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Property size and rent caps

A Dataspring Brief Report on behalf of the Tenant Services Authority

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October 2008

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Summary

1. Objectives

The regulatory requirements on rents set in place in the rent influencing regime in Circular 30/01 sets out details of rent caps to be applied to higher rented properties in order to dampen the effect of high capital values on affordability. The Three-Year Review introduced additional bedroom weightings for larger properties (i.e. five and six plus bed sizes) with associated higher rent caps from 2007/08.

The objectives of this paper are:

- To show how rent caps have affected rent determination since the rent restructuring regime was introduced
- To clarify how the numbers potentially affected have changed
- To assess the extent to which the introduction of a larger number of property size bands and higher rent caps has reduced the incidence of rent caps

2. Methods

To test for the extent to which rent caps can potentially affect rent determination, the best approach, given the data, is to estimate the numbers of dwelling units owned by each housing association (HA) where their local authority (LA) average for the appropriate property size is at or above the relevant rent cap.

The analysis also looks at average rents which are close to the rent cap and therefore where some properties may actually be affected.

This analysis has been carried out for 2002/03, the time when the target rent/rent cap regime was implemented, for 2005/06, just before the introduction of the additional bedroom sizes; and for 2006/07 – the latest data available.

3. Findings

(i) 2002/03

In 2002/03, there were 4,395 dwellings where the HAs' average rents at LA level were above the relevant rent cap. These were concentrated in 13 LAs where there were more than 100 properties in the relevant category. All but one of these authorities was in London.

Almost half of these properties were in the four plus bedroom category with a further 35% in three bed properties.

Eighty-one HAs had affected properties in at least one area. Seven HAs had properties in ten or more areas.

Some 10,000 dwellings had average rents within £5 of the rent cap – where a proportion may well be affected by the cap.

(ii) 2005/06

By 2005/06, the total number had fallen by just over 50% to 2,170. Only in five LAs, all in London, were there 100 or more units affected. Within that total, 56% were units with four plus bedrooms. The number of HAs had also declined (by 19 to 62) but to a considerably lesser extent.

Some 8,000 units had rents within £5 of the relevant rent cap: a reduction of 20%.

(iii) 2006/07

In 2006/07, after the extension of bed size categories to include four, five and six plus bedrooms, the number potentially affected – in that the HAs' average rent at LA level was above the rent cap – declined to 1,514 units. This was a reduction of 30% from the previous year.

To a significant extent, this decline can be associated with the new higher caps for larger properties. However, it is still the case that a disproportionate number are still affected, especially properties with four beds.

There were 82 LAs with one or more affected properties, the same as in 2005/06 but less than the number in 2002/03 (107). The proportions of stock in these areas are however very much less than in 2002/03. In only two LAs were there more than 100 properties affected, and both these LAs were in London.

There were some 59 HAs with properties in more than one area: a reduction of 27% on 2002/03. Only three HAs had stock in ten or more LAs.

Some 6,900 dwellings had rents within £5 of the relevant cap: a reduction of around 31% since 2002/03 and 14% since 2005/06.

The evidence suggests that the reduction in the number affected by rent caps is an outcome of four factors:

- (i) A reduction in the number of outliers as a result of the general rent restructuring regime
- (ii) The increase in the number of categories
- (iii) The fact that the rent cap has increased by RPI +1% per annum rather than RPI 0.5% as for rents in general
- (iv) A positive approach to achieving rent cap outcomes especially for larger units which will further reduce the number of units directly affected over the next few years

1. The question

The regulatory requirements on rents set in place in the rent influencing regime in Circular 27/01 states that housing associations (HAs) should keep their annual increases to no more than the set guideline. This guideline clarifies maximum average increases per annum of RPI +0.5%; and specific dwelling rent changes of no more than RPI +0.5% ± £2 to enable adjustment to target rents by 2011/12 (although the Three-Year Review of Rent Restructuring included requesting HAs to ignore the downward constraint where necessary).

In addition, Circular 30/01 sets out details of rent caps to be applied to higher rented properties in order to dampen the effect of high capital values on affordability. Rent caps are set by bedroom size. They therefore constrain both the absolute levels of rents and the maximum relative rents between property sizes. Rent caps rise by RPI +1% per annum. The Three-Year Review introduced higher bedroom weightings for larger properties (i.e. five and six plus bed sizes) with associated higher rent caps from 2007/08.

The objective of this paper is to show how the position has changed since the rent restructuring regime was introduced; to give some understanding of the magnitude of the impact of rent caps on rent determination; and to assess the extent to which the introduction of a larger number of property size bands and higher rent caps has reduced the problem. The paper also looks at where the rent caps bite and whether the impact is concentrated among a particular range of property sizes. Table 1 sets out the rent cap regime from 2002/03, when the regime was first introduced, through to 2006/07, the latest year for which data are available. The rents against which the rent caps apply are net of service charges. Service charges are dealt with separately in the rent restructuring regime.

Table 1: Rent caps specified in the rent regulation regime

	Rent cap 2002/03	**Rent cap 2005/06**	**Rent cap 2006/07**
Bedsits and one bedroom	£85	£94.34	£97.83
Two bedroom	£90	£99.87	£103.57
Three bedroom	£95	£105.43	£109.33
Four plus bedroom	£100	£110.97	n/a
Four bedroom	n/a	*£110.97*	£115.08
Five bedroom	n/a	*£116.52*	£120.83
Six plus bedroom	n/a	*£122.07*	£126.59

Note: Rent caps for five and six bedroom properties although available for 2005/06 are only applicable from 2007/08.

A particularly important aspect identified in last year's paper was the extent to which potential rent caps were concentrated among larger property sizes (Cao and Whitehead (2007)[1]. Now that new data on larger properties are available, we have looked particularly at the impact of rent caps on four, five and six plus bed properties and their rents.

[1] Cao and Whitehead (2007) *The Use of Rent Caps in Rent Restructuring Regime, 2005/06 and 2002/03,* unpublished Dataspring report: Cambridge Centre for Housing and Planning Research.

