

**Cartrefi  
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Housing  
Cymru**



# Setting local affordable rents

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# The journey so far

- HA and CHC have long called for locally determined rent policies in dialogue with tenants
- In 2019, the Independent review of Affordable Housing Supply, recommended a five year, sustainable rent settlement
- Commitment from HA to put in place local rent policies by 2021, in dialogue with tenants and partners

# Independent Review of Affordable Housing Supply

- recommended a five year, sustainable rent settlement
- consideration of value for money alongside affordability
- an “annual assessment of cost efficiencies should be part of the rationale for **justifying** any rent increases”

# Independent Review of Affordable Housing Supply

“Tenant affordability is paramount and should be a key driver for rents alongside provider viability as distinct from the creation of surpluses which might then fund new development”

“ ... rent and affordability issues should be regularly debated at the highest corporate level, backed up by an up to date evidence base on their tenants circumstances”.

# Rent Policy 2020 - 2024

## The details

- Five year settlement, 2020 – 2024
- Balance between affordability for tenants and landlords
- Annual rent uplift of up to CPI +1%
- Individual flexibility up to £2 over CPI +1%, as long as total rent income doesn't exceed CPI +1%

# Rent Policy 2020 - 2024

## Wider sector commitments

- Minimising evictions, and no evictions into homelessness
- Standardised tenant satisfaction survey
- Aspiration for DQR 2020 standards across tenure
- Aspiration for all new build housing to reach EPC A standards with funding from WG from April 2021

# Our work to deliver affordable rents

## 6 strands

1. Learning from existing practice
2. Tool to understand housing related costs for tenants
3. Support to engage and make decisions with tenants
4. Support to demonstrate value for money
5. Sector wide affordability principles
6. Support for Board Members to take rent decisions

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**What does an effective support offer for board members to take local rent decisions look like?**

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**Diolch**  
**Thanks**

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