

Table 73a Average weekly local authority rents by region in England

£ per week – cash prices

	1988/89	1990/91	1995/96	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Increase 2000/01- 2024/25 %	Increase 2023/24- 2024/25 %
North East	18.25	21.02	32.27	38.54	45.56	56.02	59.38	68.74	69.39	73.54	75.59	74.96	74.40	73.79	72.82	75.28	76.05	79.01	84.72	91.37	137.08	7.85
North West	18.09	21.98	34.70	42.24	48.97	58.76	62.63	68.70	71.69	74.28	75.65	75.30	74.72	74.52	74.50	76.45	77.06	79.92	85.73	92.45	118.87	7.84
Yorkshire & The Humber	17.31	19.84	29.68	36.95	46.03	56.84	60.55	65.30	69.31	73.25	74.97	73.65	73.17	72.58	72.16	74.35	75.37	78.43	84.10	90.88	145.95	8.06
East Midlands	17.82	21.12	32.59	39.66	48.27	59.06	62.94	69.39	72.88	75.34	76.27	75.70	75.04	74.14	74.05	76.68	77.54	80.69	86.21	92.84	134.09	7.69
West Midlands	18.61	23.78	35.12	41.31	51.59	63.22	67.40	72.11	76.47	80.68	81.16	80.18	79.48	79.02	77.98	80.29	81.28	84.12	89.66	96.29	133.09	7.39
East of England	18.15	23.88	40.22	47.78	57.62	70.28	75.26	79.58	86.79	89.14	91.50	91.03	90.24	89.50	89.27	92.10	93.70	97.42	104.29	112.30	135.04	7.68
London	22.06	29.10	50.70	60.17	69.58	83.50	89.17	97.22	101.83	105.09	107.93	108.06	106.24	105.72	104.91	107.88	109.37	113.86	122.32	133.19	121.36	8.89
South East	20.11	27.18	44.48	51.97	61.61	74.19	78.70	84.55	87.90	92.26	94.15	93.76	93.06	92.03	91.71	94.76	95.80	99.68	106.30	114.51	120.34	7.72
South West	18.59	24.21	39.60	44.99	51.62	62.96	67.06	72.93	76.19	79.12	81.67	80.95	80.18	80.17	79.18	81.44	82.57	85.72	91.78	98.60	119.16	7.43
England	19.01	23.92	38.31	45.62	55.27	67.83	73.58	78.61	82.64	86.29	88.16	87.37	86.71	85.85	85.56	88.17	89.69	93.10	99.75	107.88	136.48	8.15

Source: Ministry of Housing (and its predecessors) Local Authority Housing Statistics (LAHS) and from 2019/20 onwards, the Regulator of Social Housing Local Authority Data Return (LADR) Local authority registered provider social housing stock and rents in England, Table 2.3.

- Notes:
1. Local authority rents are net of service charges and are stock-weighted averages. They cover general needs and supported housing, and include Affordable Rent from 2012/13.
 2. There are discontinuities in the data. Most significantly, data before 2003/4 were not standardised for 52-week rents and may include service charges. Data prior to 1997 are based on averages for the financial year.
 3. The LADR records details of rents for all council-owned dwellings, not only those held in the housing revenue account (HRA). This boosts the estimated council-owned social rented stock by around 0.1%.
 4. Imputations for years 2012/13 to 2014/15 were removed from the published data in 2022 to ensure consistency with other years, which has resulted in some changes to the rents reported for this period.
 5. Rents for the four years to 2019/20 were subject to the Welfare Reform and Work Act (2016). It required local authorities in England to reduce rents by 1% per annum for most social rented homes.
 6. There have been revisions to some local authority data across the years. This has resulted in minor changes to regional/national figures.

