



Paragon Housing Association is talking to tenants about **rent** changes for 2026/27. We want to know what you think before making any changes. This helps us understand how different rent options might affect you.



There are three choices for the **rent increase** for the year 2026-27 3.6%, 4.3%, and 4.6%. We are trying to explain how each choice could change your rent and the investment in your home.



Rents are used to manage and maintain homes. We have to make sure we have enough money to look after homes and provide services to you now and into the future.



A big part of rent money is used to carryout repairs, maintain and improve homes. Improvements like new kitchens are paid for with rent money.



We have to take account of rising costs. The lower the increase we set, the longer it will take to make improvements to your home.



Over the past few years we have been talking to you about **Rent Harmonisation**. This is different from the Annual Increase but it will affect rents. From 2026 you may see some differences in your rent.



Rent harmonisation means not all rents change at the same time. Some people will see changes right away, while others will see changes over 3–5 years. This is to make it fairer for everyone.



Even if harmonisation suggests a **decrease**, your rent might still go up. This is because the percentage increase is applied first. But the increase will be less than without harmonisation.



If your rent is going down a lot, you won't get the full reduction right away. Reductions happen slowly over a few years to make it fairer for everyone.



If you get **Housing Benefit** or **Universal Credit**, rent changes should not affect you badly. You might need to tell Universal Credit about your new rent, but Paragon will inform the local authority if you get Housing Benefit.



If you find it hard to pay your rent, talk to the tenancy management team. They can help you find support or assistance that might be available for you.



The exact amount of your new rent will be decided in January. Until then, you can look at your consultation papers for an idea of what your rent might be or come along and join in our events.



You can share your thoughts by filling out a survey, joining a focus group, or contacting us by phone or email. You can also visit our Facebook page for updates.



We have compared rents with other social landlords like councils and other housing associations. These compare well. All three local council's applied a higher increase than Paragon last year. The Rent Harmonisation Exercise is looking to bring rents in closer to the average figures for all our tenants and your personalised projection shows you how we are trying to do this.



Our research partner, Knowledge Partnership will carry out a Sample Phone Survey from **Tuesday 6th January to Friday 16th January 2026**. If they phone you, we would appreciate you taking the time to answer their questions. It should take no more than 5 minutes. Also, if you have given Paragon HA your email address, Knowledge Partnership will send you a copy of the survey by email.



For more information, visit Paragon's website, email us, call us, or visit the office. We are here to help and answer any questions you have. Your views matter. Thank you.