

## Estimated Average Rents & Council Tax for Social Rent Properties – Fraser Ave/Gray Pl Redevelopment

Description	Number of Bedspaces	Number of Double Bedrooms	Number of Single Bedrooms	Estimated Average Monthly Rent*	Estimated Average Annual Rent*	Estimated Annual Council Tax**
2 Bedroom Cottage Flat	4	2		£350	£4,200	£1,443
2 Bedroom Terraced House	4	2		£375	£4,500	£1,443
3 Bedroom Terraced House	5	2	1	£413	£4,956	£1,623
4 Bedroom Terraced House	6	2	2	£423	£5,076	£2,093
6 Bedroom Terraced House	9	3	3	£449	£5,388	£2,093
2 Bedroom Terraced Amenity Cottage	4	2		£371	£4,452	£1,443
3 Bedroom Terraced Amenity Cottage	5	2	1	£406	£4,872	£1,623
2 Bedroom Terraced Wheelchair Cottage	4	2		£387	£4,644	£1,623
3 Bedroom Semi Detached Wheelchair Cottage	5	2	1	£428	£5,136	£1,623

**\* The rents have been calculated using the following assumptions:**

- Photovoltaic Panels and private gardens in all properties.
- The rents are average for each house type – estimated rents for individual properties will vary depending on their property attributes. Properties with no utility room and common parking will have lower rent than properties with utility room and private parking.

\*\* Total Charges for 2018/19. Please note the council tax bandings are indicative only – final bandings will not be confirmed until completion.

**The following should also be noted:**

- The estimated rents are indicative figures only and may not reflect final rent levels at Fraser Avenue.
- The indicative rents are based on 2018/19 rental points. Kingdom Housing Association undertakes rent reviews on an annual basis.
- Kingdom Housing Association do not have any rent free periods, payments are made all year round.
- In addition to the rent payment, service charges may also be applicable, for example to cover contributions to site wide common landscape maintenance.
- The properties will all be new build properties that meet current building regulations.
- All properties will be highly energy efficient to help reduce tenants' electric and gas bills.
- The rents have been calculated to reflect the installation of Photovoltaic Panels (PVs). PVs utilise energy from the sun to generate electricity. Tenants benefit from the electricity generated to help reduce their electricity costs.

**General Rent Information**

Kingdom undertakes rent reviews on annual basis and writes to all tenants in April to advise of any increases which will take effect from the following June.

Rent payments can be made by:

- Direct Debit
- Standing Order
- Online Payments

If you would like more information, please contact the Kingdom Development Team.

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