

## Comparison to Local Market Rents

Number of Bedrooms	2019/20 WDC Current Average Weekly Rent	2020/21 WDC Proposed Average Weekly Rent	Current Local Average Weekly Market Rent *	Difference between Proposed WDC Rent and Market Rent	Proposed 2020/21 WDC Rent as a % of Market Rent	2019/20 WDC Current Average Formula (Target) Rent	2020/21 WDC Proposed Average Formula (Target) Rent	Difference 2019/20 WDC Formula Rent to Market Rent	2019/20 WDC Formula Rent as a % of Market Rent	Affordable Rents at 80% of Market Rent	LHA Local Housing Allowance Limit ** (Dec 2019)
<b>1 Bedroom</b>	£77.16	<b>£79.25</b>	156.00	76.75	51%	£82.35	<b>£84.57</b>	71.43	54%	<b>£124.80</b>	£126.34
<b>2 Bedroom</b>	£84.86	<b>£87.15</b>	196.00	108.85	44%	£90.35	<b>£92.79</b>	103.21	47%	<b>£156.80</b>	£159.52
<b>3 Bedroom</b>	£96.06	<b>£98.65</b>	253.00	154.35	39%	£103.48	<b>£106.28</b>	146.72	42%	<b>£202.40</b>	£187.25
<b>4 Bedroom</b>	£104.79	<b>£107.62</b>	354.00	246.38	30%	£115.56	<b>£118.68</b>	235.32	34%	<b>£283.20</b>	£246.50
<b>Average 2020/21 Proposed WDC Rent as a % of Market Rent</b>					41%						

\* Median local average private market rents (as at December 2019) 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, December 2019.

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.