

## 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	2024/25	2025/26	2025/26 Proposed Average Increase in Weekly Rent 2.7% (CPI + 1% %)	
	Historic Rents - Proposed Weekly Rent - Averages	Historic Rents - Proposed Weekly Rent - Averages		
Studio	£76.35	£78.41	£2.06	2.7%
1	£98.95	£101.63	£2.67	2.7%
2	£108.27	£111.19	£2.92	2.7%
3	£120.51	£123.76	£3.25	2.7%
4	£130.93	£134.47	£3.54	2.7%
5	£135.50	£139.16	£3.66	2.7%
<b>Averages Based on all HRA Social Rent Stock</b>	<b>£111.75</b>	<b>£114.77</b>	<b>£3.02</b>	<b>2.7%</b>

### 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	2024/25	2025/26	2024/25 Proposed Average Increase in Weekly Rent 2.7%% (CPI + 1% %)	
	Target Formula Rent - Proposed Weekly Rent - Averages	Target Formula Rent - Proposed Weekly Rent - Averages		
Studio	£84.86	£87.15	£2.29	2.7%
1	£104.30	£107.11	£2.82	2.7%
2	£113.32	£116.38	£3.06	2.7%
3	£128.63	£132.10	£3.47	2.7%
4	£154.08	£158.24	£4.16	2.7%
5	£182.70	£187.64	£4.93	2.7%
<b>Averages Based on all HRA Social Rent Stock</b>	<b>£127.98</b>	<b>£131.44</b>	<b>£3.46</b>	<b>2.7%</b>

### "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 per week

Number of Bedrooms & Property Type (SC/B denotes different schemes)	2024/25 Rent Per Week	2025/26 Rent Per Week	Average Proposed increase for Existing Tenants Only from 1st April 2025	
	Warwick Affordable Rent *** (existing tenancies Only)	Warwick Affordable Rent *** (existing tenancies Only)		
1 Apartment (SC)	£129.28	£132.77	£3.49	2.7%
2 Apartment (SC)	£155.17	£159.36	£4.19	2.7%
2 Bungalow (SC)	£169.10	£173.67	£4.57	2.7%
3 Bungalow (SC)	£198.36	£203.72	£5.36	2.7%
2 House (B)	£154.32	£158.49	£4.17	2.7%
3 House (B)	£182.51	£187.44	£4.93	2.7%
2 Bungalow (B)	£155.48	£159.67	£4.20	2.7%

### 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	2024/25 Rent Per Week	2025/26 Rent Per Week		
	Average Affordable Rent - 80% of local Market Rent	Average Affordable Rent - 80% of local Market Rent	Proposed increase for Existing Tenants Only	2025/26 Proposed Average Increase in Weekly Rent 2.7% (CPI 1.7% + 1%)
1	£149.35	£153.38	£4.03	2.7%
2	£189.91	£195.04	£5.13	2.7%
3	£260.90	£267.95	£7.04	2.7%
4	£360.47	£370.20	£9.73	2.7%

### New Tenancies from April 2025

Number of Bedrooms	2025/26 Rent Per Week	
	Average Local Market Rent (Hometrack Dec 2024)	Average Affordable Rent - 80% of local Market Rent
1	£187.94	£150.35
2	£248.53	£198.83
3	£331.72	£265.38
4	£425.18	£340.14

**WDC HRA Rent Setting Report - Rent Comparisons 2025/26**

**Comparison to Local Market Rents - WDC Historic Rents Regime - Average Rents**

- The overall average rents charged for HRA dwellings are compared with the average market rents
- Median local average private market rents (as at December 2019) from Hometrack
- The Council currently charges Historic Social Rent, Target Formula Social Rent, "Warwick Affordable Rents", National Level Affordable Rents (From April 2021) - All are inflated by (CPI+1%)
- Shared Ownership Rents are excluded from this exercise, existing Shared Ownership will be inflated by (RPI+0.5%) and new Shared Ownership will be inflated by (CPI+1%) in line with the lease agreement

Number of Bedrooms	2024/25 WDC Proposed Average Formula (Target) Rent (inflated by CPI+ 1%)	2025/26 WDC Proposed Average Formula (Target) Rent (inflated by CPI+ 1%)	Hometrack Local Average Weekly Market Rent (Dec 2024)	Difference between Proposed WDC Rent and Market Rent	Proposed 2025/26 WDC Rent as a % of Market Rent
1 Bedroom	£98.95	£101.63	£187.94	-£86.31	54%
2 Bedroom	£108.27	£111.19	£248.53	-£137.34	45%
3 Bedroom	£120.51	£123.76	£331.72	-£207.96	37%
4 Bedroom	£130.93	£134.47	£425.18	-£290.71	32%
<b>Average 2024/25 Proposed WDC Rent as a % of Market Rent</b>					42%

