

# How your rent is set

The system used to set your rent is designed to be fair

It is based on the idea that neighbours in similar houses should always be paying similar rent



# HOW YOUR RENT IS SET

The government has set out how rents should be calculated, called 'target rent'. Target rent is the charge for the property and does not include service charge.

Westcountry has till 2015 to make sure all its rents meet 'target rent', most Westcountry properties are already there.

The government has told us we can increase your rent by September's RPI (retail price index) plus 0.5% (your service charge increase is not included in this calculation).

If your property has not reached target rent, the government has told us we can also charge up to £2.00 per week more.

**This is calculated using a formula based on the following factors:**

<b>a</b>	Value of house or flat (by district valuer, not estate agent)
<b>b</b>	Property size (number of bedrooms)
<b>c</b>	Average income for the region (set by Government)
<b>d</b>	Plus 5%

## **Money Advice Team:**

Tel: 0300 100 1012

Email: [info@westcountryha.org.uk](mailto:info@westcountryha.org.uk)

Web: [www.westcountryha.org.uk](http://www.westcountryha.org.uk)