

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.