

Table 74a Social rented general needs rent by number of bedrooms in England by region, 2023/24

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	73.30	75.17	74.25	75.41	78.59	88.29	107.75	91.46	80.46	87.45
Two bedrooms	83.50	84.91	84.31	85.88	87.60	101.77	120.81	104.23	89.90	98.61
Three bedrooms	91.28	93.06	91.77	93.15	99.40	115.20	137.85	119.42	100.75	108.56
Four bedrooms	97.88	102.90	98.51	101.32	110.34	128.60	158.12	129.18	111.48	129.58
Five bedrooms	105.38	108.40	107.81	113.66	128.46	136.84	174.37	142.75	118.54	152.37
Six or more bedrooms	121.88	118.40	112.90	114.95	126.26	145.21	189.35	181.19	131.17	167.23
All Self-Contained	84.72	85.73	84.11	86.21	89.86	104.30	122.56	106.32	91.79	99.82
Average LA rent as % of market rent	55.6	45.3	46.9	46.5	45.4	40.1	25.9	36.1	36.0	33.8
Housing association (Private Registered Provider) net rent										
One bedroom	79.41	81.22	81.30	85.67	87.46	96.43	121.80	104.11	89.60	94.20
Two bedrooms	88.77	92.78	94.08	99.99	100.87	111.26	137.33	121.41	104.63	107.68
Three bedrooms	98.00	103.19	103.00	109.22	111.59	125.08	152.97	137.39	117.09	118.92
Four bedrooms	107.68	112.22	115.39	124.00	128.50	139.92	169.42	153.65	135.26	139.11
Five bedrooms	118.50	121.02	128.44	130.42	136.28	146.99	181.86	167.30	144.56	154.32
Six or more bedrooms	133.98	131.09	136.83	145.54	149.28	149.29	192.12	176.42	152.24	164.58
All Self-Contained	90.05	94.68	94.16	101.12	102.15	113.71	139.62	124.14	106.60	109.51
Average HA rent as % of market rent	59.1	50.0	52.5	54.5	51.6	43.7	29.5	42.2	41.8	37.0
Housing association (Private Registered Provider) gross rent										
One bedroom	84.35	88.47	87.82	95.74	96.62	105.21	135.11	113.93	98.97	103.17
Two bedrooms	91.01	97.29	97.78	104.31	106.75	116.16	151.36	128.10	110.08	113.92
Three bedrooms	98.67	104.36	104.10	110.62	113.01	126.34	162.89	139.18	118.73	121.31
Four bedrooms	108.24	113.43	116.59	125.92	130.14	141.76	179.16	155.84	137.20	142.82
Five bedrooms	118.83	122.36	129.68	131.90	137.86	149.10	191.02	169.07	145.74	158.87
Six or more bedrooms	134.91	132.93	138.04	147.46	150.91	150.40	199.55	178.37	153.61	168.65
All Self-Contained	92.40	98.49	97.74	105.51	107.22	118.12	152.04	129.66	111.52	115.04
Average HA rent as % of market rent	60.6	52.1	54.5	56.9	54.2	45.4	32.1	44.1	43.8	38.9

Source: Regulator for Social Housing Statistical Data Return (SDR), Ministry of Housing, Communities and Local Government (MHCLG) Local Authority Data Return (LADR) 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.

4. Until 2023/24, market rents were sourced from the 'Private rental market summary statistics in England' data set, now discontinued. From 2023/24 market rents are sourced from the 'Price Index of Private Rents, UK: monthly price statistics' dataset.

Table 74b Affordable Rents for general needs dwellings by number of bedrooms in England, 2023/24

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	105.70	106.43	96.35	107.70	98.01	142.55	176.90	140.64	115.41	131.31
Two bedrooms	106.03	119.21	110.94	126.90	115.34	167.39	200.91	175.87	140.47	146.07
Three bedrooms	117.83	126.40	124.31	142.42	127.30	203.42	219.28	203.88	166.64	163.36
Four bedrooms	147.50	155.05	155.88	159.65	150.91	252.73	231.55	244.82	219.20	191.89
Five bedrooms	153.97	158.58	136.42	174.41	162.04	233.94	239.75	300.84	238.32	196.97
Six or more bedrooms	129.30	–	–	241.43	222.84	307.92	262.02	244.19	250.90	236.06
All Self-Contained	109.57	118.95	115.52	129.51	121.09	169.62	202.66	177.35	147.64	150.36
Average LA rent as % of market rent	71.9	62.9	64.4	69.8	61.2	65.2	42.9	60.3	58.0	50.8
Housing association (Private Registered Provider)										
One bedroom	96.08	102.37	100.81	105.32	107.25	133.90	196.19	149.24	119.82	139.82
Two bedrooms	110.47	118.80	116.54	126.25	128.82	164.14	228.14	183.44	144.97	151.50
Three bedrooms	122.07	129.21	127.09	142.50	143.56	188.24	246.46	212.48	169.19	163.54
Four bedrooms	138.34	149.12	148.28	177.11	172.37	229.90	266.94	261.91	204.96	207.12
Five bedrooms	159.76	155.50	150.81	174.86	174.87	210.25	269.81	247.61	208.28	197.58
Six or more bedrooms	143.50	218.69	150.23	151.90	189.41	151.87	309.97	268.27	234.31	222.65
All Self-Contained	113.97	121.43	119.35	128.36	132.03	163.72	221.78	184.94	148.46	154.42
Average HA rent as % of market rent	74.8	64.2	66.6	69.2	66.7	62.9	46.9	62.8	58.3	52.2

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.