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The Use of Rent Caps in the Rent Restructuring Regime, 2005/06 and 2002/03

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The Use of Rent Caps in Rent Restructuring Regime 2005/06 and 2002/03

Summary

Introduction
The rent restructuring regime set out details of rent caps to be applied to higher rent housing association (HA) properties in order to dampen the effects of high capital values and high local incomes on affordability. The objective of this paper is to give some understanding of the magnitude of the impact of rent caps on rent determination. It also looks at where rent caps bite and whether the impact is concentrated among a particular range of HAs.

Methodology
HA rents have been taken, by local authority area and by property size up to four or more bedrooms, from the Regulatory and Statistical Return (RSR) database. This only provides average rents by property size so there is no direct evidence on the use of rent caps for individual properties. Instead, to evaluate the extent to which rent caps are applied, the numbers of HA units have been estimated where the weighted average rent for appropriate property size is at or above the relevant rent cap at local authority level. This analysis has been carried out for 2002/03, when the target rent/rent cap regime was implemented, and for 2005/06, when the latest data were available.

Key findings
The situation in 2002/03
- On 31st March 2003, there were 4,396 dwellings where the average rent was greater than or equal to the relevant rent cap, accounting for 0.3% of the total HA stock. Some 65% of these dwellings, 2,838 units, were located in 13 local authority areas, with over 100 such units in each.
- In terms of property size, over 40% of these 4,396 dwellings had four or more bedrooms.
- Almost all of the local authority areas where there were more than 100 units with average rents higher than the relevant rent caps were in the Greater London Area. Croydon, Camden, Woking, Wokingham and Epping Forest reported the largest proportions, making up over 5% of their total HA stock.
- Eighty-one HAs had stock that were affected by rent caps located in one or more local authority areas. Among these, only nine HAs had relevant stock in more than ten local authority areas, most of which were in London and the South East.

The situation in 2005/06
- The overall pattern with respect to local authority areas was similar to that in 2002/03 although the numbers involved had declined by more than 50%. Indeed, the number of

properties where rents were above rent caps had fallen to 2,170, only 0.15% of the total HA stock. Some 48% of these properties were located in five local authority areas with more than 100 units with average rents higher than the relevant rent caps – all of which were in London.

- Similarly, the number of HAs having one or more units with average rents above the relevant rent caps had declined to 62 in 2005/06 – 77% of the 2002/03 figure. Properties having average rents above rent caps were considerably more concentrated in units with four or more bedrooms, and less in those with three bedrooms.
- In 82 local authority areas, one or more properties were potentially affected by rent caps. However, 16 of these (20%) had only one unit, and a further 31 had fewer than ten. The largest number and proportion of these units were found in Camden, accounting for 4.6% of the total HA stock in the borough.

Number of dwellings with rents just below the rent cap

- Because the data were averages, the paper also looked at the number of units where average rents were just below the rent cap to give an assessment of how many units might have been excluded from the main analysis.
- In 2002/03, there were some 10,000 units where the average rents for the relevant category were less than £5 of the relevant rent caps, accounting for less than 1% of the relevant stock. In 2005/06, the number of units had declined by 20% to around 8,000 units.
- In both years, over half of these units had three bedrooms. All other property sizes, apart from two bedrooms, showed a slight decline in the number of units having rents close to the relevant rent caps.

Conclusions

The number of dwellings with rents that might be affected by rent caps was very small and accounted for a tiny proportion of the total HA stock. These dwellings were concentrated in units with four or more bedrooms, and in local authority areas within London (and to a much lesser extent, the South East). In the vast majority of local authority areas, there were no relevant cases. New rent caps for properties with four, five, six or more bedrooms have now been introduced, and rent caps have been increased by RPI +1% per annum rather than RPI +0.5% for rents in general. The result will be that the number of HA dwellings where rents are affected by rent caps will decline considerably in future years.

