



Prime Minister

COPY NO 14 OF 3403813

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LONDON SW1P 3EB

This is for discussion

or MISC 62 - the outcome
will be reported to your cabinet.

My ref:

Your ref:

Misc 30/10 27 October 1981

Dear Secretary of State

MISC 62

This letter fulfils my undertaking at Cabinet on 20 October to write to colleagues about housing expenditure in 1982/83.

COUNCIL HOUSE RENTS

I first deal with the question of rents. In C(81)51, the Chief Secretary, Treasury, looks to increase the present average council house rent of £11.50 a week in England by £4 per dwelling per week. Colleagues should fully understand the implications of such an increase -

- a. any average increase across the country will produce a wide spread of average increases as between individual authorities; and an even wider spread of increases for particular tenants. If we assumed for housing subsidy and block grant purposes an average increase in rents of £4, we estimate that 66 authorities would have to make average weekly increases of over £5 with a few having to face increases approaching £10. The estimated impact for individual authorities of an average increase of £4 is set out in column 1 of Annex A. And even within those authorities charging an average weekly increase of £4 or less, many tenants would inevitably face increases of more than £5;
- b. the rent increases which have so far taken place under this Government have restored rents to a realistic and defensible level. However, a further £4 on rents would represent increases of 35% in cash terms and 23% in real terms over 1981/82 levels, following on a 40% cash increase in 1981/82. It would bring average rents to 11.7% of average male manual earnings - well above the previous post-war record of 9% in 1973;
- c. it would cause an immediate jump of 1% on the RPI in April which, because of the indexing process, could mean that public expenditure was actually increased by more than the economies made through rent increases. An increase of £4 in the level of council rents would, on current PESC conventions, reduce public expenditure in 1982/83 by approximately £600M, having allowed for rent

rebates and supplementary benefit. Against this, a 1% uprating of other benefits would cost approximately £270M. If, in addition, there were to be a 1% impact on the level of wage settlements there could be an additional £360M increase in total public sector wages;

d. rent assistance would cushion the impact on the lowest paid. But this does not extend far up the scale. A 2-child family with the head of household earning 5% below average adult male manual earnings receives no rent assistance. A pay increase of 4% next year, in line with our hopes for public sector pay, would leave this family with only an additional £3 per week, after tax and national insurance contributions. We have to consider the consequences of rent increase of £4 to such people who will also face other significant increases;

e. comparisons with the position in Scotland are becoming increasingly embarrassing. The average rent for a Scottish council house stands at about £7.60 in 1981/82, and even in 1982/83 may not reach the present English average of £11.50.

Colleagues will be aware that, as I have sought to bring local expenditure under tighter control, local government has become increasingly ready to challenge in the courts administrative decisions by central Government which they have previously been prepared to accept. The recent Camden case provides a good example. I believe there is a material risk that rent increases of £4 per week would provoke litigation, on the grounds that they are not 'reasonable' as they are required to be under the Housing Act 1957. I am consulting the Attorney General on this point, but I cannot for the moment be at all confident that the courts would not uphold such a challenge. For the great majority of authorities, rents will exceed the level required to balance the Housing Revenue Account, and cannot, therefore, be justified on grounds of local authorities' housing costs. Whilst the Housing Act 1980 allowed but did not compel authorities to charge 'profit rents' the linkage now established with the block grant system (which I explain further below) will enable authorities to claim that they are being given no option but to impose rent increases which they regard as unreasonable.

This indeed presents a major political difficulty over the direction our policy on rents will be seen to be taking. Any sizeable increase next year will raise rents to a point at which the great majority of authorities (over 300 out of 367, at £4) will be making profits on their Housing Revenue Account. Under present PESC conventions, these profits will count as an offset to housing expenditure, and thus serve to keep expenditure within provision, only if they are transferred to the general rate fund thus reducing the cost of ratepayers of local services other than housing. Rate support grant for the authorities concerned will be calculated on the assumptions that these profits are both generated and transferred to the GRF, and severe penalties in terms of increased rates may be imposed if this is not done. In effect, council tenants will be subsidising the services enjoyed by other local people. On present estimates, some 85 authorities will be meeting 25% or more of their ratefund expenditure from surpluses on council rents if rents rise on

average by £4 in 1982/83. In another year or two, with further rent increases, the entirety of some authorities' rate fund expenditure could be financed by HRA surpluses largely generated by the profits made from council rents.

