

HRA Rent Setting Report - Rent Summary

Historic Rent Regime Weekly Rents - Formula, Current and Proposed Social Rents

- The Historic Rent Regime levels are slightly lower than Target Formula Rent
- It is estimated that approximately 2000 HRA dwellings are currently paying Target Formula Rents with approximately 400 dwellings per year transferring from the historic rents policy

Number of Bedrooms	2023/24	2024/25	2024/25 Proposed Average Increase in Weekly Rent 7.7% (Rent Cap %)	
	Historic Rents - Weekly Rent - Averages	Historic Rents - Proposed Weekly Rent - Averages		
Studio	£70.89	£76.35	£5.46	7.7%
1	£91.88	£98.95	£7.07	7.7%
2	£100.53	£108.27	£7.74	7.7%
3	£111.89	£120.51	£8.62	7.7%
4	£121.57	£130.93	£9.36	7.7%
5	£125.81	£135.50	£9.69	7.7%
Averages Based on all HRA Social Rent Stock	£103.76	£111.75	£7.99	7.7%

Target Formula Weekly Rents - Formula, Current and Proposed Social Rents

- From April 2016 the national rent policy was updated with all NEW Social Rent Tenancies being charged Target Formula Social Rent
- Target Formula rents are applied when a dwelling becomes void and re-let, existing tenancies prior to this policy change continue under the historic rent regime with inflation linked in line with national rent policy

Number of Bedrooms	2023/24	2024/25	2024/25 Proposed Average Increase in Weekly Rent 7% (Rent Cap %)	
	Target Formula Rent - Averages	Target Formula Rent - Proposed Weekly Rent - Averages		
Studio	£78.79	£84.86	£6.07	7.7%
1	£96.84	£104.30	£7.46	7.7%
2	£105.22	£113.32	£8.10	7.7%
3	£119.43	£128.63	£9.20	7.7%
4	£143.06	£154.08	£11.02	7.7%
5	£169.64	£182.70	£13.06	7.7%
Averages Based on all HRA Social Rent Stock	£118.83	£127.98	£9.15	7.7%

"Warwick" Affordable Rent - Existing Schemes Only from April 2021

- Prior to April 2021 "Warwick Affordable Rents" were charged which was a local policy to charge a mid point between National Affordable Rents and Target Social Rent
- In 2020 Homes England Investment Partner Status was achieved so National Affordable Rents will now apply from April 2021 on all new Affordable tenancies
- Existing tenants will continue to pay "Warwick Affordable Rents" for the remainder of their tenancy to ensure financial hardship is not caused by this policy change
- The average market rent for "Warwick Affordable Rent" Schemes is based on independent valuations prepared upon completion of Sayer Court (2016) and Bremridge Close (2019) by a RICS registered Valuer.
- The average market rent is based on median weekly rents data from Hometrack .
- Affordable rent is calculated at 80% of the market rent
- "Warwick" affordable rent is calculated at the midpoint between affordable rent and target social rent
- Some affordable rents properties are subject to a service charge of £7.39 per week

Number of Bedrooms & Property Type (SC/B denotes different schemes)	2023/24 Rent Per Week	2024/25 Rent Per Week		
	Average "Warwick" Affordable Rent (existing tenancies)	Warwick Affordable Rent *** (existing tenancies Only)	Average Proposed increase for Existing Tenants Only from 1st April 2024	
1 Apartment (SC)	£120.04	£129.28	£9.24	7.7%
2 Apartment (SC)	£144.08	£155.17	£11.09	7.7%
2 Bungalow (SC)	£157.01	£169.10	£12.09	7.7%
3 Bungalow (SC)	£184.18	£198.36	£14.18	7.7%
2 House (B)	£143.29	£154.32	£11.03	7.7%
3 House (B)	£169.46	£182.51	£13.05	7.7%
2 Bungalow (B)	£144.36	£155.48	£11.12	7.7%

National Affordable Rent - New Affordable Schemes from April 2021

- National Affordable Rents Policy will apply to all Affordable Tenancies from April 2021.
- Historic Affordable Housing Stock currently paying "Warwick Affordable" Rents will transfer to the National Affordable rent levels when dwellings become void and are re-let.
- Affordable rent is calculated at 80% of the market rent using the Average Market Rents sourced from Hometrack for the Warwick District area at December 2021

Existing Tenancies

Number of Bedrooms	2022/23 Rent Per Week		2023/24 Rent Per Week			2024/25 Rent Per Week		
	Average Local Market Rent (Hometrack Dec 2021)	Average Affordable Rent - 80% of local Market Rent	Average Affordable Rent - 80% of local Market Rent	Proposed increase for Existing Tenants Only	2023/24 Proposed Average Increase in Weekly Rent 7% (Rent Cap %)	Average Affordable Rent - 80% of local Market Rent	Proposed increase for Existing Tenants Only	2024/25 Proposed Average Increase in Weekly Rent 7.7% (CPI 6.7%)
1	£162.00	£129.60	£138.67	£9.07	7.0%	£149.35	£10.68	7.7%
2	£206.00	£164.80	£176.34	£11.54	7.0%	£189.91	£13.58	7.7%
3	£283.00	£226.40	£242.25	£15.85	7.0%	£260.90	£18.65	7.7%
4	£391.00	£312.80	£334.70	£21.90	7.0%	£360.47	£25.77	7.7%

New Tenancies from April 2024

Number of Bedrooms	2024/25 Rent Per Week	
	Average Local Market Rent (Hometrack Dec 2023)	Average Affordable Rent - 80% of local Market Rent
1	£183.00	£146.40
2	£242.00	£193.60
3	£323.00	£258.40
4	£414.00	£331.20