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Welsh Government

# **Tenants' Voice Cymru Forum:** **Welsh Government's Rent Policy** **Programme**

Repa Antonio  
*January 2025*



# Purpose of today

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- The Rent Standard
- Rent Policy Programme
- Timescales, next steps and ***opportunities to get involved***



# The Rent Standard

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[The Rent and Service Charge Standard 2020-2025](#) (the  
'Rent Standard')

*Welsh Government Rent and Service Charge Standard  
extended to March 2026*

3 parts:

- i) the rules
- ii) guidance
- iii) jointly agreed initiatives
  - Annex A: exemptions
  - Annex B: monitoring return template



# The Rent Standard: the rules

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- Applies to all general needs and sheltered housing.
- Individual social landlords responsible for setting their own rents and services charges, *in accordance with Rent Standard*.

## Rules to be complied with:

CPI+1% (based on September's CPI) is the maximum overall increase allowable in any one year ***across all of a landlord's stock***;

Individual tenants' rents can be reduced, frozen or rise by up to an additional **£2** per week;

Should CPI fall outside 0% - 3%, Welsh Ministers must determine the rent uplift to be applied for the following year;

Services charges are expected to be reasonable and affordable and reviewed annually;

Decisions to be ratified by Board / Cabinet;

Welsh Government to be notified of any concerns as soon as possible.



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# Rent Standard: *jointly agreed initiatives*

## Jointly agreed initiatives

- No evictions due to financial hardship for the term of the settlement, where tenants engage with landlords.
- Provide targeted support to those experiencing financial hardship to access support.
- Maximise the use of all suitable social housing stock, with a focus on helping those in the poorest quality transitional accommodation move into longer term homes that meet their needs.
- Continue focused communication to encourage tenants to talk to their landlord if they are experiencing financial difficulties and access support available.
- Build on existing engagement with tenants in rent setting decisions, including explaining how income from rent is invested and spent.
- Continued commitment to invest in existing homes to keep them safe, warm and affordable to live in.
- Work in partnership with tenants, Welsh Government, funders and other partners to develop a consistent approach to assessing affordability across the social housing sector in Wales.
- Continue to strengthen approaches designed to ensure you minimise all evictions and work effectively with partners to deliver on the commitment not to evict into homelessness.
- Undertake a standardised tenant satisfaction survey and provide the data for publication on a central website to assist tenants in scrutinising and comparing landlord performance.

# The Rent Policy Programme

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Challenges.....

*...and opportunities?*



# Rent Policy Programme: objective

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**To deliver a consistent approach to affordability across the social housing sector in Wales that:**

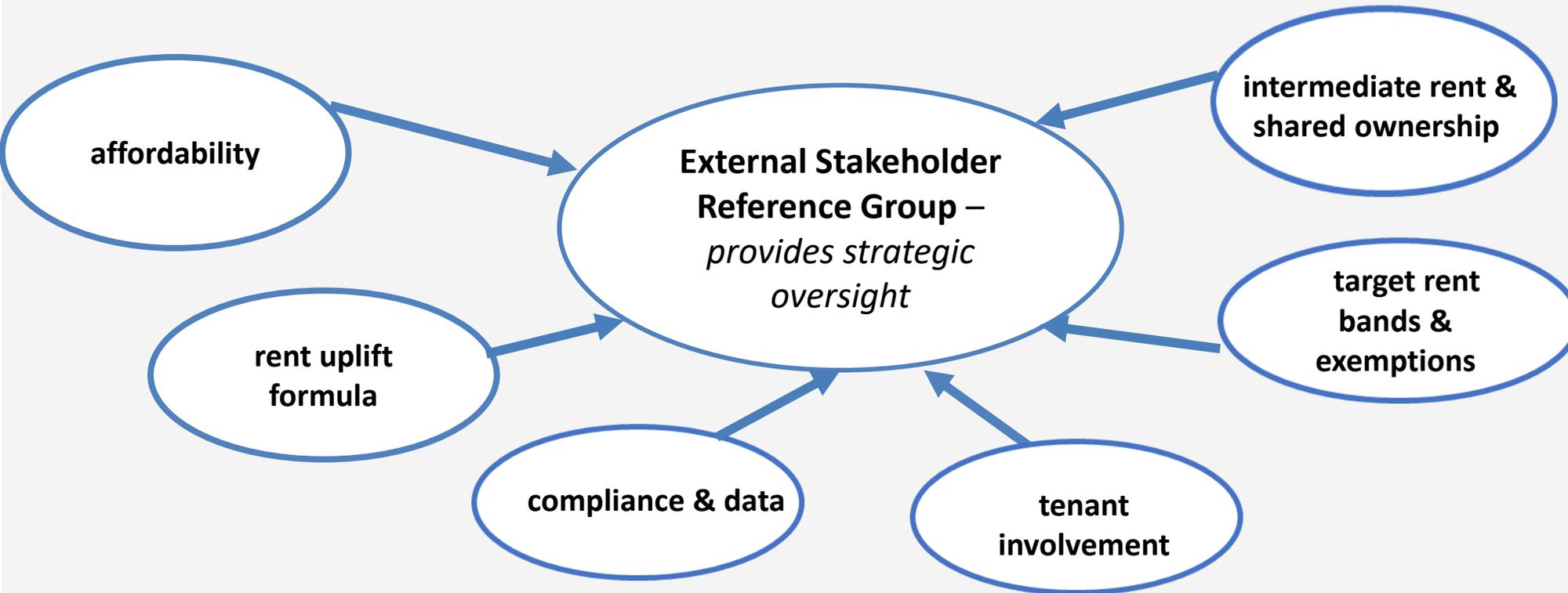
- gives certainty and assurance to tenants, social landlords, funders and Welsh Government about how rent decisions are made;
- Balances affordability for tenants with financial sustainability for social landlords; and
- Builds on learning and good practice undertaken by social landlords in recent years to incorporate this into a revised rent policy



# The Rent Policy Programme: governance



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# Rent Policy Programme: workstreams

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- **Affordability and Service Charges** – *strengthening & establishing a consistent approach*
- **Rent Envelope** – *CPI+1% or other options*
- **Target Rent Bands** – *understand implications of their suspension*
- **Monitoring & Compliance** – *consider how to strengthen*



# Rent Policy Programme: workstreams

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- **Tenant Involvement** – *reflect good practice and strengthen*
- **Data use and requirements** – *ensure consistency and add value*
- *Intermediate Rents – explore practice and interplay with affordability*
- *Shared Ownership – explore implications and interplay with affordability*



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# Rent Policy Programme: *progress to date*

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## Our approach

- collaborative
- strategic
- *underpinned by evidence*

## Emerging issues, questions and challenges

*UK Government approach...*



# Next steps, timescales, and opportunities to input

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- **Next steps**

- *workshops*
- *internal planning and design work*
- *research commissioned*

- **Key milestones**

- *consultation in the Summer*
- *new policy published for September 2025*

- **Your views matter**





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*Thank you*



# Consumer Price Inflation

	Consumer Price Index (CPI)	Rent cap for following year	CPI in April
Sept 2019	1.7%	2.7%	0.8%
Sept 2020	0.5%	1.5%	1.5%
Sept 2021	3.1%	3.1%	9%
Sept 2022	10.1%	6.5%	8.7%
Sept 2023	6.7%	6.7%	2.3%
Sept 2024	1.7%	2.7%	*to be released May 2025