

Understanding your Rent and Service Charge Increase

2026/2027

At MSV, we set rents based on government guidelines to ensure that they remain affordable.

For information and support with paying your rent, scan the QR code or visit 'Pay My Rent' on the MSV website.



What is the rent increase for 2026/2027?

For the rent year 2026/2027, we will be increasing your rent by 4.8%, in line with government guidelines. For example, if your current rent is £80 per week, this will increase by £3.84 per week.

The reason for this increase is to:

- Continue providing essential services, such as repairs.
- Invest in homes to ensure they are safe, warm, and up to date.
- Keep rents affordable while making sure customers can continue to pay.
- MSV is a not-for-profit organisation, and the money from rents is reinvested into homes, neighbourhoods, and services.

How is the rent increase calculated?

Your new rent is determined by a combination of:

- The Consumer Price Index (CPI) measure of inflation at September 2025 (which was 3.8%).
- An additional 1% increase.

What happens to the additional rent you pay?

We strive to keep rents and service charges as low as possible, but in order to continue delivering high-quality services and maintain homes, we must implement this increase.

The additional rent enables us to:

- Maintain and improve homes.
- Deliver services now and in the future, despite inflation-driven cost increases.

As a not-for-profit organisation, we reinvest all rent income into improving homes and providing services. Without this increase, we would not be able to continue meeting these goals.

You can view our major works programme on our website, which outlines the planned improvements for existing homes.

Visit the "**You and Your Home**" page and select "*Planned Improvement Works*" for more details.

What about my service charges?

Your service charges reflect the costs of providing services to you. These charges are based on what we reasonably expect to pay over the next 12 months.

These charges are only calculated from what we think they will cost and do not include any other amounts like under-recovery from past years or subsidies for other costs. If you pay service charges a full breakdown of these charges is included in the attached schedule.

What will my new rent be?

Enclosed, you'll find the formal notification of your new weekly rent, which will take effect **from 6th April 2026**. If you are subject to a service charge, you will also receive a detailed breakdown of the new charges.

Contact us



IFR@msvhousing.co.uk



Log-in to your 'My MSV' account on the website



Call the Income and Financial Resilience Team on 0161 226 4211

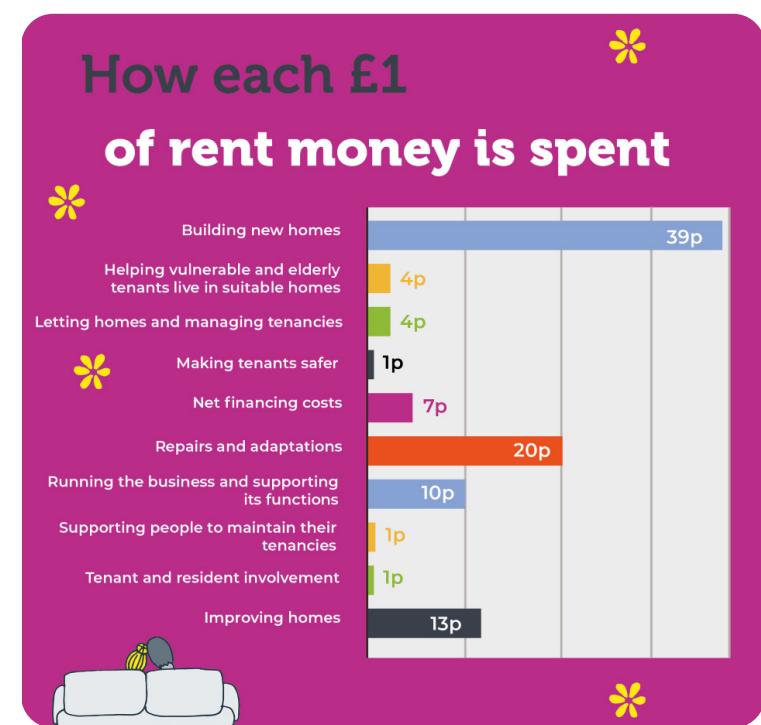
www.msvhousing.co.uk

Need help or more information?

If you have any questions or concerns regarding your rent or service charges, or if you're worried about being able to make payments, please contact us as soon as possible. We have a dedicated Income & Financial Resilience Team ready to assist with money advice and support.

Universal Credit or Other Benefits

If your housing costs are covered by Universal Credit, you will receive a "To do" item on your UC portal in April to confirm your housing costs. Please use the details in the attached letter to complete this task by the due date. No additional contact with Universal Credit is required.



Mossicare St Vincents Housing Group Head Office, 7th Floor, Trafford House, Chester Road, Stretford, Manchester M32 0RS

If you would like this information in another language or format, then please contact us

Si vous voulez ces informations dans une autre langue ou format, prière de nous contacter

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਪੰਜਾਬੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਤਰੀਕੇ ਵਿਚ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

إذا كنت ترغب في الحصول على هذه المعلومات بلغة أو صيغة أخرى، فيرجى الإتصال بنا.



telephone
0161 226 4211



email
enquiry@msvhousing.co.uk



visit
msvhousing.co.uk

Haddii aad macluumaadkan ubaahan tahay luqad kale ama hab kale, fadlan nala soo xirir
Jeśli wymagasz tej informacji w innym języku lub formacie to skontaktuj się z nami
اگر این اطلاعات را به یک زبان دیگر و یا ریک قابل متفاوت می خواهید لطفاً با ما تماس بگیرید
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اگر آپ کو یہ معلومات کسی دوسری زبان یا شکل میں چاہیے تو رہا کرم ہم سے ارتباط کریں۔