

Target rents in relation to market levels 2008/09



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Summary

Target net rents for registered social landlord (RSL) properties are based on a mix of local earnings and individual property values. Although the formula is based on a 30:70 split, in absolute value terms the relative importance of capital values increases with market rents. The differential between property sizes is partially set administratively by a bedroom weighting attached to the earnings part of the formula.

The average net rent was originally set in 2000 and has increased each year by the guideline of retail price index (RPI) +1% to 2002 and RPI +0.5% thereafter. For all these reasons it might be expected that over the years there might be increasing differences between target rents and observed market rents. This paper examines this question as well as providing a detailed description of how target and actual rents differ from one another by size and location.

Key findings

- In 2008/09, the national standard figures of adjusted target rents and private rents for three core property sizes (a combination of one-, two-, and three-bedrooms) were £78.04 and £138.60 respectively. The gap between the two (henceforth adj.t-p gap) is thus £60.56 and the ratio (henceforth adj.t/p ratio) is 56.3%.
- At the regional level, London had the lowest adj.t/p ratio for each of three core sizes, with a declining pattern, by increase in property size (51.0%, 42.6% and 40.0%). The capital had the widest adj.t-p gaps, which expanded according to property size – £88.12, £139.02 and £169.10.
- The largest adj.t/p ratios were observed exclusively in the North East – 74.3%, 65.9% and 68.3% from one- to three-bedrooms. This region also had the narrowest adj.t-p gaps for all size categories – £20.58, £33.38 and £32.60.
- Across local authorities (LAs), the two sectors' rents appeared significantly positively related – the correlation coefficients were 0.779 (one-), 0.819 (two-) and 0.756 (three-bedroom). The relationships indicate that current target rents reflected market elements to a discernible extent.
- The average adj.t/p ratios of LAs decreased in line with property size enlargement – 64.87% (one-), 57.95% (two-) and 54.43% (three-bedroom). The average adj.t-p gaps widened for larger sizes – £42.50 (one-), £63.48 (two-) and £82.82 (three-bedroom).
- LAs with the lowest twenty adj.t/p ratios (and consequently, negatively wide adj.t-p gaps) seemed to see high demand for social housing – they tended to have longer waiting lists. Across all the English LAs, however, the ratio and the length of the list failed to have a negative relationship with statistical significance, partly because the waiting list variable may have some errors which affect its usefulness in representing social housing demand in each locality (notably, double counting in multiple LAs).
- In terms of a rent index (the relative rent to the two-bedroom's standard (an average for adjusted target rents and a lower quartile (LQ) level for private rents)), all regions saw the adjusted target rent indices outperforming the private counterparts for one-bedrooms. The adjusted target rent indices remained at around 0.9 with ± 0.02 margins, owing partly to the size weight in the target formula. The private indices ranged from 0.74 in London to 0.83 in the North West and Yorkshire & the Humber.

- In the three-bedroom comparison, all regions but the North East and Yorkshire & the Humber saw the adjusted target rent indices below the private counterparts. As seen in the one-bedroom case, the adjusted target rent indices appeared fairly stable across the regions with the minimum of 1.08 in Yorkshire & the Humber and the maximum of 1.11 in the East, the South East and the South West.
- Across LAs, the adjusted target rent indices more narrowly ranged for both size categories than the private counterparts.
- Price distortions (that is, indices of over (under) 1.00 for the one-bedroom (three-bedroom) index) were rarely observed, indicating that both private and 'restructuring' social sectors are employing a property size as one of key determinants of rent levels.

1. Introduction

In April 2002 the Government commenced the rent restructuring regime, which required RSLs to calculate a target net rent for each of their social rented properties and to adjust the actual net rent to meet the target net rent in real terms over a ten-year period.¹ At the end of the ten-year restructuring period rents on individual properties should normally be within a band of five per cent either side of the target net rent.

Since the introduction of the concept and scope of target rents in *Quality and choice: a decent home for all*, (DETR, 2000a), the area has been an important research topic in both academic and political spheres, providing two main strands of study – assessment of the feasibility of target rents or the convergence of actual rents towards target, on the one hand, and evaluation of the validity of target rent formation in terms of affordability and fairness on the other..

This paper evaluates target rents in terms of the restructuring regime objectives by examining to what extent the target rents are employing market logic in their formation to reflect the policy objectives, with a main emphasis on a comparative approach. On the assumption that market rents are currently close to equilibrium, this paper compares target rents to private rents in an attempt to capture the extent to which fairness and affordability are delivered by the target rents.

Our comparison is two-fold – in addition to a rent comparison in absolute values (the measurement unit is pounds per week), a rent index controlled by property size will also be examined.

The remainder of this paper is structured as follows. Section 2 explains the target rent formula specified in the rent restructuring regime, and outlines the sources and the definitions of datasets in use. Section 3 compares target rents to private rents in terms of absolute values. Section 4 carries out the comparisons of rents based on the two-bedroom rents. Section 5 draws the conclusions.

¹ There are a very small proportion of RSLs who are likely to be unable to do so in the specified time scale. Such RSLs are permitted, with agreement from the Government regulatory agency to adhere to restructuring plans that deliver as much progress as is considered possible.

2. The target rent formula and data sources

Target rents

In the rent restructuring regime, RSLs calculate the target net rent for each property using the formula and data set out in the *Guide to Social Rent Reforms* (DTLR, 2000b). The formula is based on a 70:30 split between relative county earnings and the relative value of each individual property, together with a bedsize weighting to help create differentials between property sizes.² The target rent for an individual property is explained as the following equation:

$$\text{Target rent} = g \bar{r} \left(0.7 \frac{e}{\bar{e}} w + 0.3 \frac{p}{\bar{p}} \right) \quad \text{where}$$

\bar{r} : each sector's national average net rent in April 2000;

p : individual property value in terms of the January 1999 price;

\bar{p} : each sector's national average property value in January 1999;

e : the average earnings in a county where the property is located;

\bar{e} : the national average earnings;

w : property size weight, which takes 1.0 for two-bedroom properties³ ; and

g : cumulative inflator since the introduction

The average net rent for the RSL sector used in the formula (\bar{r}) is based upon the 2000 national average (£53.50), which increased each year by the Government regulator's guideline limit (RPI + 1% from 1 April 2000 and RPI + 0.5% from 1 April 2002) – the cumulative inflation expressed by g . Over the ten-year restructuring period (from 1 April 2002) target rents are being increased each year by RPI + 0.5%. The property value element of the formula (p / \bar{p}) is based on market valuations produced by each social landlord. This in turn reflects the attributes of the individual property such as location, size, design, age and state of repair. The relative county earnings element of the formula (e / \bar{e}) is based on the county average gross weekly earnings of full-time male and female manual workers. An adjustment is made for each bedsize by the inclusion of a bedroom weighting (w) in the earnings part of the formula to create differentials between property sizes.

Source and definition of target rents

The target rent data examined in this paper are taken from the Tenant Services Authority's Regulatory and Statistical Return (RSR) Part Ia, which identifies housing association target rent levels at March 31 each year. All the target rents in the data are those calculated for assured and secure tenancies of general needs housing including Estate Renewal Challenge Fund stock, but excluding supported housing and housing for older people. For the comparability to private rents which are inclusive of service charges, we draw on the adjusted target rents obtained by the following calculation throughout the paper. For reference, however, we additionally set out unadjusted counterparts (i.e., 'net' target rents).

$$\text{Adjusted average target rent} = \frac{T * n_t + S_e * n_e + S_{ne} * n_{ne}}{n_t} \quad \text{where}$$

² In order to mitigate the effect of the formula on a small proportion of properties in high value areas, adjustments to target net rents are subject to a rent cap that varies by property size.

³ For w's of other sizes, see Table 4.1.

T : the average target rent in a specified geographical area drawn from RSR,
 n_t : total stock subject to the calculation of the average adjusted target rent,
 S_e : the average service charges eligible to the Housing Benefit in the area, and
 n_e : total stock subject to the average eligible service charges.
 S_{ne} : the average service charges not eligible to the Housing Benefit in the area, and
 n_{ne} : total stock subject to the average non-eligible service charges.
 Note that where $n_t < n_e$, the case is hardly observed in the dataset (albeit the case is rare), we replace n_e by n_t to avoid to overestimate the service charge element in the adjustment. Cases of $n_t < n_{ne}$ were not observed in the data source.

Source and definition of private rents

Private rent data examined in this paper are taken from Hometrack, a private sector data provider, whose rental data comes from a combination of property portal data and assessed rental values supplied by chartered surveyors. The private rents employed in this paper are lower quartile rents of privately rented housing stock sampled by Hometrack at the English open market and at each open market subset, such as a given regional or local authority area, for a one-year period from 1 April 2008 to 31 March 2009.⁴ The private rent is a 'grand gross' rent, that is, an all-inclusive rent – in the private rented sector examined by Hometrack, there is no formula or standard approach for landlords to separate service charges from net rents.⁵ Hometrack delivers data on the core three property sizes (one-, two- and three-bedroom), as the other fringe sizes (both of larger and smaller) did not have samples large enough to generate reliable analytical outcomes. The aggregated rents for the three property sizes and for England overall were estimated by Banks, D. and Whitehead, C (2010) with the data from Hometrack.

⁴ The reason for choosing the lower quartile, rather than the average or median, is because rents in the lower part of the private rental market are the more appropriate comparator for social housing rents. Social housing tenants are more likely to move from and to properties in the lower quartile of the private sector than other quartiles.

⁵ Hometrack (2010) explained that private rents are rents which private landlords are asking tenants, and that the landlords could bring any element which they paid for the rental properties in the rents. Thus, it is impossible to explicitly disaggregate the private rents into accommodation, utilities, administrative or other costs.

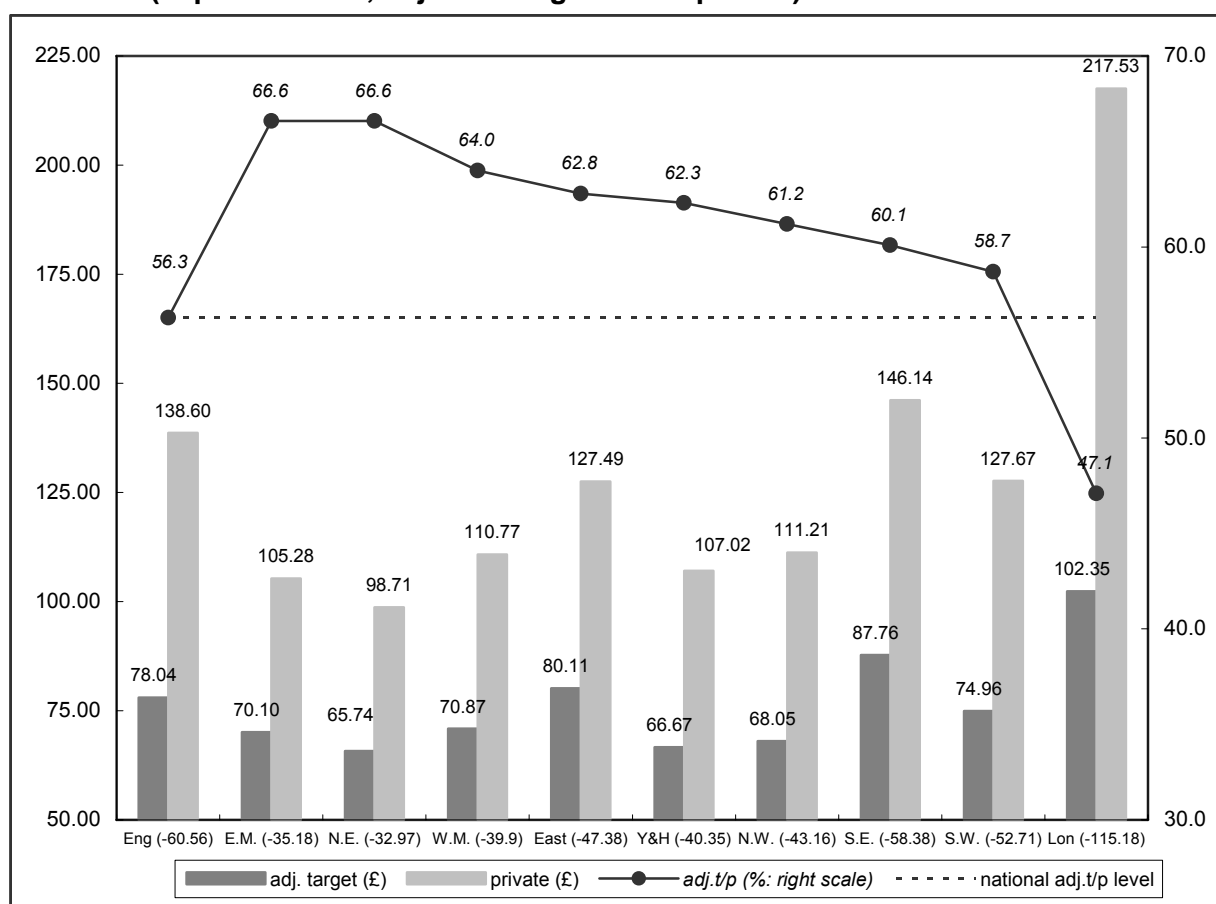
3. Rent comparisons

3.1 National and regional

Figure 3.1 compares the average adjusted target rents to the lower quartile (LQ) private rents for all core sized properties (that is, the aggregates from one- to three-bedroom) for England and the regions.

- The national standard figures for adjusted target rents and private rents were £78.04 and £138.60 respectively.
- They provide an adj.t-p gap of £60.56, and an adj.t/p ratio of 56.3%.
- Between the regions, the lowest adj.t/p ratio was found in London (47.1%) – the average adjusted target rent (£102.35) was below half of the private counterpart (£217.53).
- Consequently the adj.t-p gap was widest (£115.18) in the capital, indicating substantial impediment in a tenure change from the social to the private rented sector with a similar accommodation cost.
- The highest t/p ratio was seen in the East Midlands and the North East (66.6% for each). The former region had a wider adj.t-p gap (£35.18) than the latter (£32.97).
- The adj.t/p ratios in the remaining seven regions were around 60% – from 58.7% in the South West to 64.0% in the West Midlands.

Figure 3.1 National and regional target and private rents (£) 2008/09: all core sizes (in parentheses, adjusted target minus private)

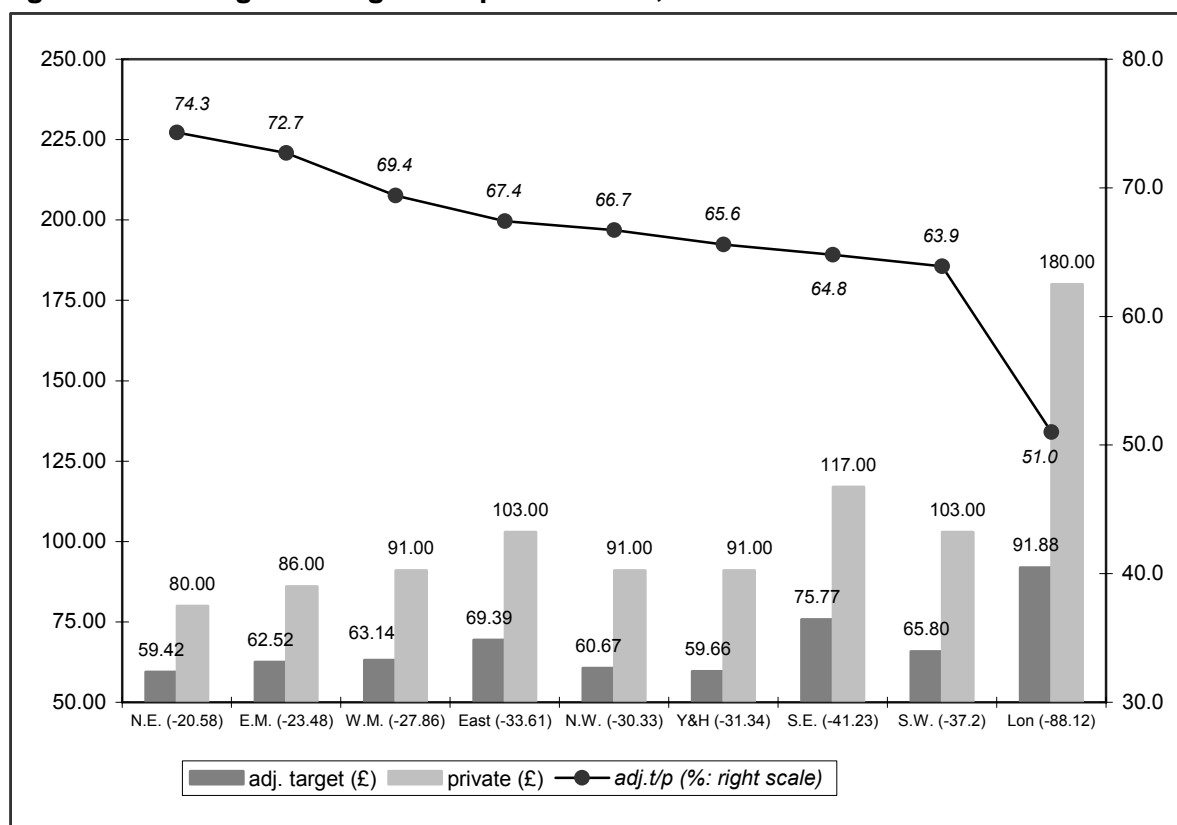


Source: For the private rents, estimation by Banks, D. and Whitehead, C. (2010). For target rents, author's calculation based on the RSR2009 Part Ia.

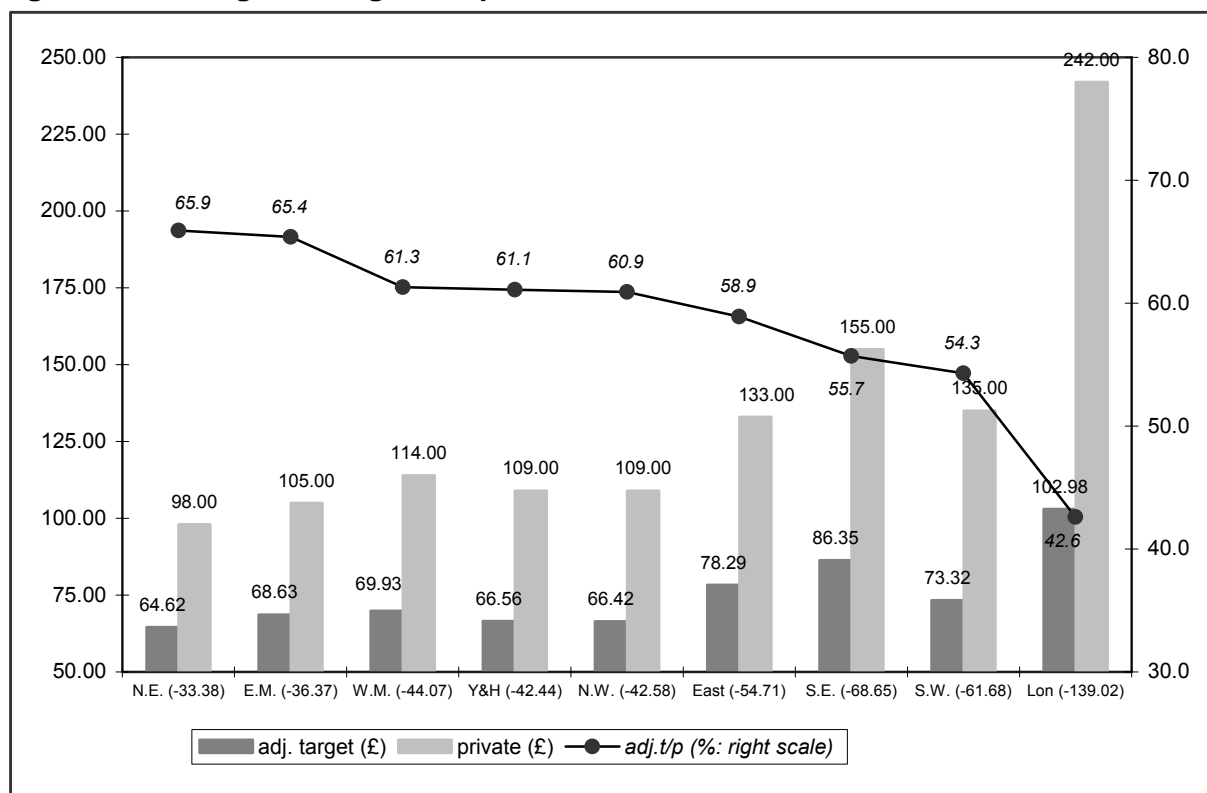
Figures 3.2 to 3.4 set out the regional comparisons of average target rents with the LQ private rents for three core size categories – one-, two- and three-bedrooms.

- For all the three size categories, London had the lowest adj.t/p ratios with a declining pattern by increase in property size (51.0%, 42.6% and 40.0%).
- The capital had the widest adj.t/p gaps, which expanded according to property sizes – £88.12, £139.02 and £169.10.
- The largest adj.t/p ratios were observed exclusively in the North East – 74.3%, 65.9% and 68.3% from one- to three-bedrooms.
- This region also had the narrowest adj.t/p gaps for all size categories – £20.58, £33.38 and £32.60.
- The North East was unique in that its gap for two-bedroom properties was wider than the three-bedroom equivalent. The pattern of the two-bedroom adj.t/p ratio being below the three-bedroom's level was also observed in this region and Yorkshire & the Humber.
- London had the widest ranges for each sector. London's tenants seeking larger accommodation thus face a greater increase in their costs than those in other regions.