Evidence on rents in the Regulatory and Statistical Returns (RSR) Survey is provided by HA, by local authority (LA) area and by property size up to six plus bedrooms for the latest year. To test for the extent to which rent caps can be expected to result in rent adjustments, the best approach is to estimate the numbers of dwelling units which are owned by HAs where their LA average for the appropriate property size is at or above the relevant rent cap. This analysis has been carried out for 2002/03, the time when the target rent/rent cap regime was implemented, 2005/06 and for 2006/07 – the latest data available.

In addition, it is useful to clarify the number of dwelling units where actual rents are close to the rent cap to assess the potential impact of the regulation. We have therefore estimated the number of units where average rents by HA at the LA level were within £5 of the rent cap in the same years. The analysis can only be indicative because it is based not on individual rents but on the average rent set by the HAs by bedsize in each LA area.

2. The position in 2002/03

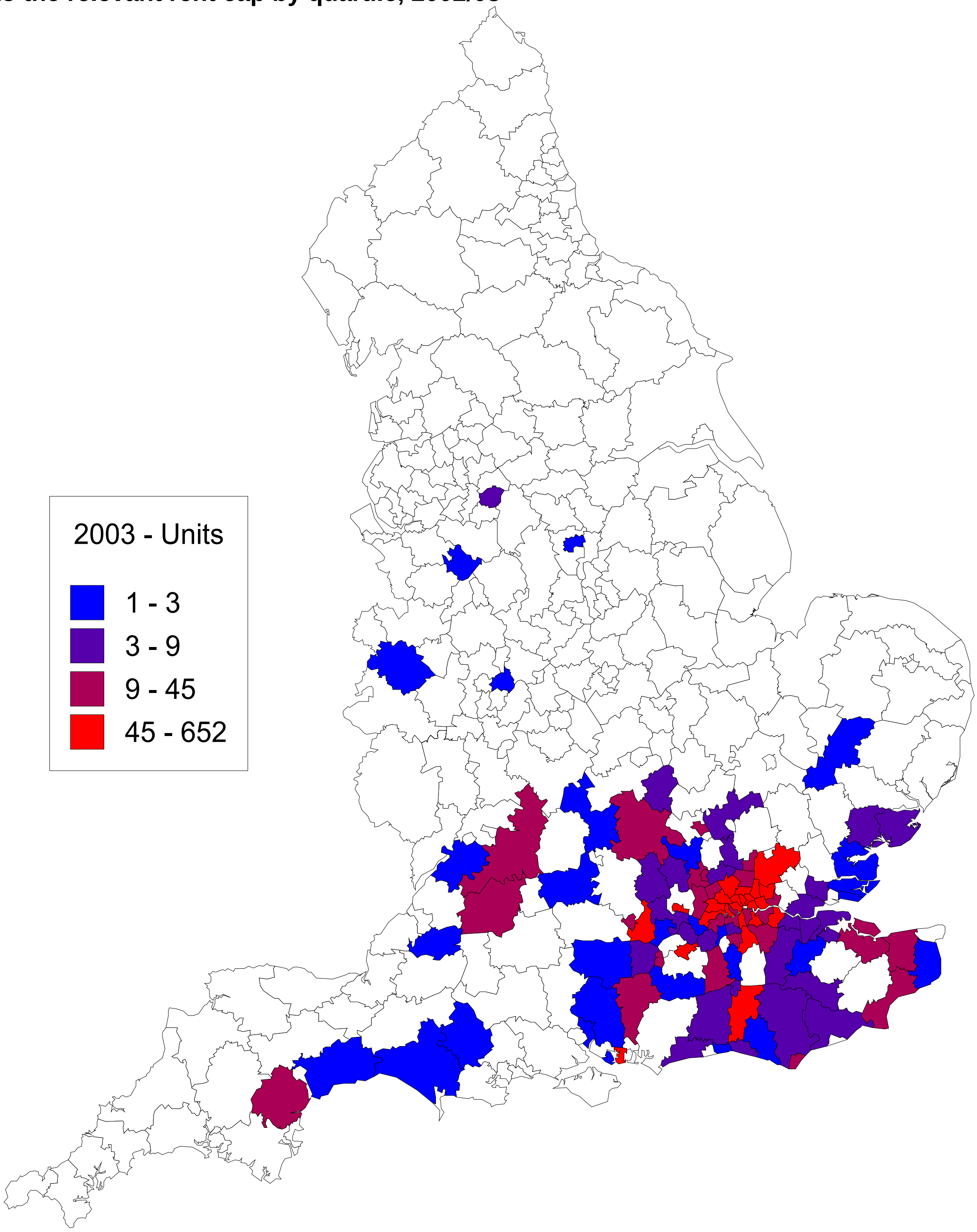
The analysis showed that on March 31st 2003, there were 4,396 dwellings where the average rent was greater than or equal to the relevant rent cap. Some 65% of these dwellings, 2,838 units, were located in 13 LAs where there were more than 100 units in the relevant category. Two of these areas included more than 500 units. There were 20 LA areas where only one unit was in the category and a further 38 with fewer than ten units affected. Other 37 LA areas had the number of dwellings affected between ten and 100 units. The $CR_{4,}$ i.e., the proportion of properties of the total stock in the top four areas was 43%; the CR_{10} was 60%; and the 13 authorities with more than 100 units accounted for two thirds of the relevant stock.

Table 2 identifies those LAs with more than 100 cases. All but one was within the Greater London Authority (GLA) area; the other was in Epping Forest which is just outside London. The area with the highest number of cases outside London and the South East was Cotswold, 38th on the list of 107 authorities, with 16 units in this category. Map 1 shows the spatial distribution of all the 4,396 units by quartile.

Table 2: LAs with more than 100 HA properties with average rents > than rent cap, 2002/03

Croydon	652		Haringey	113
Camden	567		Westminster	108
Hackney	437		Waltham Forest	107
Tower Hamlets	218		Brent	104
Barnet	149		Islington	104
Bexley	143		Epping Forest	101
Redbridge	139			

Map 1: Distribution of the 4,396 dwellings where the average rent was greater than or equal to the relevant rent cap by quartile, 2002/03



Appendix 1 lists the full set of authorities by the number of dwellings where average rents for the property size by HA were at or above the rent caps. It also shows the proportion of total stock directly affected by rent caps. Six authorities: Croydon, Camden, Woking, Wokingham, Redbridge and Epping Forest had proportions of stock affected greater than 5%. Interestingly, Woking and Wokingham in the South East were the two highest in proportional terms.

