



# guide to local rents 2002

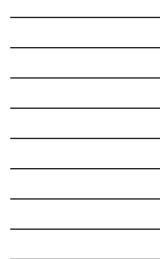


# guide to local rents 2002

## PART I: cross tenure rents

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## Introduction

The Cambridge Centre for Housing and Planning Research, University of Cambridge has produced Parts I and II of the Guide to Local Rents on behalf of the Housing Corporation, using Dataspring, the local housing markets database (see box). These reports are published in response to the need for housing associations to understand the operation of local housing markets when formulating rent policies and setting rents.

### Dataspring

To help housing associations carry out local housing market analysis, the Housing Corporation has sponsored the Cambridge Centre for Housing and Planning Research, University of Cambridge, to construct a district level database called *Dataspring*. This database brings together a range of data on rents, incomes, population and employment. Housing associations and other interested organisations are able to commission analyses of trends, key issues and other research. If you would like more information about Dataspring the website address is [www.dataspring.org.uk](http://www.dataspring.org.uk).

Part I of the guide compares rents charged by housing associations (HAs) by bed size with those of local authorities and the private rented sector (housing benefit cases and local reference rents) at the regional and district level. It also describes average rents charged by HAs on new lettings and relettings.

Part II of the guide describes the pattern of HA rents by bed size at regional, district and individual HA level. At the housing association level, Part II of the guide provides a further breakdown of average rents by assured and secured tenancy and gives details of annual rent increases. This year, for the first time, Part II of the guide also includes target rents, the rent level (at current prices) to be met by the end of the ten-year rent-restructuring implementing period in 2012 (see *Rent influencing regime: implementing the rent restructuring framework*, Housing Corporation, October 2001).

The Guide does not cover the costs of home ownership. A Dataspring Discussion Paper on home ownership costs was published in 2001: *Comparing*

*the Costs of Owner Occupation with RSL Rents: A Geographical Analysis*, by Caroline Kiddle.

### Definitions

Part I of the guide includes two main tables. Table A1 compares rents charged by HAs, local authorities (LAs) and the private rented sector (PRS) at the regional level. Table A2 makes the same comparison between tenures at the district level. The comparisons do not take account of variations in the quality of properties between different sectors. Average weekly rents are given by bed size — bed-sit (HA and PRS only), one bedroom, two bedroom, three bedroom, four or more bedroom and for all sizes. Where the local authority rent figure is shaded, it is higher than the average HA all stock rent in the local area or region. Where the HA new let and relet rents are shaded, they are higher than the average private sector rent in the local area or region. A key defining the terms used precedes the tables. Further details on data sources and definitions are given in the Appendix.

### Private rented sector

Tables A1 and A2 compare housing association, local authority and private sector rents. At the time of publication, data for the private rented sector for the year 2001/02 were unavailable. The figures given have been calculated by assuming an annual increase of 3.3% (the retail price index figure for September 2001) over the previous year. We can make a comparison at the national level with data published by the ODPM from the Survey of English Housing. **Table 1** compares data from the Rent Guide (from the Rent Officer Service) with data from the Survey of English Housing. We can expect to see differences in rent levels — the data for private rents from the Rent Officer Service in columns two and three of table 1 relate to housing benefit cases and are thus not a representative cross section of the private rented sector. Accommodation referred to rent officers for housing benefit cases will mostly be towards the lower end of the market, focusing on similar types of households to those accommodated in social housing, whereas data from the Survey of English Housing give average weekly rents of assured and assured shorthold tenancies in the private sector as a whole. These data are grossed from a sample. The average rent

**Table 1 Difference between statistics devised for the Rent Guide from Rent Officer Statistics and those published in the Survey of English Housing for England (assured and assured shorthold tenancies)**

Year	Rent Officer Service — average rent (HB determinations)		Rent Officer Service— average rent (local reference rents)		SEH <sup>1</sup>	
	£	% annual increase	£	% annual increase	£	% annual increase
1996/97	70.24	—	77.22	—	88.0	—
1997/98	72.43	3.1	78.82	2.1	87.0	-1.1
1998/99	74.28	2.6	80.29	1.9	93.0	6.9
1999/00	76.09	2.4	82.87	3.2	93.0	0.0
2000/01	77.96	2.4	85.72	3.4	101.0	8.6
2001/02 <sup>2</sup>	80.53	3.3	88.55	3.3	111.0	9.9

Notes: 1. Rent data from the ODPM Survey of English Housing is grossed from a sample.

2. Rent Officer data for 2001/02 is imputed from 2000/01 at the rate of +3.3%.

derived from local reference rents (the rent officers' estimate of the average level of local rents for all assured lettings in the private rented sector, excluding outliers) given in columns three and four of table 1 give a closer comparison with the SEH data.

The annual rates of increase in average rents based on both housing benefit cases and local reference rents over 1996/97 to 2000/01 are reasonably stable in comparison to those calculated from the Survey of English Housing (SEH) data. The imputed increase of 3.3 percent for 2001/02, whilst low compared to the SEH increase of 9.9 percent, is possibly an overestimate in light of two factors. First, the fact that it is close to or exceeds any of the actual increases shown by the Rent Officer data between 1996/97 and 2000/01. Second, reports on

the performance of the private sector in 2001/02, for example, a recent report from the RICS residential lettings survey (October 2002), indicate that the backlog of property on the private sector rental market exerted a downward pressure on rents during the year, although falls in rent were confined to London and the South East while other regions showed modest rises.

If we examine past trends in levels of average rent published in the Rent Guide over the period 1997 to 2001 it becomes apparent that there are regional variations in rent increases both over time and between regions (see **table 2**). Given such evidence the imputed values in this year's Guide should be regarded as a good but not accurate point of reference.

**Table 2 Average gross rents in the private sector (housing benefit cases only) by region, 1996/7 to 2000/01**

HC region	1996/97	1997/98		1998/99		1999/00		2000/01	
	Rent	Rent	change %	Rent	change %	Rent	change %	Rent	change %
London	£101.22	£106.39	5.1	£110.54	3.9	£114.31	3.4	£123.55	8.1
South East	£79.37	£82.62	4.1	£85.22	3.1	£88.11	3.4	£92.90	5.4
South West	£69.80	£71.47	2.4	£74.12	3.7	£75.50	1.9	£78.62	4.1
East Midlands	£53.94	£55.46	2.8	£56.97	2.7	£58.99	3.5	£61.11	3.6
East of England	£71.62	£74.67	4.3	£76.44	2.4	£79.50	4.0	£80.61	1.4
West Midlands	£62.56	£64.53	3.1	£66.67	3.3	£68.66	3.0	£70.57	2.8
Yorks. and Humber	£57.14	£59.34	3.9	£60.33	1.7	£61.66	2.2	£62.87	2.0
North East	£52.10	£54.31	4.2	£54.75	0.8	£56.34	2.9	£58.48	3.8
North West	£62.64	£65.01	3.8	£65.40	0.6	£65.94	0.8	£66.67	1.1
Merseyside	£61.47	£62.42	1.5	£63.63	1.9	£63.63	0.0	£64.53	1.4

Source: Housing Corporation Guide to Local Rents Part 1: Cross tenure rents (for the years 1996 to 2001)

Regional average rents (table A1)

Table A1 compares housing association, local authority and private sector rents at the regional and national level. In general, HAs provide higher priced accommodation than LAs, but in all regions are lower priced than market sector housing (with the exception of average rents for bedsits under new tenancies in the East Midlands, West Midlands and North East regions). These differences in part reflect variation in age and quality and also location and neighbourhood. They also reflect differences in financing regimes. HA rents on new lettings tend to be higher than the rents of HA relettings.

