

**Table 74a Social rents for general needs dwellings by number of bedrooms in England, 2019/20**

Average net weekly rent (£)

Region	Local Authority								Housing association (Private Registered Provider)							
	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six or more bedrooms	All self-contained	Average LA rent as % of market rent	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six or more bedrooms	All self-contained	Average HA rent as % of market rent
North East	62.88	71.64	78.36	83.86	89.79	103.11	72.72	58.1	67.86	76.11	84.07	92.42	101.82	116.43	77.17	61.7
North West	64.90	73.10	80.31	88.42	94.09	98.96	73.87	50.9	69.79	79.81	88.81	96.69	103.95	113.23	81.48	56.1
Yorkshire and The Humber	63.73	72.25	78.80	84.46	93.08	99.99	72.11	50.9	69.81	80.72	88.55	99.3	111.22	118.66	80.88	57.1
East Midlands	64.53	73.87	80.07	86.68	96.83	103.63	74.12	50.3	73.29	85.64	93.46	106.18	112.92	125.93	86.61	58.7
West Midlands	68.07	75.90	86.42	95.29	108.07	108.15	78.07	50.4	75.24	86.34	95.63	109.78	117.96	128.95	87.64	56.6
East of England	76.37	88.32	100.28	112.24	118.66	121.71	90.72	45.6	83.36	96.07	107.96	120.46	126.38	129.04	98.36	49.4
London	92.26	104.18	119.04	136.44	150.24	162.46	104.91	27.7	105.05	118.78	133.09	147.22	157.59	165.06	120.82	31.8
South East	78.64	90.02	103.10	111.11	122.21	140.54	91.75	39.8	89.77	104.45	118.36	132.35	145.32	154.94	106.89	46.4
South West	69.13	77.37	87.05	95.74	103.73	110.98	79.16	41.9	76.87	89.33	100.22	114.3	122.46	133.01	91.23	48.3
England	75.12	84.88	93.32	111.14	130.69	143.34	85.79	44.1	81.15	92.59	102.31	119.86	133.48	141.94	94.26	48.5

Source: Regulator for Social Housing Local Authority Data Return (LADR) and Statistical Data Return (SDR) plus Office for National Statistics Private Rental Market Statistics.

Notes 1. Local authority rents are based on returns from all local authority landlords whilst housing association rents are based on those of large PRPs that own 1,000 or more units of social housing.

2. Net rents are for self-contained units and exclude general service charges, personal service charges and support charges.

**Table 74b Affordable Rents for general needs dwellings by number of bedrooms in England, 2019/20**

Average net weekly rent (£)

Region	Local Authority								Housing association (Private Registered Provider)							
	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six or more bedrooms	All self-contained	Average LA rent as % of market rent	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six or more bedrooms	All self-contained	Average HA rent as % of market rent
North East	80.19	87.73	92.86	112.92	123.91	138.46	87.93	70.3	78.82	92.27	101.29	115.76	122.31	93.06	94.72	75.7
North West	82.22	101.42	109.27	132.30	137.05	–	100.99	69.6	87.34	100.14	108.20	123.47	130.81	192.70	102.56	70.7
Yorkshire and The Humber	76.31	90.88	100.91	124.28	131.04	–	92.70	65.4	85.01	96.75	104.37	116.09	122.02	129.38	98.61	69.6
East Midlands	84.86	100.41	115.29	124.37	150.54	131.42	102.78	69.7	87.25	103.69	115.71	141.47	137.64	130.83	104.89	71.1
West Midlands	80.04	96.06	105.34	124.55	137.52	–	101.14	65.3	90.77	107.23	117.76	138.81	150.19	181.07	109.44	70.7
East of England	96.12	127.83	136.67	175.89	219.78	137.07	121.25	61.0	110.84	133.74	151.93	183.65	187.44	130.80	133.43	67.1
London	149.80	179.48	191.74	212.60	245.68	271.39	178.87	47.1	170.21	196.76	212.38	230.49	234.10	259.69	191.23	50.4
South East	122.06	148.12	172.68	189.25	218.62	215.59	149.80	65.0	124.57	151.99	175.30	215.87	195.99	–	153.12	66.4
South West	93.55	114.47	138.46	159.11	–	229.49	119.19	63.1	99.15	118.62	139.10	167.79	175.41	201.78	121.67	64.5
England	104.12	117.14	131.56	155.78	174.99	216.05	120.77	62.1	119.28	126.02	134.70	170.27	172.81	197.17	128.64	66.1

