



Chartered
Institute of
Housing

Frozen Out

The real value of the local housing allowance in the final year of the benefit freeze

November 2019



About CIH

Chartered Institute of Housing (CIH) is the independent voice for housing and the home of professional standards. Our goal is simple - to provide housing professionals and their organisations with the advice, support and knowledge they need to be brilliant. CIH is a registered charity and not-for-profit organisation. This means that the money we make is put back into the organisation and funds the activities we carry out to support the housing sector. We have a diverse membership of people who work in both the public and private sectors, in 20 countries on five continents across the world.

Further information is available at: www.cih.org

We propose to limit increasing the local housing allowance in line with the CPI index from April 2013. We have said that we are committed to making savings from this measure up to 2014-15. If it then becomes apparent that local allowance rates and rents are out of step, they can be reconsidered. We will continue to monitor the path of market rents until 2015 and the Secretary of State will be able to review the LHA rate, or uprate it by some other method, should the need arise. We all recognise that over any kind of longer-term run rents tends to move with average earnings, not with average prices. Any extrapolation out [to 2030] will have a big gap, but we are not talking about that here. We are talking about a measure which is locked in for that two-year period at a time of great difficulty when we are trying to bear down on prices.

Lord Freud, speaking on the Welfare Reform Bill on the proposal to limit the uprating of local housing allowance to one percent for financial years 2014 and 2015.

Lords Hansard, 14 December 2011, Cols 1324-25

What are the issues?

Basic allowances in working-age benefits for essential living expenses other than rent have not been fully uprated in line with inflation as measured by the consumer prices index (CPI) since April 2013 and, since April 2016, have been frozen. Although the freeze is due end in April 2020, there is no commitment to unwind the previous seven years losses so that in real terms, these basic allowances are now only worth only 91 per cent of their 2012 value. Over the course of a year this loss is equivalent to going without anything for living expenses for a month.

But private renters face even greater hardship because a similar freeze has also been applied to help with rent through universal credit/housing benefit. Prior to April 2012 the amount of help was based on the full rent, subject to a maximum figure known as the 'local housing allowance' (LHA). The LHA figure was calculated to ensure it provided access to at least 30 per cent of homes in each distinct local housing market. The benchmark was set at 30 per cent as being roughly the proportion of private renters who receive housing benefit nationally. However, the calibration of LHA rates to local rents was ended in 2013 and since 2014 their uprating has been followed that of other allowances (including the four-year freeze).

Now, in the final year of the freeze, LHA rates are substantially below what they need to be to cover the rent on at least 30 per cent of homes in most local housing markets. Since the number of properties available at or below the LHA rate is now less than number of private renters claiming benefit, it is inevitable that large numbers will face a shortfall between what they pay and the help they receive. The shortfall must be covered out of their basic benefits, which have also declined in real terms.

Why is this a problem?

Nearly two out of every five households in the UK (37 per cent) live in rented housing and there is a severe shortage of social rented homes which are truly affordable for working-age households. The lack of affordable homes means rents are consuming a rising share of household budgets.

For private renters who rely on benefits to help pay their rent, including those in low-paid employment, it is becoming increasingly difficult to find a home within the LHA rate. To find a home many households have no choice but to cover the shortfall out of their already inadequate income, putting household budgets under severe stress. As a result, household resilience towards homelessness falls, while their dependence on emergency support, such as food bank use, rises.

Against a background of a severe shortage of social rented homes, rising rents and shrinking household budgets, the only realistic solution available for many local councils to respond to homelessness is to secure a privately rented home. But the shrinking value of LHA, especially in high rent areas, threatens to close this down altogether and is placing homelessness services under great pressure.

The Government [recently confirmed](#) the end of the benefits freeze from April 2020 but this merely locks in the real terms losses that have already accrued and doesn't apply to help with rent through the LHA which requires separate legislation.

What needs to happen?

CIH is calling on the government over the lifetime of the next parliament to commit to:

- uprating allowances for essential living expenses (other than rent) every year by at least the rate of inflation and to fully restore them to at least their 2012 real-terms value
- fully restore the real value of the LHA within universal credit and housing benefit so that it covers the rent for at least 30 per cent of homes in every housing market area
- addressing the serious shortage of truly affordable homes by ensuring that at least 90,000 homes at social rents are built each year in line with the [latest assessment of need](#)

Setting the scene

Housing benefit (HB) for private renters is based on the weekly rent payable or a local maximum rate known as the local housing allowance (LHA), whichever is the lower. The LHA rates are also used to calculate the housing-costs element of universal credit (UC) for working-age private renters. Originally LHA rates were set using local market evidence so that they covered the rent of at least 50 per cent homes, or from April 2011, 30 per cent of homes (in the locality). But since April 2013 LHA rates have been set using the previous year's rates uprated by: the consumer prices index in 2013; one per cent for the next two years; and zero - frozen - from April 2016 for four years.

From April 2014 the UK government introduced 'targeted affordability funding' (TAF) to shore up selected LHA rates that had drifted furthest from real local market rents. In the final year of the benefit freeze this report examines how far LHA rates in England have declined in their real value from covering at least 30 per cent of the market. The effectiveness of TAF in slowing this decline, was covered in our previous report [Missing the Target](#) (CIH, 2018).

Before the start of each financial year, the Valuation Office Agency (VOA) - which is responsible for collecting the rental market evidence used to calibrate LHA in England - publishes the new LHA rates alongside the figure for the 30th percentile rent. However, the rental data ('list of rents') used to calculate these has only been publicly available as series of individual (picture only) low-resolution graphs on the VOA's [LHA direct](#) website. There were 760 of these, one for each of the five LHA categories (shared accommodation rate, one bedroom, two bedrooms, three bedrooms and four bedrooms) across 152 broad rental market areas (BRMAs). This has made it impractical to independently calculate the current relative value of each LHA rate.

