



Eden Housing Association Proposed Rent Increase – April 2027

At their next meeting, our Board need to decide about what increase to apply to rents next year. The Government have confirmed that this will be 4.5%. We think this is the minimum required to keep the business improving homes and meet tenants' priorities. Our Board are keen to hear what tenants think so they have a clearer picture before considering our recommendation.

What do you think about a rent increase in April 2027?

How rents are calculated

Before you answer that question, we would like to try and explain a little more about how rents are calculated and what has been happening with rents in the last few years.

As a housing association we can't just choose to charge what we like. The formula for calculating rents is set by the Government, and they tell us what we can charge. You can view the relevant Government Documents (*Rent Standard, Rent Standard guidance and MHCLG Policy Statement*) by following [this link](#).

Most commonly, rents have increased every year with increases in charges usually being calculated using the Consumer Price Index (CPI) or the Retail Price Index (RPI), which are common measures of inflation in the UK.

In 2013 the Government announced that in each of the following ten years, we could increase rents by CPI plus 1%. Then in 2015, for the first time ever, the Government made a surprise announcement that we must apply a 1% decrease in each of the following four years instead.

As an example, the table below shows the impact of these calculation changes, starting with rent of £100 per week in 2013, and assuming CPI of 2%:

Example Only	Year	Rent (an increase every year of CPI + 1%)	Rent (a 1% decrease 2016-20, then increases)
	2013	£100	£100
	2014	£103	£103
	2015	£106.09	£106.09
	2016	£109.27	£105.03
	2017	£112.55	£103.98
	2018	£115.93	£102.94
	2019	£119.40	£101.91
	2020	£122.99	*£104.67
	2021	£126.68	**£106.24
	2022	£130.48	*** £110.60
	2023	£134.39	**** £118.34
	2024	£138.43	***** £126.62
	2025	£142.58	***** £130.04
	2026	£146.85	***** £136.25

* Increased by 2.7% from April 2020 / ** increased by 1.5% from April 2021 / *** increased by 4.1% from April 2022 / ****increased by 7% from April 2023 / *****increased by 7% from April 2024 / *****increased by 2.7% from April 2025 / *****increased by 4.8% from April 2026

The impact of rent changes since 2016

The Government sets standards for how we provide services to our tenants. One of many tests they use to make sure we are doing things responsibly is to check every year that we will have the resources to do everything properly for the next 30 years. We must have a financial plan that will pay for everything needed (repairs, improvements like new roofs and kitchens etc, and that we have money to build new homes for tenants too).

The rent decrease since April 2016 gave us £2.6million less to spend between 2016 and 2020, and over the 30 years, it has taken £28million out of the pot we expected to have.

The awful Grenfell Tower fire in 2017 has rightly made sure that there is lots of focus on making sure properties are safe – and that has brought new costs too for things like new fire doors etc. We must still buy goods and specialist services to provide services to you. The price of materials, equipment and contractors' charges have continued to increase with inflation even though we have less money available. Like all housing associations, we have had to make less money stretch further than we have had to before.

It has been challenging at times to provide the same quality of service that we used to provide. Before the rent decrease, we used to put new kitchens and bathrooms in sooner

than the *Decent Homes Standard* set by the Government. Since the rent cut, we are making these improvements in the longer timescales the Government sets out.

We know these changes have sometimes led to increased dissatisfaction, but we also know that despite that, most of the tenants that we ask agree that they would still recommend us to their family or friends. We also know that our tenants value the 'home for life' we provide rather than a short six-month tenancy, and that our rents are considerably lower than average rents in the private sector around us.

Since April 2021 we have been able to apply an increase in rent. Last April we increased rents by 4.8% as set by the government

Overall, in 2025/26 we spent £5.4million maintaining and improving existing homes including day-to-day repairs.

We responded to 6,688 reported repairs, of which 1,092 were emergencies, completed 3,788 safety checks on heating systems and electrics and completed the following improvement works:

- 80 new heating systems
- New windows in 67 homes
- New kitchens in 52 homes
- 25 new roofs

Our planned maintenance programme for this year includes:

Improvement	No. of Homes	Approximate cost
New Roofs	35	£622,000
New Kitchens	100	£797,000
New Heating Systems*	122	£447,000
New Bathrooms	30	£165,000
New Fire Doors	39	£78,000
New External Doors	79	£95,000
New Windows	39	£177,000
Homes Painted	222 Homes & 18 Blocks	£170,000

**does not include new Air Source Heat Pump systems*

Upgrades – what's the cost?

Between 2027 and 2028, we plan to carry out further improvement works across the homes we provide. We use information we hold about our homes to tell us when and where we need to spend money on improvements. Staff make detailed plans each year, based on surveys.

The 30-year plan is based on having rent increases of CPI plus 1% for the next four years. We currently have the following amounts in the overall plan:

Improvement	2025/26		2026/27	
	Number of homes / value		Number of homes / value	
Roof	17	£312,000	17	£312,000
Kitchen	80	£800,000	89	£800,000
Bathroom	41	£254,375	41	£254,375
Windows	50	£161,412	50	£161,412
Heating*	54	£250,615	54	£250,615

**different heating types cost very different amounts of money*

Current average costs per property are listed here:

Works	Approximate cost (incl. VAT) per property
Full external render	£20,000
Rewire	£7,000
Full external repaint	£1,500
Re-roof	£18,000
Kitchen replacement	£9,000
Bathroom replacement	£6,200
Heating upgrade	£4,600
Windows	£3,250
External door	£1,000 per door

Based on current costings for a three bedroomed property. Costs include pre-repair, all pre-work and additional required cost (e.g. scaffolding).

What will happen in April 2027?

The Government has confirmed that rent can be increase by up to 4.5%, which we are proposing to apply.

Rent Convergence

Your rent could include a rent convergence transitional charge increase of up to £1.00 per week, in addition to the 4.5% increase.

The Government has introduced rent convergence to help ensure that rents for similar social housing properties are set more consistently. If your current rent is below the level permitted under Government rent-setting rules, a small additional increase will be applied alongside the annual rent increase. You can find out more about the Government's Rent Convergence consultation [HERE](#).

This change is being introduced gradually and within limits set by the Government. It will help bring your rent closer to the target level for your home while supporting continued investment in homes and services.

However, based in the information we have, we anticipate our proposed rent increase from April will be around 4.5%.

This table shows what a 4.5% increase means for a range of example rents:

Example Only	Current Rent	New Rent in April
	£80	£83.60
	£90	£94.05
	£100	£104.50
	£110	£114.95
	£120	£125.40
	£130	£135.85

This rent increase will provide the money to allow us to deliver the home improvements we need to, and to maintain our other repairs and maintenance services.

Our Board are keen to hear what tenants think so they have a clearer picture before considering our recommendation.

Tell us what you think about the 2027 Rent Increase, by completing our survey:

[2027 Rent Increase Survey](#)

If you add your contact details, we'll enter you in a draw for £50 vouchers to spend locally – you'll receive them before the end of November, ready for Christmas!