**Comparison to Local Market Rents - Target Formula 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
- It is estimated that approximately 1600 HRA dwellings are currently paying Target Formula Rents

Number of Bedrooms	2024/25 WDC Proposed Average Formula (Target) Rent (inflated by CPI+ 1%)	2025/26 WDC Proposed Average Formula (Target) Rent (inflated by CPI+ 1%)	Hometrack Current Local Average Weekly Market Rent (Dec 24)	Difference 2024/25 WDC Formula Rent to Market Rent	2025/26 WDC Formula Rent as a % of Market Rent
1 Bedroom	£104.30	£107.11	£187.94	-£80.83	57%
2 Bedroom	£113.32	£116.38	£248.53	-£132.15	47%
3 Bedroom	£128.63	£132.10	£331.72	-£199.62	40%
4 Bedroom	£154.08	£158.24	£425.18	-£266.94	37%

**Comparison to Local Market Rents - Affordable Rents (National Level)**

- Prior to April 2021 "Warwick Affordable Rents" were charged but Homes England Investment Partner Status was achieved in 2020 so National Affordable Rent applies from April 2021 on all new Affordable tenancies

Number of Bedrooms	2023/24 Hometrack Local Average Weekly Market Rent (Dec 24)	2025/26 Affordable Rent 80% Local Market Rent	Difference 2025/26 Affordable Rent to Local Market Rent	2024/25 Affordable Rent as a % of Market Rent
1 Bedroom	£187.94	£150.35	-£37.59	80%
2 Bedroom	£248.53	£198.83	-£49.71	80%
3 Bedroom	£331.72	£265.38	-£66.34	80%
4 Bedroom	£425.18	£340.14	-£85.04	80%

**Comparison to National Formula Rent Caps - Target Formula Rent**

- Annual Target Formula Rent Caps represent the highest possible rents that can be charged to Social Housing tenants.
- The Rent Cap Data is as per the Regulator of Social Housing Publication "Limit on annual rent increases 2025-26"
- Formula Rent Caps are applicable from the 1st April each year

Number of Bedrooms	Target Formula Rent Caps for 2025-26 (Dec 24)	WDC Average Formula Rents 2025/26	Difference between WDC Average Formula Rents and Rent Cap	WDC Rents as a % of Formula Rent Caps
1 Bedroom	£194.06	£107.11	-£86.95	55%
2 Bedroom	£205.46	£116.38	-£89.08	57%
3 Bedroom	£216.87	£132.10	-£84.77	61%
4 Bedroom	£228.27	£158.24	-£70.03	69%

**Comparison to Local Housing Allowance Limit - Target Formula Rent**

- 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 2024 sourced from the Valuation Office Agency via Direct Gov
- 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.

<b>Number of Bedrooms</b>	<b>LHA Local Housing Allowance Limit ** (Dec 2024)</b>	<b>WDC Average Formula Rents 2024/25</b>	<b>Difference between WDC Average Formula Rents and LHA</b>	<b>WDC Rents as a % of LHA Rent Caps</b>
<b>1 Bedroom</b>	£161.10	£107.11	-£53.99	66%
<b>2 Bedroom</b>	£195.62	£116.38	-£79.24	59%
<b>3 Bedroom</b>	£240.49	£132.10	-£108.39	55%
<b>4 Bedroom</b>	£310.68	£158.24	-£152.44	51%

