

**Policy for Social Housing Rents - Final**  
**Locational index used in calculation of 2014-15 policy rent matrix**

**TABLE 2**

Local authority	Separate components								Components combined into the locational index	
	House prices		Private rents		Workplace earnings		Residence earnings		Undamped	Damped
	£k	(Wales=100)	£pw	(Wales=100)	£pw	(Wales=100)	£pw	(Wales=100)		
Blaenau Gwent	71,301	61.6	82.3	77.2	317.1	96.4	317.7	95.4	82.7	88.4
Bridgend	104,083	89.9	104.2	97.8	329.0	100.0	326.4	98.0	96.4	97.6
Caerphilly	98,286	84.9	104.3	97.9	340.5	103.5	338.9	101.8	97.0	98.0
Cardiff	137,348	118.6	137.0	128.6	353.0	107.3	348.3	104.6	114.8	109.8
Carmarthenshire	105,052	90.7	96.8	90.9	328.7	99.9	332.7	99.9	95.4	96.9
Ceredigion	135,304	116.8	112.3	105.4	308.3	93.7	322.4	96.8	103.2	102.1
Conwy	124,075	107.1	110.4	103.6	292.1	88.8	300.2	90.2	97.4	98.3
Denbighshire	111,559	96.3	107.2	100.6	345.6	105.0	330.2	99.2	100.3	100.2
Flintshire	119,262	103.0	116.0	108.9	349.4	106.2	339.1	101.8	105.0	103.3
Gwynedd	119,824	103.5	94.1	88.3	303.5	92.3	308.5	92.6	94.2	96.1
Isle of Anglesey	122,982	106.2	108.9	102.2	326.2	99.2	338.1	101.5	102.3	101.5
Merthyr Tydfil	80,929	69.9	86.8	81.4	318.9	97.0	323.6	97.2	86.4	90.9
Monmouthshire	149,880	129.4	121.2	113.7	315.1	95.8	349.2	104.9	111.0	107.3
Neath Port Talbot	86,802	75.0	97.3	91.4	354.3	107.7	324.8	97.5	92.9	95.3
Newport	109,595	94.6	113.0	106.1	329.3	100.1	332.8	100.0	100.2	100.1
Pembrokeshire	128,982	111.4	108.5	101.8	320.1	97.3	320.6	96.3	101.7	101.1
Powys	122,817	106.1	93.2	87.5	297.5	90.4	312.5	93.9	94.5	96.3
Rhondda Cynon Taf	87,480	75.5	90.8	85.2	313.2	95.2	327.8	98.4	88.6	92.4
Swansea	108,864	94.0	114.0	107.0	320.9	97.6	333.0	100.0	99.7	99.8
Torfaen	99,814	86.2	107.4	100.8	320.8	97.5	346.0	103.9	97.1	98.1
Vale of Glamorgan	136,928	118.2	126.2	118.4	340.8	103.6	360.4	108.2	112.1	108.1
Wrexham	116,095	100.2	112.0	105.1	332.4	101.0	340.5	102.3	102.2	101.4
Wales	115,807	100.0	106.5	100.0	329.0	100.0	333.0	100.0	100.0	100.0

Source: Welsh Government Social Rent Model

**Notes:**

- a) Each component of the index is shown as its actual value based on the sources below, and expressed as an index relative to Wales = 100.
- b) The four separate index values are then averaged together to derive the **undamped** locational index.
- c) The locational index is then **damped** by a factor of one-third (applied to the undamped values) and is the final index used within the rent matrix calculations.

**Data sources (all based on three year averages covering the period 2010-2012):**

- a) House prices: Mean selling price for 2 bedroom dwellings based on data for loan advances from the Council for Mortgage Lenders
- b) Private rents: Median weekly rent data for 2 bedroom private sector properties from the Rent Officers Wales
- c) Workplace earnings: Lower quartile gross weekly full time earnings including overtime on a workplace-basis from the Annual Survey of Hours and Earnings, Office for National Statistics
- d) Residence earnings: Lower quartile gross weekly full time earnings including overtime on a residence-basis from the Annual Survey of Hours and Earnings, Office for National Statistics