

Rent Setting Policy



10 September 2026

Board of Management

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1.0 Policy Statement

We will set and maintain rents in line with the Regulator of Social Housing's Rent Standard 2026, the Government's Policy Statement on Rents for Social Housing and all relevant legislation and contractual requirements.

Our approach will be consistent, transparent and easy to understand for both colleagues and residents. We will set rents accurately, apply the correct rules for each type of home and maintain appropriate evidence to demonstrate compliance.

We will apply service charges in accordance with our Service Charge Policy (CP29b). For Social Rent homes, service charges are treated separately from rent. For Affordable Rent homes, the regulatory limits apply to the weekly gross rent, which includes any applicable service charges.

Annual rent decisions will take account of:

- the requirements of the Rent Standard and Government rent policy;
- inflation and other relevant economic factors;
- affordability for residents;
- our financial sustainability; and
- decisions made by the Board.

The Board will make the annual rent determination in December each year and the decision will be formally recorded. Compliance with the approved rent determination and the Rent Standard will be reviewed following implementation, supported by the Audit and Compliance Sub-committee.

2.0 Legal and Regulatory Framework

We will comply with the legislation, regulation, Government policy and contractual requirements relevant to the rents we charge, including:

- Welfare Reform and Work Act 2016 and relevant regulations, where applicable to historic compliance.
- Regulator of Social Housing's Rent Standard 2026.
- Government Policy Statement on Rents for Social Housing, applicable from 1 April 2026.
- Direction on the Rent Standard 2026.
- Housing and Regeneration Act 2008 and the Regulator of Social Housing's regulatory framework, where relevant.
- Homes England Capital Funding Guide and applicable Affordable Homes Programme requirements.
- Relevant funding, delivery and grant agreements.
- Individual tenancy and shared-ownership lease requirements.

The Rent Standard 2026 and current Government Policy Statement apply to rent setting from 1 April 2026. Previous requirements remain relevant where historic compliance needs to be considered.

Legislation, regulation and Government policy change over time. Detailed annual figures, formula-rent inputs, rent caps and calculation requirements will be kept up to date through our rent-setting procedure, working guidance and compliance tools rather than repeated in full within this policy.

3.0 Policy Context

The Rent Standard 2026 applies from 1 April 2026 and supports a 10-year rent settlement.

For most existing Social Rent and Affordable Rent tenants, rents may generally be increased each year by up to the Consumer Price Index (CPI) at September of the preceding year plus one percentage point, subject to the detailed requirements of the Rent Standard.

The permitted increase is a maximum rather than an automatic increase. The Board will determine annually whether, and to what extent, we apply the increase available under the Rent Standard, taking account of affordability, financial sustainability and the needs of our homes and residents.

For Social Rent homes, additional controls apply, including formula rent, the applicable rent flexibility level and the rent cap.

From 1 April 2027, the Rent Standard also permits limited Social Rent convergence for eligible Social Rents below formula rent. Subject to the detailed requirements of the Rent Standard, this may allow an additional increase of up to £1 per week from April 2027 and up to £2 per week from April 2028, until formula rent is reached.

The detailed Rent Standard rules will be applied when calculating the maximum permitted increase. This includes circumstances where applying the usual annual increase would take a Social Rent above the applicable rent flexibility level.

We will continue to monitor changes to Government rent policy, regulation and funding requirements and will update our working arrangements and this policy where necessary.

4.0 Definitions

Social Rent: A form of low-cost rental accommodation where rent is set in accordance with the Social Rent requirements of the Rent Standard. Initial rent for a new tenant is normally based on formula rent, subject to the applicable rent flexibility level and rent cap.

Affordable Rent: A form of low-cost rental accommodation which meets the requirements for Affordable Rent under the Rent Standard and any applicable funding or delivery agreement. For a new tenant, the maximum weekly gross rent, including applicable service charges, is the higher of 80% of weekly gross market rent and the applicable Social Rent.

