

VOA - Private rental market summary statistics

October 2019 to September 2020

£1,284.18 per month

Benefit cap in London for single person without children or not living with your children

£1,116.66 per month

Benefit cap outside London for single person without children or not living with your children:

Shared room										
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	Lower quartile private monthly rent	between LHA and lower quartile private	Location banding	Lower quartile private	From	Journey time (mins) and daily peak return cost	Frequency
Southwark	515	Inner South East London	30	600	-85	1 - in borough of Southwark	684.18	n/a	n/a	n/a
Lewisham	515	Inner South East London	130	625	-110	2 - neighbouring borough	659.18	Peckham Rye	13 - £4.20	Every 30 mins
Bromley	448	Outer South East London	10	495	-47	2 - neighbouring borough	789.18	Peckham Rye	47 - £5.80	Every 30 mins
Lambeth	515	Inner South East London	10	613	-98	2 - neighbouring borough	671.18	Peckham Rye	37 - £3.00	Every 15 mins
Greenwich	448	Outer South East London	20	625	-177	3 - other London borough	659.18	London Bridge	25 - £4.80	Every 5 mins
Croydon	448	Outer South London	100	525	-77	3 - other London borough	759.18	London Bridge	20 - £7.20	Every 10 mins
Bexley	448	Outer South East London	20	433	15	3 - other London borough	851.18	London Bridge	48 - £8.40	Every 30 mins
Newham	490	Outer East London	50	520	-30	3 - other London borough	764.18	London Bridge	33 - £7.80	Every 5 mins
Tower Hamlets	591	Inner East London	50	650	-59	3 - other London borough	634.18	London Bridge	25 - £4.80	Every 5 mins
Wandsworth	506	Inner South West London	0	N/A	N/A	3 - other London borough	N/A	London Bridge	42 - £5.20	Every 5 mins
Westminster	668	Central London	10	843	-175	3 - other London borough	441.18	London Bridge	8 - 4.80	Every 5 mins
RBKC	668	Central London	0	N/A	N/A	3 - other London borough	N/A	London Bridge	31 - £4.80	Every 5 mins
Dagenham	440	Outer North East London	20	550	-110	3 - other London borough	566.66	London Bridge	37 - £6.20	Every 5 mins
Feltham/Hounslow	498	Outer West London	40	595	-97	3 - other London borough	521.66	London Bridge	41 - £8.40	Every 10 mins
Dartford	385	North West Kent	0	N/A	N/A	4 - Selected South East	N/A	Peckham Rye	47 - £7.00	Every 15 mins
Gravesend	385	North West Kent	10	450	-65	4 - Selected South East	666.66	London Bridge	46 - £19.60	Every 10 mins
Stevenage	340	Stevenage & North Herts	90	370	-30	4 - Selected South East	746.66	London Bridge	42 - £23.20	Every 30 mins
Harlow	331	Harlow & Stortford	0	N/A	N/A	4 - Selected South East	N/A	London Bridge	65 - £19.90	Every 30 mins
Grays/Thurrock	332	South West Essex	0	N/A	N/A	4 - Selected South East	N/A	London Bridge	60 - £22.60	Every 30 mins
Medway	315	Medway and Swale	170	350	-35	4 - Selected South East	766.66	Nunhead	57 - £19.40	Every 30 mins
Slough	448	East Thames Valley	10	550	-102	4 - Selected South East	566.66	London Bridge	60 - £21.40	Every 30 mins
M Maidenhead	448	East Thames Valley	20	463	-15	4 - Selected South East	653.66	London Bridge	79 - £24.50	Every 10 mins
Basildon	332	South West Essex	20	350	-18	4 - Selected South East	766.66	London Bridge	56 - £25.10	Every 15 mins
Luton	340	Luton	70	375	-35	4 - Selected South East	741.66	London Bridge	50 - £30.70	Every 15 mins
Crawley	440	Crawley & Reigate	90	450	-10	4 - Selected South East	666.66	London Bridge	46 - £30.30	Every 30 mins
Coventry	335	Coventry	100	368	-33	5 - Selected locations 60–120 mins from Southwark	748.66	London Bridge	100 - £62.50	Every 20 mins
Northampton	387	Northampton	120	433	-46	5 - Selected locations 60–120 mins from Southwark	683.66	London Bridge	94 - £54.00	Every 30 mins
Peterborough	284	Peterborough	780	340	-56	5 - Selected locations 60–120 mins from Southwark	776.66	London Bridge	93 - £43.40	Every 20 mins
Bedford	344	Bedford	0	N/A	N/A	5 - Selected locations 60–120 mins from Southwark	N/A	London Bridge	70 - £44.80	Every 30 mins
Leicester	338	Leicester	170	325	13	5 - Selected locations 60–120 mins from Southwark	791.66	London Bridge	95 - £85.00	Every 30 mins
Birmingham	290	Birmingham	50	325	-35	5 - Selected locations 60–120 mins from Southwark	791.66	London Bridge	122 - £37.50	Every 20 mins

