

Rent Setting Policy for Directly Managed Properties



The rent for the Association's directly managed properties are set in three ways depending on the tenancy type and the property / scheme.

1. Controlled Tenancies

Tenancies allocated prior to 16 September 1992 are called 'Controlled Tenancies'. The rent for these tenancies are set in accordance with the Department for Social Development's Rent Point Scheme. Under this scheme a house / flat is given a number of points depending on its age, size, amenities and number of rooms. The rent is then calculated on an amount per point as determined annually by the Department for Social Development.

Rents will also continue to be set in accordance with the Department for Social Development's Rent Point Scheme for tenants who, after 16 September 1992, exchange tenancies by mutual assignment with another secure tenant.

2. Decontrolled Tenancies (DSD Funded Schemes)

Tenancies allocated after 16 September 1992 are called 'decontrolled tenancies'. In accordance with the Housing (NI) Order 1992, the rents for these tenancies are set by the Association. It is the Association's policy that where possible rent levels for these decontrolled tenancies should remain broadly consistent with those for controlled tenancies.

3. Decontrolled Tenancies (Mixed Funded Schemes)

The rents for these tenancies are also set by the Association. We endeavour to keep all rents at an affordable level. Rents on mixed funded projects are made up of:

- Loan repayments
- Management and maintenance allowances
- Major repairs allowances
- Voids and bad debts

Rent levels are reviewed annually and all tenants will be notified four weeks in advance of any rent increase. Rent increases will take effect from the beginning of April each year.

Where applicable a service charge is added to the rent to cover the cost of communal services such as communal heating and lighting and the replacement cost of White Goods. This charge is calculated by dividing the actual cost of that service by the total number of dwellings in the scheme. An administration charge of 15% will also be added to the total service charge. Service charges are reviewed annually.