



What is rent
convergence?

A New Ambition for Wales - Programme for Government 2026 - 2030

“We will make housing more affordable, reduce vulnerability for renters and ensure that housing costs better reflect local incomes.”

The Rent Standard: an overview

- ▶ Welsh Government Rent and Service Charge Standard 2026 - 2036
- ▶ Contains the rules social landlords must follow
- ▶ Long-term policy - certainty and stability

A new Rent and Service Charge Standard for Wales - engagement and public consultation

- A formal, six-week consultation was held between 30 June and 12 August 2025.
- New Rent Standard published in September 2025, and applied from 1 April 2026.

Should we retain the flexibility to amend individual rents by up to a further £2.55 to help achieve affordability?

- ▶ **Remove rent cap requirements** - remove or relax rent cap to enable **rent convergence**.

Do you agree re-instating the target rent band policy reduces flexibility and autonomy and increases complexity?

- **Removal of target rent band policy supported** by majority for reasons set out in the consultation
- **Living rent model** should be more consistently applied
- **Remove rent envelope constraints**
- **Transparency and fairness more important** - apply rent cap fairly
- **Only mechanism for enabling rent convergence** - removal penalises LSVT organisations



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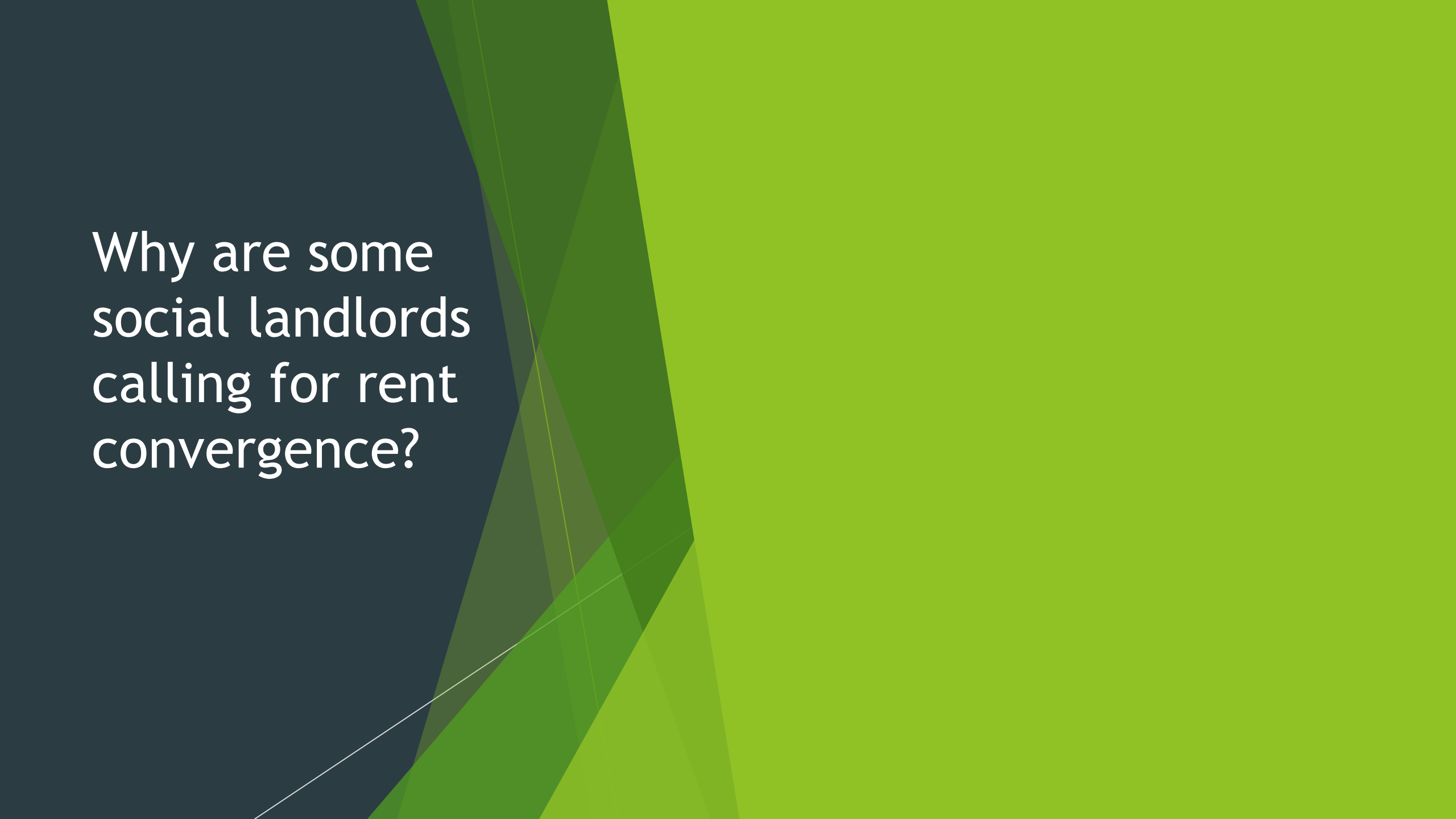
Similar homes but different rents



Tenant /
landlord A



Tenant /
landlord B



Why are some
social landlords
calling for rent
convergence?



What about the
rest of the UK?

What is the Welsh Government doing about it?



Affordability framework



Rent convergence and
affordability research

Diolch am wrando / thank you for
listening