Housing for Older People: A Statistical Data Return (SDR/NROSH+) reporting category for accommodation made available exclusively to older people that fully meets the supported housing definition in the applicable Rent Policy Statement. For rent-setting purposes, such accommodation is treated as Supported Housing (or Affordable Rent Supported Housing, where applicable) under the Rent Standard.

Supported Housing: Accommodation which meets the definition of supported housing within the current Government Policy Statement on Rents for Social Housing. Supported Social Rent housing may qualify for a rent flexibility level of up to 10% above formula rent.

Specialised Supported Housing: A specific category of supported housing meeting the additional criteria set out in the current Government Policy Statement. We do not currently operate accommodation classified as Specialised Supported Housing.

Intermediate Rent: Low-cost rental accommodation which meets the applicable definition of Intermediate Rent and is excepted from the Rent Standard. Rents remain subject to relevant tenancy, funding and contractual requirements and Board approval.

Low-Cost Home Ownership: Shared-ownership accommodation where a resident purchases an equity share and may pay rent on the remaining unsold equity. Rent setting and rent reviews are governed by the relevant lease and applicable funding requirements. This includes Older Persons Shared Ownership where applicable.

Formula Rent: The rent calculated for a Social Rent property using the Government formula contained in the current Policy Statement on Rents for Social Housing.

Rent Flexibility Level: The maximum permitted tolerance above formula rent when setting Social Rent. This is currently up to 5% above formula rent for general-needs housing and up to 10% for supported housing. Use of rent flexibility must have a clear rationale taking account of local circumstances and affordability and will be approved through the Board's annual rent determination.

Rent Cap: The maximum weekly rent, exclusive of service charges, that may be charged for a Social Rent property according to its number of bedrooms. Rent-cap levels are set through Government rent policy and updated annually.

Gross Market Rent: The rent, inclusive of applicable service charges, which the accommodation might reasonably be expected to achieve if let in the private rented sector, taking account of matters including property size, location, type and service provision.

Local Housing Allowance (LHA): Rates used within the benefits system for certain housing-cost calculations. LHA does not determine the lawful rent we may charge. Relevant LHA rates may nevertheless be considered alongside local market information, affordability and likely benefit entitlement when rent decisions are made.

CPI: Consumer Price Index.

RICS: Royal Institution of Chartered Surveyors.

4.0 Responsibilities and Accountabilities

Board of Management – approves the annual rent determination, including any use of rent flexibility for Social Rent homes, and provides overall oversight of compliance with the Rent Standard. The Board will receive assurance through the annual rent-setting process and post-implementation reporting, supported by the Audit and Compliance Sub-committee.

Chief Executive – has overall responsibility for ensuring appropriate arrangements and resources are in place to support rent compliance and implementation of this policy.

Director of Operations – leads on rent setting and compliance, reports to the Board, oversees monitoring against current regulatory requirements, ensures the Rent Standard compliance checks are completed and seeks specialist advice where necessary.

Business Analyst – coordinates the day-to-day rent-setting and implementation process, working with Finance, Housing and Support colleagues as appropriate. This includes maintaining rent records, preparing annual notifications, implementing approved rent changes and supporting relevant benefit and system updates.

Relevant colleagues – are responsible for providing accurate information, following the approved rent-setting arrangements and escalating any potential error, exception or compliance concern promptly.

5.0 Rents for Properties Classified as Social General Needs

Social Rent properties classified as general needs will be managed in accordance with the Social Rent requirements of the Rent Standard.

For a **new tenant**, the maximum initial weekly rent, exclusive of service charges, will be formula rent with an upwards flexibility of up to **5%**, subject to the applicable rent cap.

Use of rent flexibility is not automatic. Where we propose to use it, there must be a clear rationale which takes account of local circumstances and affordability, and its use will be approved through the Board's annual rent determination.

For **existing tenants**, rents may be increased annually by no more than the maximum permitted by the Rent Standard. From 1 April 2026 this is generally CPI at September of the preceding year plus one percentage point, subject to the detailed requirements of the Rent Standard.

