



# Residential Rents Policy

## Purpose and scope

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This policy outlines the framework for how Notting Hill Genesis (NHG) will set and review residential rents.

This policy covers our statutory, regulatory and contractual obligations whilst ensuring that we meet our social purpose to provide affordable housing.

This policy is applicable to rented residential properties across all tenures.

## Definitions

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The following are key terms in the policy which the reader may need to understand in relation to rents legislation and regulation.

**Social Rent Caps** - Cap restrictions applied to formula rents to minimise the impact of high value properties.

**Formula Rent** - The standard social rent formula which was introduced by the Government in 2002 as part of the rents convergence policy. This defined a calculation to work out a consistent ideal rent level for any property (referred to as target or, post 2013, formula rent). The calculations are based on the market value of the property, number of bedrooms and average earnings in the area.

**Rent Flexibility** - A set % amount that the Regulator of Social Housing's Rent Standard allows to be charged in addition to the formula rent at an RSL's discretion, provided they demonstrate a clear rationale for so doing. This is 5% for general needs and 10% for supported housing.

**Gross Rent** - The total amount payable inclusive of any applicable service charges.

**Net Rent** - The total amount of rent payable exclusive of any applicable service charges.

**Local Housing Allowance (LHA)** - Rates used to calculate housing benefit for tenants renting from private landlords. The LHA rates are determined by the Valuation Office Agency based on private market rents being paid by tenants in the broad rental market area (BRMA).

**Regulator of Social Housing** - the Government Social Housing Regulator, previously the Homes and Communities Agency (HCA).

**Rent Standard** - regulatory standard outlining the framework on how registered providers shall charge social rents.

**S106 agreement** – An agreement made as part of the planning permission for new housing which may specify things such as the maximum rent to be charged.

**Valuation Office Agency (VOA)** - Department responsible for reviewing and maintaining a register of fair rents for regulated tenancies in England.

## **Categorisation of Different Rent Types**

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NHG offers several different rental products which are subject to differing rules according to regulation, legislation or contractually specified as grouped below:

**Social Rent** – these are subject to the Rent Standard

- 1) Assured Rent
- 2) Secure Fair Rents
- 3) Affordable Rents

**Affordable Rents** – these are subject to the Rent Standard:

- 4) London Affordable Rent

**Exemptions from the Regulatory Standard:**

- 5) London Living Rent
- 6) Intermediate Market Rent
- 7) Simplicity Rent
- 8) Keyworker rents
- 9) Shared ownership
- 10) Market rents

## **Rent Setting**

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The model for setting different rents is set out below.

In assessing the market rent level for any property, we use the standard RICS valuation method taking into account the individual characteristics of that property, such as number of bedrooms and communal facilities.

Valuations remain valid for a three-month period and existing valuations less than three months old are used to set rents for like-for-like properties on the same scheme if available.

Where a Section 106 agreement includes restrictions on rent levels, these will also be considered during rent setting for any of the following rent types.

### **1.1 Assured Rent**

#### **First Lets**

Rents for first lets of properties on an assured rent, including rents for supported housing, are set at the relevant formula rent level for each individual property. An additional rent flexibility tolerance uplift may also be applied to the rent level, this is 5% for general needs and 10% for supported housing.

Formula rents are calculated every year in line with the Rent Standard Guidance.

Social rents are exclusive of service charges (real cost service charges that are charged in addition to the specified rent) and cannot exceed the national 'social rent cap' which is based on the number of bedrooms.

See Appendix 1 for the 2023-24 social rent caps.

### **Re-lets**

As above.

## **1.2 Fair Rent**

### **First Lets**

Fair rents apply only to secure tenancies which were issued prior to January 1989 and are no longer issued to new tenants.

However, a transferring secure tenant will often retain their fair rent type.

We are required to register a fair rent with the Valuation Office Agency (VOA) before the rent can be charged to prevent us from charging unfair rents to our tenants.

The registration of a fair rent never expires and remains the maximum amount we can charge in a specific property until it is re-registered.

Fair rents can be re-registered once every two years.

### **1.2.1 Re-lets**

On re-let, properties on fair rent will convert to assured rent.

However, where a secure tenant transfers internally, we will set secure rents at the lowest of the applicable formula rent or registered fair rent.

If the rent for the property has never previously been registered, the formula rent will be charged and a new fair rent applied for.

If the VOA registers a lower amount, we will backdate the lower rent to the start of the tenancy.

## **1.3 Affordable Rent**

### **First Lets**

Affordable Rents are set for some new developments and an existing affordable rent property is re-let in line with guidelines published by the Regulator of Social Housing.

Affordable Rents are inclusive of service charges.

New Affordable Rents will be set at the lowest of 80% of market rent or Local Housing Allowance levels.

### **Re-lets**

Affordable Rents for re-lets follow separate rent setting rules depending on whether the property was built as Affordable Rent, or converted to Affordable Rent from Social Rent as part of the GLA Affordable Homes programs.

For properties built as Affordable Rent, gross rent will be set in line with any S106 planning requirement or at the lowest of 80% of market valuation or Local Housing Allowance (LHA).

For properties converted to affordable rent, gross rent will be set at the lower of 80% market rent, LHA level, or NHG internally set affordable rent caps.

Please see Appendix 2 for NHG's internally set rent caps 2023-24, for units converted to affordable rent.

### **Exceptions**

From time to time, it may be necessary to deviate from these rules to let an Affordable Rent property, or to ensure the viability of a new scheme. In any case rents will never exceed 80% of market rent.

### **5-year Fixed-Term Tenancy Renewals - Rent Rebasing**

Tenants on a 5-year fixed term tenancy paying an affordable rent will have their rent rebased against the market when their tenancy comes up for renewal.

If the resulting rent is lower than the current rent, their rent will be reduced/set to this new level.

If the resulting rent is greater than the current rent, the tenants will continue to pay their current rent level.

## **1.4 London Affordable Rent**

### **First Lets**

London Affordable Rent (LAR) rent levels are set and published annually by the Greater London Authority (GLA), and act as a ceiling for the maximum rent to be charged.

Providers have the flexibility to charge less than the benchmark. Where any S106 agreement furthers caps the rent, the lower will be taken.

LAR rents exclude any applicable service charges.

The 2023-24 GLA Benchmark LAR rent rates can be found in Appendix 3.

When setting the rent on a new LAR scheme we will compare LAR to Market Rent and LHA and reserve the right to exceed the LHA level.

### **Re-lets**

We will set the rents levels at the lowest off the applicable GLA benchmark rent or 80% of Market rent, inclusive of service charges.

## **1.5 London Living Rent**

### **First Lets**

The LLR is an intermediate rent product, with sub-market rents on time limited tenancies.

The initial rents for this initiative are set and published annually by the GLA for each ward in London, based on data for median gross household incomes for particular geographical areas.

The 2023-24 GLA Benchmark LLR rent rates can be found in Appendix 4.

### **Re-lets**

We will set the rent levels at up to the applicable benchmark rent, uprated annually.

## **1.6 Intermediate Market Rent (IMR)**

### **First Lets**

IMR rents are inclusive of service charges and set at 80% of market rent valuations.

Monthly IMR rents must also not exceed the income cap set by the GLA. This is currently £60k of household income, where the resulting capped monthly rent is set at 40% of the net income (calculated at 70% of total income). This results in a current monthly IMR cap of £1400.

### **Re-lets and Renewals**

Re-lets will follow the same rule. However, any tenants that have not had a tenancy renewal for over two years may have any increase to 80% of market staggered to avoid potential financial hardship.

## **1.7 Simplicity**

### **First Lets**

The rent will be set at the lowest of 80% Market rent or LHA.

Simplicity rents are inclusive of service charges.

### **1.7.1 Re-lets and Renewals**

If the tenant decides to renew, the rent will be rebased.

Rents for re-lets and renewals will be set at 80% of market rent.

If the rebased rent is lower than the rent the previous tenant/current was paying, rent will be kept at the current level.

## **1.8 Market Rent**

We set market rents for new properties, re-let and tenancy renewals based on the market rent for similar properties in the area.

We consider several factors when comparing properties such as postcode, the condition of the property, the number of bedrooms and communal facilities to determine market value.

## **1.9 Temporary Housing**

Temporary Housing rent levels will depend upon the individual arrangement we have with the Local Authority the temporary housing is being provided on behalf of.

The rent for temporary housing units will usually be calculated as either 90% of January 2011 LHA plus £40 per week (known as the Temporary Housing Subsidy formula) or 100% current LHA plus £45 per week.

However, some local authorities choose to apply different calculations to allow for flexibility and to address the issue of supply and demand.

## **1.10 Shared Ownership**

Shared owners pay rent on the share of the property that we retain.

This rent is calculated as a percentage of the unsold equity as specified in the lease.

### 1.11 Key Worker and Student Accommodation

Rents for key worker and student accommodation are to be set in line with the contractual agreement in place with the specific NHS trust or University.

If no contractual agreement is in place, the rents are to be set either to market or in accordance with planning and grant requirements.

### 1.12 General Exceptions

There are certain contractual or tenancy exceptions to these rent setting policies including:

- Properties being used as decants,
- Where the tenant of a property changes because of a mutual exchange or priority transfer,
- Where this is specified as part of a S106 or other local authority planning agreement.

## Annual Rent Reviews

Rent Type	Rent Review Period						Review Cycle
	April	May	August	Oct			
<b>ASSURED</b>	April	May	August	Oct			Annually
<b>FAIR</b>	April	June	July	August	December	February	Anniversary
<b>AFFORDABLE</b>	April						Annually
<b>LONDON AFFORDABLE RENTS</b>	April						Annually
<b>SHARED OWNERS</b>	April						Annually
<b>LEASEHOLD</b>	April						Annually
<b>LONDON LIVING RENTS</b>	QTR 1	QTR 2	QTR 3	QTR4			Annually
<b>INTERMEDIATE</b>	QTR 1	QTR 2	QTR 3	QTR4			Annually
<b>SIMPLICITY</b>	QTR 1	QTR 2	QTR 3	QTR4			Annually

All residential properties are subject to an annual rent review.

The annual rent reviews fall within April, May, June, July, August, October, December, February cycles. NHG aims to converge all properties into the April rent cycle on re-let.

The new rent will be determined in accordance with the rent regulations for that tenancy or lease.

The rent review process to be applied is approved by Board prior to the April rent review cycle and applies to all reviews in that financial year.

For all rent reviews, tenants are provided with one months' notice of the new rent amount and effective date in writing.

For 2023-24 all regulated rent types, the weekly rent of any existing tenant may not be increased by more than 7% capped by the government, except for Supported

Housing where rents may be increased up to 11.1% if their current rent does not exceed the formula rent.