Within the HA sector, new let rents are generally above those for relet rents in all regions. This is the case for all property types combined. However, there are some exceptions when individual property types are looked at. The largest number of regional exceptions are found for bedsits — the South East, East Midlands, Yorkshire and the Humber and North West regions. These four regions all have higher relet rents than new let rents for bedsits, with bedsits in the East Midlands and Yorkshire and the Humber regions showing the largest difference in rents. The other property types have less regional exceptions and the amounts are also smaller. For one bedroom properties there are two regional exceptions — the East Midlands and Yorkshire and the Humber. Two bedroom properties have exceptions in the South East and East Midlands regions. Three bedroom properties have exceptions in the South East, West Midlands and Yorkshire and the Humber regions. Newlet rents for four or more bedroom properties were higher than relet rents in all regions without exception.

HA new let rents and relet rents are higher than, or, in a few cases, the same as HA all stock gross rents in all regions for the larger property sizes (two bedrooms and larger). However, in the bedsit and one bedroom categories, the reverse is true, the sole exception being the West Midlands which has a gross all stock average rent for bedsits and one bedroom dwellings that is higher than the new lets average (but lower than relets).

Local authority rents are lower than rents in the HA sector and the private rented sector for each property size. In all regions they offer the cheapest accommodation.

The geographical pattern of average HA rents at local level in England for two bedroom properties in 2001/02

Map 1 shows the spatial distribution of average rents (plus service charges eligible for housing benefit) at the local level across all HAs for all two bedroom properties in the HA stock. It focuses on two bedroom properties as an example, as they are the most numerous property size, and can therefore provide more information about the amount by which local authority and HA rents differ from one another across the country. The data combine both flats and houses let on assured and secure tenancies. The map divides the total number of local areas into four groups of equal numbers i.e. quartiles. The top 88 local areas with the highest rents are in the first quartile and the bottom 89 local areas are in the fourth quartile.

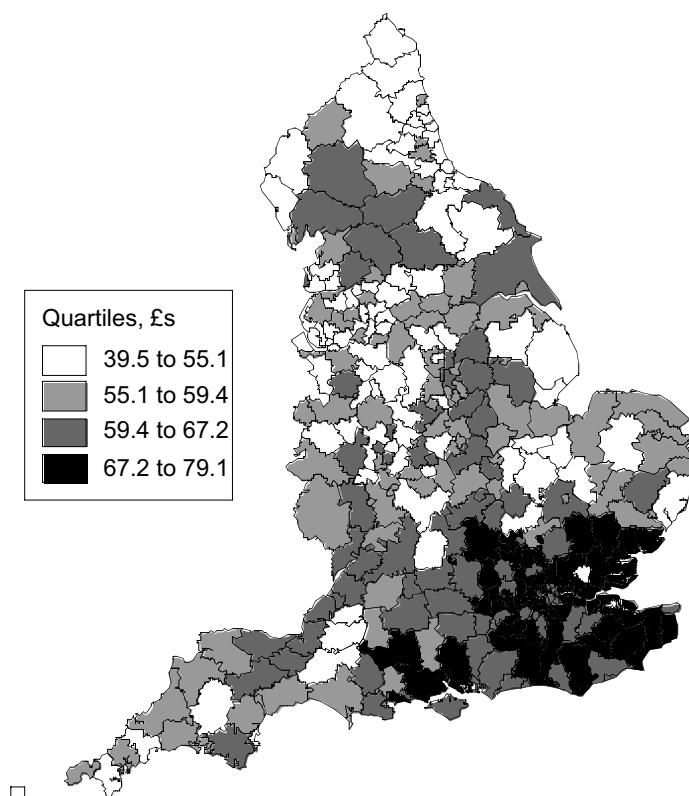
The map shows that the highest rents are in and around London and the South East region. There are also high rents in districts in the East of England region which border London. The conurbations of Leeds and Bradford, Sheffield and Rotherham, Manchester and Newcastle and Tyneside all have average local rents in the lowest quartile.

Table 3 shows the broad pattern of gross rents for two bedroom properties (as these are more representative of HA stock as a whole), with the highest rent levels in London at around £69 per week and the lowest in Merseyside at around £48 per week. This regional pattern is in line with a broad north/south divide in housing costs generally.

Table 3 HA gross rents across all stock for two bedroom properties in 2001/02	
Region	Rent (£ per week)
London	68.69
South East	66.01
East of England	59.54
National average	58.17
South West	58.07
East Midlands	53.64
Yorkshire and the Humber	53.29
West Midlands	51.90
North West	51.55
North East	48.48
Merseyside	48.27



**Map 1 Average two bedroom property rents for all HAs at the local level across the whole stock**



Within regions there are large variations in average gross rent levels at the local, district, level. For example, within London, Lewisham has the lowest average weekly rent at around £62 while Croydon has the highest at around £76, compared with £69, the average weekly rent for the London region. In Merseyside most districts have average weekly rents that are close to the regional average of around £48, but both West Lancashire and Ellesmere Port and Neston have an average of around £59. This is higher than the regional average for all the other regions except London, the South East and East of England. In every region there is significant variation which limits regional generalisations.

### **The affordability of HA rents in 2001/02**

We examined the affordability of HA rents by comparing rent levels in relation to tenant incomes for those households taking up new tenancies in 2001/02. As an illustration, we calculated the rent to income ratio for a two-parent family with two children under sixteen years old, with one parent working (full or part time). In accordance with the

rent officer occupancy size criteria for housing benefit purposes we made the assumption that these households live in a two bedroom dwelling. The rent (including service charges eligible for housing benefit) and net income data (including family credit and child benefit) came from the CORE (Continuous REcording) system for monitoring lettings, and we made estimates of eligibility for housing benefit for the purposes of the analysis.

We used the Housing Corporation's preferred measure for the rent to income ratio:

- Rent to income ratio = (Rent – Housing Benefit)/Net income

This formula produces a ratio that measures the proportion of income a household is spending on rent from its own resources. If a household has the rent paid in full by housing benefit, the ratio will be zero. The ratio will change in response to a change in rent or household income differently depending on whether the household is in receipt of housing benefit (see **table 4**).



