

Comparison to Local Market Rents

Number of Bedrooms	2014/15 WDC Current Average Weekly Rent	2015/16 WDC Proposed Average Weekly Rent	Current Local Average Weekly Market Rent*	Difference between Proposed WDC Rent and Market Rent	Proposed 2015/16 WDC Rent as a % of 2014/15 Market Rent	2014/15 WDC Average Formula (Target) Rent	2015/16 WDC Average Formula (Target) Rent	Difference 2015/16 WDC Formula Rent to Market Rent	2015/16 WDC Formula Rent as a % of Market Rent	Affordable Rents at 60% of Market Rent	Affordable Rents at 80% of Market Rent	LHA Local Housing Allowance Limit# (Jan 2015)
1 Bedroom	£78.50	£80.23	£138	£58	58%	£84.02	£85.87	£52	62%	£83	£110	£117.91
2 Bedroom	£86.44	£88.34	£178	£90	50%	£92.06	£94.08	£84	53%	£107	£142	£148.87
3 Bedroom	£97.80	£99.95	£219	£119	46%	£105.41	£107.73	£111	49%	£131	£175	£180.00
4 Bedroom	£105.88	£108.21	£300	£192	36%	£117.10	£119.68	£180	40%	£180	£240	£237.02

* Median local average private market rents (December 2013 to November 2014) from Hometrack

LHA (Local Housing Allowance) is the cap for housing benefit for those who rent privately, subject to other eligibility criteria.

Rates shown are for the Warwickshire South Broad Rental Market Area, January 2015.

LHA does not apply to council tenants; it is shown to illustrate the highest rents that can be supported by housing benefit in the private rented sector.