See below for the specific ways in which the above rule is applied to the various regulated rent types used by NHG.

### **1.13 Assured Rent**

The 'rent' for the purposes of the rent increase excludes any service charges payable in addition to the rent, irrespective of whether they are fixed or variable charges.

This means that for assured rents, the increase will be applied to the net rent and the service charge will then be added on top.

General Needs properties on an Assured Rent Type will receive a 7% rent increase capped at the Social Rent Cap. The September 2022 CPI was 10.1% with CPI+1% being 11.1%. Due to high inflation the government has placed a cap of 7% with the exclusion of Supported Housing. Supported Housing properties on an Assured Rent Type will receive a 11.1% rent increase unless their current rent is above the Formula rent then CPI only will be applied.

### **1.14 Secure 'Fair' Rents**

The 'rent' for the purposes of the rent reduction excludes any service charges payable in addition to the rent.

Rent increases follow the specific rules for Assured Rent (1.13), with the addition that the resulting rents are capped at the registered fair rent for the property.

### **1.15 Affordable Rent**

General Needs properties on an Affordable Rent Type will receive a 7% rent increase. The September 2022 CPI was 10.1% with CPI+1% being 11.1%. Due to high inflation the government has placed a cap of 7% with the exclusion of Supported Housing. Supported Housing properties on an Affordable Rent Type will receive a 11.1%

### **1.16 London Affordable Rent**

London Affordable Rent homes will be subject to rent-setting guidance issued by the Social Housing Regulator.

The rents do not include service charges, which may be charged in addition.

For legal and regulatory purposes, the GLA views London Affordable Rent as Affordable Rent. This means that increases will be to the gross rent (including the service charge).

Due to high inflation rents for 2023-24 will be increased by 7% capped by the government for general needs properties.

### **1.17 London Living Rent**

London Living Rent is increased in year at the rate of CPI only. Due to high inflation rents for 202-24 will be increased by 7% capped by the government.

### **1.18 Intermediate Market Rents**

For 2023-24 rents will increase by 7% on the anniversary of the tenancy capped at local housing allowance (LHA). Unless if the LHA is lower than the current rent then keep the new rent at current rent level.

### **1.19 Simplicity**

For 2023-24 rents will increase by 7% on the anniversary of the tenancy.

### **1.20 Market Rent**

We review the rent on market rent tenancies on an annual basis in line with the tenancy agreement.

### **1.21 Temporary Housing**

Any changes to rents in temporary housing tenancies will be made in line with the tenancy agreement or licence and any agreement with the local authority.

### **1.22 Shared Ownership**

#### **Assured Rents for Shared Owners**

The rent paid by shared owners on the NHG-retained share of their property is reviewed in accordance with the rent increase mechanism stated in the individual lease agreement. To see a list of the different types of rent increase mechanisms in place across NHG's shared ownership stock, please see appendix 5.

In exceptional cases we may deviate from these to ensure that properties remain affordable.

If the lease terms are unavailable, we assume a default position of applying an increase annually in April using September RPI + 0.5%.

For 2023-24 due to high inflation, we will deviate from using the individual leases and apply a 7% increase as approved by the board.

#### **Leaseholders**

Where ground rents are billed this is in accordance with the lease and legislation. On receiving the lease from the Housing Officer, the ground rent will be calculated monthly and added to the rent account. Ground rent demands are posted annually to leaseholders.

### **1.23 Fair rents for Shared Owners**

Where the rent paid by a shared owner is a fair rent then this is registered with the VOA every two years.

All shared ownership fair rents are registered in April.

The rent will be reviewed at the time of registration and will not be more than the registered rent.

### **1.24 Key Worker and Student Accommodation**



Rents are reviewed annually and set in line with the contractual agreements held where applicable.

Rents outside contractual agreements are to be reviewed in line with market rents and subject to rent setting requirements above.

### 1.25 General Exceptions

There are some exceptions which fall outside of the rent review cycles but will follow the same rules.

- Decants (let on a licence agreement) where the rent is reviewed in line with the residents' permanent property
- Void properties where a new rent is determined at the point this is let
- Properties 'off-debit' (as these have no tenancies or rent accounts, off-debit properties are monitored monthly)
- Recent stock transfers, where rents will be reviewed the April after transfer, even if this means that the residents will not have an increase in the current year.

## Appeals to Rent Calculations or Rent Reviews

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All tenants have the right to challenge NHG in writing if they believe their rent has been **set incorrectly**, or their **annual rent review** has not been applied in accordance with this policy, within 30 days of being notified of the new rent.

- If tenant contacts their Housing Officer to challenge their rent, the HO will email the Rent Compliance team inbox advising us of their query.
- Rents Compliance team will carry out the necessary checks based on the concerns raised by the resident, respond to the HO with a full explanation whether correct or where we identify an error in the calculation. Corrections will be made if errors found followed by a correction letter.

Where a tenant believes their rent increase to be **unreasonable**, they also have a formal right of appeal with the First Tier Tribunal Service, which also has to be made within 30 days of being notified of a new rent.

- If tenant appeals to the First Tier Tribunal, the Rents Compliance team will log the case and return any forms requested before the deadline.
- If the case is going to Tribunal regarding rents the Rents Compliance team will attend. If the outcome is being decided on paper the Rent Compliance team will read the outcome.
- After receiving the outcome, the Rents Compliance team will seek advice from Management or Solicitor (depending on the outcome) to decide if to appeal against the decision or adjust the rent where there is an error. There will be no changes required where the rent was compliantly reviewed.

Secure tenants can appeal to the VOA against the rent that has been registered within 14 days of it being registered.

Where we identify an error in rent calculation, we will adjust the rent and calculate the difference using the date that we became aware of the error.

An adjustment could result in either credit or debit on a customer's account.

Errors in rent calculation include occasions where we identify that the incorrect number of bedrooms has been used to calculate the rent.

## Monitoring and Review

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The Board retains oversight to ensure all regulatory, legislative, contractual clauses are adhered to and that all recommended (subsequently approved for the policy development) sit within this compliance framework.

This policy is owned by the Rent and Service Charges Department in the Operations Directorate which has overall responsibility to ensure the policy reflects regulatory requirements. Board members are kept informed of any significant changes and that the policy is adhered to by regular KPI reporting.

## References

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- Homes & Communities Agency Rent Standard Guidance
- Rent Act 1977
- Social Housing Rents (Exceptions and Miscellaneous Provisions) 2016
- The Rent Acts (Maximum Fair Rent) Order 1999
- Rent Standard 2020
- Landlord & Tenant Act 1985 and 1987
- The General Social Housing Rents Permitted Review Day Consent 2016
- Housing Acts (1974, 1980, 1985, 1988, 1996, 2004)
- The Assured Tenancies & Agricultural Occupancies (Forms) [amendment] {England} Regulations 2003
- Housing & Planning Act 2016
- GLA London Affordable Rent Benchmarks
- London Living Rent Ward Benchmarks

### Document control

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### Version Control

Date	Amendment	Version
16/11/23	Cyclical review	V5

## Appendix 1 – 2023-24 Social Rent Caps

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Studio/bedsits	£173.79
1 bedroom	£173.79
2 bedrooms	£184.00
3 bedrooms	£194.22
4 bedrooms	£204.43
5 bedrooms	£214.66
6+ bedrooms	£224.87

## Appendix 2 – 2023-24 Affordable Rent (Converted) Re-let Rent Caps

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Studio/bedsits	£214.54
1 bedroom	£224.85
2 bedrooms	£235.16
3 bedrooms	£245.49
4+ bedrooms	£255.81

## Appendix 3 – 2023-24 London Affordable Rent Benchmarks

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Bedsit and 1-bedroom	£187.03
2 bedrooms	£198.01
3 bedrooms	£209.01
4 bedrooms	£220.01
5 bedrooms	£231.01
6 or more bedrooms	£242.00

## Appendix 4 – 2023-24 London Living Rent Benchmarks

Local authority	Ward	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six bedrooms
Barking and Dagenham	Abbey	918.43	1020.48	1122.53	1224.57	1326.62	1400.00
Barking and Dagenham	Alibon	825.36	917.07	1008.78	1100.49	1192.19	1283.90
Barking and Dagenham	Barking Riverside	1087.68	1208.54	1329.39	1400.00	1400.00	1400.00
Barking and Dagenham	Beam	725.12	805.69	886.26	966.83	1047.40	1127.97
Barking and Dagenham	Becontree	799.77	888.63	977.50	1066.36	1155.22	1244.09
Barking and Dagenham	Chadwell Heath	942.47	1047.19	1151.90	1256.62	1361.34	1400.00
Barking and Dagenham	Eastbrook & Rush Green	946.47	1051.64	1156.80	1261.96	1367.13	1400.00
Barking and Dagenham	Eastbury	838.16	931.29	1024.42	1117.55	1210.68	1303.81
Barking and Dagenham	Gascoigne	1017.58	1130.65	1243.71	1356.78	1400.00	1400.00
Barking and Dagenham	Goresbrook	799.77	888.63	977.50	1066.36	1155.22	1244.09
Barking and Dagenham	Heath	971.51	1079.46	1187.40	1295.35	1400.00	1400.00
Barking and Dagenham	Longbridge	946.47	1051.64	1156.80	1261.96	1367.13	1400.00
Barking and Dagenham	Mayesbrook	926.44	1029.38	1132.32	1235.26	1338.19	1400.00
Barking and Dagenham	Northbury	806.17	895.74	985.32	1074.89	1164.47	1254.04
Barking and Dagenham	Parsloes	757.11	841.24	925.36	1009.49	1093.61	1177.73
Barking and Dagenham	Thames View	806.17	895.74	985.32	1074.89	1164.47	1254.04
Barking and Dagenham	Valence	778.44	864.94	951.43	1037.92	1124.42	1210.91
Barking and Dagenham	Village	748.58	831.76	914.93	998.11	1081.29	1164.46
Barking and Dagenham	Whalebone	833.90	926.55	1019.21	1111.86	1204.52	1297.17
Barnet	Barnet Vale	951.76	1057.51	1163.26	1269.01	1374.76	1400.00
Barnet	Brunswick Park	928.97	1032.19	1135.41	1238.63	1341.85	1400.00
Barnet	Burnt Oak	818.11	909.01	999.91	1090.81	1181.71	1272.61
Barnet	Childs Hill	1210.80	1345.33	1400.00	1400.00	1400.00	1400.00
Barnet	Colindale North	972.01	1080.01	1188.01	1296.01	1400.00	1400.00
Barnet	Colindale South	1030.81	1145.35	1259.88	1374.42	1400.00	1400.00
Barnet	Cricklewood	1074.99	1194.43	1313.88	1400.00	1400.00	1400.00
Barnet	East Barnet	880.88	978.76	1076.63	1174.51	1272.38	1370.26
Barnet	East Finchley	994.03	1104.48	1214.92	1325.37	1400.00	1400.00
Barnet	Edgware	992.26	1102.51	1212.76	1323.01	1400.00	1400.00

