

2026 Fees & Charges

Housing

Charges with effect from 1st January 2026

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
	Miscellaneous Housing Related:					
Schh 38	Charges for reference to banks & building societies	39.00	40.40	3.6	Per application	Y
	Consent for Cable Installations	170.00	176.10	3.6	Per application	Y
	Private Sector Housing - Immigration survey request	329.70	341.60	3.6	Per survey	Y
	Court attendance representation	39.00	40.40	3.6	Per hour	Y
	Reviewing Legal Documentation - Deed of Variations requests'	271.60	281.40	3.6	Per instance	Y
	Postponement of charge for the repayment of Right to Buy discount	211.20	218.80	3.6	Per instance	Y
	Reviewing housing plans linked to CBC stock	73.80	76.50	3.6	Per hour	Y
	Property advertisement fees for Councils 'lettings system' – new build	20.10	20.80	3.6	Per Property	Y
	Property advertisement fees for Councils 'lettings system' - relet	87.30	90.40	3.6	Per Property	Y
	Private Sector Housing Consultation Fee	53.80	55.70	3.6	Per hour	Y
	Laundry Tokens	3.00	3.10	3.6	n/a	n/a
	Replacement/Additional Electronic Keycard	15.00	15.50	3.6	Per keycard	Y
	Replacement/Additional Keys - Suited Locks (Independent Living)	Recharged at actual cost		Recharged at actual cost		Y
	Replacement garage key	19.00	19.70	3.6	Per replacement	Y
	Garage repossession	100.00	103.60	3.6	Per repossession	Y

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequenc y	Inclusive of VAT?
	Independent Living:					
Schh 20	Guest Rooms per night: Tier 1 (e.g., Crescent Court, Furness Ave, Gale Court) peak/off peak	25.00	25.90	3.6	Each night booked	Y
		20.00	20.70	3.6		
	Guest Rooms per night: Tier 2 (e.g., Tudor Crt) peak/off peak	41.70	43.20	3.6	Each night booked	Y
		33.40	34.60	3.6		
Schh 18, 20	Guest Rooms per night: Tier 3 (e.g., Priory View / All Saints View) peak/off peak	66.60	69.00	3.6	Each night booked	Y
		53.30	55.20	3.6		
	Communal Lounge hire	18.10	18.80	3.6	Per hour	N/A
	Priory View parking permit fee (resident)	12.80	13.30	3.6	Per year	Y
	Priory View parking permit fee (visitor)	38.50	39.90	3.6	Per book/day	Y
		1.40	1.50	3.6		
Link Community Living Emergency Alarm Service:						
Schh 32,33, 38	Installation Cost	34.60	35.80	3.6	Per installation	Y
	Supply of additional pendant	68.60	71.10	3.6	Per request	Y
	Independent Living: Link Emergency Alarm Response Charge	28.40	29.40	3.6	Per response	Y
	No Fault Call Out Fee	34.60	35.80	3.6	For each call out	Y
	Supply and fit key safe (Y500)	82.60	85.60	3.6	Per job	Y
	Supply and fit key safe (C500)	109.90	113.90	3.6	Per job	Y
	Link Emergency Alarm One Call Set Up Cost	41.50	43.00	3.6	Per application	Y
	Annual Subscription	19.80	20.50	3.6	Annual	Y
	SIM card fee	2.60	2.70	3.6	Per month	Y
	Peripherals (including smoke alarms, CO2 alarms and similar detection devices)	Cost of peripheral plus installation fee as above	Cost of peripheral plus installation fee as above		Per installation	Y
Link Community Living Wellbeing Checks & Housing Support Service:						
Schh 38	Face to Face Contact Charge	7.50	7.80	3.6	Per contact	N/A
	Face to Face Contact Charge (non-Council tenant)	8.90	9.20	3.6	Per contact	Y