Map 2 Rent to income ratio for two parent families with two children under sixteen years with one parent working

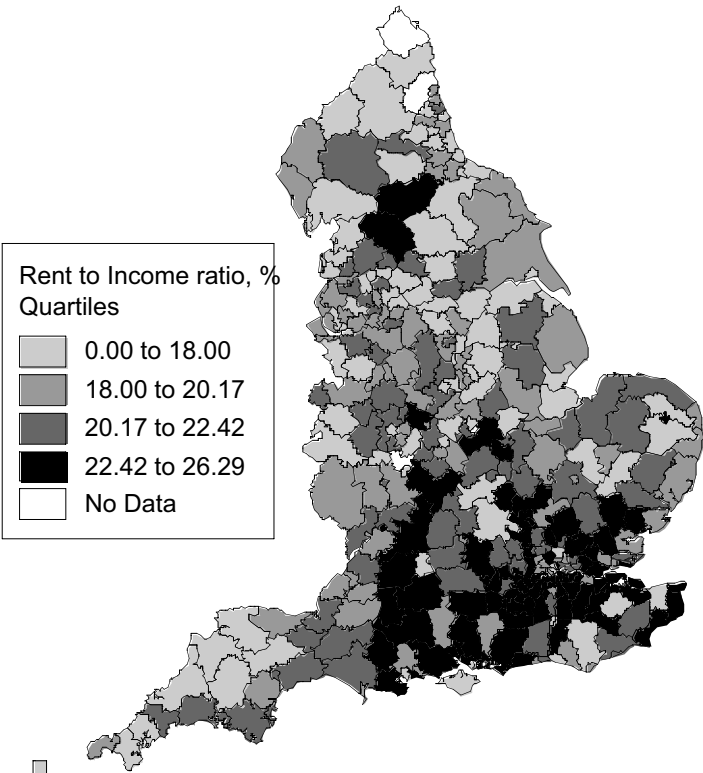


Table 4 Behaviour of the rent to income ratio in response to changes in rent and income		
Receives housing benefit	Rent increase/ Income constant	Income increase/ Rent constant
Yes	Ratio stays the same	Ratio Increases
No	Ratio increases	Ratio decreases

For households in receipt of housing benefit, the rent may increase but housing benefit pays all of the rent increase and so the ratio does not change. However, if their income increases above a given threshold housing benefit is withdrawn according to the taper. They pay more of the rent from their own pocket and the ratio increases. For households in receipt of housing benefit a rent increase will leave the ratio constant, whilst an increase in income may increase the ratio. However, rent to income ratios may not be consistent in all cases for households on housing benefit.

Map 2 shows the spatial pattern of affordability according to the rent income ratio (expressed as a percentage). The map distinguishes between areas by dividing the average rent to income ratios by district into quartiles. The lightest shading marks the lowest quartile i.e. those 88 districts with the lowest ratios, and the darkest shading marks those with the 87 highest ratios.

The districts with the highest rent to income ratios are concentrated in London, the South East and East of England regions. The highest rent to income ratios (ratios of over 25 percent) are in Epping Forest and Three Rivers in the East of England, Hillingdon, Bromley, Barnet, and Bexley in London, and Portsmouth, Mid Sussex, Wokingham, Dover, Guildford, Runnymede, and Surrey Heath in the South East. Average net incomes (for two-parent families with two children under the age of sixteen years and one working parent) for these local authorities range from £278.59 to £318.50 per week and average housing benefit was zero for most of these districts and not more than around £4 for others.

The districts with the lowest rent to income ratios are concentrated in the East Midlands, the North East and the North West. The lowest rent to income ratios (ratios of less than ten percent) are in Rushcliffe, Rutland, Lincoln, Bolsover, and South Holland in the East Midlands, Alnwick, Redcar and Cleveland, Teesdale, Durham, Middlesbrough, and Chester-le-Street in the North East, and Crewe and Nantwich, and Carlisle in the North West. Average net incomes (for two-parent families with two children under the age of sixteen years and one working parent) for these local authorities ranged from £139.75 to £210.00 per week and average housing benefit ranged from around £35 to £63.

In interpreting affordability it is important to distinguish between the proportion of income spent on rent and the extent to which this limits the household's capacity to purchase other necessities. For example, two-parent families with two children under the age of sixteen years with one working parent, living in London and the South East region, spend the largest proportion of their net income on rent. However, other research shows that residual incomes, i.e. that income left over after paying the rent for non-household goods and services, are highest in London and the South East.<sup>1</sup> Thus on average, households in these two regions may spend a higher proportion of their income on rent but they still have more money left after doing so (although the higher cost of living in these regions should also be taken into account). In the data on affordability presented here, the rent ratio has a high positive correlation with income, that is, the higher the average rent ratio the higher the average income tends to be.

Although two-parent families with two children under sixteen years of age with one parent working only constitute a small proportion of all households taking up HA lettings in 2001/02, they serve as an example that illustrates the pattern of affordability across England.

### Cross tenure comparison of HA rents for two bedroom properties 2000/01

In this section HA rents are compared with local authority rents in order to see how they vary with respect to property of the same size, in terms of

number of bedrooms available in different districts. Increasingly, HAs are looking at rent levels and rent structures in other tenures and localities when drawing up their own rent policies. Private sector rents are also an important comparator for HA rents as, given the provision of housing benefit, they offer real alternatives to HA properties, and ones in which households may have more choice over the quantity and quality of the housing they live in. However, since data for the private rented sector have been imputed for 2001/02, the analysis in this section will focus on the comparison with local authority rents.

Local authority housing offers HA tenants alternative accommodation within the social rented sector, generally at a lower rent. This can be attractive for working households, for whom higher rents mean less residual income if not in receipt of housing benefit, or greater difficulty in avoiding the poverty trap for those in receipt of partial housing benefit. Other research has shown that the higher the amount by which HA rents exceed local authority rents, the greater the likelihood that households will seek accommodation from the local authority rather than the HA sector.<sup>2</sup>

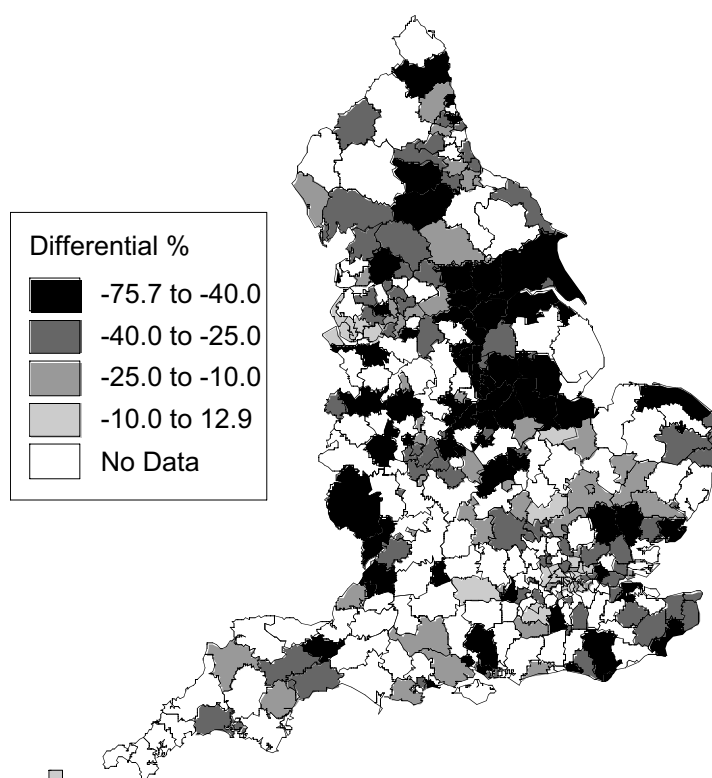
Ignoring rent levels in the other tenures can result in HAs experiencing higher void rates, problems with letting properties, longer periods before lettings are made and difficulties in achieving the objective of mixed and sustainable communities. Cross tenure rent comparisons at the local level are, therefore, an essential tool for HAs to use in their rent setting procedures.

