54.85	
Chargeable Re-test – Class 4		27.43	
Full MOT Testing - Class 7		58.60	
Chargeable Re-test – Class 7		29.30	
Trade Sacks			
By Invoice	3.00	3.00	
Across Counter	3.50	3.50	

Sweeping			
Per Sweep	79.00	81.00	2.50%
Skips			
Collection	105.00	108.00	2.50%
Disposal Cost per tonne	115.00	118.00	2.50%
Festivals/Events			
Weekday ( Working hours) Wheeled Bin – 140, 240 & 360			
Between 1 & 5 bins	46.75	50.00	6.95%
Between 6 & 10 bins	46.91	51.00	8.72%
11+ bins	50.22	54.00	7.53%
660 & 1100 Euro Bins (each)	46.75	50.00	6.95%
Skip	40.30	44.00	9.18%
Saturday & Evenings Wheeled Bin – 140, 240 & 360			
Between 1 & 5 bins	66.55	72.00	8.19%
Between 6 & 10 bins	64.86	70.00	7.92%
11+ bins	66.65	72.00	8.03%
660 & 1100 Euro Bins (each)	66.55	72.00	8.19%
Skip	43.93	47.00	6.99%
Sundays & Bank Holidays Wheeled Bin – 140, 240 & 360			
Between 1 & 5 bins	145.00	157.00	8.28%
Between 6 & 10 bins	150.00	162.00	8.00%
11+ bins	160.00	173.00	8.13%
660 & 1100 Euro Bins (each)	145.00	154.00	6.21%
Skip	151.00	163.00	7.95%

## Finance and Corporate

Land Charges			
LLC 1	20.00	21.00	2.50%
NLIS LLC 1 (Electronically)	15.00	15.00	
Personal Search	14.65	14.65	
Part 1 Enquiries	110.00	113.00	2.50%
Part 2 Enquiries	20.00	21.00	2.50%
Part 3 Enquiries	30.00	31.00	2.50%
Office copy of agreements	37.00	38.00	2.50%
Individual additional questions (charge per question)	2.00	2.00	
Extra Parcel	24.00	25.00	2.50%
Legal Services - Electoral Registration			
Sale of register and the notices of alteration: Data Format (under 1,000)		20.00	
Sale of register and the notices of alteration – Data Format (over 1,000)		1.50 per 1,000	
Sale of register and the notices of alteration: Printed Format (under 1,000)		10.00	
Sale of register and the notices of alteration – Printed Format (over 1,000)		£5 per 1,000	
Sale of register and the notices of alteration - list of overseas electors - Data Format (under 100)		20.00	
Sale of register and the notices of alteration – list of overseas electors – Data Format (above 100)		1.50 per 100	
Sale of register and the notices of alteration - list of overseas electors - Printed Format		10.00	
Sale of register and the notices of alteration – list of overseas electors – Printed Format		£1.50 per 100	
Rating Authority Costs			
Magistrates Clerk Costs / Issue of Summons	0.50	0.50	
Rating Authority Costs - Council Tax	107.00	107.00	
Rating Authority Costs - NNDR	161.00	161.00	



Magistrate Court:			
Committed Warrant	305.00	305.00	
Per Committal Order for prison sentence	145.00	145.00	
Committal summons	54.00	54.00	
Markets - Nuneaton			
<u>Wednesday and Saturday</u>			
Self Erect Per 3.5m x 3.5m pitch		20.00	
Vehicular Trading		40.00	
Reduced market per vehicle (Adverse weather)		10.00	
Power supply - per day (limited availability)		5.00	
Street Advertising per day		100.00	
<u>Bedworth Market – permanent</u>			
Lock-up Unit (3 metres)		65.00	
Lock-up Unit (4 metres)		88.00	
Lock-up Unit (5 metres)		110.00	
Cabin		60.00	
<u>Open Stall</u>			
Indoor Market		12.00	
<u>Outdoor Market</u>			
Self-erect per 3.5m x 3.5m stall		10.00	

## Planning

Sale of Freehold Property / Land			
£0 - £20,000	550.00	550.00	
£20,001 - £50,000	920.00	920.00	
£50,001 - £100,000	1,225.00	1,225.00	
£100,001 - £200,000	1,840.00	1,840.00	
£200,001 and over	TBA	TBA	
Sale of Leasehold Property / Land			
£0 - £20,000	550.00	550.00	
£20,001 - £50,000	920.00	920.00	
£50,001 - £100,000	1,225.00	1,225.00	
£100,001 - £200,000	1,840.00	1,840.00	
£200,001 and over	TBA	TBA	
Right To Buy Administrative Fee	110.00	110.00	
Right To Buy Deed of Postponement of Change	165.00	165.00	
Right To Buy First Refusal Certificate	110.00	110.00	
Leases			
License to Assign (including abortive costs undertaking)			
Starter Unit type / Craft Centre	415.00	415.00	
New Business Lease - Slingsby Close	535.00	535.00	
Shop Leases	595.00	595.00	
License to Assign – Residential	380.00	380.00	
License to Assign – Commercial	540.00	540.00	
Leasehold Enquiries	80.00	80.00	

Deed of Postponement	162.00	162.00	
2nd Mortgage Questionnaire	162.00	162.00	
Application for retrospective consents for property alterations	216.00	216.00	
Photo-copying			
Per copy - A4	0.30	0.30	
- A3	0.45	0.45	
Licences / Grazing Licence	270.00	270.00	
Easements	378.00	378.00	
Release of Covenants	486.00	486.00	
Deed of Variations	486.00	486.00	
Title investigations for 3rd parties	324.00	324.00	
Section 38 Agreements where landowners	112.00	112.00	
Section 40 Agreements where landowners	112.00	112.00	
Developer Licence	540.00	540.00	
Assignments	540.00	540.00	
Consents	324.00	324.00	
Section 106 / 111 Agreements (including abortive costs undertaking)			
1 – 10 Units	N/A		
11 – 15 Units	1,730.00	1,730.00	
16 – 30 Units	2,270.00	2,270.00	
30 – 150 Units	3,350.00	3,350.00	
150 – 350 Units	5,510.00	5,510.00	
350 – 500 Units	8,100.00	8,100.00	
Road Closure Order	3,240.00	3,240.00	
Footpath Diversion Orders/Closure Order	3,025.00	3,025.00	

CPO on behalf of developers	3,340.00	3,340.00	
Purchase of properties in advance of CPO (Camp Hill)	540.00	540.00	
Other Purchases - to be agreed (where appropriate)	540.00	540.00	
Assignments & Transfer – for sold Properties at Middlemarch (Camphill)	112.00	112.00	
Enfranchisement to freehold development	648.00	648.00	
Camp Hill Certificate of Compliance	150.00	150.00	
Room Booking and Hire Charges – Town Hall			
<i>Local/Commercial</i>			
Monday to Friday (Inclusive)	16.00/31.00	16.00/31.00	
Council Chamber/Committee. Rooms A & B	22.00/45.00	22.00/45.00	
Committee Room C	22.00/45.00	22.00/45.00	
Plus additional staffing charge on room bookings	20.00	20.00	
Evac chair & Health & Safety training required by external organisations as per terms of use	65.00	65.00	
Flask (per ten cups)	12.00	12.00	
Plate of biscuits	2.00	2.00	
Saturday & Sunday (Inclusive)			
All rooms 4 Hour Hire	330.00	330.00	
All rooms 8 Hour Hire	630.00	630.00	
Dog Warden			
Dog Fines – PSPO (reduced to £80 if paid within 10 days)	110.00	110.00	
Dog Fines – CPN	110.00	110.00	
Stray Dogs - first day	87.00	87.00	
Stray Dogs - per additional day	8.00	8.00	
Business Regulation Licences			