The first accurate estimates of the proportion of properties available at or below the LHA rate for the first three categories of dwelling were published by [Crisis](#) in its [Cover the Cost](#) report. These were based on the 2018/19 set of LHA rates and were obtained by using software that scans each of the individual graphs mechanically and accurately estimates the values (albeit with a small margin of error).

In May 2019, the VOA published the first full data set from its [list of rents for England for the year 2019/20](#). The full data set contains just under 472,000 rents. The [Chartered Institute of Housing](#) has processed this data and has calculated the amount of property available at or below the LHA for each of these 760 rates. This report summarises the results.

What happens to LHA rates from April 2020?

The Government [recently confirmed](#) that the benefits freeze will end in April 2020. This means that the previous annual uprating policy is restored, whereby existing benefit rates are indexed by the CPI figure for the previous September (which in this case is [1.7 per cent](#)). But a general uprating doesn't also automatically apply to LHA rates, which fall under separate legislation. Even if LHA rates are included, it falls far short of restoring their real value to the 30th percentile rent. It also implies that TAF – which redistributes half of the savings that accrue by not indexing LHA rates – also ends. Without TAF those LHA rates that have declined the steepest won't benefit from a three per cent uplift and even if LHA rates are up-rated by CPI, for every LHA rate where local rent inflation exceeded this, its real value would decline even further.

In the Lord's debates on the Welfare Reform Bill in 2011, the Minister (Lord Freud), accepted that rental growth tends to follow increases in wages rather than prices. The [Estates Gazette](#) (October 2019) reports that UK rental growth was two per cent in the last quarter of 2019 – the fastest rise for the past three years and in Bristol, Leeds and Nottingham rents have risen faster than the average UK wage growth of four per cent.

For any given LHA rate the effects of the freeze will only start to unwind from April 2020 if local rent inflation is less than 1.7 per cent (or in subsequent years less than the September CPI figure). Even then the rate at which it improves is the difference between the two, so the lower the rate of inflation the slower the recovery. The Office of National Statistics index of private rental housing prices for [September 2019](#) is 1.5 per cent which suggests there will be no noticeable improvement in April 2020 from the position in this report. Broadly, to fully restore LHA rates back to the 30th percentile rent within the lifetime of the next Parliament would require successive annual indexed increases at a rate of two per cent above CPI.

Findings

The results in this section show the proportion of the market that is available at or below the LHA rate. In most cases, this is the same as the percentile figure that the LHA rate represents, but if there is more than one rent in the data set at the LHA rate then the proportion of the market is available calculated using all of the rents at or below the LHA rate.

The proportion of households in each LHA category is approximately as follows:

	Shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Caseload	15%	29%	37%	14%	5%

This is based on HB caseload figures for April 2013 and April 2014 before large scale migration to UC took place. The data is taken using the DWP [Stat-Xplore](#) on line tool. As at present it is not possible to break down the UC caseload by LHA category, but these proportions should provide a rough guide to the distribution of cases. There may be some reduction in the proportion of households in the shared rate and one-bedroom rate, as these contain a higher proportion of jobseekers (and the number of people out of work has since fallen). But overall, we would expect that around 90 per cent of cases would still fall within the first four property sizes. Caseload figures from the same date also show that most of claimants entitled to the four-bedroom rate live in households with more than one benefit unit (such as families with adult children).

For the purpose of our analysis we divided the 152 BRMAs in England into three super-regions (north of England, central England and south of England) and two regions (London and south west England). Within each of these the pattern of distribution of available accommodation is broadly similar for each LHA category. The north of England super region comprises 45 BRMAs that fall wholly within, or the largest part of falls within, the North-East, North-West and Yorkshire and the Humber English regions (BRMAs aren't coterminous with local authority boundaries). Central England comprises 33 BRMAs in the East Midlands and West Midlands English regions and the counties of Norfolk, Suffolk and Cambridgeshire. The South of England comprises of 40 BRMAs in the South East region and in the counties of Bedfordshire, Hertfordshire and Essex. The London and south west comprise of 14 and 20 BRMAs respectively that fall wholly or largely within their respective English regions.

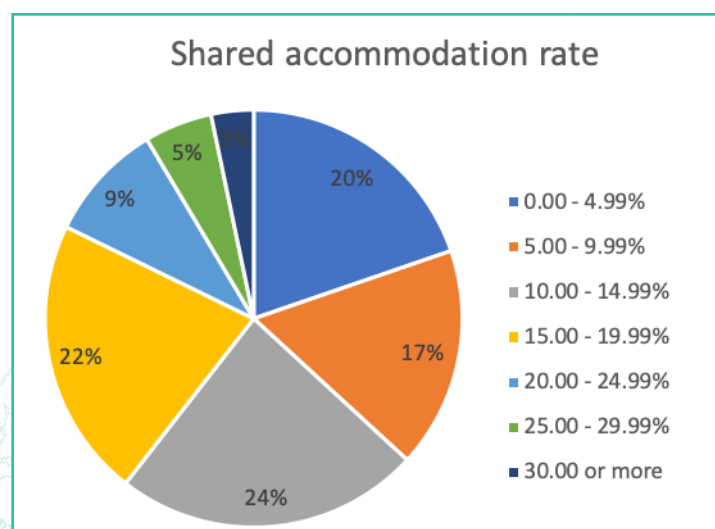
Overall results

For over one quarter of LHA rates, less than ten per cent of the market is available. This rises to over one third on LHA rates for the four smallest sized categories. In six out of every ten LHA rates, less than 15 per cent of accommodation is available and this is true for every LHA category and in every region and super-region, except for the north of England or, in the case of the four-bedroom rate only, the south west of England. Around two thirds of the total LHA caseload in England falls outside the north and the four-bedroom category.