VOA - Private rental market summary statistics

October 2019 to September 2020

£1,284.18 per month

Benefit cap in London for single person without children or not living with your children

£1,116.66 per month

Benefit cap outside London for single person without children or not living with your children:

Studios											
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	quartile private monthly rent	between LHA and lower quartile private	Location banding	Lower quartile private monthly rent	From	Journey time (mins) daily return cost	time and peak	Frequency
Southwark	£1,146	Inner South East London	40	£1,000	£146	1 - in borough of Southwark	284.18	n/a	n/a		n/a
Lewisham	£1,146	Inner South East London	90	£800	£346	2 - neighbouring borough	484.18	Peckham Rye	13 - £4.20		Every 30 mins
Bromley	£892	Outer South East London	40	£745	£147	2 - neighbouring borough	539.18	Peckham Rye	47 - £5.80		Every 30 mins
Lambeth	£1,146	Inner South East London	40	£950	£196	2 - neighbouring borough	334.18	Peckham Rye	37 - £3.00		Every 15 mins
Greenwich	£892	Outer South East London	30	£750	£142	3 - other London borough	534.18	London Bridge	25 - £4.80		Every 5 mins
Croydon	£872	Outer South London	90	£700	£172	3 - other London borough	584.18	London Bridge	20 - £7.20		Every 10 mins
Bexley	£892	Outer South East London	30	£650	£242	3 - other London borough	634.18	London Bridge	48 - £8.40		Every 30 mins
Newham	£1,047	Outer East London	60	£1,100	-£53	3 - other London borough	184.18	London Bridge	33 - £7.80		Every 5 mins
Tower Hamlets	£1,280	Inner East London	110	£1,281	-£1	3 - other London borough	3.18	London Bridge	25 - £4.80		Every 5 mins
Wandsworth	£1,280	Inner South West London	40	£974	£306	3 - other London borough	310.18	London Bridge	42 - £5.20		Every 5 mins
Westminster	£1,280	Central London	130	£1,213	£67	3 - other London borough	71.18	London Bridge	8 - 4.80		Every 5 mins
RBKC	£1,280	Central London	150	£1,278	£2	3 - other London borough	6.18	London Bridge	31 - £4.80		Every 5 mins
Dagenham	£897	Outer North East London	10	£650	£247	3 - other London borough	466.66	London Bridge	37 - £6.20		Every 5 mins
Feltham/Hounslow	£922	Outer West London	90	£750	£172	3 - other London borough	366.66	London Bridge	41 - £8.40		Every 10 mins
Dartford	£673	North West Kent	40	£575	£98	4 - Selected South East	541.66	Peckham Rye	47 - £7.00		Every 15 mins
Gravesend	£673	North West Kent	40	£525	£148	4 - Selected South East	591.66	London Bridge	46 - £19.60		Every 10 mins
Stevenage	£673	Stevenage & North Herts	20	£575	£98	4 - Selected South East	541.66	London Bridge	42 - £23.20		Every 30 mins
Harlow	£718	Harlow & Stortford	10	£625	£93	4 - Selected South East	491.66	London Bridge	65 - £19.90		Every 30 mins
Grays/Thurrock	£698	South West Essex	40	£605	£93	4 - Selected South East	511.66	London Bridge	60 - £22.60		Every 30 mins
Medway	£593	Medway and Swale	90	£495	£98	4 - Selected South East	621.66	Nunhead	57 - £19.40		Every 30 mins
Slough	£797	East Thames Valley	20	£625	£172	4 - Selected South East	491.66	London Bridge	60 - £21.40		Every 30 mins
Maidenhead	£797	East Thames Valley	20	£700	£97	4 - Selected South East	416.66	London Bridge	79 - £24.50		Every 10 mins
Basildon	£698	South West Essex	20	£550	£148	4 - Selected South East	566.66	London Bridge	56 - £25.10		Every 15 mins
Luton	£575	Luton	100	£458	£117	4 - Selected South East	658.66	London Bridge	50 - £30.70		Every 15 mins
Crawley	£747	Crawley & Reigate	40	£650	£97	4 - Selected South East	466.66	London Bridge	46 - £30.30		Every 30 mins
Coventry	£488	Coventry	90	£410	£78	5 - Selected locations 60–120 mins from Southwark	706.66	London Bridge	100 - £62.50		Every 20 mins
Northampton	£548	Northampton	10	£425	£123	5 - Selected locations 60–120 mins from Southwark	691.66	London Bridge	94 - £54.00		Every 30 mins
Peterborough	£478	Peterborough	130	£455	£23	5 - Selected locations 60–120 mins from Southwark	661.66	London Bridge	93 - £43.40		Every 20 mins
Bedford	£573	Bedford	20	£470	£103	5 - Selected locations 60–120 mins from Southwark	646.66	London Bridge	70 - £44.80		Every 30 mins
Leicester	£448	Leicester	130	£350	£98	5 - Selected locations 60–120 mins from Southwark	766.66	London Bridge	95 - £85.00		Every 30 mins
Birmingham	£523	Birmingham	160	£450	£73	5 - Selected locations 60–120 mins from Southwark	666.66	London Bridge	122 - £37.50		Every 20 mins