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 38	Hourly Charge	21.00	21.80	3.6	Hourly	N/A
	Hourly Charge (non-Council tenant)	25.10	26.00	3.6	Hourly	Y
	Face to Face Contact Charge ten-hour rate	200.30	207.50	3.6	Ten hr advance purchase	N/A
	Face to Face Contact Charge ten-hour rate (non-Council tenant)	240.40	249.10	3.6	Ten hr advance purchase	Y
	Telephone contact charge	2.60	2.70	3.6	Per call	N/A
	Telephone contact charge (non-Council tenant)	3.00	3.10	3.6	Per call	Y
	De-designated customers contact charge. (Only for tenants who signed up prior to 01.04.2017)	9.40	9.70	3.6	Per 1 contact and 1 call	N/A
	Out of hours attendance at Priory View	56.40	58.40	3.6	Per visit	Y
Independent Living Commercial – 4 hrs then per hr unless otherwise stated:						
Schh 02, 38	First floor – Commercial	175.80 then 32.40 p/hr	175.80 then 32.40 p/hr	0	1 st four hours, then hourly	N/A
	Bar – Commercial	222.90 then 32.40 p/hr	222.90 then 32.40 p/hr	0	1 st four hours, then hourly	Y
	Restaurant – Commercial	222.90 then 32.40 p/hr	222.90 then 32.40 p/hr	0	1 st four hours, then hourly	Y
	Bar and Restaurant – Commercial	434.70 then 32.40 p/hr	434.70 then 32.40 p/hr	0	1 st four hours, then hourly	Y
	Snapdragon/ Rosemary Room Commercial	99.70 Per full day 52.70 Per half day	99.70 Per full day 52.70 Per half day	0	Per full/half day	N/A
	First floor – Resident	117.20 First hour then 32.40 hourly	117.20 First hour then 32.40 hourly	0	1 st four hours, then hourly	N/A
	Bar – Resident	199.30 First hour then 32.40 hourly	199.30 First hour then 32.40 hourly	0	1 st four hours, then hourly	Y
	Restaurant – Residents	386.40 First hour then 32.40 hourly	386.40 First hour then 32.40 hourly	0	1 st four hours, then hourly	Y

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 02, 20, 38	Snapdragon/ Rosemary Room – Residents	88.00 Per full day 46.90 Per half day	88.00 Per full day 46.90 Per half day	0	Per full/half day	N/A
	First floor – Friends of Priory View	93.90 First hour then 32.40 hourly	93.90 First hour then 32.40 hourly	0	1 st four hours, then hourly	N/A
	Bar – Friends of Priory View	160.70 First hour then 32.40 hourly	160.70 First hour then 32.40 hourly	0	1 st four hours, then hourly	Y
	Restaurant – Friends of Priory View	160.70 First hour then 32.40 hourly	160.70 First hour then 32.40 hourly	0	1 st four hours, then hourly	Y
	Bar and Restaurant – Friends of Priory View	301.90 First hour then 32.40 hourly	301.90 First hour then 32.40 hourly	0	1 st four hours, then hourly	Y
	Snapdragon/ Rosemary Room – Friends of Priory View	66.80 Per full day 35.30 Per half day	66.80 Per full day 35.30 Per half day	0	Per full/half day	N/A
	First floor – Residents Committee (flat fee)	81.6	81.6	0	flat fee	N/A
	Bar – Residents Committee (flat fee)	93.80	93.80	0	flat fee	Y
	Restaurant – Residents Committee	93.80	93.80	0	flat fee	Y
	Bar and Restaurant – Residents Committee	181.30	181.30	0	Flat fee	Y
	Snapdragon/ Rosemary Room – charities	16.10	16.10	0	Per hour	N/A
	Library – Residents	16.10	16.10	0	Per hour	N/A
	Membership fee – Friends of Priory View	19.50	19.50	0	Per application	Y
	Security fees (as required) for Events per hour	16.70	16.70	0	Per hour	Y
	Re-sale Fee at Priory View	1,500	1,500	0	Per re-sale	Y



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Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 02, 20, 38	All Saints View Commercial – 4 hours then per hour unless otherwise stated:					
	Multi-purpose Room 01 – Commercial	99.20 First four hours then 31.40 hourly	99.20 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 02 – Commercial	177.40 First four hours then 31.40 hourly	177.40 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 01 & 02 (combined) Commercial	265.00 First four hours then 31.40 hourly	265.00 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 01 – Residents' rate	88.80 First four hours then 31.40 hourly	88.80 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 02 – Residents' rate	158.80 First four hours then 31.40 hourly	158.80 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 01 & 02 – (combined) Residents' rate	235.80 First four hours then 31.40 hourly	235.80 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
Schh 02, 20, 38	Multi-purpose Room 01 – Friends of All Saints View (ASV)	71.70 First four hours then 31.40 hourly	71.70 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 02 – Friends of All Saints View (ASV)	128.00 First four hours then 31.40 hourly	128.00 First four hours then 31.40 hourly	0	First four hours, then hourly	N/A
	Multi-purpose Room 01 & 02 (combined) Friends of All Saints View (ASV)	188.00 First four hours then 31.40 hourly	188.00 First four hours then 31.40 hourly	0	Per room, per hour	N
	Charitable Rates (per meeting room for multi-purpose rooms)	15.80	15.80	0	First four hours, then hourly	N/A
	Church View lounge (private resident's events only)	18.10	18.10	0	First four hours, then hourly	N/A
	Security fees (as required) for events per hour	18.90	18.90	0	Per hour	Y

