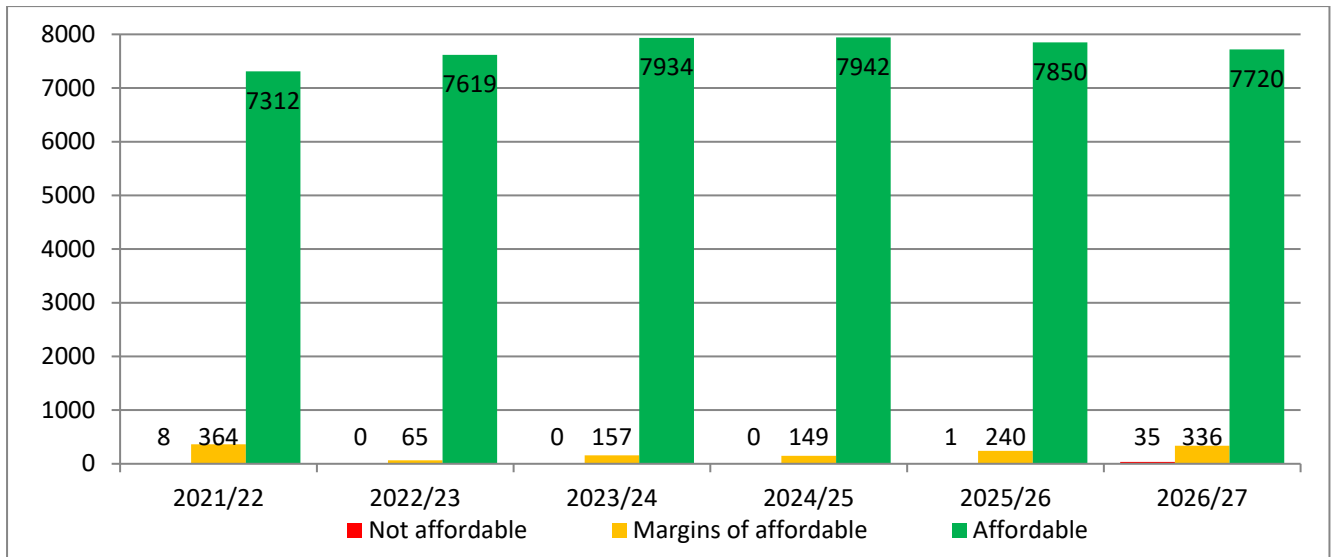


Affordability modelling

1. Rent increase 5.8% then RPI, earnings increase by RPI – 1%



Notes on assumptions

The affordability tool defines monetary value thresholds which represent 25 per cent (amber) and 30 per cent (red) of a moderate income. The thresholds vary as they are dependent on the Local Authority in which the tenancy is located, the property size and the household type.

Moderate income data comes from Office of National Statistics and uses households at the 25th percentile for income, using household types with the lowest income. For example, affordability for a one-bedroom property is assessed using the 25th percentile income for single persons rather, which is lower than the income of couples.

Affordability impact of 5.8% rent increase, by local authority

Amber units 2024/25			
Local authority	1 bedroom	2 bedroom	Total
ABERDEEN CITY	103	3	106
ABERDEENSHIRE	0	0	0
ANGUS	0	0	0
CITY OF EDINBURGH	0	0	0
DUNDEE CITY	35	10	45
EAST DUNBARTONSHIRE	0	0	0
EAST RENFREWSHIRE	0	0	0
GLASGOW CITY	20	0	20
NORTH LANARKSHIRE	0	0	0
RENFREWSHIRE	2	0	2
SOUTH LANARKSHIRE	0	0	0
INVERCLYDE	0	0	0
Total	160	0	173

Appendix 4

Examples of rent increase impact on different rent levels

Property	2023/24 Rent	2023/24 Rent + 5.8%
1 bed Glasgow City (weekly rent)	£86.68	£91.71
1 bed Aberdeen City (monthly rent)	£417.04	£441.23 *
2 beds Dundee (weekly rent)	£112.39	£118.91
2 beds Renfrewshire (weekly rent)	£110.75	£117.17
3 beds North Lanarkshire (monthly rent)	£418.03	£442.28

* Amber rated in affordability modelling