1. The Question

The regulatory requirements on rents set out in the rent influencing regime is Circular 27/01 states that housing associations (HAs) should keep their annual increases to no more than the guideline set by the Corporation. 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 give some understanding of the magnitude of the impact of rent caps on rent determination. It also examines where the rent caps have an effect and whether the impact is concentrated among a particular range of HAs. Table 1 sets out the rent cap regime from 2002/03, when the regime was first introduced, through to 2005/06, 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.

Evidence on rents in the RSR is provided by HA, by local authority (LA) area and by property size up to four plus bedrooms. To test 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, and for 2005/06 – the later data available.

In addition it is worth estimating the numbers 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 different size 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 they are based not on individual rents but on the average rent set by the HAs by bedsize in each LA area.

Table 1: Rent Caps Specified in the Rent Regulation Regime

	Rent caps 2002/03	Rent cap 2005/06
Bedroom and one bedroom	£85	£94.34
Two bedroom	£90	£90.87
Three bedroom	£95	£105.43
Four plus bedroom	£100	£100.97

Note: Rent caps for five and six bedroom properties although available for 2005/06 are not applicable until 2007/08.

2. The Position in 2002/03

The analysis shows that on March 31st 2003 there were 4396 dwellings where the average rent was greater than or equal to the relevant rent cap. Some 65% of these dwellings, 2838 units, were located in 13 local authorities where there were more than 100 such units in each. Two of these areas included more than 500 units. There were 20 LA areas where only one applicable unit and a further 38 with fewer than ten units affected. Thirty seven other LA areas had between 10 and 100 units. The $CR_{4,}$ i.e., the proportion of total stock in the top four areas is 43%; the CR_{10} is 60%; and the 13 authorities with more than 100> units account for two thirds of the relevant stock.

Table 2 identifies those local authorities with more than 100 cases. All but one is within the Greater London Authority (GLA) area; the other is in Epping Forest which is just outside London. The area with the highest number of cases outside London and the South East is Cotswold, 38th on the list of 107 authorities, with 16 units in this category. Map 1 shows the spatial distribution of all the 4396 units by quartile.

Table 2: LAs with more than 100 HA Properties with Average Rents Greater Than Rent Cap

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

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

Table 3 shows the 4396 dwellings categorised by property size, the number of LAs in which properties occur and the number of HAs owning such properties. There are very few cases among bedsits and one bedroom properties. Two bed properties account for only 14% of all cases. Most of these dwelling rents will be outliers of one kind or other 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 is evidence in 2002/03 that the rent cap has had an effect in relation to the general formula. In the case of four plus bedrooms over 40% of LAs have some cases where average rents are above the rent cap. While many of these may also be outliers many more reflect situations where rents would be higher on the rent restructuring formula if the rent cap principles did not apply; i.e., larger households are likely to require lower rents in order to achieve affordability.

Table 3: Numbers of Local Authority, HAs and Dwellings by Property Size

	No. of LAs	No. of HAs	No. of dwellings	Percentage Of total dwellings
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	1524	35
Four bed plus> £100	163	65	2049	47

The number of HAs affected by rent caps is relatively small. Overall there are 81 HAs with stock in one or more areas. Table 3 shows the number of HAs affected by property size. This number increases with the number of bedrooms, but it is also clear that some HAs have affected stock in more than one category. Appendix 2 lists the HAs affected and the number of LAs where these HAs hold relevant stock by property size. It shows that for the smallest units (bedsits and one bed) no HA holds such stock in more than one LA. With respect to two bed units there are only 2 HAs that have stock in five or more LAs. There are only four such HAs with stock in five or more LAs for three bed units. There are only six with four bed plus in five or more areas. Table 4 lists the nine HAs which have stock in more than 10 LAs. All of these HAs, unsurprisingly, have large stock holdings in London and the South East.

Table 4: HAs with Stock Average Rents> Than Cap in 10 or More Local Authorities

	HA number	No. of LAs
1.	L005	26
2.	LH0032	21
3.	L3534	18
4.	LH2967	13
5.	LH0724	12
6.	L0658	12
7.	L1527	11
8.	L0525	10
9.	LH0115	10

Overall, in 2003 the picture is straightforward. There are fewer than 5000 units located in districts where HAs have average rent for that property type, at LA level, at or over the rent cap. These properties are concentrated among larger units, and especially among four plus bed properties. They are also concentrated among a relatively small number of LAs in London and the South East; and in a particularly small number of HAs.

