

# News from Sage Homes

FEBRUARY 2025

## We'll be in touch soon about your annual rent and service charge review



Your annual rent and service charge review is coming soon. You'll receive a letter and information pack from us at the end of February. It will outline your new rent and service charge costs, which will come into effect at the start of April.



### Why does my rent go up every year?

Although no one likes to see rent increases, we use a carefully controlled calculation, based on inflation and overseen by the Regulator of Social Housing. Your rent is lower than the rent paid in the private rental market and the terms are set out in your lease.

[MORE ABOUT MY RENT >](#)



### Your service charges explained

The letter will also provide your estimated service charge costs for the year ahead. In case you missed it, last week, we sent you information explaining how your service charge breaks down and what services you're paying for. You can access it on our [website](#), or by using the button below.

[MY SERVICE CHARGES >](#)



# HM Land Registry



## Buying more of your home

You can buy more shares in your home, which reduces the amount of rent you pay and brings you closer to owning your home outright. This is known as 'staircasing'.

If you decide to sell, and your home has increased in value, you'll see a greater profit having staircased\*. If you staircase to 100% ownership, you'll pay no rent and can sell your home on the open market.

[STAIRCASING >](#)

## Make sure your lease is setup with Land Registry

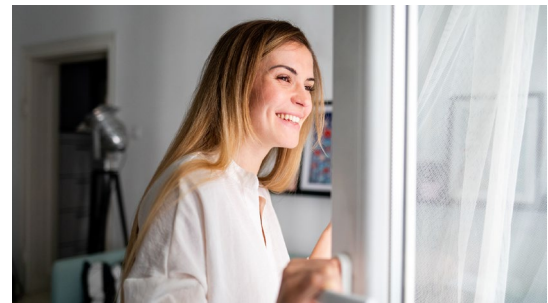
It's important to make sure you've concluded your purchase and setup your lease correctly by registering it with the Land Registry. This is something your solicitor is responsible for and there is a waiting list with Land Registry.

If you intend to remortgage, staircase or resell your property, it's important that you've registered your lease **first**. So, speak to your solicitor now to avoid future frustration and delays.

[REGISTERING YOUR LEASE >](#)

## Contents insurance: are you covered?

A number of customers have asked us about home insurance. We provide your building insurance to keep your home safe, but this doesn't cover your belongings. We recommend you take out contents insurance to protect the things you own.

[FIND OUT MORE >](#)

## Avoiding condensation in the cold weather

During periods of colder weather, it's a good idea wipe away condensation from your windows in the morning, open them to allow fresh air to circulate in the daytime, and keep your home at a steady temperature. See our webpage for more hints and tips for keeping damp and mould away.

[FIND OUT MORE >](#)





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This email comes from an unmonitored inbox. If you'd like to get in touch with us, please  
email: [communications@sagehomes.co.uk](mailto:communications@sagehomes.co.uk).

\*Conversely, if when you choose to sell, the value of your home has decreased, the value of your share will  
also have reduced.