Barnet	Edgwarebury	824.79	916.43	1008.07	1099.72	1191.36	1283.00
Barnet	Finchley Church End	1155.17	1283.52	1400.00	1400.00	1400.00	1400.00
Barnet	Friern Barnet	921.38	1023.76	1126.13	1228.51	1330.88	1400.00
Barnet	Garden Suburb	1227.16	1363.51	1400.00	1400.00	1400.00	1400.00
Barnet	Golders Green	1186.25	1318.06	1400.00	1400.00	1400.00	1400.00
Barnet	Hendon	1002.38	1113.76	1225.13	1336.51	1400.00	1400.00
Barnet	High Barnet	965.93	1073.26	1180.58	1287.91	1395.23	1400.00
Barnet	Mill Hill	1030.81	1145.35	1259.88	1374.42	1400.00	1400.00
Barnet	Totteridge & Woodside	1145.35	1272.61	1399.87	1400.00	1400.00	1400.00
Barnet	Underhill	870.76	967.51	1064.26	1161.01	1257.76	1354.51
Barnet	West Finchley	1047.18	1163.53	1279.88	1396.23	1400.00	1400.00
Barnet	West Hendon	1055.36	1172.62	1289.88	1400.00	1400.00	1400.00
Barnet	Whetstone	1088.04	1208.93	1329.83	1400.00	1400.00	1400.00
Barnet	Woodhouse	982.13	1091.26	1200.38	1309.51	1400.00	1400.00
Bexley	Barnehurst	1033.92	1148.80	1263.68	1378.56	1400.00	1400.00
Bexley	Belvedere	907.81	1008.67	1109.54	1210.41	1311.28	1400.00
Bexley	Bexleyheath	1134.77	1260.85	1386.94	1400.00	1400.00	1400.00
Bexley	Blackfen & Lamorbey	1134.77	1260.85	1386.94	1400.00	1400.00	1400.00
Bexley	Blendon & Penhill	1117.66	1241.84	1366.03	1400.00	1400.00	1400.00
Bexley	Crayford	1008.69	1120.77	1232.85	1344.93	1400.00	1400.00
Bexley	Crook Log	1207.16	1341.29	1400.00	1400.00	1400.00	1400.00
Bexley	East Wickham	1098.75	1220.83	1342.92	1400.00	1400.00	1400.00
Bexley	Erith	907.81	1008.67	1109.54	1210.41	1311.28	1400.00
Bexley	Falconwood & Welling	1107.75	1230.84	1353.92	1400.00	1400.00	1400.00
Bexley	Longlands	1224.81	1360.90	1400.00	1400.00	1400.00	1400.00
Bexley	Northumberland Heath	934.29	1038.10	1141.91	1245.72	1349.53	1400.00
Bexley	Sidcup	1179.79	1310.88	1400.00	1400.00	1400.00	1400.00
Bexley	Slade Green & Northend	958.23	1064.69	1171.16	1277.63	1384.10	1400.00
Bexley	St Mary's & St James	1286.04	1400.00	1400.00	1400.00	1400.00	1400.00
Bexley	Thamesmead East	857.36	952.63	1047.89	1143.15	1238.41	1333.68
Bexley	West Heath	1156.38	1284.87	1400.00	1400.00	1400.00	1400.00
Brent	Alperton	903.16	1003.51	1103.86	1204.21	1304.56	1400.00
Brent	Barnhill	895.24	994.71	1094.18	1193.65	1293.12	1392.59
Brent	Brondesbury Park	1076.97	1196.63	1316.29	1400.00	1400.00	1400.00
Brent	Cricklewood & Mapesbury	1037.81	1153.12	1268.44	1383.75	1400.00	1400.00
Brent	Dollis Hill	916.35	1018.17	1119.99	1221.81	1323.62	1400.00
Brent	Harlesden & Kensal Green	1013.29	1125.88	1238.47	1351.06	1400.00	1400.00
Brent	Kenton	864.44	960.49	1056.54	1152.59	1248.64	1344.69
Brent	Kilburn	1106.33	1229.26	1352.18	1400.00	1400.00	1400.00
Brent	Kingsbury	935.42	1039.35	1143.29	1247.22	1351.16	1400.00
Brent	Northwick Park	905.33	1005.93	1106.52	1207.11	1307.71	1400.00
Brent	Preston	894.36	993.73	1093.11	1192.48	1291.85	1391.22
Brent	Queens Park	1161.39	1290.43	1400.00	1400.00	1400.00	1400.00
Brent	Queensbury	942.75	1047.50	1152.25	1257.00	1361.75	1400.00
Brent	Roundwood	938.35	1042.61	1146.87	1251.13	1355.40	1400.00
Brent	Stonebridge	955.95	1062.16	1168.38	1274.60	1380.81	1400.00

Brent	Sudbury	882.92	981.02	1079.13	1177.23	1275.33	1373.43
Brent	Tokyngton	774.26	860.29	946.32	1032.35	1118.38	1204.40
Brent	Welsh Harp	875.00	972.22	1069.45	1166.67	1263.89	1361.11
Brent	Wembley Central	894.36	993.73	1093.11	1192.48	1291.85	1391.22
Brent	Wembley Hill	894.64	994.05	1093.45	1192.86	1292.26	1391.67
Brent	Wembley Park	988.87	1098.74	1208.62	1318.49	1400.00	1400.00
Brent	Willesden Green	1025.09	1138.99	1252.88	1366.78	1400.00	1400.00
Bromley	Beckenham Town & Copers Cope	1366.21	1400.00	1400.00	1400.00	1400.00	1400.00
Bromley	Bickley & Sundridge	1390.52	1400.00	1400.00	1400.00	1400.00	1400.00
Bromley	Biggin Hill	1079.55	1199.51	1319.46	1400.00	1400.00	1400.00
Bromley	Bromley Common & Holwood	1138.84	1265.37	1391.91	1400.00	1400.00	1400.00
Bromley	Bromley Town	1196.04	1328.93	1400.00	1400.00	1400.00	1400.00
Bromley	Chelsfield	1060.83	1178.70	1296.57	1400.00	1400.00	1400.00
Bromley	Chislehurst	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Bromley	Clock House	1175.24	1305.82	1400.00	1400.00	1400.00	1400.00
Bromley	Crystal Palace & Anerley	1330.35	1400.00	1400.00	1400.00	1400.00	1400.00
Bromley	Darwin	1120.12	1244.57	1369.03	1400.00	1400.00	1400.00
Bromley	Farnborough & Crofton	1164.84	1294.26	1400.00	1400.00	1400.00	1400.00
Bromley	Hayes & Coney Hall	1118.56	1242.84	1367.12	1400.00	1400.00	1400.00
Bromley	Kelsey & Eden Park	1329.74	1400.00	1400.00	1400.00	1400.00	1400.00
Bromley	Mottingham	1064.99	1183.33	1301.66	1400.00	1400.00	1400.00
Bromley	Orpington	1146.12	1273.46	1400.00	1400.00	1400.00	1400.00
Bromley	Penge & Cator	1220.35	1355.94	1400.00	1400.00	1400.00	1400.00
Bromley	Petts Wood & Knoll	1154.44	1282.71	1400.00	1400.00	1400.00	1400.00
Bromley	Plaistow	1154.44	1282.71	1400.00	1400.00	1400.00	1400.00
Bromley	Shortlands & Park Langley	1244.66	1382.95	1400.00	1400.00	1400.00	1400.00
Bromley	St Mary Cray	1029.63	1144.04	1258.44	1372.84	1400.00	1400.00
Bromley	St Paul's Cray	956.83	1063.15	1169.46	1275.77	1382.09	1400.00
Bromley	West Wickham	1185.64	1317.38	1400.00	1400.00	1400.00	1400.00
Camden	Belsize	1324.61	1400.00	1400.00	1400.00	1400.00	1400.00
Camden	Bloomsbury	1079.39	1199.33	1319.26	1400.00	1400.00	1400.00
Camden	Camden Square	1025.91	1139.90	1253.89	1367.88	1400.00	1400.00
Camden	Camden Town	1160.40	1289.34	1400.00	1400.00	1400.00	1400.00
Camden	Fortune Green	1069.70	1188.55	1307.41	1400.00	1400.00	1400.00
Camden	Frognaal	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Camden	Gospel Oak	1088.46	1209.40	1330.34	1400.00	1400.00	1400.00
Camden	Hampstead Town	1278.00	1400.00	1400.00	1400.00	1400.00	1400.00
Camden	Haverstock	1025.91	1139.90	1253.89	1367.88	1400.00	1400.00
Camden	Highgate	1070.95	1189.94	1308.94	1400.00	1400.00	1400.00
Camden	Holborn & Covent Garden	1275.46	1400.00	1400.00	1400.00	1400.00	1400.00
Camden	Kentish Town North	1075.95	1195.50	1315.05	1400.00	1400.00	1400.00
Camden	Kentish Town South	1085.34	1205.93	1326.52	1400.00	1400.00	1400.00
Camden	Kilburn	940.83	1045.37	1149.91	1254.44	1358.98	1400.00
Camden	King's Cross	1332.85	1400.00	1400.00	1400.00	1400.00	1400.00