Shared accommodation rate (category A)

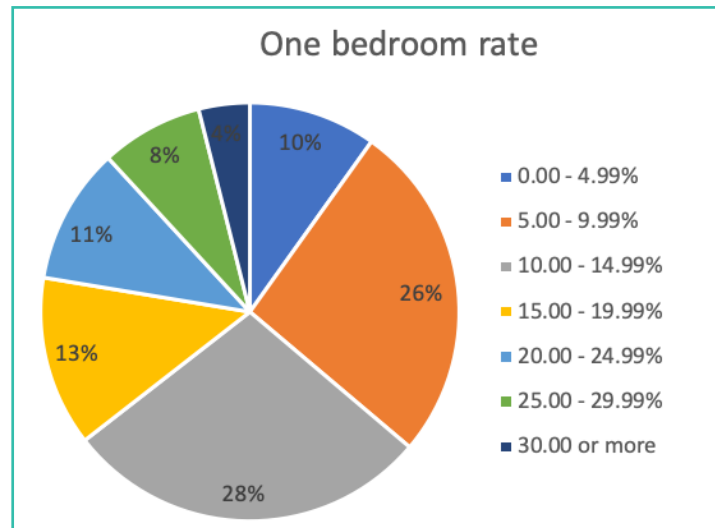
For claimants entitled to the shared accommodation rate, less than 15 per cent of the market was available in six out of every ten BRMAs. The shared accommodation rate has the highest proportion of BRMAs of any LHA category where less than ten per cent of the market is available and the highest proportion of BRMAs where less than five per cent of the accommodation is available. Even then this fails to take account of the fact that a significant number of claimants entitled to this rate will be living in self-contained accommodation and so will face a substantial shortfall between their actual rent and their LHA entitlement. We also know that in some BRMAs, the amount of shared accommodation available for letting is limited. It is entirely possible that there is a significant number of BRMAs where the amount of accommodation that is available within the LHA is exceeded by the number of benefit claimants seeking it.

The shared accommodation rate also has the widest geographic distribution of BRMAs where there is a severe shortage of accommodation (less than five per cent of the market) within the LHA rate. Within the top fifth of worst cases there is at least one BRMA in every English region. There are six BRMAs (out of 152) where there is no accommodation available at the LHA rate, and four of these are in the north of England.



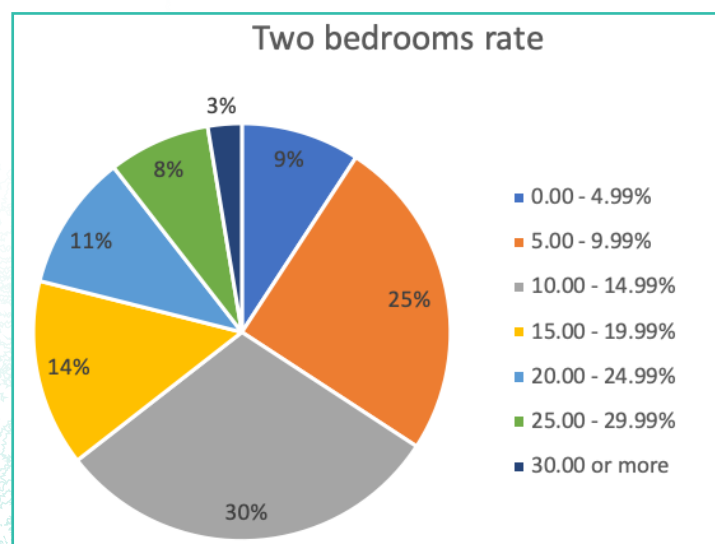
One-bedroom rate (category B)

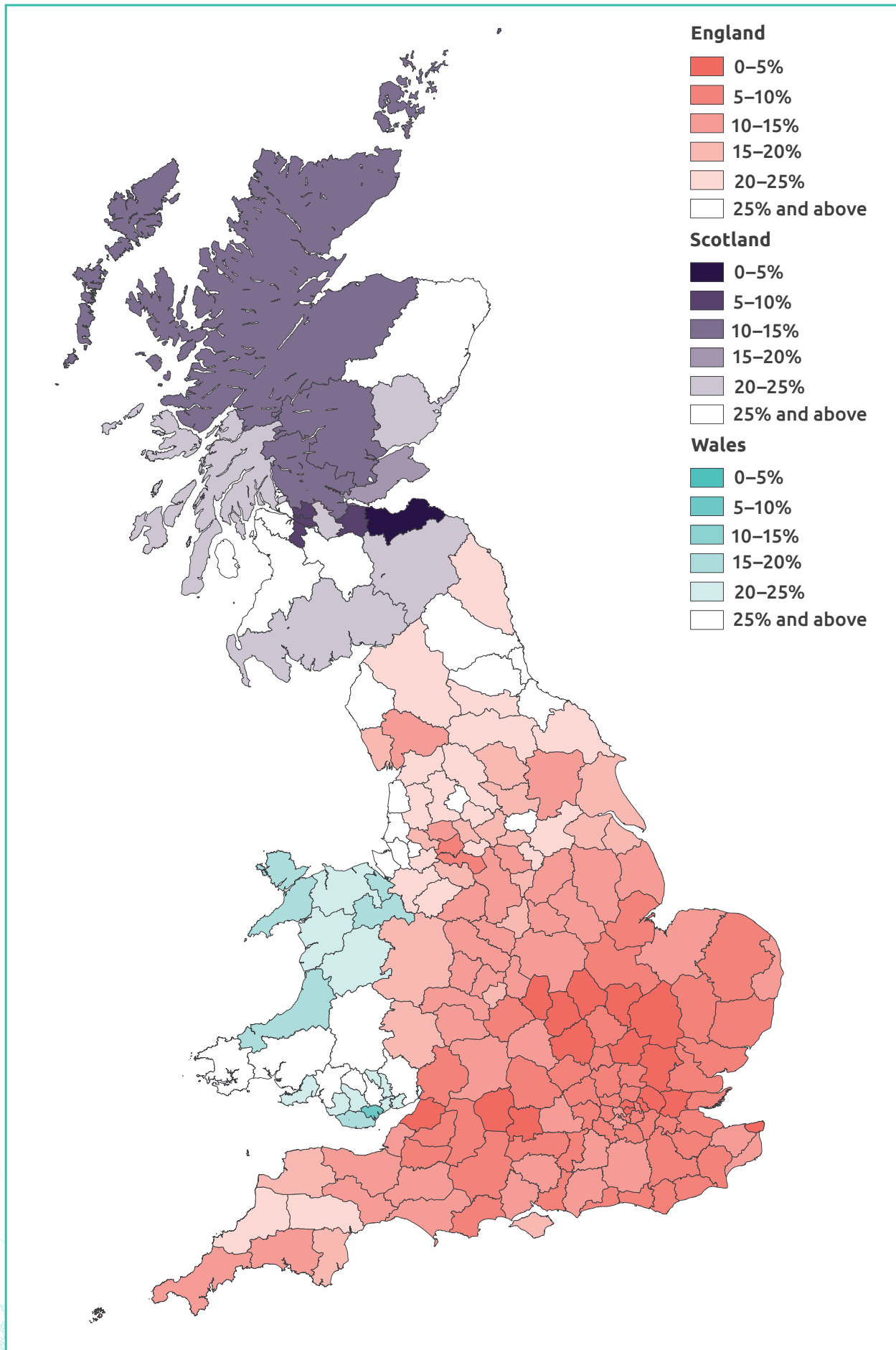
In around two thirds of BRMAs, less than 15 per cent of the market is available within the LHA rate. This rises to over 95 per cent of BRMAs in London and the south of England, and in London there are no BRMAs where at least 15 per cent of the market is available (in central England and the south-west, the proportions are 60 per cent and 75 per cent respectively). In the north of England, the worst affected areas for this category are the Manchester, Leeds, Sheffield and Kendal (which largely falls within the Lake District national park).



