

From: Matthew Thompsett
Sent: 26 January 2016 15:13
To: 'richard.farhall1@btinternet.com'
Cc: Martin Bolton
Subject: FW: Social/Affordable housing rents in Rye

Dear Mr Farhall

Martin has asked that I reply your email.

I would suggest that a weekly rent of £175.00 per week, which equates to just under £760.00 per calendar month (pcm) does seem like a fair and affordable rent for Rye.

The maximum Local Housing Allowance rate for a three-bedroomed property in Rye is £695.00 pcm.

A rent of £760.00 pcm would mean that a tenant receiving the maximum amount of Housing Benefit would be liable to pay a "top-up" balance of £65.00 per month, and in our experience a top-up of up to £75.00 per month is usually manageable for a suitable tenant.

Please let me know if I can be of further assistance.

Regards

Matthew Thompsett

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From: Richard Farhall [<mailto:richard.farhall1@btinternet.com>]
Sent: 26 January 2016 10:18
To: Martin Bolton
Subject: Social/Affordable housing rents in Rye

Hello Martin

Rye Town Council intends to buy two more 3-bed properties to let an affordable rent.

Excluding Rye Citadel, my research suggests that the average weekly rent for a 3-bed property is £224 - which means that we would need to set the weekly rent at no more than c£175 (around 80% of the market average).

Does this sound about right?

Thank you

Richard Farhall Rye Town Clerk