

# Charges 2025-26

7% rent increase - rent charged over 26 fortnightly rent periods from 07/04/2025 (0 rent free weeks)

Calculating monthly rent = fortnightly rent x 26 / 12

## NORTHGATE RENT

Property Type	2025-2026	Fortnightly rent
Bedsit (house or flat)	4848.48	£186.48
1 bed flat	5405.40	£207.90
1 bed house	5679.96	£218.46
2 bed flat	6280.56	£241.56
2 bed house	6558.24	£252.24
3 bed flat	7160.40	£275.40
3 bed house	7436.52	£286.02
4+ bed flat	7622.16	£293.16
4+ bed house	7898.28	£303.78

## TRAVELLERS' SITE

	2025-26	
Pitch (same as 2 bed flat)	6280.56	£ 241.56

## MID-MARKET RENT

### MMR

	2025-26	MMR Code	
1 bedroom flat Gracemount	£7,321.08	1FLGRC	£281.58
1 bedroom flat Greendykes	£6,924.84	1FLGRN	£266.34
1 bedroom flat Pennywell	£7,085.52	1FPN	£272.52
2 bedroom flat Cakemuir	£9,278.88	2FCM	£356.88
2 bedroom flat Gracemount	£9,119.76	2FLGRC	£350.76
2 bedroom flat Greendykes	£8,395.92	2FLGRN	£322.92
2 bedroom flat Pennywell	£8,555.04	2FPN	£329.04
3 bedroom flat Cakemuir	£10,121.28	3FCM	£389.28
3 bedroom flat Greendykes	£11,194.56	3FLGRN	£430.56
3 bedroom house Cakemuir	£10,394.28	3HCM	£399.78
3 bedroom house Greendykes	£1,146.64	3HOGRN	£440.64

# STAIR CLEANING

2025-2026

£118.56

# HEATING

2025-2026

Cables Wynd House	£360.00	CABWYN	£	13.84
Ferniehill Court/Drum Avenue	£309.12	FERNC	£	11.88
Greendykes & Wauchope House	£360.00	GREENWAU	£	13.84
Maidencraig Court	£403.20	MAIDC	£	15.50
Saughton Mains Terrace	£309.12	SAMAI	£	11.88
Westfield Court 1 Apt	£236.64	WESC1	£	9.10
Westfield Court 2 Apt	£309.12	WESC2	£	11.88
Westfield Court 4 Apt	£483.36	WESC4	£	18.60

# 21st CENTURY HOMES

2025-2026

Gracemount properties without stair cleaning	42.12	GRACE1	£	1.62
Gracemount properties with stair cleaning	138.84	GRACE2	£	5.34
Pennywell properties without stair cleaning (houses)	32.76	PENNY1	£	1.26
Pennywell properties with stair cleaning (flats)	138.84	PENNY2	£	5.34

# FURNISHED

2025-2026

Core Furnished Tenancy	£545.22	CFT/CORE FURNREN	£	20.97
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