

Table 73a Average weekly local authority rents by region in England

£ per week (cash prices)

	1988/89	1990/91	1995/96	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Increase 2000/01- 2022/23 %	Increase 2021/22-- 2022/23 %
North East	18.25	21.02	32.27	38.54	45.56	47.82	51.07	53.09	54.61	56.02	59.38	68.74	69.39	73.54	75.59	74.96	74.40	73.79	72.82	75.28	76.59	79.01	105.0	3.2
North West	18.09	21.98	34.70	42.24	48.97	50.79	53.60	55.63	57.19	58.76	62.63	68.70	71.69	74.28	75.65	75.30	74.72	74.52	74.50	76.45	77.83	79.92	89.2	2.7
Yorkshire & The Humber	17.31	19.84	29.68	36.95	46.03	48.28	51.74	53.87	55.63	56.84	60.55	65.30	69.31	73.25	74.97	73.65	73.17	72.58	72.16	74.35	75.55	78.43	112.3	3.8
East Midlands	17.82	21.12	32.59	39.66	48.27	50.38	53.65	56.00	57.46	59.06	62.94	69.39	72.88	75.34	76.27	75.70	75.04	74.14	74.05	76.68	77.84	80.69	103.5	3.7
West Midlands	18.61	23.78	35.12	41.31	51.59	54.11	57.32	59.54	61.47	63.22	67.40	72.11	76.47	80.68	81.16	80.18	79.48	79.02	77.98	80.29	81.65	84.12	103.6	3.0
East England	18.15	23.88	40.22	47.78	57.62	60.15	64.75	66.83	68.13	70.28	75.26	79.58	86.79	89.14	91.50	91.03	90.24	89.50	89.27	92.10	93.86	97.42	103.9	3.8
London	22.06	29.10	50.70	60.17	69.58	72.77	76.79	79.72	82.43	83.50	89.17	97.22	101.83	105.09	107.93	108.06	106.24	105.72	104.91	107.88	109.79	113.86	89.2	3.7
South East	20.11	27.18	44.48	51.97	61.61	63.98	67.91	70.83	72.99	74.19	78.70	84.55	87.90	92.26	94.15	93.76	93.06	92.03	91.71	94.76	96.31	99.68	91.8	3.5
South West	18.59	24.21	39.60	44.99	51.62	53.61	56.79	59.18	61.44	62.96	67.06	72.93	76.19	79.12	81.67	80.95	80.18	80.17	79.18	81.44	82.57	85.72	90.5	3.8
England	19.01	23.92	38.31	45.62	55.27	57.93	61.62	64.21	66.05	67.83	73.58	78.61	82.64	86.29	88.16	87.37	86.71	85.85	85.56	88.17	89.69	93.10	104.1	3.8

Source: Department for Levelling Up, Housing and Communities (and its predecessors) Local Authority Housing Statistics (LAHS) and from 2019/20, the Regulator of Social Housing Local Authority Data Return (LADR).

- Notes:
1. Local authority rents are net of service charges and are based on stock-weighted averages and include rents for general needs, supported accommodation and, from 2012/13, Affordable Rent housing.
 2. There are discontinuities in the data. Most significantly, data before 2003/4 were not standardised for 52-week rents and may also include service charges. Data prior to 1997 are based on averages for the financial year.
 3. The LADR records details of rents for all council-owned dwellings and not just those held on the Housing Revenue Account (HRA). This boosts the estimated council-owned social rented stock by around 0.1%.
 4. Imputations for years 2012/13 to 2014/15 were removed from the published data in 2022 to ensure consistency with other years, which has resulted in some changes to the rents reported for this period.
 5. Rents for the four years to 2019/20 were subject to the Welfare Reform and Work Act (2016). It required local authorities in England to reduce rents by 1% per annum for most social rented homes.
 6. There have been revisions to some local authority data across the years. This has resulted in minor changes to regional/national figures.
 7. Figures for 2022/23 are provisional and the annual percentage change should be treated with caution. The figures are for general needs social rent and exclude supported and Affordable Rent which collectively account for less than 7% of local authority rented stock.