Where applying the usual annual increase would take the rent above the applicable rent flexibility level, the lower maximum increase required by the Rent Standard will apply.

From April 2027, eligible Social Rents below formula rent may also be subject to the permitted Social Rent convergence arrangements described in section 2.1.

The applicable **rent cap remains an absolute maximum** for Social Rent. We will apply the rent cap in force for the relevant year when setting or reviewing rents.

Service charges are separate from Social Rent and will be managed in accordance with the Service Charge Policy (CP29b).

6.0 Specialised Supported Housing

We do not currently operate accommodation classified as **Specialised Supported Housing**.

Specialised Supported Housing is a specific category of supported housing which must meet all applicable criteria in the current Government Policy Statement on Rents for Social Housing.

Any proposal to develop, acquire or reclassify accommodation as Specialised Supported Housing will require a documented assessment against the criteria in force at the time and appropriate specialist advice before the classification is approved.

Where there is any uncertainty about whether accommodation meets the requirements, we will not assume that the Specialised Supported Housing exception from the Rent Standard applies.

7.0 Rents for Properties Classified as Housing for Older People

Housing for Older People which is classified as Social Rent and meets the applicable definition of Supported Housing will be managed in accordance with the Social Rent requirements applying to supported housing.

Housing for Older People which is classified as Affordable Rent will be managed in accordance with section 8 of this policy.

For a **new tenant**, the maximum initial weekly Social Rent, exclusive of service charges, will be formula rent with an upwards flexibility of up to **10%**, subject to the applicable rent cap.

Use of the 10% rent flexibility is not automatic. There must be a clear rationale which takes account of the nature of the accommodation, local circumstances and affordability, and its use will be approved through the Board's annual rent determination.

For **existing tenants**, rents may be increased annually by no more than the maximum permitted by the Rent Standard. From 1 April 2026 this is generally CPI at September of the preceding year plus one percentage point, subject to the detailed requirements of the Rent Standard.

Where applying the usual annual increase would take the rent above the applicable rent flexibility level, the lower maximum increase required by the Rent Standard will apply.

From April 2027, eligible Social Rents below formula rent may also be subject to the permitted Social Rent convergence arrangements described in section 2.1.

The applicable **rent cap remains an absolute maximum**.

The classification of these homes as supported housing depends on the accommodation and support arrangements continuing to meet the applicable definition. Any material proposed change to eligibility criteria, designation, accommodation or support arrangements must therefore be considered before implementation to identify whether it could affect the rent classification.

The Director of Operations will oversee this assessment and material changes will be reported through the appropriate governance route.

8.0 Rents for Properties Classified as Affordable Rent

Affordable Rent will only be charged where the accommodation is permitted to be let as Affordable Rent under the Rent Standard and relevant funding or delivery arrangements.

For a **new tenant**, the maximum weekly gross rent, inclusive of applicable service charges, will be the higher of:

- **80% of the weekly gross market rent** for the accommodation; and
- the applicable **Social Rent** for the accommodation.

Gross market rent must be supported by an appropriate valuation using a method recognised by RICS and must take account of relevant factors including the property, location and service provision.

We will also comply with any applicable Homes England, funding or delivery agreement requirements.

Where a further tenancy of the same accommodation is granted to an existing tenant, the rent will not be reset where the Rent Standard requires the resident to be treated as an existing tenant.

Where an existing tenant transfers to a different property, they will normally be treated as a new tenant of that accommodation for Rent Standard purposes and the initial rent for the new home will be set accordingly.

Assignments, mutual exchanges, successions and other changes of tenancy will be considered in accordance with the specific new-tenant and existing-tenant requirements of the Rent Standard and Government Policy Statement.

The weekly gross rent of an existing Affordable Rent tenant may be increased annually by no more than the maximum permitted by the Rent Standard, currently CPI at September of the preceding year plus one percentage point.