Camden	Primrose Hill	1398.70	1400.00	1400.00	1400.00	1400.00	1400.00
Camden	Regent's Park	1088.46	1209.40	1330.34	1400.00	1400.00	1400.00
Camden	South Hampstead	1126.00	1251.11	1376.22	1400.00	1400.00	1400.00
Camden	St Pancras & Somers Town	1000.89	1112.10	1223.30	1334.51	1400.00	1400.00
Camden	West Hampstead	1138.51	1265.01	1391.51	1400.00	1400.00	1400.00
City of London	City of London	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Croydon	Addiscombe East	1108.07	1231.19	1354.31	1400.00	1400.00	1400.00
Croydon	Addiscombe West	1160.52	1289.46	1400.00	1400.00	1400.00	1400.00
Croydon	Bensham Manor	931.28	1034.76	1138.23	1241.71	1345.18	1400.00
Croydon	Broad Green	862.04	957.82	1053.60	1149.38	1245.16	1340.95
Croydon	Coulsdon Town	1037.66	1152.95	1268.25	1383.54	1400.00	1400.00
Croydon	Crystal Palace & Upper Norwood	1288.54	1400.00	1400.00	1400.00	1400.00	1400.00
Croydon	Fairfield	1196.11	1329.01	1400.00	1400.00	1400.00	1400.00
Croydon	Kenley	1063.75	1181.94	1300.14	1400.00	1400.00	1400.00
Croydon	New Addington North	907.20	1008.00	1108.80	1209.59	1310.39	1400.00
Croydon	New Addington South	931.08	1034.53	1137.99	1241.44	1344.89	1400.00
Croydon	Norbury & Pollards Hill	1098.15	1220.16	1342.18	1400.00	1400.00	1400.00
Croydon	Norbury Park	1071.78	1190.86	1309.95	1400.00	1400.00	1400.00
Croydon	Old Coulsdon	955.37	1061.52	1167.67	1273.82	1379.97	1400.00
Croydon	Park Hill & Whitgift	1198.31	1331.45	1400.00	1400.00	1400.00	1400.00
Croydon	Purley & Woodcote	1090.03	1211.14	1332.25	1400.00	1400.00	1400.00
Croydon	Purley Oaks & Riddlesdown	1092.73	1214.15	1335.56	1400.00	1400.00	1400.00
Croydon	Sanderstead	1189.28	1321.42	1400.00	1400.00	1400.00	1400.00
Croydon	Selhurst	941.32	1045.91	1150.50	1255.09	1359.68	1400.00
Croydon	Selsdon & Addington Village	1031.63	1146.26	1260.89	1375.51	1400.00	1400.00
Croydon	Selsdon Vale & Forestdale	883.11	981.23	1079.36	1177.48	1275.61	1373.73
Croydon	Shirley North	1180.26	1311.40	1400.00	1400.00	1400.00	1400.00
Croydon	Shirley South	1011.56	1123.96	1236.36	1348.75	1400.00	1400.00
Croydon	South Croydon	1071.78	1190.86	1309.95	1400.00	1400.00	1400.00
Croydon	South Norwood	1011.54	1123.94	1236.33	1348.72	1400.00	1400.00
Croydon	Thornton Heath	987.48	1097.20	1206.92	1316.64	1400.00	1400.00
Croydon	Waddon	1043.68	1159.64	1275.61	1391.57	1400.00	1400.00
Croydon	West Thornton	859.03	954.47	1049.92	1145.37	1240.82	1336.26
Croydon	Woodside	951.35	1057.06	1162.76	1268.47	1374.17	1400.00
Ealing	Central Greenford	915.88	1017.64	1119.41	1221.17	1322.94	1400.00
Ealing	Dormers Wells	903.76	1004.18	1104.59	1205.01	1305.43	1400.00
Ealing	Ealing Broadway	1220.54	1356.15	1400.00	1400.00	1400.00	1400.00
Ealing	Ealing Common	1152.02	1280.02	1400.00	1400.00	1400.00	1400.00
Ealing	East Acton	1024.55	1138.39	1252.23	1366.07	1400.00	1400.00
Ealing	Greenford Broadway	928.96	1032.18	1135.40	1238.62	1341.83	1400.00
Ealing	Hanger Hill	1077.93	1197.70	1317.47	1400.00	1400.00	1400.00
Ealing	Hanwell Broadway	1010.54	1122.82	1235.10	1347.38	1400.00	1400.00
Ealing	Lady Margaret	910.49	1011.66	1112.82	1213.99	1315.16	1400.00
Ealing	North Acton	1004.38	1115.98	1227.57	1339.17	1400.00	1400.00



Ealing	North Greenford	918.19	1020.21	1122.23	1224.25	1326.27	1400.00
Ealing	North Hanwell	987.45	1097.16	1206.88	1316.60	1400.00	1400.00
Ealing	Northfield	1064.39	1182.65	1300.92	1400.00	1400.00	1400.00
Ealing	Northolt Mandeville	925.88	1028.76	1131.64	1234.51	1337.39	1400.00
Ealing	Northolt West End	898.95	998.83	1098.71	1198.60	1298.48	1398.36
Ealing	Norwood Green	954.74	1060.82	1166.91	1272.99	1379.07	1400.00
Ealing	Perivale	968.21	1075.79	1183.37	1290.95	1398.52	1400.00
Ealing	Pitshanger	1048.45	1164.95	1281.44	1397.94	1400.00	1400.00
Ealing	South Acton	1152.02	1280.02	1400.00	1400.00	1400.00	1400.00
Ealing	Southall Broadway	893.95	993.27	1092.60	1191.93	1291.26	1390.58
Ealing	Southall Green	860.47	956.08	1051.69	1147.29	1242.90	1338.51
Ealing	Southall West	815.82	906.46	997.11	1087.75	1178.40	1269.05
Ealing	Southfield	1223.72	1359.69	1400.00	1400.00	1400.00	1400.00
Ealing	Walpole	1093.51	1215.01	1336.51	1400.00	1400.00	1400.00
Enfield	Arnos Grove	1066.84	1185.38	1303.91	1400.00	1400.00	1400.00
Enfield	Bowes	879.77	977.52	1075.28	1173.03	1270.78	1368.53
Enfield	Brimsdown	845.04	938.94	1032.83	1126.72	1220.62	1314.51
Enfield	Bullsmoor	779.64	866.27	952.89	1039.52	1126.15	1212.77
Enfield	Bush Hill Park	963.12	1070.13	1177.14	1284.16	1391.17	1400.00
Enfield	Carterhatch	816.10	906.78	997.45	1088.13	1178.81	1269.49
Enfield	Cockfosters	1111.29	1234.77	1358.24	1400.00	1400.00	1400.00
Enfield	Edmonton Green	797.58	886.20	974.82	1063.44	1152.06	1240.68
Enfield	Enfield Lock	796.42	884.92	973.41	1061.90	1150.39	1238.88
Enfield	Grange Park	999.61	1110.67	1221.74	1332.81	1400.00	1400.00
Enfield	Haselbury	798.74	887.49	976.24	1064.99	1153.74	1242.48
Enfield	Highfield	937.19	1041.32	1145.45	1249.58	1353.72	1400.00
Enfield	Jubilee	740.86	823.18	905.50	987.81	1070.13	1152.45
Enfield	Lower Edmonton	798.74	887.49	976.24	1064.99	1153.74	1242.48
Enfield	New Southgate	1036.46	1151.63	1266.79	1381.95	1400.00	1400.00
Enfield	Oakwood	1074.25	1193.61	1312.97	1400.00	1400.00	1400.00
Enfield	Palmers Green	1066.84	1185.38	1303.91	1400.00	1400.00	1400.00
Enfield	Ponders End	821.89	913.21	1004.53	1095.86	1187.18	1278.50
Enfield	Ridgeway	985.34	1094.83	1204.31	1313.79	1400.00	1400.00
Enfield	Southbury	891.35	990.39	1089.42	1188.46	1287.50	1386.54
Enfield	Southgate	1037.20	1152.45	1267.69	1382.94	1400.00	1400.00
Enfield	Town	970.53	1078.36	1186.20	1294.04	1400.00	1400.00
Enfield	Upper Edmonton	821.89	913.21	1004.53	1095.86	1187.18	1278.50
Enfield	Whitewebbs	926.06	1028.96	1131.86	1234.75	1337.65	1400.00
Enfield	Winchmore Hill	1069.43	1188.26	1307.08	1400.00	1400.00	1400.00
Greenwich	Abbey Wood	915.61	1017.34	1119.08	1220.81	1322.55	1400.00
Greenwich	Blackheath Westcombe	1202.49	1336.11	1400.00	1400.00	1400.00	1400.00
Greenwich	Charlton Hornfair	942.79	1047.55	1152.30	1257.06	1361.81	1400.00
Greenwich	Charlton Village & Riverside	996.01	1106.67	1217.34	1328.01	1400.00	1400.00
Greenwich	East Greenwich	1297.55	1400.00	1400.00	1400.00	1400.00	1400.00
Greenwich	Eltham Page	963.04	1070.04	1177.05	1284.05	1391.05	1400.00
Greenwich	Eltham Park & Progress	936.37	1040.41	1144.46	1248.50	1352.54	1400.00
Greenwich	Eltham Town & Avery Hill	961.30	1068.11	1174.92	1281.74	1388.55	1400.00
Greenwich	Greenwich Creeside	1238.14	1375.71	1400.00	1400.00	1400.00	1400.00



Greenwich	Greenwich Park	1178.73	1309.70	1400.00	1400.00	1400.00	1400.00
Greenwich	Greenwich Peninsula	1311.81	1400.00	1400.00	1400.00	1400.00	1400.00
Greenwich	Kidbrooke Park	978.65	1087.39	1196.13	1304.87	1400.00	1400.00
Greenwich	Kidbrooke Village & Sutcliffe	1175.76	1306.40	1400.00	1400.00	1400.00	1400.00
Greenwich	Middle Park & Horn Park	955.52	1061.69	1167.85	1274.02	1380.19	1400.00
Greenwich	Mottingham, Coldharbour & New Eltham	932.38	1035.98	1139.58	1243.18	1346.77	1400.00
Greenwich	Plumstead & Glyndon	890.74	989.71	1088.68	1187.65	1286.62	1385.59
Greenwich	Plumstead Common	887.56	986.17	1084.79	1183.41	1282.02	1380.64
Greenwich	Shooters Hill	955.52	1061.69	1167.85	1274.02	1380.19	1400.00
Greenwich	Thamesmead Moorings	874.54	971.71	1068.88	1166.06	1263.23	1360.40
Greenwich	West Thamesmead	932.38	1035.98	1139.58	1243.18	1346.77	1400.00
Greenwich	Woolwich Arsenal	1195.37	1328.18	1400.00	1400.00	1400.00	1400.00
Greenwich	Woolwich Common	1042.28	1158.09	1273.90	1389.70	1400.00	1400.00
Greenwich	Woolwich Dockyard	920.81	1023.13	1125.44	1227.75	1330.06	1400.00
Hackney	Brownswood	1013.69	1126.32	1238.95	1351.58	1400.00	1400.00
Hackney	Cazenove	867.13	963.48	1059.83	1156.18	1252.53	1348.88
Hackney	Clissold	995.04	1105.60	1216.16	1326.72	1400.00	1400.00
Hackney	Dalston	1067.22	1185.79	1304.37	1400.00	1400.00	1400.00
Hackney	De Beauvoir	1018.25	1131.39	1244.52	1357.66	1400.00	1400.00
Hackney	Hackney Central	902.42	1002.69	1102.96	1203.23	1303.50	1400.00
Hackney	Hackney Downs	995.93	1106.58	1217.24	1327.90	1400.00	1400.00
Hackney	Hackney Wick	814.21	904.67	995.14	1085.61	1176.08	1266.54
Hackney	Haggerston	994.16	1104.62	1215.09	1325.55	1400.00	1400.00
Hackney	Homerton	858.31	953.68	1049.05	1144.42	1239.79	1335.15
Hackney	Hoxton East & Shoreditch	1141.37	1268.19	1395.00	1400.00	1400.00	1400.00
Hackney	Hoxton West	1212.05	1346.72	1400.00	1400.00	1400.00	1400.00
Hackney	King's Park	826.56	918.40	1010.24	1102.08	1193.91	1285.75
Hackney	Lea Bridge	867.58	963.97	1060.37	1156.77	1253.16	1349.56
Hackney	London Fields	1063.85	1182.05	1300.26	1400.00	1400.00	1400.00
Hackney	Shacklewell	999.15	1110.17	1221.19	1332.21	1400.00	1400.00
Hackney	Springfield	808.03	897.81	987.59	1077.38	1167.16	1256.94
Hackney	Stamford Hill West	955.35	1061.50	1167.65	1273.80	1379.95	1400.00
Hackney	Stoke Newington	1009.95	1122.17	1234.39	1346.60	1400.00	1400.00
Hackney	Victoria	1022.81	1136.45	1250.10	1363.74	1400.00	1400.00
Hackney	Woodberry Down	1026.96	1141.06	1255.17	1369.28	1400.00	1400.00
Hammersmith and Fulham	Addison	1062.17	1180.19	1298.21	1400.00	1400.00	1400.00
Hammersmith and Fulham	Avonmore	1179.43	1310.48	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Brook Green	1240.44	1378.27	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	College Park & Old Oak	1086.23	1206.92	1327.62	1400.00	1400.00	1400.00

