

## APPENDIX VI: RENTAL COSTS

### Affordable Rent

PENRITH	AVERAGE WEEKLY RENT		
	1	2	3
<b>Number of Bedrooms</b>			
<b>Houses</b>	90.15	106.90	120.20
<b>Flats</b>	84.83	101.47	
<b>Bungalows</b>		104.04	

### Social Rent

PENRITH	AVERAGE WEEKLY RENT		
	1	2	3
<b>Number of Bedrooms</b>			
<b>Houses</b>	82.23	97.93	112.21
<b>Flats</b>	79.86	93.60	102.90
<b>Bungalows</b>	90.13	99.86	109.46

**Source:** Eden District Council June 2018

Property Size	Eden Mean Monthly Rent
1 Bed	£419
2 Bed	£524
3 Bed	£619
4+ Bed	£829

**Source:** Valuation Office June 2019

**Table 3.4 Cost of Alternative Tenure Options by Housing Market Area**  
**Monthly Rent/ Total House Price**  
**HMA 1A Penrith Urban**

Tenure Option	
Social Rent	£421
Affordable Rent	£434
Market Rent - Lower Quartile	£494
Market Rent – Median	£542
Market Sale - Lower Quartile	£122,000
Market Sale – Median	£165,000
Market Sale – Average	£195,218
Starter Home	£156,174
Shared ownership (50%)	£82,500
Shared ownership (25%)	£41,250
Help to buy	£123,750
Discounted sale	£117,131

**Source:** Data produced by: Land Registry

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**Table 3.4** is an extract from Eden District Council’s District wide housing need survey (<https://www.eden.gov.uk/housing/housing-documents/>) <sup>83</sup>

### 3. Tenure by Property Size (number of bedrooms)

Tenure/Number of Bedrooms	1	2	3	4	5+	TOTAL
Owned with/without mortgage or in shared ownership	110	1203	2345	931	219	<b>4808</b>
Social rented	345	424	306	12	10	<b>1097</b>
Private rented or living rent free	231	480	301	84	29	<b>1125</b>
<b>TOTAL</b>	<b>686</b>	<b>2107</b>	<b>2952</b>	<b>1027</b>	<b>258</b>	<b>7030</b>

**1 bedroom:** Includes households who indicated '0 bedrooms'. This is because all households where someone usually lives must have at least one room used as a bedroom.

### 4. Tenure by Occupancy (number of persons)

Tenure/Size of Household (persons)	1	2	3	4	5	6 or more	TOTAL
Owned with/without mortgage or in shared ownership	1421	1883	669	625	172	38	<b>4808</b>
Social rented	552	303	111	90	33	8	<b>1097</b>
Private rented or living rent free	456	345	161	114	42	7	<b>1125</b>
<b>TOTAL PROPERTIES</b>	<b>2429</b>	<b>2531</b>	<b>941</b>	<b>829</b>	<b>247</b>	<b>53</b>	<b>7030</b>
<b>TOTAL PERSONS</b>	<b>2429</b>	<b>5062</b>	<b>2823</b>	<b>3316</b>	<b>1235</b>	<b>318</b>	<b>15183</b>

**Source:** Office for National Statistics. National Census 2011. All households in area E36001975.