Affordable Rent limits apply to the **gross rent**, including applicable service charges. Service-charge costs will nevertheless be identified and managed appropriately in accordance with the Service Charge Policy (CP29b).

Affordable Rent will be reviewed and reset for a new tenant in accordance with section 14.1.

9.0 Rents for Properties Classified as Intermediate Rent

Intermediate Rent is not subject to the Rent Standard where the accommodation meets the applicable definition of Intermediate Rent.

We will set Intermediate Rents in accordance with any applicable tenancy, funding and contractual requirements. Rents will normally be set with reference to 80% of the relevant market rent, inclusive of applicable service charges.

The Board will determine annual rent increases having regard to the terms of the tenancy, any funding requirements, affordability and relevant market conditions.

CPI plus one percentage point may be used as an affordability reference when considering annual increases, but it is not a Rent Standard requirement for Intermediate Rent.

Appropriate market evidence will be retained to support rent-setting decisions.

10.0 Rents for Properties Classified as Low-Cost Home Ownership with Rent

Low-Cost Home Ownership, including shared ownership and Older Persons Shared Ownership where applicable, is not subject to the Rent Standard.

Initial rents and subsequent rent reviews will be set in accordance with the relevant funding requirements and the terms of the individual lease.

The lease is the controlling document for each rent review. This includes the:

- index to be used;
- permitted increase or uplift;
- rent review date;
- treatment of a nil or negative index; and
- any minimum, maximum or other restriction applying to the review.

We will maintain appropriate records of the rent-review requirements applying to our different lease groups and will check the relevant lease before implementing an increase.

Where a lease permits discretion over the level of increase, we may apply an increase below the maximum permitted, having regard to affordability and other relevant circumstances.

Service charges will be managed separately in accordance with the relevant lease and the Service Charge Policy (CP29b).

11.0 Former Holiday Accommodation – Chapman Court, Skegness

The former holiday apartment at Chapman Court is let as non-social housing in accordance with the requirements applying to that property, including the terms of the original donation from the Herbert Memorial Sollitt Trust.

The rent for this property will be set in accordance with the relevant tenancy arrangements, trust requirements and appropriate market evidence. It is not subject to the Social Rent or Affordable Rent requirements of the Rent Standard where it remains non-social housing.

The classification and rent-setting arrangements for this property will be reviewed if its use or the relevant trust arrangements change.

Other homes at Chapman Court which are classified as Affordable Rent will continue to be managed in accordance with the Affordable Rent requirements of this policy.

12.0 Rent and Service Charge Notifications

Residents will be given notice of changes to their rent and service charges in accordance with the applicable tenancy agreement, lease and legal requirements.

Where our normal practice provides a longer notice period than the minimum required, we will continue to follow that practice.

Notifications will be clear and written in plain English. They will explain the new rent and any applicable service charges and provide residents with appropriate information about how the change has been calculated.

Before notifications are issued, appropriate checks will be completed to confirm that the approved charges have been correctly calculated and applied to the relevant homes and residents.

Changes to Direct Debit payments will be managed in accordance with the Direct Debit Guarantee and applicable notification requirements.

Any identified error will be investigated and corrected promptly, with affected residents provided with a clear explanation.

13.0 Annual Rent Review Process

13.1 Rents

The Board will determine annual rent changes as part of our rent-setting and budget process.

Before the Board makes its decision, we will calculate the maximum rents and increases permitted under the relevant regulatory, contractual and funding requirements and consider affordability, financial sustainability and other relevant factors.

The annual process will normally include:

November – relevant inflation and regulatory information is reviewed; proposed rent changes are calculated; compliance checks and the rent-setting dashboard are completed; and Board information is prepared.

December – the Audit and Compliance Sub-committee considers the rent-setting assurance and the Board determines the rent changes to be applied as part of the budget-setting process.

January to February – approved rent changes are entered into the housing management system and independently checked against the Board decision and applicable rent-setting requirements. Resident notifications are prepared and relevant benefit information is provided where appropriate.