Table 3 shows the 4,396 dwellings categorised by property size, the number of LAs in which properties occur and the number of HAs owning such properties. There were very few cases among bedsits and one bedroom properties and even two bed properties accounted for only 14% of all cases. Most of these dwelling rents will be outliers of one kind or another, reflecting variations in rent determination rules across HAs. The numbers of cases in these categories could be expected to decline rapidly under the rent restructuring regime. It is only among three and four plus properties that there was evidence in 2002/03 that the rent cap had a real effect in relation to the general formula. In the case of four plus bedrooms, over 40% of LAs had some cases where average rents were above the rent cap. While many of these may have been outliers, others reflected situations in which rents would have been higher on the rent restructuring formula but for the rent cap principles behind the policy – i.e., larger households are likely to require lower rents in order to achieve affordability.

Table 3: Possible occurrence of rent caps by property size, 2002/03

	No. of LAs	No. of HAs	No. of dwellings	Rent caps by size category (%)
Bedsits £85	3	3	66	2
One bed £85	8	8	139	3
Two bed £90	49	24	618	14
Three bed £95	85	33	1,524	35
Four bed plus £100	163	65	2,049	47

The number of HAs affected by rent caps was relatively small. Overall, there were 81 HAs with stock in one or more areas. Table 3 shows the number of HAs affected by property size. This number increased with property size but it is also clear that some HAs had stock affected in more than one property size.

Table 4: Number of LAs in which HA average net rents per annum are greater than or equal to rent caps by property size (top ten HAs), 2002/03

HA name	Bedsits	1 bed	2 bed	3 bed	4+ bed	Total no. of LAs
Hyde			3	5	13	20
Housing 21		1	8	15	2	19
Asra Greater London				4	14	15
English Churches	1		6	4	1	12
Ujima				3	10	12
Warden			4	2	9	11
London & Quadrant HT				1	9	10
Network		1	2	1	6	9
Shaftesbury	1		2	6	2	9
Presentation					7	7

Table 4 shows the ten HAs with stock affected in the largest number of LA areas. This again clearly illustrates the tendency for rent caps to mostly affect larger property sizes with only irregular occurrence in the bedsit and one bed property sizes.

Appendix 2 provides the full list of HAs affected and the number of LAs where they hold relevant stock by property size. It shows that for the smallest units (bedsits and one bed), no

HA held such stock in more than one LA. With respect to two bed units, there were only two HAs that have stock in five or more LAs. There were only four such HAs with stock in five or more LAs for three bed units. There were only eight with four bed plus in five or more areas. Table 5 lists the seven HAs which have stock in more than ten LAs. All of these HAs, unsurprisingly, have large stock holdings in London and the South East.

Table 5: HAs with stock average rents > than cap in ten or more LAs, 2002/03

	HA code	No. of LAs
1.	LH0032	20
2.	L0055	19
3.	L3534	15
4.	LH0724	12
5.	LH2967	12
6.	L0658	11
7.	LH0115	10

Finally, there were some 10,000 units where the average rent was within £5 of the rent cap for the relevant size category. These were concentrated among three bed units, and accounted for less than 1% of the total stock.

Overall therefore, in 2003 the picture was straightforward. There were fewer than 5,000 units located in districts where HAs had average rent for that property type, at LA level, at or over the rent cap. These properties were concentrated among larger units, and especially among four plus bed properties. They were also concentrated among a relatively small number of LAs; in London and the South East; and particularly in a small number of HAs.

3. Main findings for 2005/06[2]

By 2005/06, Table 6 shows that the number of properties in areas where the district average for the relevant property size was above the rent cap had fallen to 2,170, i.e., by just over 50% since the introduction of the policy. Some 48% of these properties were in the top five authorities, the only ones with 100 or more dwellings affected. The CR_4 was 44%; the CR_{10} which actually includes all those with 50 units or over, was 67%. Thus, the concentration of cases at or above the rent cap across authorities had increased slightly. All five LAs with 100 units or more were in London, as indeed were the top ten.

[2] Full findings from 2005/06 were produced in Cao and Whitehead (2007) *The Use of Rent Caps in Rent Restructuring Regime, 2005/06 and 2002/03*. Unpublished Dataspring report, Cambridge: Cambridge Centre for Housing and Planning Research.

Table 6: Number of LAs, HAs and dwelling by property size, 2005/06

		No. of LAs	No. of HAs	No. of dwellings	Rent caps by size category (%)
Bedsits	£94.34	1	1	1	---
One bed	£94.34	7	7	166	8
Two bed	£99.87	33	18	326	15
Three bed	£105.43	40	23	458	21
Four bed +	£110.97	44	46	1,219	56

The overall pattern with respect to LAs was similar to that in 2002/03, although the numbers involved had declined in line with the overall numbers of units and was even more heavily concentrated in London and the South East. The numbers of HAs had declined but to a lesser extent. The overall pattern with respect to units was more concentrated in four plus bed units and less in three bed units. Overall therefore, the picture was of fewer outliers and a somewhat different pattern with respect to three versus four plus bed dwellings. It is this pattern that led to the change in regulation at the top end of the property sizes, extending the range so that five and six plus bed units were separately identified with higher rent caps.

In 2005/06 there were some 8,000 units within £5 of the relevant rent cap concentrated among three bed units. This was 20% fewer than in 2002/03.

4. The picture in 2006/07

In 2006/07 the number of properties in areas where the district average for the relevant property size was above the rent cap had fallen further to 1,514, i.e., by over 65% since the introduction of the policy, or 30% since 2005/06. Some 42% of these properties were in the top five authorities, the only ones with 100 or more dwellings affected. The CR_4 was 35%; the CR_{10} was 67%. Thus, the concentration of cases at or above the rent cap across authorities has increased slightly.

It was the particular concentration in four plus bedroom properties in 2005/06 that led to the change in regulation at the top end of the property sizes, extending the range so that five and six plus bed units were separately identified and have higher rent caps. Some of the 30% decrease since 2005/06 can be explained by the introduction of higher weightings and consequently higher rent caps for larger property sizes.

