

## Rent setting policy – attributes, points and values

	Points	2024 – 2025	2025 – 2026
<b>Baseline rent = 2 bed semi-detached rent</b>	<b>16</b>	<b>£86.16</b>	<b>£91.33</b>
<b>Add / subtract attributes as follows:</b>			
<b>Property size</b>			
Bedsit	- 2	- £10.77	- £11.42
1 bedroom property	- 1	- £5.39	- £5.71
2 bedroom property	0	£0.00	£0.00
3 bedroom property	+ 2	+ £10.77	+ £11.42
4 bedroom property	+ 3	+ £16.16	+ £17.12
5 bedroom property	+ 4	+ £21.54	+ £22.83
6 bedroom property	+ 8	+ £43.08	+ £45.66
7 bedroom property	+ 13	+ £70.01	+ £74.20
<b>Property type</b>			
4 in a block	- 2	- £10.77	- £11.42
End terrace house	- 2	- £10.77	- £11.42
Mid terrace house	- 3	- £16.16	- £17.12
Flat	- 4	- £21.54	- £22.83
Maisonette	- 4	- £21.54	- £22.83
Semi-detached house	0	£0.00	£0.00
Detached house	+ 3	+ £16.16	+ £17.12
<b>EPC rating</b>			
A	+ 1	+ £5.39	+ £5.71
B	0	£0.00	£0.00
C	0	£0.00	£0.00
D	- 2	- £10.77	- £11.42
E	- 4	- £21.54	- £22.83
F	- 5	- £26.93	- £28.54
G	- 6	- £32.31	- £34.25
<b>Parking</b>			
Off street parking (includes private driveway, car port and garage)	+ 2	+ £10.77	+ 11.42
<b>Garden</b>			
Private garden	+ 2	+ £10.77	+ £11.42
Shared garden	+ 1	+ £5.39	+ £5.71
No garden	0	£0.00	£0.00
<b>Additional toilet</b>			
	+ 1	+ £5.39	+ £5.71
<b>Sheltered housing</b> (service charge for communal area and heating applicable only to Larch Court)			
	+ 4	+ £21.54	+ £22.83