

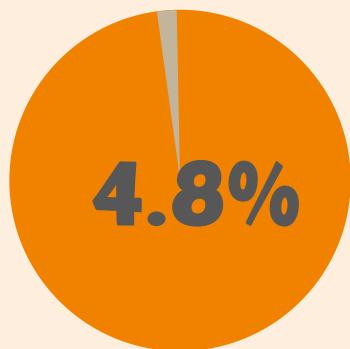
# Rent consultation For 2026



## Rent consultation for 2026

Council housing services are funded by tenants' rents in a dedicated budget called the Housing Revenue Account (HRA). Council tax or other general funding at the Council cannot be used for council housing maintenance only the HRA.

From April 2026, council rents will go up by the rate of inflation (CPI) plus 1%. This follows the Government's rules for social housing rents and helps us keep homes maintained and services running.



**This would mean...**

**The increase would see a typical three-bedroom household pay an extra £5 a week, or £260 a year in rent.**



The Government also has a policy called 'rent convergence' that aims to make rents fair and consistent across similar council homes. This could mean that some tenants whose rent is currently much lower than others for similar homes may see an extra increase in the future. This is still being looked at, and no decision has been made yet.

Any increase in rent would be used to help maintain and improve homes across Cornwall

**When setting the council housing budget, the Council needs to balance the need for:**



**Council housing services**  
**'revenue'** - money to  
deliver your housing  
services – including repairs



**Council housing 'capital'** -  
building work to improve the  
condition of your homes



**Creating new/more homes**



## Why do rents need to go up?

Without a rent increase, inflation - the rising cost of everyday goods and services - will leave the Council and Cornwall Housing with less money to provide services. Cornwall Council rents are already low compared to many other councils and housing associations. At the same time, many homes need repairs and improvements, including a major maintenance programme.

## What do you think?

**1.** Cornwall Council is considering a rent rise in line with the Government guidance which is inflation plus 1%. This would mean a 4.8% rise. Do you have any comments about this for the Council and any thoughts on how the increase could be best spent? (max 250 words)

**2.** If you or a friend were struggling to cover all the essential bills, do you know how to access support for the following: (tick all that apply)

- Food
- Water
- Council Tax
- Energy costs
- Rent and housing costs
- Household goods and clothes
- Other \_\_\_\_\_ (please list any others you might need)

**3.** How should we/Cornwall Housing promote up to date information about the help available?

- Website
- Email
- Social media (Facebook)
- Other \_\_\_\_\_

**Take part in our online survey at <https://letstalk.cornwall.gov.uk>**



**Let us know your views by 19 January**

**You can email your responses –  
myviews@cornwallhousing.org.uk. Or you can phone us on 0300 1234 161 and ask for the  
Engagement Team, if you would like to find out more information before completing the survey.**

## **Privacy Notice**

We will use the information that you provide to inform the Council's rent and business plan decisions as described in this leaflet. The data controller for this survey is Cornwall Housing. Please see the full privacy notice for this survey on our website.

## **Alternative formats**

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If you would like this information on audio CD, audio tape, Braille, large print, any other format or interpreted in a language other than English please contact:

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