The RSR 2006/07 identifies 54,599 four plus bedroom dwellings owned by HAs as at 31 March 2007 (Table 7). Within this total 4,430 (8.1%) were five bedroom units and 992 (1.8%) were six plus bedroom units. In total four plus bedroom units accounted for only 3.6% of the total general needs stock held on that date. Only 0.07% had six bedrooms or more. Despite the relatively small numbers of larger property sizes, this is still more than sufficient to provide some explanation for the 30% decrease (656 cases) in properties where average rents are above the rent cap.

Table 7: Four plus bedroom stock by region in England, 2006/07

Region	4 bed	5 bed	6+ bed	General needs	4 bed	5 bed	6+ bed
London	12,551	1,553	380	246,894	*5.08%*	0.63%	0.15%
South East	5,655	211	42	217,478	*2.60%*	0.10%	0.02%
South West	3,134	157	30	132,408	*2.37%*	0.12%	0.02%
East Midlands	1,892	148	40	85,139	*2.22%*	0.17%	0.05%
East of England	4,437	338	82	153,305	*2.89%*	0.22%	0.05%
West Midlands	5,381	622	154	181,979	*2.96%*	0.34%	0.08%
Yorkshire & Humber	3,769	450	84	120,573	*3.13%*	0.37%	0.07%
North East	2,475	252	15	98,528	*2.51%*	0.26%	0.02%
North West	9,883	699	165	289,669	*3.41%*	0.24%	0.06%
England	*49,177*	*4,430*	*992*	*1,525,973*	*3.22%*	*0.29%*	*0.07%*

Table 8 shows the number of properties where average rents exceeded the rent cap, again focusing on four plus bedroom dwellings. In 2006/07, there were 600 four plus bedroom properties with average rents exceeding the rent cap. This is a reduction of over 50% (619 cases) when compared to the figure for 2005/06 (1,219).

Table 8: Four plus bedroom stock where average rents exceeded the rent cap by region in England, 2006/07

Region	4 bed	5 bed	6+ bed	Total number of units exceeding rent cap	4 bed	5 bed	6+ bed
London	329	122	68	1,114	*29.53%*	*10.95%*	6.10%
South East	39	2	9	231	*16.88%*	*0.87%*	3.90%
South West	11	2	0	31	*35.48%*	*6.45%*	0.00%
East Midlands	0	0	0	0	*n/a*	*n/a*	*n/a*
East of England	6	1	1	121	*4.96%*	*0.83%*	0.83%
West Midlands	1	0	5	13	*7.69%*	*0.00%*	38.46%
Yorkshire & Humber	0	0	0	0	*n/a*	*n/a*	*n/a*
North East	0	0	0	0	*n/a*	*n/a*	*n/a*
North West	4	0	0	4	*100.00%*	*0.00%*	0.00%
England	*390*	*127*	*83*	*1,514*	*25.76%*	*8.39%*	5.48%

The only other significant fall was found in the one bedroom property size (50% or 83 cases). The only significant increase was in two bedroom properties (21% or 67 cases). Therefore, even though there was some minor variation in other property sizes, it is clear that the new larger size rent caps played a key role in reducing the total number of units potentially affected by the rent cap.

It is also clear that a disproportionate number of particularly four bed units continue to have rents that may be above the rent cap and that these are heavily concentrated in London and to a lesser extent in the other Southern regions. More generally, the four plus bedroom stock that have rents above the rent cap makes up almost 40% of all those above the cap.

Looking in more detail at the LAs in which these properties are located, Table 9 sets out the top ten authorities and compares this with Table 2.

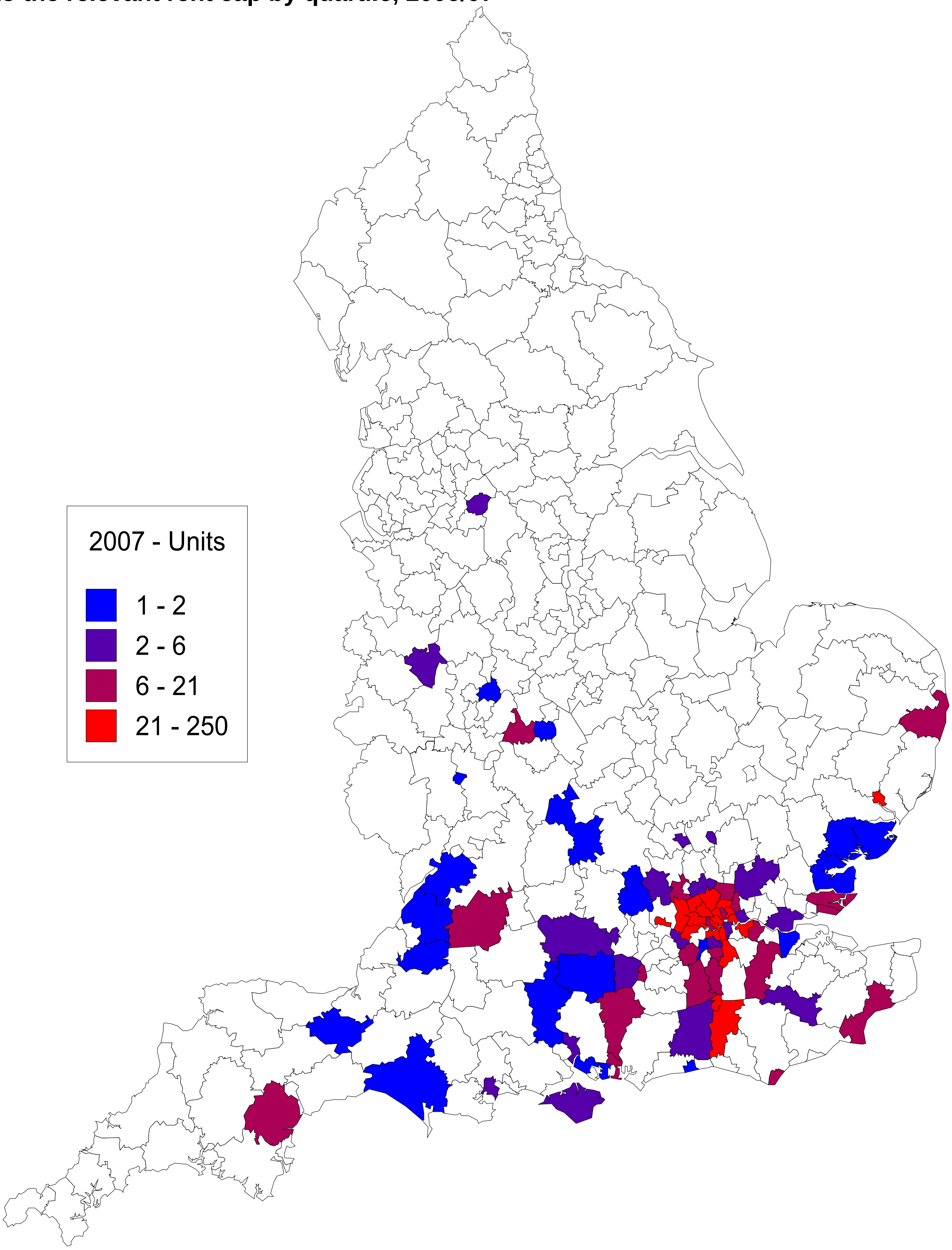
Table 9: LAs with more than 50 HA properties with average rents > rent cap (position in 2002/03 in brackets)

