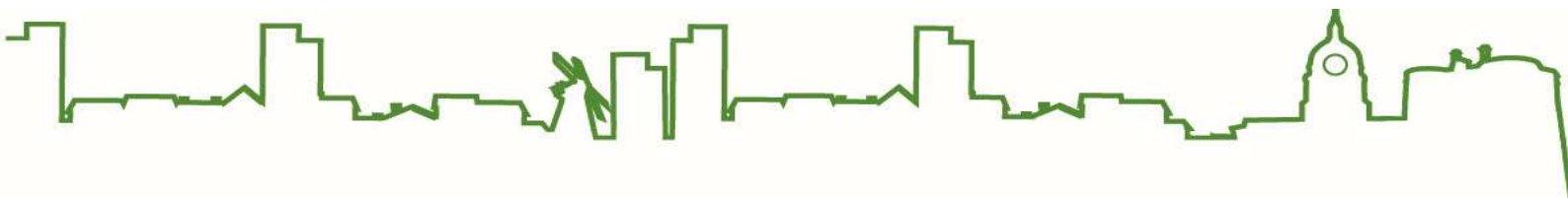


Rent Policy

Nottingham City Homes Registered Provider Limited
Loxley House, Station Street, Nottingham NG2 3NJ
Registered in England and Wales, Company registration no. 09810057
Registered Not for Profit Provider of Social Housing, Registration Number 4862



Author	Mark Lawson, Head of NCH RP
Date and Version Number	16 June 2025 Version 1.0
Review Date	Annual compliance review Full review; March 2027
Officer Responsible for Review	Mark Lawson, Head of NCH RP

1. RENT POLICY STATEMENT

- 1.1 Nottingham City Homes Registered Provider Limited (NCH RP) aims to set and maintain rents and service charges at affordable levels for tenants and licensees. Rents and charges will comply with relevant legislation and regulatory requirements.
- 1.2 This policy applies to all NCH RP stock, tenure and rent types, including temporary accommodation.
- 1.3 The approach used by NCH RP is dependent on whether the rent falls within the scope of the Regulator of Social Housing's Rent Standard and Rent Policy Statement and the tenancy or licence type in operation at the time of the rent being set or reviewed.

2. REFERENCE MATERIAL

- 2.1 NCH RP maintains compliance with Regulator of Social Housing's Rent Standard and Rent Policy Statement, unless where specifically excluded in Section 2.2 of the Rent Standard and Section 4.3 of this Rent Policy Statement
- 2.2 Reference material includes relevant sections of the Acts of Parliament and regulatory requirements listed below;
 - 2.2.1 Local Government and Housing Act 1989
 - 2.2.2 Housing Act 1996
 - 2.2.3 Housing and Regeneration Act 2008
 - 2.2.4 Welfare Reform and Work Act 2016
 - 2.2.5 Regulator of Social Housing's Rent Standard and Rent Policy Statement

3 DEFINITIONS

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|-----|----------------------------------|---|
| 3.1 | NCH RP; | Nottingham City Homes Registered Provider Limited |
| 3.2 | NCC HS; | Nottingham City Council Housing Services, acting as a service delivery partner for NCH RP |
| 3.3 | Tenant; | An Assured Tenant of NCH RP in permanent accommodation |
| 3.4 | Licensee; | A Licensee of NCH RP in temporary accommodation |
| 3.5 | Affordable Rent; | A home let at an Affordable Rent as prescribed by the Regulator of Social Housing's Rent Standard and Policy Statement |
| 3.6 | Social Rent; | A home let at a Formula Social Rent as prescribed by the Regulator of Social Housing's Rent Standard and Policy Statement |
| 3.7 | Temporary Accommodation Charges; | Accommodation and service charges levied to Licensees in NCH RP temporary accommodation |
| 3.8 | Rent Standard; | The Regulator of Social Housing's Rent Standard |
| 3.9 | Rent Policy Statement; | The Regulator of Social Housing's Rent Policy Statement |

4 RENT & SERVICE CHARGE SETTING POLICY

4.1 Social Rent Setting & Annual Review

- 4.1.1 NCH RP owns a number of homes let on a social rent basis. Rents are charged calendar monthly in advance.
- 4.1.2 The formula for setting social rent is included in the Rent Standard and Rent Policy Statement. NCH RP will ensure that this formula is adhered to when setting and reviewing a social rent, including the retention of the 1999 property value and formula target rents.
- 4.1.3 Where a property rent charge is levied below the formula target rent for that property, the formula target rent will be applied following the property being vacated and void.
- 4.1.4 Flexibility is allowed under the Rent Standard and Rent Policy Statement to increase target rent values by 105% of the original target for general needs homes and 110% for sheltered (Independent Living) homes. These uplifts in target rent can only be applied to new tenancies following a property being vacated and void. Where flexibility is applied, a separate Target Rent value will be held on the property record system.
- 4.1.5 In order to reflect the cost of delivering improvements to homes, NCH RP will use rent flexibility when appropriate. Whilst it is not possible to list every scenario in which the flexibility could be applied, the following

are examples that could utilise the flexibility allowed, subject to tenant consultation;

