

Appendix 4 - Rent Banding Increase for 2015/16

Rent Bandings

Banding Rent	Total
0% to 1%	33
1% to 2%	7
2% to 3%	3755
3% to 4%	4011
4% to 5%	494
Over 5%	5
Grand Total	8,305

Service Charge Banding

Banding Service Charge	Total
Below -5%	2719
-5% to -4%	125
-4% to -3%	124
-3% to -2%	69
-2% to -1%	259
-1% to 0%	2303
0% to 1%	133
1% to 2%	187
2% to 3%	145
3% to 4%	219
4% to 5%	102
Over 5%	1920
Grand Total	8,305

Combined Banding

Banding Overall	Total
0% to 1%	394
1% to 2%	1114
2% to 3%	2066
3% to 4%	3283
4% to 5%	553
Over 5%	650
Reduction	245
Grand Total	8,305

Service Charge Analysis - 2014/15 and 2015/16

Service Charges	Excluding District Heating Maintenance & Excluding Helpline 2				
	No of Tenants	Average Per Week 2014/15	Average Per Week 2015/16	£ Change	% Change
Concierge	829	7.43	7.94	0.50	7%
Electric Lighting & Heating	5583	1.40	1.42	0.02	1%
Ground Maintenance	5298	1.87	1.19	(0.68)	(37%)
Building Cleaning	4973	5.66	6.32	0.66	12%
Fridges	26	0.12	-	(0.12)	(100%)
Laundry	30	2.56	2.24	(0.32)	(13%)
TV Aerial	4003	0.70	0.70	-	0%
Gas Central Heating & Hot Water	591	8.50	10.68	2.17	26%
Helpline	54	1.39	1.42	0.03	2%

Garage Income

Cage Garages	24	0.50	2.63	2.13	425%
Half Garages	35	2.21	5.25	3.04	138%
Single Garages	597	4.41	10.50	6.09	138%
Double Garages	1	9.94	21.00	11.06	111%