

Appendix A: Proposed Fees & Charges for Homes In Sedgemoor in 2025/26

Service Charges for Dwellings*	Benefit Eligibility	Charge per week based on 51 week rent year in 2024/25 £	Charge £ per week based on 50 week rent year in 2025/26 £	Movement Between Years £
Caretaking	Yes	3.90 - 21.98	1.99 - 21.46	(1.91) – (0.52)
Cleaning	Yes	1.21 - 10.40	0.18 - 5.81	(1.03) - (4.59)
Communal areas, general needs	Yes	0.13 - 44.68	0.15 - 20.27	0.02 - (24.41)
Digital aerials	Yes	0.68 - 1.65	0.69 - 1.68	0.01 - 0.03
Door entry	Yes	0.20 - 10.34	0.02 - 11.45	(0.18) - 1.11
Estate Management	Yes	2.66	2.71	0.05
Extra Care Charge (including aerials, communal cleaning & communal area)	Yes	19.72 - 35.50	12.76 - 28.95	(6.96) - (6.55)
Extra Care Support Charge (NEW for 2025/26)	Yes	N/A	32.79	32.79
Grounds Maintenance	Yes	1.29 - 2.58	0.57 - 2.62	(0.72) - 0.04
Heating	No	3.87 - 13.04	8.47 - 34.23	4.60 - 15.27
Independent Living Service - gold level (bronze + £11.19). First £11.19 of this charge is eligible for HB	see service description	22.00	22.38	0.38
Independent Living Service - silver level (bronze + £7.56). First £11.19 of this charge is eligible for HB	see service description	18.43	18.75	0.32
Independent Living Service - bronze level	Yes	11.00	11.19	0.19
Laundry	Yes	0.30 - 3.48	0.37 - 2.95	0.07 - (0.53)
Lifeline (sheltered & extra care)	No	2.07	3.80	1.73
Sewerage	No	8.59 - 10.60	5.99 - 14.52	(2.60) - 3.92

** these figures provide an indication of the likely charge to be applied based on an inflation uplift of 2.7%. Tenants will be charged based on estimated costs incurred in 2024/25 and may differ to the figures provided above.*

Garage Rents	Benefit Eligibility	Rent £ per week based on 51 week rent year excluding VAT in 2024/25 £	Rent £ per week based on 50 week rent year excluding VAT in 2025/26 £	Movement Between Years £
Non refurbished garage rent	No	10.73	11.02	0.29
Newly refurbished garages	No	12.90	13.25	0.35

Communal Halls	Benefit Eligibility	Per Hour in 2024/25 £	Per Hour in 2025/26 £	Movement Between Years £
Tenant booking for residents only	No	free	free	-
Non resident regular bookings (VAT exempt) (regular booking - a minimum of 1 booking per quarter over 12 months or weekly/fortnightly over 3-12 months)	No	10.03	10.20	0.17
All other bookings (VAT exempt)	No	11.95	12.15	0.20