- 4.1.5.1 Where the calculated formula social rent is particularly low when compared to similar homes in the locality.
- 4.1.5.2 Where the home needs investment to meet improvements in energy efficiency or EPC/ carbon zero targets.
- 4.1.5.3 Installation of Photo Voltaic panels.
- 4.1.5.4 Installation of driveways or hard standings.
- 4.1.6 Application of rent flexibility is delegated to the Head of NCH RP, or the Assistant Director of Finance, NCH Group.
- 4.1.7 Where a property rent charge is levied above the formula target rent for that property and current rent flexibility rules no longer apply, any annual increases will be capped at the Consumer Prices Index (CPI) or any other index as prescribed by Rent Standard and Policy Rent Statement (or subsequent replacement legislation).
- 4.1.8 Homes let on a social rent basis may have additional charges levied for services provided to tenants. This may be for estate maintenance or communal facilities for example. The service charges levied will relate directly to the costs of providing that service. Service charges are reviewed annually and adjustments made where necessary to cover costs.
- 4.1.9 Social rent and service charges rents will be reviewed annually and adjustments made in April of each year. A report with recommendations will be presented to the NCH RP Board in advance of each financial year for approval of any changes to Social rent and service charges. All recommendations will be made within the regulatory framework provided by the Rent Standard and Rent Policy Statement (or subsequent replacement legislation).
- 4.1.10 Written notice of changes to Social rents and service charges are provided to Tenants at least one calendar month in advance of the change.

4.2 Affordable Rent Setting and Annual Review

- 4.2.1 NCH RP owns a number of homes let on an Affordable rent basis. Rents are charged calendar monthly in advance.
- 4.2.2 All Affordable rent homes have an initial RICS Red Book valuation in accordance with the requirements of the Rent Standard and Rent Policy Statement.
- 4.2.3 NCH RP will ensure the formula for setting Affordable rent included in the Rent Standard and Rent Policy Statement is adhered to when setting and reviewing an Affordable rent.

- 4.2.4 An Affordable rent shall not exceed 80% of the market weekly rent for the property, inclusive of service charges.
- 4.2.5 When a home is vacated, consideration will be given to revaluing the market rent and the associated Affordable rent at up to 80% of that market value. The Rent standard and Rent policy Statement do not provide for any rent flexibility as they do for Social rent homes.
- 4.2.6 Affordable rents will be reviewed annually and adjustments made in April of each year. A report with recommendations will be presented to the NCH RP Board in advance of each financial year for approval of any changes to Affordable rents. All recommendations will be made within the regulatory framework provided by the Rent Standard and Rent Policy Statement (or subsequent replacement legislation).
- 4.2.7 Written notice of changes to Affordable rents are provided to tenants at least one calendar month in advance of the change.

4.3 Temporary Accommodation Charge Setting and Review

- 4.3.1 NCH RP provides a number of supported homes let on a supported Temporary Accommodation basis for homeless households who present to Nottingham City Council in housing need. Accommodation charges and service charges are levied weekly in advance.
- 4.3.2 This type of accommodation is referred to as “Temporary Social Housing” in the Regulator of Social Housing’s Rent Policy Statement in the list of exemptions from the provisions of the Rent Standard.
- 4.3.3 The charges levied to licensees of NCH RP temporary accommodation consist of;
 - 4.3.3.1 Accommodation Charges. These are set at a level that satisfies the lease rental due to the freehold owner of the property.
 - 4.3.3.2 Service Charges. These are levied for care, support and supervision provided to the licensee and their family and for additional costs in delivering supported temporary accommodation and are set to cover costs.
 - 4.3.3.4 Dependent on the accommodation, an ineligible service charge may be levied for heating, hot water and/ or electricity usage where it is provided by a communal heat source or communal electricity supply.
- 4.3.4 Temporary Accommodation charges will be reviewed at least annually, effective from April, or more often if required, to maintain financial viability of the provision.
- 4.3.5 A report with recommendations for new temporary accommodation and support charges will be presented to the NCH RP Board in advance of each financial year for approval.

- 4.3.6 Written notice of changes to temporary accommodation charges are provided to Licensees at least one week in advance of the change.

4.4 Homes let on other rental terms

- 4.4.1 NCH RP does not currently have any homes let on a Fair Rent basis.
- 4.4.2 NCH RP does not currently have any homes let on a Shared Ownership or Intermediate Rent basis.
- 4.4.3 NCH RP does not currently have any homes let on a High Income Social Tenant basis.

4.5 Moving homes between Rent types

- 4.5.1 NCH RP will ensure that, where consideration is given to moving a home between rent types, this will only be undertaken in accordance with the rules contained within the Rent Standard and Rent Policy Statement (or subsequent replacement legislation).

5 Policy Approval and Review

- 5.1 This Rent Setting Policy must be approved by the Board of NCH RP.
- 5.2 This policy is subject to review on an annual basis by NCH officers on behalf of NCH RP. Where a change is required or recommended, this will be reported to the board of NCH RP and approval sought.

NCH RP Rent Policy Review Log				
Date	Version	Reviewed By	Changes Required or Recommended?	Approved by (date)
16/06/2025	1.0	M Lawson	Policy for approval	
10/07/2025	1.0	NCH RP Board	Policy for approval	
01/03/2026			Annual compliance review	
01/03/2027			Full review and approval	