Table 73b Average weekly local authority rents in England by region in real terms

£ per week - 2024/25 prices

	1988/89	1990/91	1995/96	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Increase 2000/01- 2024/25 %	Increase 2022/23 2024/25 %
North East	49.43	48.60	63.51	70.65	74.01	81.09	84.16	95.76	94.70	98.96	101.02	98.21	96.25	93.34	89.74	88.17	88.86	86.25	87.85	91.37	29.3	4.0
North West	49.00	50.82	68.29	77.43	79.55	85.05	88.76	95.70	97.83	99.96	101.10	98.65	96.67	94.26	91.81	89.54	90.04	87.25	88.90	92.45	19.4	4.0
Yorkshire & The Humber	46.89	45.87	58.41	67.74	74.77	82.28	85.81	90.97	94.59	98.57	100.19	96.49	94.66	91.81	88.93	87.08	88.06	85.62	87.21	90.88	34.2	4.2
East Midlands	48.27	48.83	64.14	72.70	78.41	85.49	89.20	96.67	99.46	101.38	101.93	99.18	97.08	93.78	91.26	89.81	90.60	88.09	89.40	92.84	27.7	3.8
West Midlands	50.41	54.98	69.12	75.73	83.80	91.51	95.52	100.45	104.36	108.57	108.46	105.05	102.83	99.95	96.10	94.03	94.97	91.83	92.98	96.29	27.2	3.6
East of England	49.16	55.21	79.15	87.59	93.60	101.73	106.66	110.86	118.44	119.95	122.28	119.26	116.75	113.21	110.02	107.87	109.48	106.35	108.15	112.30	28.2	3.8
London	59.75	67.28	99.78	110.30	113.02	120.87	126.37	135.44	138.97	141.42	144.24	141.57	137.45	133.73	129.29	126.35	127.79	124.30	126.84	133.19	20.8	5.0
South East	54.47	62.84	87.54	95.27	100.08	107.39	111.54	117.78	119.96	124.15	125.82	122.84	120.40	116.41	113.02	110.98	111.93	108.82	110.23	114.51	20.2	3.9
South West	50.35	55.97	77.93	82.47	83.85	91.13	95.04	101.60	103.98	106.47	109.14	106.05	103.73	101.41	97.58	95.38	96.47	93.58	95.17	98.60	19.6	3.6
England	51.49	55.30	75.39	83.63	89.78	98.18	104.28	109.51	112.78	116.12	117.82	114.47	112.18	108.59	105.44	103.26	104.79	101.63	103.44	107.88	29.0	4.3

Source: See Table 73a. Real-terms figures are adjusted using GDP deflators for 2024/25 prices.

Table 73c Average weekly housing association social rents by region in England

£ per week - cash prices

Region	1996/97	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Increase 2000/01- 2024/25 %	Increase 2023/24 - 2024/25 %
North East	39.56	45.57	54.47	65.78	71.08	74.53	78.56	80.45	80.41	79.25	78.63	77.89	77.17	79.25	80.52	83.85	90.05	97.32	113.6	8.1
North West	38.61	46.27	56.56	68.65	72.87	76.91	80.46	83.13	84.59	83.66	83.03	82.15	81.47	83.58	84.84	88.34	94.67	102.06	120.6	7.8
Yorkshire & The Humber	41.69	47.49	53.90	66.20	70.50	75.30	78.60	81.79	84.14	82.67	82.22	81.58	80.88	83.05	84.26	87.78	94.16	101.73	114.2	8.0
East Midlands	45.43	49.34	58.90	72.08	76.24	81.05	84.59	87.91	89.68	88.89	88.17	87.40	86.61	89.01	90.53	94.24	101.12	109.22	121.4	8.0
West Midlands	43.57	47.62	58.16	72.47	77.07	81.94	85.96	89.27	90.72	89.92	89.14	88.59	87.63	90.01	91.42	95.28	102.15	110.38	131.8	8.1
East of England	46.81	55.73	66.16	81.87	87.63	92.49	96.00	100.22	101.91	100.75	100.24	98.99	98.35	100.52	102.05	105.96	113.69	122.64	120.1	7.9
London	53.12	62.60	78.07	97.46	103.62	110.84	116.09	121.37	125.47	124.07	125.19	121.85	120.70	123.20	124.82	130.27	139.53	150.24	140.0	7.7
South East	51.64	61.23	74.69	89.94	94.74	100.84	104.48	108.64	111.05	109.39	108.77	107.72	106.88	109.68	111.30	115.85	124.13	133.95	118.8	7.9
South West	48.52	53.29	64.59	76.04	80.05	85.40	88.79	92.70	94.66	93.64	93.01	92.43	91.21	93.91	95.43	99.44	106.59	114.89	115.6	7.8
England	46.81	53.90	64.32	78.28	83.21	88.41	92.30	95.89	97.84	96.61	95.59	95.12	94.25	96.60	98.05	102.15	109.50	118.15	119.2	7.9

