



Habinteg
housing association
(Ulster) Ltd

RENT SETTING POLICY

With the introduction of new legislation, the Association is no longer able to set its rents by the same method for all its tenants. The Association sets rents in four different ways, depending on circumstances. The Association is fully committed to ensuring that rent levels on our developments are affordable to low paid employees, which is also a commitment of the Tenants' Guarantee.

1. DWELLINGS LET BEFORE 16 SEPTEMBER 1992

These rents are set by the Department for Social Development for housing associations and the Housing Executive, and are calculated on a points system based on the type of dwelling.

2. DWELLINGS IN SCHEMES WHICH ARE BEING BUILT PARTLY WITH GOVERNMENT GRANTS AND PARTLY WITH LOANS RAISED BY THE ASSOCIATION

These are termed "mixed funded" schemes and the Association sets its own rents for these dwellings. As it has to cover extra costs the rents may be higher than those charged under the points scheme. The rent is calculated to cover the following elements.-

- Loan repayment
- Management costs
- Routine maintenance costs
- Major repairs costs
- Allowance for voids

The Association seeks to set affordable rents and so keep them within the reach of those with low incomes. Rents can only be increased once in any 12 month period. In deciding how much should be paid for one house when compared with another, the Association considers size and amenities as defined by the points scheme.

3. DWELLINGS BEING RE-LET AFTER 16 SEPTEMBER 1992 WHICH WERE NOT MIXED FUNDED

The Association sets its own rent levels for these dwellings. It seeks, as far as possible, to maintain parity with rent levels under the rent points scheme. The Association increases all its rents in April each year and endeavours to keep percentage increase levels in line with [1] above.

4. HOSTEL DEVELOPMENTS

The Association sets its own monthly charge levels for these developments. These charges are based on the requirement that Habinteg's revenue costs in providing these facilities are fully covered. Hence, the charge covers both management and maintenance costs, as well as any long term loan repayments that relate to the project. The charge is set, and increased annually, with reference to the Department for Social Development's hostel management and maintenance allowances.

