

APPENDIX VI: RENTAL COSTS

Affordable Rent

PENRITH	AVERAGE WEEKLY RENT		
	(£)	(£)	(£)
Number of Bedrooms	1	2	3
Houses	90.15	106.90	120.20
Flats	84.83	101.47	
Bungalows		104.04	

Social Rent

PENRITH	AVERAGE WEEKLY RENT		
	(£)	(£)	(£)
Number of Bedrooms	1	2	3
Houses	82.23	97.93	112.21
Flats	79.86	93.60	102.90
Bungalows	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/>) ⁸³

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	4808
Social rented	345	424	306	12	10	1097
Private rented or living rent free	231	480	301	84	29	1125
TOTAL	686	2107	2952	1027	258	7030

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	4808
Social rented	552	303	111	90	33	8	1097
Private rented or living rent free	456	345	161	114	42	7	1125
TOTAL PROPERTIES	2429	2531	941	829	247	53	7030
TOTAL PERSONS	2429	5062	2823	3316	1235	318	15183

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