



# Regulator of Social Housing

# Limit on annual rent increases 2026-27

From April 2026

02/02/2026



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# 1. Background

- 1.1 In September each year the annual Consumer Price Index (CPI) figure is set which is used to establish limits on rents for social housing. The Rent Standard 2026 sets out requirements for how social rents should be increased.
- 1.2 Formula rent is used to calculate social rents. Rent caps set the maximum that can be charged for a social rent. These figures change annually because they are linked to CPI. This document includes:
  - i) How much formula rent must be increased by in 2026-27
  - ii) Additional data needed to work out formula rent for new properties
  - iii) The social rent caps for 2026-27
- 1.3 Full guidance on how to calculate formula rents can be found in the Policy Statement on Rents for Social Housing<sup>1</sup> (Policy Statement) which is published on the Ministry of Housing, Communities and Local Government website. The Policy Statement sets out the government's policy on rents that should be applied in the period 1 April 2026 to 31 March 2027.
- 1.4 The following tables are also found in Appendix A, paragraphs 8, 9 and 11, of the Policy Statement.

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<sup>1</sup> [Policy statement on rents for social housing](#)

## 2. Formula rent inflation

2.1 The following tables must be used to adjust the 2000-01 formula rent to 2026-27 levels.

**Table 1: Formula rent inflation**

Year	Inflation	Additional	Total
2001-02	3.3%	1.0%	4.3%
2002-03	1.7%	0.5%	2.2%
2003-04	1.7%	0.5%	2.2%
2004-05	2.8%	0.5%	3.3%
2005-06	3.1%	0.5%	3.6%
2006-07	2.7%	0.5%	3.2%
2007-08	3.6%	0.5%	4.1%
2008-09	3.9%	0.5%	4.4%
2009-10	5.0%	0.5%	5.5%
2010-11	-1.4%	0.5%	-0.9%
2011-12	4.6%	0.5%	5.1%
2012-13	5.6%	0.5%	6.1%
2013-14	2.6%	0.5%	3.1%
2014-15	3.2%	0.5%	3.7%
2015-16	1.2%	1.0%	2.2%
2016-17	N/A	N/A	-1.0%
2017-18	N/A	N/A	-1.0%
2018-19	N/A	N/A	-1.0%
2019-20	N/A	N/A	-1.0%
2020-21	1.7%	1.0%	2.7%
2021-22	0.5%	1.0%	1.5%
2022-23	3.1%	1.0%	4.1%
2023-24	10.1%	1.0%	11.1%
2024-25	6.7%	1.0%	7.7%

2025-26	1.7%	1.0%	2.7%
2026-27	3.8%	1.0%	4.8%

- 2.2 Different figures applied for the period from 2016-17 to 2019-20 where the type of property concerned was covered by a full or partial exception from the social rent requirements of the Welfare Reform and Work Act 2016:

**Table 2: Supported housing formula rent inflation**

Year	Inflation	Additional	Total
2016-17	-0.1%	1.0%	0.9%
2017-18	N/A	N/A	-1.0%
2018-19	N/A	N/A	-1.0%
2019-20	N/A	N/A	-1.0%

- 2.3 The above figures apply to supported housing<sup>2</sup> for the period between 2016-17 to 2019-20 (except domestic violence refuge accommodation, as this is covered in table 3 below).

**Table 3: Domestic violence, almshouse, co-operative or fully mutual and community land trust accommodation formula rent inflation**

Year	Inflation	Additional	Total
2016-17	-0.1%	1.0%	0.9%
2017-18	1.0%	1.0%	2.0%
2018-19	3.0%	1.0%	4.0%
2019-20	2.4%	1.0%	3.4%

- 2.4 The above figures apply to domestic violence refuge accommodation; almshouse accommodation; accommodation provided by a co-operative housing association or a

<sup>2</sup> As defined by the Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016 (as amended)

fully mutual housing association; and accommodation provided by a community land trust between 2016-17 to 2019-20.

### 3. Rent caps

3.1 Social rent caps for 2026-27 are as outlined in the following table.

**Table 4: Social rent caps for 2026-27**

Number of bedrooms	Rent cap
1 and bedsits	£204.35
2	£216.35
3	£228.36
4	£240.37
5	£252.39
6 or more	£264.41

3.2 From 2027-28, rent caps will continue to increase by CPI (at September of the previous year) plus 1.5 percentage points, each year.



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**The Regulator of Social Housing regulates for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants.**