Acupuncture	125.00	125.00	
Ear Piercing	125.00	125.00	
Electrolysis	125.00	125.00	
Tattooing	250.00	250.00	
Skin Piercing	125.00	125.00	
Dangerous Wild Animals (plus vet fees)	360.00	360.00	
Dog Breeding Establishments (plus vet fees)	380.00	380.00	
Pet Shops	500.00	500.00	
Pet Shop Licensing (at home)	465.00	465.00	
Riding Establishments (plus vet fees)	275.00	275.00	
Animal Boarding – Dog & Day Care	465.00	465.00	
Animal Boarding Larger (over 25 animals)	500.00	500.00	
Training of animals for exhibition	230.00	230.00	
Zoo Licence (plus inspection fees)	778.00	778.00	
Game Dealers	7.00	7.00	
Assisted Burial	Varies	Varies	
Environmental Information Request - Basic	82.00	82.00	
Environmental Info Request - per 1/2hr above basic	42.00	42.00	
Food Health certificate	48.00	48.00	
Local Authority Pollution Control (LAPC) and			
Local Authority Pollution Prevention and Control (LAPPC) Charges			
Application Fees			
Standard process	1,650.00	1,650.00	
Additional fee for operating without a permit	1,188.00	1,188.00	
Reduced fee activities (except VRs)	155.00	155.00	
PVR I and II combined	257.00	257.00	
Vehicle refinishers (VRs)	362.00	362.00	

Reduced fee activities: Additional fee for operating without a permit	71.00	71.00	
Mobile screening and crushing plant	1,650.00	1,650.00	
- for the third to seventh applications	985.00	985.00	
- for the eighth and subsequent applications	498.00	498.00	
<i>All Fees are set by LAPPC</i>			
Annual Subsistence Charge			
Standard process LOW	500.00	500.00	
Standard process MEDIUM	465.00	465.00	
Standard process HIGH	275.00	275.00	
<i>LOW/MEDIUM/HIGH</i>			
Reduced fee activities	79.00/158.00/237.00	79.00/158.00/237.00	
PVR I and II combined Medium component	113.00/226.00/341.00	113.00/226.00/341.00	
Vehicle refinishers	228.00/365.00/548.00	228.00/365.00/548.00	
Mobile screening and crushing plant , for first and second permits	626.00/1034.00/1551.00	626.00/1034.00/1551.00	
- for the third to seventh permits	385.00/617.00/924.00	385.00/617.00/924.00	
- for the eighth and subsequent permits	198.00/316.00/473.00	198.00/316.00/473.00	
Late Payment fee (New)	52.00	52.00	
<i>All Fees are set by LAPPC</i>			
Transfer & Surrender			
Standard process transfer	169.00	169.00	
Standard process partial transfer	497.00	497.00	
New operator at low risk reduced fee activity	78.00	78.00	
Reduced fee activities: partial transfer	47.00	47.00	
Temporary Transfer for mobiles			

First transfer	53.00	53.00	
Repeat following enforcement or warning	53.00	53.00	
Substantial Change			
Standard process	1,050.00	1,050.00	
Standard process where the substantial change results in a new PPC activity	1,650.00	1,650.00	
Reduced fee activities	102.00	102.00	
Mobile Plant Charges			
Application Fees			
1 permit	1,650.00	1,650.00	
2 permits	1,650.00	1,650.00	
3 permits	985.00	985.00	
4 permits	985.00	985.00	
5 permits	985.00	985.00	
6 permits	985.00	985.00	
7 permits	985.00	985.00	
8 or more permits	498.00	498.00	
Subsistence Fees			
<i>LOW/MEDIUM/HIGH</i>			
1 permit	646.00/1034.00/1506.00	646.00/1034.00/1506.00	
2 permits	646.00/1034.00/1506.00	646.00/1034.00/1506.00	
3 permits	385.00/617.00/924.00	385.00/617.00/924.00	
4 permits	385.00/617.00/924.00	385.00/617.00/924.00	
5 permits	385.00/617.00/924.00	385.00/617.00/924.00	
6 permits	385.00/617.00/924.00	385.00/617.00/924.00	

7 permits	385.00/617.00/924.00	385.00/617.00/924.00	
8 or more permits	198.00/316.00/473.00	198.00/316.00/473.00	
<i>All Fees are set by LAPPC</i>			
LA-IPPC Charges			
Application	3,363.00	3,363.00	
Additional fee for operating without a permit	1,188.00	1,188.00	
Annual Subsistence LOW	1,447.00	1,447.00	
Annual Subsistence MEDIUM	1,611.00	1,611.00	
Annual Subsistence HIGH	2,334.00	2,334.00	
Late Payment Fee (New)	52.00	52.00	
Variation	1,368.00	1,368.00	
Substantial Variation	3,363.00	3,363.00	
Transfer	235.00	235.00	
Partial transfer	698.00	698.00	
Surrender	698.00	698.00	
<i>All Fees are set by LAPPC</i>			
Planning Documents			
Borough Local Plan - Residents	22.28 + £2.75 postage	22.28 + £2.75 postage	
Borough Local Plan - Non-Residents	36.42 + £2.75 postage	36.42 + £2.75 postage	
Residential Design Guide	4.61	4.61	
Postal Numbering Plans	94.37	94.37	
Ann.Sub.- Weekly List of Planning Applications (post)	125.01	125.01	
Ann.Sub.- Weekly List of Planning Applications (email)	81.30	81.30	
Copies of Decision Notices (Electronic)	12.00	12.00	
Copies of Decision Notices (Postal)	15.96	15.96	
Breach of Conditions Notice	18.85	18.85	



Copy of Tree Preservation order	33.64	33.64	
A3 Copies of Other Planning Application Documents	1.39	1.39	
A4 Copies of Other Planning Application Documents	0.86	0.86	
Plans - Up to A1	2.89	2.89	
Sewer Map Extracts	28.39	28.39	
Copies of Ordnance Survey Maps for:-			
Planning & Building Reg's (7 copies)	39.31	39.31	
Planning Application (5 copies)	35.33	35.33	
Building Regulations (3 copies)	33.64	33.64	
Section 38 Booklet	29.03	29.03	
Section 106 Agreements (1 copy)	36.42	36.42	
Plan Printing on paper:- A0	3.11	3.11	
Plan Printing on paper:- A1	2.89	2.89	
Plan Printing on paper:- A2	2.36	2.36	
Photocopying A4	0.86	0.86	
Photocopying A3	1.39	1.39	
Street Naming & Numbering			
Numbering up to 10 addresses	148.00	148.00	
Numbering over 10 addresses, per address	15.00	15.00	
Street Naming, per street	148.00	148.00	
House naming or renaming, per house	72.00	72.00	
Street renaming, per street	435.00	435.00	
S106 Monitoring Fees	1,475.00	1,475.00	

## Car Parks

<u>Long Stay (except Harefield Road MSCP but including Bedworth Railway Station Car Park)</u>			
Sunday – All Day		1.00	
Up to 1 Hour		1.00	
Up to 2 Hours		2.00	
Up to 3 Hours		3.00	
Up to 4 Hours		4.00	
Over 4 Hours (but less than 24 hours)		6.00	
Evening/Overnight		Free	
Monthly Season Tickets (excluding Town Hall/Riverside)		75.50	
6 Monthly Season Tickets (excluding Town Hall/Riverside)		305.50	
Yearly Season Tickets (excluding Town Hall/Riverside)		532.00	
Yearly Season Tickets (50+ further 10% discount) (excluding Town Hall/Riverside)		443.30	
<u>Short Stay (except Town Hall and Riverside)</u>			
Sunday – All Day		1.00	
Up to 1 Hours		1.00	
Up to 2 Hours		2.00	
Up to 3 Hours		3.00	
Up to 4 Hours		4.00	
Over 4 Hours (but less than 24 hours)		7.00	
Evening/Overnight		Free	
Monthly Season Tickets (excluding Town Hall/Riverside)		95.50	
6 Monthly Season Tickets (excluding Town Hall/Riverside)		422.50	
Yearly Season Tickets (excluding Town Hall/Riverside)		789.00	