VOA - Private rental market summary statistics

October 2019 to September 2020

£1,284.18 per month Benefit cap in London for single person without children or not living with your children
 £1,116.66 per month Benefit cap outside London for single person without children or not living with your children.
 1916.68 per month Benefit cap in London for couples (with or without children) or a single parent.
 1666.69 per month Benefit cap outside London for couples (with or without children) or a single parent.

1 bedroom											
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	quartile private monthly	between LHA and lower quartile	Location banding	- Lower quartile private	Lower quartile private monthly rent	From	Journey time (mins) daily and peak return cost	Frequency
Southwark	£1,146	Inner South East London	390	1225	-79	1 - in borough of Southwark	59.18	691.68	n/a	n/a	n/a
Lewisham	£1,146	Inner South East London	560	1000	146	2 - neighbouring borough	284.18	916.68	Peckham Rye	13 - £4.20	Every 30 mins
Bromley	£892	Outer South East London	480	900	-8	2 - neighbouring borough	384.18	1016.68	Peckham Rye	47 - £5.80	Every 30 mins
Lambeth	£1,146	Inner South East London	370	1350	-204	2 - neighbouring borough	-65.82	566.68	Peckham Rye	37 - £3.00	Every 15 mins
Greenwich	£892	Outer South East London	330	1100	-208	3 - other London borough	184.18	816.68	London Bridge	25 - £4.80	Every 5 mins
Croydon	£872	Outer South London	570	875	-3	3 - other London borough	409.18	1041.68	London Bridge	20 - £7.20	Every 10 mins
Bexley	£892	Outer South East London	190	775	117	3 - other London borough	509.18	1141.68	London Bridge	48 - £8.40	Every 30 mins
Newham	£1,047	Outer East London	400	1100	-53	3 - other London borough	184.18	816.68	London Bridge	33 - £7.80	Every 5 mins
Tower Hamlets	£1,280	Inner East London	520	1350	-70	3 - other London borough	-65.82	566.68	London Bridge	25 - £4.80	Every 5 mins
Wandsworth	£1,280	Inner South West London	410	1300	-20	3 - other London borough	-15.82	616.68	London Bridge	42 - £5.20	Every 5 mins
Westminster	£1,280	Central London	460	1668	-388	3 - other London borough	-383.82	248.68	London Bridge	8 - 4.80	Every 5 mins
RBKC	£1,280	Central London	570	1712	-432	3 - other London borough	-427.82	204.68	London Bridge	31 - £4.80	Every 5 mins
Dagenham	£897	Outer North East London	170	900	-3	3 - other London borough	216.66	766.69	London Bridge	37 - £6.20	Every 5 mins
Feltham/Hounslow	£922	Outer West London	390	1000	-78	3 - other London borough	116.66	666.69	London Bridge	41 - £8.40	Every 10 mins
Dartford	£673	North West Kent	200	725	-52	4 - Selected South East	391.66	941.69	Peckham Rye	47 - £7.00	Every 15 mins
Gravesend	£673	North West Kent	250	725	-52	4 - Selected South East	391.66	941.69	London Bridge	46 - £19.60	Every 10 mins
Stevenage	£673	Stevenage & North Herts	100	695	-22	4 - Selected South East	421.66	971.69	London Bridge	42 - £23.20	Every 30 mins
Harlow	£718	Harlow & Stortford	90	713	5	4 - Selected South East	403.66	953.69	London Bridge	65 - £19.90	Every 30 mins
Grays/Thurrock	£698	South West Essex	300	725	-27	4 - Selected South East	391.66	941.69	London Bridge	60 - £22.60	Every 30 mins
Medway	£593	Medway and Swale	650	595	-2	4 - Selected South East	521.66	1071.69	Nunhead	57 - £19.40	Every 30 mins
Slough	£797	East Thames Valley	220	788	9	4 - Selected South East	328.66	878.69	London Bridge	60 - £21.40	Every 30 mins
M Maidenhead	£797	East Thames Valley	280	850	-53	4 - Selected South East	266.66	816.69	London Bridge	79 - £24.50	Every 10 mins
Basildon	£698	South West Essex	370	675	23	4 - Selected South East	441.66	991.69	London Bridge	56 - £25.10	Every 15 mins
Luton	£575	Luton	480	625	-50	4 - Selected South East	491.66	1041.69	London Bridge	50 - £30.70	Every 15 mins
Crawley	£747	Crawley & Reigate	290	800	-53	4 - Selected South East	316.66	866.69	London Bridge	46 - £30.30	Every 30 mins
Coventry	£488	Coventry	270	505	-17	5 - Selected locations 60–120 mins from Southwark	611.66	1161.69	London Bridge	100 - £62.50	Every 20 mins
Northampton	£548	Northampton	250	563	-15	5 - Selected locations 60–120 mins from Southwark	553.66	1103.69	London Bridge	94 - £54.00	Every 30 mins
Peterborough	£478	Peterborough	670	500	-22	5 - Selected locations 60–120 mins from Southwark	616.66	1166.69	London Bridge	93 - £43.40	Every 20 mins
Bedford	£573	Bedford	180	550	23	5 - Selected locations 60–120 mins from Southwark	566.66	1116.69	London Bridge	70 - £44.80	Every 30 mins
Leicester	£448	Leicester	550	475	-27	5 - Selected locations 60–120 mins from Southwark	641.66	1191.69	London Bridge	95 - £85.00	Every 30 mins
Birmingham	£523	Birmingham	1450	550	-27	5 - Selected locations 60–120 mins from Southwark	566.66	1116.69	London Bridge	122 - £37.50	Every 20 mins

