

Rent Setting Policy.

Verda Living RP Limited

Document Classification:	Confidential
Policy Approval Level:	Verda Living RP Limited Board
Document Owner:	Rasheed Rahman
Last Updated By:	Rasheed Rahman
Version:	1.0
Last Review Date:	December 2024
Next Review Date:	December 2025

1 Background

When setting rents Verda Living RP Limited (Verda Living) will comply with the national regulatory and statutory requirements for social housing as well as terms of any planning consents or grant funding for its properties.

Where relevant, it will comply with the Regulatory Framework for Social Housing in England and the requirements of Homes England Capital Funding Guides.

The rent setting policy is used for:

- Setting rents for new properties to be let to tenants
- Setting rents for existing properties to be let to tenants
- Annual rent increases/decreases.

Some tenancies will be subject to service charges, which are covered by a separate service charge policy.

2 Rent Setting Policy

The Rent Standard 2023 requires that Registered Providers (RPs) shall charge rents in accordance with the Government's Policy Statement on Rents for Social Housing (as updated December 2022). This prescribes how annual in-tenancy changes in rents and rent setting for re-lets and new properties should be managed for the period from April 2020 onwards.

Verda Living expects to commence letting general needs properties in February 2028 and therefore intends to adhere to the relevant Rent Standard as it applies at that time.

Properties at Chatelain house, Verda Living's first scheme, will be let at Social Rent as required by planning conditions.

3 Social Rent

Social rents will be calculated in accordance with the formula determined by government which can be paraphrased as follows:

- 30% of the rent is based on the properties relative market value
- 70% of the rent is based on relative local earnings
- A bedroom factor is applied so that, other things being equal, smaller properties have lower rents.

The Social Housing Regulator's Rent Standard will be applied for rent setting, and annual increases will be set by the Board within the parameters set by the regulatory framework and tenancy agreements.

When a property is relet the rent will be reset using the permitted methodology.

Verda Living does not intend to implement the High-Income Social Housing rents policy as introduced by the Housing and Planning Act 2016.

Properties will be let to eligible households through local authority registers using local authority allocations and/or choice-based lettings schemes.

4 Appeals

Any tenant who feels that their rent has not been set in accordance with the policy can appeal using the complaints procedure.

5 Annual Review

This policy is reviewed annually by the board of the Company.

Version	Date Approved	Date for Review	Updates
1.0	December 2024	December 2025	Creation of first version of policy