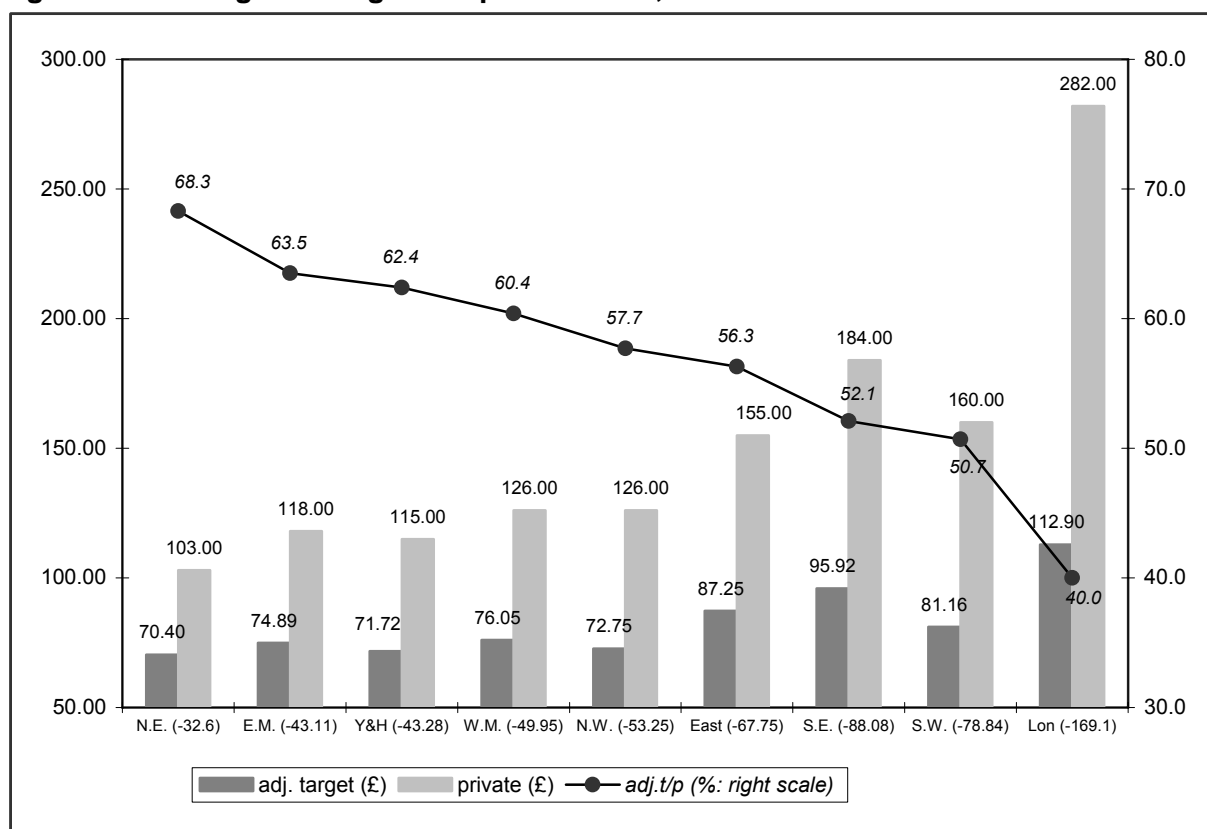
Figure 3.2 The regional target and private rents, 2008/09: one-bedroom



Source: For private rents, Hometrack. For target rents, author's calculation based on the RSR2009 Part Ia.

Figure 3.3 The regional target and private rents, 2008/09: two-bedroom

Source: As Figure 3.2.

Figure 3.4 The regional target and private rents, 2008/09: three-bedroom

Source: As Figure 3.2.

3.3 Local authority

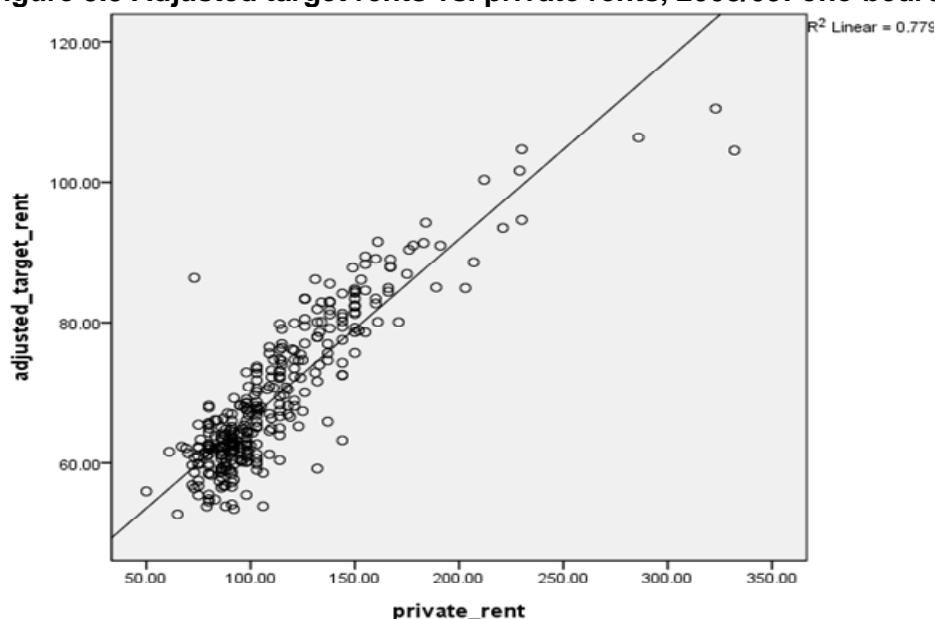
Figures 3.5 to 3.7 plot local authorities (LAs) according to their average target rents and private rents for one- to three-bedroom properties respectively.

- Across LAs, the two sectors' rents appeared significantly positively related – the correlation coefficients were 0.779 (one-), 0.819 (two-) and 0.756 (three-bedroom).
- The relationships indicate that currently target rents reflected market elements to a discernible extent.
- The linear model explaining the relationships provide estimated adj.t/p ratios as, in ascending order of property sizes:

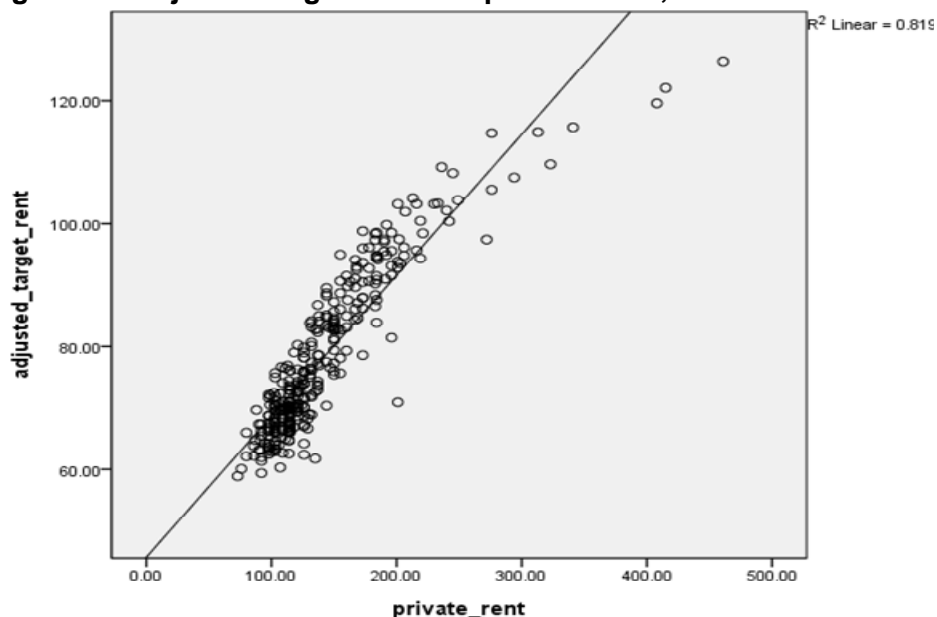
$$\begin{aligned} \text{adj.t} / p &= 0.255 + 40.8 / p, \\ \text{adj.t} / p &= 0.229 + 45.693 / p, \text{ and} \\ \text{adj.t} / p &= 0.179 + 56.027 / p. \end{aligned}$$

- Although each linear regression explained the relationship between adjusted target rents and private rents across LAs with statistical significance, they were less effective at estimating adjusted target rents in LAs with the highest private rents.
- This is mainly because the target rent formation takes into account affordability as a key factors – the determinant compressing targets in high pressured areas (notably, inner London).
- Regression models taking this issue into account could be expressed by cubic equations with enhanced model fitness (see Annex 2).

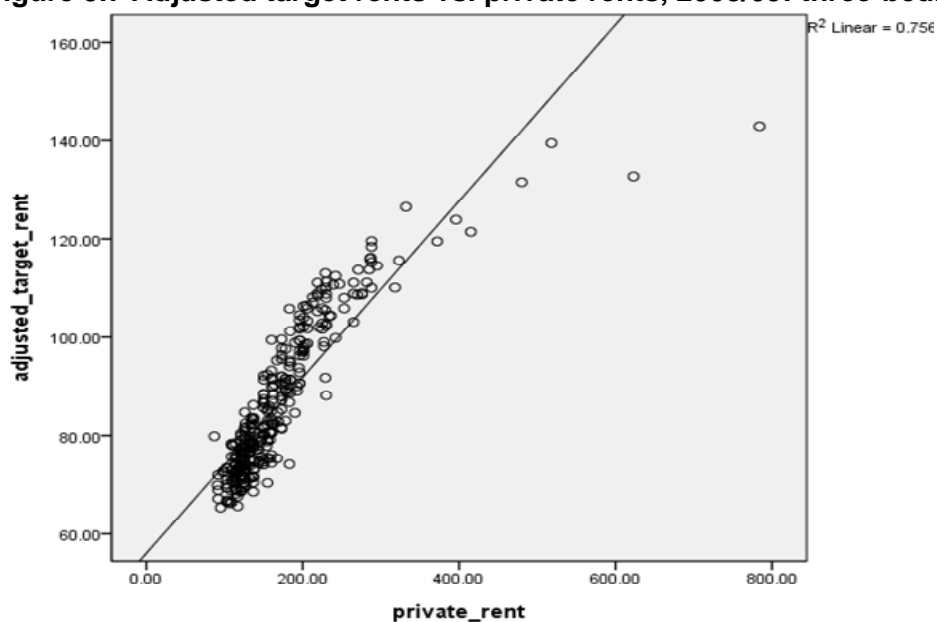
Figure 3.5 Adjusted target rents vs. private rents, 2008/09: one-bedroom



Note: Regression line: $T = 0.255 \cdot P + 40.800$. The coefficients are statically significant at a 5-% level.
Source: As Figure 3.2.

Figure 3.6 Adjusted target rents vs. private rents, 2008/09: two-bedroom

Note: Regression line: $T = 0.229 \cdot P + 45.693$. The coefficients are statically significant at a 5-% level.
Source: As Figure 3.2

Figure 3.7 Adjusted target rents vs. private rents, 2008/09: three-bedroom

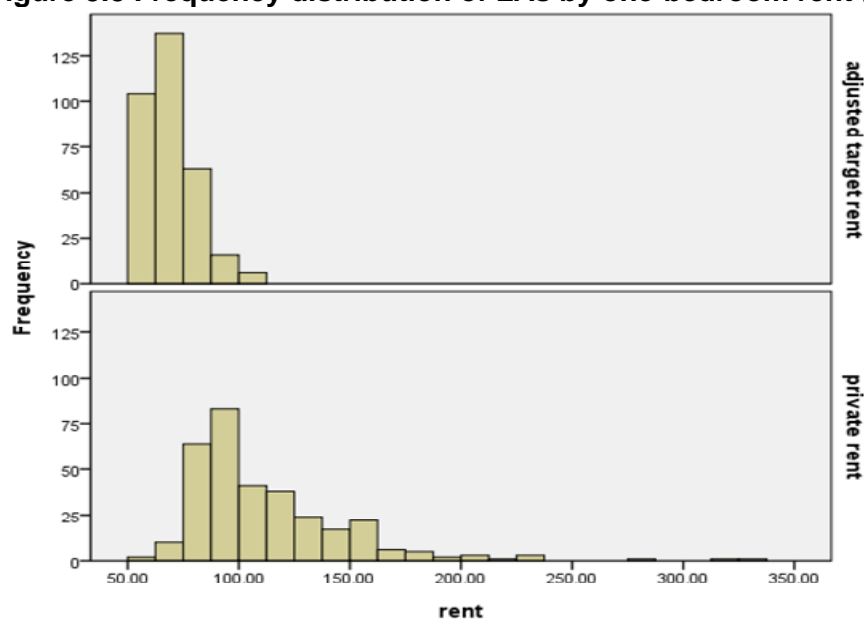
Note: Regression line: $T = 0.179 \cdot P + 56.027$. The coefficients are statically significant at a 5-% level. Source: As Figure 3.2.

Figures 3.8 to 3.10 are the frequency distributions of LAs by rent type for each property size, and Table 3.1 set outs the relevant statistics.

- For all the size categories, the charts for adjusted target rents had relatively tall and narrow distribution shapes, whereas the pattern of private rents appeared relatively flat and wide.
- For both types of rents, albeit to a moderate extent in the adjusted target rent cases, the distributions were skewed towards upper part (a long right tail in each chart).

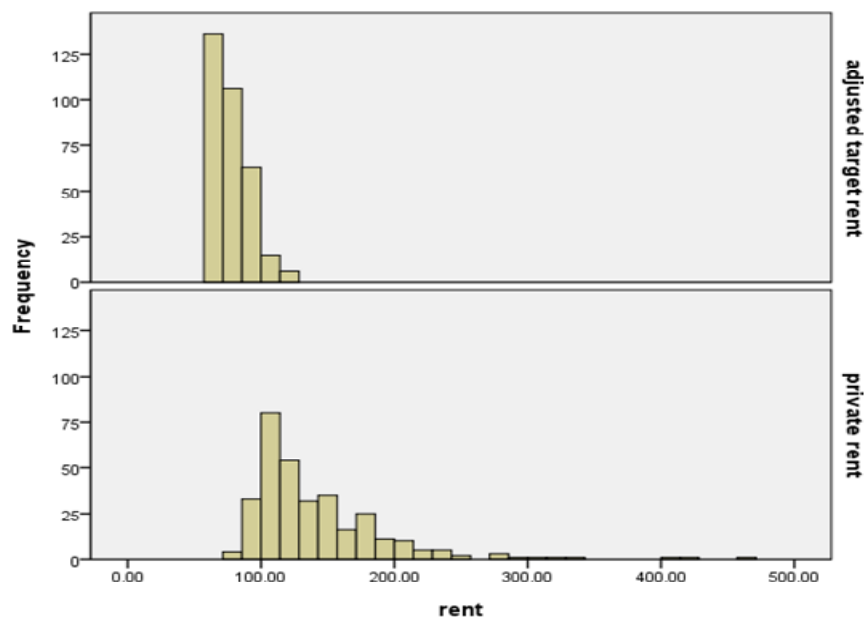
- The key statistics support the patterns with larger standard deviations and skewness values for private rents.

Figure 3.8 Frequency distribution of LAs by one-bedroom rent (£): 2008/09

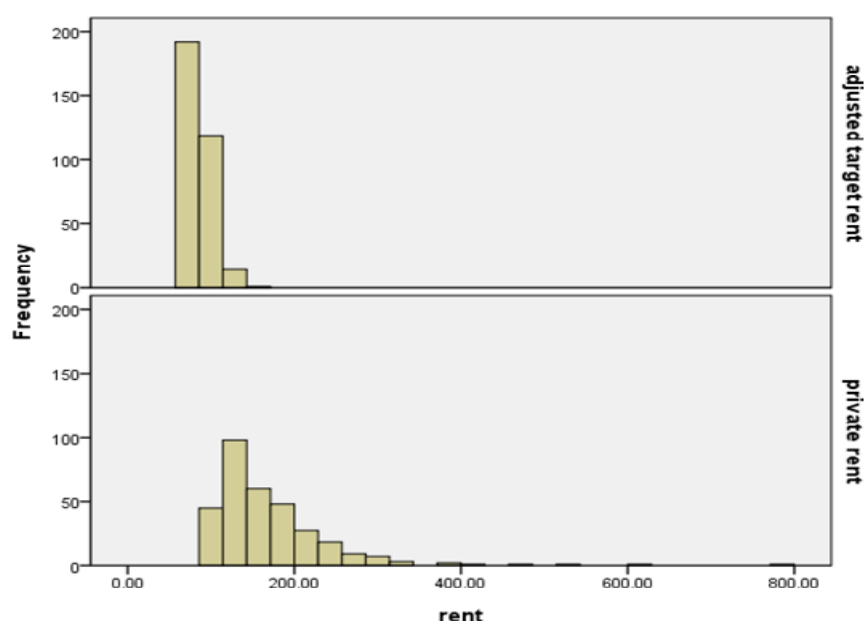


Source: As Figure 3.2.

Figure 3.9 Frequency distribution of LAs by two-bedroom rent (£): 2008/09



Source: As Figure 3.2.

Figure 3.10 Frequency distribution of LAs by two-bedroom rent (£): 2008/09

Source: As Figure 3.2.

Table 3.1 Key statistics of target and private rents (£) at LA level: 2008/09

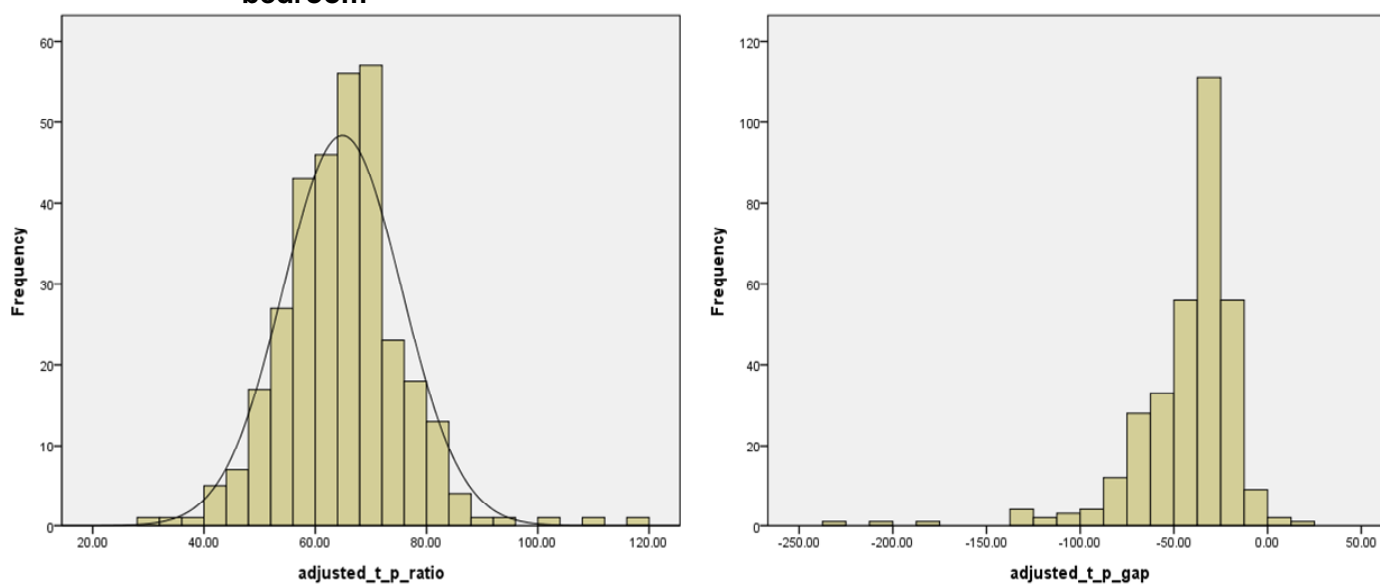
		Mean	Median	S. D.	Min.	Max.	Skewness*	N
1-bed	adj. target	69.33	66.03	10.63	52.71	110.50	1.072	326
	target	64.35	61.10	9.84	51.02	105.01	1.230	326
	private	111.88	101.50	36.78	50.00	332.00	2.284	324
2-bed	adj. target	78.15	73.87	12.94	58.87	126.43	1.004	326
	target	75.08	71.62	11.83	58.15	119.46	0.974	326
	private	141.69	126.00	51.27	73.00	461.00	2.503	322
3-bed	adj. target	86.32	81.58	15.08	65.31	142.93	0.960	326
	target	84.79	80.64	14.31	64.84	136.45	0.860	326
	private	169.17	150.00	73.45	87.00	784.00	3.607	322

Note: * A Skewness value takes 0 for a symmetric distribution. Source: As Figure 3.2.

Figures 3.11 to 3.13 set out distributions of LAs by adj.t/p ratios and adj.t-p gaps for one- to three-bedroom properties respectively, and Table 3.2 set outs the relevant statistics.

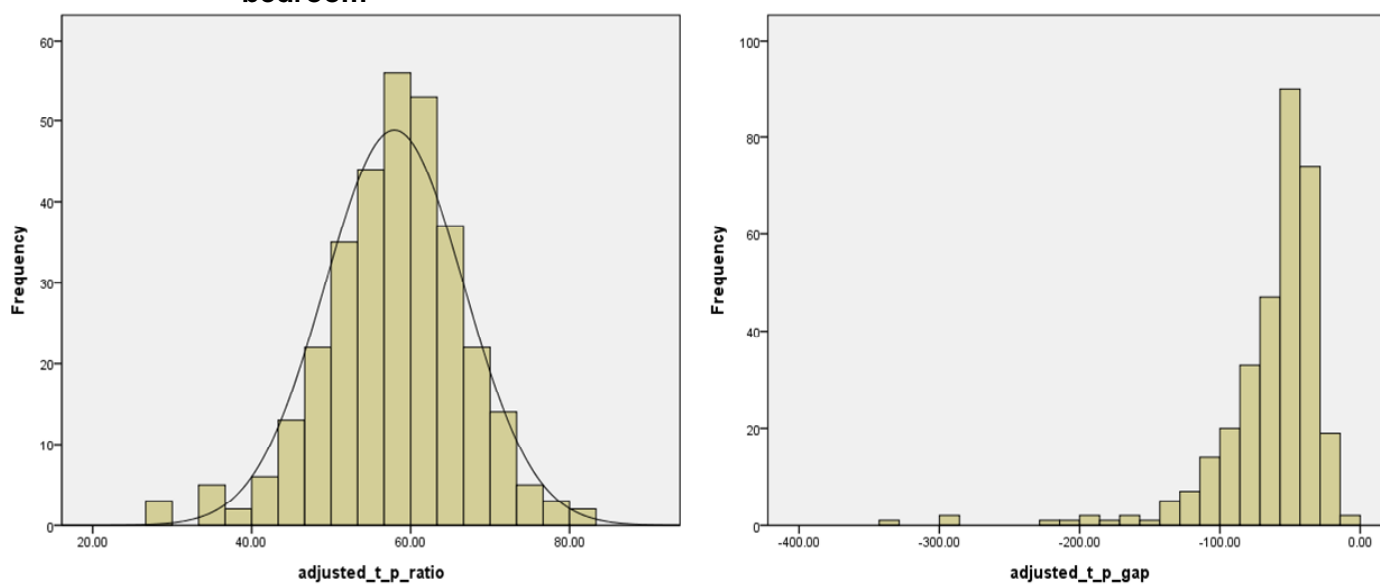
- The average of the adj.t/p ratios of LAs decreased in line with property size enlargement – 64.87% (one-), 57.95% (two-) and 54.43% (three-bedroom).
- For each size, the shape of the distribution for adj.t/p ratios appeared reasonably symmetric with values of skewness being close to 0.
- This shows that almost 70% of LAs fell in the interval of the average \pm the S.D.
- The average of the adj.t-p gaps widened for larger sizes – £42.50 (one-), £63.48 (two-) and £82.82 (three-bedroom).
- All size categories showed a distribution pattern skewed to lower part, with the skewness values being negatively far from 0.
- Since target rents are controlled in high valued areas whereas the private equivalents were much more reliant on market assessments, the negative outliers of adj.t-p gaps were likely to be produced in those areas.
- The degree of skewness increased as property size increased.