VOA - Private rental market summary statistics

October 2019 to September 2020

1916.68 per month

Benefit cap in London for couples (with or without children) or a single parent.

1666.69 per month

Benefit cap outside London for couples (with or without children) or a single parent.

2 bedroom										
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	Lower quartile private monthly rent	between LHA and lower quartile private rent	Location banding	Lower quartile private monthly rent	From	Journey time (mins) and daily peak return cost	Frequency
Southwark	1346	Inner South East London	470	1500	-154	1 - in borough of Southwark	416.68	n/a	n/a	n/a
Lewisham	1346	Inner South East London	710	1250	96	2 - neighbouring borough	666.68	Peckham Rye	13 - £4.20	Every 30 mins
Bromley	1096	Outer South East London	740	1150	-54	2 - neighbouring borough	766.68	Peckham Rye	47 - £5.80	Every 30 mins
Lambeth	1346	Inner South East London	610	1500	-154	2 - neighbouring borough	416.68	Peckham Rye	37 - £3.00	Every 15 mins
Greenwich	1096	Outer South East London	540	1250	-154	3 - other London borough	666.68	London Bridge	25 - £4.80	Every 5 mins
Croydon	£1,096	Outer South London	700	1100	-4	3 - other London borough	816.68	London Bridge	20 - £7.20	Every 10 mins
Bexley	1096	Outer South East London	330	995	101	3 - other London borough	921.68	London Bridge	48 - £8.40	Every 30 mins
Newham	1296	Outer East London	600	1339	-43	3 - other London borough	577.68	London Bridge	33 - £7.80	Every 5 mins
Tower Hamlets	1585	Inner East London	590	1625	-40	3 - other London borough	291.68	London Bridge	25 - £4.80	Every 5 mins
Wandsworth	1545	Inner South West London	710	1550	-5	3 - other London borough	366.68	London Bridge	42 - £5.20	Every 5 mins
Westminster	1585	Central London	500	2210	-625	3 - other London borough	-293.32	London Bridge	8 - 4.80	Every 5 mins
RBKC	1585	Central London	670	2275	-690	3 - other London borough	-358.32	London Bridge	31 - £4.80	Every 5 mins
Dagenham	1146	Outer North East London	280	1125	21	3 - other London borough	541.69	London Bridge	37 - £6.20	Every 5 mins
Feltham/Hounslow	1171	Outer West London	520	1200	-29	3 - other London borough	466.69	London Bridge	41 - £8.40	Every 10 mins
Dartford	847	North West Kent	380	875	-28	4 - Selected South East	791.69	Peckham Rye	47 - £7.00	Every 15 mins
Gravesend	847	North West Kent	370	800	47	4 - Selected South East	866.69	London Bridge	46 - £19.60	Every 10 mins
Stevenage	847	Stevenage & North Herts	180	888	-41	4 - Selected South East	778.69	London Bridge	42 - £23.20	Every 30 mins
Harlow	897	Harlow & Stortford	160	900	-3	4 - Selected South East	766.69	London Bridge	65 - £19.90	Every 30 mins
Grays/Thurrock	872	South West Essex	580	858	14	4 - Selected South East	808.69	London Bridge	60 - £22.60	Every 30 mins
Medway	747	Medway and Swale	1060	750	-3	4 - Selected South East	916.69	Nunhead	57 - £19.40	Every 30 mins
Slough	920	East Thames Valley	210	950	-30	4 - Selected South East	716.69	London Bridge	60 - £21.40	Every 30 mins
M Maidenhead	920	East Thames Valley	680	1050	-130	4 - Selected South East	616.69	London Bridge	79 - £24.50	Every 10 mins
Basildon	872	South West Essex	530	875	-3	4 - Selected South East	791.69	London Bridge	56 - £25.10	Every 15 mins
Luton	772	Luton	470	750	22	4 - Selected South East	916.69	London Bridge	50 - £30.70	Every 15 mins
Crawley	947	Crawley & Reigate	430	975	-28	4 - Selected South East	691.69	London Bridge	46 - £30.30	Every 30 mins
Coventry	573	Coventry	940	625	-52	5 - Selected locations 60–120 mins from Southwark	1041.69	London Bridge	100 - £62.50	Every 20 mins
Northampton	693	Northampton	560	680	13	5 - Selected locations 60–120 mins from Southwark	986.69	London Bridge	94 - £54.00	Every 30 mins
Peterborough	593	Peterborough	1590	625	-32	5 - Selected locations 60–120 mins from Southwark	1041.69	London Bridge	93 - £43.40	Every 20 mins
Bedford	723	Bedford	320	700	23	5 - Selected locations 60–120 mins from Southwark	966.69	London Bridge	70 - £44.80	Every 30 mins
Leicester	563	Leicester	950	560	3	5 - Selected locations 60–120 mins from Southwark	1106.69	London Bridge	95 - £85.00	Every 30 mins
Birmingham	623	Birmingham	2250	650	-27	5 - Selected locations 60–120 mins from Southwark	1016.69	London Bridge	122 - £37.50	Every 20 mins

