

**Table 74 Housing association and local authority rents in March 2004**

*£ 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	England
Housing associations	£	£	£	£	£	£	£	£	£	£	£
Net rents											
Bedsits	38.42	38.55	37.75	36.06	40.65	38.80	42.44	50.52	46.65	44.78	43.60
One bedroom	47.13	45.27	45.31	44.69	47.16	46.67	51.68	59.73	56.66	50.65	51.11
Two bedroom	52.23	50.29	49.70	52.12	52.78	54.21	61.14	70.65	67.52	59.28	58.89
Three bedroom	56.71	53.67	51.95	56.15	56.02	56.45	67.60	81.76	75.65	64.70	64.10
Four (+) bedroom	66.40	58.20	54.04	68.20	66.72	64.73	77.61	93.28	84.98	72.54	76.08
Gross rents											
Bedsits	53.37	54.42	52.66	47.25	47.40	51.11	52.53	59.29	56.62	53.87	54.11
One bedroom	53.25	53.28	50.59	50.45	51.87	52.89	57.21	65.90	62.45	55.65	56.88
Two bedroom	53.61	52.23	50.76	53.98	54.28	55.83	62.74	74.17	69.44	60.84	60.81
Three bedroom	57.16	54.46	52.50	56.79	56.35	57.02	68.10	83.78	76.34	65.25	64.84
Four (+) bedroom	67.18	58.94	54.55	69.25	67.16	65.66	78.47	95.30	85.87	73.42	77.20
Target rents											
Bedsits	40.66	41.89	39.75	39.10	42.56	41.71	46.72	60.84	48.72	44.97	47.67
One bedroom	46.82	48.29	46.44	45.85	49.41	47.73	55.34	71.35	58.83	51.94	54.68
Two bedroom	52.62	54.01	52.42	52.76	55.74	54.48	63.73	81.63	68.90	59.06	62.10
Three bedroom	56.58	57.84	56.31	56.52	60.31	57.62	70.25	90.54	77.20	64.51	67.18
Four (+) bedroom	61.81	61.14	59.67	61.80	65.07	62.23	77.12	103.30	84.61	69.96	78.18
Local authorities											
Bedsits	33.21	34.64	34.97	35.02	36.54	36.51	39.77	49.56	43.51	36.32	42.66
One bedroom	40.61	41.42	38.11	38.64	40.51	40.60	45.49	56.21	50.87	42.18	45.29
Two bedroom	46.36	47.36	42.34	42.23	45.22	44.78	52.70	64.55	57.63	48.42	50.74
Three bedroom	51.47	49.70	46.47	45.88	50.71	48.16	59.01	73.56	64.90	55.35	55.14
Four (+) bedroom	56.94	58.61	50.18	49.07	56.58	53.15	67.02	85.93	70.73	62.67	66.92

Source: Guide to local rents 2004, Housing Corporation.

Note: Housing association target rents are set on the basis of local earnings and capital values. Current rents are being phased towards those levels. Gross rents are inclusive of service charges eligible for housing benefit.