

# How our rents are set

Your rent is set differently, depending on your tenancy type, which you can find on your tenancy agreement. If you're an assured tenant, we set your rent. If you're a secure tenant, it's set by the government.

## Assured tenants

There are two ways we set rent for assured tenants.

1. For most properties, built or improved between 1989 and 2011, social rents are used. These are set using a government formula, which is calculated based on the value of the property, the size of the home and local income levels.
2. In 2011, 'Affordable Rents' were introduced for new homes. This means rent is set at 80% of what you would pay for a similar private rented home in the area (including the service charge).

We review rent amounts each year and we'll give you one month's notice of any rent changes.

Any rent increase will be no greater than the percentage increase in the Consumer Price Index (CPI) for the previous September, plus 1%.

For example, if the CPI is 1.5% in September, plus 1% means a total rent increase of 2.5%.

This all follows the rules of our regulatory body, the Regulator of Social Housing.



## Secure tenants

The Valuation Office looks at the age, character and location of your home, as well as other fair rents for similar homes nearby.

They will then set a rent they think is fair.

Every two years your rent will be reviewed. When the new amount is set, you'll be given four week's notice. If you disagree with the new amount, you can appeal to the First-Tier Tribunal (Property Chamber) who will review it and make a final decision.

## What your rent pays for

We have to make sure that the rent covers our costs.

Our main costs include repaying loans taken out to develop new homes, maintenance and improvements, housing management and costs of running Staffs Housing.

You can find a summary in our latest Annual Report.

Email: [hello@staffshousing.org.uk](mailto:hello@staffshousing.org.uk)

Call: 01782 744533

We're open from 8.30 - 5.30 Monday to Friday.

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