VOA - Private rental market summary statistics

October 2019 to September 2020

1916.68 per month

Benefit cap in London for couples (with or without children) or a single parent.

1666.69 per month

Benefit cap outside London for couples (with or without children) or a single parent.

3 bedroom										
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	Lower quartile private monthly rent	Shortfall between LHA and lower quartile	Location banding	Benefit cap - Lower quartile private monthly rent	From	Journey time (mins) and daily peak return cost	Frequency
Southwark	1670	Inner South East London	160	1850	-180	1 - in borough of Southwark	66.68	n/a	n/a	n/a
Lewisham	1670	Inner South East London	270	1500	170	2 - neighbouring borough	416.68	Peckham Rye	13 - £4.20	Every 30 mins
Bromley	1296	Outer South East London	290	1400	-104	2 - neighbouring borough	516.68	Peckham Rye	47 - £5.80	Every 30 mins
Lambeth	1670	Inner South East London	210	2000	-330	2 - neighbouring borough	-83.32	Peckham Rye	37 - £3.00	Every 15 mins
Greenwich	1296	Outer South East London	250	1450	-154	3 - other London borough	466.68	London Bridge	25 - £4.80	Every 5 mins
Croydon	1371	Outer South London	260	1325	46	3 - other London borough	591.68	London Bridge	20 - £7.20	Every 10 mins
Bexley	1296	Outer South East London	200	1150	146	3 - other London borough	766.68	London Bridge	48 - £8.40	Every 30 mins
Newham	1545	Outer East London	300	1558	-13	3 - other London borough	358.68	London Bridge	33 - £7.80	Every 5 mins
Tower Hamlets	1914	Inner East London	210	2000	-86	3 - other London borough	-83.32	London Bridge	25 - £4.80	Every 5 mins
Wandsworth	1914	Inner South West London	290	1865	49	3 - other London borough	51.68	London Bridge	42 - £5.20	Every 5 mins
Westminster	1914	Central London	170	3033	-1119	3 - other London borough	-1116.32	London Bridge	8 - 4.80	Every 5 mins
RBKC	1914	Central London	190	3543	-1629	3 - other London borough	-1626.32	London Bridge	31 - £4.80	Every 5 mins
Dagenham	1265	Outer North East London	170	1350	-85	3 - other London borough	316.69	London Bridge	37 - £6.20	Every 5 mins
Enfield/Hounslow	1396	Outer West London	250	1460	-64	3 - other London borough	206.69	London Bridge	41 - £8.40	Every 10 mins
Dartford	1047	North West Kent	180	1100	-53	4 - Selected South East	566.69	Peckham Rye	47 - £7.00	Every 15 mins
Gravesend	1047	North West Kent	260	975	72	4 - Selected South East	691.69	London Bridge	46 - £19.60	Every 10 mins
Stevenage	1047	Stevenage & North Herts	100	1050	-3	4 - Selected South East	616.69	London Bridge	42 - £23.20	Every 30 mins
Harlow	1121	Harlow & Stortford	90	1150	-29	4 - Selected South East	516.69	London Bridge	65 - £19.90	Every 30 mins
Grays/Thurrock	1072	South West Essex	330	1100	-28	4 - Selected South East	566.69	London Bridge	60 - £22.60	Every 30 mins
Medway	847	Medway and Swale	780	850	-3	4 - Selected South East	816.69	Nunhead	57 - £19.40	Every 30 mins
Slough	1271	East Thames Valley	80	1250	21	4 - Selected South East	416.69	London Bridge	60 - £21.40	Every 30 mins
Maidenhead	1271	East Thames Valley	300	1300	-29	4 - Selected South East	366.69	London Bridge	79 - £24.50	Every 10 mins
Basildon	1072	South West Essex	380	1050	22	4 - Selected South East	616.69	London Bridge	56 - £25.10	Every 15 mins
Luton	972	Luton	320	950	22	4 - Selected South East	716.69	London Bridge	50 - £30.70	Every 15 mins
Crawley	1196	Crawley & Reigate	240	1175	21	4 - Selected South East	491.69	London Bridge	46 - £30.30	Every 30 mins
Coventry	673	Coventry	660	695	-22	5 - Selected locations 60–120 mins from Southwark	971.69	London Bridge	100 - £62.50	Every 20 mins
Northampton	797	Northampton	300	780	17	5 - Selected locations 60–120 mins from Southwark	766.69	London Bridge	94 - £54.00	Every 30 mins
Peterborough	693	Peterborough	1220	700	-7	5 - Selected locations 60–120 mins from Southwark	966.69	London Bridge	93 - £43.40	Every 20 mins
Bedford	872	Bedford	240	850	22	5 - Selected locations 60–120 mins from Southwark	816.69	London Bridge	70 - £44.80	Every 30 mins
Leicester	673	Leicester	460	625	48	5 - Selected locations 60–120 mins from Southwark	1041.69	London Bridge	95 - £85.00	Every 30 mins
Birmingham	673	Birmingham	1500	695	-22	5 - Selected locations 60–120 mins from Southwark	971.69	London Bridge	122 - £37.50	Every 20 mins

