

Appendix 1

AVERAGE WEEKLY SOCIAL RENT INCREASES BY PROPERTY TYPE (52 WEEKS)

Property Type	No of Properties	Actual Rent 2025/26	Formula Rent 2025/26	Proposed Rent 2026/27	Formula Rent 2026/27	Average Increase 2024/25 - 2025/26	Average Percentage Increase 2025/26 - 2026/27
Bedsit Bungalow	45	£83.19	£89.97	£87.18		£3.99	4.8%
Bedsit Flat	70	£79.60	£86.26	£83.42		£3.82	4.8%
1 Bedroom Bungalow	205	£96.84	£105.06	£101.49		£4.65	4.8%
1 Bedroom Flat	469	£90.93	£98.67	£95.30		£4.36	4.8%
2 Bedroom Bungalow	20	£117.77	£127.62	£123.43		£5.65	4.8%
2 Bedroom House	521	£110.00	£119.97	£115.28		£5.28	4.8%
2 Bedroom Flat	528	£101.66	£110.26	£106.54		£4.88	4.8%
3 Bedroom Bungalow	1	£116.99	£128.14	£122.61		£5.62	4.8%
3 Bedroom House	677	£123.25	£134.38	£129.17		£5.92	4.8%
3 Bedroom Flat	106	£114.07	£124.48	£119.55		£5.48	4.8%
4 Bedroom House	28	£133.16	£145.33	£139.55		£6.39	4.8%
5 Bedroom House	2	£148.19	£167.29	£155.30		£7.12	4.8%
Sheltered Bedsit for the Disabled	9	£77.00	£88.98	£80.69		£3.69	4.8%
Sheltered Bedsit	187	£77.89	£87.12	£81.63		£3.74	4.8%
1 Bedroom Sheltered	67	£86.59	£95.56	£90.74		£4.16	4.8%
2 Bedroom Sheltered	6	£99.90	£108.22	£104.69		£4.79	4.8%
1 Bedroom Sheltered Bungalow	26	£98.54	£106.94	£103.27		£4.73	4.8%
Overall Average*	2,967	£103.27	£113.19	£108.22		£4.96	
*(Total rental income / total number of properties)							