

SETTING YOUR RENT PAYMENTS

We set your rent payments for your home in accordance with Government guidelines. From April this year that is based on:

- The Direction on the Rent Standard 2020.
- The Policy statement on rents for social housing published by the Ministry of Housing, Communities and Local Government; and
- The Rent Standard issued by the Regulator of Social Housing.

The new framework requires us and all other social landlords to set a 'formula rent' for each of our properties. Formula rent is calculated using the following factors:

- National average rent
- National and local average earnings
- Number of bedrooms in property
- Value of property
- National average value of property.

The new framework then also allows us to increase the rent annually:

- For social housing tenants, the maximum amount of increase in the net rent is the annual change in the consumer price index ("CPI") in September last year, plus 1%. CPI for September 2021 was 3.1%, so the maximum amount of increase in net rent is 4.1%.

Service charges for our social rent tenancies are variable service charges and based on actual costs incurred in a previous 12-month period.

- For affordable rent tenants, the maximum amount of increase in the total rent (i.e. including the cost of services) is the annual change in the consumer price index ("CPI") in September last year, plus 1%. CPI for September 2021 was 3.1%, so the maximum amount of increase in the total rent is 4.1%.

For more information, please refer to our Rent Setting policy which can be found on our website.