VOA - Private rental market summary statistics

October 2019 to September 2020

1916.68 per month

Benefit cap in London for couples (with or without children) or a single parent.

1666.69 per month

Benefit cap outside London for couples (with or without children) or a single parent.

4 bedroom										
Area	LHA cap - April 2020 (pcm)	Predominant BRMA	Counts of rents	Lower quartile private monthly rent	Shortfall between LHA and lower quartile private	Location banding	Benefit cap - Lower quartile private monthly rent	From	Journey time (mins) and daily peak return cost	Frequency
Southwark	2193	Inner South East London	80	2400	-207	1 - in borough of Southwark	-483.32	n/a	n/a	n/a
Lewisham	2193	Inner South East London	80	1900	293	2 - neighbouring borough	16.68	Peckham Rye	13 - £4.20	Every 30 mins
Bromley	1595	Outer South East London	140	1813	-218	2 - neighbouring borough	103.68	Peckham Rye	47 - £5.80	Every 30 mins
Lambeth	2193	Inner South East London	80	2650	-457	2 - neighbouring borough	-733.32	Peckham Rye	37 - £3.00	Every 15 mins
Greenwich	1595	Outer South East London	80	1650	-55	3 - other London borough	266.68	London Bridge	25 - £4.80	Every 5 mins
Croydon	1730	Outer South London	100	1750	-20	3 - other London borough	166.68	London Bridge	20 - £7.20	Every 10 mins
Bexley	1595	Outer South East London	70	1320	275	3 - other London borough	596.68	London Bridge	48 - £8.40	Every 30 mins
Newham	1795	Outer East London	100	1850	-55	3 - other London borough	66.68	London Bridge	33 - £7.80	Every 5 mins
Tower Hamlets	2538	Inner East London	50	2395	143	3 - other London borough	-478.32	London Bridge	25 - £4.80	Every 5 mins
Wandsworth	2572	Inner South West London	210	2500	72	3 - other London borough	-583.32	London Bridge	42 - £5.20	Every 5 mins
Westminster	2572	Central London	50	4088	-1516	3 - other London borough	-2171.32	London Bridge	8 - 4.80	Every 5 mins
RBKC	2572	Central London	80	4983	-2411	3 - other London borough	-3066.32	London Bridge	31 - £4.80	Every 5 mins
Dagenham	1725	Outer North East London	30	1550	175	3 - other London borough	116.69	London Bridge	37 - £6.20	Every 5 mins
Feltham/Hounslow	1645	Outer West London	110	1750	-105	3 - other London borough	-83.31	London Bridge	41 - £8.40	Every 10 mins
Dartford	1296	North West Kent	70	1500	-204	4 - Selected South East	166.69	Peckham Rye	47 - £7.00	Every 15 mins
Gravesend	1296	North West Kent	80	1200	96	4 - Selected South East	466.69	London Bridge	46 - £19.60	Every 10 mins
Stevenage	1296	Stevenage & North Herts	20	1200	96	4 - Selected South East	466.69	London Bridge	42 - £23.20	Every 30 mins
Harlow	1296	Harlow & Stortford	20	1348	-52	4 - Selected South East	318.69	London Bridge	65 - £19.90	Every 30 mins
Grays/Thurrock	1328	South West Essex	80	1400	-72	4 - Selected South East	266.69	London Bridge	60 - £22.60	Every 30 mins
Medway	1196	Medway and Swale	140	1100	96	4 - Selected South East	566.69	Nunhead	57 - £19.40	Every 30 mins
Slough	1595	East Thames Valley	30	1450	145	4 - Selected South East	216.69	London Bridge	60 - £21.40	Every 30 mins
Maidenhead	1595	East Thames Valley	110	1650	-55	4 - Selected South East	16.69	London Bridge	79 - £24.50	Every 10 mins
Basildon	1328	South West Essex	110	1300	28	4 - Selected South East	366.69	London Bridge	56 - £25.10	Every 15 mins
Luton	1146	Luton	80	1150	-4	4 - Selected South East	516.69	London Bridge	50 - £30.70	Every 15 mins
Crawley	1545	Crawley & Reigate	70	1450	95	4 - Selected South East	216.69	London Bridge	46 - £30.30	Every 30 mins
Coventry	872	Coventry	120	900	-28	5 - Selected locations 60–120 mins from Southwark	1298.69	London Bridge	100 - £62.50	Every 20 mins
Northampton	1017	Northampton	100	1050	-33	5 - Selected locations 60–120 mins from Southwark	616.69	London Bridge	94 - £54.00	Every 30 mins
Peterborough	897	Peterborough	350	875	22	5 - Selected locations 60–120 mins from Southwark	791.69	London Bridge	93 - £43.40	Every 20 mins
Bedford	1146	Bedford	80	1175	-29	5 - Selected locations 60–120 mins from Southwark	491.69	London Bridge	70 - £44.80	Every 30 mins
Leicester	892	Leicester	130	875	17	5 - Selected locations 60–120 mins from Southwark	791.69	London Bridge	95 - £85.00	Every 30 mins
Birmingham	782	Birmingham	240	900	-118	5 - Selected locations 60–120 mins from Southwark	766.69	London Bridge	122 - £37.50	Every 20 mins