<u>Town Hall</u>			
Sunday – All Day		1.00	
Up to 1 Hours		1.50	
Up to 2 Hours		2.50	
Up to 3 Hours		3.50	
Up to 4 Hours		4.50	
Over 4 Hours (but less than 24 hours)		8.00	
<u>Riverside Car Park</u>			
Sunday – Maximum 2 Hours Stay		1.00	
Up to 1 Hours		1.50	
Up to 2 Hours		2.50	
<u>Harefield Road MSCP Only</u>			
Sunday – Closed (unless for operational requirements then tariff applies)		1.00	
Up to 4 Hours		1.00	
Over 4 Hours (but less than 24 hours)		2.00	
Monthly Season Tickets		39.00	
6 Monthly Season Tickets		197.00	
Yearly Season Tickets		338.00	
<u>Leisure Centre Parking</u>			
Sundays – All Day		Free	
Up to 3 Hours		Free	
3 - 4 Hours		2.00	
Over 4 Hours (but less than 24 hours)		3.00	

<u>Miners Welfare Park</u>			
Saturday, Sunday, Bank Holidays – All Day			Free
Up to 3 hours			Free
3 - 4 hours			4.00
Over 4 Hours (but less than 24 hours)			6.50
<u>Meadow Street Car Park</u>			
Monday to Sunday – All Day			Free
<u>Blue Badge Season Ticket</u>			
6 Months			110.00
12 Months			200.00

### Housing

Mobile Home (Caravan) Sites			
Caldwell Site - rent of site only - per pitch per week	31.26	TBC	Subject to February 2025 CPI Rate
Exhall Site - Rent of site only - per pitch per week	32.78	TBC	Subject to February 2025 CPI Rate
Laundry Facilities (per wash and per dry)	3.50	3.50	0.00%
Commission on Sale of Caravans	10% of sale value	10% of sale value	0.00%
Rent of garages for Tenants	11.00	11.00	0.00%
Rent of garages for Non-Tenants including VAT	22.00	22.00	0.00%
Private Sector Housing			
HMO Licence – Up to 5 lets	820.00	841.00	2.50%
HMO Licence – Up to 6 – 10 lets	860.00	882.00	2.50%
HMO Licence – Up to 11+ lets	900.00	923.00	2.50%

Strategic Housing			
Homeless Hostel Rent per night	53.85	65.00	20.71%
Homeless Hostel Service Charge	2.65	3.65	20.71%
Private Mobile Homes and Caravan Parks			
Initial Licence Fee	8.50	8.50	2.50%
Annual Fee	33.00	34.00	2.50%
Transfer or Standard Amendment Fee	256.00	262.00	2.50%
Site Expansion Amendment Fee	256.00	262.00	2.50%
Immigration Letter	80.00	82.00	2.50%
Immigration Notice	116.00	119.00	2.50%
Enforcement Notice	270.00	277.00	2.50%
Private Landlords – Civil Penalty Charges	5,040.00	5,535.00	2.50%
Smoke Alarm Fee	1,080.00	1,107.00	2.50%

<b>Residential Development</b>	<b>Development Site Area</b>	<b>Proposed Gross Floor Area</b>	<b>Cost</b>	<b>Cost of Additional Meetings (each)</b>
1 Dwelling*	Less than 0.2-0.99 ha	300 m2 or less		52

			208.00	
2 – 9 Dwellings	0.22-0.99 ha	300-999 m2	416.00	52
10 – 49 Dwellings	1.0-1.25 ha	1,000-2,499 m2	1,040.00	130
50 – 199 Dwellings	1.26-2.0 ha	2,500-9,999 m2	2,080.00	260
200+ Dwellings	More than 2 ha	10,000 m2	3,120.00	390

<b>Proposed Development Type</b>	<b>Cost</b>	<b>Cost of Additional Meetings (each)</b>
Advertisements	42.00	21
Change of Use	84.00	42
Telecommunications	84.00	42
Other***	84.00	42

<b>Building Control Certificate Charges (Existing and historical)</b>	<b>Charge Inc. VAT</b>
Certificate requested during the application or construction (stage approval before full completion)	12.75
Certificate requested after completion of the works but when a response is required within 10 working days (additional copies)	25.51
Certificate requested after completion of the works but when a response is required within 5 working days	38.26
Certificate requested after completion of the works but when a response is required within 24 hours	70.15

**Cabinet/Individual Cabinet Member Decision**

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**Report Summary Sheet**

**Date: 19<sup>th</sup> February 2025**

**Subject: Housing Revenue Account Budget 2025/26**

**Portfolio: Resources & Customer Services  
Housing**

**From: Strategic Director for Housing & Community Safety  
Assistant Director for Finance**

**Summary:** The report presents the proposed Housing Revenue Account budget for 2025/26 for consideration and submission to Council for approval. A forecast outturn for 2023/24 is also included in the report and the HRA Business Plan 2025-2055.

**Recommendations:**

- That the forecast outturn position for the HRA for 2024/25 be noted.
- That the net budget position of £0 for 2025/26 is agreed and recommended to Council for approval.
- That a rent increase on dwellings of 2.7%.is agreed and recommended to Council for approval.
- That Fees and Charges for the HRA (Appendix 2) are recommended to Council for approval.
- That the HRA Business Plan 2025/55, attached as Appendix 3 be approved.

- That the report is not subject to call-in due to the timescales for setting the budget and Council Tax for 2025/26 as provided for in paragraph 15(f) of the Overview and Scrutiny Procedure Rules in Part 4 of the Constitution.

**Options:**

To accept the report or request further information, having regard to the legal deadlines for setting of budgets.

**Reasons:**

To comply with regulations.

**Consultation undertaken with Members/Officers/Stakeholders**

Finance officers, budget holders and portfolio holders have been consulted on draft budgets.

**Subject to call-in: No**

Due to the timescales for setting a budget as provided for in paragraph 15(f) of the Overview and Scrutiny Procedure Rules in Part 4 of the Constitution.

**Ward relevance: All**

**Forward plan: Yes**

**Building a Better Borough Aim: Work**

**Building a Better Borough Priority: To grow a strong and inclusive economy**

**Relevant statutes or policy:**

Local Government Act 2003  
Local Government Finance Act 1992



**Equalities Implications:**

**(Does this require an Equalities Impact Assessment? If so please append.)**

None

**Human resources implications:**

None

**Financial implications:**

Detailed in the report

**Health Inequalities Implications:**

None

**Section 17 Crime & Disorder Implications:**

None

**Risk management implications:**

All budgetary decisions will need to be risk assessed to ensure they are achievable and to be fully aware of any implications.

**Environmental implications:**

None

**Legal implications:**

The Council must set a risk assessed balanced budget each year. In addition, the Cabinet must comply with the Budget & Policy Framework Procedure Rules set out in section 4C of the Council's Constitution.

