



Monmouthshire Housing
Tai Sir Fynwy



Rent Review

Changes to the way
we set your rent...

The Welsh Government requested all Registered Social Landlords in Wales to introduce new local rent policies.

Making sure our rents are fair and affordable for all our tenants is important to MHA, so we developed a new process, which we want to tell you about.

In 2020, as part of our annual Rent Review we created a survey and undertook a tenant consultation to ensure everybody had a chance to have their say.



Over 1,800 tenants responded to our consultations. The key themes that you wanted us to consider were property type, number of bedrooms and location.

We know that value for money is important to you but you didn't feel we should charge a higher rent on new properties.

We took your feedback on board, as well as research by other leading housing organisations.

We created a 'Local Rent' which is a much fairer way to set rents, ensuring affordability for all MHA tenants.

This new approach enables us to be more transparent with how we set rent, whilst continuing to deliver the top quality services expected by our tenants.



Our Local Rents

We realise the setting of rents can be complex, so we will try and keep the explanation simple. To make sure it works for MHA and is affordable for our tenants, we adapted the Local Rent model for the setting of all new rents from **April 2021**.

To calculate what is affordable we use the average income with the lowest earners in an area, this means this will still be affordable for people who are working and those on a low income. It is also affordable if you happen to be out of work and are in receipt of housing benefit / universal credit.

The Local Rent takes into account the typical household make-up, property sizes and housetypes.

Rents shouldn't account for more than a third of household income. We've based our calculation on a starting point of a lower 28% of net income, making rent more affordable and fair for all tenants.

How will it affect me?

It depends, some tenants will see an increase in their weekly rent in line with the Welsh Government guidelines, and some tenants will have no increase on their rent this year. This will depend on how near to the newly calculated Local Rent your current rent is. Our goal is that eventually every rent will be set at the Local Rent levels.

But if your rent is above the calculated rent you will receive no rental increases until the figures match, this could happen in one year or even take several.

Any changes to your rent will be payable from 1st April each year and are outlined in your letter from our Chief Executive.



What we will spend your rent on?



Building more affordable homes to rent and buy - we've

set ourselves a target of 100 per year until 2024.



Continue to invest in services that meet tenants' needs

- a reliable, responsive repairs service available 365 days a year, budgeting and benefits advice for those experiencing difficulties managing money and plenty of job advice and training opportunities, to help people into work.



Maintaining and improving our existing homes

including environmental projects that will improve our communities, whilst reducing our carbon footprint.



Supporting you

You can continue to pay your rent in the usual range of ways.

Worried about paying your rent?

Want to talk to somebody about the new rent policy?

Need the leaflet in a different format?

Please contact us, as we are committed to supporting you.

For more information visit www.monmouthshirehousing.co.uk or call 0345 677 2277