

Table 74a Local authority rents in England by property size, 2011/12

Local authority average net weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	50.41	46.44	46.88	51.95	53.02	58.79	72.05	61.71	50.91	58.81
1-bed	54.06	55.39	55.25	57.32	59.20	65.89	80.34	68.87	60.19	62.21
2-bed	60.30	63.05	63.10	64.65	65.12	75.48	92.13	78.44	66.90	70.02
3-bed	65.79	69.04	67.54	70.37	73.60	85.65	105.56	90.48	77.08	77.47
4-bed+	72.39	77.98	75.76	79.81	82.67	94.10	128.91	100.13	87.29	94.97
Total	59.39	60.99	61.27	63.23	64.91	73.82	90.19	76.97	66.62	68.86

Local authority average gross weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	54.51	52.43	52.59	54.78	55.17	61.97	81.24	68.74	60.77	64.65
1-bed	59.72	59.22	57.69	59.33	61.75	71.42	90.82	72.91	65.23	66.82
2-bed	63.60	65.31	64.05	66.39	66.85	77.73	102.78	80.92	70.61	73.31
3-bed	68.02	69.41	68.14	70.94	74.43	86.21	114.47	91.44	78.10	79.29
4-bed+	78.36	78.50	76.47	80.25	82.94	94.72	137.09	100.79	89.40	98.12
Total	63.33	63.55	62.72	64.78	66.71	76.88	100.31	79.85	70.36	72.39

Source: CORE lettings dataset.

- Notes: 1. Data relate to 'general needs' dwellings let in 2011/12 only.
2. Gross rent includes general service charges, personal service charges and support charges.

Table 74b Housing association rents in England by property size, 2011/12 – exclusive of Affordable Rent tenancies

Average net weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	55.28	56.36	53.62	57.90	57.95	64.50	86.43	70.71	59.94	65.75
1-bed	60.69	63.17	62.01	65.98	66.94	74.39	94.78	81.04	69.16	70.79
2-bed	68.71	72.08	71.77	77.72	76.79	86.13	108.52	94.07	80.16	81.29
3-bed	76.05	80.73	79.99	85.55	87.82	97.21	121.49	109.29	91.48	91.15
4-bed+	85.26	89.43	92.78	100.89	104.63	111.76	135.69	124.76	106.00	110.07
Total	68.30	71.33	70.53	76.72	75.79	85.13	107.52	93.01	79.86	80.60

Average gross weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	66.60	65.65	63.30	67.73	67.86	71.94	98.73	83.03	69.03	76.11
1-bed	66.50	69.44	69.80	73.61	74.53	80.92	106.46	88.39	75.64	78.25
2-bed	71.49	75.56	76.21	81.50	81.69	90.23	120.64	99.71	84.48	86.28
3-bed	77.50	82.00	81.94	87.18	89.24	98.77	132.55	111.55	93.27	93.81
4-bed+	86.26	90.56	94.78	102.50	106.69	113.53	146.26	127.29	107.95	113.92
Total	71.70	75.24	75.59	81.05	80.97	89.44	119.19	98.65	84.26	85.94

Source: CORE lettings dataset.

- Notes: 1. Data relate to 'general needs' dwellings let in 2011/12 other than those let on 'Affordable Rent' tenancies.
2. Gross rent includes general service charges, personal service charges and support charges.

Table 74c Housing association rents in England by property size, 2011/12 – Affordable Rent tenancies only

Average net weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	–	52.36	–	–	69.23	75.74	125.13	101.49	64.62	102.63
1-bed	65.08	77.70	72.69	68.02	85.10	85.24	147.86	101.34	85.57	102.74
2-bed	87.29	90.68	84.74	85.38	98.75	107.47	177.51	123.28	103.65	109.28
3-bed	89.32	98.30	96.56	95.67	106.55	125.83	185.67	143.91	126.11	116.13
4-bed+	96.74	112.49	109.49	114.00	–	143.59	194.14	184.99	134.89	134.17
Total	85.76	93.04	88.82	88.67	96.51	104.83	164.60	125.73	105.04	110.36

Average gross weekly rent (£)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	–	58.63	–	–	74.25	81.32	131.02	101.87	64.62	106.81
1-bed	69.73	82.13	78.38	73.56	85.32	87.45	155.59	104.85	90.08	107.30
2-bed	88.44	93.13	89.71	87.52	99.69	110.32	186.30	125.70	106.09	112.59
3-bed	90.65	99.03	98.90	97.53	106.67	126.39	190.99	145.52	126.99	117.56
4-bed+	97.67	113.32	113.88	120.00	–	144.42	211.22	187.74	136.76	136.48
Total	87.38	94.98	92.86	90.97	97.09	106.96	172.46	128.18	107.58	113.41

Table 74d Housing association rents in England: Affordable Rent comparisons

Average net weekly rent in 2011/12 – Affordable Rent 'premium' on social rent (%)

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	–	- 7	–	–	19	17	45	44	8	56
1-bed	7	23	17	3	27	15	56	25	24	45
2-bed	27	26	18	10	29	25	64	31	29	34
3-bed	17	22	21	12	21	29	53	32	38	27
4-bed+	13	26	18	13	–	28	43	48	27	22
Total	26	30	26	16	27	23	53	35	32	37

Sources: CORE lettings dataset.

Notes: Figures show Affordable Rent charges in terms of their percentage margin over social rent charges for properties of the same size in the same region.

Average net weekly rent – 2011/12 Affordable Rents as a % of market rents

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit	–	67	–	–	85	76	63	92	68	79
1-bed	72	79	77	72	85	73	58	74	74	75
2-bed	83	77	74	74	81	75	55	69	72	71
3-bed	74	70	74	71	75	75	46	66	72	65
4-bed+	56	53	42	56	–	54	31	49	48	43
Total	78	77	70	73	76	69	53	66	69	67

Sources: CORE lettings dataset; Valuation Office Agency private rental market statistics.

Notes: 1. Figures show Affordable Rent charges as a percentage of the average rent for properties of the same size in the same region.

2. Private rent values for year to 30 June 2012 - this takes account of the likely temporal distribution of Affordable Rent lettings.