

Table 74a Local authority net rents in England, 2016/17 to 2018/19

Average net weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	66.49	67.20	64.12	66.93	69.70	76.23	91.49	79.82	72.10	69.78
2-bed	74.78	74.71	74.31	76.47	77.56	90.48	107.92	92.12	79.46	77.85
3-bed+	83.13	83.14	82.92	84.17	90.00	106.22	125.47	108.76	90.90	88.15
Total	74.26	73.11	72.09	74.83	77.05	87.44	103.22	91.09	77.12	77.79

Average net weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	65.31	66.60	63.59	66.35	68.95	78.73	91.89	78.58	70.99	69.23
2-bed	73.82	74.36	73.59	76.16	76.31	90.32	107.05	92.72	78.48	77.13
3-bed+	82.30	82.49	81.85	84.60	88.85	105.59	124.29	106.30	90.05	87.03
Total	73.44	72.58	71.67	74.21	75.93	87.20	102.03	89.42	76.35	77.08

Average net weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	64.63	66.51	64.49	65.13	67.86	77.46	92.30	80.87	70.24	69.92
2-bed	73.08	74.48	73.37	75.45	75.54	91.11	107.43	96.39	77.70	77.59
3-bed+	81.68	82.29	81.55	82.86	87.42	104.64	124.38	113.37	90.85	87.90
Total	72.28	71.52	72.29	73.64	74.78	87.58	103.25	92.39	75.56	78.00

Source: Ministry for Housing, Communities and Local Government, CORE lettings dataset for Tables 74a-74g.

- Notes:
1. Data relate to 'general needs' dwellings let in appropriate year.
 2. Gross rent includes general service charges, personal service charges and support charges.
 3. Data in Tables 74e and 74f relate to 'general needs' dwellings let on 'Affordable Rent' tenancies.

Table 74b Local authority gross rents in England, 2016/17 to 2018/19

Average gross weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	69.71	69.57	65.06	69.44	72.42	83.27	105.81	83.45	74.56	72.80
2-bed	77.25	76.72	74.84	77.09	82.69	95.09	119.49	95.92	82.68	80.75
3-bed+	84.40	83.55	83.08	84.45	90.33	106.81	134.07	109.51	91.38	89.29
Total	77.94	76.72	73.19	76.49	80.20	92.67	116.72	94.33	81.97	80.86

Average gross weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	70.21	68.80	64.58	68.75	71.70	83.83	105.43	82.84	74.32	72.36
2-bed	76.10	75.97	74.20	77.25	81.16	94.50	119.44	97.29	82.19	79.54
3-bed+	83.50	82.62	82.17	84.85	89.48	106.74	135.91	107.44	90.61	88.05
Total	77.27	75.74	72.54	76.18	78.87	92.66	116.07	93.16	81.13	79.89

Average gross weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	70.90	68.63	65.82	67.50	70.48	84.03	103.88	84.30	73.17	73.73
2-bed	75.84	76.44	74.43	76.10	79.90	94.96	117.75	99.09	81.46	80.84
3-bed+	82.52	82.65	81.71	83.37	87.90	106.02	132.63	113.74	92.31	88.86
Total	76.91	75.48	73.32	75.47	77.46	93.41	114.99	95.63	80.47	81.30

Source: See Table 74a.

Table 74c **Housing association net social rents in England, 2016/17 to 2018/19**

Average net weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	69.41	71.38	70.74	75.39	76.26	81.47	106.94	91.68	79.49	74.97
2-bed	78.59	81.17	81.41	89.11	87.61	94.55	124.28	106.94	92.20	86.30
3-bed+	87.44	91.58	90.79	98.92	101.38	109.47	149.68	125.73	106.01	96.60
Total	77.65	79.72	78.89	86.23	85.19	92.57	121.18	102.98	89.71	84.88