Table 73b Average weekly local authority rents in England by region in real terms

£ per week (2022/23 prices)

	1988/89	1990/91	1995/96	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Increase 2000/01- 2022/23 %	Increase 2021/22-- 2022/23 %
North East	41.20	43.78	57.18	62.61	66.86	68.35	71.27	71.52	72.58	73.08	76.12	86.53	85.70	89.74	91.58	88.80	86.77	84.28	81.26	79.66	81.70	79.01	26.2	- 3.3
North West	40.84	45.78	61.49	68.62	71.87	72.60	74.80	74.94	76.01	76.65	80.29	86.48	88.54	90.64	91.65	89.20	87.15	85.12	83.13	80.90	83.03	79.92	16.5	- 3.7
Yorkshire & The Humber	39.08	41.32	52.59	60.02	67.55	69.01	72.21	72.57	73.94	74.15	77.62	82.20	85.60	89.38	90.83	87.24	85.34	82.90	80.52	78.68	80.59	78.43	30.7	- 2.7
East Midlands	40.23	43.98	57.75	64.43	70.84	72.01	74.87	75.44	76.37	77.05	80.68	87.35	90.01	91.93	92.40	89.67	87.52	84.68	82.63	81.15	83.04	80.69	25.2	- 2.8
West Midlands	42.01	49.52	62.23	67.11	75.71	77.34	80.00	80.21	81.70	82.47	86.40	90.77	94.45	98.45	98.33	94.98	92.70	90.26	87.02	84.97	87.10	84.12	25.4	- 3.4
East of England	40.97	49.73	71.27	77.62	84.56	85.98	90.37	90.03	90.55	91.68	96.48	100.18	107.19	108.77	110.85	107.83	105.25	102.23	99.61	97.46	100.13	97.42	25.5	- 2.7
London	49.80	60.60	89.84	97.74	102.12	104.02	107.17	107.39	109.56	108.93	114.31	122.38	125.77	128.23	130.76	128.01	123.91	120.76	117.07	114.16	117.12	113.86	16.5	- 2.8
South East	45.40	56.61	78.82	84.42	90.42	91.45	94.78	95.42	97.01	96.78	100.89	106.43	108.56	112.58	114.06	111.07	108.54	105.12	102.34	100.28	102.74	99.68	18.1	- 3.0
South West	41.97	50.42	70.17	73.08	75.76	76.63	79.26	79.72	81.66	82.13	85.97	91.81	94.10	96.55	98.94	95.89	93.51	91.57	88.35	86.18	88.08	85.72	17.3	- 2.7
England	42.92	49.82	67.88	74.11	81.11	82.80	86.00	86.50	87.79	88.49	94.32	98.96	102.07	105.29	106.81	103.50	101.13	98.06	95.47	93.31	95.68	93.10	25.6	- 2.7

Source: See Table 73a. Real-terms figures are adjusted using GDP deflators for 2022/23 prices.

Table 73c Average weekly housing association social rents in England by region

£ per week (cash prices)

Region	1996/97	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Increase 2000/01- 2022/23 %	Increase 2021/22-- 2022/23 %
North East	39.56	45.57	54.47	55.92	58.25	61.63	65.16	65.78	71.08	74.53	78.56	80.45	80.41	79.25	78.63	77.89	77.17	79.25	80.52	83.85	84.0	4.1
North West	38.61	46.27	56.56	59.04	61.78	64.65	68.46	68.65	72.87	76.91	80.46	83.13	84.59	83.66	83.03	82.15	81.47	83.58	84.84	88.34	90.9	4.1
Yorkshire & The Humber	41.69	47.49	53.90	54.81	58.02	62.00	65.28	66.20	70.50	75.30	78.60	81.79	84.14	82.67	82.22	81.58	80.88	83.05	84.26	87.78	84.8	4.2
East Midlands	45.43	49.34	58.90	61.36	64.14	67.17	71.63	72.08	76.24	81.05	84.59	87.91	89.68	88.89	88.17	87.40	86.61	89.01	90.53	94.24	91.0	4.1
West Midlands	43.57	47.62	58.16	60.68	64.23	67.78	72.10	72.47	77.07	81.94	85.96	89.27	90.72	89.92	89.14	88.59	87.63	90.01	91.42	95.28	100.1	4.2
East of England	46.81	55.73	66.16	68.78	72.24	76.22	81.20	81.87	87.63	92.49	96.00	100.22	101.91	100.75	100.24	98.99	98.35	100.52	102.05	105.96	90.1	3.8
London	53.12	62.60	78.07	81.59	85.64	90.39	96.05	97.46	103.62	110.84	116.09	121.37	125.47	124.07	125.19	121.85	120.70	123.20	124.82	130.27	108.1	4.4
South East	51.64	61.23	74.69	77.40	80.67	84.61	89.54	89.94	94.74	100.84	104.48	108.64	111.05	109.39	108.77	107.72	106.88	109.68	111.30	115.85	89.2	4.1
South West	48.52	53.29	64.59	66.77	70.11	73.38	75.76	76.04	80.05	85.40	88.79	92.70	94.66	93.64	93.01	92.43	91.21	93.91	95.43	99.44	86.6	4.2
England	46.81	53.90	64.32	66.67	69.96	73.51	77.91	78.28	83.21	88.41	92.30	95.89	97.84	96.61	95.59	95.12	94.25	96.60	98.05	102.15	89.5	4.2