3. How the Picture has Changed in 2005/06

In 2005/06 the numbers of properties in areas where the district average for the relevant property size was above the rent cap had fallen to 2170 – i.e. by just over 50% since the introduction of the policy. Some 48% of these properties were in the top five authorities with 100 or more dwellings affected. The CR_4 was 44%; the CR_{10} which actually includes all those with 50 units or over, is 67%. Thus the concentration of cases at or above the rent cap across authorities has increased slightly.

All 5 LAs with 100 units or more were in London – as indeed were the top ten. The first non-London authority was Reigate and Banstead. Table 5 gives the top ten authorities and compares this with Table 2.

Table 5: 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	290	(2)	↑	Bexley	99	(6)	↑
Westminster	245	(9)	↓	Tower Hamlets	93	(4)	↑
Ealing	220	(21)	↓	Brent	88	(11)	↑
Hackney	189	(3)	↑	Islington	67	(12)	↓
Croydon	170	(1)	↑	Harrow	52	(29)	↑

Eight of the authorities were in the top 13 position in 2002/03 (with 100 units or over). The number of units affected increased in only three of the authorities in the top ten: Westminster, Ealing and Harrow.

In 2005/06 there were 82 authorities with one or more properties affected. Of these 16 authorities (20%) had only one and a further 31 had fewer than 10 units affected. Thus 25 (30%) authorities had between 10 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 is very different from 2002/03 with Camden having the highest number and proportions, but at only 4.6%.

Table 6 shows the 2107 dwellings categorised by property size, the number of LAs in which properties are located and the numbers of HAs owning such properties.

Comparing the lists of HAs in 2002/03 and 2005/06, of the 82 authorities in the 2005/06, 63 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 6: Number of LAs, HAs and Dwelling by Property Size

		No. of LAs	No. of HAs	Dwelling Numbers	Percentage of total dwellings
Bedsits>	£94.34	1	1	1	---
One bed>	£94.34	8	7	166	8
Two bed>	£99.87	37	18	326	15
Three bed>	£105.43	54	23	548	21
Four bed plus>	£110.97	80	46	1219	56

The overall pattern with respect to the local authorities is similar to that in 2002/03. However, the numbers involved has declined in line with the overall numbers of units and are even more heavily concentrated in London and the South East. The numbers of HAs have also declined but to a considerably lesser extent. The overall pattern with respect to units is considerably more concentrated in four plus bed units and less in three bed units. Overall, the picture is 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 and have higher rent caps.

Overall there were 62 HAs with properties in one or more units: 77% of the number involved in 2002/03. These were almost all the same HAs as in 2002/03. The list is given in Appendix 4. Table 6 shows the numbers of HAs affected by property size and reflects the fact that many have properties in more than one category.

There is only one HA with one bed properties in two LAs. There are two HAs with two bed properties in five or more areas (seven and eight respectively) and similarly only two for three bed units (of six and 10 respectively). Among four bed plus units there are still only two cases (six seven respectively). Table 7 shows the four cases with more than 10 instances across all property sizes. All but one also had more than 10 instances in 2002/03. The exception is L0659, which had only six cases in 2002/03.

Table 7: HAs with Stock Average Rents> Than Cap in 10 or More Local Authorities

HA	No. of Authorities
L0659	20
L0055	17
LH0724	15
LH2967	10

4. 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 8 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. In 2005/06 the numbers had declined by 20% to around 8,000 units.

This is a smaller decline than can be seen for the numbers of dwellings with rents over the rent cap. On the other hand, if the cap were having an effect, one might have expected the numbers to rise. This has only happened for the two bed category. Overall, as rents move toward targets which are based on capital values and local incomes, the evidence suggests that there are only a very small proportion of dwellings which are close to the rent cap.

