

Rent and Service Charge Increase 2026/27.

Social Rent

In December 2025, the Regulator of Social Housing issued its 'Limit on annual rent increases' 2026-27 paper. It confirmed that in September each year the annual Consumer Price Index (CPI) figure is set which is used to establish the limit on annual rent increases for social housing. The document confirmed that the formula rent increase for 2026-27 is 4.8%.

Members are asked to consider this increase for rents (outside of the fair rent calculations) for 2026-27, this would increase the average rent to £109.94 from £105.04.

Fair rent

Fair rent is another sort of 'social rent'. This rent is set by the Valuation Office Agency rather than the target rent formula.

Service Charges

The summary of service charges is below. These are reflective, wherever possible with actual costs for services, especially in the key items of Cleaning, Garden Maintenance, Electricity, Water and Laundry Equipment. Otherwise, they have been increased by 4.8%.

BNCHA 26-27 Summary of Service charges

	25-26					26-27			
	Annual Scheme Charge	Annual Property Charge	Weekly Property Charge	Weekly Ineligible Charge		Annual Scheme Charge	Annual Property Charge	Weekly Property Charge	Weekly Ineligible Charge
Scheme									
Belgrave Ave	£3,368.37	£1,834.18	£35.27	£0.00		£3,699.34	£1,849.67	£35.57	£0.00
56 Canon St	£3,789.01	£1,263.00	£24.29	£0.00		£3,934.11	£1,311.37	£25.22	£0.00
Canterbury House	£20,920.06	£996.19	£19.16	£0.00		£29,214.75	£1,391.18	£26.75	£0.00
Loughborough Cottages	£101,302.38	£4,823.92	£77.52	£15.25		£140,457.65	£6,688.46	£105.48	£23.14
29 Loughborough Rd	£5,824.10	£970.68	£18.67	£0.00		£5,610.30	£935.05	£17.98	£0.00
31 Loughborough Rd	£3,965.87	£793.17	£15.25	£0.00		£4,298.57	£859.71	£16.53	£0.00
41 Loughborough Rd	£5,020.66	£1,255.16	£24.14	£0.00		£4,253.04	£1,063.26	£20.45	£0.00
43-45 Loughborough Rd	£5,108.43	£638.55	£12.28	£0.00		£5,751.75	£718.97	£13.83	£0.00
61 Loughborough Rd	£3,881.33	£970.33	£18.66	£0.00		£4,009.48	£1,002.37	£19.28	£0.00
65 Loughborough Rd	£3,742.97	£935.74	£18.00	£0.00		£4,076.50	£1,019.13	£19.60	£0.00
113 Loughborough Rd	£4,085.12	£1,021.28	£19.64	£0.00		£4,280.53	£1,070.13	£20.58	£0.00
38 Melton Rd	£4,798.16	£1,599.39	£30.76	£0.00		£4,705.39	£1,568.46	£30.16	£0.00
40 Melton Rd	£4,468.99	£744.83	£14.32	£0.00		£4,683.51	£780.58	£15.01	£0.00
42 Melton Rd	£3,949.77	£1,316.59	£25.32	£0.00		£4,153.95	£1,384.65	£26.63	£0.00
44-46 Melton Rd	£6,801.06	£850.13	£16.35	£0.00		£8,497.50	£1,062.19	£20.43	£0.00
68 Melton Rd	£3,551.81	£1,183.94	£22.77	£0.00		£3,823.50	£1,274.50	£24.51	£0.00
70 Melton Rd	£3,916.29	£1,305.43	£25.10	£0.00		£4,136.80	£1,378.93	£26.52	£0.00
72 Melton Rd	£3,974.75	£1,324.92	£25.48	£0.00		£4,165.54	£1,388.51	£26.70	£0.00
2 A - Ratcliff St	£4,011.05	£802.21	£15.43	£0.00		£4,191.76	£838.35	£16.12	£0.00
Ratcliff & Melton Rd	£3,933.16	£655.53	£12.61	£0.00		£4,675.15	£779.19	£14.98	£0.00
86 Marfitt St	£196.61	£196.51	£3.78	£0.00		£206.09	£206.09	£3.97	£0.00
Total pa	£200,609.94			£0.00		£252,825.19			£0.00