

Housing Revenue Account- Fees and Charges	Description of fee/charge	Fee for 2025/26 - (48 weeks)	Fee for 2026-27 (52 weeks)	% Change	Basis of Charge (Statutory/ Discretionary)	Charging Category	Notes
Fees for 2025/26 were based on 48 weeks and the fees for 2026/27 are based on 52 weeks							
Housing rents	Housing Rents-Increased by Formula rent calculation	Subject to separate recommendation	Subject to separate recommendation		D	1	
Heating charges	Various properties	£0.00-£16.17	£0.69-£25.63	N/A	D	1	
Water charges	Various properties	£1.49-£6.46	£2.13-£6.25	N/A	D	1	
Emergency lighting	Emergency Lighting Service Charges	£0.00	£1.07	New	D	1	
Fire Alarm/Extinguisher servicing charges	Various properties	£0.00-£1.63	£0.92-£2.69	N/A	D	1	
Window Cleaning	Various properties	£0.00- £0.68	£0.66-£1.31	N/A	D	1	
Aids & Adaptations servicing	Servicing of Stairlifts	£0.00	£3.69	New	D	1	
	Servicing of WD Toilets	£0.00	£1.58	New	D	1	
	Servicing of Ceiling Hoist (per ceiling hoist)	£0.00	£1.66	New	D	1	
	Servicing of Automatic Doors	£0.00	£9.20	New	D	1	
	Passenger Lifts	£0.00	£1.18-£1.25	New	D	1	
	Servicing of Automatic Doors	£0.00	£0.34-£1.15	New	D	1	
	Servicing of Stairlifts	£0.00	£0.92	New	D	1	
Cleaning & Sanitary Supplies	Various properties	£0.41-£0.74	£0.12-£1.28	N/A	D	1	
Communal Cleaning	Communal Cleaning	£2.99-£11.70	£2.38-£12.73	-13.8%/22.9%	D	1	
Laundry Equipment Servicing & Repairs	Various properties	£0.00	£0.41-£0.65	New	D	1	
Communal Stand Alone Community Rooms	Various properties	£0.00	£0.00	0.0%	D	1	To be subject of tenant consultation with outcome determining the recommended charges for 2027-28
Grounds Maintenance	Garden Assist - Lawn Cut - Annual Maintenance (20mm to 60mm).	2.45 + VAT	£0.00	See Below	D	1	Change to charging model - see new hourly rate information below
	Garden Assist - Hedge Cutting - Annual Maintenance.	1.22 + VAT	£0.00	See Below	D	1	
	Garden Assist - Hourly Rate.	£0.00	62.64 + VAT	NEW CALCULATION BASIS	D	1	Existing customers will be offered 50% discount capped at maximum of £10 per week (including VAT).
	Property Based Grounds Maintenance - Hourly Rate for Service Charges.	Various	£74.02	NEW	D	1	
	Hourly Rate Chargeable for ad hoc VOID work provided by Grounds Maintenance Team - Quoted per job.	£46.50	£74.46	60.1%	D	1	
	Hourly Rate Chargeable for ad hoc Cornovii/Management Company work provided by Grounds Maintenance Team - Quoted per job.	46.50 + VAT	68.29 + VAT	46.9%	D	1	
Management Company Recharges	Various properties	£0.00-£6.97	£4.59-£10.40	N/A	D	1	
Communal TV Aerials	Communal TV Aerials - Mandatory Charge	£0.93	£0.99	15.3%	D	1	
IHM	Intensive Housing Management Countywide (standard sheltered support)	£20.94	£21.49	2.7%	D	1	
	Intensive Housing Management - Temporary Accommodation (dispersed units)	£77.51	£71.65	0.1%	D	1	
Supported Housing scheme	Service Charge	£275.96	£261.25	2.6%	D	1	
	License Fee	£73.50	£72.91	7.5%	D	1	

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	Intensive Housing Management	£56.26	£54.92	5.8%	D	1	
Combined Charges	Various properties	£1.17-£16.47	N/A	N/A	D	1	All charges now detailed out separately
Sewage Services	Various	£0.59-£5.55	£0.57-£5.37	4.8%	D	3	
Temporary Accommodation service charges	Various properties	£12.00-£44.96	£12.58-£47.12	4.8%	D	1	
Community alarms	Leased Services						
	Leased Service (Council tenants) - service charge set by STAR Housing (charge per quarter)	£51 + VAT	£0.00	N/A	D	1	STAR Housing no longer providing Community Alarm services apart from within own Sheltered Schemes.
	Leased Service (Non-Council tenants) - charge set by STAR Housing (charge per quarter)	£51 + VAT	£0.00	N/A	D	1	
	Other charges						
	Monitoring charge on non-leased unit charge set by STAR Housing (charge per quarter)	£14.70 + VAT	£0.00	N/A	D	1	
	Former Grant Supported - Council Tenant Sheltered Schemes	2.45 + VAT	2.35 + VAT	3.8%	D	1	
	Former Grant Supported - Other	2.45 + VAT	£0.00	N/A	D	1	
	Installation Charge:						
	Alarm Installation Charge - set by STAR Housing (per item)	£46.25	£0.00	N/A	D	1	
	Replacement Pendants:						
	Per pendant. Charge set by STAR Housing (per item)	£56.50	£0.00	N/A	D	1	
	Other peripheral equipment e.g. key safe (cost plus installation & admin charge)	Cost plus installation & admin charge (+VAT where due)	£0.00	N/A	D	1	
Parking Bays	Secured Parking Bays (Tenant)	£2.85 per wk. (+VAT where due)	£2.75 per wk. (+VAT where due)	4.8%	D	1	
	Secured Parking Bays (Non-Tenant)	£3.45 per wk. (+VAT where due)	£3.35 per wk. (+VAT where due)	4.8%	D	1	
	Replacement padlock (drop down bollards)	£11.30 plus cost of new lock + VAT	£11.85 plus cost of new lock + VAT	4.8%	D	1	Per item
Repairs recharged to current & former tenants	Charges payable to STAR Housing for various works such as missed appointment, tenant damage and house clearance.	Cost recovery plus 15% admin if applicable	Cost recovery plus 15% admin if applicable	0.0%	D	1	
Garage rents	Bridgnorth & Oswestry (VAT charged to Council tenants on third or more garages and all non-tenants)	£8.40 per week (+VAT where due)	£8.15 per week (+VAT where due)	4.8%	D	1	
	Oswestry - non-tenant	£10 per wk. +VAT	£9.70 per wk. +VAT	4.8%	D	1	
	Garage base	£1.50 per wk. (+VAT where due)	£1.45 per wk. (+VAT where due)	4.8%	D	1	