

Wesley Country Housing Inc. Rental Policy

1. Application

This policy applies to rents charged to community housing tenants in properties owned or managed by Wesley Country Housing Inc., unless other special conditions are outlined in project agreements.

2. Definitions

Vulnerable Households:

Higher needs households that are determined to require additional assistance (in the form of increased affordability) to maintain a tenancy. Higher needs may take the form of affordability (e.g. low income) and/or non affordability factors (e.g. homelessness, mental health).

Vulnerable Households may be:

1. Mandated as such by Government at its discretion, – e.g. households housed under the Nation Building Economic Stimulus Plan (Housing).
2. Optionally defined by the NFP housing provider at its discretion, within its own Rent Policy, in addition to those households that Government may mandate. The NFP housing provider may elect to define optional Vulnerable Households on a broad (e.g. households at risk of homelessness) and/or specific (e.g. households receiving income equal to or less than youth allowance) basis.

Note – households housed under the Nation Building Economic Stimulus Plan (Housing) are defined by Government as **mandatory** Vulnerable Households, for the duration that they are housed under specific policy arrangements for the following tenant needs groups:

- Mental Health SA customers, housed under the Housing SA Mental Health Supported Social Housing Program
- Homeless Adults, Domestic Violence, Youth, Families and Frail Aged customers, housed under the Housing SA Supportive Housing Program
- Homeless Ex-Institutional Adults housed by direct referral through the Integrated Housing Exits Program.



- Homeless Ex-Institutional Youth, housed by direct referral through the Integrated Housing Exits – Youth Justice program
- Homeless Domestic Violence Perpetrators
- Disability SA customers
- Generic Stimulus customers
- or as otherwise identified by Housing SA.

3. Rent Charge

Rent calculated by Wesley Country Housing Inc. is in accordance with Rent Framework for Community Housing Providers- Supported and Affordable Tenancies Version 1, June 2014.

3.1 Rent Settings

Affordable Tenancy Type

For affordable tenancy households, WCH will charge a maximum of no more than the total of

- 30% of household's gross Non-Commonwealth Rent Assessment (CRA) income plus
- All CRA income available to that household.

WCH can charge rent for Affordable Housing below this maximum rent figure, subject to the requirements of this Framework.

The maximum property rent must be less than 74.9% of current maximum property rents in the wider rental market for similar housing in similar locations.

3.2 Supported Tenancy Type

The maximum rent for supported tenant households. WCH can charge a maximum rent that is no more than the total of

- 25% of a households gross non CRA income plus
- All available CRA income available to that household.

Additional levies cannot be charged on top of the maximum rent. Please see Occupancy Standards below



The maximum property rent must be less than 74.9% of current maximum property rents in the wider rental market for similar housing in similar locations.

3.3 General Tenancy Type

The maximum rent for supported tenant households. WCH can charge a maximum rent that is no more than the total of

- 25% of a household's gross non CRA income plus
- All available CRA income available to that household.

The maximum property rent must not be more than the current maximum property rents in the wider rental market for similar housing in similar locations.

4 Compliance with Residential Tenancies Act

Wesley Country Housing Inc. complies with all relevant requirements under the Residential Tenancies Act.

5 Rent Reviews

- Wesley Country Housing Inc. will conduct rent reviews of household rent every 6 months in line with when Centrelink changes its main rates of payment. Tenants will be given appropriate notice of this review.
- Responsive Rent Reviews will be at Wesley Country Housing's discretion between the 6 monthly reviews if a household's income increases or decreases or if tenants' circumstances change within the period. Tenants are expected to contact WCH with any change in circumstances as soon as possible.
- Wesley Country Housing Inc., will conduct responsive rent reviews for those households mandated as Vulnerable Households by Government as requested by the household, and must pass on rent decreases as required to ensure these households continue to pay no more than maximum rent for Vulnerable Households.
- Wesley Country Housing Inc. has discretion whether it chooses to pass on rent increases to households (not applicable to vulnerable households) where a household's income increases, either at the time of biannual review, or if WCH conducts a responsive rent review.



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- Wesley Country Housing Inc. has discretion to cap property rent at less than 74.9% of market rent and must not be more than the maximum rent for Vulnerable or other Households.

6. Occupancy Standards

6.1 Bedrooms per Family Members

Wesley Country Housing Inc. utilise an occupancy standard based on the Canadian National Occupancy Standard which is recommended by Housing SA. "This standard specifies the number of bedrooms required in a dwelling based on the numbers, age, sex and relationships of household members". The National Occupancy Standard (NOS) requirements state that enough bedrooms based one bedroom for:

- each cohabiting adult couple;
- unattached household member 18 years of age and over;
- same-sex pair of children under age 18;
- and additional boy or girl in the family, unless there are two opposite sex children under 5 years of age, in which case they are expected to share a bedroom.

A household of one individual can occupy a studio unit (i.e. a unit with no bedroom).

6.2 Relocation to More Affordable Properties

Wesley Country Housing Inc. can choose to temporarily reduce the rent that would normally apply based on the occupancy standard.

If the household will ultimately not be able to afford to remain in the property due to their inability to utilise it in line with the occupancy standard Wesley Country Housing Inc., will make reasonable efforts to assist the household into other housing options.

6.3 Vulnerable Household

If the household is vulnerable WCH:-



- May attempt to relocate the household to another property within its portfolio that is more suitable based on the household's size, where this is possible;
- Must reduce the rent to ensure the Vulnerable Household pays no more than the maximum rent for Vulnerable Households, where it is not possible to relocate the household to another more suitable property.

		Author	Date
Version 1	Adopted:	Unknown	December 2011
Version 2	Updating of Registered Documents	Tenancy Admin Officer	March 2014
Version 3	Addition of Version Controls	Tenancy Admin Officer	23 rd September 2014
Version 4	Review	WCH Manager	February 2017



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