March – resident notifications, benefit-related updates and Direct Debit changes are completed in accordance with the applicable requirements.

April – approved rent changes take effect on the appropriate date for the relevant tenancy or lease.

May to June – post-implementation assurance is completed to confirm that the Board's decision has been implemented correctly. Material exceptions, errors or compliance concerns are reported to the Audit and Compliance Sub-committee and the Board.

The detailed annual timetable may be adjusted where necessary to reflect regulatory requirements, contractual rent-review dates or operational circumstances.

13.2 Service Charges

Service charges will be reviewed annually alongside the relevant service budgets and managed in accordance with the Service Charge Policy (CP29b).

For **Social Rent**, service charges are separate from rent and will be set and reviewed in accordance with the applicable service-charge requirements.

For **Affordable Rent**, the regulatory rent limit applies to the **weekly gross rent**, which includes applicable service charges. Any annual increase must therefore be assessed against the total gross rent rather than the rent element in isolation.

Leasehold and shared-ownership service charges will be reviewed and notified in accordance with the relevant lease and applicable legal requirements.

Service-charge budgets will seek to recover the reasonable costs of providing the relevant services while maintaining quality, safety and value for money.

Further requirements are set out in the Service Charge Policy (CP29b).

14.0 Setting Rents on Re-lets and New Developments

Rent classification and the maximum rent that may be charged will be established before a new home is first let or an existing home is re-let.

An existing home's rent classification will not be changed on re-let unless the change is permitted by the Rent Standard and any applicable funding, contractual or other requirements.

The applicable Rent Standard, funding or delivery agreement, tenancy or lease requirements and any relevant restrictions applying to the property will be checked before the rent is approved.

Records supporting the rent classification and calculation will be retained.

14.1 Affordable Rent – New Tenants and Re-lets

Where an Affordable Rent home is let to a new tenant for Rent Standard purposes, the rent will be reset in accordance with the Rent Standard using appropriate current valuation evidence. The maximum weekly gross rent, inclusive of applicable service charges, will be the higher of:

- 80% of the weekly gross market rent for the accommodation; and
- the applicable Social Rent for the accommodation.

The gross market rent will be supported by appropriate valuation evidence using a method recognised by RICS. The evidence used must be current and sufficiently comparable to the accommodation, location and services provided.

As a small specialist housing association with relatively low turnover, we will use an appropriate portfolio or scheme-level valuation approach where there is sufficient reliable evidence to support individual rent decisions. Additional or updated valuation evidence will be obtained where market conditions, the accommodation or service provision have changed materially, or where the available evidence is no longer sufficiently comparable.

The rent will not be reset where a further tenancy of the same accommodation is granted to someone who remains an existing tenant for Rent Standard purposes.

Where an existing tenant transfers to a different property, they will normally be treated as a new tenant of that accommodation for Rent Standard purposes. The initial rent for the new home will therefore be set in accordance with the applicable new-tenant requirements.

Assignments, mutual exchanges, successions and other changes of tenancy will be considered in accordance with the specific new-tenant and existing-tenant requirements of the Rent Standard and Government Policy Statement.

Applicable funding and delivery agreement requirements will also be checked before the rent is approved.

14.2 Social Rent – New Tenants and Re-lets

When a Social Rent home is let to a new tenant, the initial rent will be set in accordance with the formula-rent requirements applying at that time.

Rent flexibility of up to **5% above formula rent for general-needs housing** and up to **10% for supported housing** may be used where there is a clear rationale taking account of local circumstances and affordability and where its use has been approved through the Board's annual rent determination.

The resulting rent must not exceed the **applicable rent cap**.

Where a Social Rent is below the maximum amount that could lawfully be charged, we are not required to increase it to that maximum. The rent actually charged will reflect the Board's approved approach.

The rent classification, formula-rent calculation, applicable flexibility and rent-cap check will be recorded before the tenancy begins.