Figure 3.11 Frequency distribution of LAs by adj.t/p ratio (%) and adj.t-p gap (£): one-bedroom



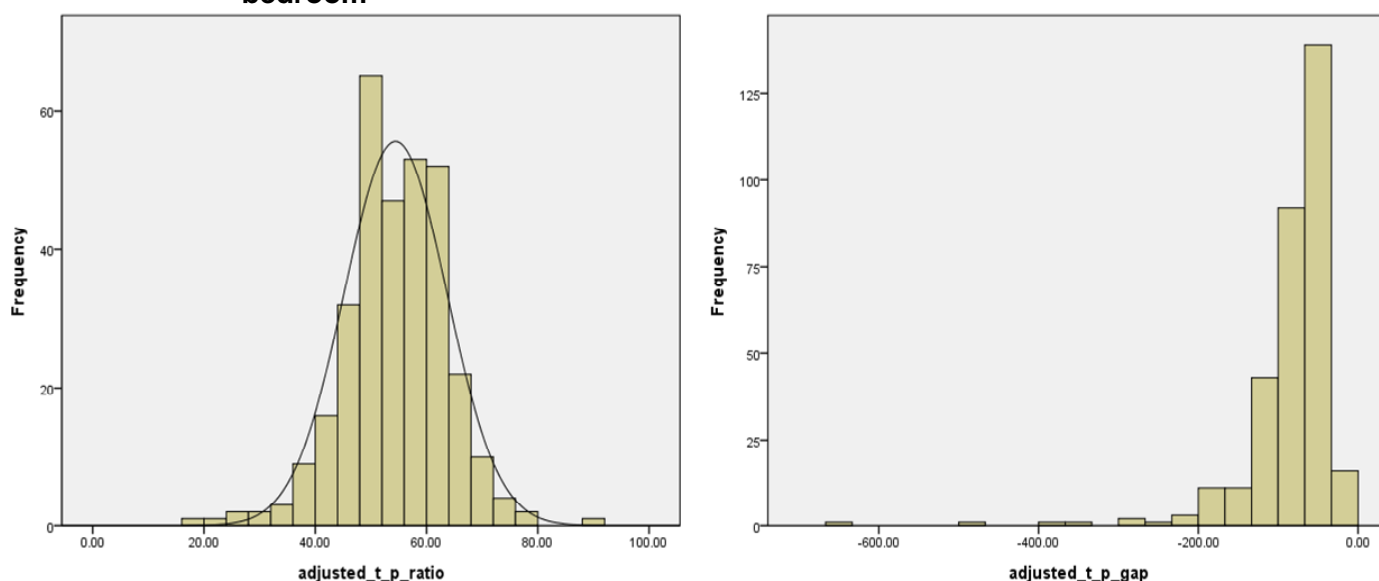
Source: As Figure 3.2.

Figure 3.12 Frequency distribution of LAs by adj.t/p ratio (%) and adj.t-p gap (£): two-bedroom



Source: As Figure 3.2.

Figure 3.13 Frequency distribution of LAs by adj.t/p ratio (%) and adj.t-p gap (£): three-bedroom



Source: As Figure 3.2.

Table 3.2 Key statistics of adj.t/p ratios (%) and adj.t-b gaps (£) at LA level: 2008/09

		Mean	Median	S. D.	Min.	Max.	Skewness*	N
1-bed	adj.t/p	64.87	65.01	10.69	31.48	118.32	0.390	324
	adj.t-p	-42.50	-35.58	27.84	-227.48	13.37	-2.610	324
2-bed	adj.t/p	57.95	58.50	8.77	27.43	82.46	-0.397	322
	adj.t-p	-63.48	-51.54	39.89	-334.57	-14.03	-3.018	322
3-bed	adj.t/p	54.43	54.77	9.25	18.23	91.79	-0.281	322
	adj.t-p	-82.82	-68.46	60.75	-641.07	-7.14	-4.436	322

Note and Source: As Table 3.1.

Tables 3.3 to 3.8 set out twenty LAs with low and high adj.t/p ratios for each property size. Annex 3 provides the adj.t-p gaps' equivalent tables with overall similarity – the wide (narrow) gap lists tend to have LAs in the high (low) ratio lists.

- LAs in London dominated the low ratio tables for all size categories, There were 14 one bedroom, 16 two bedroom and 14 three bedroom, largely due to high private rents.
- Urban LAs are likely to have high private rents so the low ratio tables consist almost exclusively of such LAs.
- Many LAs in the high ratio tables for each property size were within the North West and East Midlands regions – from one- to three-bedroom; 5, 7, and 7 LAs in the former region and 7, 7, and 6 LAs in the latter region, partly due to modest levels of private rents.
- Each high ratio table was almost equally shared by urban and rural LAs.
- In LAs with low adj.t/p ratios (and consequently, negative, wide adj.t-p gaps), social rents appear more affordable in relation to private rents, stimulating demand for social housing.
- In fact, LAs with over 10% in the waiting list measurement, 'waiting household (see last column in each table) were more often observed in the low adj.t/p ratio table for each size category.
- Across the English LAs, however, the ratio and the possible proxy to social housing demand failed to have a negative relationship with statistical significance (see Annex 5).
- It should be noted that the waiting lists figures come with significant caveats in interpreting them in relation to social housing demand in each locality (mostly due to double counting issues).

Table 3.3 LAs with a high adj.t/p ratio: one-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
Blackpool	N.W.	LU	118.32	13.37	86.37	56.84	439	6,692	10.3
N.E. Lincolnshire	Y&H	OU	111.94	5.97	55.97	54.01	1,749	3,769	5.5
Amber Valley	E.M.	SR	100.98	0.60	61.60	58.46	269	2,533	4.9
Bolsover	E.M.	SR	93.07	-4.64	62.36	57.75	124	2,529	7.9
Barrow-in-Furness	N.W.	OU	90.01	-6.89	62.11	57.21	91	1,666	5.4
N.E. Derbyshire	E.M.	R50	87.67	-8.63	61.37	57.95	117	1,986	4.7
Derby	E.M.	OU	87.28	-9.54	65.46	58.91	1,338	9,314	9.3
Nuneaton & B.	W.M.	OU	85.21	-11.83	68.17	59.98	337	2,760	5.5
East Northamptonshire	E.M.	R50	84.86	-12.11	67.89	63.66	487	1,527	4.4
Calderdale	Y&H	SR	83.37	-12.64	63.36	54.27	4,992	7,718	9.1
Allerdale	N.W.	R80	83.26	-12.22	60.78	57.84	812	2,479	6.0
Mendip	S.W.	R80	83.11	-12.67	62.33	59.74	958	2,126	4.6
Barnsley	Y&H	SR	82.88	-12.33	59.67	53.42	210	7,804	8.1
Ashfield	E.M.	OU	82.83	-12.88	62.12	52.78	88	5,835	11.7
Richmondshire	Y&H	R80	82.14	-14.29	65.71	61.84	53	1,462	7.3
Copeland	N.W.	R80	81.80	-14.56	65.44	61.71	469	2,546	8.2
Dudley	W.M.	MU	81.77	-14.58	65.42	58.37	613	5,448	4.3
Thanet	S.E.	OU	81.19	-15.05	64.95	59.67	1,409	4,697	8.2
Mansfield	E.M.	OU	81.17	-14.12	60.88	53.73	193	6,871	16.0
Hyndburn	N.W.	OU	81.09	-12.29	52.71	51.88	309	2,088	6.1

Note: The DETR's urban/rural classifications are: from the most to the least urban categories, Major urban (MU), Large urban (LU), Other urban (OU), Significant rural (SR), Rural 50 and Rural 80 – the urban-rural definition is based on the DE. 'Waiting households' represents the proportion of the number of households in a Waiting List as in April 2009 over the total household estimates for the mid-year 2006. Source: For U/R, DETR; for waiting households, CLG(2009), Housing Strategy Statistical Appendix; and for the others, as Table 3.1.

Table 3.4 LAs with a low adj.t/p ratio: one-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
City of London	Lon	MU	31.48	-227.48	104.52	97.73	51	1,291	25.8
Kensington and Chelsea	Lon	MU	34.21	-212.50	110.50	105.01	4,063	6,687	7.7
Westminster	Lon	MU	37.19	-179.64	106.36	100.98	4,557	8,394	7.4
Islington	Lon	MU	41.14	-135.38	94.62	88.39	3,929	11,921	13.7
Hackney	Lon	MU	41.83	-118.08	84.92	78.55	4,193	11,461	13.0
Tower Hamlets	Lon	MU	42.30	-127.52	93.48	82.79	6,419	19,681	22.4
Richmond upon Thames	Lon	MU	42.80	-118.41	88.59	85.89	2,641	6,858	8.7
Isle of Wight	S.E.	R80	43.91	-80.77	63.23	58.84	1,204	5,230	8.6
Camden	Lon	MU	44.39	-127.35	101.65	95.42	2,360	13,128	12.6
Lancaster	N.W.	SR	44.84	-72.81	59.19	54.08	331	2,398	3.9
Merton	Lon	MU	44.98	-103.98	85.02	77.54	784	6,163	7.3
Hammersmith and Fulham	Lon	MU	45.52	-125.31	104.69	101.61	3,906	8,492	11.0
Elmbridge	S.E.	MU	46.83	-90.92	80.08	77.36	945	1,563	2.9
Wandsworth	Lon	MU	47.34	-111.64	100.36	96.8	2,743	9,421	7.5
Southwark	Lon	MU	47.63	-100.03	90.97	82.42	3,636	9,804	8.3
N. Warwickshire	W.M.	R50	48.09	-71.11	65.89	61.19	124	1,426	5.5
Epsom and Ewell	S.E.	MU	49.67	-88.08	86.92	76.47	438	1,339	4.6
Newham	Lon	MU	49.75	-80.91	80.09	75.43	2,235	28,649	30.2
Kingston upon Thames	Lon	MU	49.91	-91.66	91.34	83.84	433	6,812	10.5
Brighton and Hove	S.E.	LU	50.36	-71.48	72.52	64.35	1,132	9,546	8.2

Note: As the previous table.

Table 3.5 LAs with a high adj.t/p ratio: two-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
Barrow-in-Furness	N.W.	OU	82.46	-14.03	65.97	64.65	152	1,666	5.4
Hyndburn	N.W.	OU	80.64	-14.13	58.87	58.43	1,558	2,088	6.1
Allerdale	N.W.	R80	79.15	-18.35	69.65	66.53	3,036	2,479	6.0
North Lincolnshire	Y&H	R50	79.03	-15.94	60.06	59.20	2,443	4,101	6.0
Burnley	N.W.	OU	77.64	-17.89	62.11	60.90	1,438	326	0.9
Bolsover	E.M.	SR	74.82	-22.66	67.34	66.43	204	2,529	7.9
Blackburn with Darwen	N.W.	OU	74.46	-22.22	64.78	63.13	3,478	6,473	11.8
Barnsley	Y&H	SR	74.20	-22.19	63.81	62.16	518	7,804	8.1
North East Derbyshire	E.M.	R50	73.63	-25.84	72.16	70.94	212	1,986	4.7
Nuneaton and Bedworth	W.M.	OU	73.48	-27.32	75.68	71.76	458	2,760	5.5
Bassetlaw	E.M.	R50	73.16	-24.69	67.31	64.79	271	4,008	8.4
Calderdale	Y&H	SR	73.06	-26.40	71.60	62.43	4,078	7,718	9.1
East Northamptonshire	E.M.	R50	72.80	-28.02	74.98	73.46	963	1,527	4.4
Melton	E.M.	R80	72.73	-27.00	72.00	70.35	221	959	4.6
Stoke-on-Trent	W.M.	LU	72.31	-23.81	62.19	60.71	1,618	5,555	5.3
Ashfield	E.M.	OU	72.04	-25.72	66.28	64.93	477	5,835	11.7
South Tyneside	N.E.	MU	71.26	-26.15	64.85	62.12	1,357	9,578	14.3
Derby	E.M.	OU	71.17	-28.54	70.46	67.93	2,040	9,314	9.3
Wigan	N.W.	MU	71.07	-26.62	65.38	63.51	779	4,561	3.5
Copeland	N.W.	R80	71.02	-29.56	72.44	69.54	2,279	2,546	8.2

Note: As the previous table.

Table 3.6 LAs with a low adj.t/p ratio: two-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
Kensington and Chelsea	Lon	MU	27.43	-334.57	126.43	119.46	3,294	6,687	7.7
City of London	Lon	MU	29.31	-288.41	119.59	112.80	38	1,291	25.8
Westminster	Lon	MU	29.42	-292.90	122.10	113.62	3,374	8,394	7.4
Camden	Lon	MU	33.93	-225.31	115.69	108.49	2,105	13,128	12.6
Islington	Lon	MU	33.95	-213.34	109.66	102.92	3,784	11,921	13.7
Isle of Wight	S.E.	R80	35.26	-130.12	70.88	68.23	2,057	5,230	8.6
Hackney	Lon	MU	35.82	-174.58	97.42	90.33	5,567	11,461	13.0
Richmond upon Thames	Lon	MU	36.56	-186.50	107.50	104.21	2,738	6,858	8.7
Hammersmith and Fulham	Lon	MU	36.71	-198.11	114.89	109.65	3,581	8,492	11.0
Tower Hamlets	Lon	MU	38.24	-170.47	105.53	94.68	8,875	19,681	22.4
Merton	Lon	MU	41.48	-141.62	100.38	94.11	1,464	6,163	7.3
Brighton and Hove	S.E.	LU	41.54	-114.58	81.42	74.79	1,534	9,546	8.2
Wandsworth	Lon	MU	41.57	-161.27	114.73	111.85	2,283	9,421	7.5
Southwark	Lon	MU	41.69	-145.18	103.82	95.89	3,584	9,804	8.3
Hounslow	Lon	MU	42.56	-137.86	102.14	96.35	2,266	10,088	11.6
Elmbridge	S.E.	MU	43.08	-124.66	94.34	92.14	1,366	1,563	2.9
Ealing	Lon	MU	44.17	-136.78	108.22	101.97	2,837	11,174	9.3
Epsom and Ewell	S.E.	MU	44.29	-120.34	95.66	88.68	623	1,339	4.6
Lambeth	Lon	MU	44.34	-129.69	103.31	94.29	6,166	16,729	13.8
Haringey	Lon	MU	44.54	-122.56	98.44	92.83	2,863	16,053	16.7

Note: As the previous table.

Table 3.7 LAs with a high adj.t/p ratio: three-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
Copeland	N.W.	R80	91.79	-7.14	79.86	77.62	2,860	2,546	8.2
Barrow-in-Furness	N.W.	OU	78.23	-20.03	71.97	71.74	93	1,666	5.4
Barnsley	Y&H	SR	76.78	-21.13	69.87	69.11	511	7,804	8.1
Burnley	N.W.	OU	74.86	-23.13	68.87	67.37	1,629	326	0.9
South Tyneside	N.E.	MU	73.96	-25.52	72.48	69.15	1,119	9,578	14.3
Blackburn with Darwen	N.W.	OU	73.49	-26.24	72.76	71.79	3,336	6,473	11.8
North East Lincolnshire	Y&H	OU	72.97	-24.87	67.13	67.06	3,366	3,769	5.5
Calderdale	Y&H	SR	71.90	-30.63	78.37	70.75	2,986	7,718	9.1
Derby	E.M.	OU	71.66	-30.89	78.11	76.33	1,197	9,314	9.3
Bolsover	E.M.	SR	71.29	-29.57	73.43	72.50	299	2,529	7.9
Gateshead	N.E.	MU	71.11	-29.76	73.24	68.93	952	10,681	12.4
Allerdale	N.W.	R80	70.19	-33.09	77.91	74.64	3,412	2,479	6.0
Redcar and Cleveland	N.E.	LU	69.46	-33.29	75.71	75.08	4,267	2,572	4.4
Bassetlaw	E.M.	R50	68.82	-32.12	70.88	69.87	342	4,008	8.4
North East Derbyshire	E.M.	R50	68.81	-35.56	78.44	78.44	107	1,986	4.7
Hyndburn	N.W.	OU	68.75	-29.69	65.31	64.85	954	2,088	6.1
Ashfield	E.M.	OU	68.02	-32.94	70.06	69.56	539	5,835	11.7
Newark and Sherwood	E.M.	R50	67.41	-33.57	69.43	69.12	597	9,602	20.0
Northumberland	N.E.	n.a.	67.29	-33.69	69.31	67.62	4,897	n.a.	n.a.
South Lakeland	N.W.	R80	67.23	-41.29	84.71	82.95	235	3,325	7.2

Note: As the previous table.

Table 3.8 LAs with a low adj.t/p ratio: three-bedroom

LA	region	U/R	ratio adj.t/p (%)	gap adj.t -p(£)	adj. target £	target £	N target	waiting households count	%
Kensington and Chelsea	Lon	MU	18.23	-641.07	142.93	136.45	1,520	6,687	7.7
Westminster	Lon	MU	21.30	-490.28	132.72	124.01	1,448	8,394	7.4
City of London	Lon	MU	26.92	-378.53	139.47	132.61	47	1,291	25.8
Camden	Lon	MU	27.40	-348.46	131.54	124.65	1,190	13,128	12.6
Islington	Lon	MU	29.26	-293.56	121.44	114.62	2,237	11,921	13.7
Hammersmith and Fulham	Lon	MU	31.29	-272.09	123.91	119.96	2,135	8,492	11.0
Richmond upon Thames	Lon	MU	32.12	-252.50	119.50	118.36	2,115	6,858	8.7
Hackney	Lon	MU	34.63	-207.89	110.11	104.72	3,955	11,461	13.0
Tower Hamlets	Lon	MU	35.79	-207.40	115.60	106.77	5,580	19,681	22.4
Wandsworth	Lon	MU	38.11	-205.48	126.52	124.53	1,535	9,421	7.5
Merton	Lon	MU	38.21	-177.96	110.04	106.21	1,456	6,163	7.3
Brighton and Hove	S.E.	LU	38.32	-141.86	88.14	85.16	1,079	9,546	8.2
Southwark	Lon	MU	38.82	-180.48	114.52	109.68	2,279	9,804	8.3
Woking	S.E.	MU	38.91	-161.90	103.10	99.27	374	2,015	5.3
Haringey	Lon	MU	39.39	-167.29	108.71	105.06	1,952	16,053	16.7
Elmbridge	S.E.	MU	39.41	-170.86	111.14	110.59	1,496	1,563	2.9
Guildford	S.E.	SR	39.48	-167.04	108.96	106.83	406	3,053	5.7
Runnymede	S.E.	MU	39.91	-171.26	113.74	111.44	164	2,105	6.2
Brent	Lon	MU	40.02	-172.74	115.26	111.36	2,801	21,737	21.1
Sevenoaks	S.E.	R50	40.07	-137.25	91.75	90.35	2,234	1,005	2.1

Note: As the previous table.

4. Comparison of rent indices based on size factor

This section compares adjusted target rents with private rents in terms of a rent index – the relative rent to the two-bedroom's standard (an average for adjusted target rents and a LQ level for private rents). In the target rent formation, the property size is employed as the base (that is, the size weight = 1.00 as shown in Table 4.1).

Table 4.1 Size weights in the target rent calculation formula

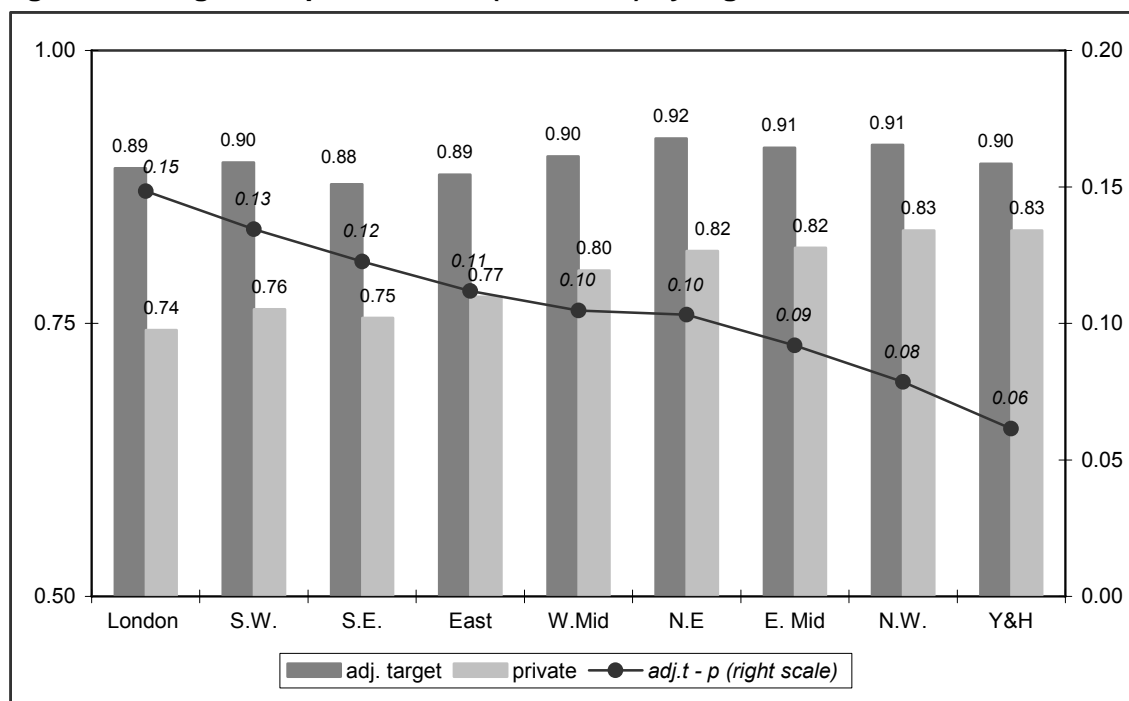
≤bedsit	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom	≥6-bedroom
0.8	0.9	1.0	1.1	1.2	1.3	1.4

Source: TSA (2009).