### The comparison of HA and local authority rent

In Table A2 local authority rents for each property size are shaded where they exceed HA stock rents for the same property size, in order to highlight areas where local authority rents are higher than HA rents. **Map 3** shows the pattern of the difference between average HA rents and local authority rents in 2001/02, focusing on two bedroom properties as an illustration as they are the most numerous HA property size.

Both sectors' rents refer to all two bedroom stock, the local authority data coming from returns made

**Map 3 Two bedroom property differences between average HA and local authority rents**



by the local authorities to the ODPM for 1 April 2001 and the HA data coming from the RSR Section 2 Part I as of 31 March 2002. This means there is a twelve-month gap between the dates at which local authority rents are recorded and the date at which HA rents are recorded. However, local authorities change their rents on 1 April and they generally remain constant throughout the year. So the local authority rent taken at 1 April 2001 applied on 31 March 2002. HA rent data include service charges eligible for housing benefit. This is the closest available comparison with local authority rents that may include the cost of services such as communal garden maintenance, children's play areas, lifts, entry phones, rubbish removal and care-takers. One difference between the two is that local authority rents include supported housing whereas HA rents do not.

Of the 354 local areas, 130 show no data in Map 3, either because, in the case of 90 local areas, the local authority stock has been transferred to an HA as part of a large scale voluntary transfer (LSVT), or in the other 40 local areas, data were not returned

to the ODPM by the local authorities.

Despite the high proportion of local areas with no data (37%), it is possible to discern patterns across the country. The number of local areas where average local authority rents are higher than average HA rents for two bedroom properties is very small. Local authority average rents are higher than those of HA rents in only seven local authorities for two bedroom properties. Four of these are London boroughs; Brent, Kensington and Chelsea, Tower Hamlets and Westminster. The other three are outside London, one in the South West; the Isles of Scilly, one in Merseyside; Knowsley and one in the East of England region; Peterborough. Capital values are one element in the formula which have a strong influence on local authority rents, which explains in part why they are relatively high in the London boroughs. Generally, HA rents are also relatively high in the London boroughs but very low in Merseyside.

HA rents are less than £5 per week higher than local authority rents in only eight areas:

- The London boroughs of — City of London, Enfield, Hillingdon, Islington, Redbridge, Waltham Forest and Wandsworth; and,
- Merseyside — Wirral;

Map 3 shows clearly that the East Midlands and Yorkshire and the Humber regions have particularly high concentrations of districts where HA rents are significantly different to local authority rents. The Appendix gives a list of districts with the largest differences between the average housing association rents and average local authority rents for two bedroom dwellings.

### Conclusion

The key findings from Part I are:

- At the regional level, the figures show clear patterns in average HA rent levels and cross tenure differences. However, there are substantial variations within every region, which significantly

qualify this generalisation. High rent regions have some areas with very low rents and vice versa.

- On average, the regional pattern follows a north/south pattern. Rents are highest in London and lowest in Merseyside. In general, average regional rents are highest in London, followed by its surrounding regions; the South East, the East of England region and the South West, with regional rents tending to be lower the further they are north west from London.
- The picture with respect to affordability is similar, with the highest rent and income ratios concentrated in London, the East of England and the South East regions.
- HA rents are higher than local authority rents in most districts across all property types. For two bedroom properties, HA rents exceed local authority rents in all but seven local authority districts, four in London, one in the South West, one in Merseyside and one in the East of England region.

cross tenure rents

## Table A1

### Key to table A1

Column heading	Definition
<b>HA— all stock</b>	<ul style="list-style-type: none"> <li>• includes assured and secure tenancies</li> <li>• includes general needs sheltered housing</li> <li>• excludes all supported housing</li> <li>• excludes non-self contained properties</li> </ul>
<b>Net rent</b>	is the average weekly rent before service charges are applied as of 31 March 2002.
<b>Service charge</b>	is that service charge which is eligible for housing benefit as of 31 March 2002. The service charge is the average for stock that has a service charge.
<b>Gross rent</b>	is not derived from simply adding the service charge column figure to the net rent column figure. It is derived by recalculating the service charge so that it is the average for all stock (including stock that has no service charge, i.e., has a service charge of zero) and then adding it to the average net rent figure.
<b>n</b>	gives the total quantity of stock on which rents are reported by HAs.
<b>HA—new lettings</b>	<ul style="list-style-type: none"> <li>• includes assured tenancies</li> <li>• excludes secure tenancies</li> <li>• excludes all sheltered and supported housing</li> <li>• excludes non-self contained properties</li> </ul>
<b>rent</b>	is the average weekly gross rent (including service charges eligible for housing benefit) for all new lettings (newly built, rehabilitated or otherwise acquired) made by HAs during the period 1 April 2001 to 31 March 2002.
<b>n</b>	gives the total number of new lettings made by HAs during the period 1 April 2001 to 31 March 2002.
<b>HA—relettings</b>	<ul style="list-style-type: none"> <li>• includes assured tenancies</li> <li>• excludes secure tenancies</li> <li>• excludes all sheltered and supported housing</li> <li>• excludes non-self contained properties</li> </ul>
<b>rent</b>	is the average weekly gross rent (including service charges eligible for housing benefit) for all relettings (where an existing property has become vacant) made by HAs during the period 1 April 2001 to 31 March 2002.
<b>n</b>	gives the total number of properties re-let by HAs during the period 1 April 2001 to 31 March 2002.
<b>LA—all stock</b>	<ul style="list-style-type: none"> <li>• includes assured and secure tenancies</li> <li>• includes assured and secure tenancies</li> <li>• includes all sheltered housing</li> <li>• includes all supported housing</li> </ul>
<b>rent</b>	is the average net rent for stock held by a local authority on 1 April 2001. It includes some services such as garden maintenance, children's play areas, lifts, entry phones, portering and rubbish removal, but excludes service charges levied in addition to the net rent.
<b>n</b>	gives the total quantity of stock held by LAs. 'LSVT' indicates that the LA has transferred the whole of its housing stock to an HA before April 2001.
<b>Private rented sector</b>	<ul style="list-style-type: none"> <li>• At the time of publication, data for private rented sector for the year 2001/02 were unavailable. The figures given have been calculated by assuming an annual increase of 3.3% (the retail price index figure for September 2001) over the previous year.</li> <li>• includes unfurnished assured short-hold tenancies</li> <li>• excludes secure tenancies</li> <li>• excludes all sheltered housing</li> <li>• excludes all supported housing</li> <li>• data for bedsits includes both self contained and non-self contained properties (a wider definition than that used by HAs)</li> </ul>
<b>rents</b>	is the average weekly gross unfurnished private sector rents referred to the rent officer for housing benefit purposes. It is based on assessments of reasonable market rents of actual properties let to private rented sector tenants in receipt of housing benefit. It includes all service charges where levied, including some charges for cleaning, laundry and gardening that are ineligible for housing benefit. (The averages for 2000/01 have been increased by a factor of 1.033, see 'private rented sector' above).
<b>Private sector local reference rents ("ref. rent")</b>	is the rent officers' estimate of the average level of local rents for all private unfurnished assured lettings in the private rented sector. It is an estimate of the rent that a private landlord might 'reasonably expect to obtain' for an unfurnished dwelling in reasonable repair, let on an assured tenancy during 2000/01. (The averages for 2000/01 have been increased by a factor of 1.033, see 'private rented sector' above). The average rent given at the regional and national levels are weighted by the number of cases at the local level (n).
<b>n</b>	gives the total number of properties let to private rented sector tenants referred to the rent officer for housing benefit purposes.

