



Valleys to Coast

Why is my rent going to be reviewed?

Rents are reviewed every year, taking into consideration the increase of inflation and the decision made through the Welsh Government rent model.

How will you work out if the rents are affordable?

We will be using data from the Office of National Statistics who publish average income data for each area in the UK, including Bridgend. We also have more detailed data from Welsh Government which tells us the average income in each community within Bridgend Borough. We are therefore proposing that we review our rents in line with the incomes of the different communities in Bridgend.

Why are you making this change?

In previous years, we have applied a blanket approach and made the same rent increase to all our homes. Welsh Government have now asked that standard rent increases are not applied, and that all housing associations in Wales must now properly link any rent increases to the ability of our customers to afford them. This will improve fairness in our rents for all our customers.

What's my rent increase going to be?

We are still working on this and the Board will be reviewing the proposals at the end of January once we have received your feedback. We will have finalized all rent decisions by the end of February when we will send you your rent letter which let you know the exact impact on your weekly rent cost.

What is the Living Rent model?

The Living Rent model offers several advantages for customers and landlords, not least because it will help us to deliver a genuinely affordable offer for our tenants. The aim of the Living Rent model is to provide an affordable option for those in poverty, at a local level. The Living Rent re-establishes the link between incomes and rents, which helps to ensure that our rents continue to be more affordable for our customers.

Will my rent depend on where I live in Bridgend?

Potentially, yes and this is why we want to hear your views. The Board are considering varying rents depending on the income data of all communities within Bridgend. This means that if you live in a relatively higher income area, your rent might be a little higher than if you were in an area with a lower average income. For example, your rent may be lower if you live in Caerau than if you live in Pencoed.

Don't Welsh Government control how much rent you can charge?

In a way, yes. Welsh Government let all housing associations in Wales know the maximum average rent increase that they can apply. For 2020/21, this increase is a maximum average increase of CPI+1%, which is 2.7% (using CPI as at September 2019).

What is CPI?

The Consumer Price Index (CPI) is a measure that examines the weighted average of prices of a basket of consumer goods and services, such as transportation, food, and medical care. It is calculated by taking price changes for each item in the predetermined basket of goods and averaging them. Changes in the CPI are used to assess price changes associated with the cost of living.

When will I get my actual rent increase letter and know my rent?

Your letter will be with you by the end of February 2020

When will the new rent be charged from?

Monday 6 April 2020.