**Contact details:**

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## AGENDA ITEM NO. 9

### NUNEATON AND BEDWORTH BOROUGH COUNCIL

**Report to:** Cabinet - 19<sup>th</sup> February 2025

**From:** Strategic Director for Housing & Community Safety  
Assistant Director for Finance

**Subject:** Housing Revenue Account Revenue Budget 2025/26

**Portfolio:** Resources & Customer Services (Councillor S Hey)  
Housing (Councillor C Watkins)

**Building a Better Borough Aim: Work**

**Building a Better Borough Priority: Grow a strong and inclusive economy**

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#### **1.0 Purpose of Report**

1.1 To present the Housing Revenue Account (HRA) revenue budget for 2025/26 for approval.

#### **2.0 Recommendations**

- 2.1 That the forecast outturn position for the HRA for 2024/25 be noted.
- 2.2 That the net budget position of £0 for 2025/26 is agreed and recommended to Council for approval.
- 2.3 That a rent increase on dwellings of 2.7%.is agreed and recommended to Council for approval.
- 2.4 That Fees and Charges for the HRA (Appendix 2) are recommended to Council for approval.
- 2.5 That the HRA Business Plan 2025/55, attached as Appendix 3 be approved.
- 2.6 That the report is not subject to call-in due to the timescales for setting the budget and Council Tax for 2025/26 as provided for in paragraph 15(f) of the Overview and Scrutiny Procedure Rules in Part 4 of the Constitution.

### **3.0 Forecasted Outturn 2024/25 as at December 2024**

- 3.1 The HRA revenue budget for 2024/25 was approved by Cabinet and Council in February 2024. A net position of £0 was budgeted for.
- 3.2 During the year, cost pressures have been seen due to inflation impacting on materials and contractor costs. The initial position six months into the year was assuming that the HRA may underspend by approximately £188k. This has now been revisited after a review of rental income levels and expenditure.
- 3.3 It is now assumed that an underspend of approximately £320k may be seen on the HRA. Expenditure is still higher than planned on materials and contractor costs due to inflation but underspends on consultancy, staffing and increased income from investments and non-dwelling rents put the HRA in an expected surplus position.
- 3.4 The full outturn position for Q3 has not been finalised and may alter from this assumption however, a surplus position is expected, and full detail will be reported to Cabinet in March.

### **4.0 Budget Position 2025/26**

- 4.1 The net budget position is balanced at £0. Detail is within Appendix 1.

#### **Budget Assumptions**

- 4.2 There have been a number of assumptions included within the budget as summarised below with further detail included within the proceeding commentary.
- A pay award provision of 4% for 2025/26
  - An increase to contracted costs due to inflation
  - Rental income has been increased at 2.7%
  - Treasury budgets are in line with interest rate forecasts and borrowing expectations
- 4.3 Due to inflationary pressures, it is prudent to increase the budget for repairs and maintenance. This has been discussed with the relevant service managers and agreed as a sensible increase.
- 4.4 In line with the General Fund, the pay award provision has been included at 4%
- 4.5 Material spend has been increased due to price rises in line with inflation and to complete a current backlog of works. This has been

discussed with the relevant service managers and agreed as a sensible increase.

- 4.6 A contribution from earmarked reserves of £200k has been included to fund the implementation of the new housing system following a tendering exercise.
- 4.7 After a review of the internal recharges the changes have been factored in for the HRA.

### **Rental Income**

- 4.8 Average rental income charges per week currently sit at £95.87 with an increase of 2.7% the average weekly charge will be £98.46, an increase of £2.59 per week.
- 4.9 There are varying charges administered for housing rents due to the location of the dwelling, the size and type and whether the dwelling is classified as an affordable housing unit (generally new build properties).
- 4.10 The Council has been able to increase rents by CPI + 1% for 2025/26 a maximum increase of 2.7% has been proposed to ensure the risk posed to the HRA of rising costs due to inflation is reduced and longer-term financial sustainability is achieved.
- 4.11 All service charges fees have also been increased in-line with the rent increases at 2.7%.
- 4.12 Income from homeless hostels for 2025/26 has increased due to the proposed increase in the nightly charge of 20.7%.

### **5.0 Reserves**

- 5.1 The HRA has many risks around inflation but also legislative changes for decent homes standards, welfare reform and the direction on rent increases plus the level of Right to Buy.
- 5.2 Significant underspends have been seen in recent years which has helped contribute to reserve balances but where planned works haven't been completed, this poses further risk to the cost base into the future.
- 5.3 The reserve position on the HRA is healthy but there are significant risks and so close management of the expenditure base is essential. As at March 2024 the HRA had a general reserve balance of £2,522k which is likely to be topped up due to underspends in year. Earmarked reserve balance of £5,310k which includes risks for the Housing and Planning Act.

## **6.0 Business Plan Update**

- 6.1 Following the introduction of the Self-Financing system for the HRA in 2012, the Council is required to produce a 30-year business plan. The Plan must set out the approach to priorities and the maintenance of financial viability over the life of the plan. During 2024/25 the target was to formulate a base for the business plan to be developed and enhanced in future years as more evidenced based decision making can take place. The revised HRA Business Plan and associated narrative is attached at Appendix 3.
- 6.2 Since self-financing, the level of investment in the Council's housing stock increased dramatically. There has been a focus on significantly improving the condition of the housing stock. As a result, the recently completed Stock Condition Survey confirmed that 98.29% of our homes are fully compliant with the Decent Homes Standard.
- 6.3 A decision to not borrow money to complete general capital works will get the Housing Revenue Account to a more sustainable position. With stock condition surveys having been completed, officers will better understand the investment needs of the HRA asset portfolio. An asset management strategy is aimed to be completed during 2025/26 and be adopted once it has gone through the correct approval process.
- 6.4 The current assumption within the business plan is to not borrow to deliver general purpose capital works and re-borrow to re-pay loans when they mature. This will be reviewed heavily in 2025/26 to come up with a more robust treasury strategy to build into the future business plan.
- 6.5 The Landlord Service must continue to evolve, becoming more efficient and cost effective, whilst meeting legislative and regulatory requirements alongside tenant and leaseholder needs. The HRA Business Plan identifies the financial challenges expected over the 30-year period and the narrative sets out ways in efficiency and cost effectiveness this will be achieved.
- 6.6 A full-service review is currently on-going and is expected to deliver savings in-year. This will allow better management of resources and further improve services to assist with the needs of tenants and leaseholders.

## **7.0 Conclusion**

- 7.1 The HRA is currently in a sustainable position with a balanced Business Plan which does not currently reduce the HRA balances. With on-going reviews occurring in 2025/26 this position will only improve

and help towards achieving a robust and sustainable Housing Revenue Account.

**8.0 Appendices**

8.1 Appendix 1 – HRA Budget 2025/26

8.2 Appendix 2 – Fees and Charges 2024/25

8.3 Appendix 3 – HRA Business Plan

## HRA BUDGET 2025/26

Service	2024/25 Budget	2025/26 Final Budget
	£	£
<b>SUPERVISION &amp; MANAGEMENT - GENERAL</b>		
HRA General Expenses	£4,976,319	£4,686,080
HRA Repairs Management	£1,224,980	£2,107,320
Resident Involvement	£44,790	£48,660
Debt Management Costs	£135,940	£220,274
Increase in Bad Debt Provision	£485,360	£485,360
HRA share of Corporate and Democratic Core	£0	£0
HRA share of Non-Distributed Costs	£0	£0
Housing System	£242,000	£242,000
Development Strategy	£240,290	£217,490
	£7,349,679	£8,007,184
<b>SUPERVISION &amp; MANAGEMENT - SPECIAL</b>		
HRA Special Expenses	£86,625	£109,388
Independent Living (Previously Warden Schemes)	£2,517,490	£2,556,047
Homeless Hostels	£65,412	£64,698
Bedworth Hostel	£104,630	£71,165
St Benedicts	£54,280	£58,661
Other Housing Schemes (Flats)	£694,403	£654,544
Grounds Maintenance	£376,484	£398,945
	£3,899,323	£3,913,448
<b>REPAIRS &amp; MAINTENANCE</b>		
Reactive Repairs	£2,472,615	£2,662,430
Call Out	£85,950	£87,120
R. + M. - Dwellings	£272,000	£344,000
R. + M. - Estate Management	£24,000	£24,000
Asbestos	£145,000	£275,000
R. + M. - Homeless Hostels	£7,460	£7,460
R. + M. - Shops & Other Co.	£5,000	£30,000
Planned Works - Outside Contractors	£2,059,940	£2,356,440
Outside Contractors - Not Depot Monitored	£308,710	£464,500
R + M - Voids	£738,050	£754,960
	£6,118,725	£7,005,910
<b>CAPITAL FINANCING COSTS</b>		