Where a further tenancy of the same accommodation is granted to someone who remains an existing tenant for Rent Standard purposes, the rent will not be reset.

Where an existing tenant transfers to a different property, they will normally be treated as a new tenant of that accommodation for Rent Standard purposes and the initial rent will be set in accordance with the applicable new-tenant requirements.

Assignments, mutual exchanges, successions and other changes of tenancy will be considered in accordance with the specific new-tenant and existing-tenant requirements of the Rent Standard and Government Policy Statement.

14.3 New Developments

14.3.1 Affordable Rent and Social Rent

The proposed rent classification for each new rented development will be established during scheme appraisal and confirmed before the homes are first let.

The classification and rent-setting approach will take account of:

- the Rent Standard and Government rent policy in force at the time;

- Homes England and other applicable funding requirements;
- relevant funding, grant and delivery agreements;
- any planning or nomination requirements;
- affordability and the needs of the intended residents;
- the proposed service model and service charges; and
- the financial assumptions approved for the development.

For **Social Rent**, initial rents will be calculated in accordance with the applicable formula-rent, rent-flexibility and rent-cap requirements.

For **Affordable Rent**, the maximum initial weekly gross rent for a new tenant will be calculated in accordance with the Affordable Rent requirements in section 14.1.

Market-rent evidence used for Affordable Rent will be current and sufficiently comparable to the accommodation and services being provided. Where appropriate, valuations will be reviewed close to completion to ensure that the evidence remains reliable before homes are first let.

Scheme design and procurement will seek to keep service charges affordable and provide value for money without compromising safety, quality or the services required by residents.

Records supporting the rent classification, calculations, valuations, funding requirements and approvals will be retained within the development and rent-setting records.

14.3.2 Low-Cost Home Ownership

For new Low-Cost Home Ownership developments, including shared ownership and Older Persons Shared Ownership where applicable, rent arrangements will comply with the Homes England Capital Funding Guide, the relevant funding and delivery requirements and the lease to be used for the scheme.

The proposed initial rent, rent-review mechanism and treatment of the unsold equity will be confirmed before homes are marketed or sold.

Any assumptions made at scheme appraisal will be checked against the final approved lease and funding requirements before completion.

Service charges will be developed alongside the scheme budget and managed in accordance with the relevant lease and the Service Charge Policy (CP29b).

Records supporting the initial rent, rent-review arrangements, service charges and relevant approvals will be retained.

15.0 Reporting and Assurance

The Audit and Compliance Sub-committee will provide assurance over rent-setting compliance as part of the annual rent-setting process and following implementation.

Reporting will be proportionate to our size and rent portfolio and will include, as applicable:

- Social Rent compliance with formula rent, rent flexibility, annual increase requirements and rent caps;
- Housing for Older People compliance with the rent requirements applicable to the relevant Social Rent or Affordable Rent classification;
- Affordable Rent compliance for existing tenants and new tenants, including the applicable gross-rent requirements;
- compliance of Low-Cost Home Ownership rent reviews with relevant lease and funding requirements;
- compliance of Intermediate Rent and other non-social rents with the applicable contractual and Board-approved arrangements;
- completion and accuracy of required resident notifications;
- material rent-setting or system implementation errors;
- exceptions identified through the annual rent-setting process; and
- any actual or potential material breach of the Rent Standard.

Material compliance concerns will be reported promptly through the appropriate management and governance route. Any material breach of the Rent Standard will be reported to the Board and considered in accordance with our regulatory reporting responsibilities.

Post-implementation assurance will be used to confirm that the Board's approved rent determination has been correctly applied and to identify any corrective action or wider learning required.

16.0 Review

This policy will be reviewed annually by the Board and earlier where necessary, including where:

- legislation, regulation or Government rent policy changes;
- relevant funding or contractual requirements change;
- a material compliance issue or control weakness is identified;
- a significant change is proposed to our rent products or scheme classifications; or
- experience indicates that the policy is no longer effective or sufficiently clear.