LA	No. of units			LA	No. of units		
Camden	250	(2)	↑	Haringey	61	(8)	↑
Wandsworth	100	(49)	↑	Kensington & Chelsea	55	(30)	↑
Westminster	95	(9)	↑	Ipswich	54	(n/a)	↑
Ealing	69	(21)	↑	Brent	52	(11)	↑
Croydon	62	(1)	↓	Harrow	52	(29)	↑

Both LAs with 100 units or more were in London as were nine of the top ten. The first non-London authority was Ipswich (in eighth position). Five of the authorities were in the top ten positions (with 100 units or over) in 2002/03. In four of the authorities in the top ten, the numbers of units affected had actually gone down: Wandsworth, Ealing, Ipswich and Harrow.

In 2006/07, there were 82 authorities with one or more properties affected, the same as in 2005/06 but a reduction from the number in 2002/03 (107). Of these 20 authorities, 24% had only one and a further 29% had fewer than ten units affected. Thus, 23 (28%) authorities had between ten and 49 units. Map 2 shows the spatial distribution of these units by quartile and Appendix 3 provides the full set of LAs affected by numbers of properties. The map reflects the smaller number of LAs affected but otherwise shows a very similar picture to that in 2002/03. However, the picture with respect to the proportion of total stock was very different from 2002/03 with Camden having the highest number and proportions but at only 3.9%.

Map 2: Distribution of the 1,514 dwellings where the average rent was greater than or equal to the relevant rent cap by quartile, 2006/07



Comparing the list of HAs in 2002/03 to that in 2006/07, the 66 of 82 authorities in the 2006/07 list were on the 2002/03 list suggesting that some new cases have entered the system but that the majority are existing units when rents are being adjusted to the cap. Table 10 shows the 1,514 dwellings categorised by property size, the number of LAs in which properties are located and the number of HAs owning such properties. The overall pattern with respect to the LAs is similar to that in 2002/03 although the numbers involved have obviously declined. The incidence of potential rent caps was even more heavily concentrated in London and the South East. The number of HAs has also declined but to a considerably lesser extent. The overall pattern with respect to units, despite falling numbers, was quite similar to earlier years, with more cases in the larger property sizes.

Table 10: Number of LAs, HAs and dwellings by property size

	Rent Caps	No. of LAs	No. of HAs	No. of dwellings	% of total rent caps	% of total stock
Bedsits	£97.83	0	0	0	n/a	n/a
One bed	£97.83	7	6	83	5.5%	0.03%
Two bed	£103.57	31	17	393	26.0%	0.07%
Three bed	£109.33	37	22	438	28.9%	0.08%
Four bed	£115.08	40	29	390	25.8%	0.8%
Five bed	£120.83	18	16	127	8.4%	2.9%
Six bed plus	£126.59	26	27	83	5.5%	8.4%

Table 11 shows the ten HAs with stock affected in the largest number of LA areas. This again clearly illustrates the shift in emphasis away from the larger property sizes.

Table 11: Number of LAs in which HA net rents are greater than or equal to rent caps by property types (top ten HAs)

HA name	Bedsits	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed	Total no. of LAs
Places For People		1	7	5	5			14
Housing 21		1	4	10	2			12
Ujima				2	7	5	4	10
English Churches			6	5	2			8
Home Group Limited		1	2	1	4		1	8
Asra Greater London			1	3	2	2	3	6
London & Quadrant HT					4		2	6
Community					3	2	3	4
Coop Homes			1	2	4			4
Stadium		2	1	2	2		1	4

Overall, there were 59 HAs with properties in one or more areas: 73% of the number involved in 2002/03. These were almost the same HAs as in 2002/03. The list is given in Appendix 4. Table 10 shows the numbers of HAs affected by property size and reflects the fact that many have properties in more than one category.

Looking first at numbers of HAs with property in more than one LA by dwelling size, we find only one HA with one bed properties in two LAs. There are two HAs with two bed properties in five or more areas (six and seven respectively) and only three for three bed units (five, five and ten respectively). Among four bed units there were still only two cases of five and seven respectively. For five bed units, there was just one case of five and for six plus there were none at all. Table 12 shows the three cases with more than ten instances across all property sizes. All but one also had more than ten instances in 2002/03.

Table 12: HAs with stock average rents > than cap in ten or more LAs

HA code	No. of authorities
L0659	14
L0055	12
LH2967	10

5. Numbers of dwellings with rents just below the rent cap

Another important issue in relation to rent caps is whether the number of units with rents near the cap is increasing. Table 13 shows the pattern of rents within £5 of the relevant rent cap. In 2002/03, there were some 10,000 units in this category concentrated among three bed units. This total accounted for less than 1% of the relevant stock. By 2006/07, the number had declined by 31% to around 6,900 units.

This is obviously a smaller decline than for the number of dwellings with rents over the rent cap. On the other hand, if the cap were biting, one might have expected the number to rise. This has only happened for the two and three bed categories. Overall, the evidence suggests that, as rents move toward targets based on capital values and local incomes, only a very small proportion of dwellings are close to the rent cap.

