



Valuation Office  
Agency

VOA Rent Officers



# ALL Wessex Landlord Meeting

Keynsham 2<sup>nd</sup> February 2023

## Understanding PRS Statistics and Local Housing Allowance

Stuart Stone BSc (Hons)  
(Stakeholder Manager)

# The importance of your data to statutory functions

**Local Housing Allowance (LHA)** - LHA rates for entitlement based on number of bedrooms for each of 152 Broad Rental Market Areas (BRMAs), based on approx **520k** achieved rents

**Housing Benefit (HB)** – individual property & occupier specific Rent Officer determinations for LHA exempt tenancies, or tenants holding over since before LHA

**Universal Credit (UC)** - effectively LHA is the housing element incorporated into UC

*VOA Rent Officers play a role in benefits which support almost two million PRS households in England through HB, LHA and UC (Source: Stat-Xplore, Dept for Work & Pensions)*

**Fair Rents** – maintain a rent register of regulated tenancies; a form of rent control for pre-1989 tenancies. Balanced market assumption (no scarcity).

Lettings data  
informs ONS  
national &  
official  
statistics

PRS data is used in the calculation of national inflationary measures impacting every citizen and business:

- **Consumer Prices Index (H) – around 20% PRS weighted influence**
- Consumer Prices Index
- Retail Prices Index
- Data also feeds into National Accounts
- Plus the IPHRP & PRMS rental statistics





Advertised rents

**FLOW**

New lettings

Supply/Demand

Size and  
distribution  
of market

**STOCK**

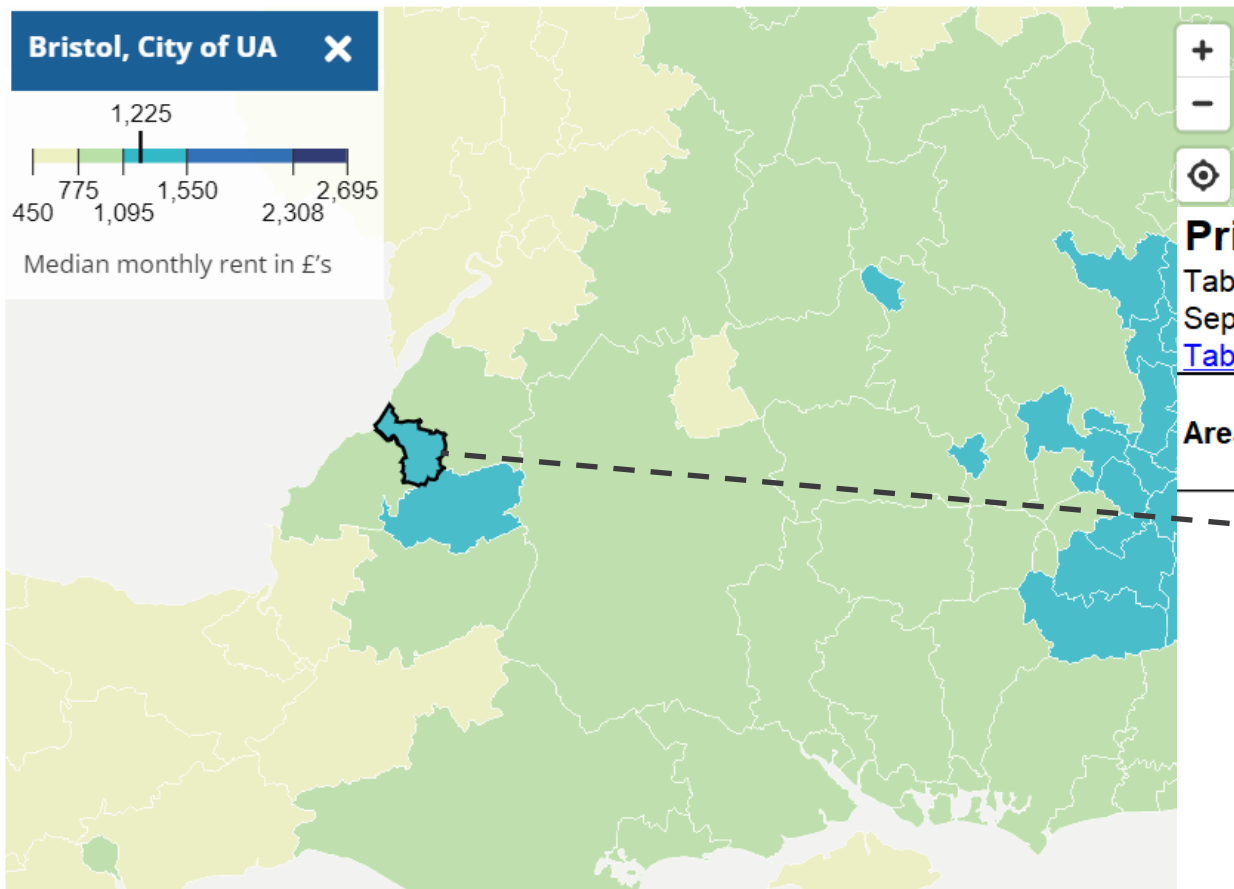
Renewals and  
price changes  
during periodic  
tenancies