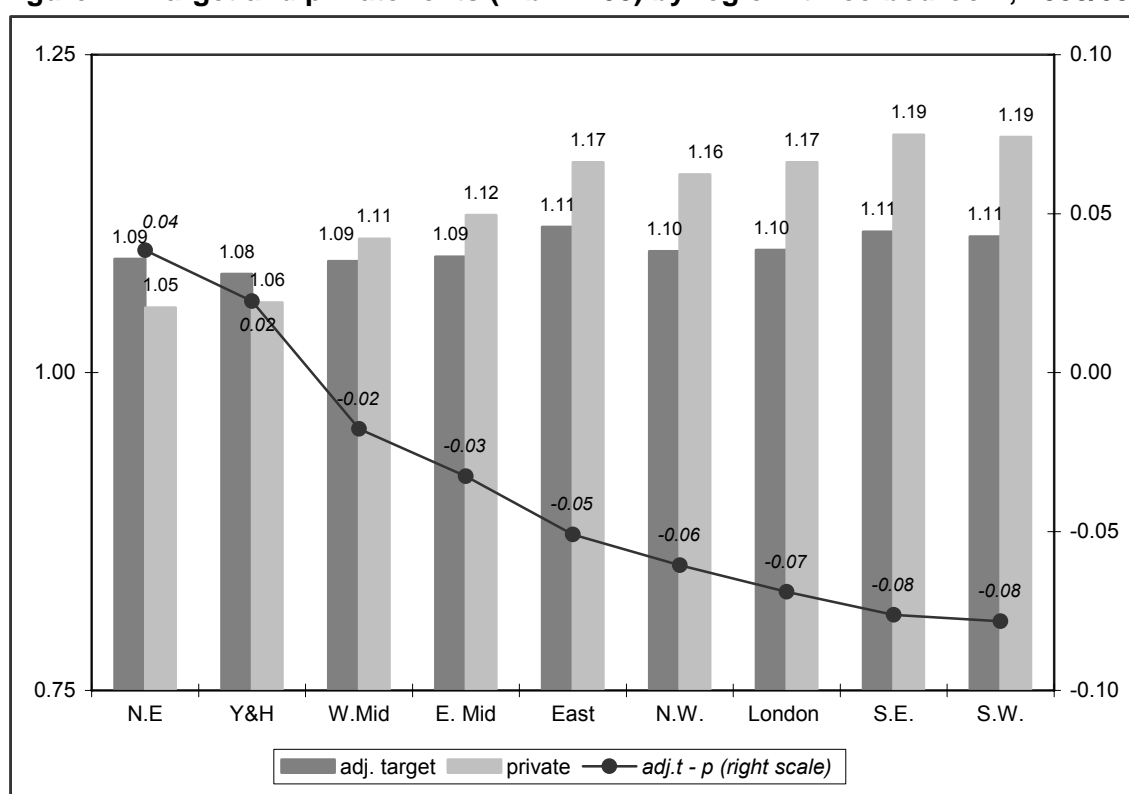
4.1 Region

Figures 4.1 and 4.2 set out the regional rent indices for one-bedroom and three-bedroom respectively.

- In the one-bedroom comparison, all regions saw the adjusted target rent indices outperforming the private counterparts – great contrast to the comparison in absolute terms (see Figure 3.2)
- Across the regions, the adjusted target rent indices remained at around 0.9 with ± 0.02 margins, owing partly to the size weight in the target formula.
- The private indices ranged from 0.74 in London to 0.83 in the North West and Yorkshire & the Humber.
- The adj.t-p gaps were positive in all regions with variation from 0.06 in Yorkshire & the Humber to 0.15 in London.
- The private sector's low indices hint small household tenants' relative difficulty in sizing up their accommodations within the sector.
- In the three-bedroom comparison, all regions but the North East and Yorkshire & the Humber saw the adjusted target rent indices below the private counterparts.
- As seen in the one-bedroom case, the adjusted target rent indices appeared fairly stable across the regions with the minimum of 1.08 in Yorkshire & the Humber and the maximum of 1.11 in the East, the South East and the South West.
- The private rent indices ranged from 1.05 in the North East to 1.19 in the South East and the South West.
- The adj.t-p gaps varied from -0.08 in the South West to 0.04 in the North East.
- The private sector's high indices, especially in the southern regions, hint tenants' relative difficulty in sizing up their accommodations within the sector.

Figure 4.1 Target and private rents (2-b = 1.00) by region: one-bedroom, 2008/09

Source: Author's calculation based on the data employed for Figures 3.2 and 3.3.

Figure 4.2 Target and private rents (2-b = 1.00) by region: three-bedroom, 2008/09

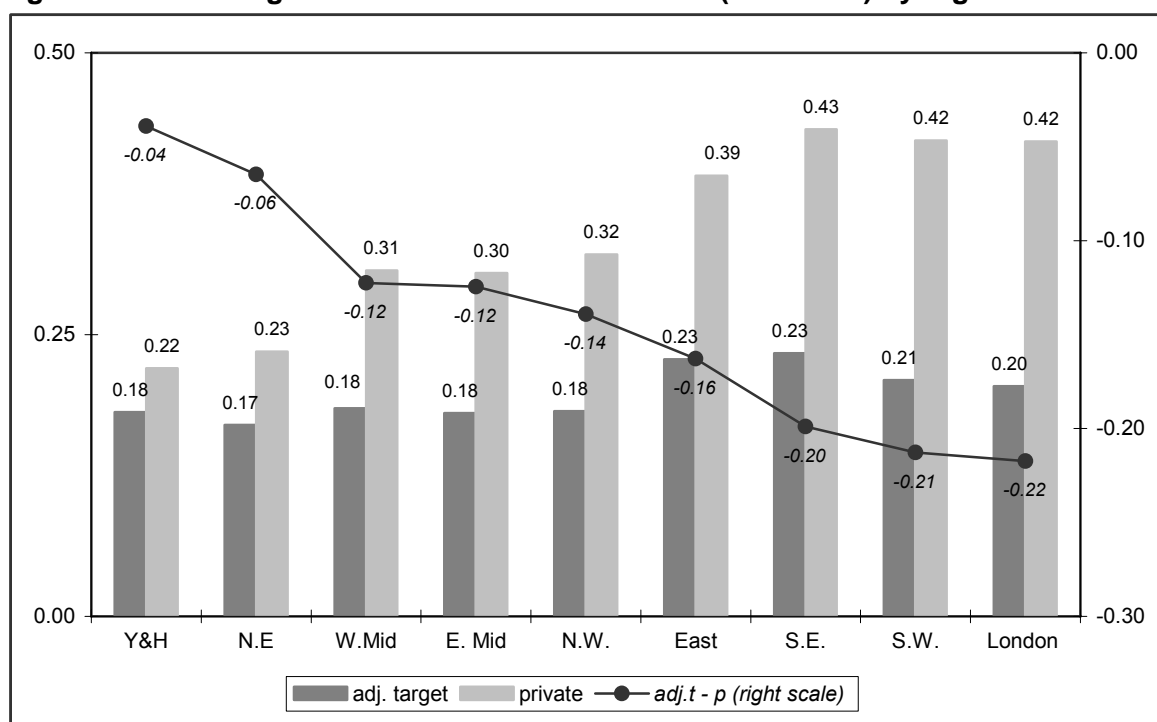
Source: Author's calculation based on the data employed for Figures 3.2 and 3.4.

Figure 4.3 sets out the range of the rent indices from one-bedroom to three-bedroom.

- In all regions, the ranges were wider in the private sector.

- The ranges of the adjusted target rent indices varied to a limited extent with the narrowest of 0.17 in the North East and the widest of 0.23 in the East and the South East.
- The private sector's ranges in Yorkshire & the Humber (0.22) and the North East (0.23) were somewhat narrow and close to the adjusted target equivalents, providing the adj.t-p gaps of -0.04 and -0.06 respectively.
- The southern three regions, by contrast, showed the widest private sector's ranges of 0.42 or over with the adj.t-p gaps of -0.20 or negatively greater.
- The observation hints that households in the southern regions had relative hardships in enlarging rental accommodation sizes within the private sector and consequently more opportunities of overcrowding in the smaller sized private rented homes in the sector.

Figure 4.3 Rent range from one- to three-bedrooms (2-b = 1.00) by region: 2008/09

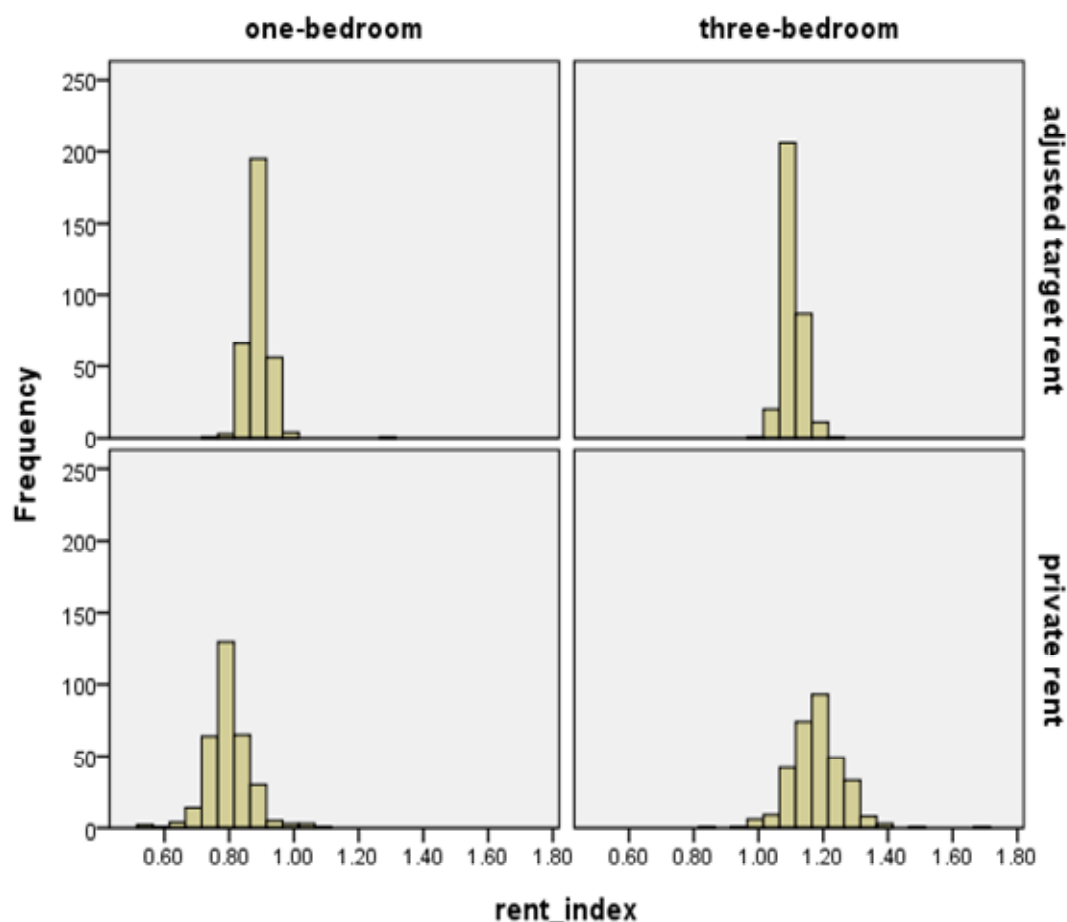


Source: Author's calculation based on the data employed for Figures 3.2 to 3.4.

4.3 Local authority

Figure 4.4 set out frequency distributions of LAs by rent index for the two sectors and Table 4.2 presents the relevant statistics. Unlike in absolute terms, the two sectors' rent indices failed to have a significant correlation across LAs (p 's = 0.011 for one-bedroom and 0.068 for three-bedroom as show in Annex 4).

- The adjusted target rent indices displayed a tall and narrow shape of the distribution for both size categories, reflecting the regulatory feature in the target rent formation.
- The private rent indices varied somewhat widely with a greater extent for three-bedroom, but they did not set out substantial skewness towards high values unlike in absolute terms (see Figures 3.8 and 3.10).
- For one-bedroom, the hub for the adjusted target rent indices was located in higher part than the private counterpart, whereas for three-bedroom the relationship was reversed.

Figure 4.4 Frequency distribution of LAs by size and rent (2-b=1.00): 2008/09

Source: Author's calculation based on data used for Figure 3.2.

Table 4.2 Key statistics of target and private rents (2-b = 1.00) across LAs, 2008/09

		Mean	Median	S. D.	Min.	Max.	Skewness*	N
1-bed	adj. target	.89	.89	.04	.73	1.28	3.004	326
	target	.86	.86	.03	.72	.93	-0.613	326
	private	.80	.79	.07	.54	1.09	0.482	322
3-bed	adj. target	1.10	1.10	.03	.99	1.22	0.409	326
	target	1.13	1.13	.03	1.01	1.28	0.417	326
	private	1.18	1.17	.08	.85	1.70	0.788	321

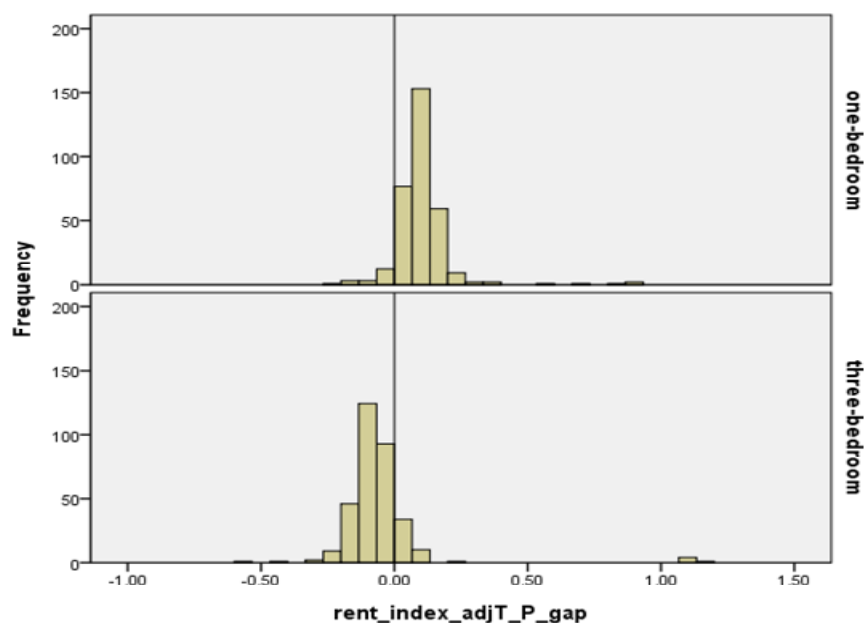
Note: * A Skewness value takes 0 for a symmetric distribution. Source: As Figure 4.4.

Figures 4.5 and 4.6 show the frequency distribution of LAs by the rent index's adj t-p gap and the range between one-bedroom and three-bedroom properties respectively.

- As the adjusted target rent indices were more likely to outperform the private counterparts for one-bedroom, the great majority of the adj.t-p gaps for this size category were located in the positive area.
- By contrast, those for three-bedroom properties tended to have a negative sign.
- The adjusted target rent indices' range between the two size categories set out a somewhat tall and narrow shape, owing mainly to the nature of the target rent formation.

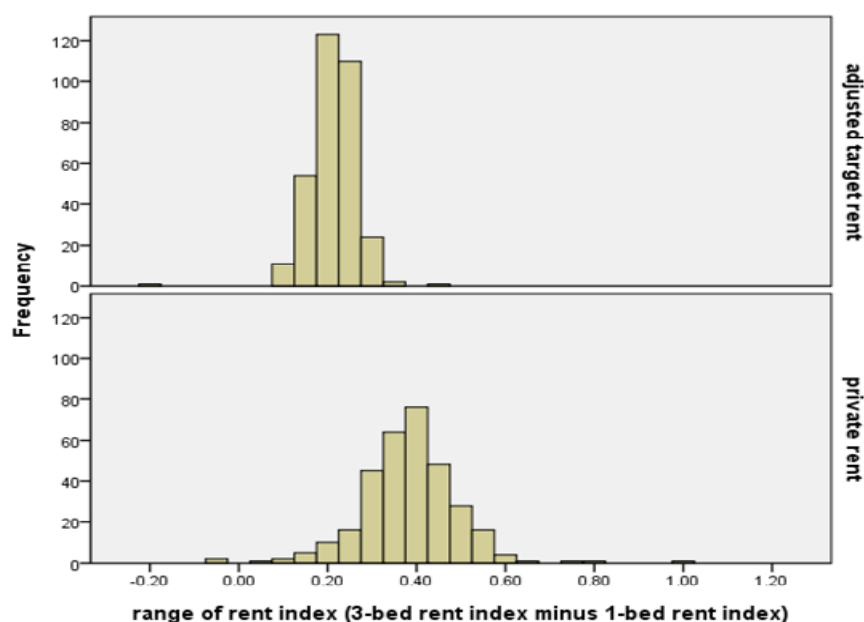
- The private counterparts distributed more widely, hinting a greater variation in rent setting in the private rented market even in the relative terms.

Figure 4.5 Frequency distribution of LAs by adj.t-p gap in terms of rent indices: 2008/09



Source: As Figure 4.4.

Figure 4.6 Frequency distribution of LAs by a rent index range from one-bedroom to three-bedroom: 2008/09



Source: As Figure 4.4.

Tables 4.3 to 4.10 set out twenty LAs with a high or low rent index by property size and sector. For other league tables with respect to rent indices, such as LAs with a large adj.t-p

gap or those with a wide range of rent indices between one- and three-bedrooms, see Annexes 4 and 6.

- Unlike those in absolute terms, rents in relative terms suppressed the high values in London LAs regardless of sectors and property sizes. Five LAs in the capital were observed in the low private rent index table for one-bedroom properties.
- It becomes complex to interpret the urban/rural characteristics as a determinate for rent index level. The high adjusted target rent index table for one-bedroom was dominated by urban LAs (amounting to 15), whereas that for three-bedroom showed 16 rural LAs. Both high and low private rent index tables had the same proportions of urban and rural LAs; with 7 and 13 for one-bedroom, and 11 and 9 for three-bedroom.
- Price distortions (that is, indices of over (under) 1.00 for the one-bedroom (three-bedroom) index) were rarely observed. The two cases of the adjusted target rent distortions (one each for one- and three-bedroom) were caused by the adjusted factor or service charge with the corresponding 'net' target rent indices remaining at reasonable levels. The private sector saw four and two LAs with distortions for one- and three-bedroom stock respectively.
- The unlikelihood of price distortions confirms that both private and 'restructuring' social sectors are employing a property size as one of key determinants of rent levels.
- From the LA league tables, the relationship between the rent indices in each sector and local demands for social housing (represented by lengths of waiting lists) was not clearly observed.