I must stress that even our most loyal supporters in local government who have accepted many unpalatable decisions we have been obliged to take in the interests of our economic strategy will resist this policy bitterly. Local authorities which have made every effort to contain their expenditure in other ways nonetheless believe it to be indefensible that their tenants should be called upon to contribute towards the costs of, for example, collecting owner-occupiers' dustbins. It will, besides, undermine the goodwill we have generated on the council estates, by introduction of the right to buy and the Tenants' Charter. It is in my view imperative to seek an arrangement which extricates us from this difficulty while still applying pressure for rents to rise to whatever level we consider appropriate. I shall in the first instance write separately to the Chief Secretary about a possible solution, which whilst securing the level of HRA income via rents etc which we will agree in our collective PESC discussions as being realistic, would apply that income in at least as beneficial a manner as the current convention which requires a transfer to the GRF. I shall keep colleagues informed.

For all these reasons, I believe it would be wrong to look for average rent increases in 1982/83, of more than £1.50, or 13% cash. Even this figure would absorb 50% of the total increase in take-home pay which many council tenants can expect - see paragraph 2d above. The consequences for individual authorities are shown in column 2 of Annex A. On my Department's estimates, which are still highly provisional at this stage, the additional provision needed to reflect average rent increases of £1.50 a week as against the £4 a week proposed by the Chief Secretary is at least £375 million. The ultimate difference would probably be somewhat greater, since there is evidence that authorities' expenditure on managing and maintaining their housing stock is running ahead of provision in the current year. This level of expenditure must be reduced in line with our eventual reduction of local authority current expenditure generally, but some additional PESC provision on this account will be unavoidable.

HOUSING CAPITAL INVESTMENT

My Department now estimates that 1982/83 provision for housing capital investment could only be maintained at its 1981/82 level in real terms, within the original overall provision for housing expenditure set out in Command 8175, if average rent increases of £4 were assumed for 1982/83. Colleagues are rightly concerned by the extent to which, in recent years, capital programmes have been sacrificed to revenue. In no service has this been taken to greater lengths than in housing. Provision for housing investment in 1981/82 is already 45% in real terms below out-turn for 1979/80. This reduction amounts to 78% of the Government's total capital cuts since 1979/80.

From the viewpoint of housing policy alone, the cut-back represents a very serious decline in our ability to respond to a rapidly deteriorating situation. The total number of households in England is growing at a net rate of 150,000 a year. The growth of the housing stock is failing to keep pace. Public sector housing starts in 1980/81, at 39,000, were the lowest in peacetime since the early 1920s; private sector starts at 85,000 were the lowest since 1952/53; and demolitions are running at around 30,000 a year. Meanwhile, the numbers of dwellings falling into unfitness or serious disrepair is on the increase. We are allowing part of the enormous national asset represented by our existing dwelling stock risks to decline seriously.

I must stress that under our policies public investment in housing benefits the community as a whole, not merely the council tenants. The system of grants and loans to private people for improvement and repair of their houses is the main instrument in our drive to preserve the dwelling stock. With the present constraints on their investment resources local authorities are increasingly unable to afford more than the bare minimum of grants they are statutorily obliged to provide. The major reform of the grant system we carried through in 1980 is having correspondingly little effect. Another corner-stone of our policy is to encourage the spread of low-cost home ownership. Our programmes in this area - improvement for sale, homesteading, and shared ownership - are all critically dependent on a modest input of public expenditure.

