

Appendix 2

Rent Amounts on the Open Market in Comparison to Local Housing Allowance Rates

Ward	Number of Claimants in Private Rented Sector	1Bed Rent	Difference from LHA	2Bed Rent	Difference from LHA	3Bed Rent	Difference from LHA	Proportion of 1, 2 & 3 beds let within LHA Rate
Gorton & Abbey Hey	1937	£650	£52	£799	£151	£940	£217	2.4%
Levenshulme	1705	£678	£80	£887	£239	£1,088	£365	0.0%
Harpurhey	1484	£650	£52	£738	£90	£927	£204	7.9%
Crumpsall	1442	£696	£98	£814	£166	£1,048	£325	0.0%
Longsight	1293	£750	£152	£813	£165	£1,003	£280	0.0%
Moss Side	1235	£673	£75	£937	£289	£1,192	£469	3.4%
Moston	1229	£525	-£73	£785	£137	£1,034	£311	2.9%
Clayton & Openshaw	1218	£723	£125	£879	£231	£973	£250	4.3%
Cheetham	1206	£755	£157	£935	£287	£872	£149	2.9%
Whalley Range	1104	£698	£100	£920	£272	£1,265	£542	4.0%
Miles Platting & Newton Heath	935	£733	£135	£914	£266	£1,316	£593	0.0%
Rusholme	934	£713	£115	£921	£273	£1,385	£662	3.4%
Higher Blackley	771	£650	£52	£784	£136	£1,008	£285	0.0%
Charlestown	674	£624	£26	£742	£94	£1,027	£304	5.3%
Ardwick	614	£767	£169	£987	£339	£1,242	£519	0.0%
City Centre	554	£968	£370	£1,279	£631	£1,820	£1,097	0.1%
Burnage	547	£714	£116	£852	£204	£1,226	£503	0.0%
Withington	532	£775	£177	£928	£280	£1,237	£514	2.3%

Woodhouse Park	491	£720	£196	£900	£252	£1,065	£317	2.0%
Hulme	473	£713	£115	£930	£282	£1,435	£712	0.0%
Old Moat	448	£772	£174	£1,021	£373	£1,279	£556	0.6%
Chorlton Park	443	£745	£147	£987	£339	£1,319	£596	2.9%
Northenden	438	£650	£126	£891	£243	£1,109	£361	0.0%
Ancoats & Beswick	414	£804	£280	£997	£349	£1,336	£613	0.0%
Fallowfield	411	£648	£50	£917	£269	£1,258	£535	9.8%
Baguley	403	£633	£109	£888	£240	£1,151	£403	4.5%
Sharston	402	£725	£376	£905	£257	£1,017	£269	0.0%
Brooklands	388	£669	£145	£918	£270	£1,238	£490	0.0%
Didsbury West	323	£830	£232	£1,161	£513	£1,619	£896	0.5%
Chorlton	307	£792	£194	£1,054	£406	£1,419	£696	1.0%
Didsbury East	278	£801	£203	£1,078	£430	£1,454	£731	0.0%

Unaffordable

Within £50 of LHA rate