Hammersmith and Fulham	Coningham	1070.98	1189.98	1308.98	1400.00	1400.00	1400.00
Hammersmith and Fulham	Fulham Reach	1165.88	1295.42	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Fulham Town	1291.28	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Grove	1335.34	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Hammersmith Broadway	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Lillie	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Munster	1240.44	1378.27	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Palace & Hurlingham	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Parsons Green & Sandford	1308.22	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Ravenscourt	1070.98	1189.98	1308.98	1400.00	1400.00	1400.00
Hammersmith and Fulham	Sands End	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Shepherd's Bush Green	1030.31	1144.79	1259.27	1373.75	1400.00	1400.00
Hammersmith and Fulham	Walham Green	1240.44	1378.27	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Wendell Park	1003.20	1114.66	1226.13	1337.60	1400.00	1400.00
Hammersmith and Fulham	West Kensington	1104.87	1227.64	1350.40	1400.00	1400.00	1400.00
Hammersmith and Fulham	White City	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Hammersmith and Fulham	Wormholt	1094.71	1216.34	1337.97	1400.00	1400.00	1400.00
Haringey	Alexandra Park	1113.15	1236.84	1360.52	1400.00	1400.00	1400.00
Haringey	Bounds Green	925.71	1028.56	1131.42	1234.28	1337.13	1400.00
Haringey	Bruce Castle	804.43	893.81	983.19	1072.58	1161.96	1251.34
Haringey	Crouch End	1088.08	1208.98	1329.88	1400.00	1400.00	1400.00
Haringey	Fortis Green	1017.88	1130.98	1244.08	1357.18	1400.00	1400.00
Haringey	Harringay	1020.39	1133.77	1247.14	1360.52	1400.00	1400.00
Haringey	Hermitage & Gardens	944.60	1049.55	1154.51	1259.46	1364.42	1400.00
Haringey	Highgate	1188.37	1320.41	1400.00	1400.00	1400.00	1400.00
Haringey	Hornsey	1047.92	1164.35	1280.79	1397.22	1400.00	1400.00
Haringey	Muswell Hill	1187.31	1319.24	1400.00	1400.00	1400.00	1400.00
Haringey	Noel Park	928.45	1031.61	1134.77	1237.93	1341.09	1400.00
Haringey	Northumberland Park	792.24	880.27	968.30	1056.32	1144.35	1232.38
Haringey	Seven Sisters	975.07	1083.41	1191.75	1300.09	1400.00	1400.00
Haringey	South Tottenham	883.66	981.84	1080.02	1178.21	1276.39	1374.58
Haringey	St Ann's	911.08	1012.31	1113.54	1214.77	1316.00	1400.00
Haringey	Stroud Green	1068.02	1186.69	1305.36	1400.00	1400.00	1400.00
Haringey	Tottenham Central	908.03	1008.92	1109.81	1210.70	1311.59	1400.00
Haringey	Tottenham Hale	898.28	998.09	1097.90	1197.71	1297.52	1397.33

Haringey	West Green	928.45	1031.61	1134.77	1237.93	1341.09	1400.00
Haringey	White Hart Lane	841.00	934.44	1027.89	1121.33	1214.77	1308.22
Haringey	Woodside	950.69	1056.32	1161.96	1267.59	1373.22	1400.00
Harrow	Belmont	1038.11	1153.46	1268.81	1384.15	1400.00	1400.00
Harrow	Canons	1143.34	1270.38	1397.41	1400.00	1400.00	1400.00
Harrow	Centenary	1280.10	1400.00	1400.00	1400.00	1400.00	1400.00
Harrow	Edgware	1011.05	1123.39	1235.73	1348.07	1400.00	1400.00
Harrow	Greenhill	1154.28	1282.53	1400.00	1400.00	1400.00	1400.00
Harrow	Harrow on the Hill	1143.34	1270.38	1397.41	1400.00	1400.00	1400.00
Harrow	Harrow Weald	959.36	1065.96	1172.55	1279.15	1385.74	1400.00
Harrow	Hatch End	1140.88	1267.64	1394.41	1400.00	1400.00	1400.00
Harrow	Headstone	1023.80	1137.55	1251.31	1365.06	1400.00	1400.00
Harrow	Kenton East	980.84	1089.82	1198.80	1307.79	1400.00	1400.00
Harrow	Kenton West	916.40	1018.23	1120.05	1221.87	1323.70	1400.00
Harrow	Marlborough	1023.80	1137.55	1251.31	1365.06	1400.00	1400.00
Harrow	North Harrow	923.56	1026.18	1128.80	1231.42	1334.04	1400.00
Harrow	Pinner	1088.63	1209.59	1330.55	1400.00	1400.00	1400.00
Harrow	Pinner South	1007.19	1119.10	1231.00	1342.91	1400.00	1400.00
Harrow	Rayners Lane	906.38	1007.09	1107.80	1208.51	1309.22	1400.00
Harrow	Roxbourne	1052.43	1169.37	1286.31	1400.00	1400.00	1400.00
Harrow	Roxeth	914.97	1016.64	1118.30	1219.96	1321.63	1400.00
Harrow	Stanmore	1214.46	1349.40	1400.00	1400.00	1400.00	1400.00
Harrow	Wealdstone North	959.36	1065.96	1172.55	1279.15	1385.74	1400.00
Harrow	Wealdstone South	853.40	948.22	1043.05	1137.87	1232.69	1327.51
Harrow	West Harrow	995.16	1105.73	1216.30	1326.88	1400.00	1400.00
Havering	Beam Park	865.12	961.25	1057.37	1153.50	1249.62	1345.75
Havering	Cranham	1116.43	1240.47	1364.52	1400.00	1400.00	1400.00
Havering	Elm Park	988.07	1097.86	1207.64	1317.43	1400.00	1400.00
Havering	Emerson Park	1136.89	1263.21	1389.53	1400.00	1400.00	1400.00
Havering	Gooshays	898.65	998.51	1098.36	1198.21	1298.06	1397.91
Havering	Hacton	953.42	1059.36	1165.30	1271.23	1377.17	1400.00
Havering	Harold Wood	1247.39	1385.98	1400.00	1400.00	1400.00	1400.00
Havering	Havering-atte-Bower	1014.90	1127.66	1240.43	1353.20	1400.00	1400.00
Havering	Heaton	840.53	933.93	1027.32	1120.71	1214.10	1307.50
Havering	Hylands & Harrow Lodge	965.72	1073.02	1180.32	1287.62	1394.93	1400.00
Havering	Marshalls & Rise Park	1077.14	1196.82	1316.50	1400.00	1400.00	1400.00
Havering	Mawneys	974.66	1082.96	1191.25	1299.55	1400.00	1400.00
Havering	Rainham & Wennington	831.59	923.99	1016.39	1108.79	1201.19	1293.59
Havering	Rush Green & Crowlands	978.97	1087.74	1196.52	1305.29	1400.00	1400.00
Havering	South Hornchurch	1016.02	1128.91	1241.80	1354.69	1400.00	1400.00
Havering	Squirrels Heath	1100.06	1222.29	1344.51	1400.00	1400.00	1400.00
Havering	St Alban's	1010.43	1122.70	1234.97	1347.24	1400.00	1400.00
Havering	St Andrew's	1067.32	1185.91	1304.50	1400.00	1400.00	1400.00
Havering	St Edward's	1080.41	1200.46	1320.51	1400.00	1400.00	1400.00
Havering	Upminster	1247.39	1385.98	1400.00	1400.00	1400.00	1400.00
Hillingdon	Belmore	944.76	1049.74	1154.71	1259.69	1364.66	1400.00
Hillingdon	Charville	869.78	966.43	1063.07	1159.71	1256.35	1353.00
Hillingdon	Colham & Cowley	1007.30	1119.23	1231.15	1343.07	1400.00	1400.00
Hillingdon	Eastcote	1102.23	1224.70	1347.16	1400.00	1400.00	1400.00

