



## Rent setting policy – attributes, points and values

	Points	2024 – 2025	2025 – 2026	2026 – 2027
<b>Baseline rent = 2 bed semi-detached rent</b>	<b>16</b>	<b>£86.16</b>	<b>£91.33</b>	<b>£96.80</b>
Add / subtract attributes as follows:				
<b>Property size</b>				
Bedsit	-2	- £10.77	- £11.42	- £12.10
1 bedroom property	-1	- £5.39	- £5.71	- £6.05
2 bedroom property	0	£0.00	£0.00	£0.00
3 bedroom property	+2	+ £10.77	+ £11.42	+ £12.10
4 bedroom property	+3	+ £16.16	+ £17.12	+ £18.15
5 bedroom property	+4	+ £21.54	+ £22.83	+ £24.20
6 bedroom property	+8	+ £43.08	+ £45.66	+ £48.40
7 bedroom property	+13	+ £70.01	+ £74.20	+ £78.65
<b>Property type</b>				
4 in a block	-2	- £10.77	- £11.42	- £12.10
End terrace house	-2	- £10.77	- £11.42	- £12.10
Mid terrace house	-3	- £16.16	- £17.12	- £18.15
Flat	-4	- £21.54	- £22.83	- £24.20
Maisonette	-4	- £21.54	- £22.83	- £24.20
Semi-detached house	0	£0.00	£0.00	£0.00
Detached house	+3	+ £16.16	+ £17.12	+ £18.15
<b>EPC rating</b>				
A	+1	+ £5.39	+ £5.71	+ £6.05
B	0	£0.00	£0.00	£0.00
C	0	£0.00	£0.00	£0.00
D	-2	- £10.77	- £11.42	- £12.10
E	-4	- £21.54	- £22.83	- £24.20
F	-5	- £26.93	- £28.54	- £30.25
G	-6	- £32.31	- £34.25	- £36.30
<b>Parking</b>				
Off street parking (includes private driveway, car port and garage)	+2	+ £10.77	+ 11.42	+ £12.10
<b>Garden</b>				
Private garden	+2	+ £10.77	+ £11.42	+ £12.10
Shared garden	+1	+ £5.39	+ £5.71	+ £6.05
No garden	0	£0.00	£0.00	£0.00
<b>Additional toilet</b>	<b>+1</b>	<b>+ £5.39</b>	<b>+ £5.71</b>	<b>+ £6.05</b>
<b>Sheltered housing</b> (service charge for communal area and heating applicable only to Larch Court)	<b>+4</b>	<b>+ £21.54</b>	<b>+ £22.83</b>	<b>+ £24.20</b>