Cost of Capital Charge	£0	£0
Depreciation	£8,724,000	£9,836,379
Interest Payable	£2,004,396	£1,962,117
	£10,728,396	£11,798,496
INCOME		
Council House & Hostels-Income HRA	(£28,531,771)	(£29,146,000)
Interest Receivable	(£36,800)	(£118,680)
Non-Dwelling Rents	(£590,037)	(£590,038)
Other Income - Independent Living Schemes	(£1,502,974)	(£1,502,973)
Other Income - Services And Facilities	(£688,253)	(£690,014)
Other Income - Rechargeable Repairs	(£22,000)	(£22,000)
	(£31,371,835)	(£32,069,705)
APPROPRIATIONS		
Appropriations to / (from) MRR	£368,871	£368,870
Capital Expenditure funded by HRA (CERA)	£2,492,620	£821,081
Appropriations to/ (from) Revenue Reserves	(£5,444)	(£200,000)
	£2,856,047	£989,951
Support Services (Pay Award Provision)	£419,664	£354,716
Total HRA	(£0)	(£0)

<b>HOUSING REVENUE ACCOUNT</b>	<b>2024/25 Fee</b>	<b>2025/26 Proposed Fee</b>	<b>% Change</b>
<b>Independent Living charges -based on a 52 week recharge</b>			
Independent Living Service charge	14.70	15.11	2.7%
Independent Living Support Service charge	5.59	5.74	2.7%
Well Being Service Charge (new tenants only)	3.52	3.62	2.7%
Lifeline Service charge	2.90	2.98	2.7%
<b>General Purpose</b>			
General Weekly Service Charges (all)	Varies	Varies	2.7%
Supported Housing Service Charges (all)	Varies	Varies	2.7%
<b>Homeless Hostel Rent (General Fund &amp; HRA) (per room per night)</b>			
Rent	53.85	65.00	20.7%
Service Charge	2.65	3.65	20.7%
<b>Garage Rents (per week on a 52 week basis)</b>			
Tenants	10.00	10.00	
Non – Tenants includes VAT	20.00	20.00	
<b>Visitor Accommodation in Sheltered Schemes</b>			
(per room per night)	15.00	15.41	2.7%
<b>Additional Charges</b>			
Retrospective Permission for Ex-council Tenants Alterations	115.30	118.41	2.7%
Information Regarding Ex-council Properties i.e. construction types, improvements	115.30	118.41	2.7%
Removal of Covenants to Ex-council Properties/Land (carried out by legal)	427.50	439.04	2.7%
Key Cutting/Replacement Service Including Key Fobs	19.00	19.51	2.7%
Key Cutting/Replacement Service Including Key Fobs for Scooter Housing Buildings	55.50	57.00	2.7%
Court Action to Obtain Access into Council Properties	403.90	414.81	2.7%
<b>Rechargeable Works</b>			
Various amounts depending on what work has been carried out			

Works charged to lease hold properties	87.40	89.76	2.7%
Copy of lease for lease holders	41.55	42.67	2.7%

## Housing Revenue Account Business Plan

2025 – 2055

### Introduction

This document sets out the framework that is the HRA business plan. It is a financial plan that sets a broad context for financial planning and investment and service decisions. The plan must ensure that the Council's housing stock related priorities and programmes, along with other service provision are supported and delivered whilst demonstrating sound financial management within existing budgets and through the prudent use of additional debt headroom. The main priorities and programmes aim to;

- Increase the stock of social housing owned by the HRA through an ambitious development, acquisition and conversion programme:
- Develop new homes that utilise green technology to contribute to the aims within the Council's emerging Climate Change Strategy:
- Improve the quality of homes and communal areas and reduce the carbon footprint of existing council homes through investment in assets, working with our tenants and leaseholders to make sure their needs are reflected within the improvements that are undertaken:
- Ensure that our homes, and the management of them, maintain and improve health and wellbeing outcomes for individuals, families and communities alongside other Council services and partners:
- Ensure our services reflect the needs of our tenants and leaseholders, and are delivered in a way that is responsive to those needs, supporting greater empowerment and independence for individuals and communities, and tackling negative impacts on community life, such as anti-social behaviour.

The Landlord Housing Service is provided by the Housing and Communities Directorate, headed by the Assistant Director for Social Housing and Community Safety, reporting to the Strategic Director for Housing and Communities. The service has a pivotal role in the provision of safe, warm and affordable, along with appropriate and responsive services

The issues laid out in the following Local Context and National Policy sections influence this plan. Nationally, Social Landlords have experienced significant cost increases as a result of the global economic issues experienced following the Covid-19 pandemic. Costs for materials and labour and subsequently, contractor costs have increased. The new regulation regimes from both the Regulator of Social Housing and the Housing Ombudsman have increased costs substantially, both from subscription costs, and additional works and services required to meet regulatory requirements. These pressures compound the 4 year 1% rent reduction initiative that removed £300m over the lifetime of the business plan.

The Housing Revenue Account Business Plan identifies ongoing financial challenges. With those challenges comes the requirement to transform services and create efficiencies, whilst ensuring that homes are self, well-maintained and affordable, and that the services provided are tailored to our tenants and leaseholders.

## Local Context

Nuneaton and Bedworth is a largely urban authority, covering 7,895 hectares. The Borough is the 10<sup>th</sup> most densely populated of the West Midlands' 30 local authority areas and is amongst 33% of the most densely populated English local authority areas. The population rose by over 8,000 between the last two censuses to 134,200 and is estimated to continue to rise steadily by around 15% by 2046. 19.1% of the population are under 16 years old, and 19% are of pensionable age.

The ethnic make-up of the Borough continues to change and diversify. The 2021 Census identified that 11.5% of people living in Nuneaton and Bedworth recorded as being born in countries outside of the UK, this is an increase from the 2011 Census that recorded 6.8% of the population.

Skills and qualifications levels are below average, with the proportion of residents with level 4+ skills (equivalent to degree) at 30% compared to 41% nationally and regionally, however there are above average numbers of residents with levels 1 and 2 skills, which is a reflection of the level of residents employed in lower paid/skilled jobs.

Unemployment at 3.5 % is below the regional average of 4.4% but the median gross weekly pay is £536.60 compared to £650.70 regionally and £ 681.70 nationally.

The national indices of multiple deprivation (IoMD) ranks the authority as 107 of 317 where one signifies the most deprived Council. 6% of the Lower Super Output Areas (LSOAs) are in the 10% most deprived nationally, and 59% are in the 50% most deprived. There are 17 Super Output Areas (SOAs) in Nuneaton & Bedworth that are ranked within the 20% most deprived SOAs nationally, with five of these being in the 10% most deprived.

The deprivation Crime domain measures the risk of personal and material victimisation of crime in each LSOA; 10% of the LSOAs in the Borough are ranked within the 10% most deprived areas for crime nationally, and 68% are within the lowest 50%.

The median house prices in the Borough have remained lower than the neighbouring districts and boroughs however, according to the latest median house price figures published by ONS, Nuneaton and Bedworth have seen a higher percentage increase (48%) increase in house prices over the last 7 years.