Table 8 Number of Cases Within £5 of Rent Cap

	2003	2006	Change
Bedsit	8	0	
One bed	84	41	-51%
Two beds	682	984	+44%
Three beds	5735	4624	-19%
Four beds plus	3548	2373	-33%
Total	10057	8022	-20%

5. 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 of units affected by rent caps can only have been around 0.3% of total stock in 2002/03 and perhaps only 0.15% in 2005/06;
- as predicted these are heavily concentrated in larger sized units;
- the number will further decline as the move to target rents continues and as new rent caps are set for five and six plus bed units;
- these units are heavily concentrated within London in particular; and to a much lesser extent in the South East;
- there are still a fairly large number of HAs involved, although this is partly an outcome of not identifying very large units separately and partly a matter of outliers;
- only a very few HAs have properties affected by the rent cap across a significant number of different local authorities. All of them have significant stock London and the South East.

The evidence further suggests that the reduction in the number of units affected by rent caps is an outcome of three factors.

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

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

(iii) 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 number of cases for LA: Net rents are greater than or equal to Rent Caps

LA Short Name	Total Cases (≥ Rent Cap)	Total All Cases	Percentage
Croydon	652	7998	8.15%
Camden	567	6667	8.50%
Hackney	437	17363	2.52%
Tower Hamlets	218	13332	1.64%
Barnet	149	4447	3.35%
Bexley	143	12171	1.17%
Redbridge	139	2707	5.13%
Haringey	113	8444	1.34%
Westminster	108	11202	0.96%
Waltham Forest	107	9561	1.12%
Islington	104	9033	1.15%
Brent	104	11102	0.94%
Epping Forest	101	1059	9.54%
Woking	96	833	11.52%
Mid Sussex	93	5273	1.76%
Wokingham	93	956	9.73%
Portsmouth	88	3920	2.24%
Lambeth	78	14830	0.53%
Newham	66	8221	0.80%
Slough	57	2350	2.43%
Ealing	52	6873	0.76%
Hammersmith and Fulham	45	9821	0.46%
Lewisham	45	7477	0.60%
Hounslow	45	4628	0.97%
Canterbury	41	1278	3.21%
Enfield	41	5081	0.81%
Luton	39	2762	1.41%
Greenwich	34	8727	0.39%
Harrow	25	2443	1.02%
Kensington and Chelsea	24	10965	0.22%
Eastbourne	24	1977	1.21%
Richmond upon Thames	22	8939	0.25%
Bromley	21	16082	0.13%
Hillingdon	19	3884	0.49%
Sutton	19	3103	0.61%
Swale	18	7523	0.24%
Barking and Dagenham	17	2072	0.82%
Cotswold	16	4795	0.33%
Broxbourne	15	1030	1.46%
East Hampshire	15	4553	0.33%
Three Rivers	15	808	1.86%
North Wiltshire	14	6819	0.21%
Watford	14	859	1.63%

Rushmoor	13	5278	0.25%
Aylesbury Vale	12	967	1.24%
Reading	11	2584	0.43%
Shepway	11	1210	0.91%
Mole Valley	11	469	2.35%
Wandsworth	10	7854	0.13%
Teignbridge	10	1034	0.97%
Southwark	9	9679	0.09%
Welwyn Hatfield	8	1775	0.45%
Windsor and Maidenhead	8	7084	0.11%
Wealden	8	1308	0.61%
Wycombe	7	1896	0.37%
Crawley	7	1313	0.53%
Chiltern	7	4407	0.16%
Rother	6	3791	0.16%
Elmbridge	6	4990	0.12%
Sevenoaks	6	5560	0.11%
Tunbridge Wells	6	6398	0.09%
Colchester	6	2144	0.28%
Horsham	5	5715	0.09%
Hart	5	2504	0.20%
Arun	5	1977	0.25%
Gravesham	5	577	0.87%
North Hertfordshire	5	2087	0.24%
Thurrock	4	1079	0.37%
Hertsmere	4	6503	0.06%
Medway	4	2835	0.14%
Merton	4	3772	0.11%
Tameside	4	19368	0.02%
Dartford	3	787	0.38%
Tendring	3	1898	0.16%
Basildon	3	4310	0.07%
Milton Keynes	3	5275	0.06%
Runnymede	3	558	0.54%
Brighton and Hove	3	4388	0.07%
Basingstoke and Deane	2	10791	0.02%
Adur	2	686	0.29%
Spelthorne	2	4796	0.04%
Rochford	2	709	0.28%
Chesterfield	2	1229	0.16%
Winchester	2	1417	0.14%
Eastleigh	2	4966	0.04%
West Dorset	2	5544	0.04%
Dacorum	2	1970	0.10%
Bath and North East Somerset	1	10580	0.01%
Bracknell Forest	1	1583	0.06%
Cherwell	1	2621	0.04%
Tonbridge and Malling	1	6745	0.01%
Southend-on-Sea	1	2434	0.04%