Table 13: Number of cases within £5 of rent cap

	2003	2006	2007	Change (2006 to 2007)	Change (2003 to 2007)
Bedsits	8	0	8	-	0.0%
One bed	84	41	112	173.2%	33.3%
Two bed	682	984	913	-7.2%	33.9%
Three bed	5,735	4,624	3,829	-17.2%	-33.2%
Four bed plus	3,548	2,373	n/a	n/a	n/a
Four bed	n/a	n/a	1734	n/a	n/a
Five bed	n/a	n/a	253	n/a	n/a
Six bed plus	n/a	n/a	38	n/a	n/a
Total	10,057	8,022	6,887	-14.1%	-31.5%

6. Conclusions

The evidence from RSR data can only be indicative because the data available are only district level averages. However, the evidence is clear, it shows that:

- The number affected by rent caps cannot be estimated accurately because only average figures are available. However, by implication, it was estimated that around 0.3% of total stock in 2002/03 and perhaps only 0.07% in 2006/07

- The total numbers that might be affected have declined significantly since 2002/03 in all regions and with respect to all property sizes

- The incidence of potential rent caps was heavily concentrated in larger sized units in the early years. The concentration has declined since the introduction of the additional larger categories

- Units were heavily concentrated within London in particular and to a much lesser extent in the South East

- There were still a fairly large number of HAs involved, although this was partly simply a matter of outliers

- Only a very few HAs had properties affected by the rent cap across a significant number of local authorities. All of them held stock in London and to a lesser extent the South East

The evidence further suggests that the reduction in the numbers affected by rent caps was an outcome of four factors:

(i) A reduction in the number of outliers as a result of the general rent restructuring regime

(ii) The increase in the number of categories

(iii) The fact that the rent cap has increased by RPI +1% per annum rather than RPI 0.5% as for rents in general

(iv) A positive approach to achieving rent cap outcomes especially for larger units which will further reduce the number of units directly affected over the next few years

Appendix 1

2003 – net rent
Total cases for LA: net rents are greater or equal to rent caps

LA short name	Total cases (>=rent cap)	Total all cases	Percentage
Croydon	652	7,998	8.15%
Camden	567	6,667	8.50%
Hackney	437	17,363	2.52%
Tower Hamlets	218	13,332	1.64%
Barnet	149	4,447	3.35%
Bexley	143	12,171	1.17%
Redbridge	139	2,707	5.13%
Haringey	113	8,444	1.34%
Westminster	108	11,202	0.96%
Waltham Forest	107	9,561	1.12%
Islington	104	9,033	1.15%
Brent	104	11,102	0.94%
Epping Forest	101	1,059	9.54%
Woking	96	833	11.52%
Mid Sussex	93	5,273	1.76%
Wokingham	93	956	9.73%
Portsmouth	88	3,920	2.24%
Lambeth	78	14,830	0.53%
Newham	66	8,221	0.80%
Slough	57	2,350	2.43%
Ealing	52	6,873	0.76%
Hammersmith and Fulham	45	9,821	0.46%
Lewisham	45	7,477	0.60%
Hounslow	45	4,628	0.97%
Canterbury	41	1,278	3.21%
Enfield	41	5,081	0.81%
Luton	39	2,762	1.41%
Greenwich	34	8,727	0.39%
Harrow	25	2,443	1.02%
Kensington and Chelsea	24	10,965	0.22%
Eastbourne	24	1,977	1.21%
Richmond upon Thames	22	8,939	0.25%
Bromley	21	16,082	0.13%
Hillingdon	19	3,884	0.49%
Sutton	19	3,103	0.61%
Swale	18	7,523	0.24%

Barking and Dagenham	17	2,072	0.82%
Cotswold	16	4,795	0.33%
Broxbourne	15	1,030	1.46%
East Hampshire	15	4,553	0.33%
Three Rivers	15	808	1.86%
North Wiltshire	14	6,819	0.21%
Watford	14	859	1.63%
Rushmoor	13	5,278	0.25%
Aylesbury Vale	12	967	1.24%
Reading	11	2,584	0.43%
Shepway	11	1,210	0.91%
Mole Valley	11	469	2.35%
Wandsworth	10	7,854	0.13%
Teignbridge	10	1,034	0.97%
Southwark	9	9,679	0.09%
Welwyn Hatfield	8	1,775	0.45%
Windsor and Maidenhead	8	7,084	0.11%
Wealden	8	1,308	0.61%
Wycombe	7	1,896	0.37%
Crawley	7	1,313	0.53%
Chiltern	7	4,407	0.16%
Rother	6	3,791	0.16%
Elmbridge	6	4,990	0.12%
Sevenoaks	6	5,560	0.11%
Tunbridge Wells	6	6,398	0.09%
Colchester	6	2,144	0.28%
Horsham	5	5,715	0.09%
Hart	5	2,504	0.20%
Arun	5	1,977	0.25%
Gravesham	5	577	0.87%
North Hertfordshire	5	2,087	0.24%
Thurrock	4	1,079	0.37%
Hertsmere	4	6,503	0.06%
Medway	4	2,835	0.14%
Merton	4	3,772	0.11%
Tameside	4	19,368	0.02%
Dartford	3	787	0.38%
Tendring	3	1,898	0.16%
Basildon	3	4,310	0.07%
Milton Keynes	3	5,275	0.06%
Runnymede	3	558	0.54%
Brighton and Hove	3	4,388	0.07%

Basingstoke and Deane	2	10,791	0.02%
Adur	2	686	0.29%
Spelthorne	2	4,796	0.04%
Rochford	2	709	0.28%
Chesterfield	2	1,229	0.16%
Winchester	2	1,417	0.14%
Eastleigh	2	4,966	0.04%
West Dorset	2	5,544	0.04%
Dacorum	2	1,970	0.10%
Bath and North East Somerset	1	10,580	0.01%
Bracknell Forest	1	1,583	0.06%
Cherwell	1	2,621	0.04%
Tonbridge and Malling	1	6,745	0.01%
Southend-on-Sea	1	2,434	0.04%
St. Edmundsbury	1	7,082	0.01%
Shrewsbury and Atcham	1	5,816	0.02%
Reigate and Banstead	1	5,798	0.02%
Stroud	1	845	0.12%
North Dorset	1	3,436	0.03%
Vale of White Horse	1	5,500	0.02%
Kingston upon Thames	1	1,435	0.07%
Congleton	1	3,950	0.03%
Maldon	1	2,674	0.04%
Gosport	1	1,386	0.07%
Walsall	1	29,933	0.00%
East Devon	1	1,103	0.09%
Dover	1	1,735	0.06%
Waverley	1	873	0.11%
Lewes	1	1,031	0.10%
TOTAL	**4,396**	**536,010**	**0.82%**