In 2023 there were 60,000 dwellings in the Borough, and the tenure split according to the census in 2021 is:

- Homeownership (68%) down 3% from the census 2011.
- Private sector rented (17%) 5% rise since 2011.
- Social rented (14%)
- Shared ownership (below 1%)

The high level of disadvantage in some areas of the borough is reflected in the increasing demand for social housing. The shortage of affordable housing is the most pressing aspect of housing need and is high priority within the borough's

emerging Borough Plan and Housing Strategy. The level of demand for affordable rented accommodation is high and continues to grow as people struggle to be able to afford homeownership.

Ensuring the provision of new units of social housing accommodation is therefore the greatest challenge facing the authority in meeting housing need.

According to the 2021 Census 8.5% of people living in Nuneaton and Bedworth identify as being disabled under the definitions of the Equality Act 2010 and having conditions that limited their day-to-day activities a lot. Over 27% of households reported one person in their home was disabled.

The borough has the highest percentage of population living with a disability classified under the Equality Act, of the 5 local authorities in Warwickshire; this equates to over 19,000 people in Nuneaton and Bedworth classed as having a disability under the Act.

80% of the households on the housing register have identified as having either a high, medium, or low level medical need.

The support needs of households owed a homelessness duty is a demonstration of the level of support needs of those needing housing in the borough. During the period 2019 to 2023 72% of those owed a homelessness duty identified as having one or more support need, including physical and mental health illnesses and those needing support due to experiencing or who were at risk of experiencing domestic abuse.

**Appendix A** details the expenditure and income plans under the 30-year Business Plan and the effect on HRA balances over that time.

## Vision & Mission

The Council's mission statement is contained within the emerging [Corporate Plan](#). The proposed plan is being consulted upon at the time of writing. It contains four key themes, these being;

- Place and Prosperity
- Housing, Health and Communities
- Green Spaces and Environment
- Your Council

The provision of housing and housing related services are contained within the Housing, Health and Communities Theme;

- Facilitate warm, safe, sustainable and affordable housing
- Work with public health colleagues and Partners to address community inequalities
- Extend the housing home building programme to provide more council homes
- Work with partners to prioritise community safety and empowerment.

The Council's **Medium Term Financial Strategy** (2022 to 2027) (MTFS) is a rolling five-year plan that sets out the Council's commitment to provide services that meet the needs of local people with focus on value for money, working within the resources available. Whilst the MTFS relates to the General Fund only, it nevertheless contains principles that the Council will adhere to, and which should be mirrored within the Housing Revenue Account Business Plan. In particular, the MTFS states:

*“Maintaining a secure financial position is critical to enable the Council to develop and implement budget plans and the need for robust financial management has never been more essential. To be truly effective however, planning needs to balance the service needs and pressures against longer-term financial resilience and sustainability of the Council.”*

The Council's **Housing Strategy** (2024 to 2034) draws directly from the Corporate Plan and provides the overall framework for housing activity and investment by the Council and its partners. It is concerned with all housing tenures and has the following priorities:

#### Priority 1

To maximise the delivery and availability of affordable homes to meet the needs of the Boroughs growing population, and to reduce homelessness and end rough sleeping for good.

#### Priority 2

To make best use of the borough's existing and future housing stock, to ensure the residents have access to the right size and type of housing, including adaptations and adapted properties.

#### Priority 3

To improve the quality of housing including improving energy efficiency and tackling damp and mould.

#### Priority 4

Reduce the health inequalities faced by those requiring housing.

#### Priority 5

To promote community safety in existing and future housing communities.

Whilst recent global economic issues have shifted some of the reasons associated with affordability, the Social Housing Sector continues to play a critical role in stability, security and good quality affordable housing and environments.

The HRA currently has around 5,600 homes, 430 leaseholders, 43 units of temporary accommodation for homeless households, alongside various other assets including garages and shops. Our homes are let using a choice based lettings approach, offering more choice to existing and prospective tenants.

The aim on the Landlord service is to:

*'Provide warm, safe and affordable homes, supported by responsive and tailored services to our tenants and leaseholders'.*

## **National Policy Context**

Housing has received higher national priority in recent years. The lack of genuinely affordable housing of all tenures, and the condition and safety of both social and privately rented homes has seen the focus become more highly concentrated upon housing provision and services.

Following the Grenfell tragedy, greater focus was placed upon fire safety with social landlords increasing their investment to ensure safety of tenants and leaseholders.

From 2024, the Regulator of Social Housing has introduced a new approach to the regulation of the social housing sector, via the Social Housing (Regulation) Act 2023. The Regulator has established a new set of Consumer Standards to ensure quality, viability and accountability across the sector.

Introduced from 1<sup>st</sup> April 2024, the Housing Ombudsman Complaint Handling Code sets out best practice for landlord's complaint handling procedures, to enable a positive complaints culture across the social housing sector. There is a requirement for all social landlords to produce and submit an Annual Performance Report to the Ombudsman.

2025 will see the introduction of Awaab's Law, a legal requirement that mandates landlords to address health hazards in social housing within specified timeframes. It aims to ensure safer living conditions for tenants.

## **Value for Money and Efficiency**

There are three main recognised ways of achieving efficiency savings and therefore Value for Money;

- Reducing resources whilst maintaining the same level of service delivery.
- Improving the level of service delivery whilst maintaining the same level of resources.
- Improving the level of service delivery by a higher proportion than the increase in the level of resources input i.e. investing for results.

Value for Money is therefore not necessarily about reducing the level of service delivery or reducing the quality of service.

The need to address the efficiency agenda is noted as a way of providing resources to appropriately address the main priorities of the Council, and of the Landlord Service. As mentioned, the Business Plan identifies financial challenges that require efficiency savings to mitigate.



The Council has invested in a Transformation Team, charged with improving services, reducing waste and improving efficiencies. The Housing Revenue Account contributes to this resource and will actively engage with the aim of reducing expenditure, allowing more funding to be invested against the priorities laid out in legislation, from the Council, and from our tenants and leaseholders.

The Council is a member of the Housemark Benchmarking service for social landlords. This allows us to understand our performance against a broader context, and offers opportunities to identify new appropriate, improved ways of service delivery, assisting us to improve efficiency whilst maintaining customer satisfaction.

Utilising co-design with our tenants, we will look to the following areas to improve our efficiency and service, whilst reducing costs;

- The Service will utilise the Transformation Team across all Landlord services to continuously improve services and reduce costs creating higher levels of value for money.
- The staffing structure of the Landlord service will be regularly reviewed in consideration of benchmarking cost information and tenants and leaseholder requirements to ensure it is cost competitive and effective.
- Consideration and evaluation will be given to installing level access showers to Independent Living properties and fitting lifetime bathrooms to general purpose properties via the Capital Programme to reduce costs for Aids and Adaptations.
- The Landlord service will continue to improve its links with partner organisations to maximise the opportunities for tenants to move to prior adapted properties (where appropriate), thereby reducing the overall costs for Aids and Adaptations.
- A review of Service Charges will be undertaken to ensure cost recovery is achieved.
- The development of the Housing Asset Management Strategy will specifically address the issue of 'difficult to let' properties, ensuring that appropriately costed options and implications are formulated for consideration.
- Opportunities to maximise external funding and resources will be regularly reviewed to deliver additional services and other provision for tenants and leaseholders.
- A skills gap analysis of staff will be undertaken to identify areas where training will reduce the reliance on external support, for example, in the procurement process for significant contracts.
- The use of AI will be investigated to improve automation and identification of issues before they reach crisis point.
- A review of the Housing Management IT system will be completed, informing ways in which systems can support efficiency and service improvement.

## **Asset management**

Since the transition to self-financing in 2012, the Landlord Service has maintained a priority of capital investment to improve property conditions, reduce costly responsive repairs and reduce the inconvenience to tenants and leaseholders.