Ref to App. B	Name of Fee or Charge		Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency		Inclusive of VAT?
Schh 02, 20, 38	Membership fee – Friends of All Saints View		18.90	18.90	0	Per application		Y
	Guest suite discount 10% for Friends of All Saints View		10% discount on Guest Suite charge	10% discount on Guest Suite charge	0	Percentage		N
	Electric Vehicle Car-Club fee	£25 will give £165 driver credit per month £50 will give £275 driver credit per month £75 will give £385 driver credit per month		25 will give £165 driver credit per month £50 will give £275 driver credit per month £75 will give £385 driver credit per month		0	Per month	N
	Electric Usage Charge (Kw/h)		0.20 – 0.50 dependent on usage	Discontinued				
	Housing Enforcement (including Housing Act 2004 and Park Homes):							
Schh 38	Recipient of Housing Act 2004 or Park Homes Enforcement Notice Mobile Homes Act 2013		342.90	355.20	3.6	Per person		N/A
	Admin charge for undertaking Works in Default in relation to all enforcement Activity carried out by Housing Solutions		29.40%	30.50%	3.6	Per Enforcement Notice		N/A
Schh 38	Houses of Multiple Occupation (HMO) licencing (two-part process) Part 1 – Levied at the point of application, to cover the costs of the scheme's 'authorisation procedures and formalities'		375.30 per property plus 40.70 per flat or lettable room	388.80 per property plus 42.20 per flat or lettable room		3.6	Per unit/property	N/A
	HMO licencing (two-part process) Part 2 – If the application is successful, a further fee to cover the costs of running and enforcing the scheme.		162.70 per property plus 72.50 per flat or lettable room	168.6.00 per property plus 75.1.00 per flat or lettable room		3.6	Per unit/property	N/A
	HMO Licencing Variation – levied at the point of a request for a variation to cover cost of the 'authorisation procedures and formalities'		142.00 per variation	147.10 per variation		3.6	Per variation request	N/A
	HMO Consultancy Fee		54.30 per hour (+VAT)	56.30 per hour (+VAT)		3.6	Per hour	N/A



Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 38	Houses of Multiple Occupation (HMO): Financial Penalties as a potential alternative to prosecution in respect of the following offences under the Housing Act 2004: - Failure to comply with an Improvement Notice [section 30] - Offences in relation to licensing of Houses in Multiple Occupation (HMOs) under Part 2 [section 72] - Offences in relation to licensing of houses under Part 3 [section 95] - Failure to comply with an Overcrowding Notice [section 139] - Failure to comply with a management regulation in respect of an HMO [section 234] - Failure to comply with a Banning Order under the Housing and Planning Act 2016 under Part 2 (Section 23)	Up to a maximum of £30,000	Up to a maximum of £30,000	N/A	For each offence	N/A
	Financial Penalty Notices under The Energy Act 2011 Section 45, (Energy Efficiency Performance Certificate Regulations 2015) for renting out a property in breach of: - Privately Renting a property with an EPC rating of "F" or below. - Failing to comply with Compliance Notice - Providing false or misleading information on the Private Rented Sector register	Up to a maximum of £5,000	Up to a maximum of £5,000	N/A	Per property	N/A
	Fixed Penalty Notice for not obtaining a valid EPC for a private rented property under the Energy Act 2011 Section 74 (Energy Performance of Buildings (England and Wales) Regulations 2012)	200.00	200.00	Fixed	For each offence	N/A

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 38	Financial Penalties for the following offences under the Housing and Planning Act 2016 Section 122 (The Electrical Safety Standards in the private rented sector (England) Regulations 2020): - Electrical inspection not completed prior to new tenancy or 1 st April 2021 for existing tenancy. Further inspection not completed at 'regular intervals' (5 years unless specified shorter period on certificate) - Failed to provide copy of inspection report to tenant within 28 days of test. - Failed to provide report to tenant on completion of works those electrical standards are met or further investigation required within 28 days of completion of works. - Failed to provide report to Council on completion of works those electrical standards are met or further investigation required within 28 days of completion of works.	Up to a maximum of £30,000	Up to a maximum of £30,000	N/A	For each offence	N/A
	Support and Assistance with Rent Repayment Orders - based on staff time and costs (VAT applies)]	55.60 per hour (+VAT)	57.60 per hour (+VAT)	3.6	Per unit / property	N
	Supported Housing Licensing (two-part process) - Part 1 – Levied at the point of application, to cover the costs of the scheme's 'authorisation procedures and formalities'	New for 2026	n/a		Recovery of the Council's costs relating to Part 1	N/A
	Supported Housing Licensing (two-part process) - Part 2 – If the application is successful, a further fee to cover the costs of running and enforcing the scheme.	New for 2026	n/a		Recovery of the Council's costs relating to Part 2	N/A