Dwelling type		HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)			
Region	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref.	rent	n	
<b>Bedsits</b>															
London	46.10	14.76	56.84	11,738	54.29	38	53.52	517	—	—	86.06	103.10	1,027		
South East	44.72	16.47	58.04	10,715	52.38	18	54.37	368	—	—	62.58	66.58	2,954		
South West	42.09	14.60	53.85	4,073	47.76	6	47.30	206	—	—	54.02	58.23	2,575		
East Midlands	35.58	14.82	49.36	3,193	39.74	1	46.20	235	—	—	43.43	46.97	917		
East of England	41.36	14.29	52.59	4,382	51.43	11	48.29	383	—	—	54.11	58.39	1,049		
West Midlands	36.51	14.64	46.49	5,342	50.28	13	44.33	697	—	—	49.05	55.41	632		
Yorkshire and the Humber	33.46	14.05	46.47	3,209	38.94	2	42.92	237	—	—	44.33	47.82	872		
North East	34.58	20.87	54.02	2,701	0.00	0	45.35	118	—	—	42.34	50.39	109		
North West	34.62	18.94	51.84	6,099	43.17	7	44.56	210	—	—	49.86	54.30	733		
Merseyside	33.72	19.51	51.46	1,459	0.00	0	39.22	73	—	—	46.73	49.45	1,241		
National average	40.49	16.05	53.51	52,911	51.37	96	47.77	3,044	—	—	55.97	61.13	12,109		
<b>One bedroom dwellings</b>															
London	55.12	11.45	61.88	81,187	61.63	1,007	59.92	4,129	54.41	139,086	113.29	138.08	2,513		
South East	53.67	11.15	61.01	60,786	59.32	929	59.28	3,637	47.27	57,186	81.89	88.18	10,437		
South West	48.17	10.51	55.83	39,686	54.05	617	53.52	2,303	39.57	37,240	71.31	77.79	7,595		
East Midlands	44.09	9.72	52.07	21,847	50.32	218	51.03	2,369	38.00	57,443	55.54	62.44	3,078		
East of England	48.48	9.47	54.57	34,753	54.43	587	53.93	2,406	43.57	50,303	72.94	78.67	4,136		
West Midlands	44.90	9.56	51.62	50,582	53.05	372	51.52	5,290	38.15	73,657	63.08	71.76	2,371		
Yorkshire and the Humber	43.25	9.50	50.57	31,747	49.85	193	50.40	2,910	36.91	79,687	57.43	62.77	4,209		
North East	42.94	11.57	50.14	24,010	47.99	73	46.90	2,293	36.09	38,105	52.83	62.98	910		
North West	45.76	9.98	53.53	47,857	51.34	334	51.04	3,850	38.43	69,286	60.76	66.79	2,771		
Merseyside	41.70	13.03	52.75	17,807	47.71	146	45.76	1,576	41.46	21,476	59.72	66.86	2,882		
National average	48.52	10.54	55.83	410,262	55.94	4,476	53.06	30,763	42.98	623,469	71.72	79.34	40,902		
<b>Two bedroom dwellings</b>															
London	65.89	5.58	68.69	82,159	71.81	2,015	70.28	3,209	61.68	167,749	139.36	162.94	2,211		
South East	64.24	4.09	66.01	71,776	68.92	1,568	69.16	4,765	53.43	63,235	108.01	114.96	8,361		
South West	56.24	4.24	58.07	49,128	63.73	1,098	60.54	4,003	45.64	49,187	88.53	95.15	7,676		
East Midlands	51.87	4.00	53.64	28,235	55.84	611	56.30	2,944	41.66	69,833	68.02	72.22	2,793		
East of England	58.09	3.57	59.54	40,506	62.29	873	61.36	2,972	48.60	60,292	89.95	94.46	3,929		
West Midlands	50.32	4.13	51.90	59,130	57.10	945	55.94	6,161	42.69	92,915	77.97	84.03	2,143		
Yorkshire and the Humber	50.86	5.08	53.29	27,193	56.69	633	56.46	2,753	39.87	110,432	67.79	72.39	4,970		
North East	47.18	3.93	48.48	30,258	54.91	299	50.79	2,729	39.28	72,786	60.68	72.97	1,864		
North West	50.04	4.18	51.55	52,217	55.56	741	54.23	5,391	43.34	86,132	70.03	75.51	4,731		
Merseyside	46.31	4.80	48.27	20,774	53.75	330	49.06	2,064	45.09	24,360	71.47	79.93	2,753		
National average	56.28	4.47	58.17	461,376	63.25	9,113	58.88	36,991	47.52	796,921	86.39	93.60	41,431		
<b>Three bedroom dwellings</b>															
London	77.12	4.15	78.68	58,035	83.23	1,714	81.51	1,359	69.69	121,846	155.52	179.44	969		
South East	72.41	2.06	72.91	75,989	76.41	1,514	78.75	2,715	59.85	69,340	119.45	128.96	3,637		
South West	61.61	1.83	62.03	42,754	69.45	907	67.28	1,824	52.31	49,751	97.24	107.06	3,118		
East Midlands	53.83	1.97	54.32	24,118	61.41	368	60.67	1,782	44.04	89,328	70.86	77.20	1,938		
East of England	64.74	1.99	65.24	40,119	69.85	943	68.41	1,611	54.05	76,289	95.58	103.73	1,924		
West Midlands	53.65	1.75	53.98	54,480	60.57	898	61.10	3,031	47.10	124,173	80.56	89.33	1,656		
Yorkshire and the Humber	56.37	2.13	56.89	18,779	62.11	485	62.66	1,672	42.55	124,674	71.62	77.56	2,646		
North East	49.42	2.07	50.05	22,490	56.56	158	55.14	1,475	43.04	77,511	64.80	81.63	929		
North West	53.88	2.90	54.47	45,509	62.54	516	59.14	2,977	48.04	102,787	75.59	84.53	2,237		
Merseyside	52.76	2.64	53.50	22,103	58.70	390	56.08	1,223	46.71	57,415	76.81	84.78	1,412		
National average	62.36	2.55	63.02	404,376	70.75	7,893	65.16	19,669	50.84	893,114	91.38	100.84	20,466		

