

Comparison to Local Market Rents

Number of Bedrooms	2016/17 WDC Current Average Weekly Rent	2017/18 WDC Proposed Average Weekly Rent	Current Local Average Weekly Market Rent*	Difference between Proposed WDC Rent and Market Rent	Proposed 2017/18 WDC Rent as a % of Market Rent	2016/17 WDC Average Formula (Target) Rent	2017/18 WDC Average Formula (Target) Rent	Difference 2017/18 WDC Formula Rent to Market Rent	2017/18 WDC Formula Rent as a % of Market Rent	Affordable Rents at 80% of Market Rent	LHA Local Housing Allowance Limit# (Jan 2017)
1 Bedroom	£79.53	£78.73	£150	£71	52%	£84.87	£84.02	£66	56%	£120	£119.09
2 Bedroom	£87.46	£86.58	£190	£103	46%	£93.12	£92.19	£98	49%	£152	£150.36
3 Bedroom	£99.00	£98.01	£245	£147	40%	£106.65	£105.58	£139	43%	£196	£181.80
4 Bedroom	£108.00	£106.92	£313	£206	34%	£119.10	£117.91	£195	38%	£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.