

**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.