Dwelling	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Region	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
<b>Four or more bedroom dwellings</b>															
London	88.56	3.88	90.28	12,632	95.82	478	91.65	207	79.29	19,610	179.78	494	208.02		
South East	81.59	2.01	82.21	4,916	86.83	235	83.90	162	65.26	5,245	130.12	1,737	141.69		
South West	69.59	1.72	70.10	2,678	77.13	158	70.77	100	60.31	2,675	107.46	1,491	120.65		
East Midlands	62.51	2.01	63.05	1,475	66.40	51	65.68	93	45.37	10,144	73.40	1,238	83.48		
East of England	75.06	2.26	75.73	3,046	75.76	142	75.39	97	60.47	4,670	105.73	1,043	118.30		
West Midlands	64.27	1.76	64.65	5,050	70.97	178	68.69	241	52.31	6,726	86.50	1,086	99.49		
Yorkshire and the Humber	68.13	2.78	69.20	2,940	74.19	129	70.71	221	46.11	8,060	76.73	1,513	86.39		
North East	51.52	1.58	52.10	2,200	59.59	20	55.79	111	46.40	4,360	71.02	404	96.30		
North West	62.84	2.61	63.64	4,597	72.59	244	66.78	243	53.42	6,624	81.65	1,240	93.09		
Merseyside	56.90	2.65	57.82	2,440	62.17	27	59.36	106	53.71	4,520	82.72	1,068	95.35		
<b>National average</b>	<b>73.68</b>	<b>2.84</b>	<b>74.67</b>	<b>41,974</b>	<b>81.42</b>	<b>1,662</b>	<b>72.08</b>	<b>1,581</b>	<b>59.53</b>	<b>72,634</b>	<b>97.62</b>	<b>11,314</b>	<b>110.52</b>		
<b>All property types</b>															
London	65.21	8.13	69.34	245,751	75.64	5,252	66.91	9,421	62.37	448,291	127.63	7,214	151.07		
South East	63.59	7.58	66.97	224,182	70.41	4,264	68.05	11,647	54.22	195,006	95.96	27,126	102.98		
South West	55.43	7.22	58.76	138,319	64.17	2,786	59.88	8,436	46.68	138,853	81.21	22,455	88.39		
East Midlands	49.85	7.08	53.41	78,868	56.93	1,249	55.46	7,423	41.83	226,748	63.12	9,964	69.24		
East of England	57.37	6.42	60.15	122,806	63.98	2,556	60.00	7,469	49.74	191,554	83.27	12,081	89.46		
West Midlands	49.77	6.92	52.67	174,584	58.76	2,406	55.11	15,420	43.62	297,471	72.89	7,888	81.29		
Yorkshire and the Humber	49.15	7.65	53.36	83,868	59.14	1,442	55.52	7,793	40.33	322,853	64.95	14,210	70.48		
North East	46.25	7.97	49.68	81,659	54.63	550	50.40	6,726	40.32	192,762	60.41	4,216	74.37		
North West	49.62	8.11	53.37	156,279	58.96	1,842	54.49	12,671	44.13	264,829	68.87	11,712	75.71		
Merseyside	47.36	8.82	51.73	64,583	55.18	893	49.81	5,042	45.59	107,771	66.66	9,356	74.35		
<b>National average</b>	<b>55.68</b>	<b>7.60</b>	<b>59.22</b>	<b>1,370,899</b>	<b>65.64</b>	<b>23,240</b>	<b>58.13</b>	<b>92,048</b>	<b>47.94</b>	<b>2,386,138</b>	<b>80.53</b>	<b>126,222</b>	<b>88.55</b>		



## Table A2

### Key to table A2

Column heading	Definition
<b>HA— all stock</b>	<ul style="list-style-type: none"> <li>includes assured and secure tenancies</li> <li>includes general needs sheltered housing</li> <li>excludes all supported housing</li> <li>excludes non-self contained properties</li> </ul>
<b>Net rent</b>	is the average weekly rent before service charges are applied as of 31 March 2002.
<b>Service charge</b>	is that service charge which is eligible for housing benefit as of 31 March 2002. The service charge is the average for stock that has a service charge.
<b>Gross rent</b>	is not derived from simply adding the service charge column figure to the net rent column figure. It is derived by recalculating the service charge so that it is the average for all stock (including stock that has no service charge, i.e., has a service charge of zero) and then adding it to the average net rent figure.
<b>n</b>	gives the total quantity of stock on which rents are reported by HAs.
<b>HA—new lettings</b>	<ul style="list-style-type: none"> <li>includes assured tenancies</li> <li>excludes secure tenancies</li> <li>excludes all sheltered and supported housing</li> <li>excludes non-self contained properties</li> </ul>
<b>rent</b>	is the average weekly gross rent (including service charges eligible for housing benefit) for all new lettings (newly built, rehabilitated or otherwise acquired) made by HAs during the period 1 April 2001 to 31 March 2002.
<b>n</b>	gives the total number of new lettings made by HAs during the period 1 April 2001 to 31 March 2002.
<b>HA—relettings</b>	<ul style="list-style-type: none"> <li>includes assured tenancies</li> <li>excludes secure tenancies</li> <li>excludes all sheltered and supported housing</li> <li>excludes non-self contained properties</li> </ul>
<b>rent</b>	is the average weekly gross rent (including service charges eligible for housing benefit) for all relettings (where an existing property has become vacant) made by HAs during the period 1 April 2001 to 31 March 2002.
<b>n</b>	gives the total number of properties re-let by HAs during the period 1 April 2001 to 31 March 2002.
<b>LA—all stock</b>	<ul style="list-style-type: none"> <li>includes assured and secure tenancies</li> <li>includes assured and secure tenancies</li> <li>includes all sheltered housing</li> <li>includes all supported housing</li> </ul>
<b>rent</b>	is the average net rent for stock held by a local authority on 1 April 2001. It includes some services such as garden maintenance, children's play areas, lifts, entry phones, portering and rubbish removal, but excludes service charges levied in addition to the net rent.
<b>n</b>	gives the total quantity of stock held by LAs. 'LSVT' indicates that the LA has transferred the whole of its housing stock to an HA before April 2001.
<b>Private rented sector</b>	<ul style="list-style-type: none"> <li>At the time of publication, data for private rented sector for the year 2001/02 were unavailable. The figures given have been calculated by assuming an annual increase of 3.3% (the retail price index figure for September 2001) over the previous year.</li> <li>includes unfurnished assured short-hold tenancies</li> <li>excludes secure tenancies</li> <li>excludes all sheltered housing</li> <li>excludes all supported housing</li> <li>data for bedsits includes both self contained and non-self contained properties (a wider definition than that used by HAs)</li> </ul>
<b>rents</b>	is the average weekly gross unfurnished private sector rents referred to the rent officer for housing benefit purposes. It is based on assessments of reasonable market rents of actual properties let to private rented sector tenants in receipt of housing benefit. It includes all service charges where levied, including some charges for cleaning, laundry and gardening that are ineligible for housing benefit. (The averages for 2000/01 have been increased by a factor of 1.033, see 'private rented sector' above).
<b>Private sector local reference rents ("ref. rent")</b>	is the rent officers' estimate of the average level of local rents for all private unfurnished assured lettings in the private rented sector. It is an estimate of the rent that a private landlord might 'reasonably expect to obtain' for an unfurnished dwelling in reasonable repair, let on an assured tenancy during 2000/01. (The averages for 2000/01 have been increased by a factor of 1.033, see 'private rented sector' above). The average rent given at the regional and national levels are weighted by the number of cases at the local level (n).
<b>n</b>	gives the total number of properties let to private rented sector tenants referred to the rent officer for housing benefit purposes.

