

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
Local Authority net rent										
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
Housing association (Private Registered Provider) net rent										
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
Housing association (Private Registered Provider) gross rent										
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.