Two-bedrooms rate (category C)

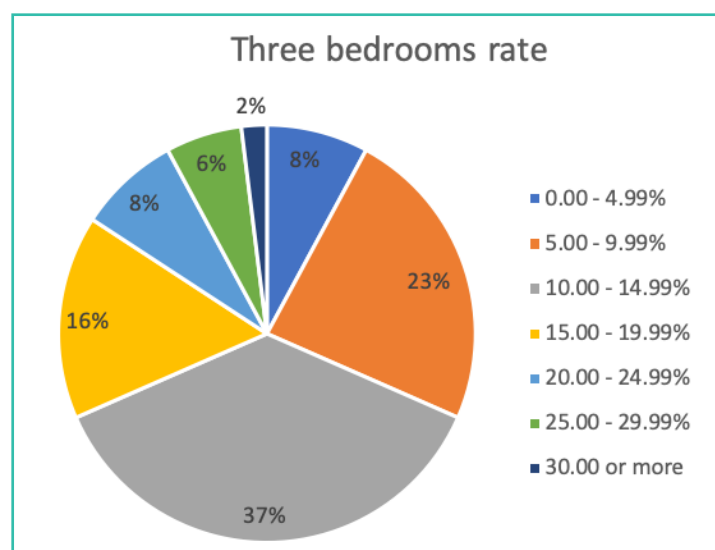
Less than ten per cent of the market is available at or below the LHA rate in one in every three BRMAs and less than 15 per cent is available in nearly two out of every three BRMAs. Outside of the north of England there is less than 15 per cent of the market available in at least three out of four BRMAs in every other region (compared to one in every three in the north). But in London and the south of England there is only one BRMA (out of 54) where there is more than 15 per cent available. We estimate that between 65 and 70 per cent of the two-bedroom caseload falls outside the north of England. In the north of England, there is less than 15 per cent of the market available in Sheffield, York and most of Greater Manchester and only just over 15 per cent in Leeds. These are major centres of population with significant benefit caseloads. The map (with thanks to Crisis) shows the percentage of private rented homes available within the two-bedroom LHA rate for 2019/20 across England, Wales and Scotland.





Three-bedrooms rate (category D)

The pattern for the three-bedrooms rate is very similar to the two-bedrooms rate with slightly smaller proportion of BRMAs (31 per cent) where there less than ten per cent of the market available and slightly higher proportion (68 per cent) where less than less than 15 per cent is available. However, the BRMAs affected are even more heavily concentrated in central and southern England so that there is less than 15 percent available nine out of every ten BRMAs whereas in the north it is in one out of every six. There is less than 15 per cent of the market available in just under eight of every ten BRMAs in central and south-west England and London and, in the rest of south, there are only two BRMAs (out of 54) where there is more than 15 per cent available. Around 70 per cent of the category D caseload for England falls outside the north. As with the one and two-bedrooms categories, the worst affected areas in the north are Sheffield and most of Greater Manchester where there is less than 15 per cent of the market available.



Four-bedrooms rate (category E)

The four-bedrooms rate accounts for around five per cent of the LHA caseload. There is less than 15 per cent available in just over half of English BRMAs, however the cash shortfalls between the LHA rate and the 30th percentile rent tend to be significantly higher: see [Missing the Target](#). There are no BRMAs in London where there is at least 15 per cent of the market available. There is less than 15 per cent of the market available in two out of every BRMAs in the south and central England (the latter being slightly worse). In the north and south-west there is less than 15 per cent of four-bedroomed available in one in five and just over one in three respectively of BRMAs. As with the other categories, greater Manchester and Sheffield are among the worst affected areas in the north, but there is also less than 15 per cent availability of four-bedroomed property in Tyneside, St Helens, East Cheshire and Rotherham.