Table 4.3 LAs with a high adjusted target rent (2-b =1.00): one-bedroom

LA	region	U/R	adj. target (2-b =1.00)	private (2-b =1.00)	target	adj.t – P	N target	waiting households count	%
Blackpool	N.W.	LU	1.28	0.71	0.87	0.57	439	6,692	10.3
Lincoln	E.M.	OU	1.00	0.81	0.89	0.18	300	3,559	9.1
Newcastle upon Tyne	N.E.	MU	0.97	0.81	0.92	0.16	1,539	9,489	8.1
Oldham	N.W.	MU	0.97	0.97	0.91	0.00	686	6,555	7.3
Thurrock	East	OU	0.97	0.81	0.89	0.16	293	2,087	3.4
Mansfield	E.M.	OU	0.96	0.83	0.88	0.13	193	6,871	16.0
Stoke-on-Trent	W.M.	LU	0.96	0.93	0.89	0.03	1,021	5,555	5.3
Manchester	N.W.	MU	0.96	0.82	0.89	0.14	8,677	22,723	11.5
Wolverhampton	W.M.	MU	0.95	0.82	0.89	0.14	1,083	4,440	4.5
Rochdale	N.W.	MU	0.95	0.81	0.90	0.14	1,037	3,753	4.4
Chesterfield	E.M.	OU	0.95	0.93	0.84	0.02	103	1,566	3.5
Doncaster	Y&H	SR	0.95	0.73	0.86	0.22	480	13,487	11.0
Staffordshire Moorlands	W.M.	R50	0.95	0.77	0.89	0.18	212	1,206	3.0
Wigan	N.W.	MU	0.95	0.87	0.86	0.08	755	4,561	3.5
South Kesteven	E.M.	R50	0.95	0.81	0.89	0.14	128	4,260	7.7
Exeter	S.W.	OU	0.95	0.79	0.89	0.16	813	5,560	10.9
Bolton	N.W.	MU	0.94	0.82	0.90	0.13	1,363	22,035	19.9
Tandridge	S.E.	R50	0.94	0.84	0.86	0.10	148	1,554	4.7
Great Yarmouth	East	SR	0.94	0.80	0.89	0.14	229	6,089	14.5
Barrow-in-Furness	N.W.	OU	0.94	0.86	0.88	0.08	91	1,666	5.4

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.4 LAs with a low adjusted target rent (2-b =1.00): one-bedroom

LA	region	U/R	adj. target (2-b =1.00)	private (2-b =1.00)	target	adj.t – P	N target	waiting households count	%
Isles of Scilly	S.W.	R80	0.73	n.a.	0.72	n.a.	6	n.a.	n.a.
Hart	S.E.	SR	0.80	0.81	0.81	-0.01	324	1,401	4.0
Central Bedfordshire	East	n.a.	0.81	0.78	0.80	0.03	898	n.a.	n.a.
Melton	E.M.	R80	0.81	0.74	0.79	0.08	43	959	4.6
East Hampshire	S.E.	R50	0.82	0.75	0.81	0.07	798	2,296	5.1
Richmond upon Thames	Lon	MU	0.82	0.70	0.82	0.12	2,641	6,858	8.7

Surrey Heath	S.E.	OU	0.83	0.62	0.84	0.21	685	1,805	5.5
Babergh	East	R80	0.83	0.80	0.80	0.03	137	1,512	4.1
Mole Valley	S.E.	MU	0.83	0.79	0.82	0.04	1,012	2,731	8.0
Kingston upon Thames	Lon	MU	0.84	0.78	0.82	0.06	433	6,812	10.5
North Hertfordshire	East	SR	0.84	0.78	0.82	0.06	1,450	1,939	3.7
Gedling	E.M.	LU	0.84	0.88	0.83	-0.05	684	1,800	3.7
Cotswold	S.W.	R80	0.84	0.79	0.82	0.05	687	2,224	6.2
South Cambridgeshire	East	R80	0.84	0.80	0.83	0.04	231	3,800	6.9
Canterbury	S.E.	OU	0.84	0.69	0.84	0.15	178	3,519	5.8
Eastleigh	S.E.	LU	0.84	0.74	0.83	0.10	665	4,660	9.3
Milton Keynes	S.E.	OU	0.84	0.76	0.82	0.08	1,244	n.a.	n.a.
Basildon	East	OU	0.84	0.81	0.81	0.03	530	3,209	4.5
Redbridge	Lon	MU	0.84	0.75	0.82	0.09	324	13,969	14.4
Tonbridge and Malling	S.E.	R50	0.85	0.76	0.85	0.09	1,597	1,421	3.1

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.5 LAs with a high private (2-b =1.00): one-bedroom

LA	region	U/R	adj. target	private	target	adj.t – P	N	waiting households	
				(2-b =1.00)				count	%
West Lindsey	E.M.	R80	0.85	1.09	0.83	-0.25	614	1,937	5.4
Lancaster	N.W.	SR	0.88	1.05	0.85	-0.17	331	2,398	3.9
North Lincolnshire	Y&H	R50	0.90	1.04	0.87	-0.14	1,243	4,101	6.0
Burnley	N.W.	OU	0.88	1.04	0.86	-0.16	781	326	0.9
Hambleton	Y&H	R80	0.89	1.00	0.89	-0.11	1,127	1,338	3.7
North Warwickshire	W.M.	R50	0.89	1.00	0.85	-0.11	124	1,426	5.5
Oldham	N.W.	MU	0.97	0.97	0.91	0.00	686	6,555	7.3
Bassetlaw	E.M.	R50	0.87	0.96	0.84	-0.08	98	4,008	8.4
Solihull	W.M.	MU	0.90	0.94	0.88	-0.04	187	8,875	10.6
Chesterfield	E.M.	OU	0.95	0.93	0.84	0.02	103	1,566	3.5
Stoke-on-Trent	W.M.	LU	0.96	0.93	0.89	0.03	1,021	5,555	5.3
Stratford-on-Avon	W.M.	R80	0.89	0.92	0.87	-0.03	755	2,553	5.1
East Lindsey	E.M.	R80	0.94	0.91	0.91	0.03	424	5,452	8.9
Rutland	E.M.	R80	0.89	0.91	0.85	-0.01	54	432	2.9
Charnwood	E.M.	SR	0.91	0.90	0.84	0.00	480	2,131	3.3
Ryedale	Y&H	R80	0.91	0.90	0.84	0.01	170	940	4.1
Test Valley	S.E.	R50	0.89	0.90	0.86	-0.01	1,370	3,030	6.4
Forest of Dean	S.W.	R80	0.85	0.90	0.83	-0.05	214	2,021	5.9
Hyndburn	N.W.	OU	0.90	0.89	0.89	0.00	309	2,088	6.1
Kingston upon Hull	Y&H	LU	0.93	0.89	0.86	0.04	1,115	10,291	9.0

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.6 LAs with a low private rent (2-b =1.00): one-bedroom

LA	region	U/R	adj. target	private (2-b =1.00)	target	adj.t – P	N target	waiting households count	%
North East Lincolnshire	Y&H	OU	0.90	0.54	0.88	0.36	1,749	3,769	5.5
Torridge	S.W.	R80	0.90	0.56	0.88	0.34	166	1,209	4.3
Rochford	East	LU	0.85	0.61	0.85	0.24	595	405	1.2
Surrey Heath	S.E.	OU	0.83	0.62	0.84	0.21	685	1,805	5.5
Mendip	S.W.	R80	0.89	0.62	0.87	0.27	958	2,126	4.6
Amber Valley	E.M.	SR	0.90	0.62	0.87	0.27	269	2,533	4.9
Rushcliffe	E.M.	R50	0.88	0.66	0.88	0.22	138	1,231	2.7
Camden	Lon	MU	0.88	0.67	0.88	0.21	2,360	13,128	12.6
Wychavon	W.M.	R80	0.87	0.67	0.86	0.19	1,320	4,015	8.2
Canterbury	S.E.	OU	0.84	0.69	0.84	0.15	178	3,519	5.8
Arun	S.E.	LU	0.88	0.69	0.85	0.19	148	3,566	5.4
Christchurch	S.W.	LU	0.88	0.69	0.89	0.20	518	2,450	11.7
Westminster	Lon	MU	0.87	0.69	0.89	0.18	4,557	8,394	7.4
Gloucester	S.W.	OU	0.87	0.70	0.82	0.17	199	4,683	9.8
Kensington and Chelsea	Lon	MU	0.87	0.70	0.88	0.17	4,063	6,687	7.7
Craven	Y&H	R80	0.92	0.70	0.87	0.22	649	840	3.5
South Holland	E.M.	R80	0.93	0.70	0.88	0.22	79	2,082	5.9
Richmond upon Thames	Lon	MU	0.82	0.70	0.82	0.12	2,641	6,858	8.7
Blackpool	N.W.	LU	1.28	0.71	0.87	0.57	439	6,692	10.3
Islington	Lon	MU	0.86	0.71	0.86	0.15	3,929	11,921	13.7

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.7 LAs with a high adjusted target rent (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private (2-b =1.00)	target	adj.t – P	N target	waiting households count	%
Torridge	S.W.	R80	1.22	1.11	1.22	0.11	746	1,209	4.3
Lewes	S.E.	R50	1.21	1.19	1.28	0.02	251	1,724	4.2
Ribble Valley	N.W.	R80	1.18	1.23	1.19	-0.05	334	840	3.5
Elmbridge	S.E.	MU	1.18	1.29	1.20	-0.11	1,496	1,563	2.9
South Bucks	S.E.	R50	1.17	1.14	1.18	0.03	1,032	1,520	5.8
Tandridge	S.E.	R50	1.17	1.19	1.18	-0.02	196	1,554	4.7
Hertsmere	East	SR	1.17	1.34	1.21	-0.17	2,111	1,803	4.6
Isles of Scilly	S.W.	R80	1.17	n.a.	1.15	n.a.	4	n.a.	n.a.
Maldon	East	R80	1.17	1.16	1.17	0.01	968	1,234	4.7
North Dorset	S.W.	R80	1.17	1.27	1.17	-0.10	1,093	1,051	3.8
City of London	Lon	MU	1.17	1.27	1.18	-0.10	47	1,291	25.8
Brentwood	East	SR	1.17	1.21	1.17	-0.05	152	2,495	8.3
Blaby	E.M.	LU	1.16	1.16	1.19	0.01	626	1,885	5.0
Tendring	East	R50	1.16	1.27	1.18	-0.10	519	3,074	4.7
West Dorset	S.W.	R80	1.16	1.14	1.18	0.02	1,969	2,313	5.4
Epping Forest	East	MU	1.16	1.29	1.18	-0.13	385	4,611	8.9
Mid Sussex	S.E.	R80	1.16	1.27	1.18	-0.11	1,636	2,513	4.7
Tunbridge Wells	S.E.	SR	1.16	1.30	1.17	-0.14	1,994	1,582	3.6
N. W. Leicestershire	E.M.	R50	1.16	1.16	1.14	-0.01	460	581	1.5
Vale of White Horse	S.E.	R50	1.15	1.19	1.16	-0.04	2,264	3,947	8.4

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.8 LAs with a low adjusted target rent (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private (2-b =1.00)	target	adj.t – P	N	waiting households	
							target	count	%
Newark & Sherwood	E.M.	R50	0.99	1.00	1.01	-0.01	597	9,602	20.0
Darlington	N.E.	OU	1.03	1.19	1.05	-0.16	443	2,465	5.6
Selby	Y&H	R80	1.04	1.20	1.06	-0.16	335	1,495	4.5
Wyre Forest	W.M.	SR	1.04	1.07	1.10	-0.03	2,167	2,607	6.2
East Lindsey	E.M.	R80	1.04	1.17	1.05	-0.13	2,007	5,452	8.9
West Lancashire	N.W.	R50	1.05	1.13	1.07	-0.09	174	2,550	5.5
Teignbridge	S.W.	R80	1.05	1.23	1.09	-0.18	1,699	3,653	6.6
Shepway	S.E.	SR	1.05	1.30	1.09	-0.25	326	2,095	4.8
Bassetlaw	E.M.	R50	1.05	1.12	1.08	-0.07	342	4,008	8.4
Mansfield	E.M.	OU	1.05	1.14	1.08	-0.09	721	6,871	16.0
Thanet	S.E.	OU	1.06	1.26	1.09	-0.20	892	4,697	8.2
Nuneaton & Bedworth	W.M.	OU	1.06	1.17	1.09	-0.12	406	2,760	5.5
Kingston upon Hull	Y&H	LU	1.06	1.12	1.08	-0.06	1,011	10,291	9.0
Ashfield	E.M.	OU	1.06	1.12	1.07	-0.06	539	5,835	11.7
Peterborough	East	OU	1.06	1.10	1.07	-0.04	3,883	9,685	13.8
South Kesteven	E.M.	R50	1.06	1.14	1.08	-0.08	269	4,260	7.7
York	Y&H	OU	1.06	1.13	1.10	-0.07	1,053	2,321	2.8
Walsall	W.M.	MU	1.06	1.17	1.13	-0.10	10,507	16,394	15.9
Bradford	Y&H	MU	1.06	1.11	1.10	-0.05	8,121	56,072	29.4
Wolverhampton	W.M.	MU	1.06	1.11	1.13	-0.04	734	4,440	4.5

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.9 LAs with a high private (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private (2-b =1.00)	target	adj.t – P	N	waiting households	
							target	count	%
Kensington & C.	Lon	MU	1.13	1.70	1.14	-0.57	1,520	6,687	7.7
Westminster	Lon	MU	1.09	1.50	1.09	-0.41	1,448	8,394	7.4
Camden	Lon	MU	1.14	1.41	1.15	-0.27	1,190	13,128	12.6
North Lincolnshire	Y&H	R50	1.11	1.39	1.12	-0.28	4,215	4,101	6.0
Forest Heath	East	R80	1.14	1.37	1.14	-0.23	959	1,346	5.2
Hastings	S.E.	OU	1.11	1.35	1.21	-0.24	1,812	2,112	5.4
Hertsmere	East	SR	1.17	1.34	1.21	-0.17	2,111	1,803	4.6
Runnymede	S.E.	MU	1.09	1.34	1.12	-0.25	164	2,105	6.2
Cannock Chase	W.M.	SR	1.08	1.33	1.10	-0.25	390	1,408	3.6
Purbeck	S.W.	R80	1.10	1.33	1.14	-0.22	815	1,333	7.0
Test Valley	S.E.	R50	1.09	1.32	1.09	-0.24	2,093	3,030	6.4
Barnet	Lon	MU	1.12	1.32	1.15	-0.20	1,211	13,982	10.5
Malvern Hills	W.M.	R50	1.13	1.32	1.15	-0.19	1,364	1,654	5.3
E. Northamptonshire	E.M.	R50	1.09	1.31	1.11	-0.22	1,486	1,527	4.4
Harrow	Lon	MU	1.12	1.31	1.15	-0.19	922	4,261	5.2
Shepway	S.E.	SR	1.05	1.30	1.09	-0.25	326	2,095	4.8
Hyndburn	N.W.	OU	1.11	1.30	1.11	-0.19	954	2,088	6.1
Tunbridge Wells	S.E.	SR	1.16	1.30	1.17	-0.14	1,994	1,582	3.6
Southend-on-Sea	East	LU	1.08	1.30	1.19	-0.22	799	4,094	5.7
St. Albans	East	SR	1.12	1.30	1.15	-0.18	394	1,596	3.0

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table 4.10 LAs with a low private rent (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private (2-b =1.00)	target	adj.t – P	N target	waiting households count	%
Copeland	N.W.	R80	1.10	0.85	1.12	0.25	2,860	2,546	8.2
North Warwickshire	W.M.	R50	1.07	0.96	1.09	0.11	317	1,426	5.5
Newark & Sherwood	E.M.	R50	0.99	1.00	1.01	-0.01	597	9,602	20.0
South Lakeland	N.W.	R80	1.07	1.00	1.09	0.07	235	3,325	7.2
North East Lincolnshire	Y&H	OU	1.08	1.00	1.10	0.08	3,366	3,769	5.5
Newcastle upon Tyne	N.E.	MU	1.09	1.00	1.09	0.09	1,009	9,489	8.1
Lancaster	N.W.	SR	1.10	1.00	1.12	0.10	403	2,398	3.9
Birmingham	W.M.	MU	1.08	1.01	1.13	0.08	8,041	19,190	4.7
Waveney	East	SR	1.11	1.02	1.14	0.10	786	3,642	7.0
Welwyn Hatfield	East	OU	1.12	1.03	1.15	0.08	591	3,001	7.0
Middlesbrough	N.E.	LU	1.07	1.05	1.10	0.03	6,168	4,746	8.2
Sheffield	Y&H	LU	1.09	1.05	1.11	0.04	4,654	97,818	43.3
Gateshead	N.E.	MU	1.11	1.05	1.11	0.06	952	10,681	12.4
Barnsley	Y&H	SR	1.09	1.06	1.11	0.04	511	7,804	8.1
Redcar & Cleveland	N.E.	LU	1.09	1.06	1.11	0.03	4,267	2,572	4.4
Nottingham	E.M.	LU	1.09	1.06	1.11	0.04	1,409	9,398	7.5
Newcastle-under-L.	W.M.	LU	1.10	1.06	1.11	0.04	3,041	2,771	5.3
Stockton-on-Tees	N.E.	LU	1.09	1.07	1.12	0.03	683	3,123	4.0
Wyre Forest	W.M.	SR	1.04	1.07	1.10	-0.03	2,167	2,607	6.2
Boston	E.M.	SR	1.14	1.07	1.14	0.07	1,687	1,977	7.9

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

6. Conclusion

Overall, the latest comparisons between adjusted target rents and private rents appeared to sustain the patterns observed in the previous year's study. In absolute terms, the restructured social rents were in a significantly positive relationship with private rents, while staying well below their counterparts, with substantial compression in high pressured areas. The findings are consistent with the two main policy objectives for restructuring social rents – fairness and affordability.

However, in relative terms, drawing on the two-bedroom standard, the relationship between social and private rents is not so straightforward. The two sectors' rent indices were not correlated significantly. Adjusted target rent indices were overall below the private counterparts for three-bedrooms, but not for one-bedrooms so there is some inconsistency.

Adjusted target rents are clearly important not only in their impact on existing tenants but also for prospective tenants hence the inclusion of waiting lists in the analysis. The relationship of on the one hand, the ratio of target to private rents and the demand for social housing, and on the other hand waiting lists and the demand for affordable housing, would both benefit from further investigation.

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Annex 1. Supplemental statistics at the national and regional level

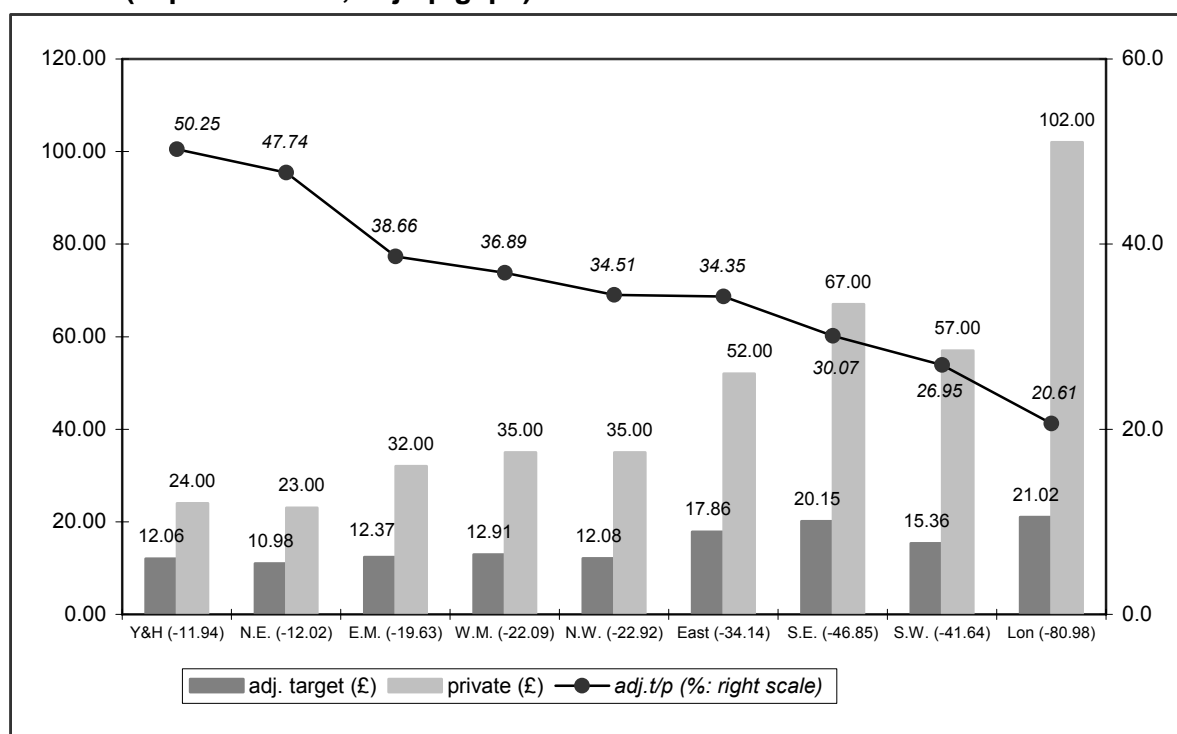
Table A.1.1 Disparities between net rents and target rents by region (%): 2007/08

region	all	b-space	b-sit	1-b	2-b	3-b	4-b	5-b	≥6-b
London	7.7	4.4	9.1	8.5	7.3	7.1	8.6	9.9	12.7
S.E.	0.9	0.2	0.1	0.2	0.3	1.8	1.8	2.7	1.5
S.W.	-0.1	6.5	-1.3	-0.5	-0.7	0.7	0.5	-0.4	-5.7
E. M.	1.8	-20.0	-2.7	-0.9	-0.4	4.6	4.9	2.1	-0.4
East	2.2	-7.9	2.2	1.3	1.3	3.3	3.4	2.6	-0.9
W. M.	1.5	-1.1	-1.9	-1.7	-0.1	4.5	1.7	0.8	0.9
Y & H	3.7	16.1	0.4	2.0	3.7	5.1	1.5	-0.2	0.8
N.E.	3.7	n/a	-2.7	0.1	2.7	6.0	7.9	9.9	-16.9
N.W.	2.9	2.8	1.1	0.6	1.6	4.7	4.1	3.3	2.5
England	3.1	3.1	3.3	2.3	2.2	4.1	4.7	5.5	5.7

Note: Net rent stock without target rents was included in the disparity calculation. Figures outside of a $\pm 5\%$ range are shaded.

Source: Udagawa, C.; Spenceley, J. and Whitehead, C (2010).

Figure A.1.1 Rental range (£) between one-bedroom and three-bedroom, 2008/09: (in parentheses, adj.t-p gaps)



Source: Author's calculation based on the data employed for Figures 3.2 and 3.4.

Table A.1.2 The national and regional target and private rents (£), 2008/09: all core sizes

	adj. target £	target £	private £	comparison		N	
				adj.t / p (%)	adj.t - p	target	private
England	78.04	75.18	138.60	56.3	-60.56	1,604,004	228,822
East Midlands	70.10	68.15	105.28	66.6	-35.18	81,716	10,142
East of England	80.11	77.61	127.49	62.8	-47.38	171,010	17,885
London	102.35	96.19	217.53	47.1	-115.18	243,631	112,123
North East	65.74	63.60	98.71	66.6	-32.97	110,953	6,082
North West	68.05	66.13	111.21	61.2	-43.16	322,718	16,950
South East	87.76	85.16	146.14	60.1	-58.38	225,534	30,580
South West	74.96	73.07	127.67	58.7	-52.71	135,919	13,602
West Midlands	70.87	68.46	110.77	64.0	-39.90	178,085	10,103
Yorkshire & H.	66.67	63.90	107.02	62.3	-40.35	134,438	11,355

Source: For the private rents, estimation by Banks, D. and Whitehead, C. (2010). For target rents, author's calculation based on the RSR2009 Part Ia.

