



INTRODUCING **LIVING RENT**

We carried out consultation for the Fair Rent Review during the summer of 2018. More than 2,200 customers fed back on the factors they felt would form the basis for rents that are fair and affordable.

Setting rents based on the income levels of lower earners was seen as fairer than using other factors and we wanted to use a method for setting rents that does just this.

Therefore, Living Rents will reflect the differences in income levels throughout Rhondda Cynon Taff. They will also vary depending on the types of families that are typically allocated our homes.

We believe this is the best way to ensure our rents are fair and affordable for all.



If you'd like more information on how we will calculate Living Rents and what this means for you, please visit our website:

www.trivallis.co.uk/fair-rent-review

CHANGES TO THE WAY WE CALCULATE YOUR WEEKLY RENT

Until now, we have divided your annual rent over 48 weeks each year and given you four non-payment weeks; three at Christmas and one at the end of March. Following our consultation and review we have decided to change this.

Universal Credit calculates and pays rent on a 52 week basis. To avoid confusion and the possibility of tenants claiming the wrong amounts, we want to charge all tenants every week of the year.

Instead of dividing the yearly rent by 48 weeks and having four weeks where no rent is charged we will divide the yearly rent by 52. Therefore, we will charge a proportionately lower rent over every week of the year from 1 April 2019.

This means the weekly rent payable will appear lower than last year, here is an example:



Please note: the total rent you will pay over the year is not affected by this change in the way it is calculated. If you want to continue having non-payment weeks at Christmas, you will need to pay more each week from April in order to build up a credit on your account. You can speak to your Rent Account Manager about this to agree the extra amount you will pay.

Call: 03000 030 888

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