St.Edmundsbury	1	7082	0.01%
Shrewsbury and Atcham	1	5816	0.02%
Reigate and Banstead	1	5798	0.02%
Stroud	1	845	0.12%
North Dorset	1	3436	0.03%
Vale of White Horse	1	5500	0.02%
Kingston upon Thames	1	1435	0.07%
Congleton	1	3950	0.03%
Maldon	1	2674	0.04%
Gosport	1	1386	0.07%
Walsall	1	29933	0.00%
East Devon	1	1103	0.09%
Dover	1	1735	0.06%
Waverley	1	873	0.11%
Lewes	1	1031	0.10%

Appendix 2

2003 – net rent
Total number of LAs for HA: Net rents are greater than or equal to Rent Caps by property types

HA no.	Bedsit	One bed	Two beds	Three beds	Four beds+	Total no. of LAs in HA
C3022					1	1
C3675			1		1	2
H1313	1					1
L0006					2	2
L0014					1	1
L0031			1	2	3	6
L0035					2	2
L0055		1	8	15	2	26
L0125					1	1
L0247			1	3	1	5
L0248					1	1
L0310					1	1
L0407					1	1
L0457					2	2
L0461					1	1
L0525		1	2	1	6	10
L0658			4	2	9	15
L0659		1	4	1		6
L0695			1			1
L0699					1	1
L0726					2	2
L0732					3	3
L1410			1	1		2
L1446			1			1
L1527	1		2	6	2	11
L1556		1			5	6
L1558					7	7
L1688		1	1	1	1	4
L2194			1	1		2
L2502				2	4	6
L3076			1	4	3	8
L3534				4	14	18
L3705			2	4	3	9
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		6
LH0030					1	1
LH0032			3	5	13	21

LH0034				1	2	3
LH0036					1	1
LH0103				1	1	2
LH0115				1	9	10
LH0121				2	3	5
LH0155					1	1
LH0171				3	3	6
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		3
LH1836		1				1
LH2066					2	2
LH2429				1		1
LH2967				3	10	13
LH3673					1	1
LH3702					2	2
LH3728				1	3	4
LH3796					1	1
LH3811			1	2	3	6
LH3829				5	3	8
LH3859					2	2
LH3877					1	1
LH3883				1	2	3
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

Appendix 3

2006 – net rent
Total number of cases for LA: Net rents are greater than or equal to Rent Caps

LA Short Name	Total Cases (≥ Rent Cap)	No. of All Cases	Percentage
Camden	290	6306	4.60%
Westminster	245	10582	2.32%
Ealing	220	6910	3.18%
Hackney	189	16015	1.18%
Croydon	107	7719	1.39%
Bexley	99	10798	0.92%
Tower Hamlets	93	18241	0.51%
Brent	88	12009	0.73%
Islington	67	9891	0.68%
Harrow	52	2288	2.27%
Wandsworth	43	7321	0.59%
Lambeth	41	14096	0.29%
Barnet	41	4347	0.94%
Reigate and Banstead	41	5442	0.75%
Bromley	40	14866	0.27%
Hammersmith and Fulham	34	10116	0.34%
Crawley	30	1109	2.71%
Greenwich	28	8657	0.32%
Hounslow	28	5069	0.55%
Kensington and Chelsea	24	10485	0.23%
Waltham Forest	23	8799	0.26%
Mid Sussex	23	4498	0.51%
Haringey	15	8060	0.19%
East Hampshire	14	4094	0.34%
Havant	14	3528	0.40%
Swale	14	6157	0.23%
Sutton	14	2508	0.56%
Three Rivers	13	632	2.06%
Elmbridge	13	4122	0.32%
North Wiltshire	13	5746	0.23%
Luton	12	2638	0.45%
Wokingham	12	779	1.54%
Eastbourne	12	1425	0.84%
Brighton and Hove	11	3852	0.29%
Teignbridge	10	3204	0.31%
Shepway	9	1046	0.86%
Redbridge	8	2120	0.38%
Mole Valley	8	379	2.11%
Castle Point	8	343	2.33%
Epping Forest	8	1049	0.76%
Horsham	7	4908	0.14%
Newham	7	7969	0.09%
Hillingdon	6	4142	0.14%

