

Appendix 2

Comparison to Local Market Rents

Number of Bedrooms	2013/14 WDC Current Average Rent	2014/15 WDC Proposed Average Rent	2013/14 Current Local Average Market Rent*	Difference between Proposed WDC Rent and Market Rent (£)	Proposed 2014/15 WDC Rent as a % of 2013/14 Market Rent	2013/14 WDC Average Capped Formula (Target) Rent	2014/15 WDC Average Capped Formula (Target) Rent	Difference 2014/15 WDC Formula Rent to Market Rent (£)	2014/15 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 2014)
1 Bedroom	£75.65	£78.67	£137	£58	57%	£81.18	£84.19	£53	61%	£82	£110	£116.74
2 Bedroom	£83.44	£86.33	£173	£87	50%	£88.77	£92.05	£81	53%	£104	£138	£147.40
3 Bedroom	£94.16	£97.72	£206	£108	47%	£101.66	£105.42	£101	51%	£124	£165	£173.08
4 Bedroom	£102.63	£106.62	£286	£179	37%	£113.50	£117.70	£168	41%	£172	£229	£234.67

* Median local average Market rents 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 2014

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