Source: Tenant Services Authority (Regulatory and Statistical Return) to 2011, Homes and Communities Agency (Statistical Data Return) to 2017/18 and the Regulator of Social Housing (SDR) from 2018/19, Registered provider social housing stock and rents in England, Table 1.5.

Notes: 1. Figures are based on social rents (i.e. exclude Affordable Rents) for self-contained general needs stock as reported by larger housing associations; they exclude service charges.

2. The threshold for a larger PRP increased in 2007 from owning/managing 250 to 1,000 units/bed spaces. Since 2012, larger PRPs have owned at least 1,000 units/bed spaces.

3. Rents for the four years to 2019/20 were subject to the Welfare Reform and Work Act (2016). It required housing associations in England to reduce social rents by 1% per annum for most social rented homes.

Table 73d Average weekly housing association social rents by region in England in real terms

£ per week - 2024/25 prices

Region	1996/97	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Increase 2000/01- 2024/25 %	Increase 2023/24 - 2024/25 %
North East	75.31	83.54	88.48	95.22	100.74	103.83	107.21	108.26	107.46	103.83	101.73	98.52	95.10	92.82	94.08	91.54	93.38	97.32	16.5	4.2
North West	73.50	84.82	91.88	99.37	103.27	107.14	109.80	111.87	113.05	109.61	107.42	103.91	100.40	97.89	99.13	96.44	98.17	102.06	20.3	4.0
Yorkshire & The Humber	79.36	87.06	87.55	95.82	99.91	104.90	107.26	110.06	112.44	108.31	106.37	103.20	99.68	97.27	98.45	95.83	97.64	101.73	16.9	4.2
East Midlands	86.48	90.45	95.68	104.33	108.05	112.91	115.44	118.30	119.85	116.46	114.07	110.55	106.74	104.25	105.77	102.88	104.86	109.22	20.8	4.2
West Midlands	82.94	87.30	94.47	104.90	109.23	114.15	117.31	120.13	121.24	117.81	115.32	112.06	107.99	105.42	106.81	104.01	105.93	110.38	26.4	4.2
East of England	89.11	102.16	107.47	118.51	124.19	128.85	131.01	134.86	136.19	132.00	129.68	125.21	121.21	117.73	119.23	115.67	117.89	122.64	20.0	4.0
London	101.12	114.76	126.82	141.07	146.85	154.41	158.43	163.32	167.68	162.55	161.96	154.13	148.75	144.29	145.84	142.21	144.69	150.24	30.9	3.8
South East	98.30	112.24	121.33	130.18	134.27	140.48	142.58	146.19	148.41	143.31	140.72	136.26	131.72	128.46	130.04	126.47	128.72	133.95	19.3	4.1
South West	92.36	97.69	104.92	110.06	113.45	118.97	121.17	124.74	126.50	122.68	120.33	116.91	112.41	109.99	111.50	108.55	110.53	114.89	17.6	3.9
England	89.11	98.81	104.48	113.31	117.93	123.16	125.96	129.04	130.75	126.57	123.67	120.32	116.16	113.14	114.56	111.51	113.55	118.15	19.6	4.1

Source: see Table 73c. Real-terms figures are adjusted using GDP deflators.