Eastleigh	6	4127	0.15%
Thurrock	6	1147	0.52%
Rushmoor	6	4842	0.12%
Sevenoaks	6	5012	0.12%
West Berkshire	6	7011	0.09%
Southwark	6	9904	0.06%
Enfield	4	4593	0.09%
Hart	4	2158	0.19%
Wycombe	4	1659	0.24%
Waverley	3	752	0.40%
Tunbridge Wells	3	5856	0.05%
Tandridge	3	531	0.56%
Southampton	3	3321	0.09%
Chiltern	2	4075	0.05%
Bath and North East Somerset	2	8032	0.02%
Basildon	2	3916	0.05%
Bournemouth	2	1807	0.11%
Barking and Dagenham	2	2085	0.10%
Macclesfield	2	2142	0.09%
Merton	2	3543	0.06%
West Dorset	2	4164	0.05%
Vale of White Horse	2	4769	0.04%
Spelthorne	2	4554	0.04%
Slough	1	2450	0.04%
Worthing	1	3564	0.03%
Basingstoke and Deane	1	9870	0.01%
Walsall	1	26607	0.00%
Taunton Deane	1	1078	0.09%
Stroud	1	687	0.15%
Maldon	1	1965	0.05%
South Gloucestershire	1	1879	0.05%
Fareham	1	634	0.16%
Cherwell	1	5005	0.02%
Rother	1	3246	0.03%
Colchester	1	2179	0.05%
Reading	1	2519	0.04%
Portsmouth	1	3288	0.03%
Gloucester	1	1421	0.07%
Southend-on-Sea	1	2379	0.04%

