

How Is My Rent Calculated?

In 2002, the Government introduced a rent setting formula to regulate the amount of rent that social landlords, local authorities and housing associations such as whg, can charge its tenants.

The rent setting formula aims to ensure that rents:

- remain affordable in the future
- are linked to size, location and condition of the home; and
- are similar to rents for other council and housing association properties of a similar size, location and condition
- are generally below those charged by private landlords.

The way that the rent charge is calculated takes into account the value of the property, the number of bedrooms in the property and local earnings. This is known as formula or target rent.

When will my rent change?

Target rents are being introduced gradually so that each year the actual rent of an individual property moves from its current level (up or down), to its target rent by using the formula set out by the Government.

To make sure tenants do not face large increases, the Government has said that in any one year, a tenant's weekly rent cannot go up by more than the rate of inflation plus 0.5% plus £2.

We are allowed to increase your weekly rent in April each year. We will give you at least one calendar month's notice in writing telling you what your new rent will be. All tenants of social landlords are expected to be paying target rent by March 2012.

Who should I contact for more information?

If you would like more information, speak to a member of the team at your local housing office.

Call us on **0300 555 6666**

Email us at enquiries@whgrp.co.uk

Brownhills Housing Office

13 Silver Court, High Street
Brownhills WS8 6HA

Bloxwich Housing Office

Bloxwich Hall, Elmore Court
Elmore Green Road, Walsall WS3 2QW

Central Walsall Office

2nd Floor, Tameway Tower
Bridge Street, Walsall WS1 1JZ

choose & move Property Shop

10 -12 Bridge Street
Walsall WS1 1EW

Darlaston Housing Office

45 King Street,
Darlaston, WS10 8DE

Willenhall Housing Office

Beechwood House, New Road
Willenhall, WV13 2BF