

APPENDIX E

Redditch Rental figures

Property Size	Social Rent (New Build)		Local Housing Allowance		Affordable Rent		Market Rent (Redditch Average)		
	Weekly (52)	Monthly	Weekly (52)	Monthly	Weekly (52)	Monthly	Weekly (52)	Monthly	
1 Bed	£72.92		£315.99	£92.05	£398.88	£101.54	£440	£126.92	£550
2 Bed	£90.75		£393.25	£117.70	£510.03	£120	£520	£150	£650
2 bed bung	£95.89		£415.52	£117.70	£510.03	£157	£680	£196	£850
3 bed	£105.49		£457.12	£133.32	£577.72	£138.46	£600	£173.08	£750
4 bed	£125.49		£543.79	£176.56	£765.09	£193.85	£840	£242.31	£1,050
	£98.11					£142.17			

Development Sites (Declared surplus)				
Ibstock Close (Yearly Total Rent)				
	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
4 x 2 bed bungalow	£19,944.96	£24,481.44	£32,640	£40,800
3 x 2 bed house	£14,157	£18,361.08	£18,720	£23,400
2 x 3 bed house	£10,970.88	£13,865.28	£14,400	£18,000
TOTAL	£45,072.84	£56,707.80	£65,760	£82,200
Difference		11,634.96	£20,687.16	£37,127.16

These tables demonstrate the social rent, local housing allowance, affordable and market rent levels that can be achieved for different property types. They are an approximation only.

Clifton Close (Yearly Total Rent)				
	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
6 x 2 bed house	£28,314	£36,722.16	£37,440	£46,800
TOTAL	£28,314	£36,722.16	£37,440	£46,800
Difference		£8,408.16	£9,126	£18,486

Auxerre Avenue (Yearly Total Rent)				
	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
8 x 2 bed house	£37,752	£48,962.88	£49,920	£62,400
TOTAL	£37,752	£48,962.88	£49,920	£62,400
Difference		£11,210.88	£12,186	£24,648

Fladbury Close (Yearly Total Rent)				
	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
2 x 2 bed bungalow	£9,972.48	£12,240.72	£16,320	£20,400
TOTAL	£9,972.48	£12,240.72	£16,320	£20,400
Difference		£4,536.48	£6,347.52	£10,427.52

Development Sites (Not declared surplus)				
Edgeworth Close (Yearly Total Rent)				
	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
10 x 3 bed house	£54,854.40	£69,326.40	£72,000	£90,000
6 x 2 bed house	£28,314	£36,722.16	£37,440	£46,800
4 x 2 bed bung	£19,944.96	£24,481.44	£32,640	£40,800

TOTAL	£103,113.36	£130,530	£142,080	£177,600
Difference		£27,416.64	38966.44	£74,486.64



Ibstock Close
(Yearly Total Rent)

	Social Rent	Local Housing Allowance	Affordable Rent	Market Rent
8 x 2 bed bungalow	£38,889.92	£48,962.88	£65,280	£81,600
TOTAL	£38,889.92	£48,962.88	£65,280	£81,600
Difference		£10,072.96	£26,390.08	£42,710.08