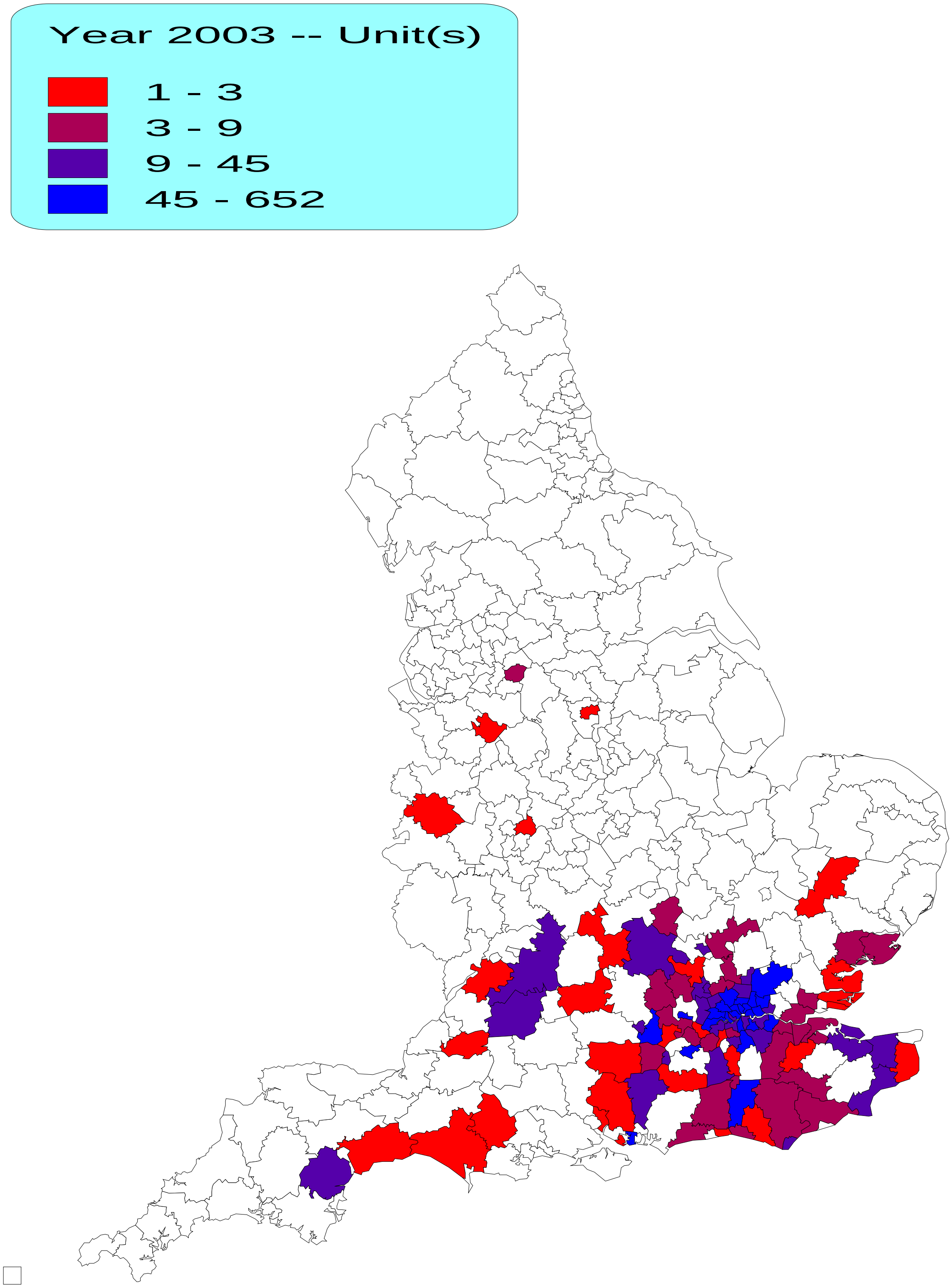
Appendix 4

2006 – net rent
Total LAs for HA: Net rents are greater than or equal to Rent Caps by property types

HA no.	Bedsit	One bed	Two beds	Three beds	Four beds+	Total no. of LAs in HA
C3675			1		2	3
L0006					1	1
L0035					1	1
L0042				1		1
L0055		1	4	10	2	17
L0125					1	1
L0247			1	2		3
L0310					1	1
L0425			1			1
L0514					1	1
L0525			1		1	2
L0659		2	8	6	4	20
L0699					3	3
L0717					1	1
L0726					1	1
L0871					1	1
L1223			1			1
L1410			1			1
L1527			1	2		3
L1556					1	1
L1558					1	1
L1688					1	1
L2159				2	1	3
L3076		1	2	2	4	9
L3534				3	3	6
L3705				2	1	3
L3845					2	2
L3915					1	1
L3973					1	1
L3979					1	1
L4124		1	3			4
L4142					1	1
L4241					1	1
L4251			1			1
L4356			1			1
LH0030					3	3
LH0032				2	2	4
LH0034		1				1
LH0115				1	6	7
LH0155					1	1
LH0171				1	3	4
LH0172					1	1
LH0242	1			1		2

LH0391					1	1
LH0724			7	6	2	15
LH0888					1	1
LH1321					1	1
LH1722		1	1	1		3
LH2967				3	7	10
LH3673					1	1
LH3702					2	2
LH3796				1	1	2
LH3811				2	2	4
LH3829				2	1	3
LH3940				1	2	3
LH3947					2	2
LH4026		1	1	1		3
LH4067			1			1
LH4091			1	1		2
LH4094				1		1
LH4138					1	1
LH4146					1	1

Map 1



Map 2