

Table 74 Housing association and local authority rents in March 2004

£ per week

Letting type & size of dwelling	North West	North East	Yorkshire & The Humber	West Midlands	East Midlands	East	London	South East	South West	England
Housing associations	£	£	£	£	£	£	£	£	£	£
Net rents										
Bedsits	40.56	39.91	37.76	43.24	41.71	44.77	54.58	49.31	45.12	46.25
One bedroom	48.72	47.07	44.74	49.73	48.97	53.20	63.63	59.67	52.60	53.70
Two bedroom	53.69	52.13	50.90	55.26	56.82	62.77	74.49	70.39	61.39	61.13
Three bedroom	57.42	54.32	54.75	58.53	58.82	69.17	85.16	78.71	66.96	65.83
Four (+) bedroom	66.30	56.87	73.03	69.17	68.29	78.94	97.25	88.03	75.12	79.12
Gross rents										
Bedsits	55.95	56.37	47.18	49.86	53.24	52.74	60.74	58.46	53.64	55.70
One bedroom	52.84	50.85	47.72	52.88	53.49	56.19	67.96	62.91	56.03	57.37
Two bedroom	55.08	53.26	52.19	56.77	57.98	64.05	78.30	72.23	62.81	62.96
Three bedroom	57.98	54.81	55.20	58.90	59.37	69.64	87.43	79.46	67.53	66.57
Four (+) bedroom	67.04	57.35	74.05	69.65	68.89	79.68	99.51	89.04	75.85	80.28
Target rents										
Bedsits	42.49	40.73	39.74	43.23	41.81	48.07	63.74	50.55	45.03	49.56
One bedroom	49.01	47.63	45.81	50.04	48.79	56.07	73.52	61.35	52.09	56.82
Two bedroom	55.34	54.32	52.15	56.92	56.63	64.90	83.49	71.74	60.62	63.94
Three bedroom	59.60	58.29	55.88	61.87	60.90	71.50	92.55	79.73	66.75	68.57
Four (+) bedroom	63.32	61.45	63.65	67.26	65.26	77.62	104.29	86.39	72.54	79.58
Local authorities										
Bedsits	36.86	37.19	37.87	38.94	39.26	43.88	54.02	46.40	38.92	46.49
One bedroom	43.90	40.85	41.91	44.28	43.75	49.84	61.08	53.93	45.36	49.21
Two bedroom	49.50	45.27	45.97	50.31	48.89	58.73	69.78	62.06	51.32	55.27
Three bedroom	54.43	49.88	49.42	55.92	52.30	64.18	79.46	70.24	58.81	60.25
Four (+) bedroom	60.25	53.51	52.75	61.82	57.29	72.33	91.98	75.59	65.98	72.38

Source: Guide to local rents 2005, Cambridge Centre for Housing and Planning and Research.

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.