

Table 74a Social rents for general need dwellings in England, by bedrooms and region, 2022/23

Average net weekly rent (£)

	North East	North West	Yorkshire and The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Local authority net rent										
One bedroom	65.72	67.66	66.48	67.58	71.09	79.33	96.09	82.25	71.92	78.43
Two bedrooms	74.83	76.39	75.51	77.25	79.16	91.47	108.08	94.01	80.43	88.45
Three bedrooms	81.85	83.72	82.26	83.79	90.03	103.52	123.64	107.62	90.41	97.48
Four bedrooms	87.65	92.38	88.43	90.98	99.75	115.31	142.02	116.04	99.72	116.23
Five bedrooms	93.84	102.91	97.20	101.94	115.10	123.17	156.06	128.22	107.53	136.52
Six or more bedrooms	108.76	104.39	99.41	106.78	113.18	131.11	169.04	149.09	119.44	148.99
All self-contained	76.05	77.06	75.38	77.54	81.37	93.71	109.58	95.82	82.24	89.58
Average LA rent as % of market rent	57.3	49.5	49.6	49.5	48.7	42.9	29.2	39.8	39.8	42.0
Housing association (Private Registered Provider) net rent										
One bedroom	70.83	72.63	72.72	76.52	78.30	86.55	108.63	93.19	80.18	84.22
Two bedrooms	79.40	83.11	84.08	89.41	90.18	99.71	122.81	108.83	93.53	96.37
Three bedrooms	87.69	92.53	92.22	97.94	99.90	112.04	137.26	123.26	104.85	106.54
Four bedrooms	96.43	100.67	103.48	110.80	114.77	125.52	151.74	137.69	120.03	124.48
Five bedrooms	105.91	108.82	115.48	117.07	122.68	132.14	162.95	150.53	129.41	138.52
Six or more bedrooms	120.69	117.39	123.36	130.89	134.21	135.29	172.67	157.51	136.88	147.81
All self-contained	80.52	84.85	84.26	90.53	91.42	102.06	124.91	111.30	95.44	98.06
Average HA rent as % of market rent	60.6	54.5	55.4	57.8	54.7	46.7	33.3	46.2	46.2	46.0
Housing association (Private Registered Provider) gross rent										
One bedroom	74.97	78.23	78.35	84.18	86.01	93.25	119.26	100.56	86.81	91.34
Two bedrooms	81.31	86.50	87.13	92.88	95.14	103.50	134.02	113.96	97.50	101.34
Three bedrooms	88.32	93.46	93.16	99.10	101.18	113.05	145.29	124.71	106.10	108.52
Four bedrooms	97.01	101.63	104.55	112.27	116.28	126.98	159.79	139.53	121.51	127.61
Five bedrooms	106.12	109.93	116.53	117.94	124.31	133.54	170.71	152.10	130.40	142.43
Six or more bedrooms	121.26	118.75	124.36	132.10	135.36	135.87	178.55	160.81	138.01	151.04
All self-contained	82.52	87.75	87.29	93.97	95.72	105.43	134.83	115.52	98.97	102.47
Average HA rent as % of market rent	62.1	56.3	57.4	60.0	57.3	48.2	36.0	48.0	47.9	48.1

Source: Regulator for Social Housing Local Authority Data Return (LADR) and Statistical Data Return (SDR) plus ONS 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 at least 1,000 social housing units.
 2. Net rents are for self-contained units and exclude general service charges, personal service charges and support charges.
 3. Gross rents include service charges eligible for universal credit or housing benefit. Service charge and gross rent figures for local authority social rented stock are not available.

Table 74b Affordable Rents for general need dwellings in England, by bedrooms and region, 2022/23

Average Gross weekly rent (£)

	North East	North West	Yorkshire and The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Local Authority										
One bedroom	100.42	97.16	81.67	93.09	86.49	107.15	159.06	131.88	101.20	115.26
Two bedrooms	97.48	108.06	96.93	109.29	102.95	139.10	184.39	160.05	122.00	128.01
Three bedrooms	104.86	113.76	108.10	124.20	113.53	156.95	200.02	184.42	145.89	143.19
Four bedrooms	122.08	141.16	129.27	138.14	130.66	199.22	215.64	213.55	174.77	168.55
Five bedrooms	139.95	142.18	136.07	149.74	143.23	205.39	228.49	244.27	193.85	176.27
Six or more bedrooms	136.69	–	–	211.91	132.71	137.07	257.66	220.92	235.42	211.63
All self-contained	100.65	107.80	99.42	112.32	107.69	134.75	185.50	161.56	127.40	131.95
Average LA Affordable Rent as % of market rent	75.8	69.2	65.4	71.7	64.5	61.6	49.5	67.1	61.6	61.9
Housing association (Private Registered Provider)										
One bedroom	83.97	91.30	89.86	93.05	95.55	119.49	177.24	132.49	103.73	124.93
Two bedrooms	97.54	105.45	102.74	111.53	114.41	145.33	206.61	163.01	125.72	134.26
Three bedrooms	106.73	114.28	111.12	124.88	126.01	164.28	223.59	188.14	146.64	143.98
Four bedrooms	122.50	131.20	124.76	153.41	149.00	199.13	239.57	231.25	178.44	182.13
Five bedrooms	125.43	138.27	129.38	147.22	156.20	186.29	249.07	215.75	180.85	176.58
Six or more bedrooms	110.62	196.63	134.87	136.38	174.43	136.35	276.29	316.68	201.21	199.57
All self-contained	100.09	107.88	104.74	113.00	116.59	144.44	200.71	164.11	128.42	136.74
Average HA Affordable Rent as % of market rent	75.4	69.2	68.9	72.1	69.8	66.1	53.5	68.2	62.1	64.2

Source: See Table 74a.

- Notes
1. Affordable Rent homes are those made available at a rent level up to 80% (inclusive of service charges) of local market rents. Figures include the London Affordable Rent, which are units let at or below weekly rent benchmarks set by the Greater London Authority.
 2. Affordable Rent general needs gross rents are based on data for all local authorities and all housing associations with Affordable Rent stock.