TA PAN LONDON RATES

Area	SHARED LHA cap - April 2020 (pcm)	STUDIOS LHA cap - April 2020 (pcm)	1 BED LHA cap - April 2020 (pcm)	2 BED LHA cap - April 2020(pcm)	3 BED LHA cap - April 2020 (pcm)	4 BED LHA cap - April 2020 (pcm)	Shared Lower quartile private monthly rent	Studio Lower quartile private monthly rent	1 bed Lower quartile private monthly rent	2 bed Lower quartile private monthly rent	3 bed Lower quartile private monthly rent	4 bed Lower quartile private monthly rent	pan london rates shared single	Variance between pan london rate and equivalent lower quartile rent	pan london rates studio self contained	Variance between pan london rate and equivalent lower quartile rent2	pan london rates self contained 1 bed	Variance between pan london rate and equivalent lower quartile rent3	pan london rates shared double	Variance between pan london rate and 1 bed lower quartile rent	pan london rates self contained 2 bed	Variance between pan london rate and equivalent lower quartile rent4	pan london rates shared triple	Variance between pan london rate and 2 bed lower quartile rent	pan london rates self contained 3 bed	Variance between pan london rate and equivalent lower quartile rent5	pan london rates shared quad	Variance between pan london rate and 3 bed lower quartile rent	pan london rates self contained 4 bed	Variance between pan london rate and equivalent lower quartile rent6
Southwark	515	£1,146	£1,146	1346	1670	2193	600	£1,000	1225	1500	1850	2400	821	221	1095	£95	1247	22	1065	-160	1627	127	1369	-111	2038	188	1551	-299	2555	155
Lewisham	515	£1,146	£1,146	1346	1670	2193	625	£800	1000	1250	1500	1900	821	196	1095	£295	1247	247	1065	65	1627	377	1369	119	2038	538	1551	51	2555	655
Bromley	448	£892	£892	1096	1296	1595	495	£745	900	1150	1400	1813	821	326	1080	£335	1247	347	1065	165	1627	477	1369	219	2038	638	1551	151	2555	742
Lambeth	515	£1,146	£1,146	1346	1670	2193	613	£950	1350	1500	2000	2650	821	208	1095	£145	1247	-109	1065	-285	1627	127	1369	-111	2038	38	1551	-449	2555	-95
Greenwich	448	£892	£892	1096	1296	1595	625	£750	1100	1250	1450	1650	821	196	1080	£330	1247	147	1065	-35	1627	377	1369	119	2038	588	1551	101	2555	905
Croydon	448	£872	£872	£1,096	1371	1730	525	£700	875	1100	1325	1750	821	296	1065	£365	1247	372	1065	190	1627	527	1369	269	2038	713	1551	226	2442	692
Bexley	448	£892	£892	1096	1296	1595	433	£650	775	995	1150	1320	562	129	1080	£430	1187	412	843	68	1460	465	843	-152	1749	599	843	-307	1825	505
Newham	490	£1,047	£1,047	1296	1545	1795	520	£1,100	1100	1339	1558	1850	562	42	1004	£496	1278	178	852	-248	1673	334	973	-366	1916	358	1095	463	2129	279
Tower Hamlets	591	£1,280	£1,280	1585	1914	2538	650	£1,281	1350	1625	2000	2395	1247	597	1247	£434	1384	34	1308	-42	1658	33	1490	-135	1871	-129	1521	-479	2251	-144
Wandsworth	506	£1,280	£1,280	1545	1914	2572	N/A	£974	1300	1550	1865	2500	927	N/A	1095	£121	1460	160	1106	-194	1795	245	1401	-149	2129	264	1551	-314	2457	-43