ANNEX A: summary results by English region /super region

Key X axis:

1 = shared accommodation rate

2 = one-bedroom rate

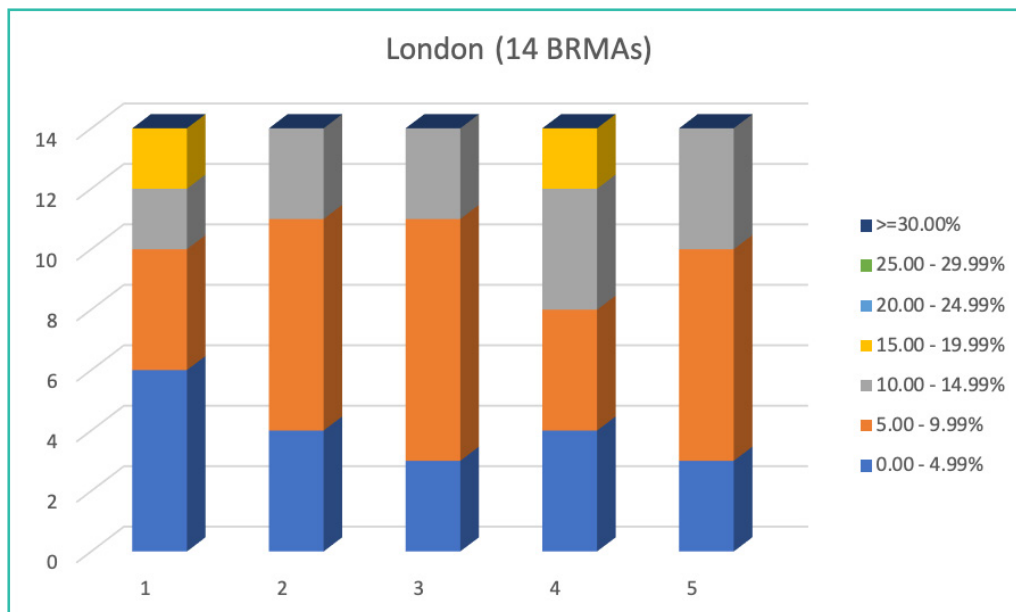
3 = two-bedrooms rate

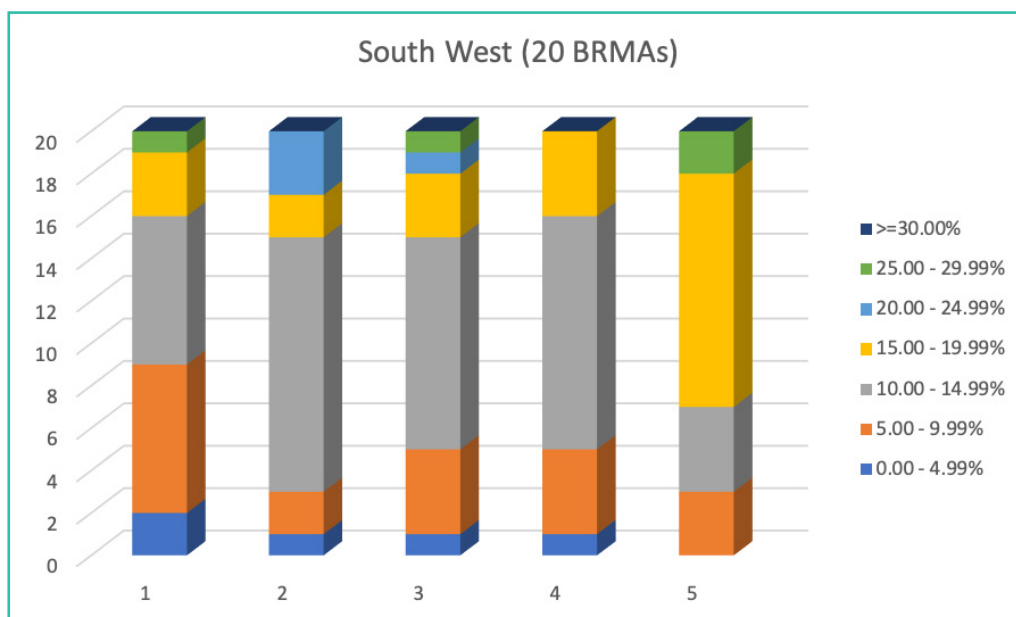
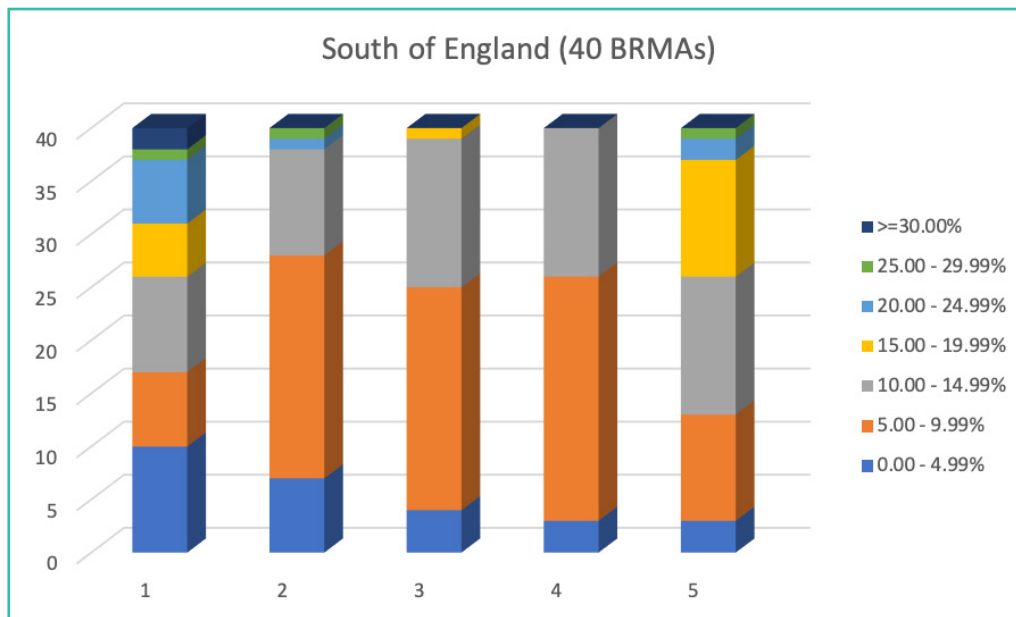
4 = three bedrooms rate

