

Appendix B: Proposed Fees and Charges for the In-House Service for 2025/26

Service Charge for Dwellings	Benefit Eligibility	Charge per week based on 53 week rent year in 2024/25 £	Charge £ per week based on 52 week rent year in 2025/26 £	Movement Between Years £	
Broomfield House - Heating Charge	No	6.59	New split 2025/26	(6.59)	
Broomfield House - Laundry Charge	Yes	2.80	0.58	(2.22)	
Broomfield House - Utilities Charge (personal use)	No	New split 2025/26	10.11	10.11	
Broomfield House - Utilities Charge (communal use)	Yes	New split 2025/26	8.01	8.01	
Communal Areas (blocks of flats)	Yes	0.73	2.15	1.42	
Door Entry System (blocks of flats)	Yes	0.33	0.41	0.08	
Exceptional Street Cleaning	Yes	0.08	0.08	-	
Grounds Maintenance	Yes	2.37	2.41	0.04	
Housing Management - Extra Care Schemes	Yes	28.08	18.67	(9.41)	
Housing Management - Sheltered Housing Scheme	Yes	14.95	15.35	0.40	
Sewerage *	Yes	3.14 – 6.33	3.22 – 6.50	0.05 – 0.11	
Somerset Lifeline for Extra Care Housing (maintenance)	Yes	New split 2025/26	3.15	3.15	
Somerset Lifeline for Extra Care	No	6.97	3.65	(3.32)	
Somerset Lifeline for Sheltered	No	6.03	3.65	(2.38)	
Utility bill for Communal Internal Areas (General and Sheltered)	Yes	0.86	0.86	-	
Communal Areas (Kilkenny Court)	Yes	0.73	11.87	11.14	
Communal Areas (Lodge Close):	Bungalows only	Yes	0.00	1.90	1.17
	Flats	Yes	0.73	4.05	3.32
Utilities for Communal (Kilkenny Court)	Yes	0.86	13.79	12.93	
Utilities for Communal (Lodge Close):	Bungalows only	Yes	0.86	1.63	0.77
	Flats	Yes	0.86	3.91	3.05
Laundry charge (Extra Care schemes)	Yes	Not charged	0.22	0.22	
Lift maintenance (Extra Care schemes)	Yes	Not charged	2.80	2.80	
Management Fee (Average)	Yes	0.29	0.34	0.05	

* The sewerage charges will increase in line with the Wessex Water poundage and standing charges for 2025/26 once published online. The current range of charges are shown for 2024/25 and what the charge for 2025/26 might be if inflated by 1.7%.

Garage Rents	Benefit Eligibility	Charge per week based on 53 week rent year in 2024/25 £	Charge £ per week based on 52 week rent year in 2025/26 £	Movement Between Years £
Council Garage	No	7.96	7.96	-
Private Garage ex VAT	No	12.54	12.54	-
Private Garage inc VAT	No	15.05	15.05	-

Communal Halls	Benefit Eligibility	Per Hour in 2024/25 £	Per Hour in 2025/26 £	Movement Between Years £
First hour	No	13.90	14.20	0.30
Each half hour thereafter	No	7.10	7.30	0.20
6 hours plus	No	82.30	83.70	1.40
Total charge for residents in a scheme and community organisations	No	19.00	19.40	0.40