

Table 74 Housing association and private sector assured rents in 2001/02

£ per week

Letting type & size of dwelling	North West	Merseyside	North East	Yorkshire & The Humber	West Midlands	East Midlands	East	London	South East	South West
Housing associations	£	£	£	£	£	£	£	£	£	£
Relets:										
Bedsits	44.56	39.22	45.35	42.92	44.33	46.20	48.29	53.52	54.37	47.30
One bedroom	51.04	45.76	46.90	50.40	51.52	51.03	53.93	59.92	59.28	53.52
Two bedroom	54.23	49.06	50.79	56.46	55.94	56.30	61.36	70.28	69.16	60.54
Three bedroom	59.14	56.08	55.14	62.66	61.10	60.67	68.41	81.51	78.75	67.28
Four (+) bedroom	66.78	59.36	55.79	70.71	68.69	65.68	75.39	91.65	83.90	70.77
New lets:										
Bedsits	43.17	0.00	0.00	38.94	50.28	39.74	51.43	54.29	52.38	47.76
One bedroom	51.34	47.71	47.99	49.85	53.05	50.32	54.43	61.63	59.32	54.05
Two bedroom	55.56	53.75	54.91	56.69	57.10	55.84	62.29	71.81	68.92	63.73
Three bedroom	62.54	58.70	56.56	62.11	60.57	61.41	69.85	83.23	76.41	69.45
Four (+) bedroom	72.59	62.17	59.59	74.19	70.97	66.40	75.76	95.82	86.83	77.13
Private unfurnished lettings										
Property specific rents:										
Bedsits	49.86	46.73	42.34	44.33	49.05	43.43	54.11	86.06	62.58	54.02
One bedroom	60.76	59.72	52.83	57.43	63.08	55.54	72.94	113.29	81.89	71.31
Two bedroom	70.03	71.47	60.68	67.79	77.97	68.02	89.95	139.36	108.01	88.53
Three bedroom	75.59	76.81	64.80	71.62	80.56	70.86	95.58	155.52	119.45	97.24
Four bedroom	81.65	82.72	71.02	76.73	86.50	73.40	105.73	179.78	130.12	107.46
Local reference rents:										
Bedsits	54.30	49.45	50.39	47.82	55.41	46.97	58.39	103.10	66.58	58.23
One bedroom	66.79	66.86	62.98	62.77	71.76	62.44	78.67	138.08	88.18	77.79
Two bedroom	75.51	79.93	72.97	72.39	84.03	72.22	94.46	162.94	114.96	95.15
Three bedroom	84.53	84.78	81.63	77.56	89.33	77.20	103.73	179.44	128.96	107.06
Four bedroom	93.09	95.35	96.30	86.39	99.49	83.48	118.30	208.02	141.69	120.65

Source: Guide to local rents 2002, Housing Corporation.

Notes: Rents for housing associations are for all lettings of assured tenancies, including those in sheltered schemes. Rents are inclusive of service charges eligible for housing benefit. Rents for private unfurnished lettings are the averages determined by rent officers in housing benefit cases. The property specific rents are those set for the specific properties referred to rent officers, and are not representative of the overall private rented market. The local reference rents are the rent officer's estimate of the local average market rent for the localities in which the referred tenancies are located. Rents for private lets are categorised by the number of habitable rooms. It is assumed that all private lettings comprise one living room, and that all other habitable rooms are bedrooms. Private rent figures exclude cases where the rent has been determined on the basis that the dwelling is deemed to be under-occupied.