Since 2012:

- given the overwhelming need within the borough for social and affordable rented accommodation, 128 new homes have been built with £3.548m of supporting Homes England funding. One moribund independent living site has been demolished and replaced with 12 family homes:
- 3 underutilised properties have been converted to 28 temporary accommodation units, providing much need high quality accommodation and reducing the level of subsidy loss to the General Fund:
- further feasibility work is ongoing to identify options for other under-utilised and difficult to let independent living schemes, with the aim of providing the right type of accommodation, in the right place, to meet the housing needs of the borough's population:
- significant investment has been made to complete fire safety works, including installing appropriate alarm systems, including to communal buildings, dealing with compartmentation issues and installing improved fire doors:
- works to adhere to the Decent Homes Standard have been maintained with 98.29% of the stock meeting the required standard:
- removed and updated non-compliant structures such as balconies and balustrades to ensure the safety of occupants:
- delivered remedial works for structural issues, including balcony walkways and retaining walls.

Following the recent completion of a full stock condition survey, the Landlord Service is developing a new Asset Management Strategy, which will set a framework for investment in the Council's housing stock and associated estate. The Asset Management Strategy will:

- Set out the approach to determining the ongoing viability of an asset:
- Set out the approach for the continuation of delivery of the Decent Homes Standard:
- Identify the priorities for investment within the available financial envelope:
- Inform the approach to the delivery of new build homes, conversions and acquisitions:
- Confirm the role of tenants and leaseholders in the co-design and decision making process:
- Set out the approach to ensuring ongoing compliance with all legislative requirements, including but not limited to, fire, electrical and gas safety:
- Identify opportunities for increased contribution to the climate change agenda

## **Repairs and Maintenance**

In relation to day to day maintenance, planned maintenance and void property maintenance, the Council currently utilises its own in-house direct labour team and external contractors.

A number of improvements have been realised since the original Housing Revenue Account Business Plan of 2012. These include:

- Efficiency savings:
- The delivery of minor adaptations without the need for an Occupational Therapy assessment, thereby significantly reducing waiting times:
- Delivery of planned maintenance programmes to reduce the demand for reactive repairs and inconvenience to tenants and leaseholders:
- synergised with capital investment programmes to further reduce reactive repair demand and align materials specifications increasing procurement efficiencies and reducing difficulties sourcing appropriate replacement parts:

Feedback from tenants has identified that the Council's in-house direct labour team are greatly valued. However, it is recognised that the cost and performance in this area is below that experienced by other in-house direct labour teams. Our TSM results also identify there is much room for improvement to meet the expectations of our tenants and leaseholders. In view of this, the operation and efficiency of this service will be reviewed early in this plan, to identify mechanisms for improvement.

## Tenancy Services

Services to our tenants continue to evolve to meeting changing needs and requirements. Since 2012, we have continued to evolve and improve our services and approach, helping tenants to maintain independence and empowering them to become involved in the services they receive.

There has been an increase in the support needs to tenants for a variety of reasons. Largely, these reflect the needs identified from homelessness applications and the councils waiting list. Predominantly, the needs arise from:

- Poor mental health:
- Poor physical health:
- Impact of Domestic Abuse:

To address these needs, the service has established a tenancy support function, delivering intensive support to facilitate independence and help people to remain in their own home.

A focused Anti-Social Behaviour team has been established to tackle unwanted and damaging behaviour. Working closely with partners such as the Police, the team has been successful in bringing many perpetrators to justice and restoring balance in communities. The team has recently achieved the Resolve Standard, confirming their excellent approach to this matter.

Given the levels of housing need in the borough, best use of our stock is imperative to support options to meet this demand. A 'Rightsizing' role has been introduced to work one on one with tenants who are under/over occupying their homes, to assist them to move to homes that are more suitable for their needs. This initiative has

proved extremely successful, with the number of difficult to let properties reducing significantly. This has freed up larger family homes to address some of the housing need issues in the borough.

It is clear though that more can be achieved. Working closely with the Tenant Engagement Team, co-design of policies and procedures will be prioritised to ensure that the service continues to meet the needs and requirements of our tenants and leaseholders.

## Tenant and Leaseholder Engagement

The Council places great importance on the involvement of its tenants and leaseholders in determining the future direction and ambitions of the Landlord Service. The new Tenant and Leaseholder Engagement Strategy was adopted by the Council in 2024 following thorough consultation. It has five priorities:

Priority 1	Empowering Engagement
Priority 2	Enhancing Accountability
Priority 3	Shared Design
Priority 4	Amplifying Tenant and Leaseholder Voice
Priority 5	Transparency and Communication

Much work has been undertaken to ensure that our engagement activities are fit for purpose, enabling as many tenants and leaseholder as possible to influence our services. Examples of this include:

- The introduction of focus groups to improve communication:
- Commissioning the bespoke STAN (Serving Tenants and Neighbourhoods) the Van. A customised vehicle that enables our officers to get out into our communities, bringing more opportunities to hear our tenant and leaseholder issues and suggestions, with the ability to offer tailored support, for example financial advice and guidance:
- Community Activity Days aimed at encouraging tenants and leaseholders of all ages to 'get to know' the housing team, and again, providing opportunities for engagement.

Over the lifetime of the Strategy, our aim is to ensure that mechanisms are put in place that enable tenants and leaseholders to meaningfully co-design our services, to provide a landlord services that it is responsive to its' customer's needs.

Tenant Satisfaction Measures (TSM's) are a key tool in our journey to achieve this aim. Reported annually using the national methodology, the results of our TSM's tell us that our customers want to see improvements to:

- repairs and maintenance services:
- listening and acting upon tenants' views:
- keeping tenants informed about things that matter to them

We will continue to work with our tenants and leaseholders to improve our services to them and achieve the aims laid out within the Tenant and Leaseholder Engagement Strategy.

## **Governance & Risk Strategy**

The Council has a well-established approach to Governance and Risk Management, and has adopted the definition of Corporate Governance as stated within the CIPFA/SOLACE Framework as follows:

“Governance is about how local government bodies ensure that they are doing the right things, in the right way, for the right people, in a timely, inclusive, open, honest and accountable manner.”

Nuneaton and Bedworth Borough Council positively recognises and accepts the following underlying principles of good governance:

- Openness and inclusivity – to ensure both internal and external stakeholder’s confidence is built in the decision-making and management processes of the Authority.
- Integrity – to be based on honesty, selflessness and objectivity, and high standards of propriety and probity in the management of public funds and the management of the Authority’s affairs.
- Accountability - of the Authority, members and staff for being responsible for their decisions and actions, including their management of public funds and the management of the Authority’s affairs.

Performance is regularly reviewed and reported to the Council’s Senior Leadership Team. In tandem with this, performance is regularly reported to the appropriate Overview and Scrutiny Panel and the Cabinet Executive. In addition, performance against the Housing Ombudsman Complaint Handling Code is regularly reported to the Member Responsible for Complaints and to the appropriate Overview and Scrutiny Panel. Performance is also regularly published for our tenants and leaseholders via the Council’s website and the Landlord Service’s Annual Report.

The Corporate Governance Group meets on a regular basis. Its focus is to ensure governance arrangements are being complied with and that risk management is being effectively undertaken.

The comprehensive corporate approach is contained within the adopted Code of Corporate Governance.

## **Treasury Management**

As part of the Self Financing Settlement, Nuneaton and Bedworth Borough Council were required to make a payment of £71.455m to Government. This was financed by borrowing from the Public Works Loan Board. The opening Housing Revenue Account debt for 2012/2013 was £80.063m which included pre self-financing debt of £8.6m.

Government have removed the debt cap that was imposed by the self-financing regime. This has supported the Landlord Service to build and acquire new homes to meet housing need, whilst releasing capital and revenue funding for asset management requirements. For 2024/25, the Housing Revenue Account debt balance is £63.955m.

