

Appendix C: Comparison of outcome rents in Chard

Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Location	£ per week	£ per week	£ per week	£ per week	£ per week	Notes
Average social rents (existing stock)	76.66	86.20	88.79	98.11	121.36	District wide average
Mitchell Gardens (social rent)	n/a	89.86	96.35	109.71	n/a	Planning obligation – no HCA grant
Rosebank, Millfield Road (Affordable Rent)*	n/a	101.53	113.63	124.61	138.46	SSDC grant but anticipating HCA
Furnham Road (Affordable Rent)*	87.45	101.26	110.47	128.88	147.29	HCA grant confers Affordable Rent
Great Western Road (Affordable Rent)*	79.00 – 83.07	95.00 – 101.53	109.00	114.00 – 124.61	136.00	HCA grant confers Affordable Rent
Hybrid rent model	80.00	95.00	110.00	125.00	140.00	Guideline rent only for SSDC grant
Average Affordable Rent (existing stock)	83.77	104.57	109.53	135.68	150.00	District wide average – low sample

Note: * Affordable rents subject to re-valuation of property closer to actual completion