Hillingdon	Harefield Village	1069.42	1188.25	1307.07	1400.00	1400.00	1400.00
Hillingdon	Hayes Town	914.77	1016.41	1118.06	1219.70	1321.34	1400.00
Hillingdon	Heathrow Villages	839.79	933.10	1026.41	1119.72	1213.03	1306.34
Hillingdon	Hillingdon East	974.76	1083.06	1191.37	1299.68	1400.00	1400.00
Hillingdon	Hillingdon West	1105.51	1228.34	1351.17	1400.00	1400.00	1400.00
Hillingdon	Ickenham & South Harefield	1128.47	1253.85	1379.24	1400.00	1400.00	1400.00
Hillingdon	Northwood	1259.69	1399.65	1400.00	1400.00	1400.00	1400.00
Hillingdon	Northwood Hills	1062.86	1180.96	1299.05	1400.00	1400.00	1400.00
Hillingdon	Pinkwell	920.77	1023.08	1125.39	1227.69	1330.00	1400.00
Hillingdon	Ruislip	1102.23	1224.70	1347.16	1400.00	1400.00	1400.00
Hillingdon	Ruislip Manor	1066.80	1185.33	1303.86	1400.00	1400.00	1400.00
Hillingdon	South Ruislip	1089.10	1210.12	1331.13	1400.00	1400.00	1400.00
Hillingdon	Uxbridge	994.25	1104.73	1215.20	1325.67	1400.00	1400.00
Hillingdon	West Drayton	1062.85	1180.95	1299.04	1400.00	1400.00	1400.00
Hillingdon	Wood End	940.27	1044.74	1149.21	1253.69	1358.16	1400.00
Hillingdon	Yeading	907.27	1008.08	1108.89	1209.70	1310.51	1400.00
Hillingdon	Yiewsley	1049.66	1166.28	1282.91	1399.54	1400.00	1400.00
Hounslow	Bedfont	812.32	902.57	992.83	1083.09	1173.34	1263.60
Hounslow	Brentford East	1057.24	1174.71	1292.18	1400.00	1400.00	1400.00
Hounslow	Brentford West	1002.26	1113.63	1224.99	1336.35	1400.00	1400.00
Hounslow	Chiswick Gunnersbury	1123.99	1248.88	1373.76	1400.00	1400.00	1400.00
Hounslow	Chiswick Homefields	1169.73	1299.70	1400.00	1400.00	1400.00	1400.00
Hounslow	Chiswick Riverside	1127.92	1253.24	1378.56	1400.00	1400.00	1400.00
Hounslow	Cranford	821.34	912.60	1003.86	1095.12	1186.38	1277.64
Hounslow	Feltham North	830.37	922.63	1014.89	1107.16	1199.42	1291.68
Hounslow	Feltham West	813.22	903.58	993.93	1084.29	1174.65	1265.01
Hounslow	Hanworth Park	857.44	952.72	1047.99	1143.26	1238.53	1333.80
Hounslow	Hanworth Village	824.95	916.61	1008.27	1099.93	1191.60	1283.26
Hounslow	Heston Central	848.87	943.19	1037.51	1131.83	1226.14	1320.46
Hounslow	Heston East	875.50	972.77	1070.05	1167.33	1264.60	1361.88
Hounslow	Heston West	830.37	922.63	1014.89	1107.16	1199.42	1291.68
Hounslow	Hounslow Central	839.39	932.66	1025.92	1119.19	1212.46	1305.72
Hounslow	Hounslow East	779.82	866.47	953.12	1039.76	1126.41	1213.06
Hounslow	Hounslow Heath	821.34	912.60	1003.86	1095.12	1186.38	1277.64
Hounslow	Hounslow South	896.07	995.64	1095.20	1194.77	1294.33	1393.89
Hounslow	Hounslow West	848.42	942.69	1036.96	1131.22	1225.49	1319.76
Hounslow	Isleworth	990.48	1100.54	1210.59	1320.65	1400.00	1400.00
Hounslow	Osterley & Spring Grove	987.74	1097.48	1207.23	1316.98	1400.00	1400.00
Hounslow	Syon & Brentford Lock	1041.53	1157.26	1272.98	1388.71	1400.00	1400.00
Islington	Arsenal	1170.48	1300.54	1400.00	1400.00	1400.00	1400.00
Islington	Barnsbury	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Bunhill	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Caledonian	1170.48	1300.53	1400.00	1400.00	1400.00	1400.00
Islington	Canonbury	1283.56	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Clerkenwell	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Finsbury Park	997.72	1108.57	1219.43	1330.29	1400.00	1400.00
Islington	Highbury	1269.88	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Hillrise	1050.01	1166.68	1283.35	1400.00	1400.00	1400.00
Islington	Holloway	1093.82	1215.35	1336.89	1400.00	1400.00	1400.00

Islington	Junction	1039.06	1154.51	1269.96	1385.41	1400.00	1400.00
Islington	Laycock	1338.09	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Mildmay	1170.48	1300.54	1400.00	1400.00	1400.00	1400.00
Islington	St Mary's & St James'	1269.88	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	St Peter's & Canalside	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Islington	Tollington	1060.96	1178.85	1296.73	1400.00	1400.00	1400.00
Islington	Tufnell Park	1159.53	1288.37	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Abingdon	1345.23	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Brompton & Hans Town	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Campden	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Chelsea Riverside	1206.92	1341.02	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Colville	1217.10	1352.34	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Courtfield	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Dalgarno	1077.06	1196.73	1316.41	1400.00	1400.00	1400.00
Kensington and Chelsea	Earl's Court	1166.18	1295.75	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Golborne	1087.24	1208.05	1328.85	1400.00	1400.00	1400.00
Kensington and Chelsea	Holland	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Norland	1222.19	1357.99	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Notting Dale	1034.79	1149.77	1264.75	1379.72	1400.00	1400.00
Kensington and Chelsea	Pembridge	1270.57	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Queen's Gate	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Redcliffe	1262.17	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	Royal Hospital	1396.97	1400.00	1400.00	1400.00	1400.00	1400.00
Kensington and Chelsea	St. Helen's	1141.99	1268.88	1395.76	1400.00	1400.00	1400.00
Kensington and Chelsea	Stanley	1212.01	1346.68	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Alexandra	1178.56	1309.51	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Berrylands	1191.10	1323.44	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Canbury Gardens	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Chessington South & Malden Rushett	1048.94	1165.49	1282.04	1398.59	1400.00	1400.00
Kingston upon Thames	Coombe Hill	1191.10	1323.44	1400.00	1400.00	1400.00	1400.00

Kingston upon Thames	Coombe Vale	1147.20	1274.66	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Green Lane & St James	1068.80	1187.56	1306.31	1400.00	1400.00	1400.00
Kingston upon Thames	Hook & Chessington North	1011.31	1123.68	1236.05	1348.42	1400.00	1400.00
Kingston upon Thames	King George's & Sunray	972.11	1080.13	1188.14	1296.15	1400.00	1400.00
Kingston upon Thames	Kingston Gate	1178.56	1309.51	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Kingston Town	1258.03	1397.81	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Motspur Park & Old Malden East	1094.93	1216.59	1338.25	1400.00	1400.00	1400.00
Kingston upon Thames	New Malden Village	1179.60	1310.67	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Norbiton	1162.88	1292.09	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Old Malden	1013.40	1126.00	1238.60	1351.20	1400.00	1400.00
Kingston upon Thames	St Mark's & Seething Wells	1291.86	1400.00	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Surbiton Hill	1238.97	1376.63	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Tolworth	1157.65	1286.28	1400.00	1400.00	1400.00	1400.00
Kingston upon Thames	Tudor	1242.78	1380.87	1400.00	1400.00	1400.00	1400.00
Lambeth	Brixton Acre Lane	1277.15	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Brixton North	1172.78	1303.09	1400.00	1400.00	1400.00	1400.00
Lambeth	Brixton Rush Common	1161.34	1290.38	1400.00	1400.00	1400.00	1400.00
Lambeth	Brixton Windrush	1266.17	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Clapham Common & Abbeville	1376.23	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Clapham East	1288.18	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Clapham Park	1148.63	1276.26	1400.00	1400.00	1400.00	1400.00
Lambeth	Clapham Town	1321.34	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Gipsy Hill	1045.79	1161.99	1278.18	1394.38	1400.00	1400.00
Lambeth	Herne Hill & Loughborough Junction	1219.12	1354.58	1400.00	1400.00	1400.00	1400.00
Lambeth	Kennington	1212.19	1346.88	1400.00	1400.00	1400.00	1400.00
Lambeth	Knight's Hill	1005.34	1117.05	1228.75	1340.46	1400.00	1400.00
Lambeth	Myatt's Fields	1226.00	1362.22	1400.00	1400.00	1400.00	1400.00
Lambeth	Oval	1244.16	1382.40	1400.00	1400.00	1400.00	1400.00
Lambeth	St Martin's	1034.23	1149.15	1264.06	1378.98	1400.00	1400.00
Lambeth	Stockwell East	1161.34	1290.38	1400.00	1400.00	1400.00	1400.00
Lambeth	Stockwell West & Larkhall	1161.34	1290.38	1400.00	1400.00	1400.00	1400.00
Lambeth	Streatham Common & Vale	979.92	1088.80	1197.68	1306.56	1400.00	1400.00
Lambeth	Streatham Hill East	1045.79	1161.99	1278.18	1394.38	1400.00	1400.00
Lambeth	Streatham Hill West & Thornton	1318.45	1400.00	1400.00	1400.00	1400.00	1400.00



