Rent mechanism: Calculation process

Baseline rent =	2 bed semi- detached rent	£80
Add / subtract attributes as follows:		
Property size		
Bedsit	− 2	− £10
1 bedroom property	− 1	− £5
2 bedroom property	0	0
3 bedroom property	+ 2	+ £10
4 bedroom property	+ 3	+ £15
5 bedroom property	+ 4	+ £20
6 bedroom property	+ 8	+ £40
7 bedroom property	+ 13	+ £65
Property type		
4 in a block	− 2	− £10
End terrace house	− 2	− £10
Mid terrace house	− 3	− £15
Flat	− 4	− £20
Maisonette	− 4	− £20
Semi-detached house	0	0
Detached house	+ 3	+ £15
EPC rating		
A	+ 1	+ £5
B	0	0
C	0	0
D	− 2	− £10
E	− 4	− £20
F	− 5	− £25
G	− 6	− £30
Parking		
Off street parking (includes private driveway, car port and garage)	+ 2	+ £10
Garden		
Private garden	+ 2	+ £10
Shared garden	+ 1	+ £5
No garden	0	0
Additional toilet	+ 1	+ £5
Sheltered housing (service charge for communal area and heating applicable only to Larch Court)	+ 4	+ £20