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)	
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n
London												
Barking and Dagenham	48.45	11.20	54.05	12	0.00	0	54.19	1	—	—	60.74	5
Barnet	45.85	17.08	62.70	223	57.75	1	57.52	13	—	—	67.39	35
Bexley	34.28	18.91	42.59	473	0.00	0	48.38	12	—	—	74.67	27
Brent	32.36	22.11	51.41	319	55.20	2	57.14	17	—	—	83.17	53
Bromley	49.94	17.26	55.64	957	52.59	7	53.71	30	—	—	83.85	53
Camden	51.43	17.70	67.57	859	0.00	0	61.89	19	—	—	102.04	133
City Of London	46.36	6.72	53.08	38	0.00	0	52.13	4	—	—	—	—
Croydon	47.11	14.84	60.39	276	0.00	0	60.14	9	—	—	81.17	92
Ealing	46.10	4.46	48.95	224	48.75	6	58.21	10	—	—	69.66	20
Enfield	39.79	19.90	58.89	150	0.00	0	46.64	5	—	—	78.30	17
Greenwich	50.23	17.01	62.78	187	0.00	0	54.68	9	—	—	82.82	37
Hackney	46.48	13.75	56.01	359	63.52	4	50.54	27	—	—	73.92	57
Hammersmith and Fulham	47.14	7.94	51.74	409	62.85	1	51.13	26	—	—	89.27	36
Haringey	46.11	17.78	59.32	404	44.67	1	49.03	20	—	—	78.67	26
Harrow	38.35	22.19	60.54	132	56.50	1	0.00	0	—	—	94.61	3
Havering	40.07	19.79	59.87	52	0.00	0	44.42	2	—	—	78.12	12
Hillingdon	41.21	19.85	60.88	224	0.00	0	51.26	8	—	—	76.49	13
Hounslow	46.68	8.23	51.28	161	0.00	0	62.36	14	—	—	86.56	6
Islington	44.67	10.04	50.16	329	52.06	3	51.34	31	—	—	92.59	14
Kensington and Chelsea	44.68	11.19	53.78	1,360	52.87	2	52.31	64	—	—	114.79	63
Kingston upon Thames	51.58	17.28	62.05	208	65.92	1	58.24	7	—	—	136.04	26
Lambeth	42.99	13.64	53.67	654	49.97	2	56.23	40	—	—	89.84	65
Lewisham	46.70	2.14	47.10	102	0.00	0	49.23	12	—	—	77.03	24
Merton	43.52	24.65	66.66	147	0.00	0	43.82	5	—	—	57.91	13
Newham	45.94	14.10	58.50	183	59.38	2	51.39	9	—	—	52.94	4
Redbridge	58.54	18.86	72.69	124	44.80	1	53.87	2	—	—	63.80	17
Richmond upon Thames	47.59	10.86	54.05	605	0.00	0	52.06	21	—	—	90.92	26
Southwark	45.40	12.71	56.36	255	0.00	0	55.38	24	—	—	77.39	50
Sutton	44.55	15.12	59.67	184	0.00	0	61.31	2	—	—	79.03	18
Tower Hamlets	44.81	14.64	50.42	444	59.72	2	47.38	26	—	—	73.00	15
Waltham Forest	46.34	15.91	60.78	239	52.21	1	52.23	1	—	—	56.21	23
Wandsworth	50.89	12.79	59.94	387	0.00	0	55.44	16	—	—	91.31	20
Westminster	49.57	13.89	62.45	1,058	53.39	1	55.99	31	—	—	118.29	24
Regional average/total	46.10	14.76	56.84	11,738	54.29	38	53.52	517	—	—	86.06	1,027
South East												
Adur	45.06	15.15	60.20	85	0.00	0	0.00	0	—	—	68.80	15
Arun	40.22	20.98	61.20	62	0.00	0	52.20	3	—	—	59.50	112
Ashford	43.31	7.00	50.31	32	0.00	0	0.00	0	—	—	57.92	10
Aylesbury Vale	43.99	20.86	64.85	41	0.00	0	54.48	1	—	—	54.30	19
Basingstoke and Deane	41.38	20.08	46.75	258	0.00	0	43.57	3	—	—	69.92	2
Bracknell Forest	45.98	9.52	55.50	141	0.00	0	52.97	23	—	—	70.04	7
Brighton and Hove	43.40	22.67	65.81	351	54.26	2	56.06	14	—	—	67.65	801
Canterbury	41.64	18.68	60.33	179	0.00	0	46.17	2	—	—	55.19	71
Cherwell	35.03	21.93	56.96	96	0.00	0	0.00	0	—	—	73.85	29
Chichester	40.19	13.28	47.84	191	0.00	0	42.40	9	—	—	61.05	26
Chiltern	53.06	3.89	56.30	12	0.00	0	52.83	2	—	—	52.56	9
Crawley	42.93	12.74	55.67	118	0.00	0	51.32	15	—	—	69.28	7
Dartford	39.16	5.54	44.70	28	0.00	0	45.26	1	—	—	69.38	13
Dover	44.14	16.28	59.95	105	0.00	0	88.97	1	—	—	55.07	53
East Hampshire	43.61	18.44	61.42	206	0.00	0	47.54	3	—	—	59.52	9
Eastbourne	44.07	19.95	63.84	331	0.00	0	59.97	4	—	—	66.75	143

