

## Average Weekly Rents - Formula, Current and Proposed Social Rents

Number of Bedrooms	Current Number of WDC Homes (Target Formula Applicable)	2018/19		2019/20		2019/20 Average Difference between 'Target' (Formula) Rent (F) and Proposed Rent (A)		2019/20 Proposed Average Decrease in Weekly Rent	
		F Average 'Target' (Formula) Rent	A Average Weekly Rent	F Average 'Target' (Formula) Rent	A Proposed Average Weekly Rent				
Studio	59	£65.19	<b>£61.84</b>	£64.53	<b>£61.22</b>	£3.32	5.42%	<b>-£0.62</b>	<b>-1.0%</b>
1	1,456	£83.18	<b>£77.94</b>	£82.35	<b>£77.16</b>	£5.18	6.72%	<b>-£0.78</b>	<b>-1.0%</b>
2	1,912	£91.27	<b>£85.72</b>	£90.35	<b>£84.86</b>	£5.50	6.41%	<b>-£0.86</b>	<b>-1.0%</b>
3	1,883	£104.53	<b>£97.03</b>	£103.48	<b>£96.06</b>	£7.42	7.65%	<b>-£0.97</b>	<b>-1.0%</b>
4	57	£116.73	<b>£105.85</b>	£115.56	<b>£104.79</b>	£10.77	10.18%	<b>-£1.06</b>	<b>-1.0%</b>
5	4	£162.38	<b>£119.46</b>	£160.76	<b>£118.27</b>	£42.49	35.57%	<b>-£1.19</b>	<b>-1.0%</b>
Average	5,371	<b>£93.90</b>	<b>£88.08</b>	<b>£92.96</b>	<b>£87.20</b>	<b>£5.76</b>	<b>6.61%</b>	<b>-£0.88</b>	<b>-1.0%</b>

## Warwick Affordable Rent (Sayer Court)

Number of Bedrooms	Type	No of Properties	2018/19 Rent Per Week					2019/20 Rent Per Week				
			Average Target Social Rent	Average Market Rent	Average Affordable Rent***	Average Warwick Affordable Rent (existing tenancies)	Average Warwick Affordable Rent (new tenancies from 1/4/18)	Average Target Social Rent	Average Market Rent	Average Affordable Rent**	Average Warwick Affordable Rent (existing tenancies)	Average Warwick Affordable Rent (new tenancies from 1/4/19)
1	Apartment	33	£89.09	£150.00	£120.00	£103.35	£104.55	£88.20	£159.00	£127.20	£102.32	£107.70
2	Apartment	43	£99.93	£192.27	£153.82	£125.34	£126.87	£98.93	£201.00	£160.80	£124.09	£129.86
2	Bungalow	3	£104.74	£214.84	£171.87	£136.60	£138.31	£103.70	£201.00	£160.80	£135.23	£132.25
3	Bungalow	2	£128.36	£245.00	£196.00	£160.23	£162.18	£127.08	£259.00	£207.20	£158.63	£167.14
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- \* The average market rent is based on independent valuations prepared upon completion of Sayer Court by a RICS registered valuer (July 2016). Should a property become vacant and subsequently re-let, a revaluation of the property will be carried out in accordance to the same Regulatory standards.
- \*\* The average market rent is based on median weekly rents data from Hometrack. Should a property become vacant and subsequently re-let, a revaluation of the property will be carried out by a RICS registered valuer.
- \*\*\* Affordable rent is calculated at 80% of the market rent