

KPI Lettings

Kappes Property Investment
www.kpilettings.co.uk
Residential & Commercial

Rent Review Information (F)requently (A)sked (Q)uestions

How are rent increases calculated?

Each property has its Open Market Rental figure valued by Local Residential Estate Agents, by experienced Property Market Professionals.

Do you offer any “Good Tenant” discount?

Yes. This figure is then reduced and capped by £20 to £30 less per Calendar Month which is a discount of 2% to 3%.

During better times (Pre 2020), during periods of low interest rates, inflation and minimal Government interference, it was common to freeze rents (one Tenant had rent frozen for 15 years) or award discounts of up to 10%.

What happens if the Open Market Valuation is significantly higher than my current rental figure?

Where possible rent increases will be made in £20 up to £50 annual increments, which can sometimes mean rentals don't cover the cost of providing accommodation during periods of steep increases in costs. This is the most reasonable and ethical approach to rent increases. Very rarely and only in exceptional circumstances are annual increments higher than this required, often during periods of dramatic interest rate increases (where the Open Market Value reflects this). If major works are due to be carried out on a property, rent increases are usually reduced or delayed until the works are completed.

When can I expect a Rent Review or Increase?

Rents are reviewed every 12 months (but can be later than this) and any increase effectively fix's the rent for a minimum of 12 months.

How much Notice can I expect of any increase?

KPI Lettings endeavour's to give at least 3 months' notice above and beyond the legal statutory minimum of 2 rental months.

(KPI Lettings 2026).

I haven't had a rent increase this year – will I get one?

This generally means the rent figure is already £20/£30 below Open Market Rent.

Why are Landlords costs to provide accommodation rising?

- * Rachael Reeves 2% Tenants Tax announced Autumn 2025 – To be introduced from April 2027 – this will amplify George Osborne's Tax and adds typically an extra £150/£275 cost to each rental property per year.
- * George Osborne's Section 24 Landlords Tax which came into full force 2020. This typically adds around £800-£1800 per property per year linked to financial costs.
- * Drive to Net Zero – Minimum EPC Rating of C by 2030. This will require significant investment on some properties (£500 to £3000).
- * Electrical Safety Certification and modifications (introduced 2020) means typically a cost of up to £600 every 5 years.
- * Making Tax Digital (April 2026) - this adds admin and accountancy costs of around £250 to £300 per property per year.
- Finance Costs – this has remained significantly higher than pre pandemic rates (by a factor of 400% to 600% higher) and this significantly increases the amount of George Osborne's Tax paid to HMRC.
- Insurance Costs – these have risen by typically 25%.
- Trades People Fees – Call out fees pre pandemic which might be £50/£60 are now typically £80/£100. Hourly rates have increased by 25% to 50%.
- * Government Landlord Tax Policies and Regulations since 2020 now make up around £150 to £250 in monthly Rental Payments before any deductions for Repairs, Gas Certificates, Finance and Normal Income Tax.