There are however other important considerations lying outside the field of housing policy. The construction industry is a major employer particularly of young people. Unemployment in the industry is now running at 25%. In terms of job-creation, housing investment is the most cost-effective and fast-acting form of productive public investment available. In C(81)50, the Chancellor of the Exchequer estimated the average net public expenditure cost per job that would be created by an additional £1 billion of investment to be of the order of £20,000. As I set out in the

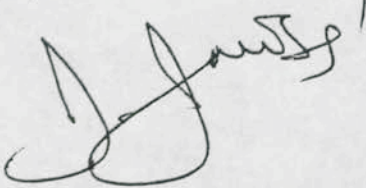
S E C R E T

Annex to my paper of 23 June 1981 (MISC 14(81)3) certain forms of housing investment could generate a substantial input from the private sector and produce figures that are much more favourable. For example, where a developer carries out a "shared ownership off the shelf" scheme for a local authority, net estimated cost to the Exchequer could be as low as £1,000 per job. By our ability to distribute housing resources geographically through our system of capital allocations to local authorities, we can also concentrate investment where it is most needed in terms both of housing conditions and of jobs.

I accept, however, that to press my original bid of an extra £200 m for capital investment in housing in 1982/3 cannot now be sustained in present economic circumstances. But I would judge some increase to be essential.

To summarise, I realise that the content of this letter presents colleagues with a number of difficult problems, but I do not believe I can reduce existing overall provision for housing expenditure in 1982/83 in the way the Chief Secretary has proposed.

I am copying this letter to the Prime Minister, to other members of the Cabinet, to the Chief Whip, the Paymaster General, and to Sir Robert Armstrong.

Yours sincerely


P.P. MICHAEL HESELTINE

Approved by the Secretary of State
and signed in his absence.

AVERAGE 1982/83 RENT INCREASES FOR INDIVIDUAL HOUSING AUTHORITIES

1. The following pages show, for each individual English housing authority*, what rent increase would be needed in 1982/83, taking account of its expenditure requirement assessed for block grant purposes on the method currently proposed, if the national average rent increase assumed for grant and subsidy were

- a) £4.00
- b) £1.50.

2. With a £4.00 average increase, the highest individual increase would need to be between ^{£9 and £10} ~~£7~~ Over 300 authorities should be able to generate surpluses on the Housing Revenue Account (HRA) totalling £380M. The remainder would need to subsidise the HRA by contributions from the general rate fund, also totalling £380M.

3. With a £1.50 average increase, the highest individual increase would need to be between £6, and £7. Around 250 authorities would still be able to generate HRA surpluses, totalling about £125M. The remaining authorities would need to subsidise the HRA by a total of around £420M.

4. The figures are based on as realistic a projection of each authority's HRA position for 1982/83 as can be obtained from the latest information on its 1981/82 position, together with latest Treasury assumptions on pay, prices and interest rates; the result is necessarily however approximate. They show the rent that would be required if the authority's HRA surplus or contribution from rate fund matched the figure calculated for the authority (the 'GRE assessment') for purposes of the 1982/83 grant distribution. The authority could in practice levy a lower average rent increase if:-

- i) it spent correspondingly less on managing or maintaining

*except for a few for which the available data are thought to be unreliable.

its stock than has been assumed in the calculations or

- ii) it were to sell more council houses than had been assumed or
- iii) it were prepared to face the heavy penalty in terms of increased rates that would follow from failure to achieve the surplus, or contain its contribution to HRA to the level, implied by its GRE assessment.