Westminster	668	£1,280	£1,280	1585	1914	2572	843	£1,213	1668	2210	3033	4088	N/A	N/A	1369	£156	1430	-238	N/A	N/A	1673	-537	N/A	N/A	1977	-1058	N/A	N/A	2281	-1807
RBKC	668	£1,280	£1,280	1585	1914	2572	N/A	£1,278	1712	2275	3543	4983	1080	N/A	1278	£1	1643	-70	1384	-328	2312	37	1506	-768	2312	-1231	1506	-2037	2312	-2671
Dagenham	440	£897	£897	1146	1265	1725	550	£650	900	1125	1350	1550	760	210	867	£217	867	-33	913	13	1034	-91	1065	-60	1247	-103	1217	-133	1551	1
Enfield	498	£922	£922	1171	1396	1645	595	£750	1000	1200	1460	1750	730	135	1065	£315	1217	217	913	-88	1853	653	1095	-105	2220	760	1278	-183	2616	866
Dartford	385	£673	£673	847	1047	1296	N/A	£575	725	875	1100	1500																		
Gravesend	385	£673	£673	847	1047	1296	450	£525	725	800	975	1200																		
Stevenage	340	£673	£673	847	1047	1296	370	£575	695	888	1050	1200																		
Harlow	331	£718	£718	897	1121	1296	N/A	£625	713	900	1150	1348																		
Grays	332	£698	£698	872	1072	1328	N/A	£605	725	858	1100	1400																		
Medway	315	£593	£593	747	847	1196	350	£495	595	750	850	1100																		
Slough	448	£797	£797	920	1271	1595	550	£625	788	950	1250	1450																		
Maidenhead	448	£797	£797	920	1271	1595	463	£700	850	1050	1300	1650																		
Basildon	332	£698	£698	872	1072	1328	350	£550	675	875	1050	1300																		
Luton	340	£575	£575	772	972	1146	375	£458	625	750	950	1150																		
Crawley	440	£747	£747	947	1196	1545	450	£650	800	975	1175	1450																		
Coventry	335	£488	£488	573	673	872	368	£410	505	625	695	900																		
Northampton	387	£548	£548	693	797	1017	433	£425	563	680	780	1050																		
Peterborough	284	£478	£478	593	693	897	340	£455	500	625	700	875																		
Bedford	344	£573	£573	723	872	1146	N/A	£470	550	700	850	1175																		
Leicester	338	£448	£448	563	673	892	325	£350	475	560	625	875																		
Birmingham	290	£523	£523	623	673	782	325	£450	550	650	695	900																		

NOTES:
Negative variance shows that pan London rate in area doesn't even meet lower quartile private sector rent and is therefore unlikely to be a viable option.
Self Contained rates include utilities payments where specified in pan London rates

Monthly Benefit caps

Benefit cap in London

£442.31 per week

Couple (with or without children) or a single parent:

£296.35 per week

Single person without children or not living with your children:

1916.68 per month

Couple (with or without children) or a single parent:

1284.18 per month

Single person without children or not living with your children:

Benefit cap outside London

£384.62 per week

Couple (with or without children) or a single parent:

£257.69 per week

Single person without children or not living with your children:

1666.69 per month

Couple (with or without children) or a single parent:

1116.66 per month

Single person without children or not living with your children: