

Appendix 2

Comparison to Local Market Rents

Number of Bedrooms	2012/13 WDC Current Average Rent	2013/14 WDC Proposed Average Rent	2012/13 Current Local Average Market Rent	Difference between Proposed WDC Rent and Market Rent (£)	Proposed WDC Rent as a % of Market Rent	2013/14 WDC Average Formula (Target) Rent	Difference WDC Formula Rent to Market Rent (£)	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*
1 Bedroom	£72.86	£75.65	£126.92	£51.27	59.6%	£81.08	£45.84	63.9%	£76.15	£101.54	£114.23
2 Bedroom	£80.56	£83.44	£173.08	£89.63	48.2%	£88.78	£84.29	51.3%	£103.85	£138.46	£144.23
3 Bedroom	£90.92	£94.16	£201.92	£107.77	46.6%	£101.67	£100.25	50.4%	£121.15	£161.54	£173.08
4 Bedroom	£99.23	£102.63	£253.85	£151.22	40.4%	£113.45	£140.40	44.7%	£152.31	£203.08	£229.62

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

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