

**Table 74a Social rents for general need dwellings in England, by bedrooms and region, 2024/25**

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	79.07	75.17	80.29	81.39	84.55	94.97	117.67	98.57	86.29	94.75
Two bedrooms	90.10	84.91	91.16	92.51	94.14	109.70	131.76	112.37	96.78	106.77
Three bedrooms	98.39	93.06	99.15	100.25	106.86	124.05	149.57	128.66	108.33	117.25
Four bedrooms	105.57	102.90	106.57	108.75	118.50	138.68	171.38	139.50	120.22	140.11
Five bedrooms	113.83	108.40	116.68	121.41	137.54	148.76	188.21	152.88	130.22	163.96
Six or more bedrooms	131.15	118.40	122.02	125.36	138.13	156.49	203.21	178.83	140.00	178.43
All Self-contained	91.37	85.73	90.89	92.84	96.51	112.33	133.41	114.54	98.61	107.96
Average LA rent as % of market rent	54.8	41.6	48.4	46.2	45.6	39.9	25.8	36.4	36.7	33.8
<b>Housing association (Private Registered Provider) net rent</b>										
One bedroom	85.92	81.22	87.89	92.62	94.51	104.05	131.34	112.43	96.56	101.73
Two bedrooms	95.92	92.78	101.63	108.06	109.08	120.09	147.83	131.10	112.94	116.22
Three bedrooms	105.79	103.19	111.24	117.85	120.55	134.85	164.53	148.19	126.02	128.23
Four bedrooms	116.41	112.22	124.65	133.86	138.83	151.02	182.23	166.05	146.30	150.02
Five bedrooms	127.69	121.02	138.32	140.64	146.01	158.44	196.34	180.59	156.25	166.34
Six or more bedrooms	142.83	131.09	147.29	157.10	160.64	166.24	206.81	189.96	159.85	177.26
All Self-contained	97.32	94.68	101.74	109.22	110.38	122.65	150.33	133.96	114.89	118.16
Average HA rent as % of market rent	58.3	45.9	54.2	54.4	52.1	43.6	29.1	42.6	42.7	37.0
<b>Housing association (Private Registered Provider) gross rent</b>										
One bedroom	90.83	95.34	94.72	103.38	104.69	113.13	146.06	122.56	106.22	111.36
Two bedrooms	98.29	104.73	105.45	112.69	115.44	125.42	163.27	137.84	118.60	122.94
Three bedrooms	106.46	112.38	112.41	119.43	122.18	136.25	175.74	150.04	127.76	130.93
Four bedrooms	116.95	122.08	125.96	135.95	140.72	153.05	193.12	168.32	148.44	154.21
Five bedrooms	128.04	131.69	139.74	142.50	147.79	160.49	205.92	182.59	157.51	171.19
Six or more bedrooms	143.79	142.21	148.73	159.06	163.09	167.84	214.73	191.32	161.37	181.67
All Self-contained	99.70	106.03	105.46	113.94	115.99	127.36	164.05	139.61	120.02	124.15
Average HA rent as % of market rent	59.8	51.4	56.2	56.7	54.8	45.3	31.8	44.3	44.7	38.9

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.

4. Until 2023/24, market rents were sourced from the 'Private rental market summary statistics in England' dataset, 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 need dwellings in England, by bedrooms and region, 2024/25**

*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	113.32	105.17	104.92	116.95	106.48	155.10	190.61	158.91	126.80	149.91
Two bedrooms	116.49	127.64	119.73	137.02	124.95	180.72	226.46	196.16	151.78	164.76
Three bedrooms	129.28	137.37	136.06	156.04	139.07	217.65	250.00	224.47	180.01	184.15
Four bedrooms	168.84	173.25	178.48	177.93	164.98	272.94	269.02	270.80	229.63	219.04
Five bedrooms	164.45	169.47	166.19	189.73	172.12	240.59	272.77	313.65	250.96	221.89
Six or more bedrooms	130.93	–	–	259.00	245.53	254.66	263.39	264.72	266.50	251.77
All self-contained	120.16	126.87	125.72	140.85	131.83	183.68	223.60	196.20	159.99	169.54
Average LA Affordable Rent as % of market rent	72.0	61.5	66.9	70.1	62.3	65.3	43.3	62.3	59.5	53.2
<b>Housing association (Private Registered Provider)</b>										
One bedroom	103.97	111.78	110.03	116.45	118.17	144.54	213.27	161.85	129.32	151.91
Two bedrooms	119.55	129.74	126.67	137.30	140.29	177.77	245.37	199.10	156.98	164.65
Three bedrooms	132.77	141.22	138.94	155.62	155.84	204.80	265.37	231.13	183.57	178.62
Four bedrooms	149.32	164.45	162.32	194.88	185.79	251.60	288.89	284.11	223.64	225.84
Five bedrooms	168.49	168.13	161.79	181.96	190.63	236.45	293.39	263.58	226.55	214.65
Six or more bedrooms	144.00	237.55	161.86	164.00	209.08	164.00	323.21	289.00	252.00	241.42
All self-contained	123.63	132.65	130.08	140.40	143.48	177.82	239.59	200.85	160.80	168.10
Average HA Affordable Rent as % of market rent	74.1	64.3	69.3	69.9	67.8	63.2	46.4	63.8	59.8	52.7

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.