Table A.1.3 The regional target and private rents, 2007/08: one-bedroom

	adj. target	target	private	comparison		N	
	£	£	£	adj.t / p (%)	adj.t - p	target	private
E. Mid	62.52	57.60	86.00	72.7	-23.48	15,257	1,793
East	69.39	65.20	103.00	67.4	-33.61	34,193	4,757
London	91.88	85.23	180.00	51.0	-88.12	75,384	35,340
N.E	59.42	55.54	80.00	74.3	-20.58	22,648	714
N.W.	60.67	56.54	91.00	66.7	-30.33	64,382	3,140
S.E.	75.77	71.26	117.00	64.8	-41.23	49,692	8,999
S.W.	65.80	61.87	103.00	63.9	-37.20	25,541	3,874
W.Mid	63.14	58.41	91.00	69.4	-27.86	38,784	2,733
Y&H	59.66	55.13	91.00	65.6	-31.34	34,922	2,457

Source: For private rents, Hometrack. For target rents, author's calculation based on the RSR2009 Part Ia.

Table A.1.4 The regional target and private rents, 2007/08: two-bedroom

	adj. target	target	private	comparison		N	
	£	£	£	adj.t / p (%)	adj.t - p	target	private
E. Mid	68.63	66.80	105.00	65.4	-36.37	32,346	4,982
East	78.29	75.62	133.00	58.9	-54.71	68,130	8,405
London	102.98	96.15	242.00	42.6	-139.02	99,468	54,481
N.E	64.62	62.53	98.00	65.9	-33.38	46,406	3,554
N.W.	66.42	64.31	109.00	60.9	-42.58	116,766	9,079
S.E.	86.35	83.29	155.00	55.7	-68.65	87,628	14,482
S.W.	73.32	71.29	135.00	54.3	-61.68	57,412	6,485
W.Mid	69.93	67.09	114.00	61.3	-44.07	69,062	4,441
Y&H	66.56	63.64	109.00	61.1	-42.44	50,112	5,986

Source: As Table A.1.3.

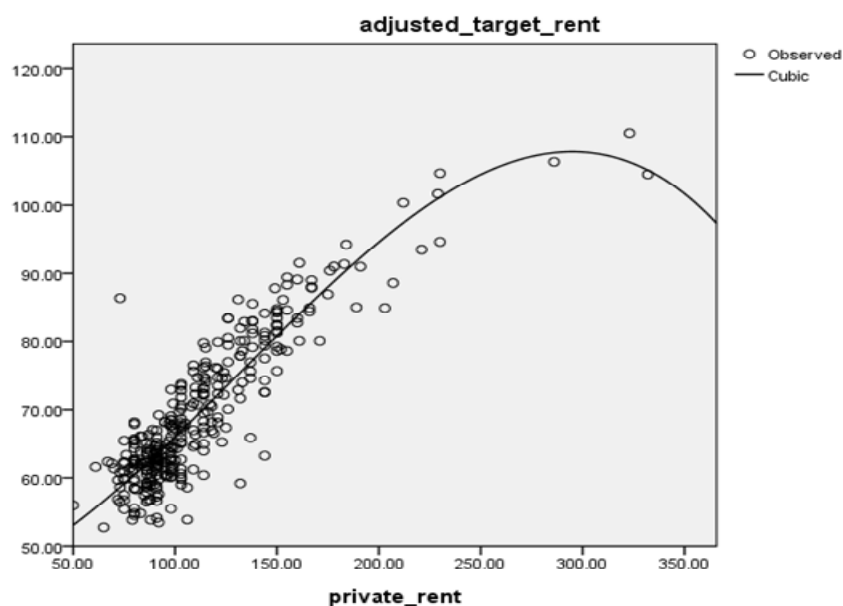
Table A.1.4 The regional target and private rents, 2007/08: three-bedroom

	adj. target	target	private	comparison		N	
	£	£	£	adj.t / p (%)	adj.t - p	target	private
E. Mid	74.89	74.14	118.00	63.5	-43.11	34,113	3,367
East	87.25	85.76	155.00	56.3	-67.75	68,687	4,723
London	112.90	108.25	282.00	40.0	-169.10	68,779	22,302
N.E	70.40	69.15	103.00	68.3	-32.60	41,899	1,814
N.W.	72.75	71.98	126.00	57.7	-53.25	141,570	4,731
S.E.	95.92	94.85	184.00	52.1	-88.08	88,214	7,099
S.W.	81.16	80.41	160.00	50.7	-78.84	52,966	3,243
W.Mid	76.05	75.35	126.00	60.4	-49.95	70,239	2,929
Y&H	71.72	70.36	115.00	62.4	-43.28	49,404	2,912

Source: As Table A.1.3.

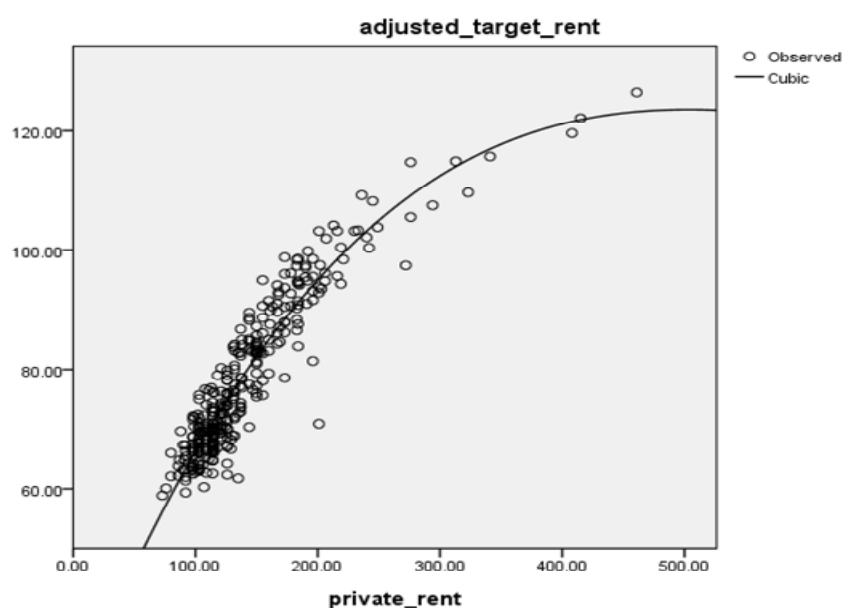
Annex 2. Supplemental analyses on adjusted target rents vs. private rents

Figure A.2.1 Adjusted target rents vs. private rents, 2008/09: one-bedroom



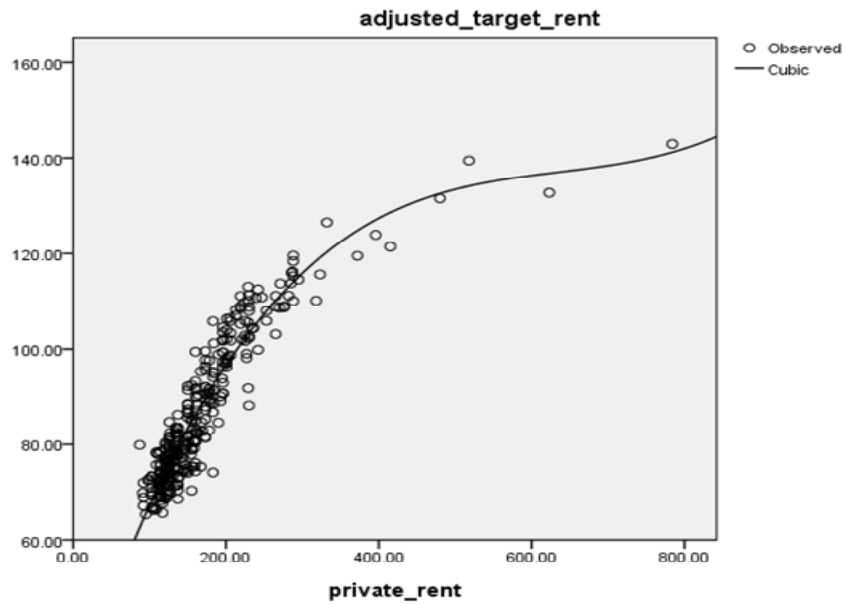
Note: Regression line: $T = 0.503 \cdot P^3 + 0.0015 \cdot P^2 - (3.736 \cdot 10^{-6}) \cdot P + 44.643$. The coefficients are statically significant at a 5-% level. $R^2=0.807$. Source: As Figure 3.2.

Figure A.2.2. Adjusted target rents vs. private rents, 2008/09: two-bedroom



Note: Regression line: $T = 0.503 \cdot P^3 - 0.0008 \cdot P^2 + (4.1904 \cdot 10^{-7}) \cdot P + 23.630$. The coefficients are statically significant at a 5-% level. $R^2=0.876$. Source: As Figure 3.2.

Figure A.2.3 Adjusted target rents vs. private rents, 2008/09: three-bedroom



Note: Regression line: $T = 0.488 \cdot P^3 - 0.0007 \cdot P^2 + (4.861E^{-7}) \cdot P + 25.402$. The coefficients are statically significant at a 5-% level. $R^2=0.883$. Source: As Figure 3.2.

Annex 3. Difference between adjusted target rents and private rents

Table A.3.1. LAs with a positive or small adj. t - p gap: one-bedroom

LA	region	U/R	gap adj.t -p(£)	ratio adj.t/p (%)	adj. target £	target £	N target	waiting households count	%
Blackpool	N.W.	LU	13.37	118.32	86.37	56.84	439	6,692	10.3
N. E. Lincolnshire	Y&H	OU	5.97	111.94	55.97	54.01	1,749	3,769	5.5
Amber Valley	E.M.	SR	0.60	100.98	61.60	58.46	269	2,533	4.9
Bolsover	E.M.	SR	-4.64	93.07	62.36	57.75	124	2,529	7.9
Barrow-in-Furness	N.W.	OU	-6.89	90.01	62.11	57.21	91	1,666	5.4
N. E. Derbyshire	E.M.	R50	-8.63	87.67	61.37	57.95	117	1,986	4.7
Derby	E.M.	OU	-9.54	87.28	65.46	58.91	1,338	9,314	9.3
Nuneaton & B.	W.M.	OU	-11.83	85.21	68.17	59.98	337	2,760	5.5
E. Northamptonshire	E.M.	R50	-12.11	84.86	67.89	63.66	487	1,527	4.4
Allerdale	N.W.	R80	-12.22	83.26	60.78	57.84	812	2,479	6.0
Hyndburn	N.W.	OU	-12.29	81.09	52.71	51.88	309	2,088	6.1
Barnsley	Y&H	SR	-12.33	82.88	59.67	53.42	210	7,804	8.1
Calderdale	Y&H	SR	-12.64	83.37	63.36	54.27	4,992	7,718	9.1
Mendip	S.W.	R80	-12.67	83.11	62.33	59.74	958	2,126	4.6
Ashfield	E.M.	OU	-12.88	82.83	62.12	52.78	88	5,835	11.7
Mansfield	E.M.	OU	-14.12	81.17	60.88	53.73	193	6,871	16.0
Richmondshire	Y&H	R80	-14.29	82.14	65.71	61.84	53	1,462	7.3
Melton	E.M.	R80	-14.36	80.33	58.64	55.78	43	959	4.6
Copeland	N.W.	R80	-14.56	81.80	65.44	61.71	469	2,546	8.2
Dudley	W.M.	MU	-14.58	81.77	65.42	58.37	613	5,448	4.3

Note & Source: As Table 3.3.

Table A.3.2. LAs with a negatively large adj. t - p gap: one-bedroom

LA	region	U/R	gap adj.t -p(£)	ratio adj.t/p (%)	adj. target £	target £	N target	waiting households count	%
City of London	Lon	MU	-227.48	31.48	104.52	97.73	51	1,291	25.8
Kensington & C.	Lon	MU	-212.50	34.21	110.50	105.01	4,063	6,687	7.7
Westminster	Lon	MU	-179.64	37.19	106.36	100.98	4,557	8,394	7.4
Islington	Lon	MU	-135.38	41.14	94.62	88.39	3,929	11,921	13.7
Tower Hamlets	Lon	MU	-127.52	42.30	93.48	82.79	6,419	19,681	22.4
Camden	Lon	MU	-127.35	44.39	101.65	95.42	2,360	13,128	12.6
Hammersmith & F.	Lon	MU	-125.31	45.52	104.69	101.61	3,906	8,492	11.0
Richmond upon T.	Lon	MU	-118.41	42.80	88.59	85.89	2,641	6,858	8.7
Hackney	Lon	MU	-118.08	41.83	84.92	78.55	4,193	11,461	13.0
Wandsworth	Lon	MU	-111.64	47.34	100.36	96.80	2,743	9,421	7.5
Merton	Lon	MU	-103.98	44.98	85.02	77.54	784	6,163	7.3
Southwark	Lon	MU	-100.03	47.63	90.97	82.42	3,636	9,804	8.3
Kingston upon T.	Lon	MU	-91.66	49.91	91.34	83.84	433	6,812	10.5
Elmbridge	S.E.	MU	-90.92	46.83	80.08	77.36	945	1,563	2.9
Ealing	Lon	MU	-89.78	51.21	94.22	89.18	2,303	11,174	9.3
Epsom and Ewell	S.E.	MU	-88.08	49.67	86.92	76.47	438	1,339	4.6
Lambeth	Lon	MU	-87.01	51.12	90.99	84.04	4,885	16,729	13.8
Hounslow	Lon	MU	-85.61	51.36	90.39	83.22	1,178	10,088	11.6
Haringey	Lon	MU	-81.60	50.84	84.40	79.41	2,293	16,053	16.7
Oxford	S.E.	OU	-81.08	51.16	84.92	78.35	736	3,792	6.8

Note & Source: As the previous table.

Table A.3.3. LAs with a positive or small adj. t - p gap: two-bedroom

LA	region	U/R	gap adj.t -p(£)	ratio adj.t/p (%)	adj. target £	target £	N target	waiting households count	%
Barrow-in-Furness	N.W.	OU	-14.03	82.46	65.97	64.65	152	1,666	5.4
Hyndburn	N.W.	OU	-14.13	80.64	58.87	58.43	1,558	2,088	6.1
North Lincolnshire	Y&H	R50	-15.94	79.03	60.06	59.20	2,443	4,101	6.0
Burnley	N.W.	OU	-17.89	77.64	62.11	60.90	1,438	326	0.9
Allerdale	N.W.	R80	-18.35	79.15	69.65	66.53	3,036	2,479	6.0
Barnsley	Y&H	SR	-22.19	74.20	63.81	62.16	518	7,804	8.1
Blackburn with D.	N.W.	OU	-22.22	74.46	64.78	63.13	3,478	6,473	11.8
Bolsover	E.M.	SR	-22.66	74.82	67.34	66.43	204	2,529	7.9
Stoke-on-Trent	W.M.	LU	-23.81	72.31	62.19	60.71	1,618	5,555	5.3
Bassetlaw	E.M.	R50	-24.69	73.16	67.31	64.79	271	4,008	8.4
Ashfield	E.M.	OU	-25.72	72.04	66.28	64.93	477	5,835	11.7
N. E. Derbyshire	E.M.	R50	-25.84	73.63	72.16	70.94	212	1,986	4.7
South Tyneside	N.E.	MU	-26.15	71.26	64.85	62.12	1,357	9,578	14.3
Calderdale	Y&H	SR	-26.40	73.06	71.60	62.43	4,078	7,718	9.1
Wigan	N.W.	MU	-26.62	71.07	65.38	63.51	779	4,561	3.5
Mansfield	E.M.	OU	-26.86	70.16	63.14	61.28	649	6,871	16.0
Melton	E.M.	R80	-27.00	72.73	72.00	70.35	221	959	4.6
Nuneaton and B.	W.M.	OU	-27.32	73.48	75.68	71.76	458	2,760	5.5
Northumberland	N.E.	n.a.	-27.92	69.32	63.08	61.19	5,325	n.a.	n.a.
E. Northamptonshire	E.M.	R50	-28.02	72.80	74.98	73.46	963	1,527	4.4

Note & Source: As the previous table.

Table A.3.4 LAs with a negatively large adj. t - p gap: two-bedroom

LA	region	U/R	gap adj.t -p(£)	ratio adj.t/p (%)	adj. target £	target £	N target	waiting households count	%
Kensington & C.	Lon	MU	-334.57	27.43	126.43	119.46	3,294	6,687	7.7
Westminster	Lon	MU	-292.90	29.42	122.10	113.62	3,374	8,394	7.4
City of London	Lon	MU	-288.41	29.31	119.59	112.80	38	1,291	25.8
Camden	Lon	MU	-225.31	33.93	115.69	108.49	2,105	13,128	12.6
Islington	Lon	MU	-213.34	33.95	109.66	102.92	3,784	11,921	13.7
Hammersmith & F.	Lon	MU	-198.11	36.71	114.89	109.65	3,581	8,492	11.0
Richmond upon T.	Lon	MU	-186.50	36.56	107.50	104.21	2,738	6,858	8.7
Hackney	Lon	MU	-174.58	35.82	97.42	90.33	5,567	11,461	13.0
Tower Hamlets	Lon	MU	-170.47	38.24	105.53	94.68	8,875	19,681	22.4
Wandsworth	Lon	MU	-161.27	41.57	114.73	111.85	2,283	9,421	7.5
Southwark	Lon	MU	-145.18	41.69	103.82	95.89	3,584	9,804	8.3
Merton	Lon	MU	-141.62	41.48	100.38	94.11	1,464	6,163	7.3
Hounslow	Lon	MU	-137.86	42.56	102.14	96.35	2,266	10,088	11.6
Ealing	Lon	MU	-136.78	44.17	108.22	101.97	2,837	11,174	9.3
Isle of Wight	S.E.	R80	-130.12	35.26	70.88	68.23	2,057	5,230	8.6
Lambeth	Lon	MU	-129.69	44.34	103.31	94.29	6,166	16,729	13.8
Brent	Lon	MU	-126.80	44.87	103.20	97.09	4,905	21,737	21.1
Kingston upon T.	Lon	MU	-126.79	46.28	109.21	102.25	647	6,812	10.5
Elmbridge	S.E.	MU	-124.66	43.08	94.34	92.14	1,366	1,563	2.9
Haringey	Lon	MU	-122.56	44.54	98.44	92.83	2,863	16,053	16.7

Note & Source: As the previous table.

Table A.3.5. LAs with a small adj. t - p gap: three-bedroom

LA	region	U/R	gap	ratio	adj. target £	target £	N target	waiting households	
			adj.t -p(£)	adj.t/p (%)				count	%
Copeland	N.W.	R80	-7.14	91.79	79.86	77.62	2,860	2,546	8.2
Barrow-in-Furness	N.W.	OU	-20.03	78.23	71.97	71.74	93	1,666	5.4
Barnsley	Y&H	SR	-21.13	76.78	69.87	69.11	511	7,804	8.1
Burnley	N.W.	OU	-23.13	74.86	68.87	67.37	1,629	326	0.9
North East Lincolnshire	Y&H	OU	-24.87	72.97	67.13	67.06	3,366	3,769	5.5
South Tyneside	N.E.	MU	-25.52	73.96	72.48	69.15	1,119	9,578	14.3
Blackburn with Darwen	N.W.	OU	-26.24	73.49	72.76	71.79	3,336	6,473	11.8
Bolsover	E.M.	SR	-29.57	71.29	73.43	72.50	299	2,529	7.9
Hyndburn	N.W.	OU	-29.69	68.75	65.31	64.85	954	2,088	6.1
Gateshead	N.E.	MU	-29.76	71.11	73.24	68.93	952	10,681	12.4
Calderdale	Y&H	SR	-30.63	71.90	78.37	70.75	2,986	7,718	9.1
Derby	E.M.	OU	-30.89	71.66	78.11	76.33	1,197	9,314	9.3
Bassetlaw	E.M.	R50	-32.12	68.82	70.88	69.87	342	4,008	8.4
Ashfield	E.M.	OU	-32.94	68.02	70.06	69.56	539	5,835	11.7
Allerdale	N.W.	R80	-33.09	70.19	77.91	74.64	3,412	2,479	6.0
Redcar and Cleveland	N.E.	LU	-33.29	69.46	75.71	75.08	4,267	2,572	4.4
Newark and Sherwood	E.M.	R50	-33.57	67.41	69.43	69.12	597	9,602	20.0
Northumberland	N.E.	n.a.	-33.69	67.29	69.31	67.62	4,897	n.a.	n.a.
North East Derbyshire	E.M.	R50	-35.56	68.81	78.44	78.44	107	1,986	4.7
Nottingham	E.M.	LU	-36.10	66.88	72.90	71.81	1,409	9,398	7.5

Note & Source: As the previous table.