Name of Housing Authority	Rent Increase Needed £4.00 Average Increase	Rent Increase Needed £1.50 Average Increase
<u>Avon</u>		
Bath	£ 2.35	£ 0.32
Bristol	£ 3.04	£ 0.96
Kingswood	£ 0.03	£ -2.22
Northavon	£ 3.78	£ 1.60
Wansdyke	£ 4.36	£ 1.69
Woodspring	£ 3.39	£ 1.58
<u>Bedfordshire</u>		
North Bedfordshire	£ 4.90	£ 2.39
Luton	£ 4.97	£ 1.88
Mid Bedfordshire	£ 3.88	£ 1.58
South Bedfordshire	£ 5.00	£ 1.89
<u>Berkshire</u>		
Bracknell	£ 4.15	£ 1.06
Newbury	£ 3.84	£ 2.21
Reading	£ 5.85	£ 2.75
Slough	£ 1.81	£ -0.25
Windsor and Maidenhead	£ 4.72	£ 2.54
Wokingham	£ 1.13	£ -1.92
<u>Buckinghamshire</u>		
Aylesbury Vale	£ 3.91	£ 1.28
South Bucks	£ 4.89	£ 3.01
Chiltern	£ 5.10	£ 2.54
Milton Keynes	£ 5.31	£ 2.64
Wycombe	£ 3.68	£ 0.58
<u>Cambridgeshire</u>		
Cambridge	£ 3.72	£ 1.79
East Cambridgeshire	£ 4.24	£ 1.66
Fenland	£ 3.53	£ 0.94
Huntingdon	£ 4.51	£ 2.07
Peterborough	£ 5.23	£ 2.97
South Cambridgeshire	£ 2.15	£ 0.27
<u>Cheshire</u>		
Chester	£ 4.96	£ 2.42
Conington	£ 3.42	£ 1.17
Crewe and Nantwich	£ 4.31	£ 1.99
Ellesmere Port and Neston	£ 4.31	£ 1.60
Halton	£ 2.97	£ 0.66

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Macclesfield	£ 5.24	
Vale Royal	£ 4.43	£ 2.66
Warrington	£ 3.65	£ 1.84
		£ 1.13
<u>Cleveland</u>		
Hartlepool	£ 3.98	
Lansburgh	£ 5.17	£ 1.63
Middlesbrough	£ 3.84	£ 2.09
Stockton-on-Tees	£ 2.31	£ 1.29
		£ 0.89
<u>Cornwall</u>		
Caradon	£ 4.56	
Carrick	£ 3.04	£ 1.50
Kerrier	£ 3.39	£ 0.83
North Cornwall	£ 3.66	£ 1.38
Penwith	£ 3.72	£ 1.33
Restormel	£ 3.27	£ 1.10
		£ 1.48
<u>Cumbria</u>		
Allerdale	£ 4.83	£ 1.79
Barrow in Furness	£ 3.21	£ 0.99
Carlisle	£ 5.15	£ 2.64
Copeland	£ 5.31	£ 2.86
Eden	£ 5.53	£ 2.78
South Lakeland	£ 4.51	£ 1.82
<u>Derbyshire</u>		
Amber Valley	£ 4.52	£ 1.44
Bolsover	£ 4.49	£ 2.23
Chesterfield	£ 4.00	£ 1.87
Derby	£ 4.20	£ 2.39
Erewash	£ 4.65	£ 1.74
High Peak	£ 4.59	£ 1.50
North East Derbyshire	£ 2.93	£ 0.87
South Derbyshire	£ 3.71	£ 1.44
West Derbyshire	£ 4.54	£ 1.43
<u>Devon</u>		
East Devon	£ 3.77	£ 2.21
Exeter	£ 3.44	£ 1.29
North Devon	£ 5.09	£ 2.20
Plymouth	£ 3.62	£ 1.15
South Hams	£ 3.70	£ 0.60
Taunbridge	£ 4.34	£ 2.00
Mid Devon	£ 3.89	£ 1.96

