











## How does ateb set rents?

	<p>ateb aims to set rents for all homes that are fair and affordable, and we must ensure our rents for social housing are set in line with the Welsh Government Rent Setting Policy.</p>
	<p>To achieve this, ateb adopts a 'Living Rent' approach which establishes a link between rent and customers' ability to pay.</p>
	<p>On an annual basis, ateb will review the rent charges for every home, taking into consideration affordability. We will consult with customers as part of this process.</p>
	<p>ateb, not only has to consider the affordability of rent charged, but carefully balance this with the need to invest in our properties, build new homes and invest in, and improve on, the services we provide to customers.</p>
	<p>ateb Board make the final decision on any increase to rents, taking into consideration affordability and ensuring that the rent is not increased by more than the Welsh Government allow.</p>

### When setting rents, we aim to abide by the following principles:

	<p><b>Affordable:</b> We will consider the total costs of renting homes and incomes to understand what is affordable for our customers so customers can afford their ateb home</p>
	<p><b>Sustainable:</b> We will set rents that allow us to continue to provide high quality, safe, warm homes for our customers.</p>

	<p><b>Engage:</b> We will involve customers to help us develop and review our approach to rent setting.</p>
	<p><b>Fair:</b> We will work to ensure that rents and other charges are set fairly and give 'value for money'.</p>
	<p><b>Accountable:</b> We will be open, transparent, and accountable when we make decisions on rents.</p>

**For further information on how we set rents, please contact us and ask for a copy of our policy.**