

## Rent Setting Points Framework

Characteristics		Number of points
House size	Each public room	10
	Each bedroom	10
	Each bed space	5
	Each additional WC	5
	Each garage	15
House type	Flat	67
	Flat - self contained	80
	Mid-terrace	80
	Maisonette	80
	End-of-terrace	85
	Semi-detached	85
	Detached	95
Housing list demand	Low demand	0
	Medium demand	1
	High demand	2
Facilities	Near schools	2
	Near medical facilities	2
	Local public transport	2
Commuting	Within Aberdeen city	25
	Under 20 miles to Aberdeen	10
	20-35 miles to Aberdeen	0
	Over 35 miles to Aberdeen	-10
Garden	No garden	0
	Shared garden	5
	Private garden	7
Energy rating	NHER rating 6-6.9	1
	NHER rating 7-7.9	3
	NHER rating 8-8.9	5
	NHER rating 9-10	7
Service adjustment	Sheltered unit	-15