Appendix 2

2003 – net rent
Total LAs for HA: net rents are greater than or equal to rent caps by property type

HA code	Bedsits	1 bed	2 bed	3 bed	4+ bed	Total LAs
C3022					1	1
C3675			1		1	1
H1313	1					1
L0006					2	2
L0014					1	1
L0031			1	2	3	5
L0035					2	2
L0055		1	8	15	2	19
L0125					1	1
L0247			1	3	1	4
L0248					1	1
L0310					1	1
L0407					1	1
L0457					2	2
L0461					1	1
L0525		1	2	1	6	9
L0658			4	2	9	11
L0659		1	4	1		4
L0695			1			1
L0699					1	1
L0726					2	2
L0732					3	3
L1410			1	1		2
L1446			1			1
L1527	1		2	6	2	9
L1556		1			5	6
L1558					7	7
L1688		1	1	1	1	4
L2194			1	1		1
L2502				2	4	4
L3076			1	4	3	4
L3534				4	14	15
L3705			2	4	3	5
L3845					1	1
L3885			1			1
L3915					1	1
L3979					1	1
L4073				1		1
L4142					1	1
L4148					1	1
L4251		1	3	2		3
LH0030					1	1
LH0032			3	5	13	20
LH0034				1	2	2

LH0036					1	1
LH0103				1	1	2
LH0115				1	9	10
LH0121				2	3	5
LH0155					1	1
LH0171				3	3	3
LH0391					1	1
LH0495					1	1
LH0676					2	2
LH0724	1		6	4	1	12
LH0888					1	1
LH0931					1	1
LH1026					1	1
LH1321					1	1
LH1722		1	1	1		1
LH1836		1				1
LH2066					2	2
LH2429				1		1
LH2967				3	10	12
LH3673					1	1
LH3702					2	2
LH3728				1	3	4
LH3796					1	1
LH3811			1	2	3	5
LH3829				5	3	7
LH3859					2	2
LH3877					1	1
LH3883				1	2	2
LH3940				1	1	2
LH3947					1	1
LH3958					1	1
LH4031			1			1
LH4095			1	1		2
LH4214			1			1
LH4323					1	1
SL3124				2		2
SL3155					1	1
TOTAL	**3**	**8**	**49**	**85**	**163**	**261**

Appendix 3

2007 – net rent
Total cases for LA where net rents are greater than or equal to rent caps

LA short name	Total cases (>=rent cap)	Total all cases	Percentage
Camden	250	6,394	3.91%
Wandsworth	100	7,269	1.38%
Westminster	95	9,895	0.96%
Ealing	69	6,809	1.01%
Croydon	62	7,572	0.82%
Haringey	61	7,605	0.80%
Kensington & Chelsea	55	10,383	0.53%
Ipswich	54	2,734	1.98%
Brent	52	10,826	0.48%
Harrow	52	2,156	2.41%
Crawley	43	1,149	3.74%
Hillingdon	39	4,196	0.93%
Hounslow	35	5,163	0.68%
Lambeth	35	15,346	0.23%
Tower Hamlets	35	19,799	0.18%
Barnet	34	4,290	0.79%
Slough	30	2,091	1.43%
Hackney	24	14,164	0.17%
Mid Sussex	23	4,334	0.53%
Greenwich	21	9,084	0.23%
Hammersmith & Fulham	20	10,149	0.20%
Havant	20	3,577	0.56%
Shepway	20	1,049	1.91%
Sutton	20	2,461	0.81%
Bexley	17	10,623	0.16%
Rochford	14	588	2.38%
Islington	13	9,769	0.13%
Three Rivers	13	679	1.91%
North Wiltshire	13	5,885	0.22%
East Hampshire	12	4,064	0.30%
Eastbourne	12	1,455	0.82%
Waveney	11	1,799	0.61%
Teignbridge	10	3,205	0.31%
Waltham Forest	8	8,314	0.10%
Mole Valley	8	333	2.40%
Reigate & Banstead	8	5,421	0.15%
Solihull	7	1,256	0.56%
Enfield	7	4,894	0.14%
Southend-on-Sea	6	2,445	0.25%
Elmbridge	6	3,875	0.15%
Sevenoaks	6	5,042	0.12%
Rushmoor	6	4,844	0.12%
Thurrock	5	1,183	0.42%
Epping Forest	5	1,042	0.48%

Luton	5	2,464	0.20%
Newham	4	8,043	0.05%
Tameside	4	16,270	0.02%
Isle of Wight	4	5,275	0.08%
Horsham	4	4,893	0.08%
Hart	4	2,181	0.18%
Eastleigh	4	4,291	0.09%
Telford & Wrekin	3	11,673	0.03%
Tunbridge Wells	3	5,902	0.05%
Reading	3	2,560	0.12%
Poole	3	1,638	0.18%
Hertsmere	3	5,737	0.05%
Chiltern	3	4,118	0.07%
Southwark	3	9,940	0.03%
Merton	2	3,657	0.05%
Spelthorne	2	4,633	0.04%
Stevenage	2	1,107	0.18%
West Berkshire	2	7,118	0.03%
Tendring	1	1,471	0.07%
Basingstoke & Deane	1	10,070	0.01%
Bath & North East Somerset	1	8,121	0.01%
Worthing	1	3,543	0.03%
Worcester City	1	5,127	0.02%
West Dorset	1	4,274	0.02%
Cherwell	1	5,114	0.02%
Colchester	1	2,365	0.04%
Coventry	1	20,687	0.00%
Maldon	1	1,988	0.05%
Test Valley	1	5,403	0.02%
Kingston-upon-Thames	1	1,375	0.07%
Taunton Deane	1	1,084	0.09%
Stroud	1	675	0.15%
South Gloucestershire	1	8,205	0.01%
Portsmouth	1	3,409	0.03%
Fareham	1	761	0.13%
Gravesham	1	362	0.28%
Wycombe	1	1,554	0.06%
Walsall	1	26,402	0.00%
TOTAL	**1,514**	**458,701**	**0.33%**

