

Target Westminster Intermediate incomes and intermediate housing costs by size of property provided based on HOW income data at Quarter 4 2018/2019 - Bedsize eligible for

A	B	C	D	E	F
No of Registrants	Dwelling Size/Income quartile	Income bands	Equivalent weekly Intermediate housing costs ^(note 1) appropriate to this household income based on London Plan Guidance ^(note 2)	% of intermediate homes by dwelling size to have weekly housing costs up to this level ^(note 3)	% of intermediate homes by dwelling size to have weekly housing costs within this range ^(note 4)
	1 beds				
	Average household income	£41,971			
654	Lower quartile	£30,000	£161.54	25%	30%
593	Median	£39,300	£211.62	25%	25%
1246	Upper quartile	£52,000	£280.00	25%	25%
Total 1 beds	Mid point income between upper quartile and GLA income threshold	£71,000	£382.31	25%	20%
2493	GLA Income cap	£90,000			
	2 beds				
	Average household income	£44,468			
100	Lower quartile	£30,000	£161.54	25%	30%
91	Median	£43,000	£231.54	25%	25%
189	Upper quartile	£57,625	£310.29	25%	25%
Total 2bed	Mid point income between upper quartile and GLA income threshold	£73,813	£397.45	25%	20%
380	GLA Income cap	£90,000			
	3 beds				
	Average household income	42,404			
38	Lower quartile	25,062	£134.95	25%	30%
38	Median	42,584	£229.30	25%	25%
76	Upper quartile	£58,175	£313.25	25%	25%
Total 3bed	Mid point income between upper quartile and GLA income threshold	£74,088	£398.93	25%	20%
152	GLA Income cap	£90,000			
	4 beds				
	Average household income	£32,141			
19	Lower quartile	£15,360	£82.71	25%	30%
11	Median	£30,000	£161.54	25%	25%
11	Upper quartile	£40,942	£220.46	25%	25%
Total 3bed	Mid point income between upper quartile and GLA income threshold	£65,471	£352.54	25%	20%
41	GLA Income cap	£90,000			
3066	All applicants (regardless of bed size qualified)				
	Average household income	£42,171			
828	Lower quartile	£30,000			
783	Median	£40,000			
1455	Upper Quartile	£53,081			
	Note 1:Intermediate costs include mortgage costs, rents and service charges				
	Note 2:where 40% of net income equals housing costs and where net income is 70% of gross income				
	Note 3: Current recommendation to planning committee				
	Note 4: Based on draft Local Plan guidance on affordability and intermediate housing				
	GLA income threshold for intermediate homes £90,000				