The Director of Operations will ensure that relevant changes to the Rent Standard, Government rent policy and associated requirements are monitored between formal policy reviews.

Detailed annual figures and operational requirements may be updated within controlled working guidance, checklists and rent-setting tools without requiring a full policy review, provided this does not change the principles or responsibilities approved by the Board.

Appendix 1 – Supported Housing Classification Definitions

Supported Housing

For the purposes of this policy, **Supported Housing** has the meaning given in the current Government Policy Statement on Rents for Social Housing.

It is low-cost rental accommodation provided by a registered provider which:

- is made available only in conjunction with the supply of support;
- is made available exclusively to households which include a person identified as needing that support; and
- has either been designed, structurally altered or refurbished to enable people with support needs to live independently, or has been designated for an identified group with specific support needs.

For this purpose, support includes **sheltered accommodation and extra care housing**, as well as the other forms of support recognised within the Government Policy Statement.

We will consider the current definition when determining whether a scheme qualifies as Supported Housing. Classification will be reviewed where a material change is proposed to the accommodation, eligibility criteria, designation or support arrangements.

Specialised Supported Housing

Specialised Supported Housing is a separate, narrowly defined category of Supported Housing which must meet additional criteria in the Government Policy Statement and is excepted from the Rent Standard.

Accommodation must meet **all of the applicable criteria** within the current Government Policy Statement on Rents for Social Housing. These include requirements relating to:

- the specialised nature of the accommodation and support;
- the high level of support provided;
- residents for whom the only acceptable alternative would be a care home;
- an agreement or arrangement with a local authority or health service;
- the rent complying with that agreement or arrangement; and
- the applicable requirements concerning public assistance.

We do not currently operate accommodation classified as Specialised Supported Housing.

Any proposal to classify accommodation as Specialised Supported Housing will be assessed against the full Government definition in force at the time and appropriate specialist advice will be obtained before the classification is approved.

Appendix 2 – Rent Classification by Scheme

The table below records the current rent classification of our rented schemes for the purposes of this policy.

The classifications in this appendix reflect the applicable rent classification and, where relevant, the Regulator of Social Housing's Statistical Data Return stock classifications. Housing for Older People is included within Supported Housing where the applicable definition is met.

The classification determines which rent-setting requirements apply and will therefore be checked as part of the annual rent-setting process. A classification will also be reviewed where there is a material change to a scheme's tenure, funding, eligibility criteria, designation or support arrangements.

The table records scheme-level classifications. Where different properties within a scheme have different rent classifications, these will be identified separately.

Scheme	Rent classification
Almond House, Lincoln	Social Rent – General Needs
Brick Kiln Place, Grantham (Extra Care)	Social Rent – Supported Housing
Brighton Place, Washingborough	Affordable Rent – General Needs
Chapman Court, Skegness	Affordable Rent – General Needs
Chapman Court, Skegness – former holiday apartment	Market Rent / Non-social Housing
Collinson Court, Scunthorpe	Affordable Rent – General Needs
Diamond Place, Welton	Affordable Rent – Supported Housing
Jubilee Court, Lincoln	Affordable Rent – General Needs
Kathleen Court, Lincoln	Social Rent – General Needs
Lauriston Court, Grantham	Affordable Rent – General Needs
Navigation Court, Saxilby	Affordable Rent – General Needs
Olsen Court, Lincoln – Phase 1 (Extra Care)	Social Rent – Supported Housing
Olsen Court, Lincoln – Phase 2	Social Rent – Supported Housing
Olsen Court, Lincoln – Phase 3	Intermediate Rent
Roman Gate Court, Lincoln	Affordable Rent – General Needs
The Burrows, Nettleham	Affordable Rent – General Needs

Scheme	Rent classification
Wellington View, Ingham	Affordable Rent – General Needs
Worth Court, Bourne (Extra Care)	Social Rent – Supported Housing