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Submission: Rents in social housing should reflect the size and quality of the dwelling in addition to income. It is unfair to charge someone living in a unappealing old one bedroom place the same rent as someone living in a brand new 2 bedroom place with a garage, studio units should pay less than one bedroom. The current system allows this and as a result a lot of applicants have an expectation that they will get property elements that they would never choose to pay for in the private market. An automatic surcharge for every spare bedroom should apply in addition to a percentage loading based on the value (or market rent) of the property. Applicants and tenants should be able to reject properties due to them being unaffordable or be approved for transfers into smaller or less desirable properties if they want to pay less money. If a system like this was adopted people who want a spare bedroom for any reason would be paying additional money for it exactly like people in the private market do. Fixed term leases should be abolished and eligibility reviews should just be conducted on any tenancy that has not been in receipt of a subsidy for a period of 12 (or 18) months or is paying rent at a moderate income limit for the same time. There is no reason why everyone in social housing should pay the same rent or be exempt from rent changes due to historical policy and any changes should not just impact new tenants but be phased in for all tenants. In the real world and the world for the people on the waiting list people pay different rents and are subject to rent changes whenever there is a change in value or home.