

Comparison to Local Market Rents

Number of Bedrooms	2015/16 WDC Current Average Weekly Rent	2016/17 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	2015/16 WDC Average Formula (Target) Rent	2016/17 WDC Average Formula (Target) Rent	Difference 2016/17 WDC Formula Rent to Market Rent	2016/17 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 2016)
1 Bedroom	£80.33	£79.57	£150	£70	53%	£85.72	£84.87	£65	57%	£90	£120	£119.09
2 Bedroom	£88.34	£87.50	£190	£103	46%	£94.05	£93.12	£97	49%	£114	£152	£150.36
3 Bedroom	£100.00	£99.03	£245	£146	40%	£107.72	£106.65	£138	44%	£147	£196	£181.80
4 Bedroom	£109.09	£108.03	£313	£205	35%	£120.29	£119.10	£194	38%	£188	£250	£246.50

* Median local average private market rents (December 2014 to November 2015) 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 2016.

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.