

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 2025/26 - 2026/27	Average Percentage Increase 2025/26- 2026/27
Bedsit Bungalow	45	£83.19	£85.81	£87.18	£89.92	£3.99	4.8%
Bedsit Flat	70	£79.60	£81.38	£83.42	£85.28	£3.82	4.8%
1 Bedroom Bungalow	205	£96.84	£100.20	£101.49	£105.01	£4.65	4.8%
1 Bedroom Flat	469	£90.93	£94.12	£95.30	£98.64	£4.36	4.8%
2 Bedroom Bungalow	20	£117.77	£121.72	£123.43	£127.56	£5.65	4.8%
2 Bedroom House	521	£110.00	£114.35	£115.28	£119.83	£5.28	4.8%
2 Bedroom Flat	528	£101.66	£105.11	£106.54	£110.16	£4.88	4.8%
3 Bedroom Bungalow	1	£116.99	£122.17	£122.61	£128.04	£5.62	4.8%
3 Bedroom House	677	£123.25	£128.24	£129.17	£134.40	£5.92	4.8%
3 Bedroom Flat	106	£114.07	£118.68	£119.55	£124.38	£5.48	4.8%
4 Bedroom House	28	£133.16	£138.48	£139.55	£145.13	£6.39	4.8%
5 Bedroom House	2	£148.19	£159.53	£155.30	£167.19	£7.12	4.8%
Sheltered Bedsit for the Disabled	9	£77.00	£78.78	£80.69	£82.56	£3.69	4.8%
Sheltered Bedsit	187	£77.89	£78.74	£81.63	£82.51	£3.74	4.8%
1 Bedroom Sheltered	67	£86.59	£89.64	£90.74	£93.94	£4.16	4.8%
2 Bedroom Sheltered	6	£99.90	£103.20	£104.69	£108.16	£4.79	4.8%
1 Bedroom Sheltered Bungalow	26	£98.54	£91.41	£103.27	£95.80	£4.73	4.8%
Overall Average*	2,967	£103.27	£106.56	£108.22	£111.68		
*(Total rental income / total number of properties)							