

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.