



From mountain to sea

Rent Assessment Scheme

How the Council work out the rent you pay for your home



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Introduction

This booklet explains how the Council work out the rent you pay for your home. The Council work out your rent from a system called the Rent Assessment Scheme. The booklet explains how the scheme works, gives examples of a typical rent assessment, and describes why and how rents can change.

If you have any questions that are not answered here, please contact your local housing office.

The Rent Assessment scheme looks at 14 possible characteristics that you may have in your home. The characteristics are described more fully later in the booklet. The characteristics you have are converted into points. The points are then converted into a money value by a figure called the Points Value Factor. Each year the Council set the value of this Points Value Factor to give a 'points rent'.

House Type

This describes the type of property you live in.

Floor Area

This counts the total square metres within your home from wall to wall, on all levels.

Apartment Size

This means the total number of bedrooms and living rooms your home has, excluding kitchens, bathrooms and utility rooms.

Glazing

This is the type of windows that your home has i.e. single, double or triple glazing.

External Doors

This is the number of doors your home has that allows outside access, not including shed or communal doors.

Parking

This lets you know what sort of parking you have, if any.

Garden Space

This tells you whether your garden is shared with someone else or is private for your use only.

Door Entry System

This allows you to speak to someone via an intercom before letting him or her in.

Other Facilities

This will tell you whether your home has a communal satellite dish or TV aerial.

Bathroom Facilities

This tells you what equipment you have in your bathroom i.e. number of WCs, wash hand basins, baths and showers.

Heating

This lets you know the extent of the heating in your home.

Footpaths

This lets you know if the paths, within your garden ground, and leading to your main access door(s) are used only by you, or shared.

Community Alarm

This links to a central control unit and lets you call for help.

Kitchen

This lets you know the extent of kitchen facilities you have.

For a full and detailed explanation of all the above characteristics please contact your Local Housing Office.

Table of Characteristics

Characteristic	Description	Points
House type	Detached	150
	Semi-detached	125
	End-terraced	100
	Mid-terraced	75
	Maisonette	50
	Flat	50
Total floor area m2	>130	180
	120-129	165
	110-119	150
	100-109	135
	90-99	120
	80-89	105
	70-79	90
	60-69	75
	50-59	60
	40-49	45
	30-39	30
Number of bedrooms	>30	15
	5	120
	4	100
	3	80
	2	60
	1	40
Glazing	Bedsit	20
	Single	20
	Double	25
	Triple	35

Table of Characteristics

Characteristic	Description	Points
External doors	1st door	0
	Subsequent doors	10 each
Parking	Vehicular access	20
	Garage (Council, within garden)	70
	Garage (Non-Council, within garden)	0
	Car port	25
	Private parking area	10
Garden space	None	0
	Private	30
	Shared	20
Door entry system	Yes	10
Other facilities	Communal satellite dish	1
	Communal TV aerial	1
Bathroom facilities	Baths	10 each
	Wash hand basins	5 each
	WCs	5 each
	Showers	10 each
	Over bath showers	8 each
Heating	Basic	20
	Partial	30
	Full	40
External paths	Private	25
	Shared	20
Community alarm	Yes	1
Kitchen facilities	Basic	20
	Partially fitted	25
	Fully fitted	35

Example of Rent Calculation

Description	Points	Point Value**	Annual Charge £	Weekly Charge £
End terraced house	100	9.80	980.00	18.85
Floor area 75m ²	90	9.80	882.00	16.96
Bedrooms - two	60	9.80	588.00	11.31
Glazing - Double	25	9.80	245.00	4.71
External Doors - two	10	9.80	98.00	1.88
Parking - none	0	9.80	0.00	0.00
Garden Space - private	30	9.80	294.00	5.65
Door entry system - none	0	9.80	0.00	0.00
Communal TV or aerial - none	0	9.80	0.00	0.00
Bathroom facilities - bath	10	9.80	98.00	1.88
Bathroom facilities - Wash Hand Basin	5	9.80	49.00	0.94
Bathroom facilities - WC	5	9.80	49.00	0.94
Heating - full gas	40	9.80	392.00	7.54
External paths - shared	20	9.80	196.00	3.77
Community alarm - none	0	9.80	0.00	0.00
Kitchen facilities - fully fitted	35	9.80	343.00	6.60
Weekly Rent = Annual Rent divided by 52 weeks				
** Points value is updated annually and included in your notification of rent review				81.03

Adjustments are made for such things as Tenants Improvements for example if you have installed your own Over Bath Shower; the extra rent you would have paid is adjusted out using points. This only applies if you have received permission from your Local Housing Office prior to carrying out the improvement and the work is to the Aberdeenshire Standard.

The above example is based on the 2019/20 rent figures, where each point is estimated to be £9.80 per year.

Other Charges

Other service charges may apply in addition to those in the Rent Assessment Scheme. The most common charges are:

Sheltered Housing Service Charges

There are a number of Services Charges that may apply to Sheltered Housing:

- **Heating and Lighting.**
- **Sheltered Housing Management.**
- **Communal Facilities Service Charge.**

Other Service Charges

Other Services Charges that may apply in addition to those in the Rent Assessment Scheme are:

- **Household Contents Insurance.**
- **Furnished Let Service Charge.**

For more details of how much and how the above charges are calculated please contact your Local Housing Office.

Changing Your Rent Assessment

Tenant Improvements

No increase in rent is charged if you improve the characteristics in your home. However you must remember to get written permission before you do any improvements or alterations. Improvements could include fitting a new kitchen, putting in your own vehicular access or adding an over bath shower. If you have received permission the Council will take on responsibility for upkeep once the work has been completed to a satisfactory standard. You may still be charged for a characteristic if you replace it, such as taking out a fully fitted kitchen and replacing it with your own.

Council Improvements

If the Council improves your home and the improvement is a characteristic included in the Rent Assessment Scheme, your rent will be increased following completion of the work. This could include, for example, installing a new fully fitted kitchen or replacing single glazing with double glazing. You will be notified in writing of the change to your rent and the date this will take effect.

What Happens if an assessment needs to be changed for other reasons?

The Council works out the Rent Assessment Scheme on the best information it has on your home. Sometimes this information may not accurately reflect all the actual characteristics in your home. Please check the characteristics for your home very carefully to avoid a miscalculation of your rent which, if undercharged may have to be recovered.

Appeals

If for any reason you disagree with your rent assessment, a formal appeals procedure has been developed. However you must still continue to pay your rent during any appeal as normal. Please contact your Local Housing Office for further information.

Local Housing Offices

34 Low Street Banff
AB45 1AY

Maconochie House
Maconochie Road
Fraserburgh
AB43 8TH

Buchan House
St Peter Street Peterhead
AB42 1QF

16/22 Allardice Street Stonehaven
AB39 2BR

Gordon House Blackhall Road
Inverurie
AB51 3WA

25 Gordon Street Huntly
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