Ref to App. B	Name of Fee or Charge		Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	
	Park Homes Charges (per pitch unless otherwise stated):						
Schh 02, 20, 38	Initial Licence Fee per pitch		73.70	76.40	3.6	Per licence/application / per pitch	N/A
	Amendment or transfer fee		343.20	355.60	3.6	Per licence/application	N/A
	Site Expansion Amendment Fee	343.20 plus 12.00 per additional pitch	355.60 plus 12.40 per additional pitch	3.6	Per application	N/A	
	Annual Fee per pitch (to be adjusted by the surplus or deficit in the Annual Fee Account)		16.00	16.60	3.6	Annual charge	N/A
	Fit and Proper Persons Register Application		145.20	150.40	3.6	Per application	N/A
	Fee for Depositing Site Rules		42.50	44.00	3.6	Per Deposit	N/A
	Other (Housing Grants and Loans):						
	Housing Solutions Land Charge Enquiries		65.90	68.30	3.6	Per enquiry	Y
	Early Redemption Grant / Loan Assistance or Works in Default - Land Registry Charge removal		181.30	187.80	3.6	Per grant/loan	Y
	Postponement of a charge assigned by the Housing Service		320.00	331.50	3.6	Per grant/loan	Y
	Leaseholders / Landlords:						
	Provision of suited keys including admin		33.90	35.10	3.6	For each job	Y
	Gas Boiler Safety Check and Test		94.40	97.80	3.6	For each job	Y
	Energy Performance Certificate		102.70	106.40	3.6	For each job	Y
	Mortice Lock Replacement		54.10	56.00	3.6	For each job	Y
	Eurolock Replacement		75.10	77.80	3.6	For each job	Y
	Portable Appliance Test (PAT test) per item, maximum 10		9.70	10.00	3.6	For each job	Y

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Schh 02, 38	Consumer unit (renewal /replacement)	310.80	322.00	3.6	For each job	Y
	Electrical Unoccupied Property Cert	213.80	221.50	3.6	For each job	Y
	Renew pair of basin pillar taps	104.10	107.80	3.6	For each job	Y
	Renew 40mm pipe and bath trap	127.80	132.40	3.6	For each job	Y
	Full Management/Administration Fee for Leaseholders	250.00	259.00	3.6	Annually	Y
	Smoke alarm fitting (Hard Wired) Per Alarm	110.50	114.50	3.6	For each job	Y
	Carbon monoxide detector fitting	45.90	47.60	3.6	For each job	Y
	Clear property	10% on contractor cost to cover admin	10% on contractor cost to cover admin	N/A	For each job	Y
	Clean property	10% on contractor cost to cover admin	10% on contractor cost to cover admin	N/A	For each job	Y
	FREQUENT WORKS QUOTES ABOVE					
OTHER WORKS REQUESTS ARE AVAILABLE UPON REQUEST FOR A VARIETY OF JOBS						
	Private Lettings Service					
Schh 02, 38	Let only service (Tenant Find)	111.00	115.00	3.6	For each instance	Y
	Let and Rent collection	111.00 and 10% monthly market rent agreed	115.00 and 10% monthly market rent agreed	3.6	For each instance	Y
	Full management	12% monthly market rent agreed	12% monthly market rent agreed	0	For each instance	Y
	Rent Assurance / Guarantee (first 4 months)	6% monthly market rent agreed	6% monthly market rent agreed	0	For each instance	Y
	Rent Increase Tenancy Extension	63.50	65.80	3.6	For each instance	Y

Ref to App. B	Name of Fee or Charge	Charge for 2025 (£)	Proposed charge for 2026 (£)	% Increase	Frequency	Inclusive of VAT?
Schh 02, 38	Check Out/ Final Inventory	1 bed 50.10 2 bed 66.60 3 bed+ 83.20	1 bed 51.90 2 bed 69.00 3 bed+ 86.20	3.6	For each instance	Y
	Serve Eviction Notice	104.10	107.80	3.6	For each instance	Y
	Insurance Policies (admin charge)	15% of stated cost to cover admin	15% of stated cost to cover admin	3.6	For each instance	Y
	Renewal of fixed term AST	83.20	86.20	3.6	For each instance	Y
	Check in / Cost of Inventory	1 bed 77.70 2 bed 94.40 3 bed+ 111.00	1 bed 80.50 2 bed 97.80 3 bed+ 115.00	3.6	For each instance	Y
	Ad hoc Property Inspections	34.30	35.50	3.6	For each instance	Y
	Ad hoc Non-UK resident tax returns	57.20	59.30	3.6	For each instance	Y
*As the Council's Legal Services provider (currently Pathfinder Legal Services Ltd) process Land Registry forms on behalf of the Council, requests originating from outside of the Council will usually be directed to the Legal Services provider who will directly charge the requestor in accordance with the fee structure that they operate. The fee shown here therefore only relates to cases where it is deemed more appropriate for Housing Services to request the processing of Land Registry forms.						

Contact us...

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