Source: Tenant Services Authority (Regulatory and Statistical Return) to 2011, Homes and Communities Agency (Statistical Data Return) to 2017/18 and the Regulator of Social Housing (SDR) from 2018/19.

Notes: 1. Figures are based on social rents (i.e. exclude Affordable Rents) for self-contained general needs stock as reported by larger housing associations and exclude service charges.

2. The threshold for a larger PRP increased in 2007 from owning/managing 250 to 1,000 units/bed spaces. Since 2012, larger PRPs have owned at least 1,000 units/bed spaces.

3. Rents for the four years to 2019/20 were subject to the Welfare Reform and Work Act (2016). It required housing associations in England to reduce social rents by 1% per annum for most social rented homes.

Table 73d **Average weekly housing association social rents by region in England in real terms**

£ per week (2022/23 prices)

Region	1996/97	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Increase 2000/01- 2022/23 %	Increase 2021/22-- 2022/23 %
North East	67.80	74.03	79.94	79.93	81.29	83.02	86.61	85.82	91.12	93.82	97.03	98.17	97.42	93.88	91.71	88.96	86.11	83.87	85.90	83.85	13.3	- 2.4
North West	66.18	75.16	83.01	84.39	86.22	87.09	90.99	89.56	93.41	96.82	99.37	101.44	102.48	99.10	96.84	93.83	90.91	88.45	90.50	88.34	17.5	- 2.4
Yorkshire & The Humber	71.45	77.14	79.10	78.34	80.97	83.52	86.77	86.36	90.38	94.79	97.08	99.80	101.94	97.93	95.89	93.19	90.25	87.89	89.89	87.78	13.8	- 2.3
East Midlands	77.86	80.15	86.44	87.71	89.51	90.48	95.20	94.03	97.73	102.03	104.48	107.27	108.65	105.30	102.83	99.83	96.65	94.19	96.57	94.24	17.6	- 2.4
West Midlands	74.68	77.36	85.36	86.73	89.64	91.31	95.83	94.54	98.80	103.15	106.17	108.93	109.91	106.52	103.96	101.19	97.78	95.25	97.52	95.28	23.2	- 2.3
East of England	80.23	90.53	97.10	98.31	100.82	102.68	107.93	106.81	112.34	116.43	118.57	122.29	123.47	119.35	116.91	113.07	109.75	106.37	108.86	105.96	17.0	- 2.7
London	91.05	101.69	114.58	116.62	119.52	121.76	127.66	127.13	132.83	139.53	143.38	148.10	152.01	146.97	146.01	139.18	134.69	130.38	133.15	130.27	28.1	- 2.2
South East	88.51	99.46	109.61	110.63	112.58	113.98	119.01	117.33	121.45	126.94	129.04	132.57	134.54	129.58	126.86	123.04	119.26	116.07	118.73	115.85	16.5	- 2.4
South West	83.16	86.57	94.79	95.44	97.85	98.85	100.69	99.19	102.62	107.50	109.66	113.12	114.68	110.92	108.48	105.57	101.78	99.38	101.80	99.44		
England	80.23	87.56	94.40	95.30	97.64	99.03	103.55	102.12	106.67	111.29	114.00	117.01	118.53	114.44	111.49	108.64	105.18	102.23	104.60	102.15	16.7	- 2.3

Source: see Table 73c. Real-terms figures are adjusted using GDP deflators.