Appendix 3a

2007 – net rent
Total cases for LA where net rents are greater than or equal to rent caps (four, five and six plus bedrooms)

LA name	4 bed			5 bed			6+ bed		
	Total cases (>=rent cap)	Total all cases	%	Total cases (>=rent cap)	Total all cases	%	Total cases (>=rent cap)	Total all cases	%
Barnet	4	228	1.75%		29	n/a		0	n/a
Bath & North East Somerset		174	n/a	1	10	10.00%		1	n/a
Bexley	9	546	1.65%	5	9	55.56%	3	3	100.00%
Brent	38	526	7.22%	12	97	12.37%	2	4	50.00%
Camden	138	367	37.60%	30	51	58.82%	22	27	81.48%
Cherwell		155	n/a	1	3	33.33%		0	n/a
Chiltern	2	49	4.08%		1	n/a	1	1	100.00%
Colchester		110	n/a		3	n/a	1	1	100.00%
Coventry		512	n/a		27	n/a	1	17	5.88%
Croydon	35	611	5.73%	25	48	52.08%	2	5	40.00%
Ealing	1	314	0.32%		26	n/a		6	n/a
Elmbridge	6	91	6.59%		8	n/a		0	n/a
Enfield	4	289	1.38%		27	n/a	1	10	10.00%
Epping Forest	5	11	45.45%		0	n/a		0	n/a
Fareham	1	6	16.67%		0	n/a		0	n/a
Gravesham		29	n/a	1	1	100.00%		0	n/a
Greenwich	9	599	1.50%	11	32	34.38%		2	n/a
Hackney	10	1,003	1.00%	3	128	2.34%	2	29	6.90%
Hammersmith & Fulham	3	385	0.78%		63	n/a		4	n/a
Haringey	6	310	1.94%	6	44	13.64%	1	8	12.50%
Harrow	1	109	0.92%		28	n/a		0	n/a
Havant	1	127	0.79%		12	n/a		1	n/a
Hillingdon	5	168	2.98%		4	n/a		0	n/a
Horsham	4	56	7.14%		1	n/a		1	n/a
Hounslow	3	266	1.13%	14	34	41.18%		1	n/a
Islington	6	480	1.25%	3	86	3.49%	4	12	33.33%
Kensington & Chelsea	7	354	1.98%		20	n/a		3	n/a
Kingston-upon-Thames		74	n/a		4	n/a	1	2	50.00%
Lambeth	24	842	2.85%		82	n/a	11	32	34.38%
Maldon	1	32	3.13%		2	n/a		0	n/a
Newham		621	n/a		77	n/a	4	68	5.88%
Portsmouth	1	131	0.76%		4	n/a		4	n/a
Reading	2	62	3.23%		7	n/a		2	n/a
Reigate & Banstead	7	166	4.22%		6	n/a	1	1	100.00%
Shepway	9	41	21.95%		2	n/a	1	1	100.00%
Slough	2	145	1.38%		18	n/a	2	2	100.00%
Solihull	1	22	4.55%		0	n/a		0	n/a
Southwark		571	n/a	1	69	1.45%	2	5	40.00%

Spelthorne	1	117	0.85%		4	n/a	1	1	100.00%
Sutton	6	66	9.09%		0	n/a		0	n/a
Tameside	4	299	1.34%		40	n/a		2	n/a
Taunton Deane	1	42	2.38%		21	n/a		1	n/a
Teignbridge	10	64	15.63%		0	n/a		0	n/a
Telford & Wrekin		486	n/a		36	n/a	3	3	100.00%
Tendring		43	n/a	1	6	16.67%		1	n/a
Test Valley		200	n/a		1	n/a	1	1	100.00%
Tower Hamlets	3	1,259	0.24%	3	376	0.80%	7	126	5.56%
Tunbridge Wells	1	121	0.83%		3	n/a	2	2	100.00%
Waltham Forest		315	n/a	2	64	3.13%	5	9	55.56%
Wandsworth	11	285	3.86%		19	n/a	1	3	33.33%
West Berkshire	2	224	0.89%		9	n/a		1	n/a
West Dorset		66	n/a	1	2	50.00%		0	n/a
Westminster	6	225	2.67%	7	20	35.00%		5	n/a
Worcester City		119	n/a		0	n/a	1	1	100.00%
TOTAL	**390**	**14,513**	**2.69%**	**127**	**1,664**	**7.63%**	**83**	**409**	**20.29%**

Appendix 4

2007 – net rent
Total LAs per HA: net rents are greater than or equal to rent caps by property type

HA code	Bedsits	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed	Total no. of LAs
L0732							1	1
L4241					2			2
LH1722			1	1				1
L3534			1	3	2	2	3	6
LH4091			1					1
L1408				1				1
L3979					1	1	1	2
L4143							1	1
LH0170		1	1	1				1
LH0391						1		1
LH4138					1		1	2
LH0676				1	1			1
L0031							1	1
LH0171					3	2	3	4
C3675			1	2	4			4
LH0724			6	5	2			8
L3535					1		1	2
LH0036				1	1	2	1	3
LH3958							1	1
L3076		1	2	1	4		1	8
L0055		1	4	10	2			12
LH0032				1		2	1	3
L0457						1	1	2
L1688					1			1
L4142						1		1
LH0115					4		2	6
L0726					1		2	3
L4466							1	1
L0386			1					1
L0407					1			1
L0035					1	1		2
L0717					1	1		2
L4148							1	1
LH0030						3	2	3
L0659		1	7	5	5			14
L1558				1	1			2
L1556					1			1
L4334							1	1
L0310					1			1
LH4026		1	1	1				1
L0247				2			1	3
LH0172					1		1	2
L3915						1		1
LH4323						1		1
L0125						1		1

LH3947					1			1
LH0121						1	1	2
L0525		2	1	2	2		1	4
L4145			2					2
L4263							1	1
L0688				1				1
L4251			1		1			2
LH2967				2	7	5	4	10
L0523							1	1
L1446				1				1
LH3866			2	2				2
LH4471			1	1	1			1
L4072			1	1	1			1
LH4220							1	1
TOTAL	**0**	**7**	**34**	**46**	**55**	**26**	**37**	**148**