HOUSING SERVICES - HOUSING REVENUE ACCOUNT		Original Budget	Latest Budget	Original Budget	Variance	Variance
		2024/25	2024/25	2025/26	2024/25	2025/26
		£	£	£	£	£
		B	C	D	C - B	D - B
<b>6999 HOUSING REVENUE ACCOUNT</b>						
<b>EXPENDITURE</b>						
10-0-6999-10000-64500	Housing Repairs Supervision	942,000	942,000	942,000	0	0
10-0-6999-10000-62111	HRA Repairs and Maintenance	8,951,600	9,062,400	9,724,100	110,800	772,500
10-0-6999-10000-62201	Electricity	0	0	0	0	0
10-0-6999-10000-62202	Gas	0	0	0	0	0
10-0-6999-10000-62400	Rates	59,600	59,600	55,600	0	(4,000)
10-0-6999-10000-62401	Council Tax	350,000	350,000	350,000	0	0
10-0-6999-10000-62500	Water Rates	45,500	45,500	48,300	0	2,800
<b>PREMISES</b>		<b>10,348,700</b>	<b>10,459,500</b>	<b>11,120,000</b>	<b>110,800</b>	<b>771,300</b>
10-0-6999-10000-61104	Joint Post contribution	0	0	0	0	0
10-0-6999-10000-64607	Postage	0	0	0	0	0
10-0-6999-10000-65105	Debt Recovery Agency Costs	4,100	4,100	4,100	0	0
10-0-6999-10000-64950	Contributions To Provisions	77,200	77,200	77,200	0	0
10-0-6999-10000-64951	Bad Debts Provision	402,600	402,600	402,600	0	0
<b>SUPPLIES AND SERVICES</b>		<b>483,900</b>	<b>483,900</b>	<b>483,900</b>	<b>0</b>	<b>0</b>
10-0-6999-10000-67100	Supervision & Management - General	3,258,000	3,175,500	3,282,100	(82,500)	24,100
10-0-6999-10000-67101	Supervision & Management - Special	5,495,600	5,306,700	5,921,400	(188,900)	425,800
<b>SUPPORT SERVICES</b>		<b>8,753,600</b>	<b>8,482,200</b>	<b>9,203,500</b>	<b>(271,400)</b>	<b>449,900</b>
10-0-6999-10000-68100	Depreciation on Equipment	6,032,700	6,032,700	6,171,900	0	139,200
10-0-6999-10000-68101	Depreciation on Council Dwellings	878,500	878,500	878,500	0	0
10-0-6999-10000-68102	Depreciation on Other HRA Properties	50,000	50,000	50,000	0	0
<b>CAPITAL CHARGES</b>		<b>6,961,200</b>	<b>6,961,200</b>	<b>7,100,400</b>	<b>0</b>	<b>139,200</b>
<b>GROSS EXPENDITURE</b>		<b>26,547,400</b>	<b>26,386,800</b>	<b>27,907,800</b>	<b>(160,600)</b>	<b>1,360,400</b>
<b>INCOME</b>						
10-0-6999-10000-41000	Government Grants - General	0	0	0	0	0
10-0-6999-10000-43001	Service Charges Leasehold	0	0	0	0	0
10-0-6999-10000-43010	Other Income	0	0	0	0	0
10-0-6999-10000-43021	Other Licences	(4,200)	(4,200)	(4,200)	0	0
10-0-6999-10000-43016	Heating Charges	(318,000)	(318,000)	(324,300)	0	(6,300)
10-0-6999-10000-43030	Legal Fee - Income	(83,000)	(83,000)	(83,000)	0	0
10-0-6999-10000-43034	Service Charges	0	0	(21,000)	0	(21,000)
10-0-6999-10000-43500	Rents-Others	(364,700)	(364,700)	(364,700)	0	0
10-0-6999-10000-43501	Rents-Housing	(30,356,600)	(30,356,600)	(31,786,700)	0	(1,430,100)
10-0-6999-10000-43502	Rents-Shared Ownership	(120,800)	(120,800)	(539,500)	0	(418,700)
10-0-6999-10000-43503	Rents-Garages	(842,100)	(842,100)	(753,000)	0	89,100
10-0-6999-10000-43504	Use and Occupation - Homeless	(33,000)	(33,000)	(15,000)	0	18,000
10-0-6999-10000-43505	Rents-Affordable	(878,700)	(878,700)	(1,718,000)	0	(839,300)
10-0-6999-10000-43506	Recharges - Water	(39,300)	(39,300)	(40,000)	0	(700)
10-0-6999-10000-43507	Recharges - Heating & Lighting	(394,100)	(394,100)	(401,900)	0	(7,800)
10-0-6999-10000-43900	Insurance - Income	0	0	0	0	0
10-0-6999-10000-49003	Interest Receivable	0	0	0	0	0
10-0-6999-10000-49012	Adjustment for HRA Financing (Cr)	59,500	(133,800)	59,500	(193,300)	0
10-0-6999-10000-69002	General Fund (And EMR)	(38,700)	(38,700)	(38,700)	0	0
<b>GROSS INCOME</b>		<b>(33,413,700)</b>	<b>(33,607,000)</b>	<b>(36,030,500)</b>	<b>(193,300)</b>	<b>(2,616,800)</b>
<b>NET INCOME FROM SERVICES</b>		<b>(6,866,300)</b>	<b>(7,220,200)</b>	<b>(8,122,700)</b>	<b>(353,900)</b>	<b>(1,256,400)</b>
10-0-6999-40010-49003	Interest-Balances	0	0	0	0	0
10-0-6999-40013-69101	Capital Charges - Adj	(100,000)	(100,000)	(100,000)	0	0
<b>NET OPERATIONAL INCOME</b>		<b>(6,966,300)</b>	<b>(7,320,200)</b>	<b>(8,222,700)</b>	<b>(353,900)</b>	<b>(1,256,400)</b>
<b>APPROPRIATIONS</b>						
10-0-6999-40009-68002	External Interest	4,765,600	4,765,600	4,765,600	0	0
10-0-6999-40010-68003	HRA External Interest Payable	2,217,400	2,217,400	5,694,000	0	3,476,600
10-0-6999-40003-69001	Capital financing	0	0	966,000	0	966,000
10-0-6999-40003-69310	Cap Fin-Rev Contr to Cap Outlay(GF+HIP)	119,600	119,600	119,600	0	0
10-0-6999-40017-69002	Cont from Reserves	32,500	32,500	32,500	0	0
10-0-6999-40017-69014	Contrib HRA Capital Invest Reserve (Dr)	133,500	133,500	133,500	0	0
10-0-6999-40002-49008	Unrealised Losses on investments (cr)	0	0	0	0	0
10-0-6999-40002-49321	Recognised gains/losses -asset sales	0	0	0	0	0
10-0-6999-40017-49002	Cont from Reserves	(100,000)	(533,100)	(4,073,200)	(433,100)	(3,973,200)
10-0-6999-40008-49008	rec gains/losses - fa - reversal	0	0	0	0	0
10-0-6999-40001-69200	employee benefits accruals (cr)	0	0	0	0	0
10-0-6999-40016-49200	Net IAS19 Charges for Retirement Benefits	(1,490,200)	(703,200)	(703,200)	787,000	787,000
10-0-6999-40006-69102	Employers Contribs payable to Pension Fd	928,800	928,800	928,800	0	0
10-0-6999-40019-63300	HRA CLS Decants - Hired Transport	0	0	0	0	0
10-0-6999-40012-69302	Pensions Interest+Rate of Return Assets	359,100	359,100	359,100	0	0
<b>TRANSFER (TO) / FROM HRA RESERVE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Balance Brought Forward		(1,500,000)	(1,500,000)	(1,500,000)		
<b>HRA BALANCE CARRIED FORWARD</b>		<b>(1,500,000)</b>	<b>(1,500,000)</b>	<b>(1,500,000)</b>	<b>0</b>	<b>0</b>

