

How your rent is set



Rent Restructuring

The government has introduced new rules on how councils and housing associations work out how much rent to charge tenants. They have called this rent restructuring.

How does it work?

We use a formula to work out a target rent for each property. We will gradually adjust the rent you pay until 2012. By this date, the rent you pay should match the target rent.

The formula

The formula used to work out the target rent is based on the:-

- average weekly full time manual earnings in Cumbria;
- amount your home is worth;
- size of your home and the number of bedrooms;
- national average council rent.

Why is rent restructuring happening?

The government wants councils and housing associations rents to:-

- be fairer and less confusing;
- reflect the size, location and condition of every home;
- be similar for properties of a similar size, location and condition;
- stay affordable in the future.

Has South Lakes Housing or South Lakeland District Council caused this to happen?

No. This is a national scheme affecting all council and housing association properties. The changes would have happened even if South Lakes Housing had not been set up.

Will rents go up?

Some rents will go up and some rents will go down. Increases will be higher in popular areas because the formula links the target rent to house prices. As well as these changes, rents will be adjusted each year for inflation and by national government decisions.

Limits on the changes

The most that your rent can go up or down by as a result of rent restructuring is £2 a week each year and, in addition, your rent will still increase with inflation. This is because rent restructuring only affects the way your basic rent is calculated.

If house prices rise will I pay more?

Until 2012 the target rents will be fixed to property values in 1999 - unless national policy changes. This means if house prices go up you will not pay more.

Will I pay more if my home is improved?

No, you will not pay more unless the number of rooms in your house increases as a result, as the target rent will be fixed to the value of your home in 1999. If improvements increase the value of your home its target rent will not change until 2012 – unless national or council policy changes.

What happens to the rent additions for particular facilities in your home?

If your house has been improved then an addition to the rent will no longer be made for certain facilities, such as central heating. The rent you pay will be adjusted to the new target rent in gradual steps over the next ten years.

What happens if I exchange?

If you exchange your home with another tenant, you will pay the same rent as they were paying. The rent you pay is for the home that you live in. It is not an individual charge.

Amenity charges / heating charges

Your rent will be gradually changed over the next ten years to meet the target rent by 2012. Any other charges made, such as the amenity charges or heating charges in sheltered housing schemes will still be charged in the same way. We will only charge you the actual cost of providing the service.

People on benefits

You will continue to receive Housing Benefit and if there is a change to your rent the Housing Benefit will be reassessed.

Housing association rents

Generally these will increase by less than inflation so that the gap between council and housing association rents will not be as big as it is now.

How it affects you

South Lakes Housing has worked out what the target rent is for each property. Your rent will gradually change over the next ten years to reach this target by 2012. We will tell you about any changes to your rent before they are made. If you would like to know more about rent restructuring and what it means for you, please call your Area Housing Office.

Notifying you

Council rents are reviewed every year. We will continue to give you four weeks notice of any changes to your rent. This will give you the details of the new charges.



You can get a copy of this document in different formats such as large print, Braille, audio, or in a different language by calling **0845 057 0080**.

Pode obter uma cópia deste documento em vários formatos, como por exemplo em Braille, áudio, ou numa outra língua. Para tal ligue para o 0845 057 0080.

如果您想获取该文件的不同版本，如：大字体印刷、盲文、音频或不同语言版本，请致电：**0845 057 0080**。

Paskambinę telefonu **0845 057 0080**, galite užsisakyti šio dokumento kopiją įvairiais formatais, pavyzdžiui, atspausdintą dideliu šriftu, Brailio raštu, užsisakyti garso įrašą arba gauti dokumentą, išverstą į norimą kalbą.

Aby otrzymać kopię tego dokumentu w innych formatach, takich jak duży druk, druk Braille'm, audio, lub w innym języku proszę dzwonić pod numer **0845 057 0080**.

0845 057 0080'u arayarak, bu dokümanın bir kopyasını büyük puntolu, körler için kabartmalı, ses dosyası gibi değişik formatlarda veya farklı bir dilde edinebilirsiniz.

আপনি **0845 057 0080** -এই নম্বর ফোন করে, বিভিন্ন ফরম্যাট যেমন বড় প্রিন্ট, ব্রেল, অডিও বা একটি ভিন্ন ভাষাতে এই নথিটির একটি কপি পেতে পারেন।

Registered office address:

Little Aynam House
Little Aynam
KENDAL

Cumbria LA9 7AH

Tel: (01539) 717 717

Fax: (01539) 717 716

Email: info@southlakeshousing.co.uk

Area office address:

Town Hall
Queen Street
ULVERSTON

Cumbria LA12 7AR

Tel: (01229) 584424

Central Tel:

0845 057 0080



INVESTOR IN PEOPLE

www.southlakeshousing.co.uk



Registered in England and Wales, company registered number 04876696.

ISOQAR certificate number 1570/