



Regulator of
Social Housing

Limit on annual rent increases 2020-21

April 2020



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1. Annual adjustment of formula rent

- 1.1 In September each year the annual CPI figure is announced which is used to establish the limit on annual rent increases. This document contains adjusted tables to help providers ensure that they use the correct annual percentage to inflate their rent and also provides the additional data needed to work out formula rent for new properties. Full guidance on how to work out the formula rent can be found in the Policy Statement on Rents for Social Housing¹ (Policy Statement) which is published on the Ministry of Housing, Communities and Local Government (MHCLG) website.
- 1.2 The following tables should be considered as an update to the tables found at paragraphs 7-11 on page 21–22 of the Policy Statement.

¹ <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>

2. Formula rent inflation

2.1 Subject to the Rent Cap requirements explained in paragraph 3 below, the following table must be used to adjust the 2000-01 formula rent to 2020-21 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%

- 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 inflation

Year	Inflation	Additional	Total
2016-17	-0.1%	1.0%	0.9%
2017-18	N/A	N/A	-0.1%
2018-19	N/A	N/A	-0.1%
2019-20	N/A	N/A	-0.1%
2020-21	1.7%	1.0%	2.7%

- 2.3 The above figures will apply for the period from 2016-17 to 2019-20 in the case of supported housing (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 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%
2020-21	1.7%	1.0%	2.7%

- 2.4 The above figures will apply for the period from 2016-17 to 2019-20 in the case of domestic violence refuge accommodation; almshouse accommodation; accommodation provided by a co-operative housing association or a fully mutual housing association; and accommodation provided by a community land trust.

3. Rent caps

Table 4: Formula rent caps for 2020-21

Number of bedrooms	Rent cap
1 and bedsits	£145.96
2	£154.53
3	£163.12
4	£171.69
5	£180.28
6 or more	£188.86



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RSH regulates private registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs.