

Appendix 1

Market Rent

Below are the latest available median market rents in Westminster

One bed - £435 pw

Two bed- £624 pw

Three bed - £900 pw

Four bed - £1,200 pw

Rent Levels – Social Housing

The table below indicates average Westminster Council rents for 2018/19 and 2019/20. There has been a 1 % annual rent reduction to social housing rents over the last four years. This was instructed by Central Government.

Table IV: Westminster Council Rents

Bedroom sizes	Number of properties	2018/19 Actual Avg Rent (pw)	2019/20 Actual Avg Rent (pw)
0	1,603	£97.55	£96.57
1	4,124	£113.90	£112.76
2	3,523	£127.62	£126.34
3	2,253	£141.07	£139.66
4	348	£154.21	£152.66
5	32	£166.55	£164.88
>5	13	£172.22	£170.50
	11,896	£122.29	£121.07

Rent levels - Intermediate Housing

Attached is an excel sheet showing intermediate gross weekly rental levels that the Council seeks for intermediate rented housing secured through planning.



Book1.xlsx

Below is the link to *Homeownership Westminster*. This is a unique service aimed at those who live or work in the Borough and want to enter or move up the property ladder through either **purchasing or renting** a property. The Service is called Homeownership because the Council aspires to see more of its residents own their own homes. The service was launched in 2009 and to date has helped over 1,250 households to find either a home to own or a rental property within Westminster.

<https://www.homeownershipwestminster.co.uk/>

To be eligible to register with *Homeownership Westminster*, candidates must:

- have lived or worked in Westminster for at least the last 12 months
- be a first-time buyer or have sold any property owned in the UK or abroad prior to completing on a property in Westminster

Please note that for two, three and four-bedroom properties, priority will go to families with children, then to sharers, followed by couples and finally single applicants. Once registered there may be further eligibility criteria such as:

- Income
- Savings
- Assets
- Length of registration

The Selection Process

Priority Group	Category	Priority Group Details
1	Social housing tenants in Westminster giving up their properties, which will result in their property being allocated to another household on the council's waiting list	First offer will be to social housing tenants, either council or a registered provider
	Ministry of Defence (MOD) serving personnel	Second offer will be to MOD serving personnel
	Sons and daughters of existing council tenants who are currently overcrowded	Third offer will be to sons and daughters of existing council tenants that are overcrowded in their Westminster City council home
	Certain households in Westminster intermediate rented properties	Fourth offer will be to tenants currently living in intermediate rented properties in Westminster that need to move because they are overcrowded, or are moving on into low cost home ownership or living currently in shared intermediate accommodation into which the Council has nomination rights

Priority Group	Category	Priority Group Details
2	Waiting List for social housing in Westminster	First offer will be to homeless households, where the Council has a statutory duty to rehouse Second offer will be to all other households on the waiting list
3	Resident workers	Households that have been resident in Westminster for at least 12 months and have been employed in Westminster for at least 12 months First offer will be to residents that are key workers
4	Westminster residents	Households that have been living in Westminster for at least 12 months
5	Working in Westminster	People employed in Westminster for at least 12 months First offer will be to key workers

The Council currently prioritises four intermediate household income bands: 1) Up to Lower Quartile incomes of £30K, 2) Median incomes up to £40k, 3) Median to Upper Quartile, £53k and 4) a final income cap of £90k

There has always been a maximum household income cap that has applied to eligibility for intermediate housing. In recent years this cap has been set by the GLA. The current income cap is £90k. The purpose of having four target income bands for intermediate housing in Westminster is to ensure a mix of intermediate offers are made affordable to a range of households at different income levels.

These households are generally not eligible for social housing but nonetheless cannot afford market housing in the City.