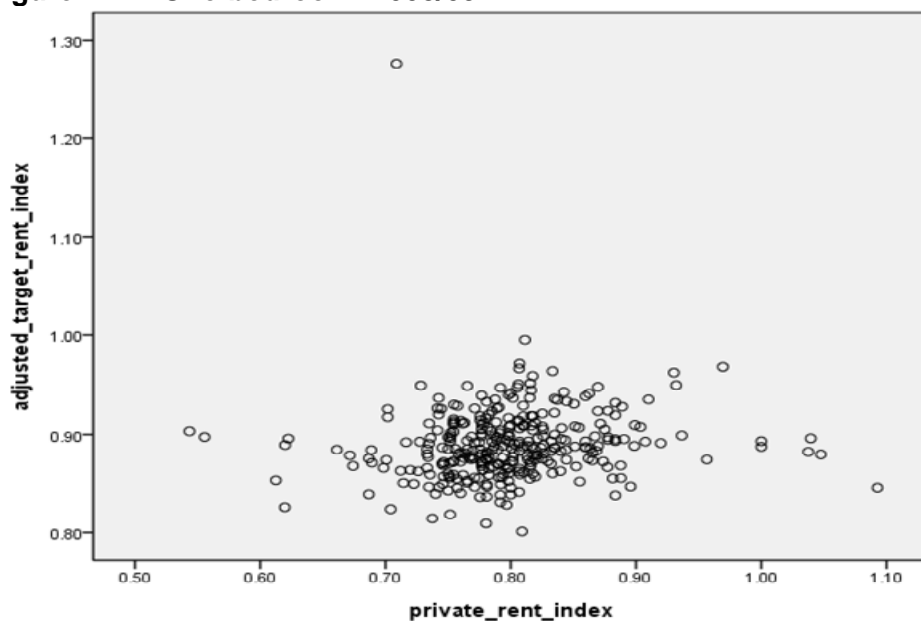
Table A.3.6. LAs with a negatively large adj. t - p gap: three-bedroom

LA	region	U/R	gap	ratio	adj. target £	target £	N target	waiting households	
			adj.t -p(£)	adj.t/p (%)				count	%
Kensington & C.	Lon	MU	-641.07	18.23	142.93	136.45	1,520	6,687	7.7
Westminster	Lon	MU	-490.28	21.30	132.72	124.01	1,448	8,394	7.4
City of London	Lon	MU	-378.53	26.92	139.47	132.61	47	1,291	25.8
Camden	Lon	MU	-348.46	27.40	131.54	124.65	1,190	13,128	12.6
Islington	Lon	MU	-293.56	29.26	121.44	114.62	2,237	11,921	13.7
Hammersmith & F.	Lon	MU	-272.09	31.29	123.91	119.96	2,135	8,492	11.0
Richmond upon T.	Lon	MU	-252.50	32.12	119.50	118.36	2,115	6,858	8.7
Hackney	Lon	MU	-207.89	34.63	110.11	104.72	3,955	11,461	13.0
Tower Hamlets	Lon	MU	-207.40	35.79	115.60	106.77	5,580	19,681	22.4
Wandsworth	Lon	MU	-205.48	38.11	126.52	124.53	1,535	9,421	7.5
Southwark	Lon	MU	-180.48	38.82	114.52	109.68	2,279	9,804	8.3
Merton	Lon	MU	-177.96	38.21	110.04	106.21	1,456	6,163	7.3
Brent	Lon	MU	-172.74	40.02	115.26	111.36	2,801	21,737	21.1
Runnymede	S.E.	MU	-171.26	39.91	113.74	111.44	164	2,105	6.2
Elmbridge	S.E.	MU	-170.86	39.41	111.14	110.59	1,496	1,563	2.9
Lambeth	Lon	MU	-170.81	40.48	116.19	107.49	3,994	16,729	13.8
Barnet	Lon	MU	-170.07	40.53	115.93	111.89	1,211	13,982	10.5
Kingston upon T.	Lon	MU	-169.61	41.11	118.39	115.25	255	6,812	10.5
Ealing	Lon	MU	-168.44	41.51	119.56	116.54	1,486	11,174	9.3
Haringey	Lon	MU	-167.29	39.39	108.71	105.06	1,952	16,053	16.7

Note & Source: As the previous table.

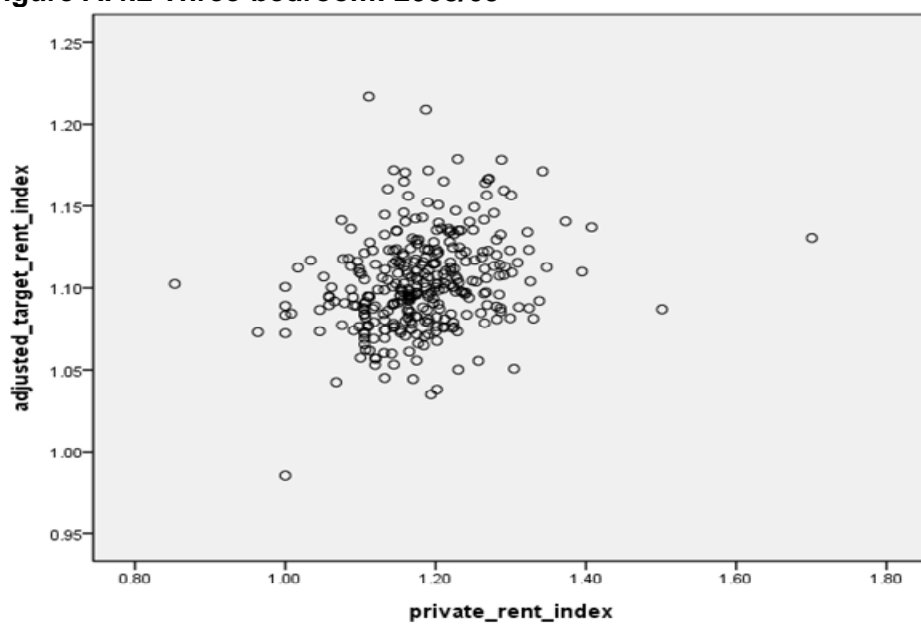
Annex 4. Supplemental statistics - adjusted target rent indices and private rent indices at LA level

Figure A.4.1 One-bedroom: 2008/09

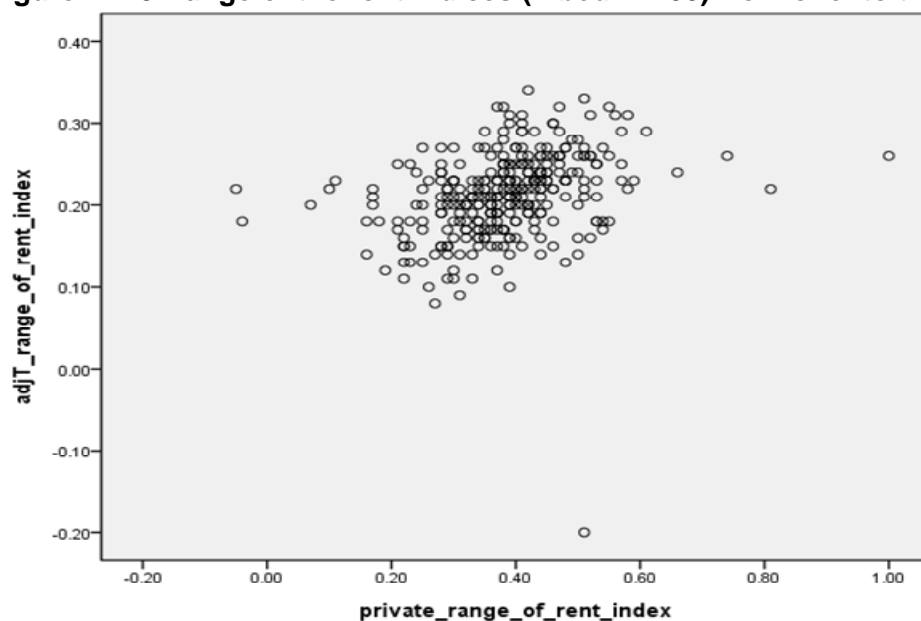


Note: $R^2 = 0.011$. Source: As Figure 4.1.

Figure A.4.2 Three-bedroom: 2008/09



Note: $R^2 = 0.068$. Source: As Figure 4.1.

Figure A.4.3 Range of the rent indices (2-bed = 1.00) from one- to three-bedroom

Note: $R^2 = 0.098$. Source: As Figure 4.1.

Table A.4.1 LAs with a small adj. t - p gap (2-b =1.00): one-bedroom

LA	region	U/R	adj. target	private	target	adj.t - P	N	waiting households	
			(2-b =1.00)				target	count	%
West Lindsey	E.M.	R80	0.85	1.09	0.83	-0.25	614	1,937	5.4
Lancaster	N.W.	SR	0.88	1.05	0.85	-0.17	331	2,398	3.9
Burnley	N.W.	OU	0.88	1.04	0.86	-0.16	781	326	0.9
North Lincolnshire	Y&H	R50	0.90	1.04	0.87	-0.14	1,243	4,101	6.0
Hambleton	Y&H	R80	0.89	1.00	0.89	-0.11	1,127	1,338	3.7
North Warwickshire	W.M.	R50	0.89	1.00	0.85	-0.11	124	1,426	5.5
Bassetlaw	E.M.	R50	0.87	0.96	0.84	-0.08	98	4,008	8.4
Forest of Dean	S.W.	R80	0.85	0.90	0.83	-0.05	214	2,021	5.9
Gedling	E.M.	LU	0.84	0.88	0.83	-0.05	684	1,800	3.7
Solihull	W.M.	MU	0.90	0.94	0.88	-0.04	187	8,875	10.6
Harborough	E.M.	R80	0.86	0.89	0.85	-0.03	227	2,096	6.4
Stratford-on-Avon	W.M.	R80	0.89	0.92	0.87	-0.03	755	2,553	5.1
North Dorset	S.W.	R80	0.86	0.88	0.84	-0.03	430	1,051	3.8
Darlington	N.E.	OU	0.87	0.89	0.83	-0.02	218	2,465	5.6
Rutland	E.M.	R80	0.89	0.91	0.85	-0.01	54	432	2.9
Selby	Y&H	R80	0.87	0.88	0.83	-0.01	190	1,495	4.5
Test Valley	S.E.	R50	0.89	0.90	0.86	-0.01	1,370	3,030	6.4
Hart	S.E.	SR	0.80	0.81	0.81	-0.01	324	1,401	4.0
Purbeck	S.W.	R80	0.85	0.86	0.83	0.00	253	1,333	7.0
Knowsley	N.W.	MU	0.87	0.87	0.87	0.00	2,442	2,218	3.5

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table A.4.2 LAs with a large adj. t - p gap (2-b =1.00): one-bedroom

LA	region	U/R	adj. target	private	target	adj.t – P	N	waiting households	
			(2-b =1.00)				target	count	%
Blackpool	N.W.	LU	1.28	0.71	0.87	0.57	439	6,692	10.3
North East Lincolnshire	Y&H	OU	0.90	0.54	0.88	0.36	1,749	3,769	5.5
Torridge	S.W.	R80	0.90	0.56	0.88	0.34	166	1,209	4.3
Amber Valley	E.M.	SR	0.90	0.62	0.87	0.27	269	2,533	4.9
Mendip	S.W.	R80	0.89	0.62	0.87	0.27	958	2,126	4.6
Rochford	East	LU	0.85	0.61	0.85	0.24	595	405	1.2
South Holland	E.M.	R80	0.93	0.70	0.88	0.22	79	2,082	5.9
Rushcliffe	E.M.	R50	0.88	0.66	0.88	0.22	138	1,231	2.7
Doncaster	Y&H	SR	0.95	0.73	0.86	0.22	480	13,487	11.0
Craven	Y&H	R80	0.92	0.70	0.87	0.22	649	840	3.5
Camden	Lon	MU	0.88	0.67	0.88	0.21	2,360	13,128	12.6
Surrey Heath	S.E.	OU	0.83	0.62	0.84	0.21	685	1,805	5.5
Christchurch	S.W.	LU	0.88	0.69	0.89	0.20	518	2,450	11.7
Trafford	N.W.	MU	0.94	0.74	0.90	0.19	2,096	11,597	12.6
Wychavon	W.M.	R80	0.87	0.67	0.86	0.19	1,320	4,015	8.2
Arun	S.E.	LU	0.88	0.69	0.85	0.19	148	3,566	5.4
Cheltenham	S.W.	OU	0.93	0.74	0.88	0.18	417	3,137	6.3
Staffordshire Moorlands	W.M.	R50	0.95	0.77	0.89	0.18	212	1,206	3.0
Lincoln	E.M.	OU	1.00	0.81	0.89	0.18	300	3,559	9.1
Westminster	Lon	MU	0.87	0.69	0.89	0.18	4,557	8,394	7.4

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table A.4.3 LAs with a negatively large adj. t - p gap (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private	target	adj.t – P	N	waiting households	
			(2-b =1.00)				target	count	%
Kensington & C.	Lon	MU	1.13	1.70	1.14	-0.57	1,520	6,687	7.7
Westminster	Lon	MU	1.09	1.50	1.09	-0.41	1,448	8,394	7.4
North Lincolnshire	Y&H	R50	1.11	1.39	1.12	-0.28	4,215	4,101	6.0
Camden	Lon	MU	1.14	1.41	1.15	-0.27	1,190	13,128	12.6
Shepway	S.E.	SR	1.05	1.30	1.09	-0.25	326	2,095	4.8
Cannock Chase	W.M.	SR	1.08	1.33	1.10	-0.25	390	1,408	3.6
Runnymede	S.E.	MU	1.09	1.34	1.12	-0.25	164	2,105	6.2
Test Valley	S.E.	R50	1.09	1.32	1.09	-0.24	2,093	3,030	6.4
Hastings	S.E.	OU	1.11	1.35	1.21	-0.24	1,812	2,112	5.4
Forest Heath	East	R80	1.14	1.37	1.14	-0.23	959	1,346	5.2
E. Northamptonshire	E.M.	R50	1.09	1.31	1.11	-0.22	1,486	1,527	4.4
Purbeck	S.W.	R80	1.10	1.33	1.14	-0.22	815	1,333	7.0
Southend-on-Sea	East	LU	1.08	1.30	1.19	-0.22	799	4,094	5.7
Thanet	S.E.	OU	1.06	1.26	1.09	-0.20	892	4,697	8.2
Castle Point	East	LU	1.09	1.29	1.13	-0.20	222	1,374	3.7
Barnet	Lon	MU	1.12	1.32	1.15	-0.20	1,211	13,982	10.5
Braintree	East	R50	1.08	1.28	1.08	-0.20	3,468	3,112	5.3
Woking	S.E.	MU	1.09	1.29	1.13	-0.20	374	2,015	5.3
Harrow	Lon	MU	1.12	1.31	1.15	-0.19	922	4,261	5.2
Stroud	S.W.	R50	1.09	1.28	1.11	-0.19	215	2,559	5.4

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Table A.4.4 LAs with a positively large adj. t - p gap (2-b =1.00): three-bedroom

LA	region	U/R	adj. target	private	target	adj.t – P	N	waiting households	
			(2-b =1.00)				target	count	%
Copeland	N.W.	R80	1.10	0.85	1.12	0.25	2,860	2,546	8.2
North Warwickshire	W.M.	R50	1.07	0.96	1.09	0.11	317	1,426	5.5
Torridge	S.W.	R80	1.22	1.11	1.22	0.11	746	1,209	4.3
Lancaster	N.W.	SR	1.10	1.00	1.12	0.10	403	2,398	3.9
Waveney	East	SR	1.11	1.02	1.14	0.10	786	3,642	7.0
Newcastle upon T.	N.E.	MU	1.09	1.00	1.09	0.09	1,009	9,489	8.1
N. E. Lincolnshire	Y&H	OU	1.08	1.00	1.10	0.08	3,366	3,769	5.5
Welwyn Hatfield	East	OU	1.12	1.03	1.15	0.08	591	3,001	7.0
Birmingham	W.M.	MU	1.08	1.01	1.13	0.08	8,041	19,190	4.7
South Lakeland	N.W.	R80	1.07	1.00	1.09	0.07	235	3,325	7.2
Boston	E.M.	SR	1.14	1.07	1.14	0.07	1,687	1,977	7.9
Gateshead	N.E.	MU	1.11	1.05	1.11	0.06	952	10,681	12.4
Doncaster	Y&H	SR	1.14	1.09	1.15	0.05	425	13,487	11.0
South Tyneside	N.E.	MU	1.12	1.08	1.11	0.04	1,119	9,578	14.3
Sheffield	Y&H	LU	1.09	1.05	1.11	0.04	4,654	97,818	43.3
Newcastle-under-L.	W.M.	LU	1.10	1.06	1.11	0.04	3,041	2,771	5.3
Barnsley	Y&H	SR	1.09	1.06	1.11	0.04	511	7,804	8.1
Nottingham	E.M.	LU	1.09	1.06	1.11	0.04	1,409	9,398	7.5
Greenwich	Lon	MU	1.12	1.08	1.16	0.03	2,570	7,902	8.1
Redcar & Cleveland	N.E.	LU	1.09	1.06	1.11	0.03	4,267	2,572	4.4

Note: .01-errors are allowed due to rounding. Ranks were specified before rounding. Source: As Figure 4.4.

Annex 5 Summary of correlation coefficients with waiting households across LAs

size	variable	waiting households		rural population proportion (%)
		count	proportion (%)	
1-b	adjusted target rent (£)	.045	.138	-.284
1-b	target rent (£)	.010	.106	-.186
1-b	private rent (£)	.066	.183	-.234
1-b	adjusted target rent index (2-b=1.00)	.118	.097	-.160
1-b	target rent index (2-b=1.00)	.186	.153	-.067
1-b	private rent index (2-b=1.00)	-.004	-.050	.108
1-b	adj.t-p gap (£)	-.071	-.189	.202
1-b	adj.t/p ratio (%)	-.050	-.105	.092
1-b	adj.t-p rent index gap (2-b=1.00)	.063	.094	-.179
2-b	adjusted target rent (£)	.017	.108	-.232
2-b	target rent (£)	-.020	.077	-.172
2-b	private rent (£)	.069	.182	-.251
2-b	adj.t-p gap (£)	-.084	-.199	.246
2-b	adj.t/p ratio (%)	-.081	-.161	.187
3-b	adjusted target rent (£)	-.002	.091	-.201
3-b	target rent (£)	-.026	.069	-.180
3-b	private rent (£)	.044	.141	-.221
3-b	adjusted target rent index (2-b=1.00)	-.133	-.104	.135
3-b	target rent index (2-b=1.00)	-.054	-.040	-.112
3-b	private rent index (2-b=1.00)	-.151	-.128	.082
3-b	adj.t-p gap (£)	-.054	-.148	.217
3-b	adj.t/p ratio (%)	-.019	-.096	.157
3-b	adj.t-p rent index gap (2-b=1.00)	.107	.094	-.037
range between 1-b and 3-b	adjusted target rent (£)	-.089	-.015	-.003
range between 1-b and 3-b	target rent (£)	-.091	-.010	-.140
range between 1-b and 3-b	private rent (£)	.019	.090	-.184
range between 1-b and 3-b	adj.t-p gap (£)	-.035	-.100	.199
range between 1-b and 3-b	adjusted target rent index (2-b=1.00)	-.159	-.127	.191
range between 1-b and 3-b	target rent index (2-b=1.00)	-.151	-.121	-.045
range between 1-b and 3-b	private rent index (2-b=1.00)	-.111	-.065	-.008
range between 1-b and 3-b	adj.t-p gap rent index (2-b=1.00)	.037	.006	.100

Note: N's ranged from 313 to 316 due to missing values. Log forms did not changed the results substantially. Ranges are 3-bed figures minus 1-bed equivalents. Source: As Figure 4.4.

Annex 6 Summary of LAs with narrow or wide ranges (three-bedroom minus one-bedroom) of rents (£) and rent indices (2-b = 1.00)

Table A.6.1 LAs with a negative or narrow range of adjusted target rents (£)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj. t-p index	waiting households count	%
Blackpool	N.W.	LU	-13.36	14.47	53.00	-0.20	0.22	0.51	-0.71	6,692	10.3
Lincoln	E.M.	OU	5.25	12.42	28.00	0.08	0.20	0.26	-0.18	3,559	9.1
Mansfield	E.M.	OU	5.62	12.17	28.00	0.09	0.20	0.31	-0.22	6,871	16.0
East Lindsey	E.M.	R80	6.84	8.46	26.00	0.11	0.14	0.26	-0.15	5,452	8.9
Newark & Sherwood	E.M.	R50	7.42	11.37	23.00	0.11	0.17	0.22	-0.12	9,602	20.0
Wolverhampton	W.M.	MU	7.66	15.42	30.00	0.11	0.24	0.29	-0.18	4,440	4.5
Newcastle upon Tyne	N.E.	MU	7.79	10.81	22.00	0.12	0.18	0.19	-0.08	9,489	8.1
South Kesteven	E.M.	R50	7.81	12.70	38.00	0.11	0.19	0.34	-0.22	4,260	7.7
Ashfield	E.M.	OU	7.94	16.78	28.00	0.12	0.26	0.30	-0.18	5,835	11.7
Wyre Forest	W.M.	SR	8.17	16.72	35.00	0.12	0.26	0.30	-0.18	2,607	6.2
Kingston upon Hull	Y&H	LU	8.38	13.77	25.00	0.13	0.22	0.23	-0.10	10,291	9.0
Chesterfield	E.M.	OU	8.64	17.06	22.00	0.13	0.26	0.21	-0.09	1,566	3.5
Exeter	S.W.	OU	8.67	14.94	53.00	0.12	0.22	0.37	-0.24	5,560	10.9
Salford	N.W.	MU	8.70	13.49	28.00	0.13	0.22	0.25	-0.11	12,661	13.1
Manchester	N.W.	MU	8.72	13.54	34.00	0.14	0.22	0.27	-0.13	22,723	11.5
Thurrock	East	OU	8.81	17.79	59.00	0.11	0.23	0.39	-0.29	2,087	3.4
Stoke-on-Trent	W.M.	LU	8.91	13.92	29.00	0.14	0.23	0.34	-0.19	5,555	5.3
Oldham	N.W.	MU	9.07	12.93	16.00	0.14	0.21	0.16	-0.02	6,555	7.3
South Holland	E.M.	R80	9.37	13.59	55.00	0.14	0.21	0.48	-0.34	2,082	5.9
Sefton	N.W.	MU	9.39	14.64	37.00	0.14	0.23	0.32	-0.19	15,132	20.2