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Torbay	£ 3.05	
Torrifdæ	£ 4.38	£ 0.72
West Devon	£ 4.70	£ 1.77
		£ 1.97
<u>Dorset</u>		
Bournemouth	£ 4.56	
Christchurch	£ 4.38	£ 1.49
North Dorset	£ 3.44	£ 2.61
Poole	£ 5.13	£ 0.92
Purbeck	£ 4.74	£ 3.23
West Dorset	£ 4.36	£ 2.01
Weymouth and Portland	£ 4.49	£ 2.41
Wimbourne	£ 2.83	£ 2.35
		£-1.03
<u>Durham</u>		
Chester-le-Street	£ 3.25	
Darlington	£ 6.41	£ 1.09
Derwentside	£ 5.36	£ 3.38
Durham	£ 4.81	£ 3.77
Easington	£ 3.03	£ 3.81
Sedæfield	£ 4.95	£ 1.01
Teesdale	£ 4.95	£ 1.96
Wear Valler	£ 5.07	£ 2.01
	£ 3.30	£ 0.99
<u>East Sussex</u>		
Brighton	£ 1.75	£-1.16
Eastbourne	£ 2.99	£-0.17
Hastings	£ 6.03	£ 3.00
Hove	£ 4.25	£ 1.54
Lewes	£ 3.77	£ 0.70
Rother	£ 4.54	£ 2.16
Wealden	£ 3.73	£ 0.66
<u>Essex</u>		
Basildon	£ 4.95	£ 1.89
Braintree	£ 5.13	£ 2.88
Brentwood	£ 4.07	£ 1.57
Castle Point	£ 5.47	£ 3.08
Chelmsford	£ 3.61	£ 1.21
Colchester	£ 3.11	£ 0.12
Epping Forest	£ 5.43	£ 1.67
Harlow	£ 3.53	£ 2.21
Maldon	£ 4.03	£ 1.34
Rochford	£ 5.73	£ 2.74
Southend-on-Sea	£ 2.43	£-0.59
Tendring	£ 4.63	£ 1.52

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Thurrock	£ 3.04	£ 1.19
Uttlesford	£ 2.88	£ 0.54
<u>Gloucestershire</u>		
Cheltenham	£ 4.42	£ 1.97
Cotswold	£ 4.14	£ 2.18
Forest of Dean	£ 5.27	£ 2.69
Gloucester	£ 3.19	£ 1.39
Stroud	£ 4.23	£ 2.54
Tewkesbury	£ 3.25	£ 1.33
<u>Hampshire</u>		
Basinstoke and Deane	£ 4.51	£ 1.40
East Hampshire	£ 3.46	£ 0.38
Eastleigh	£ 3.94	£ 1.52
Fareham	£ 4.90	£ 2.21
Gosport	£ 4.99	£ 1.92
Hart	£ 4.63	£ 2.66
Havant	£ 1.56	£ -1.52
New Forest	£ 3.75	£ 1.69
Portsmouth	£ 2.25	£ -0.09
Rushmoor	£ 2.51	£ 0.07
Southampton	£ 3.69	£ 2.06
Test Valley	£ 5.32	£ 2.17
Winchester	£ 4.61	£ 2.37
<u>Hereford and Worcester</u>		
Bromsgrove	£ 5.06	£ 2.41
Hereford	£ 3.07	£ 1.76
Leominster	£ 4.94	£ 3.12
Malvern Hills	£ 5.19	£ 2.14
Redditch	£ 4.29	£ 1.18
South Herefordshire	£ 6.48	£ 3.35
Worcester	£ 2.93	£ 1.20
Wychavon	£ 5.20	£ 2.09
Wyre Forest	£ 4.40	£ 1.48
<u>Hertfordshire</u>		
Broxbourne	£ 1.22	£ -1.92
Dacorum	£ 3.35	£ 1.28
East Hertfordshire	£ 3.09	£ 1.00
Hertsmere	£ 1.80	£ 0.33
North Hertfordshire	£ 4.02	£ 1.68
St Albans	£ 4.02	£ 3.01
Stevenage	£ 4.59	£ 1.55
Three Rivers	£ 3.38	£ -0.55
	£ 2.04	

