

Table 74a **Social rented general needs rent by number of bedrooms in England by 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
<b>Local authority net rent</b>										
One bedroom	68.25	70.23	69.18	70.37	73.75	82.54	100.19	85.72	75.11	81.55
Two bedrooms	77.93	79.24	78.63	80.39	82.16	95.02	112.44	97.72	83.89	92.03
Three bedrooms	85.23	86.87	85.64	87.26	93.31	107.61	128.57	112.00	94.21	101.45
Four bedrooms	91.32	95.88	92.03	94.74	103.49	119.82	147.51	120.65	103.87	120.91
Five bedrooms	97.68	109.78	101.14	106.38	120.39	127.64	162.63	133.25	110.71	142.45
Six or more bedrooms	113.02	110.07	104.45	112.12	117.17	136.06	175.63	157.69	121.35	155.05
All Self-Contained	79.01	79.92	78.43	80.69	84.31	97.42	114.10	99.69	85.72	93.17
Average LA rent as % of market rent	55.3	46.4	46.6	46.9	46.0	42.0	26.5	37.7	37.7	40.7
<b>Housing association (Private Registered Provider) net rent</b>										
One bedroom	73.81	75.63	75.77	79.75	81.53	89.74	113.55	97.08	83.50	87.79
Two bedrooms	82.69	86.55	87.65	93.15	94.06	103.68	128.21	113.33	97.54	100.43
Three bedrooms	91.32	96.38	96.08	101.84	104.12	116.62	143.02	128.31	109.29	111.00
Four bedrooms	100.38	104.81	107.74	115.52	119.79	130.58	158.41	143.40	125.56	129.83
Five bedrooms	110.30	113.32	120.03	121.75	127.79	137.41	169.96	156.62	134.46	144.25
Six or more bedrooms	125.64	122.44	128.27	136.26	139.74	139.38	179.52	163.36	142.96	153.71
All Self-Contained	83.85	88.35	87.78	94.24	95.29	105.97	130.37	115.86	99.44	102.16
Average HA rent as % of market rent	58.7	51.3	52.2	54.8	52.0	45.6	30.2	43.9	43.8	44.7
<b>Housing association (Private Registered Provider) gross rent</b>										
One bedroom	78.29	81.72	81.44	87.96	89.71	97.30	124.18	105.18	90.89	95.35
Two bedrooms	84.74	90.26	90.79	96.79	99.25	107.88	139.48	118.90	101.96	105.67
Three bedrooms	91.96	97.41	97.04	103.07	105.43	117.77	151.12	129.89	110.65	113.07
Four bedrooms	100.97	105.88	108.82	117.22	121.34	132.18	166.27	145.35	127.18	132.98
Five bedrooms	110.54	114.60	121.09	122.79	129.29	139.07	177.18	158.33	135.51	147.97
Six or more bedrooms	126.43	123.98	129.24	138.10	140.92	140.06	184.91	165.50	144.05	156.73
All Self-Contained	85.99	91.54	90.86	97.89	99.80	109.77	140.34	120.49	103.38	106.82
Average HA rent as % of market rent	60.2	53.2	54.0	56.9	54.5	47.3	32.6	45.6	45.5	46.7

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 needs dwellings by number of bedrooms in England, 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
<b>Local Authority</b>										
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 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
<b>Housing association (Private Registered Provider)</b>										
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 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.