Lambeth	Streatham St Leonard's	1068.90	1187.67	1306.43	1400.00	1400.00	1400.00
Lambeth	Streatham Wells	1022.68	1136.31	1249.94	1363.57	1400.00	1400.00
Lambeth	Vauxhall	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	Waterloo & South Bank	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Lambeth	West Dulwich	1126.68	1251.86	1377.05	1400.00	1400.00	1400.00
Lewisham	Bellingham	877.06	974.51	1071.96	1169.41	1266.86	1364.31
Lewisham	Blackheath	1133.42	1259.35	1385.29	1400.00	1400.00	1400.00
Lewisham	Brockley	1121.31	1245.90	1370.49	1400.00	1400.00	1400.00
Lewisham	Catford South	945.70	1050.77	1155.85	1260.93	1366.00	1400.00
Lewisham	Crofton Park	1145.53	1272.81	1400.00	1400.00	1400.00	1400.00
Lewisham	Deptford	1084.98	1205.54	1326.09	1400.00	1400.00	1400.00
Lewisham	Downham	838.92	932.14	1025.35	1118.56	1211.78	1304.99
Lewisham	Evelyn	1258.39	1398.21	1400.00	1400.00	1400.00	1400.00
Lewisham	Forest Hill	1048.65	1165.17	1281.69	1398.21	1400.00	1400.00
Lewisham	Grove Park	874.20	971.33	1068.46	1165.60	1262.73	1359.86
Lewisham	Hither Green	956.18	1062.42	1168.67	1274.91	1381.15	1400.00
Lewisham	Ladywell	1072.87	1192.08	1311.29	1400.00	1400.00	1400.00
Lewisham	Lee Green	1020.05	1133.39	1246.73	1360.07	1400.00	1400.00
Lewisham	Lewisham Central	1014.33	1127.04	1239.74	1352.45	1400.00	1400.00
Lewisham	New Cross Gate	898.98	998.87	1098.76	1198.64	1298.53	1398.42
Lewisham	Perry Vale	1060.76	1178.63	1296.49	1400.00	1400.00	1400.00
Lewisham	Rushey Green	1033.88	1148.75	1263.63	1378.50	1400.00	1400.00
Lewisham	Sydenham	1039.12	1154.58	1270.04	1385.50	1400.00	1400.00
Lewisham	Telegraph Hill	1121.31	1245.90	1370.49	1400.00	1400.00	1400.00
Merton	Abbey	1076.49	1196.09	1315.70	1400.00	1400.00	1400.00
Merton	Cannon Hill	1031.92	1146.57	1261.23	1375.89	1400.00	1400.00
Merton	Colliers Wood	1056.94	1174.38	1291.82	1400.00	1400.00	1400.00
Merton	Cricket Green	838.69	931.87	1025.06	1118.25	1211.44	1304.62
Merton	Figge's Marsh	841.49	934.99	1028.49	1121.99	1215.49	1308.99
Merton	Graveney	1028.49	1142.77	1257.04	1371.32	1400.00	1400.00
Merton	Hillside	1141.62	1268.47	1395.32	1400.00	1400.00	1400.00
Merton	Lavender Fields	880.76	978.62	1076.49	1174.35	1272.21	1370.07
Merton	Longthornton	906.94	1007.71	1108.48	1209.25	1310.03	1400.00
Merton	Lower Morden	916.29	1018.10	1119.91	1221.72	1323.53	1400.00
Merton	Merton Park	931.25	1034.72	1138.19	1241.67	1345.14	1400.00
Merton	Pollards Hill	822.79	914.21	1005.63	1097.06	1188.48	1279.90
Merton	Ravensbury	878.89	976.55	1074.20	1171.85	1269.51	1367.16
Merton	Raynes Park	1045.63	1161.81	1277.99	1394.17	1400.00	1400.00
Merton	St Helier	906.94	1007.71	1108.48	1209.25	1310.03	1400.00
Merton	Village	1234.19	1371.32	1400.00	1400.00	1400.00	1400.00
Merton	Wandle	1045.63	1161.81	1277.99	1394.17	1400.00	1400.00
Merton	West Barnes	953.69	1059.66	1165.62	1271.59	1377.55	1400.00
Merton	Wimbledon Park	1031.92	1146.57	1261.23	1375.89	1400.00	1400.00
Merton	Wimbledon Town & Dundonald	1110.77	1234.19	1357.61	1400.00	1400.00	1400.00
Newham	Beckton	843.85	937.61	1031.37	1125.13	1218.89	1312.66
Newham	Boleyn	962.61	1069.57	1176.53	1283.49	1390.44	1400.00
Newham	Canning Town North	925.11	1027.90	1130.69	1233.48	1336.27	1400.00
Newham	Canning Town South	1024.79	1138.66	1252.52	1366.39	1400.00	1400.00
Newham	Custom House	943.24	1048.04	1152.85	1257.65	1362.45	1400.00

Newham	East Ham	818.85	909.83	1000.81	1091.80	1182.78	1273.76
Newham	East Ham South	825.10	916.78	1008.45	1100.13	1191.81	1283.49
Newham	Forest Gate North	893.86	993.17	1092.49	1191.81	1291.13	1390.44
Newham	Forest Gate South	893.86	993.17	1092.49	1191.81	1291.13	1390.44
Newham	Green Street East	843.85	937.61	1031.37	1125.13	1218.89	1312.66
Newham	Green Street West	843.85	937.61	1031.37	1125.13	1218.89	1312.66
Newham	Little Ilford	807.60	897.33	987.06	1076.79	1166.53	1256.26
Newham	Manor Park	837.60	930.67	1023.73	1116.80	1209.87	1302.93
Newham	Maryland	900.11	1000.12	1100.13	1200.14	1300.15	1400.00
Newham	Plaistow North	849.12	943.46	1037.81	1132.16	1226.50	1320.85
Newham	Plaistow South	843.85	937.61	1031.37	1125.13	1218.89	1312.65
Newham	Plaistow West & Canning Town East	843.85	937.61	1031.37	1125.13	1218.89	1312.66
Newham	Plashet	787.59	875.10	962.61	1050.12	1137.64	1225.15
Newham	Royal Albert	932.61	1036.23	1139.86	1243.48	1347.10	1400.00
Newham	Royal Victoria	1100.26	1222.51	1344.77	1400.00	1400.00	1400.00
Newham	Stratford	996.22	1106.91	1217.60	1328.29	1400.00	1400.00
Newham	Stratford Olympic Park	1181.39	1312.66	1400.00	1400.00	1400.00	1400.00
Newham	Wall End	818.78	909.76	1000.74	1091.71	1182.69	1273.67
Newham	West Ham	856.35	951.50	1046.65	1141.80	1236.95	1332.10
Redbridge	Aldborough	1050.18	1166.87	1283.55	1400.00	1400.00	1400.00
Redbridge	Barkingside	996.07	1106.75	1217.42	1328.10	1400.00	1400.00
Redbridge	Bridge	1148.36	1275.95	1400.00	1400.00	1400.00	1400.00
Redbridge	Chadwell	938.19	1042.43	1146.67	1250.91	1355.16	1400.00
Redbridge	Churchfields	1160.49	1289.44	1400.00	1400.00	1400.00	1400.00
Redbridge	Clayhall	1064.52	1182.80	1301.08	1400.00	1400.00	1400.00
Redbridge	Clementswood	928.20	1031.34	1134.47	1237.61	1340.74	1400.00
Redbridge	Cranbrook	1026.85	1140.95	1255.04	1369.14	1400.00	1400.00
Redbridge	Fairlop	1040.99	1156.65	1272.32	1387.98	1400.00	1400.00
Redbridge	Fullwell	1018.03	1131.15	1244.26	1357.37	1400.00	1400.00
Redbridge	Goodmayes	909.03	1010.03	1111.03	1212.04	1313.04	1400.00
Redbridge	Hainault	1028.01	1142.23	1256.46	1370.68	1400.00	1400.00
Redbridge	Ilford Town	1018.03	1131.15	1244.26	1357.37	1400.00	1400.00
Redbridge	Loxford	838.38	931.53	1024.68	1117.84	1210.99	1304.14
Redbridge	Mayfield	915.23	1016.92	1118.61	1220.31	1322.00	1400.00
Redbridge	Monkhams	1235.50	1372.78	1400.00	1400.00	1400.00	1400.00
Redbridge	Newbury	948.17	1053.52	1158.87	1264.22	1369.57	1400.00
Redbridge	Seven Kings	963.14	1070.15	1177.17	1284.18	1391.20	1400.00
Redbridge	South Woodford	1235.50	1372.78	1400.00	1400.00	1400.00	1400.00
Redbridge	Valentines	978.11	1086.79	1195.47	1304.14	1400.00	1400.00
Redbridge	Wanstead Park	1158.29	1286.98	1400.00	1400.00	1400.00	1400.00
Redbridge	Wanstead Village	1257.57	1397.30	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Barnes	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	East Sheen	1257.88	1397.65	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Fulwell & Hampton Hill	1151.08	1278.98	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Ham, Petersham & Riverside	1293.46	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Hampton	1137.62	1264.02	1390.42	1400.00	1400.00	1400.00



Richmond upon Thames	Hampton North	1014.77	1127.52	1240.27	1353.03	1400.00	1400.00
Richmond upon Thames	Hampton Wick & South Teddington	1204.93	1338.82	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Heathfield	996.26	1106.95	1217.65	1328.34	1400.00	1400.00
Richmond upon Thames	Kew	1320.67	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Mortlake & Barnes Common	1313.76	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	North Richmond	1266.21	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	South Richmond	1349.97	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	South Twickenham	1178.01	1308.90	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	St Margarets & North Twickenham	1257.88	1397.65	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Teddington	1198.20	1331.34	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Twickenham Riverside	1266.25	1400.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	West Twickenham	1145.70	1273.00	1400.00	1400.00	1400.00	1400.00
Richmond upon Thames	Whitton	1063.54	1181.71	1299.88	1400.00	1400.00	1400.00
Southwark	Borough & Bankside	1378.05	1400.00	1400.00	1400.00	1400.00	1400.00
Southwark	Camberwell Green	1079.47	1199.41	1319.35	1400.00	1400.00	1400.00
Southwark	Champion Hill	1010.57	1122.86	1235.14	1347.43	1400.00	1400.00
Southwark	Chaucer	1150.91	1278.79	1400.00	1400.00	1400.00	1400.00
Southwark	Dulwich Hill	1101.67	1224.08	1346.49	1400.00	1400.00	1400.00
Southwark	Dulwich Village	1176.26	1306.96	1400.00	1400.00	1400.00	1400.00
Southwark	Dulwich Wood	956.98	1063.31	1169.64	1275.97	1382.30	1400.00
Southwark	Faraday	1048.85	1165.39	1281.93	1398.47	1400.00	1400.00
Southwark	Goose Green	1148.37	1275.97	1400.00	1400.00	1400.00	1400.00
Southwark	London Bridge & West Bermondsey	1246.43	1384.92	1400.00	1400.00	1400.00	1400.00
Southwark	Newington	1071.82	1190.91	1310.00	1400.00	1400.00	1400.00
Southwark	North Bermondsey	1201.61	1335.12	1400.00	1400.00	1400.00	1400.00
Southwark	North Walworth	1167.22	1296.91	1400.00	1400.00	1400.00	1400.00
Southwark	Nunhead & Queen's Road	1025.88	1139.87	1253.86	1367.84	1400.00	1400.00
Southwark	Old Kent Road	941.67	1046.30	1150.93	1255.56	1360.19	1400.00
Southwark	Peckham	918.70	1020.78	1122.86	1224.93	1327.01	1400.00
Southwark	Peckham Rye	1013.63	1126.26	1238.88	1351.51	1400.00	1400.00
Southwark	Rotherhithe	1094.78	1216.43	1338.07	1400.00	1400.00	1400.00
Southwark	Rye Lane	1064.16	1182.40	1300.64	1400.00	1400.00	1400.00
Southwark	South Bermondsey	949.32	1054.80	1160.28	1265.76	1371.24	1400.00
Southwark	St George's	1226.96	1363.29	1400.00	1400.00	1400.00	1400.00
Southwark	St Giles	1018.23	1131.36	1244.50	1357.63	1400.00	1400.00
Southwark	Surrey Docks	1150.91	1278.79	1400.00	1400.00	1400.00	1400.00
Sutton	Beddington	851.28	945.86	1040.45	1135.04	1229.62	1324.21
Sutton	Belmont	964.49	1071.66	1178.82	1285.99	1393.15	1400.00

