



Lyvennet Community Trust

Rent Policy

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Policy Statement

Lyvennet Community Trust is committed to the provision of housing at appropriate rents. Against this background, the aim of this policy is to provide a framework, which ensures that rents are set at a level, which will:

- Maintain LCT's financial viability;
- Ensure sufficient funding for delivering maintenance, housing management, mortgage repayment and other associated costs of a charitable project
- Meeting LCT charitable objectives
- Comply with the regulatory requirements of Homes England.
- Consider tenant priorities

Application of the policy

This policy applies to all LCT properties.

Rental Increase

An Affordable rent will be fully inclusive of any service charges for the property and be no more than 80% of the market rent (inclusive of service charges), for an equivalent property of the same size and location. A transparent and efficient independent valuation is carried out to calculate and set affordable rents. The rental level will be checked on a 5 yearly basis.

Type of Rent	Applies to	Charge period	Statutory / Regulatory	Discretion	Our proposed Policy and why
Affordable rent	Newly developed properties built under the Affordable Homes Programme	48/52 weeks	Increase by CPI + 1% based on September figures	To reduce, fix or increase up to CPI + 1%	CPI + 1% in line with rent standard

The LCT intends transitioning from a 48 week to 52 week rent year.

Notice of Rents and Increases

LCT operates a system of offering 'starter tenancies', which are Assured Shorthold Tenancies, usually converting to an Assured Tenancy after 12 months (see starter tenancy policy for details). For starter tenancies, rents can be increased within 12 months of the tenancy start date as long as a calendar months' notice is given.

If a new tenancy is not a 'starter tenancy' and has commenced within 12 months of the effective increase date, they would be excluded from the rental change.

Rents will be set on an annual basis with a review of rent carried out in January each year, with tenant notification of changes issued in February providing a minimum of 28 days' notice of change.

The rental change will take effect from the 1st Monday of April in each rent year.