The Council aspires to the reduction of debt levels during the life of the 30 year Business Plan. The HRA Debt Policy is to ensure that the maturity profile of external debt taken is matched to the available resources predicted from the 30 year Business Plan and that the repayment of debt is managed in an affordable manner.

To achieve this, the Treasury Management Team will regularly review the effectiveness of the debt portfolio, considering the benefits of any early repayment options should sufficient balances be available, whilst being mindful of future spend predictions to reduce any interest rate risk of refinancing requirements. This policy will allow the Council to repay debt at the earliest opportunity without incurring early settlement penalty charges.

As part of the Debt Policy and the Governance and Risk Strategy process, the Treasury Management team along with the Assistant Director - Housing and Communities and other key finance officers will update the 30 year business plan on at least an annual basis to ensure that debt is forecast to remain below the capped limit and that debt repayment is affordable.

The minimum working balance for the HRA has been set at £1.2m and this has been taken into account when structuring debt repayments.

## Investments

Surplus funds and short-term cash flow balances generated by the Housing Revenue Account will be invested in accordance with the Council's investment strategy and counterparty criteria, approved by full Council before the commencement of each financial year, with any interest earned being credited to the Housing Revenue Account.

Attached at Appendix A is a summary position of the HRA based on assumptions. It illustrates the balance, expenditure for both capital and revenue and the debt summary in detail for years 1 to 5 of the business plan.

## Rent Setting Policy

The Rent Setting Policy will ensure that the Council can meet the requirements of the Corporate Plan, Housing Strategy and other relevant strategies. In particular, it will assist the Council to continue to provide high quality affordable housing and the investment requirements of the Housing stock.

Rent increase levels are set by Government via the Statement on Rents for Social Housing (2022). Adherence to this is monitored by the Regulator of Social Housing's

Rent Standard, ensuring that social landlords set rents in accordance with the Government's Rent Policy Statement.

Currently, rent increase levels are issued annually, which does not allow social landlords to accurately predict income increases over the longer term. For the purposes of this plan, rent increase levels have been set at CPI +1%, reflecting the legislation in recent years.

## Appendix A: HRA Business Plan Summary Tables

### Debt Summary Year 1 – 5:

<b>BP Year</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Financial Year</b>	2025/26	2026/27	2027/28	2028/29	2029/30
<b>Opening</b>	£53,955,000	£53,955,000	£53,955,000	£53,955,000	£53,955,000
<b>Movement</b>	£0	£0	£0	£0	£0
<b>Closing</b>	£53,955,000	£53,955,000	£53,955,000	£53,955,000	£53,955,000
<b>Average Debt</b>	£53,955,000	£53,955,000	£53,955,000	£53,955,000	£53,955,000
<b>Interest</b>	£1,962,117	£2,168,319	£2,290,886	£2,350,510	£2,364,244
<b>Average Rate</b>	3.64%	4.02%	4.25%	4.36%	4.38%



Revenue and Capital Expenditure Summary Year 1 - 5:

<b>BP Year</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Financial Year</b>	2025/26	2026/27	2027/28	2028/29	2029/30
SUP& MAN - GEN	£8,007,184	£8,149,748	£8,296,589	£8,447,835	£8,603,619
SUP& MAN -SPECIAL	£3,913,448	£3,998,174	£4,085,442	£4,175,328	£4,267,910
REPAIRS & MAINTENANCE	£7,005,910	£7,152,352	£7,303,188	£7,458,549	£7,618,570
CAPITAL FINANCING COSTS	£11,798,496	£12,004,698	£12,127,265	£12,186,889	£12,200,623
INCOME	(£32,069,705)	(£32,654,299)	(£33,587,966)	(£34,399,526)	(£35,293,416)
APPROPRIATIONS	£989,951	£983,970	£1,399,164	£1,743,318	£2,203,458
Support Services (Pay Award Provision)	£354,716	£365,357	£376,318	£387,608	£399,236
<b>Total Revenue</b>	<b>(£0)</b>	<b>(£0)</b>	<b>(£0)</b>	<b>(£0)</b>	<b>£0</b>
Total General Capital	£11,678,069	£10,840,413	£10,844,209	£11,176,623	£11,624,671
Total New Build Developments Capital	£4,191,593	£0	£0	£0	£0
<b>Total Capital</b>	<b>£15,869,662</b>	<b>£10,840,413</b>	<b>£10,844,209</b>	<b>£11,176,623</b>	<b>£11,624,671</b>

Resources Summary Year 1 - 5:

<b>BP Year</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Financial Year</b>	2025/26	2026/27	2027/28	2028/29	2029/30
<b>Resources</b>					
<b>Earmarked Reserves:</b>					
Opening Balance	(£5,310,558)	(£5,110,558)	(£4,910,558)	(£4,910,558)	(£4,910,558)
In-Year change	£200,000	£200,000	£0	£0	£0
<b>Closing Balance</b>	<b>(£5,110,558)</b>	<b>(£4,910,558)</b>	<b>(£4,910,558)</b>	<b>(£4,910,558)</b>	<b>(£4,910,558)</b>
<b>Major Repairs Reserve:</b>					
Opening Balance	(£1,830,421)	(£1,009,812)	(£1,009,812)	(£1,009,812)	(£1,009,812)
In-Year change	£820,609	£0	£0	£0	£0
<b>Closing Balance</b>	<b>(£1,009,812)</b>	<b>(£1,009,812)</b>	<b>(£1,009,812)</b>	<b>(£1,009,812)</b>	<b>(£1,009,812)</b>
<b>HRA Balances:</b>					
Opening Balance	(£2,522,433)	(£2,522,433)	(£2,522,433)	(£2,522,433)	(£2,522,433)
In-Year change	£0	£0	£0	£0	£0
<b>Closing Balance</b>	<b>(£2,522,433)</b>	<b>(£2,522,433)</b>	<b>(£2,522,433)</b>	<b>(£2,522,433)</b>	<b>(£2,522,433)</b>
<b>Total Opening Resources</b>	<b>(£9,663,412)</b>	<b>(£8,642,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>
<b>Total Closing Resources</b>	<b>(£8,642,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>

Business Plan Summary Year 6 – 30:

<b>BP Year</b>	<b>6-10</b>	<b>11-15</b>	<b>16-20</b>	<b>21-25</b>	<b>26-30</b>
<b>Financial Year</b>	2030/31 - 35	2035/36 - 40	2040/41 - 45	2045/46 - 50	2050/51 - 55
SUP & MAN - GEN	£45,523,416	£50,181,890	£55,582,339	£61,842,939	£69,100,691
SUP & MAN -SPECIAL	£22,828,473	£25,597,019	£28,806,522	£32,527,215	£36,840,519
REPAIRS & MAINTENANCE	£40,666,326	£45,451,529	£50,998,890	£57,429,803	£64,884,993
CAPITAL FINANCING COSTS	£60,919,895	£60,919,895	£60,919,895	£60,919,895	£60,919,895
INCOME	(£189,243,668)	(£211,290,248)	(£235,896,609)	(£263,341,178)	(£293,927,796)
APPROPRIATIONS	£17,122,372	£26,609,004	£36,654,943	£47,219,993	£58,238,622
Support Services (Pay Award Provision)	£2,183,186	£2,530,911	£2,934,019	£3,401,333	£3,943,077
<b>Total Revenue</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Total General Capital	£64,033,966	£73,158,998	£82,785,745	£92,864,834	£103,320,102
Total New Build Developments Capital	£0	£0	£0	£0	£0
<b>Total Capital</b>	<b>£64,033,966</b>	<b>£73,158,998</b>	<b>£82,785,745</b>	<b>£92,864,834</b>	<b>£103,320,102</b>
<b>Total Opening Resources</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>
<b>Total Closing Resources</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>	<b>(£8,442,803)</b>