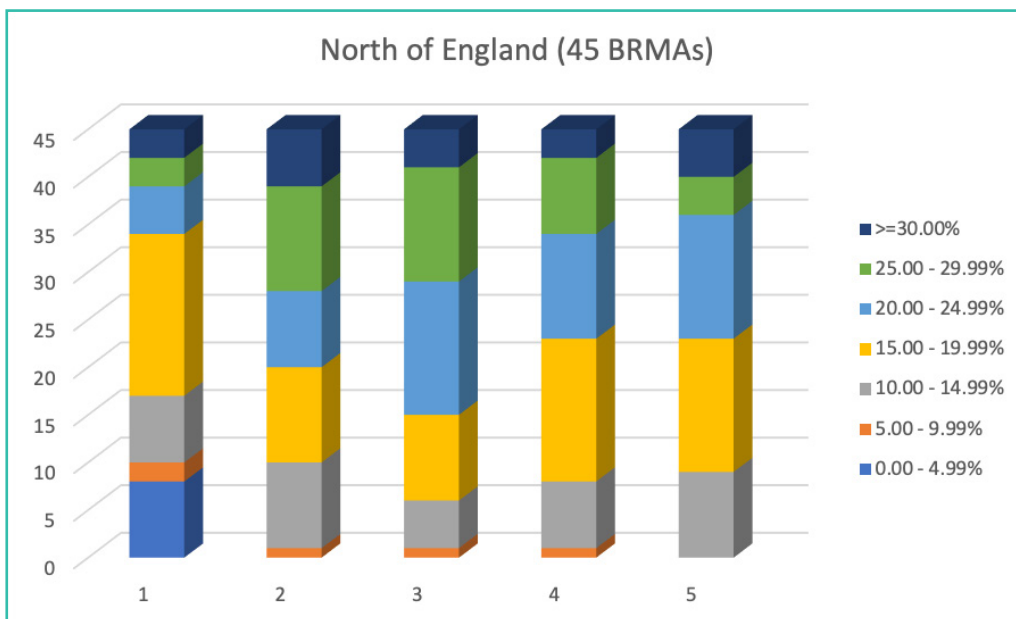
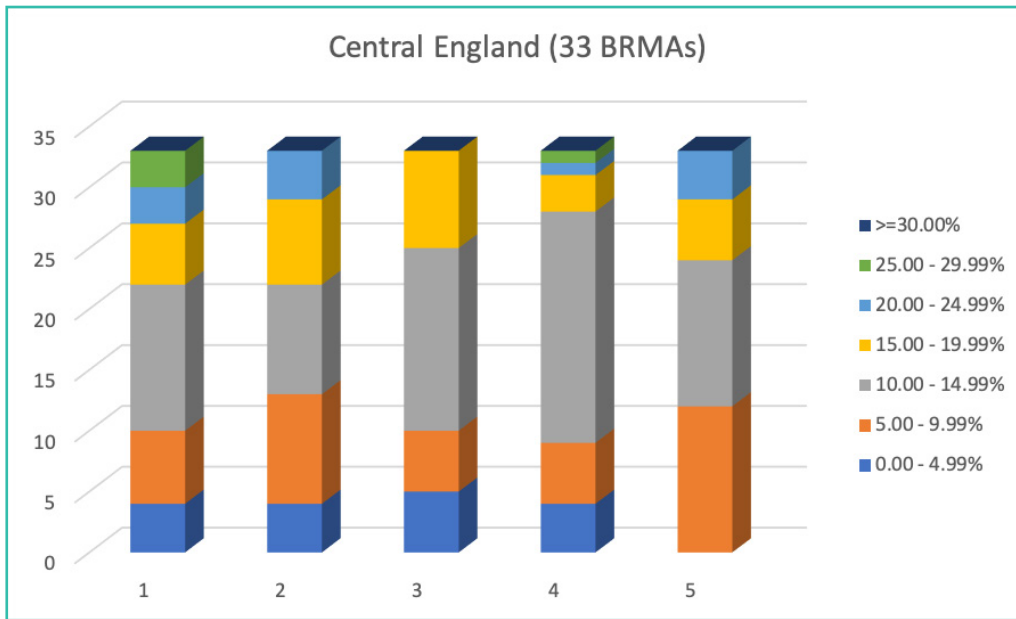
5 = four bedrooms rate

Note: for the purpose of this analysis the following regions/super regions comprise of the those BRMAs that fall wholly within, or the largest part of falls within:

- the North of England: the North-East, North-West and Yorkshire and the Humber English regions
- Central England: the East Midlands, West Midlands and the counties of Norfolk, Suffolk, Cambridgeshire
- South of England: the South-East region and the counties of Bedfordshire, Hertfordshire and Essex
- London: the London region
- South West: the South West region







ANNEX B: results by individual BRMA.

Key:

- CAT A = shared accommodation
- CAT B, one-bedroom accommodation
- CAT C, two-bedroomed accommodation
- CAT D, three-bedroomed accommodation
- CAT E, four-bedroomed accommodation

Note BRMAs are sorted by closest corresponding English region but BRMA boundaries are not coterminous with local authority areas so parts of some BRMAs may fall within another region/regions. The following tables show the percentage of private rented homes available within the LHA rate in 2019/20 for each BRMA in England.

