

Appendix IV - Garages

Estimated inflation Increase - 3.5%

	Rent Categories 2020/21	Rent Categories 2021/22	Rent Categories 2022/23	Let 2020/21	Let 2021/22	Let 2022/23	2020/21 Charge	2021/22 Charge	2022/23 Charge	Difference	% Change	Total Rent roll 2020/21	Total Rent roll 2021/22	Total Rent roll 2022/23	% increase on rent roll	Profit Centre	Basis of charge (see drop down menu)	Comments if different to Inflation Figure	Is this a concessionary rate?	If yes, please explain in more detail who qualifies for the concession and how you are defining the criteria	What is the rate of discount (%)?	What has driven your approach to this concession?	Has the proposed change already been agreed by Cabinet and if so when?
Group 1. Concessionary Discount for Haringey residents disabled or over state pension age	Concession	Concession	Concession	211	211	211	£10.65	£10.65	£10.75	£0.00	0.9%	£116,851.80	£116,851.80	£117,949.00	0.9%		Partial recovery	This is a concessionary discount rate offered to OAPs, Disabled residing in Haringey and applicable only the first garage rented.	Yes	The discount is available to residents of Haringey who are either over the state pension age or disabled and renting their first garage.	Variable dependant on the rent band of the garage - between 14.8% and 60.5%	This a discount that has been offered for a number of years and is commitment that LBH has made to customers. We have been given no indication that this should be reviewed or removed.	Yes, this discount has been offered to this client group for a number of years and formally agreed by cabinet in, at least, the last 6 annual fee setting reports.
Group 2. Haringey Tenant or Leaseholder renting their first garage	Category A	Category A	Category A	184	184	184	£12.20	£12.50	£13.50	£1.00	8.0%	£116,729.60	£119,600.00	£129,168.00	8.0%		Full Cost Recovery	Garage rent restructuring has been reintroduced this year with this category removed and garages placed in the category above. This is a continuation of the rent restructuring process that has been ongoing for the last 5 years which aims to eventually achieve a flat rate for Tenants and leaseholders. This category has been selected for removal as the rental rate is so far below market rate and the garages in this category are amongst the most in demand in the borough	No				
	Category B	Category B		4	4	4	£13.20	£13.50	£13.50	£0.00	0.0%	£2,745.60	£2,808.00	£2,808.00	0.0%		Full Cost Recovery	No increase applied as this category are being merged into category (see comments above).	No				
	Category C	Category C	Category B	19	19	19	£14.20	£14.50	£15.50	£1.00	6.9%	£14,029.60	£14,326.00	£15,314.00	6.9%		Full Cost Recovery	Garage rent restructuring has been reintroduced this year with this category removed and garages placed in the category above. This is a continuation of the rent restructuring process that has been ongoing for the last 5 years which aims to eventually achieve a flat rate for Tenants and leaseholders. This category has been selected for removal next year and a slightly higher increase has been placed on this category ahead of merger with category D (see comments below).	No				
	Category D	Category D	Category C	12	12	12	£15.75	£16.10	£16.50	£0.40	2.5%	£9,828.00	£10,046.40	£10,296.00	2.5%		Full Cost Recovery	A slightly lower increase has been placed on this category ahead of planned rent restructuring next financial in order to narrow the gap with category C (see comments above).	No				
	Category E	Category E	Category D	228	228	228	£16.80	£17.20	£17.50	£0.30	1.7%	£199,180.80	£203,923.20	£207,480.00	1.7%		Full Cost Recovery	A slightly lower increase has been placed on this category to allow the lower category rents to catch up and the difference in rental rates narrow as rent restructuring continues.	No				
Group 3. Haringey Tenant or Leaseholder renting their 2nd or subsequent garages and any private renter or business.	Flat Rate	Flat Rate	Flat Rate	400	400	400	£25.70	£26.30	£27.25	£0.60	3.6%	£534,560.00	£547,040.00	£566,800.00	3.6%		Market Rate	Increase in Charge is RPI rounded up to the nearest 0.05p to make a whole number	No				
TOTAL (GROUP 1)				211	211	211	£10.65	£10.65	£11.65	£0.00	9.4%	£116,851.80	£116,851.80	£117,949.00	0.9%		Partial recovery	This is a concessionary discount rate offered to OAPs, Disabled residing in Haringey and applicable only the first garage rented. (see full comments above at Group 1)	Yes	See comments above			

TOTAL (GROUP 2)				447	447	447	£15.11	£14.76	£15.30	£0.54	3.7%	£342,513.60	£350,703.60	£365,066.00	4.1%		Full Cost Recovery	Varying adjustments to the 5 categories of rent (A-E) as part of the ongoing garage rent restructuring overall this has achieved a slightly above inflation increase. (see full comments above at Group 2 Categories A-E)	No				
TOTAL (GROUP 3)				400	400	400	£25.00	£26.30	£27.30	£0.60	3.8%	£534,560.00	£547,040.00	£566,800.00	3.6%		Market Rate	the nearest 0.05p to make a whole number	No				
TOTAL (All categories)				1058	1058	1058	£16.92	£17.24	£18.08	£0.38	4.9%	£993,925.40	£1,014,595.40	£1,049,815.00	3.5%								