Average net weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	68.82	70.71	70.03	75.11	75.80	81.71	105.95	90.88	78.61	74.50
2-bed	78.25	80.59	81.02	88.37	87.33	94.39	121.12	105.87	91.34	86.11
3-bed+	87.17	90.68	89.89	97.93	100.66	108.37	147.16	122.53	104.89	96.27
Total	77.12	79.20	77.94	84.83	84.93	92.43	118.52	102.34	89.22	84.54

Average net weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	68.68	70.25	69.82	73.95	75.63	80.72	107.13	90.48	77.96	74.28
2-bed	77.80	80.23	80.39	87.36	87.22	94.24	121.86	105.66	90.25	85.81
3-bed+	86.81	90.23	89.14	97.56	99.49	108.30	146.31	122.09	105.04	95.33
Total	76.79	78.96	77.00	84.84	84.82	91.71	118.46	102.29	88.12	84.23

Source: See Table 74a.

Table 74d Housing association gross social rents in England, 2016/17 to 2018/19

Average gross weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	73.73	76.61	77.27	82.91	84.36	88.98	119.56	99.49	85.95	82.46
2-bed	80.64	84.77	84.62	93.84	93.61	99.04	136.17	113.19	96.82	91.27
3-bed+	89.21	92.73	92.38	101.26	103.30	110.56	156.48	127.37	107.71	98.39
Total	80.89	84.44	83.63	91.05	92.16	97.84	132.48	109.50	95.57	90.22

Average gross weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	73.53	76.06	76.54	82.88	84.11	89.43	117.00	98.67	85.79	82.48
2-bed	80.50	84.16	84.03	92.84	93.07	99.96	132.55	111.93	95.90	91.17
3-bed+	88.79	91.73	91.56	100.09	102.03	110.66	155.67	124.31	106.69	97.90
Total	80.69	83.70	83.03	89.75	91.72	98.07	128.74	108.89	94.86	89.93

Average gross weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	80.56	83.81	83.26	92.23	92.50	99.58	134.06	111.52	95.30	90.86
2-bed	88.17	91.18	90.47	99.23	101.04	109.85	153.73	123.93	106.96	96.83
3-bed+	80.56	83.40	82.24	89.84	91.36	97.52	129.54	109.11	94.54	89.59
Total	80.56	83.40	82.24	89.84	91.36	97.52	129.54	109.11	94.54	89.59

Source: See Table 74a.

Table 74e Housing association net Affordable Rents in England, 2016/17 to 2018/19

Average net weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	75.05	83.08	75.84	82.79	85.67	98.51	170.36	120.11	92.58	98.99
2-bed	89.57	99.07	94.54	102.46	103.30	124.01	199.38	151.19	118.52	109.59
3-bed+	100.00	106.38	105.09	115.38	121.20	150.94	223.09	183.98	145.06	122.80
Total	91.00	100.22	95.94	101.23	103.91	120.18	192.00	147.18	118.45	110.77

Average net weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	77.50	83.07	78.16	84.24	86.16	106.63	175.74	121.19	96.87	100.05
2-bed	92.30	99.69	92.82	102.46	104.77	130.15	199.22	153.02	120.00	109.85
3-bed+	104.00	107.76	103.26	115.07	120.00	157.63	218.30	188.80	147.18	124.62
Total	93.00	99.87	96.31	101.54	104.65	129.47	193.54	152.00	119.73	111.86

Average net weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	74.31	84.41	80.45	86.26	88.45	102.42	149.20	123.58	95.48	100.78
2-bed	92.30	101.40	95.34	103.86	107.97	129.87	178.86	157.56	120.24	114.99
3-bed+	103.12	110.46	102.75	120.09	124.81	163.32	182.12	192.48	150.00	133.32
Total	94.34	100.91	96.92	103.38	108.00	128.32	165.34	154.26	121.08	115.38

Source: See Table 74a.