Sutton	Carshalton Central	975.38	1083.75	1192.13	1300.50	1400.00	1400.00
Sutton	Carshalton South & Clockhouse	1002.78	1114.20	1225.62	1337.04	1400.00	1400.00
Sutton	Cheam	1155.51	1283.89	1400.00	1400.00	1400.00	1400.00
Sutton	Hackbridge	866.52	962.80	1059.08	1155.36	1251.64	1347.92
Sutton	North Cheam	966.67	1074.07	1181.48	1288.89	1396.30	1400.00
Sutton	South Beddington & Roundshaw	910.06	1011.18	1112.30	1213.41	1314.53	1400.00
Sutton	St Helier East	783.78	870.87	957.96	1045.05	1132.13	1219.22
Sutton	St Helier West	844.75	938.61	1032.47	1126.33	1220.19	1314.05
Sutton	Stonecot	1051.63	1168.47	1285.32	1400.00	1400.00	1400.00
Sutton	Sutton Central	1031.60	1146.22	1260.84	1375.46	1400.00	1400.00
Sutton	Sutton North	1022.95	1136.62	1250.28	1363.94	1400.00	1400.00
Sutton	Sutton South	1060.41	1178.24	1296.06	1400.00	1400.00	1400.00
Sutton	Sutton West & East Cheam	1060.41	1178.24	1296.06	1400.00	1400.00	1400.00
Sutton	The Wrythe	975.38	1083.75	1192.13	1300.50	1400.00	1400.00
Sutton	Wallington North	979.73	1088.59	1197.45	1306.31	1400.00	1400.00
Sutton	Wallington South	943.81	1048.67	1153.54	1258.41	1363.28	1400.00
Sutton	Worcester Park North	1175.39	1305.99	1400.00	1400.00	1400.00	1400.00
Sutton	Worcester Park South	1175.68	1306.31	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Bethnal Green	1194.04	1326.71	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Blackwall & Cubitt Town	1244.97	1383.30	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Bow East	1169.55	1299.50	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Bow West	1145.06	1272.28	1399.51	1400.00	1400.00	1400.00
Tower Hamlets	Bromley North	1005.44	1117.16	1228.88	1340.59	1400.00	1400.00
Tower Hamlets	Bromley South	965.03	1072.26	1179.48	1286.71	1393.93	1400.00
Tower Hamlets	Canary Wharf	1229.37	1365.96	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Island Gardens	1096.99	1218.88	1340.76	1400.00	1400.00	1400.00
Tower Hamlets	Lansbury	1029.94	1144.38	1258.81	1373.25	1400.00	1400.00
Tower Hamlets	Limehouse	1274.47	1400.00	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Mile End	1094.95	1216.61	1338.27	1400.00	1400.00	1400.00
Tower Hamlets	Poplar	1212.48	1347.20	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Shadwell	1038.51	1153.90	1269.29	1384.68	1400.00	1400.00
Tower Hamlets	Spitalfields & Banglatown	1311.18	1400.00	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	St Dunstan's	1022.59	1136.21	1249.83	1363.45	1400.00	1400.00
Tower Hamlets	St Katharine's & Wapping	1395.10	1400.00	1400.00	1400.00	1400.00	1400.00
Tower	St Peter's	1211.53	1346.15	1400.00	1400.00	1400.00	1400.00

Hamlets							
Tower Hamlets	Stepney Green	1034.84	1149.82	1264.80	1379.78	1400.00	1400.00
Tower Hamlets	Weavers	1290.20	1400.00	1400.00	1400.00	1400.00	1400.00
Tower Hamlets	Whitechapel	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Cann Hall	996.46	1107.18	1217.89	1328.61	1400.00	1400.00
Waltham Forest	Cathall	1017.33	1130.36	1243.40	1356.44	1400.00	1400.00
Waltham Forest	Chapel End	1095.58	1217.31	1339.05	1400.00	1400.00	1400.00
Waltham Forest	Chingford Green	1017.33	1130.36	1243.40	1356.44	1400.00	1400.00
Waltham Forest	Endlebury	995.15	1105.73	1216.30	1326.87	1400.00	1400.00
Waltham Forest	Forest	1065.58	1183.98	1302.38	1400.00	1400.00	1400.00
Waltham Forest	Grove Green	1303.83	1400.00	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Hale End & Highams Park South	1056.45	1173.84	1291.22	1400.00	1400.00	1400.00
Waltham Forest	Hatch Lane & Highams Park North	988.63	1098.48	1208.33	1318.18	1400.00	1400.00
Waltham Forest	High Street	1330.35	1400.00	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Higham Hill	1258.14	1397.94	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Hoe Street	1190.65	1322.95	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Larkswood	886.90	985.44	1083.99	1182.53	1281.08	1379.62
Waltham Forest	Lea Bridge	1183.38	1314.87	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Leyton	1095.58	1217.31	1339.05	1400.00	1400.00	1400.00
Waltham Forest	Leytonstone	1087.89	1208.76	1329.64	1400.00	1400.00	1400.00
Waltham Forest	Markhouse	1288.77	1400.00	1400.00	1400.00	1400.00	1400.00
Waltham Forest	St James	1195.84	1328.72	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Upper Walthamstow	1095.58	1217.31	1339.05	1400.00	1400.00	1400.00
Waltham Forest	Valley	886.90	985.44	1083.99	1182.53	1281.08	1379.62
Waltham Forest	William Morris	1191.69	1324.10	1400.00	1400.00	1400.00	1400.00
Waltham Forest	Wood Street	1062.32	1180.36	1298.40	1400.00	1400.00	1400.00
Wandsworth	Balham	1374.59	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Battersea Park	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	East Putney	1356.73	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Falconbrook	1213.23	1348.04	1400.00	1400.00	1400.00	1400.00

Wandsworth	Furzedown	1146.86	1274.29	1400.00	1400.00	1400.00	1400.00
Wandsworth	Lavender	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Nine Elms	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Northcote	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Roehampton	1095.82	1217.58	1339.34	1400.00	1400.00	1400.00
Wandsworth	Shaftesbury & Queenstown	1380.35	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	South Balham	1363.26	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Southfields	1372.27	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	St Mary's	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Thamesfield	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Tooting Bec	1245.85	1384.28	1400.00	1400.00	1400.00	1400.00
Wandsworth	Tooting Broadway	1245.85	1384.28	1400.00	1400.00	1400.00	1400.00
Wandsworth	Trinity	1298.03	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Wandle	1291.51	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Wandsworth Common	1305.20	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	Wandsworth Town	1311.08	1400.00	1400.00	1400.00	1400.00	1400.00
Wandsworth	West Hill	1175.96	1306.62	1400.00	1400.00	1400.00	1400.00
Wandsworth	West Putney	1330.64	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Abbey Road	1204.00	1337.78	1400.00	1400.00	1400.00	1400.00
Westminster	Bayswater	1247.31	1385.90	1400.00	1400.00	1400.00	1400.00
Westminster	Church Street	1077.17	1196.85	1316.54	1400.00	1400.00	1400.00
Westminster	Harrow Road	1092.64	1214.04	1335.44	1400.00	1400.00	1400.00
Westminster	Hyde Park	1327.75	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Knightsbridge & Belgravia	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Lancaster Gate	1256.59	1396.22	1400.00	1400.00	1400.00	1400.00
Westminster	Little Venice	1289.08	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Maida Vale	1208.95	1343.28	1400.00	1400.00	1400.00	1400.00
Westminster	Marylebone	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Pimlico North	1227.21	1363.56	1400.00	1400.00	1400.00	1400.00
Westminster	Pimlico South	1185.44	1317.16	1400.00	1400.00	1400.00	1400.00
Westminster	Queen's Park	1070.98	1189.98	1308.98	1400.00	1400.00	1400.00
Westminster	Regent's Park	1339.54	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	St James's	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Vincent Square	1394.02	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	West End	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Westminster	Westbourne	1129.76	1255.29	1380.82	1400.00	1400.00	1400.00

## Appendix 5 – 2023-24 Leasehold Rent Factors (Codes/Rules)

LRF Code	LRF Rules	RPI	+	Total Increase
F1	Your rent is a Fair Rent and is registered by the Rent Officer every 2 years.	0.00%	0.00%	0.00%
F2	Your rent is a Fair Rent and is registered by the Rent Officer every 2 years.	0.00%	0.00%	0.00%
L0	Your rent is a Fair Rent and is registered by the Rent Officer every 2 years.	0.00%	0.00%	0.00%
L1	Your rent is a Fair Rent and is registered by the Rent Officer every 2 years.	0.00%	0.00%	0.00%
L10	Your rent will increase by the RPI for September 2020, which was 1.10%, plus 0.5%.	1.10%	0.50%	1.60%
L12	Your rent will increase by the RPI for October 2020, which was 1.3%, plus 1%	1.30%	1.00%	2.30%
L13	Your rent will increase by the RPI for November 2020, which was 0.9%, plus 0.5%.	0.90%	0.50%	1.40%
L14	Your rent will increase by the RPI for November 2020, which was 0.9%, plus 1%.	0.90%	1.00%	1.90%
L15	Your rent will increase by the RPI for September 2020, which was 1.10%, plus 0.5%.	1.10%	0.50%	1.60%
L16	Your rent will increase by the RPI for February 2019, which was 2.46% + 0.5%	2.46%	0.50%	2.96%
L17	Your rent will increase by the RPI for December 2020 which was 1.20% plus 2%.	1.20%	2.00%	3.20%
L18	Your rent will increase by the RPI for September 2020, which was 1.10%, plus 0.5%.	1.10%	0.50%	1.60%
L19	Your rent will increase by 7%.	0.00%	7.00%	7.00%
L2	Your rent will increase by 7% as set out in your lease.	0.00%	7.00%	7.00%
L3	Your rent will increase by the RPI for November 2020, which was 0.9%.	0.90%	0.00%	0.90%
L4	Your rent will increase, under the terms of your lease, by the greater of RPI or 7%. This year we will increase your rent by 7%.	0.00%	7.00%	7.00%
L5	Your rent will increase by the RPI for November 2020, which was 0.9%.	0.90%	0.00%	0.90%
L6	There is no change to your rent until the sale of your property.	0.00%	0.00%	0.00%
L7	Your rent will increase, under the terms of your lease, by the greater of RPI or 5%. This year we will increase your rent by 5%.	0.00%	5.00%	5.00%
L8	Your rent will increase by RPI for September 2020, which was 1.10%.	1.10%	0.00%	1.10%
L9	Your rent will increase by the RPI for September 2020, which was 1.10%, plus 1%.	1.10%	1.00%	2.10%
LS	Your rent will increase by the RPI for September 2020, which was 1.10%, plus 0.5%.	1.10%	0.50%	1.60%
LX	Staircase to 100%	0.00%	0.00%	0.00%

