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Open consultation

How to implement Social Rent convergence

From: **Ministry of Housing, Communities and Local Government (/government/organisations/ministry-of-housing-communities-local-government)**

Published 2 July 2025

Applies to England

Summary

We are seeking views on a new Direction to the Regulator of Social Housing in relation to social housing rent policy from 1 April 2026 that includes Social Rent convergence.

This consultation closes at
11:45pm on 27 August 2025

Consultation description

Following the consultation on future social housing rent policy (https://www.gov.uk/government/consultations/consultation-on-future-social-housing-rent-policy) published in 2024, we are seeking views on a draft Direction to the Regulator of Social Housing that includes Social Rent convergence.

The Direction would require the Regulator to set a regulatory standard on rents that will apply to Registered Providers of social housing. This comprises:

- Private Registered Providers (including housing associations that are Private Registered Providers)
- Local authority Registered Providers (i.e. local authorities with retained housing stock)

Section 197 of the Housing and Regeneration Act 2008 gives the Secretary of State the power to direct the Regulator of Social Housing to set a standard on rent, and about the content of that standard. Once issued, a Direction is binding on the Regulator. We propose to use this power to issue a new Direction to the Regulator on rent. The proposed Direction has been published alongside this consultation.

Documents

How to implement Social Rent convergence (/government/consultations/how-to-implement-social-rent-convergence/how-to-implement-social-rent-convergence)

HTML

Annex A: Draft direction on the rent standard 2025

(https://assets.publishing.service.gov.uk/media/68629e66354985706f111b0f/Annex_A_-_draft_rent_direction.pdf)

PDF, 94.6 KB, 4 pages

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Annex B: Draft policy statement on rents for social housing

(https://assets.publishing.service.gov.uk/media/68629e9c08bf

2f5376121a30/Annex_B_-_draft_policy_statement_on_rents_for_social_housing.pdf)

PDF, 420 KB, 38 pages

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Annex C: Draft impact assessment

(https://assets.publishing.service.gov.uk/media/6864f26108bf2f5376121b2e/Annex_C_-_draft_impact_assessment.pdf)

PDF, 629 KB, 28 pages

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Ways to respond

Respond online (https://consult.communities.gov.uk/social-rents/consultation-social-rent-convergence)

or

Email to:

socialhousingrents@communities.gov.uk

Write to:

Social Housing Rents
Affordable Housing Regulation and Investment Division
Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF

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