North East

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Darlington	1.3%	29.8%	24.4%	24.2%	21.7%
Durham	20.9%	31.9%	29.0%	25.6%	29.7%
Northumberland	0.0%	18.4%	22.1%	24.6%	15.5%
Sunderland	0.0%	26.2%	29.0%	29.1%	17.0%
Teesside	23.8%	26.8%	32.2%	31.2%	32.1%
Tyneside	13.1%	27.6%	28.4%	19.9%	14.8%



North West

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Barrow-in-Furness	15.8%	10.4%	16.0%	12.1%	15.6%
Bolton and Bury	15.3%	10.7%	12.0%	10.5%	12.0%
Central Greater Manchester	11.6%	10.9%	10.6%	7.6%	13.2%
Central Lancs	5.0%	22.4%	24.4%	25.8%	17.7%
East Cheshire	16.5%	24.3%	18.2%	15.1%	12.6%
East Lancs	20.6%	23.3%	24.9%	21.4%	17.3%
Fylde Coast	38.6%	31.9%	30.6%	27.0%	30.4%
Greater Liverpool	11.0%	28.0%	27.5%	30.6%	28.4%
Kendal	18.9%	9.8%	14.9%	15.7%	10.5%
Lancaster	2.5%	17.3%	25.3%	14.0%	18.4%
North Cheshire	1.1%	24.6%	24.0%	25.6%	19.8%
North Cumbria	10.5%	34.1%	22.6%	20.3%	21.5%
Oldham & Rochdale	16.7%	15.5%	18.3%	19.6%	21.9%
South Cheshire	2.9%	15.1%	21.9%	17.2%	24.6%
Southern Greater Manchester	0.0%	12.0%	6.1%	11.5%	12.0%
Southport	16.7%	25.6%	30.5%	14.9%	24.5%
St Helens	20.8%	23.5%	30.8%	14.7%	10.8%
Tameside & Glossop	18.7%	21.5%	21.9%	26.3%	17.5%
West Cheshire	18.4%	23.5%	25.6%	21.2%	19.8%
West Cumbria	15.8%	16.8%	27.2%	22.7%	21.0%
West Pennine	15.3%	28.7%	27.2%	21.8%	17.2%
Wigan	18.9%	34.4%	16.6%	23.3%	25.4%
Wirral	39.3%	38.6%	28.2%	42.2%	23.1%

Yorkshire and the Humber

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Barnsley	25.1%	10.1%	20.6%	18.5%	23.4%
Bradford & South Dales	10.1%	29.8%	24.4%	17.9%	23.6%
Doncaster	18.0%	17.4%	22.1%	24.9%	30.8%
Grimsby	21.5%	36.0%	20.3%	19.2%	21.5%
Halifax	15.0%	28.6%	25.6%	29.9%	36.4%
Harrogate	13.5%	19.5%	16.2%	16.2%	17.2%
Hull & East Riding	31.4%	14.6%	19.9%	24.3%	31.2%
Kirklees	26.0%	27.5%	19.6%	18.2%	24.2%
Leeds	11.1%	13.2%	16.8%	29.7%	28.6%
Richmond & Hambleton	16.3%	23.9%	22.0%	17.3%	18.2%
Rotherham	0.0%	12.5%	22.7%	19.8%	14.9%
Scarborough	6.6%	25.3%	25.2%	23.0%	24.9%
Scunthorpe	18.0%	16.1%	18.0%	15.4%	17.8%
Sheffield	26.6%	14.1%	13.0%	13.1%	14.1%
Wakefield	18.2%	16.3%	28.1%	16.8%	20.6%
York	15.7%	15.8%	14.2%	15.8%	18.7%

East Midlands

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Chesterfield	20.6%	18.3%	19.1%	21.8%	22.8%
Derby	22.3%	16.9%	17.6%	14.5%	14.0%
Grantham & Newark	14.3%	11.1%	11.0%	13.0%	9.4%
Leicester	4.2%	14.2%	13.5%	10.0%	10.4%
Lincoln	11.8%	15.4%	14.8%	18.0%	16.0%
Lincolnshire Fens	14.7%	14.3%	9.9%	11.7%	8.8%
North Nottingham	13.5%	13.1%	13.9%	29.7%	21.2%
Northampton	6.2%	2.9%	4.0%	2.7%	5.9%
Northants Central	5.0%	5.2%	3.4%	6.4%	8.4%
Nottingham	18.2%	15.4%	11.1%	12.7%	12.5%
Peaks & Dales	25.8%	16.4%	15.2%	13.7%	24.5%
Wolds and Coast	12.8%	16.2%	15.0%	14.0%	15.3%



West Midlands

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Birmingham	10.8%	8.4%	12.1%	8.0%	11.2%
Black Country	29.8%	21.0%	14.1%	14.6%	17.5%
Coventry	5.3%	10.4%	11.0%	10.2%	9.9%
Eastern Staffordshire	15.0%	7.7%	12.4%	11.1%	13.5%
Herefordshire	5.3%	17.5%	17.9%	11.3%	11.2%
Mid Staffs	17.7%	18.5%	15.2%	13.6%	12.3%
Rugby & East	7.8%	3.8%	2.0%	2.4%	5.0%
Shropshire	19.3%	21.3%	19.9%	16.8%	24.0%
Solihull	2.8%	13.6%	16.5%	15.8%	13.0%
Staffordshire North	5.8%	24.3%	13.8%	11.8%	12.2%
Warwickshire South	4.7%	3.9%	10.4%	13.2%	13.2%
Worcester North	19.2%	20.6%	13.3%	14.0%	15.5%
Worcester South	12.9%	6.5%	12.9%	11.3%	11.1%

East of England

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Bedford*	10.2%	4.5%	7.3%	9.8%	5.5%
Bury St Edmunds**	22.4%	13.3%	10.5%	11.9%	12.5%
Cambridge*	10.4%	5.4%	4.8%	3.8%	6.6%
Central Norfolk & Norwich**	14.2%	8.7%	8.1%	11.7%	16.5%
Chelmsford*	1.4%	8.8%	8.8%	8.8%	3.1%
Colchester*	23.8%	9.9%	7.9%	6.2%	11.3%
Harlow & Stortford*	3.0%	3.4%	3.6%	5.9%	19.6%
Huntingdon**	25.8%	5.2%	3.4%	4.7%	7.8%
Ipswich**	1.5%	8.1%	6.3%	8.5%	8.2%
Kings Lynn**	11.2%	10.3%	15.7%	12.0%	9.9%
Lowestoft & Great Yarmouth**	16.7%	14.1%	13.4%	14.6%	17.7%
Luton*	4.6%	3.8%	6.2%	3.2%	4.0%
Peterborough**	14.7%	7.8%	9.5%	5.7%	8.9%
South East Herts*	21.6%	7.6%	9.5%	6.2%	17.1%
South West Essex*	11.5%	5.2%	3.0%	6.1%	0.0%
South West Herts*	12.3%	4.7%	8.3%	6.0%	14.6%
Southend*	16.0%	7.2%	8.3%	5.7%	8.1%
Stevenage & North Herts*	19.0%	5.4%	3.6%	5.6%	8.6%

