

Fee Description	2020/21 Charge (£)	2021/22 Charge (£)	Proposed Variation (%)	Total Estimated Income Stream for 2019/20	Total Estimated Income Stream for 2020/21	Reason For Variation Not At Standard Rate
Private Sector Leasing						
Private Sector Leasing Water Charges	Varies	Varies		£39,000	£40,000	The charge is determined by the annual increase set by the water companies. This is expected in January 2021.
Private Sector Leasing Rent (average per week)	£257.59 as at 2nd October 2019	£262.43 as at 20nd October 2020	na	£12.5m (2020/21 Estimates, based on 969 units with 4% void at the weekly rent of £257.59)	£12.9m (2021/22 Estimates, based on 978 units with 4% void at the weekly rent of £262.43)	Since April 2012, the PSL rent threshold has been based on the January 2011 Local Housing Allowance (LHA). The LHA varies according to changes in market rents, the location of the property and its bedroom size. The threshold formula was 90% of LHA plus £40 and subject to a cap of £500 on Inner London and Outer South West London Broad Rental Market Areas (BRMA) and a cap of £375 on other BRMAs. From April 2017, the £40 was removed from the formula, the new threshold is 90% of January 2011 LHA and subject to a cap of £460 on Inner London and Outer South West London BRMA and a cap of £335 on the other BRMAs. PSL tenants living in a Universal Credit Implementation Area will have their rent threshold based on 100% of the April 2015 LHA. By October 2019, 6% of the Council's PSL tenants were subject to the April 2015 LHA.
Bed and Breakfast Temporary Accommodation						
B & B Rent Single/Family (Average per week)	£215.20 as at 1st October 2019	£215.20 as at 1st October 2020	na	£1.0m (2020/21 Estimates, based on 90 tenants at a weekly rent of £215.20)	£1.1m (2021/22 Estimates, based on 99 tenants at a weekly rent of £215.20)	Since April 2012, the B&B rent threshold has been based on the January 2011 Local Housing Allowance (LHA). From April 2017, the B&B rent threshold will be based on the April 2015 LHA for benefit claims made through Universal Credit. The LHA varies according to changes in market rents, the location of the property and its bedroom size. This fee is the LHA threshold for one bedroom properties.