Table 74f **Housing association gross Affordable Rents in England, 2016/17 to 2018/19**

Average gross weekly rent (£) 2016/17

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	76.99	86.17	83.88	86.19	87.69	103.56	179.95	121.61	96.92	103.44
2-bed	91.54	101.26	96.67	104.87	105.25	131.68	207.00	152.31	120.00	111.03
3-bed+	100.00	108.25	105.23	115.56	121.84	152.31	230.83	184.49	147.18	124.62
Total	92.31	101.54	96.92	102.46	105.25	126.31	198.00	150.46	120.00	114.22

Average gross weekly rent (£) 2017/18

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	80.01	85.34	86.77	86.30	90.86	115.18	181.80	124.21	100.05	103.44
2-bed	92.83	101.54	95.05	104.88	106.15	133.69	209.12	156.38	122.70	113.09
3-bed+	105.33	109.32	103.56	115.91	120.00	161.07	227.88	190.37	147.69	125.66
Total	94.98	101.54	97.07	103.71	106.15	133.32	199.94	153.21	121.85	115.18

Average gross weekly rent (£) 2018/19

	North East	North West	Yorkshire & The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Bedsit & 1-bed	80.77	87.69	87.65	87.39	92.31	106.11	160.59	126.41	99.40	105.85
2-bed	93.23	103.56	96.00	106.15	109.85	135.36	194.74	157.99	123.58	117.00
3-bed+	104.30	111.82	103.56	120.62	126.59	165.90	199.88	192.92	151.50	133.85
Total	96.00	101.54	98.00	104.70	110.77	132.04	182.12	156.38	124.19	119.59

Source: See Table 74a.

Table 74g Housing association rents in England: social and Affordable Rent comparisons, 2016/17 to 2018/19

Average net weekly rent in 2016/17 – 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
Bedsits & 1-bed	8	16	7	10	12	21	59	31	16	32
2-bed	14	22	16	15	18	31	60	41	29	27
3-bed+	14	16	16	17	20	38	49	46	37	27
Total	17	26	22	17	22	30	58	43	32	31

Average net weekly rent in 2017/18 – 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
Bedsits & 1-bed	13	17	12	12	14	30	66	33	23	34
2-bed	18	24	15	16	20	38	64	45	31	28
3-bed+	19	19	15	18	19	45	48	54	40	29
Total	21	26	24	20	23	40	63	49	34	32

Average net weekly rent in 2018/19 – 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
Bedsits & 1-bed	8	20	15	17	17	27	39	37	22	36
2-bed	19	26	19	19	24	38	47	49	33	34
3-bed+	19	22	15	23	25	51	24	58	43	40
Total	23	28	26	22	27	40	40	51	37	37

Sources: CORE lettings dataset; Tables 74c and 74e.

Notes: 1. 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.

Table 74h Housing association Affordable Rents as a percent of market rents in England, 2016/17 to 2018/19

Average net weekly rent – 2016/17 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
Bedsits & 1-bed	77	79	75	81	77	68	57	75	71	60
2-bed	80	77	77	80	75	68	50	72	72	60
3-bed+	77	70	75	77	76	71	43	71	73	59
Total	78	76	77	77	75	66	51	71	72	60

Average net weekly rent – 2017/18 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
Bedsits & 1-bed	81	75	76	80	74	71	62	75	73	62
2-bed	82	75	74	78	74	69	54	72	71	62
3-bed+	71	62	61	67	66	62	42	59	59	51
Total	75	70	70	71	69	64	52	65	63	57

Average net weekly rent – 2018/19 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
Bedsits & 1-bed	75	73	74	78	74	68	51	75	70	62
2-bed	82	75	73	76	74	69	47	74	71	63
3-bed+	70	63	57	67	67	65	33	61	59	54
Total	76	69	67	69	69	63	42	66	63	57

Sources: CORE lettings dataset; Valuation Office Agency private rental market statistics for the year to 31 March.

Note: Figures show the average HA Affordable Rent as a percentage of the average market rent for properties of the same size in the same region.