Table A.6.2 LAs with a wide range of adjusted target rents (£)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj. t-p index	waiting households count	%
Isles of Scilly	S.W.	R80	36.91	36.14	n.a.	0.44	0.43	n.a.	n.a.	n.a.	n.a.
City of London	Lon	MU	34.95	34.88	186.00	0.29	0.31	0.46	-0.16	1,291	25.8
Kensington & C.	Lon	MU	32.43	31.44	461.00	0.26	0.26	1.00	-0.74	6,687	7.7
Elmbridge	S.E.	MU	31.06	33.23	111.00	0.33	0.36	0.51	-0.18	1,563	2.9
Hart	S.E.	SR	30.97	31.43	75.00	0.33	0.34	0.42	-0.09	1,401	4.0
Richmond upon T.	Lon	MU	30.91	32.47	165.00	0.29	0.31	0.56	-0.27	6,858	8.7
South Bucks	S.E.	R50	30.19	30.89	75.00	0.33	0.34	0.37	-0.05	1,520	5.8
Camden	Lon	MU	29.89	29.23	251.00	0.26	0.27	0.74	-0.48	13,128	12.6
Hertsmere	East	SR	29.56	33.20	103.00	0.31	0.36	0.56	-0.25	1,803	4.6
Epping Forest	East	MU	28.75	33.63	103.00	0.31	0.37	0.53	-0.22	4,611	8.9
East Hampshire	S.E.	R50	28.51	29.25	75.00	0.32	0.33	0.47	-0.15	2,296	5.1
Brentwood	East	SR	27.92	30.66	86.00	0.30	0.34	0.46	-0.17	2,495	8.3
Redbridge	Lon	MU	27.14	31.54	86.00	0.27	0.33	0.45	-0.18	13,969	14.4
Kingston upon T.	Lon	MU	27.05	31.41	105.00	0.25	0.31	0.44	-0.20	6,812	10.5
Mole Valley	S.E.	MU	27.00	28.95	73.00	0.28	0.31	0.38	-0.10	2,731	8.0
Watford	East	MU	26.99	28.33	75.00	0.29	0.32	0.41	-0.12	3,456	10.5
Tunbridge Wells	S.E.	SR	26.99	27.88	100.00	0.31	0.32	0.58	-0.27	1,582	3.6
Three Rivers	East	MU	26.86	27.97	92.00	0.29	0.32	0.47	-0.18	2,318	6.6
Islington	Lon	MU	26.82	26.23	185.00	0.24	0.25	0.57	-0.33	11,921	13.7
Maldon	East	R80	26.62	26.79	57.00	0.31	0.34	0.41	-0.10	1,234	4.7

Table A.6.3 LAs with a negative or narrow range of private rents (£)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj. t-p index	waiting households count	%
Lancaster	N.W.	SR	14.87	17.60	-6.00	0.22	0.28	-0.05	0.27	2,398	3.9
North Warwickshire	W.M.	R50	13.26	17.14	-5.00	0.18	0.24	-0.04	0.22	1,426	5.5
Copeland	N.W.	R80	14.42	15.91	7.00	0.20	0.23	0.07	0.13	2,546	8.2
West Lindsey	E.M.	R80	14.31	16.16	9.00	0.22	0.26	0.09	0.13	1,937	5.4
Burnley	N.W.	OU	14.07	15.08	9.00	0.23	0.25	0.11	0.11	326	0.9
Bassetlaw	E.M.	R50	12.03	15.19	15.00	0.18	0.23	0.16	0.02	4,008	8.4
Oldham	N.W.	MU	9.07	12.93	16.00	0.14	0.21	0.16	-0.02	6,555	7.3
Gateshead	N.E.	MU	14.05	15.06	17.00	0.21	0.24	0.17	0.04	10,681	12.4
Barnsley	Y&H	SR	10.20	15.69	19.00	0.16	0.25	0.22	-0.06	7,804	8.1
Sheffield	Y&H	LU	11.65	13.95	19.00	0.18	0.23	0.17	0.00	97,818	43.3
South Lakeland	N.W.	R80	16.74	19.27	21.00	0.21	0.25	0.17	0.05	3,325	7.2
Chesterfield	E.M.	OU	8.64	17.06	22.00	0.13	0.26	0.21	-0.09	1,566	3.5
Newcastle upon Tyne	N.E.	MU	7.79	10.81	22.00	0.12	0.18	0.19	-0.08	9,489	8.1
Charnwood	E.M.	SR	13.19	20.11	23.00	0.18	0.29	0.20	-0.02	2,131	3.3
Gedling	E.M.	LU	16.37	17.43	23.00	0.25	0.28	0.22	0.03	1,800	3.7
Ryedale	Y&H	R80	11.51	16.73	23.00	0.17	0.25	0.21	-0.04	940	4.1
Boston	E.M.	SR	15.35	16.65	23.00	0.25	0.28	0.21	0.04	1,977	7.9
South Tyneside	N.E.	MU	14.99	14.93	23.00	0.23	0.24	0.25	-0.02	9,578	14.3
Stockton-on-Tees	N.E.	LU	11.19	14.85	23.00	0.16	0.22	0.21	-0.05	3,123	4.0

Barrow-in-Furness	N.W.	OU	9.86	14.53	23.00	0.15	0.22	0.29	-0.14	1,666	5.4
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Table A.6.4 LAs with a wide range of private rents (£)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Westminster	Lon	MU	26.36	23.03	337.00	0.22	0.20	0.81	-0.60	8,394	7.7
Camden	Lon	MU	29.89	29.23	251.00	0.26	0.27	0.74	-0.48	13,128	7.4
City of London	Lon	MU	34.95	34.88	186.00	0.29	0.31	0.46	-0.16	1,291	12.6
Islington	Lon	MU	26.82	26.23	185.00	0.24	0.25	0.57	-0.33	11,921	25.8
Hammersmith & F.	Lon	MU	19.22	18.35	166.00	0.17	0.17	0.53	-0.36	8,492	13.7
Richmond upon T.	Lon	MU	30.91	32.47	165.00	0.29	0.31	0.56	-0.27	6,858	11.0
Runnymede	S.E.	MU	24.64	31.18	125.00	0.24	0.31	0.59	-0.35	2,105	8.7
Barnet	Lon	MU	24.41	28.13	125.00	0.24	0.29	0.58	-0.34	13,982	6.2
Brent	Lon	MU	26.26	28.70	121.00	0.25	0.30	0.53	-0.27	21,737	10.5
Wandsworth	Lon	MU	26.16	27.73	120.00	0.23	0.25	0.43	-0.21	9,421	21.1
Hackney	Lon	MU	25.19	26.17	115.00	0.26	0.29	0.42	-0.16	11,461	7.5
Surrey Heath	S.E.	OU	25.80	26.63	113.00	0.29	0.32	0.61	-0.32	1,805	13.0
Elmbridge	S.E.	MU	31.06	33.23	111.00	0.33	0.36	0.51	-0.18	1,563	5.5
Haringey	Lon	MU	24.31	25.65	110.00	0.25	0.28	0.50	-0.25	16,053	2.9
Guildford	S.E.	SR	20.96	27.76	109.00	0.21	0.29	0.50	-0.29	3,053	16.7
Lambeth	Lon	MU	25.20	23.45	109.00	0.24	0.25	0.47	-0.22	16,729	5.7
Kingston upon T.	Lon	MU	27.05	31.41	105.00	0.25	0.31	0.44	-0.20	6,812	13.8
Woking	S.E.	MU	20.37	29.19	105.00	0.21	0.33	0.51	-0.29	2,015	10.5
Windsor & M.	S.E.	OU	25.47	28.14	105.00	0.26	0.30	0.51	-0.24	2,117	5.3
Westminster	Lon	MU	26.36	23.03	337.00	0.22	0.20	0.81	-0.60	8,394	3.7

Table A.6.5 LAs with a negative or narrow range of adjusted target rent indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Blackpool	N.W.	LU	-13.36	14.47	53.00	-0.20	0.22	0.51	-0.71	6,692	10.3
Lincoln	E.M.	OU	5.25	12.42	28.00	0.08	0.20	0.26	-0.18	3,559	9.1
Mansfield	E.M.	OU	5.62	12.17	28.00	0.09	0.20	0.31	-0.22	6,871	16.0
Newark & Sherwood	E.M.	R50	7.42	11.37	23.00	0.11	0.17	0.22	-0.12	9,602	20.0
Thurrock	East	OU	8.81	17.79	59.00	0.11	0.23	0.39	-0.29	2,087	3.4
East Lindsey	E.M.	R80	6.84	8.46	26.00	0.11	0.14	0.26	-0.15	5,452	8.9
Wolverhampton	W.M.	MU	7.66	15.42	30.00	0.11	0.24	0.29	-0.18	4,440	4.5
South Kesteven	E.M.	R50	7.81	12.70	38.00	0.11	0.19	0.34	-0.22	4,260	7.7
Wyre Forest	W.M.	SR	8.17	16.72	35.00	0.12	0.26	0.30	-0.18	2,607	6.2
Newcastle upon Tyne	N.E.	MU	7.79	10.81	22.00	0.12	0.18	0.19	-0.08	9,489	8.1
Ashfield	E.M.	OU	7.94	16.78	28.00	0.12	0.26	0.30	-0.18	5,835	11.7
Exeter	S.W.	OU	8.67	14.94	53.00	0.12	0.22	0.37	-0.24	5,560	10.9
Chesterfield	E.M.	OU	8.64	17.06	22.00	0.13	0.26	0.21	-0.09	1,566	3.5
Kingston upon Hull	Y&H	LU	8.38	13.77	25.00	0.13	0.22	0.23	-0.10	10,291	9.0
Salford	N.W.	MU	8.70	13.49	28.00	0.13	0.22	0.25	-0.11	12,661	13.1
Sefton	N.W.	MU	9.39	14.64	37.00	0.14	0.23	0.32	-0.19	15,132	20.2
South Holland	E.M.	R80	9.37	13.59	55.00	0.14	0.21	0.48	-0.34	2,082	5.9
Cheltenham	S.W.	OU	10.69	16.71	64.00	0.14	0.23	0.44	-0.30	3,137	6.3
Manchester	N.W.	MU	8.72	13.54	34.00	0.14	0.22	0.27	-0.13	22,723	11.5
Shepway	S.E.	SR	10.75	17.82	58.00	0.14	0.25	0.50	-0.36	2,095	4.8

Table A.6.6 LAs with a wide range of adjusted target rent indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Isles of Scilly	S.W.	R80	36.91	36.14	n.a.	0.44	0.43	n.a.	n.a.	n.a.	n.a.
Hart	S.E.	SR	30.97	31.43	75.00	0.33	0.34	0.42	-0.09	1,401	4.0
Elmbridge	S.E.	MU	31.06	33.23	111.00	0.33	0.36	0.51	-0.18	1,563	2.9
South Bucks	S.E.	R50	30.19	30.89	75.00	0.33	0.34	0.37	-0.05	1,520	5.8
Torridge	S.W.	R80	19.71	20.45	75.00	0.32	0.33	0.56	-0.24	1,209	4.3
Lewes	S.E.	R50	24.07	29.49	59.00	0.32	0.43	0.38	-0.06	1,724	4.2
East Hampshire	S.E.	R50	28.51	29.25	75.00	0.32	0.33	0.47	-0.15	2,296	5.1
Maldon	East	R80	26.62	26.79	57.00	0.31	0.34	0.41	-0.10	1,234	4.7
Hertsmere	East	SR	29.56	33.20	103.00	0.31	0.36	0.56	-0.25	1,803	4.6
North Dorset	S.W.	R80	24.61	25.27	46.00	0.31	0.32	0.39	-0.08	1,051	3.8
Epping Forest	East	MU	28.75	33.63	103.00	0.31	0.37	0.53	-0.22	4,611	8.9
Tunbridge Wells	S.E.	SR	26.99	27.88	100.00	0.31	0.32	0.58	-0.27	1,582	3.6
Tonbridge & M.	S.E.	R50	25.59	26.02	72.00	0.30	0.30	0.42	-0.12	1,421	3.1
Cotswold	S.W.	R80	22.99	24.74	59.00	0.30	0.32	0.41	-0.11	2,224	6.2
Brentwood	East	SR	27.92	30.66	86.00	0.30	0.34	0.46	-0.17	2,495	8.3
S. Cambridgeshire	East	R80	25.45	26.80	54.00	0.30	0.32	0.35	-0.05	3,800	6.9
Surrey Heath	S.E.	OU	25.80	26.63	113.00	0.29	0.32	0.61	-0.32	1,805	5.5
Ribble Valley	N.W.	R80	20.61	23.41	42.00	0.29	0.34	0.39	-0.09	840	3.5
Central Bedfordsh	East	n.a.	24.40	25.78	57.00	0.29	0.31	0.43	-0.14	n.a.	n.a.
Three Rivers	East	MU	26.86	27.97	92.00	0.29	0.32	0.47	-0.18	2,318	6.6

Table A.6.7 LAs with a negative or narrow range of private rent indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Lancaster	N.W.	SR	14.87	17.60	-6.00	0.22	0.28	-0.05	0.27	2,398	3.9
North Warwickshire	W.M.	R50	13.26	17.14	-5.00	0.18	0.24	-0.04	0.22	1,426	5.5
Copeland	N.W.	R80	14.42	15.91	7.00	0.20	0.23	0.07	0.13	2,546	8.2
West Lindsey	E.M.	R80	14.31	16.16	9.00	0.22	0.26	0.09	0.13	1,937	5.4
Burnley	N.W.	OU	14.07	15.08	9.00	0.23	0.25	0.11	0.11	326	0.9
Bassetlaw	E.M.	R50	12.03	15.19	15.00	0.18	0.23	0.16	0.02	4,008	8.4
Oldham	N.W.	MU	9.07	12.93	16.00	0.14	0.21	0.16	-0.02	6,555	7.3
South Lakeland	N.W.	R80	16.74	19.27	21.00	0.21	0.25	0.17	0.05	3,325	7.2
Gateshead	N.E.	MU	14.05	15.06	17.00	0.21	0.24	0.17	0.04	10,681	12.4
Sheffield	Y&H	LU	11.65	13.95	19.00	0.18	0.23	0.17	0.00	97,818	43.3
Stratford-on-Avon	W.M.	R80	15.56	17.97	24.00	0.20	0.23	0.18	0.02	2,553	5.1
Newcastle upon Tyne	N.E.	MU	7.79	10.81	22.00	0.12	0.18	0.19	-0.08	9,489	8.1
Charnwood	E.M.	SR	13.19	20.11	23.00	0.18	0.29	0.20	-0.02	2,131	3.3
Ryedale	Y&H	R80	11.51	16.73	23.00	0.17	0.25	0.21	-0.04	940	4.1
Middlesbrough	N.E.	LU	10.08	14.14	23.00	0.15	0.22	0.21	-0.06	4,746	8.2
Chesterfield	E.M.	OU	8.64	17.06	22.00	0.13	0.26	0.21	-0.09	1,566	3.5
Stockton-on-Tees	N.E.	LU	11.19	14.85	23.00	0.16	0.22	0.21	-0.05	3,123	4.0
Boston	E.M.	SR	15.35	16.65	23.00	0.25	0.28	0.21	0.04	1,977	7.9
Barnsley	Y&H	SR	10.20	15.69	19.00	0.16	0.25	0.22	-0.06	7,804	8.1
Gedling	E.M.	LU	16.37	17.43	23.00	0.25	0.28	0.22	0.03	1,800	3.7

Table A.6.8 LAs with a wide range of private rent indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Kensington & C.	Lon	MU	32.43	31.44	461.00	0.26	0.26	1.00	-0.74	6,687	7.7
Westminster	Lon	MU	26.36	23.03	337.00	0.22	0.20	0.81	-0.60	8,394	7.4
Camden	Lon	MU	29.89	29.23	251.00	0.26	0.27	0.74	-0.48	13,128	12.6
Mendip	S.W.	R80	16.83	18.93	80.00	0.24	0.27	0.66	-0.42	2,126	4.6
Surrey Heath	S.E.	OU	25.80	26.63	113.00	0.29	0.32	0.61	-0.32	1,805	5.5
Runnymede	S.E.	MU	24.64	31.18	125.00	0.24	0.31	0.59	-0.35	2,105	6.2
Hastings	S.E.	OU	14.83	19.35	67.00	0.22	0.32	0.58	-0.36	2,112	5.4
Barnet	Lon	MU	24.41	28.13	125.00	0.24	0.29	0.58	-0.34	13,982	10.5
Tunbridge Wells	S.E.	SR	26.99	27.88	100.00	0.31	0.32	0.58	-0.27	1,582	3.6
Islington	Lon	MU	26.82	26.23	185.00	0.24	0.25	0.57	-0.33	11,921	13.7
Richmond upon T.	Lon	MU	30.91	32.47	165.00	0.29	0.31	0.56	-0.27	6,858	8.7
Hertsmere	East	SR	29.56	33.20	103.00	0.31	0.36	0.56	-0.25	1,803	4.6
Torridge	S.W.	R80	19.71	20.45	75.00	0.32	0.33	0.56	-0.24	1,209	4.3
Forest Heath	East	R80	18.67	20.22	70.00	0.26	0.29	0.56	-0.29	1,346	5.2
Southend-on-Sea	East	LU	15.25	23.17	75.00	0.19	0.32	0.55	-0.36	4,094	5.7
Amber Valley	E.M.	SR	12.79	14.45	53.00	0.19	0.22	0.54	-0.35	2,533	4.9
Malvern Hills	W.M.	R50	18.16	19.08	65.00	0.25	0.27	0.54	-0.29	1,654	5.3
E. Northamptonshire	E.M.	R50	13.71	17.64	55.00	0.18	0.24	0.53	-0.35	1,527	4.4
Wychavon	W.M.	R80	19.50	20.64	72.00	0.27	0.29	0.53	-0.26	4,015	8.2
Arun	S.E.	LU	21.75	25.46	80.00	0.26	0.32	0.53	-0.27	3,566	5.4

Table A.6.9 LAs with a negatively wide range of adj.t-p gap indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Blackpool	N.W.	LU	-13.36	14.47	53.00	-0.20	0.22	0.51	-0.71	6,692	10.3
Westminster	Lon	MU	26.36	23.03	337.00	0.22	0.20	0.81	-0.60	8,394	7.4
Camden	Lon	MU	29.89	29.23	251.00	0.26	0.27	0.74	-0.48	13,128	12.6
Mendip	S.W.	R80	16.83	18.93	80.00	0.24	0.27	0.66	-0.42	2,126	4.6
Hastings	S.E.	OU	14.83	19.35	67.00	0.22	0.32	0.58	-0.36	2,112	5.4
Shepway	S.E.	SR	10.75	17.82	58.00	0.14	0.25	0.50	-0.36	2,095	4.8
Hammersmith & F.	Lon	MU	19.22	18.35	166.00	0.17	0.17	0.53	-0.36	8,492	11.0
Southend-on-Sea	East	LU	15.25	23.17	75.00	0.19	0.32	0.55	-0.36	4,094	5.7
Staffordshire Moorlands	W.M.	R50	10.41	14.33	51.00	0.16	0.23	0.52	-0.36	1,206	3.0
Amber Valley	E.M.	SR	12.79	14.45	53.00	0.19	0.22	0.54	-0.35	2,533	4.9
E. Northamptonshire	E.M.	R50	13.71	17.64	55.00	0.18	0.24	0.53	-0.35	1,527	4.4
Runnymede	S.E.	MU	24.64	31.18	125.00	0.24	0.31	0.59	-0.35	2,105	6.2
Cannock Chase	W.M.	SR	10.81	16.92	52.00	0.16	0.26	0.50	-0.34	1,408	3.6
Thanet	S.E.	OU	13.22	17.82	57.00	0.18	0.25	0.52	-0.34	4,697	8.2
South Holland	E.M.	R80	9.37	13.59	55.00	0.14	0.21	0.48	-0.34	2,082	5.9
Barnet	Lon	MU	24.41	28.13	125.00	0.24	0.29	0.58	-0.34	13,982	10.5
Islington	Lon	MU	26.82	26.23	185.00	0.24	0.25	0.57	-0.33	11,921	13.7
Castle Point	East	LU	16.90	22.19	79.00	0.20	0.28	0.53	-0.32	1,374	3.7
Surrey Heath	S.E.	OU	25.80	26.63	113.00	0.29	0.32	0.61	-0.32	1,805	5.5
Blackpool	N.W.	LU	-13.36	14.47	53.00	-0.20	0.22	0.51	-0.71	6,692	10.3

Table A.6.10 LAs with a positive or negatively narrow range of adj.t-p gap indices (2-b=1.00)

LA	region	U/R	adj. tgt rent	target rent	private rent	adj. tgt index	target index	private index	adj.t-p index	waiting households count	%
Lancaster	N.W.	SR	14.87	17.60	-6.00	0.22	0.28	-0.05	0.27	2,398	3.9
North Warwickshire	W.M.	R50	13.26	17.14	-5.00	0.18	0.24	-0.04	0.22	1,426	5.5
West Lindsey	E.M.	R80	14.31	16.16	9.00	0.22	0.26	0.09	0.13	1,937	5.4
Copeland	N.W.	R80	14.42	15.91	7.00	0.20	0.23	0.07	0.13	2,546	8.2
Burnley	N.W.	OU	14.07	15.08	9.00	0.23	0.25	0.11	0.11	326	0.9
South Lakeland	N.W.	R80	16.74	19.27	21.00	0.21	0.25	0.17	0.05	3,325	7.2
Boston	E.M.	SR	15.35	16.65	23.00	0.25	0.28	0.21	0.04	1,977	7.9
Gateshead	N.E.	MU	14.05	15.06	17.00	0.21	0.24	0.17	0.04	10,681	12.4
Gedling	E.M.	LU	16.37	17.43	23.00	0.25	0.28	0.22	0.03	1,800	3.7
Forest of Dean	S.W.	R80	19.65	20.91	29.00	0.28	0.30	0.25	0.02	2,021	5.9
Stratford-on-Avon	W.M.	R80	15.56	17.97	24.00	0.20	0.23	0.18	0.02	2,553	5.1
Bassetlaw	E.M.	R50	12.03	15.19	15.00	0.18	0.23	0.16	0.02	4,008	8.4
West Dorset	S.W.	R80	20.91	23.40	36.00	0.27	0.31	0.27	0.00	2,313	5.4
Sheffield	Y&H	LU	11.65	13.95	19.00	0.18	0.23	0.17	0.00	97,818	43.3
South Ribble	N.W.	LU	16.60	19.35	27.00	0.24	0.29	0.24	0.00	803	1.8
Oldham	N.W.	MU	9.07	12.93	16.00	0.14	0.21	0.16	-0.02	6,555	7.3
South Tyneside	N.E.	MU	14.99	14.93	23.00	0.23	0.24	0.25	-0.02	9,578	14.3
Charnwood	E.M.	SR	13.19	20.11	23.00	0.18	0.29	0.20	-0.02	2,131	3.3
Ipswich	East	OU	19.70	22.49	34.00	0.27	0.32	0.30	-0.03	3,416	6.4
Oadby & Wigston	E.M.	LU	15.34	20.02	28.00	0.22	0.29	0.25	-0.03	1,115	4.8