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Watford	£ 2.14	£ 0.75
Welwyn Hatfield	£ 4.49	£ 2.56
<u>Humberside</u>		
Beverley	£ 4.32	£ 1.79
Boothferry	£ 4.90	£ 2.28
Cleethorpes	£ 4.66	£ 2.03
Glanford	£ 4.64	£ 2.19
Great Grimsby	£ 4.01	£ 0.93
Holderness	£ 4.54	£ 1.98
Kineston upon Hull	£ 5.01	£ 2.45
North Wolds	£ 4.35	£ 1.27
Scunthorpe	£ 2.92	£ -0.17
<u>Isle of Wight</u>		
Medina	£ 6.18	£ 3.11
South Wight	£ 4.29	£ 1.22
<u>Kent</u>		
Ashford	£ 4.71	£ 1.62
Canterbury	£ 3.69	£ 1.48
Dartford	£ 1.19	£ -1.34
Dover	£ 3.82	£ 1.31
Gillingham	£ 4.19	£ 1.10
Gravesham	£ 4.43	£ 1.39
Maidstone	£ 3.30	£ 0.50
Rochester upon Medway	£ 2.57	£ -0.03
Sevenoaks	£ 4.75	£ 1.67
Sherway	£ 3.93	£ 1.30
Swale	£ 5.11	£ 2.78
Thanet	£ 4.56	£ 1.51
Tonbridge and Malling	£ 2.42	£ 0.71
Tunbridge Wells	£ 4.85	£ 2.94
<u>Lancashire</u>		
Blackburn	£ 3.82	£ 0.73
Blackpool	£ 3.23	£ 0.76
Burnley	£ 5.41	£ 2.69
Chorley	£ 5.52	£ 2.71
Chorley	£ 5.52	£ 2.53
Fylde	£ 5.16	£ 2.53
Hyndburn	£ 5.16	£ 1.26
Hyndburn	£ 4.25	£ 1.26
Lancaster	£ 4.25	£ 2.55
Lancaster	£ 5.09	£ 1.46
Pendle	£ 4.00	£ 2.12
Preston	£ 4.00	£ 2.12
Preston	£ 3.39	£ 1.23
Ribble Valley	£ 3.39	£ 1.23
Ribble Valley	£ 3.53	£ 2.07
Rossendale	£ 3.53	£ 2.07
Rossendale	£ 4.79	

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
South Ribble	£ 4.82	
West Lancashire	£ 5.77	£ 1.80
Wyre	£ 3.80	£ 3.12
<u>Leicestershire</u>		£ 1.27
Blaby	£ 5.18	
Charnwood	£ 3.81	£ 2.34
Harborough	£ 4.09	£ 1.21
Hinckley and Bosworth	£ 4.38	£ 1.91
Leicester	£ 4.61	£ 2.65
Melton	£ 3.96	£ 1.54
North West Leicestershire	£ 4.84	£ 2.20
Oadby and Wigston	£ 4.19	£ 2.34
Rutland	£ 4.00	£ 1.68
		£ 2.12
<u>Lincolnshire</u>		
Boston	£ 2.67	
East Lindsey	£ 4.33	£ 0.54
Lincoln	£ 2.19	£ 1.81
North Kesteven	£ 4.34	£ 0.35
South Holland	£ 3.68	£ 1.74
South Kesteven	£ 4.55	£ 1.10
West Lindsey	£ 5.33	£ 2.43
		£ 2.72
<u>Norfolk</u>		
Breckland	£ 2.84	£ 1.02
Broadland	£ 3.90	£ 1.98
Great Yarmouth	£ 4.03	£ 2.05
North Norfolk	£ 4.34	£ 2.29
Norwich	£ 2.98	£ 0.69
South Norfolk	£ 3.35	£ 1.03
West Norfolk	£ 3.64	£ 1.22
<u>Northamptonshire</u>		
Corby	£ 4.32	£ 1.84
Daventry	£ 4.12	£ 2.51
East Northamptonshire	£ 4.13	£ 1.57
Kettering	£ 4.55	£ 1.77
Northampton	£ 3.84	£ 0.76
South Northamptonshire	£ 4.86	£ 2.25
Wellingborough	£ 4.90	£ 1.80