Length of  
occupation



# Current ONS Rental Statistics

- Room
- Studio
- One Bedroom
- Two Bedrooms**
- Three Bedrooms
- Four or more Bedrooms
- All categories



## Official rental price statistics

- Currently published every six months in June and December, by local authority
- The map and stats show the median monthly rent for 2 bedroom properties over the 12 months to September 2022
- For illustration Bristol highlighted

### Private Rental Market Statistics

Table 2.4: Summary of 'Two Bedrooms' monthly rents recorded between 1 October 2021 to 30 September 2022 by administrative area for England

[Table notes and footnotes](#)

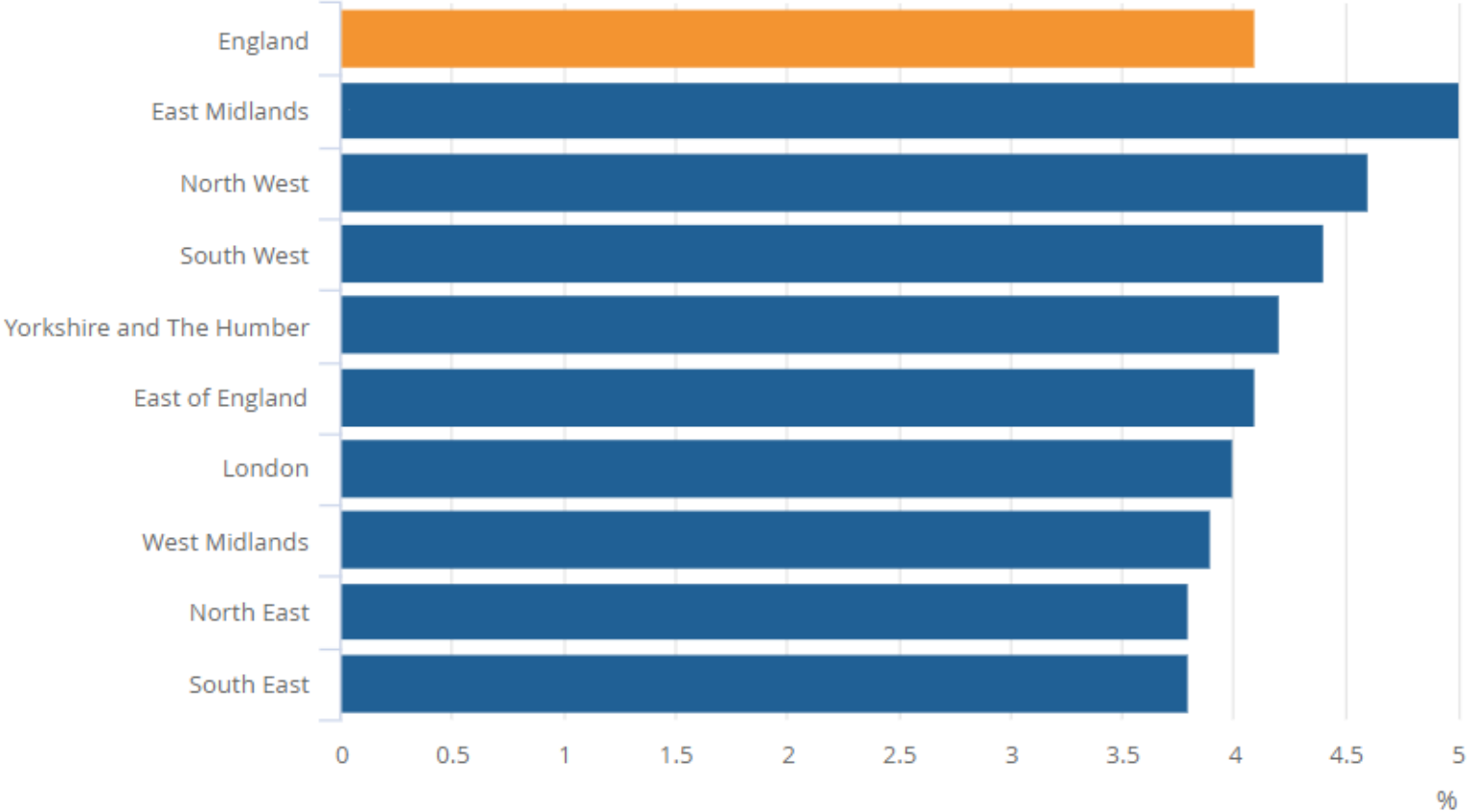
[Back to Contents](#)