### Appendix 4 - 2025/26 Sheltered Heating, Lighting and Miscellaneous Charges

The Charges necessary to fully recover costs are calculated annually from average consumption over the last 3 years, updated for current costs. The use of an average ensures that seasonal and yearly variations are reflected in the calculation  
 As Heating, Lighting and water charges are intended to be cost recovery it is proposed that from 2019/20 the charges are agreed following the methodology above by the Head of Housing, Head of Finance and in consultation with the relevant portfolio holders, any changes to the income will be reflected in the HRA rent setting report.

Heating, Lighting and Miscellaneous Recharges	Current Charge per Week 2024/25	Proposed Charge per Week 2025/26	Proposed Increase/ (Decrease) per week 2025/26	Total Cost per year
<b>Acorn Court, Stockton Grove, Lillington, Royal Leamington Spa</b>	£	£	£	
No's 1-12, 14-41	21.95	22.15	0.2	1,151.80
No's 43, 44, 46, 47 (Misc. Charge Only)	1.85	1.85	0	96.20
<b>Tannery Court, Bertie Road, Kenilworth</b>			0	
No's 1, 2, 4-6, 7a, 8-12, 22a, 14-40	6.05	11.72	5.67	609.44
<b>Yeomanry Close, Priory Road, Warwick</b>			0	
No's 1-12,14-32	9.2	13.9	4.7	722.80
<b>James Court, Weston Close, Warwick</b>			0	
No's 1-12, 14-26	5.10	11.25	6.15	585.00
<b>Chandos Court, Chandos Street, Royal Leamington Spa</b>			0.00	
No's 1-12,11a, 25a,14-46	24.60	26.90	2.30	1,398.80
<b>Radcliffe Gardens, Brunswick Street, Royal Leamington Spa</b>			0	
Bedsits and 1 Bed Flats	15.35	13.05	-2.30	678.60
2 Bedroom Flats	23.05	19.55	-3.50	1,016.60

Water Recharges Weekly Cost Analysis	Acorn Court	Tannery Court	Yeomanry Close	James Court	Chandos Court
	£	£	£	£	£
Charge payable for 2024/25 per week	3.90	4.03	2.49	6.68	3.73
Proposed weekly charge 2025/26 per week	5.24	4.13	2.75	6.57	4.38
Difference between 2024/25 & 2025/26	1.34	0.10	0.26	-0.11	0.65
<b>Total Cost per year</b>	272.41	214.56	143.07	341.89	227.61