



CARE HOUSING ASSOCIATION

RENT POLICY

1. Purpose

One of the core activities of Care Housing Association (Care) is the provision of good quality housing. To assist in this aim Care must have a robust rents policy which ensures that we are able to continue to do this within our current business model.

2. Policy Statement

Care shall calculate initial rents to include the following:

- Property cost (i.e. lease or finance costs + a reasonable return on investment)
- Major Repairs fund
- Voids fund
- Repairs and redecoration costs
- Housing management costs
- Service Charges

Care shall undertake the following in respect of rent reviews:

- Increase rents annually by no more than our Regulators recommended amount (except where exemptions apply), and certainly by no more than the terms of our tenants' Tenancy Agreement allows.
- Give 4 weeks notice of rent increases to all our tenants.
- Give 4 weeks notice of rent increases to the relevant housing benefits departments on behalf of our tenants.
- Calculate service charges as per our Service Charges Policy.

When calculating initial rents and rent reviews, Care will give consideration to the specific needs of our tenants and adjusts cost accordingly. For example, where a tenant is likely to cause an increase in the costs of repairs, this will be reflected in the rent calculation.

3. Specialised Supported Housing (SSH)

SSH is defined (The Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016) as:

supported housing—

- (a) which is designed, structurally altered, refurbished or designated for occupation by, and made available to, residents who require specialised services or support in order to enable them to live, or to adjust to living, independently within the community,
- (b) which offers a high level of support, which approximates to the services or support which would be provided in a care home, for residents for whom the only acceptable alternative would be a care home,

(c) which is provided by a private registered provider under an agreement or arrangement with— (i) a local authority, or (ii) the health service within the meaning of the National Health Service Act 2006(d), **we see this as including private/direct payment arrangements*
(d) in respect of which the rent charged or to be charged complies with the agreement or arrangement mentioned in paragraph (c), and
(e) in respect of which either— (i) there was no public assistance, or (ii) if there was public assistance, it was by means of a loan secured by means of a charge or a mortgage against a property;

SSH is exempted from the Regulator's Rent Standard. Care will carry out an annual review of which properties are defined as SSH, and which are not. Although we would expect all Care HA properties to be classed as SSH, where they are not the guidance in the Regulators' Rent Standard will apply to the setting of rents.

4. Responsibility

The designated officer responsible for implementation and monitoring of this policy will be the Chief Executive.

5. Equality and Diversity

We are committed to respecting diversity in all aspects of our work and we will not tolerate any form of discrimination.

6. Commitment and Review

Care will formally review this policy every three years. Care will consult with residents if material changes to this policy are proposed. The Board will approve the annual rent increase based on information which demonstrates ongoing compliance with this policy.