

Fixed Term Tenancy Income/Savings Calculations and Thresholds

Household category - Single person, no children

Income range	Income threshold	Uplift in rent
Up to £34,500	within eligibility threshold	Not applicable
£34,501 - £37,950	up to 10% above	Increase weekly rent by 10%
£37,951 - £41,400	exceeds 10% up to 20% above	Increase weekly rent by 20%
£41,401 - £44,850	exceeds 20% up to 30% above	Increase weekly rent by 30%
£44,851 - £48,300	exceeds 30% up to 40% above	Increase weekly rent by 40%
£48,301 - £51,750	exceeds 40% up to 50% above	Increase weekly rent by 50%
£51,751 - £55,200	exceeds 50% up to 60% above	Increase weekly rent by 60%
£55,201 - £58,650	exceeds 60% up to 70% above	Increase weekly rent by 70%
£58,651 - £67,000	exceeds 70% above up to £67k	Increase weekly rent by 80%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Single person, 1 child

Income range	Income threshold	Uplift in rent
Up to £40,000	within eligibility threshold	Not applicable
£40,001 - £44,000	up to 10% above	Increase weekly rent by 10%
£44,001 - £48,000	exceeds 10% up to 20% above	Increase weekly rent by 20%
£48,001 - £52,000	exceeds 20% up to 30% above	Increase weekly rent by 30%
£52,001 - £56,000	exceeds 30% up to 40% above	Increase weekly rent by 40%
£56,001 - £60,000	exceeds 40% up to 50% above	Increase weekly rent by 50%
£60,001 - £64,000	exceeds 50% up to 60% above	Increase weekly rent by 60%
£64,001 - £67,000	exceeds 60% above up to £67k	Increase weekly rent by 70%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Single person, 2 children

Income range	Income threshold	Uplift in rent
Up to £43,500	within eligibility threshold	Not applicable
£43,501 - £47,850	up to 10% above	Increase weekly rent by 10%
£47,851 - £52,200	exceeds 10% up to 20% above	Increase weekly rent by 20%
£52,201 - £56,550	exceeds 20% up to 30% above	Increase weekly rent by 30%
£56,551 - £60,900	exceeds 30% up to 40% above	Increase weekly rent by 40%
£60,901 - £65,250	exceeds 40% up to 50% above	Increase weekly rent by 50%
£65,251 - £67,000	exceeds 50% above up to £67k	Increase weekly rent by 60%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Single person, 3 children

Income range	Income threshold	Uplift in rent
Up to £47,000	within eligibility threshold	Not applicable
£47,001 - £51,700	up to 10% above	Increase weekly rent by 10%
£51,701 - £56,400	exceeds 10% up to 20% above	Increase weekly rent by 20%
£56,401 - £61,100	exceeds 20% up to 30% above	Increase weekly rent by 30%
£61,101 - £65,800	exceeds 30% up to 40% above	Increase weekly rent by 40%
£65,801 - £67,000	exceeds 40% above up to £67k	Increase weekly rent by 50%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Couple, no children

Income range	Income threshold	Uplift in rent
Up to £38,000	within eligibility threshold	Not applicable
£38,001 - £41,800	up to 10% above	Increase weekly rent by 10%
£41,801 - £45,600	exceeds 10% up to 20% above	Increase weekly rent by 20%
£45,601 - £49,400	exceeds 20% up to 30% above	Increase weekly rent by 30%
£49,401 - £53,200	exceeds 30% up to 40% above	Increase weekly rent by 40%
£53,201 - £57,000	exceeds 40% up to 50% above	Increase weekly rent by 50%
£57,001 - £60,800	exceeds 50% up to 60% above	Increase weekly rent by 60%
£60,801 - £64,600	exceeds 60% up to 70% above	Increase weekly rent by 70%
£64,601 - £67,000	exceeds 70% above up to £67k	Increase weekly rent by 80%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Couple, 1 child

Income range	Income threshold	Uplift in rent
Up to £43,500	within eligibility threshold	Not applicable
£43,501 - £47,850	up to 10% above	Increase weekly rent by 10%
£47,851 - £52,200	exceeds 10% up to 20% above	Increase weekly rent by 20%
£52,201 - £56,550	exceeds 20% up to 30% above	Increase weekly rent by 30%
£56,551 - £60,900	exceeds 30% up to 40% above	Increase weekly rent by 40%
£60,901 - £65,250	exceeds 40% up to 50% above	Increase weekly rent by 50%
£65,251 - £67,000	exceeds 50% up to £67k	Increase weekly rent by 60%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category - Couple, 2 children

Income range	Income threshold	Uplift in rent
Up to £47,000	within eligibility threshold	Not applicable
£47,001 - £51,700	up to 10% above	Increase weekly rent by 10%
£51,701 - £56,400	exceeds 10% up to 20% above	Increase weekly rent by 20%
£56,401 - £61,100	exceeds 20% up to 30% above	Increase weekly rent by 30%
£61,101 - £65,800	exceeds 30% up to 40% above	Increase weekly rent by 40%
£65,801 - £67,000	exceeds 40% up to £67k	Increase weekly rent by 50%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

Household category – Couple, 3 children

Income range	Income threshold	Uplift in rent
Up to £50,500	within eligibility threshold	Not applicable
£50,501 - £55,550	up to 10% above	Increase weekly rent by 10%
£55,551 - £60,600	exceeds 10% up to 20% above	Increase weekly rent by 20%
£60,601 - £65,650	exceeds 20% up to 30% above	Increase weekly rent by 30%
£65,601 - £67,000	exceeds 30% up to £67k	Increase weekly rent by 40%
£67,001 plus	exceeds max for subsidised PSH	Increase weekly rent by 100% if exceptional circumstances

The Public Sector Housing (General Needs) (Allocation) Policy 2019 states that an applicant or joint applicant's savings and other financial assets must not exceed £30,000. At the point of review of a fixed term tenancy, the calculation of the income should exclude any savings and financial assets up to the amount of £30,000.

Any savings and other financial assets in excess of £30,000 should be considered as additional income. The sum of any financial assets over £30,000 should be divided by 5 (usually the number of years their next tenancy will be active for) and added to the annual income to arrive at the total household income amount to be assessed at the fixed term tenancy review.

Example 1-

Annual gross salary	Total savings	Savings to be assessed	ASSESSMENT AMOUNT
£27,500	£35,000	£5,000	£28,500 (£27,500 + £1,000)

		(£5,000 / 5= £1,000)	
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Example 2-

Annual gross salary	Total savings	Savings to be assessed	ASSESSMENT AMOUNT
£35,500	£60,000	£30,000 (£30,000 / 5= £6,000)	£41,500 (£35,500 + £6,000)

Example 3-

Annual gross salary	Total savings	Savings to be assessed	ASSESSMENT AMOUNT
£12,500	£100,000	£70,000 (£70,000 / 5= £14,000)	£26,500 (12,500 + £14,000)