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
<u>Northumberland</u>		
Alnwick	£ 4.51	
Berwick-upon-Tweed	£ 3.50	£ 1.54
Blyth-Valley	£ 2.45	£ 0.42
Castle Morpeth	£ 6.41	£ -0.47
Tynedale	£ 4.12	£ 2.88
Wansbeck	£ 3.68	£ 1.85
		£ 1.88
<u>North Yorkshire</u>		
Craven	£ 5.17	
Hambleton	£ 4.37	£ 2.17
Harrogate	£ 4.26	£ 2.10
Richmondshire	£ 4.77	£ 2.08
Ryedale	£ 3.84	£ 1.97
Scarborough	£ 4.35	£ 1.59
Selby	£ 4.85	£ 1.77
York	£ 4.88	£ 1.58
		£ 2.42
<u>Notttinghamshire</u>		
Ashfield	£ 4.94	£ 2.71
Bassetlaw	£ 5.74	£ 2.65
Broxtowe	£ 3.97	£ 0.88
Gedling	£ 4.45	£ 2.02
Mansfield	£ 2.74	£ -0.35
Newark	£ 3.64	£ 1.82
Notttingham	£ 4.47	£ 1.91
Rushcliffe	£ 4.11	£ 1.00
<u>Oxfordshire</u>		
Cherwell	£ 3.59	£ 1.94
Oxford	£ 5.56	£ 2.47
South Oxfordshire	£ 2.93	£ 1.01
Vale of White Horse	£ 4.28	£ 2.09
West Oxfordshire	£ 4.09	£ 1.95
<u>Shropshire</u>		
Bridenorth	£ 4.72	£ 2.14
North Shropshire	£ 4.11	£ 2.30
Oswestry	£ 4.10	£ 1.82
Shrewsbury and Atcham	£ 3.09	£ 0.56
South Shropshire	£ 5.63	£ 2.53
The Wrekin	£ 4.45	£ 1.36

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
<u>Somerset</u>		
Mendip	£ 4.92	
Sedgemoor	£ 3.79	£ 1.99
Taunton Deane	£ 4.63	£ 1.83
West Somerset	£ 4.84	£ 1.55
Yeovil	£ 3.82	£ 1.85
		£ 1.69
<u>Staffordshire</u>		
Cannock Chase	£ 4.59	
East Staffordshire	£ 3.12	£ 2.63
Lichfield	£ 4.10	£ 0.59
Newcastle-under-Lyme	£ 3.45	£ 1.89
South Staffordshire	£ 4.72	£ 1.24
Stafford	£ 3.73	£ 2.51
Staffordshire Moorlands	£ 2.41	£ 1.45
Stoke-on-Trent	£ 3.93	£-0.13
Tamworth	£ 4.83	£ 1.54
		£ 1.72
<u>Suffolk</u>		
Babersgh	£ 3.71	£ 1.87
Forest Heath	£ 4.49	£ 1.39
Ipswich	£ 3.13	£ 0.68
Mid Suffolk	£ 4.16	£ 2.00
St Edmundsbury	£ 3.61	£ 2.05
Suffolk Coastal	£ 3.24	£ 1.57
Waveney	£ 5.60	£ 3.03
<u>Surrey</u>		
Elmbridge	£ 4.27	£ 1.19
Epsom and Ewell	£ 1.53	£-1.49
Guildford	£ 2.05	£-0.39
Mole Valley	£ 4.20	£ 1.83
Reigate and Banstead	£ 4.42	£ 1.84
Runnymede	£ 4.31	£ 1.71
Spelthorne	£ 2.49	£-0.17
Surrey Heath	£ 4.08	£ 1.84
Tandridge	£ 3.53	£ 1.13
Waverley	£ 4.26	£ 1.99
Woking	£ 3.86	£ 0.81
<u>Warwickshire</u>		
North Warwickshire	£ 4.34	£ 2.32
Nuneaton	£ 4.63	£ 2.30
Rusby	£ 5.71	£ 2.60

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Stratford on Avon	£ 3.73	
Warwick	£ 4.00	£ 1.38
<u>West Sussex</u>		
Adur	£ 4.55	
Arun	£ 4.70	£ 1.77
Chichester	£ 4.34	£ 1.63
Crawley	£ 7.02	£ 1.49
Horsham	£ 3.36	£ 3.95
Mid Sussex	£ 4.90	£ 1.10
Worthing	£ 4.47	£ 1.89
		£ 1.56
<u>Wiltshire</u>		
Kennet	£ 4.62	
North Wiltshire	£ 3.90	£ 2.76
Salisbury	£ 3.35	£ 1.32
Thamesdown	£ 4.53	£ 1.30
West Wiltshire	£ 3.79	£ 1.48
		£ 1.26
<u>Greater Manchester</u>		
Bolton	£ 4.10	
Bury	£ 4.64	£ 1.76
Manchester	£ 7.53	£ 2.26
Oldham	£ 5.14	£ 4.46
Rochdale	£ 4.98	£ 2.06
Salford	£ 6.24	£ 1.92
Stockport	£ 2.45	£ 3.18
Tameside	£ 3.65	£ 0.46
Trafford	£ 4.38	£ 0.78
Wigan	£ 4.40	£ 2.03
		£ 2.23
<u>Merseyside</u>		
Knowsley	£ 1.95	£ 0.09
Liverpool	£ 2.94	£ -0.17
St Helens	£ 4.52	£ 2.30
Sefton	£ 3.44	£ 0.87
Wirral	£ 2.63	£ 0.20
<u>South Yorkshire</u>		
Barnsley	£ 3.31	£ 1.23
Doncaster	£ 4.70	£ 2.26
Rotherham	£ 3.41	£ 1.10
Sheffield	£ 5.61	£ 3.90

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
<u>Tyne and Wear</u>		
Gateshead	£ 3.84	
Newcastle upon Tyne	£ 5.02	£ 1.56
North Tyneside	£ 4.36	£ 1.93
South Tyneside	£ 5.12	£ 1.26
Sunderland	£ 3.91	£ 3.27
		£ 1.70
<u>West Midlands</u>		
Birmingham	£ 5.54	£ 2.41
Coventry	£ 3.79	£ 1.10
Dudley	£ 3.19	£ 1.60
Sandwell	£ 2.84	£ 0.71
Solihull	missing	missing
Walsall	£ 3.55	£ 1.60
Wolverhampton	£ 4.09	£ 1.29
<u>West Yorkshire</u>		
Bradford	£ 4.73	£ 1.89
Calderdale	£ 3.78	£ 1.80
Kirklees	£ 3.76	£ 1.75
Leeds	£ 2.92	£ 0.97
Wakefield	£ 3.16	£ 1.22
<u>Greater London</u>		
Greater London general	missing	missing
City of London	missing	missing
Camden	£ 9.67	£ 6.58
Greenwich	£ 7.10	£ 4.18
Hackney	missing	missing
Hammersmith and Fulham	£ 3.39	£ 0.36
Islington	£ 6.21	£ 3.14
Kensington and Chelsea	£ 1.89	£-0.98
Lambeth	£ 7.68	£ 4.65
Lewisham	£ 9.74	£ 6.66
Southwark	£ 3.37	£ 0.51
Tower Hamlets	missing	missing
Wandsworth	£ 0.24	£-2.67
Westminster	£ 5.27	£ 2.31
Barking and Dagenham	£ 4.33	£ 1.77
Barnet	£ 3.11	£-0.00
Bexley	£ 3.15	£ 0.60
Brent	£ 7.32	£ 4.25
Bromley	£ 2.52	£ 0.74
Croydon	£ 5.92	£ 2.85
Ealing	£ 2.68	£-0.36

Name of Housing Authority	Rent Increase Needed	Rent Increase Needed
Enfield	£ 4.72	£ 1.64
Haringer	£ 8.11	£ 5.02
Harrow	£ 1.45	£ -1.55
Havering	£ 0.60	£ -1.28
Hillingdon	£ 3.96	£ 0.86
Hounslow	£ 9.03	£ 5.93
Kingston-upon-Thames	£ 2.48	£ 0.74
Merton	£ 2.00	£ -0.97
Newham	£ 3.14	£ 5.08
Redbridge	£ 3.79	£ 0.74
Richmond-upon-Thames	£ 3.33	£ 0.32
Sutton	£ 0.57	£ -1.74
Waltham Forest	£ 9.47	£ 6.39

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