Source and notes: 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
<b>Total</b>	<b>77.65</b>	<b>79.72</b>	<b>78.89</b>	<b>86.23</b>	<b>85.19</b>	<b>92.57</b>	<b>121.18</b>	<b>102.98</b>	<b>89.71</b>	<b>84.88</b>

*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
<b>Total</b>	<b>77.12</b>	<b>79.20</b>	<b>77.94</b>	<b>84.83</b>	<b>84.93</b>	<b>92.43</b>	<b>118.52</b>	<b>102.34</b>	<b>89.22</b>	<b>84.54</b>

*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
<b>Total</b>	<b>76.79</b>	<b>78.96</b>	<b>77.00</b>	<b>84.84</b>	<b>84.82</b>	<b>91.71</b>	<b>118.46</b>	<b>102.29</b>	<b>88.12</b>	<b>84.23</b>

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
<b>Total</b>	<b>80.89</b>	<b>84.44</b>	<b>83.63</b>	<b>91.05</b>	<b>92.16</b>	<b>97.84</b>	<b>132.48</b>	<b>109.50</b>	<b>95.57</b>	<b>90.22</b>

*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
<b>Total</b>	<b>80.69</b>	<b>83.70</b>	<b>83.03</b>	<b>89.75</b>	<b>91.72</b>	<b>98.07</b>	<b>128.74</b>	<b>108.89</b>	<b>94.86</b>	<b>89.93</b>

*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
<b>Total</b>	<b>80.56</b>	<b>83.40</b>	<b>82.24</b>	<b>89.84</b>	<b>91.36</b>	<b>97.52</b>	<b>129.54</b>	<b>109.11</b>	<b>94.54</b>	<b>89.59</b>

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
<b>Total</b>	<b>91.00</b>	<b>100.22</b>	<b>95.94</b>	<b>101.23</b>	<b>103.91</b>	<b>120.18</b>	<b>192.00</b>	<b>147.18</b>	<b>118.45</b>	<b>110.77</b>

*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
<b>Total</b>	<b>93.00</b>	<b>99.87</b>	<b>96.31</b>	<b>101.54</b>	<b>104.65</b>	<b>129.47</b>	<b>193.54</b>	<b>152.00</b>	<b>119.73</b>	<b>111.86</b>

*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
<b>Total</b>	<b>94.34</b>	<b>100.91</b>	<b>96.92</b>	<b>103.38</b>	<b>108.00</b>	<b>128.32</b>	<b>165.34</b>	<b>154.26</b>	<b>121.08</b>	<b>115.38</b>

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
<b>Total</b>	<b>92.31</b>	<b>101.54</b>	<b>96.92</b>	<b>102.46</b>	<b>105.25</b>	<b>126.31</b>	<b>198.00</b>	<b>150.46</b>	<b>120.00</b>	<b>114.22</b>

*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
<b>Total</b>	<b>94.98</b>	<b>101.54</b>	<b>97.07</b>	<b>103.71</b>	<b>106.15</b>	<b>133.32</b>	<b>199.94</b>	<b>153.21</b>	<b>121.85</b>	<b>115.18</b>

*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
<b>Total</b>	<b>96.00</b>	<b>101.54</b>	<b>98.00</b>	<b>104.70</b>	<b>110.77</b>	<b>132.04</b>	<b>182.12</b>	<b>156.38</b>	<b>124.19</b>	<b>119.59</b>

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
<b>Total</b>	<b>17</b>	<b>26</b>	<b>22</b>	<b>17</b>	<b>22</b>	<b>30</b>	<b>58</b>	<b>43</b>	<b>32</b>	<b>31</b>

*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
<b>Total</b>	<b>21</b>	<b>26</b>	<b>24</b>	<b>20</b>	<b>23</b>	<b>40</b>	<b>63</b>	<b>49</b>	<b>34</b>	<b>32</b>

*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
<b>Total</b>	<b>23</b>	<b>28</b>	<b>26</b>	<b>22</b>	<b>27</b>	<b>40</b>	<b>40</b>	<b>51</b>	<b>37</b>	<b>37</b>

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
<b>Total</b>	<b>78</b>	<b>76</b>	<b>77</b>	<b>77</b>	<b>75</b>	<b>66</b>	<b>51</b>	<b>71</b>	<b>72</b>	<b>60</b>

*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
<b>Total</b>	<b>75</b>	<b>70</b>	<b>70</b>	<b>71</b>	<b>69</b>	<b>64</b>	<b>52</b>	<b>65</b>	<b>63</b>	<b>57</b>

*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
<b>Total</b>	<b>76</b>	<b>69</b>	<b>67</b>	<b>69</b>	<b>69</b>	<b>63</b>	<b>42</b>	<b>66</b>	<b>63</b>	<b>57</b>

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.