* BRMA included in the greater South of England super region

** BRMA included in Central England super region



London

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Central London	15.0%	0.6%	0.5%	0.2%	0.8%
Inner East London	2.3%	7.2%	6.4%	3.5%	5.0%
Inner North London	7.6%	10.8%	5.0%	2.5%	6.1%
Inner South East London	10.1%	6.5%	10.9%	10.5%	9.7%
Inner South West London	3.9%	9.9%	9.6%	9.2%	3.6%
Inner West London	16.0%	10.0%	14.8%	10.2%	5.2%
North West London	7.7%	9.0%	8.9%	9.6%	13.7%
Outer East London	2.6%	1.7%	4.5%	7.0%	3.8%
Outer North East London	8.6%	1.5%	1.9%	4.3%	8.1%
Outer North London	10.9%	5.8%	7.5%	12.5%	11.5%
Outer South East London	3.7%	10.0%	6.9%	7.2%	8.6%
Outer South London	9.5%	4.6%	9.6%	10.9%	14.7%
Outer South West London	0.0%	7.7%	13.4%	16.8%	11.7%
Outer West London	0.9%	7.6%	9.2%	16.6%	5.7%

South East

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Ashford	8.9%	10.0%	10.9%	5.3%	9.7%
Aylesbury	13.5%	4.1%	10.0%	5.6%	15.8%
Basingstoke	16.7%	8.9%	8.2%	13.9%	18.3%
Blackwater Valley	22.8%	10.7%	10.6%	12.6%	18.1%
Brighton and Hove	10.5%	5.1%	7.4%	6.5%	12.0%
Canterbury	38.4%	13.5%	11.9%	12.8%	28.0%
Cherwell Valley	15.4%	11.0%	12.0%	9.4%	16.9%
Chichester	7.4%	13.2%	13.8%	9.7%	13.4%
Chilterns	5.7%	5.5%	9.0%	6.2%	20.7%
Crawley & Reigate	3.1%	11.5%	11.8%	6.3%	12.9%
Dover-Shepway	3.2%	10.8%	13.8%	12.0%	10.2%
East Thames Valley	7.6%	5.7%	8.4%	7.8%	10.6%
Eastbourne	4.2%	10.0%	9.1%	7.2%	10.7%
Guildford	1.0%	8.9%	13.5%	10.6%	6.4%
High Weald	3.5%	9.8%	7.5%	10.5%	19.2%
Isle of Wight	16.4%	20.2%	19.0%	12.4%	15.8%
Maidstone	7.7%	26.0%	8.1%	4.0%	11.0%
Medway & Swale	47.9%	8.1%	9.1%	11.6%	11.5%
Milton Keynes	10.6%	7.9%	5.1%	7.1%	6.8%
Newbury	20.3%	1.9%	3.0%	3.7%	8.8%
North West Kent	8.4%	8.2%	8.3%	6.8%	6.8%
Oxford	1.2%	14.6%	10.5%	14.6%	10.0%
Portsmouth	20.9%	9.1%	10.5%	9.6%	16.8%
Reading	23.7%	9.5%	13.4%	9.5%	16.7%
Southampton	9.8%	7.4%	11.6%	10.9%	11.1%
Sussex East	11.0%	8.3%	6.2%	8.3%	10.1%
Thanet	28.2%	3.2%	5.8%	11.6%	6.4%
Walton	13.7%	9.5%	6.4%	14.5%	24.1%
Winchester	0.0%	10.4%	11.1%	11.2%	9.8%
Worthing	10.7%	9.4%	9.9%	10.7%	15.1%



South West

BRMA	CAT A	CAT B	CAT C	CAT D	CAT E
Bath	12.1%	9.6%	7.8%	10.5%	7.1%
Bournemouth	9.1%	10.5%	10.4%	9.3%	15.7%
Bristol	7.6%	6.7%	5.1%	6.7%	10.4%
Cheltenham	18.3%	12.9%	13.4%	17.1%	17.9%
Exeter	11.6%	23.5%	23.6%	17.2%	25.8%
Gloucester	12.1%	11.8%	9.3%	12.3%	8.5%
Kernow West	11.4%	17.0%	13.8%	15.5%	16.2%
Mendip	7.5%	11.4%	10.6%	12.7%	9.2%
Mid & East Devon	14.2%	14.8%	11.8%	13.3%	26.5%
Mid & West Dorset	7.0%	12.6%	15.4%	14.3%	11.1%
North Cornwall & Devon Borders	12.8%	18.9%	21.8%	14.6%	16.7%
North Devon	8.7%	23.8%	17.5%	19.7%	15.6%
Plymouth	14.8%	13.5%	12.8%	11.5%	15.3%
Salisbury	5.9%	10.2%	10.6%	12.3%	16.9%
South Devon	18.2%	22.6%	18.6%	13.2%	16.5%
Swindon	1.5%	2.3%	3.2%	5.4%	10.9%
Taunton & West Somerset	2.5%	14.7%	12.4%	11.2%	15.3%
West Wiltshire	8.0%	12.6%	8.6%	4.8%	16.5%
Weston-S-Mare	17.9%	13.3%	11.1%	7.9%	13.8%
Yeovil	28.4%	13.4%	14.6%	14.8%	15.0%



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