

# Affordable Rents

## Q What are affordable rents?

Affordable rents are a new type of tenancy. Landlords that let properties as affordable rent are able to charge up to 80% of the market rent for that property.

## Q How are affordable rent properties chosen?

Radian has given a commitment to convert 50% of all its re-let properties over to affordable rent. All new build properties will also be let as affordable rent. There are some exceptions to this rule including properties designated as Sheltered and Supported which will continue to be let on social rents.

## Q How do you calculate the market rent?

The market rent for the property is calculated by an independent valuation and will be based on similar properties in the area.

## Q Will my rent be increased each year?

The clause for the annual review of rent will be contained in your tenancy agreement.

## Q What type of tenancy will I be given?

You will be given an 'affordable rent' tenancy which will be a fixed term tenancy. The tenancy agreement will contain the terms and conditions of the tenancy and the date at which the fixed term tenancy ends. You should read the terms and conditions carefully. Your Neighbourhood Officer will be glad to help if you are unsure of any of the terms contained in the agreement.

## Q What about service charges?

Service charges will normally be included in the rent that you pay. There are some exceptions such as utility bills and council tax which you will continue to pay directly to the utility provider/council or to the landlord if they collect on behalf of the utility company. Your tenancy agreement will detail what exactly is included in your rent.

## Q How long will the tenancy last?

It will last for an initial period of one year followed by an additional period of 6 years and 11 months if you do not breach the terms and conditions of your tenancy.

## Q What happens when the tenancy comes to an end?

Before the end of your tenancy you will be visited by your



Neighbourhood Officer to discuss the options that are available. These may include renewing your tenancy for a further period or looking at options for more suitable accommodation.

## Q Could I be paying a higher rent than my neighbour?

Yes. Your neighbours may have a different type of tenancy and therefore may be on a different rent. They may however pay a separate additional service charge which is already included in your affordable rent.

## Q Will I have the right to exchange properties?

Yes. Your right to exchange will be included in your tenancy agreement. You should however seek advice from your Neighbourhood Officer if you are considering carrying out a mutual exchange.

## Q Will I have the right to transfer?

Yes. Your right to transfer will be included in your tenancy agreement. You should seek advice from your Neighbourhood Officer if you are considering applying for a transfer.

## Q Can members of my family succeed to my tenancy?

Yes. The rights for succession will be contained in your tenancy agreement. Your Neighbourhood Officer will be able to offer advice on who would be eligible to succeed.