Area	Two Bedrooms				
	Count of rents	Mean	Lower quartile	Median	Upper quartile
<b>SOUTH WEST</b>	<b>27,630</b>	<b>837</b>	<b>685</b>	<b>795</b>	<b>925</b>
Bath and North East Somerset UA	1,150	1,108	900	1,095	1,250
Bournemouth, Christchurch and Poole UA	2,680	924	810	900	1,000
Bristol, City of UA	2,410	1,222	1,050	1,225	1,395
Cornwall UA	3,060	736	650	710	800
Dorset	1,330	816	725	800	900
Isles of Scilly UA	10	620	555	605	724
North Somerset UA	1,250	840	695	825	950
Plymouth UA	1,710	712	625	695	775
South Gloucestershire UA	910	963	875	950	1,020
Swindon UA	1,730	758	695	750	800
Torbay UA	680	702	625	695	775
Wiltshire UA	2,020	796	725	790	850

# Current ONS Rental Statistics

Figure 5: Weakest annual rental price percentage change is in the North East and the South East

Index of Private Housing Rental Prices percentage change over the 12 months to December 2022, by English region



OFFICIAL

## Rental price change index

- Published monthly by region
- Private rental prices grew by 4.1% in England in the 12 months to December 2022
- Largest price growth in East Midlands 5.0%
- Lowest in North East and South East 3.8%



Valuation Office  
Agency

# Developing rental statistics

## New ONS rental statistics from 2024 will provide:

- monthly publication covering the UK, Wales, Scotland, Northern Ireland, the English regions, and local authorities;
- an index of private rental price growth over time;
- annual percentage change in price over time;
- the average private rental price over time; and
- a breakdown of private rental price by geography and bedroom category (studio, one, two, and three bedrooms, and four or more bedrooms).



# Understanding Local Housing Allowance (LHA)

1. Based on actual rents from 1st Oct – 30th Sept each year
2. Compile list of rents within each Broad Rental Market Area (BRMA)
3. Five categories: rooms, 1, 2, 3 and 4 or more bedrooms
4. Calculate 30th percentile from each list of rents
5. Latest 30th percentiles based on rents from 1st Oct 2021 - 30th Sept 2022
6. But, latest LHA rates kept at last year's levels
7. LHAs & 30th percentiles published end Jan each year effective from April

**Important that current 30th percentiles accurately reflects the market as DWP review figures and policy every year based on information rent officers collect**



# Examples from tables showing latest LHA rates

	List of Rents 30th Percentile				
<b>BRMA</b>	<b>CAT A</b>	<b>CAT B</b>	<b>CAT C</b>	<b>CAT D</b>	<b>CAT E</b>
Bath	£120.07	£180.66	£212.88	£253.15	£425.75
Bristol	£103.56	£184.11	£218.63	£264.66	£391.23

*Note: Based on evidence of market rents from 1st October 2021 to 30th September 2022*

	LHA April 2023				
<b>BRMA</b>	<b>CAT A</b>	<b>CAT B</b>	<b>CAT C</b>	<b>CAT D</b>	<b>CAT E</b>
Bath	£105.82	£166.85	£195.62	£228.99	£402.74
Bristol	£90.10	£159.95	£189.86	£218.63	£304.93

*Note: LHA rates originally applicable from April 2020 and maintained for 2023-24*

Source: [gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2023-to-march-2024](https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2023-to-march-2024)

## Options include:

- Talk to me tonight about sharing information
- Complete a simple form online & return it via email
- Complete the information by hand & send it back by post if you prefer
- Send me an email or address it to our central mailbox [roliv@voa.gov.uk](mailto:roliv@voa.gov.uk)

## Important information:

1. Full address & postcode
2. Identify if it is a new letting or renewal/rent change during periodic
3. Agreed rent and rental period
4. Tenancy start date / or date of rent increase
5. Number of bedrooms and living rooms

# HOW YOU CAN CONTRIBUTE



**MAKING IT  
EASIER FOR  
YOU**





Valuation Office  
Agency

VOA Rent Officers

Any  
Questions?

My contact details:



Stuart Stone  
[stuart.j.stone@voa.gov.uk](mailto:stuart.j.stone@voa.gov.uk)