Region	HA-all stock			HA-new lettings			HA-relettings			LA-new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Eastleigh	44.61	22.45	67.06	123	0.00	0	60.78	1	-	-	62.28	67.48	62.28	67.48	12
Elmbridge	43.22	21.66	60.15	316	0.00	0	40.38	7	-	-	86.05	90.84	86.05	90.84	7
Epsom and Ewell	41.20	23.95	64.97	134	0.00	0	0.00	0	-	-	63.51	65.83	63.51	65.83	10
Fareham	43.35	22.01	65.36	29	0.00	0	0.00	0	-	-	56.43	66.77	56.43	66.77	6
Gosport	47.75	19.40	67.15	1	0.00	0	0.00	0	-	-	46.93	51.43	46.93	51.43	13
Gravesham	45.53	4.62	50.15	16	0.00	0	50.32	1	-	-	67.99	72.67	67.99	72.67	28
Guildford	46.83	9.15	55.98	14	0.00	0	57.92	3	-	-	79.15	83.24	79.15	83.24	26
Hart	49.99	14.08	60.80	185	0.00	0	56.52	4	-	-	60.40	72.55	60.40	72.55	7
Hastings	41.75	13.30	54.27	154	54.11	1	49.05	9	-	-	51.73	54.38	51.73	54.38	163
Havant	40.48	9.50	49.98	250	50.73	2	49.83	14	-	-	62.77	68.07	62.77	68.07	10
Horsham	52.97	15.59	58.06	441	0.00	0	58.72	18	-	-	64.72	67.88	64.72	67.88	17
Isle of Wight	49.49	19.27	64.20	207	62.94	1	64.23	8	-	-	51.45	57.79	51.45	57.79	70
Lewes	42.24	14.26	56.50	115	50.63	5	0.00	0	-	-	66.72	71.92	66.72	71.92	32
Maidstone	46.37	10.20	56.57	16	0.00	0	50.61	1	-	-	59.54	66.06	59.54	66.06	60
Medway	40.27	20.98	61.25	120	0.00	0	47.59	5	-	-	58.86	64.97	58.86	64.97	164
Mid Sussex	46.37	11.03	55.55	333	0.00	0	54.08	25	-	-	85.45	84.77	85.45	84.77	24
Milton Keynes	42.69	4.82	47.51	81	0.00	0	53.50	11	-	-	56.07	58.70	56.07	58.70	20
Mole Valley	39.44	21.63	61.06	44	0.00	0	0.00	0	-	-	71.74	71.83	71.74	71.83	6
New Forest	39.91	21.87	61.78	97	0.00	0	77.43	2	-	-	59.95	62.72	59.95	62.72	22
Oxford	42.78	16.35	58.95	368	37.35	1	51.54	18	-	-	60.62	69.46	60.62	69.46	28
Portsmouth	45.27	15.18	60.44	276	0.00	0	56.81	18	-	-	56.01	57.87	56.01	57.87	61
Reading	47.22	15.91	62.55	221	61.55	1	62.50	7	-	-	79.48	96.14	79.48	96.14	41
Reigate and Banstead	50.15	21.60	54.28	225	0.00	0	73.47	1	-	-	83.53	82.29	83.53	82.29	4
Rother	45.32	20.33	65.65	216	0.00	0	55.38	4	-	-	57.77	59.91	57.77	59.91	51
Runnymede	52.83	16.47	54.44	400	0.00	0	58.09	4	-	-	59.19	84.25	59.19	84.25	8
Rushmoor	40.69	22.71	62.16	148	59.37	1	61.81	1	-	-	67.06	65.19	67.06	65.19	15
Sevenoaks	44.86	19.64	61.51	79	0.00	0	0.00	0	-	-	66.05	82.20	66.05	82.20	6
Shepway	39.07	23.07	62.14	46	0.00	0	0.00	0	-	-	54.14	54.93	54.14	54.93	108
Slough	43.78	4.69	47.77	27	0.00	0	51.37	4	-	-	61.20	67.13	61.20	67.13	8
South Buckinghamshire	49.19	12.72	58.57	61	0.00	0	46.83	1	-	-	116.49	96.07	116.49	96.07	1
South Oxfordshire	32.63	10.97	42.83	226	0.00	0	80.47	1	-	-	70.58	79.37	70.58	79.37	14
Southampton	37.59	14.13	51.45	257	0.00	0	48.64	3	-	-	59.61	65.35	59.61	65.35	69
Spelthorne	55.74	3.91	58.99	198	66.64	1	60.13	22	-	-	89.08	99.57	89.08	99.57	5
Surrey Heath	49.80	10.11	58.43	123	0.00	0	63.26	6	-	-	72.31	59.40	72.31	59.40	2
Swale	42.28	15.99	57.05	196	47.99	2	53.33	11	-	-	59.92	63.16	59.92	63.16	39
Tandridge	33.29	4.73	36.44	6	0.00	0	0.00	0	-	-	92.97	99.66	92.97	99.66	6
Test Valley	33.84	15.23	46.85	110	0.00	0	63.10	1	-	-	71.24	81.85	71.24	81.85	7
Thanet	43.79	17.12	56.77	286	0.00	0	50.85	16	-	-	52.53	56.37	52.53	56.37	168
Tonbridge and Malling	54.06	5.18	59.21	182	0.00	0	56.92	2	-	-	72.51	74.06	72.51	74.06	15
Tunbridge Wells	50.75	16.56	64.20	393	0.00	0	55.43	23	-	-	67.68	76.48	67.68	76.48	35
Vale of White Horse	37.40	21.24	55.07	190	0.00	0	0.00	0	-	-	66.42	70.63	66.42	70.63	12
Waverley	40.75	23.81	64.56	73	0.00	0	0.00	0	-	-	72.04	86.61	72.04	86.61	9
Wealden	40.18	18.64	58.82	81	0.00	0	43.22	1	-	-	59.49	72.72	59.49	72.72	19
West Berkshire	50.48	16.57	58.11	352	0.00	0	54.62	8	-	-	65.83	72.98	65.83	72.98	12
West Oxfordshire	29.65	15.30	44.96	83	41.81	1	0.00	0	-	-	54.83	70.71	54.83	70.71	8
Winchester	39.07	17.87	56.94	104	0.00	0	72.87	3	-	-	107.27	91.94	107.27	91.94	4
Windsor and Maidenhead	49.88	23.49	70.52	280	0.00	0	54.69	2	-	-	73.34	100.50	73.34	100.50	11
Woking	39.51	19.33	58.84	59	0.00	0	0.00	0	-	-	74.01	80.80	74.01	80.80	8
Wokingham	46.48	17.01	62.95	157	0.00	0	0.00	0	-	-	74.50	78.21	74.50	78.21	6
Worthing	41.55	15.41	50.80	313	0.00	0	51.78	15	-	-	61.55	59.73	61.55	59.73	128
Wycombe	39.76	16.74	55.51	67	0.00	0	52.30	6	-	-	67.65	71.80	67.65	71.80	23
<b>Regional average/total</b>	<b>44.72</b>	<b>16.47</b>	<b>58.04</b>	<b>10,715</b>	<b>52.38</b>	<b>18</b>	<b>54.37</b>	<b>368</b>	-	-	<b>62.58</b>	<b>66.58</b>	<b>62.58</b>	<b>66.58</b>	<b>2,954</b>

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n			
<b>South West</b>																				
Bath and North East Somerset	37.21	8.48	45.64	290	45.90	3	43.95	31	—	—	—	—	65.41	58	74.05	74.05	58			
Bournemouth	45.85	20.76	66.60	90	0.00	0	70.70	1	—	—	—	—	59.84	218	67.25	67.25	218			
Bristol	47.29	13.14	60.28	449	60.72	1	52.69	36	—	—	—	—	53.64	293	59.10	59.10	293			
Cardon	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	—	—	47.75	46	51.24	51.24	46			
Carrick	51.94	23.88	75.82	18	0.00	0	0.00	0	—	—	—	—	56.87	49	53.12	53.12	49			
Cheltenham	40.75	10.14	50.11	117	0.00	0	54.07	8	—	—	—	—	61.11	92	66.08	66.08	92			
Christchurch	51.19	7.32	58.45	108	0.00	0	49.54	8	—	—	—	—	85.12	4	71.73	71.73	4			
Cotswold	51.69	10.91	61.27	107	0.00	0	0.00	0	—	—	—	—	61.02	9	73.07	73.07	9			
East Devon	41.81	15.87	57.69	14	0.00	0	41.08	1	—	—	—	—	47.12	27	55.53	55.53	27			
East Dorset	37.12	23.13	60.25	178	0.00	0	0.00	0	—	—	—	—	71.93	5	71.75	71.75	5			
Exeter	35.64	8.89	44.28	72	0.00	0	40.16	6	—	—	—	—	54.80	74	62.91	62.91	74			
Forest of Dean	43.74	19.91	63.65	29	0.00	0	66.41	1	—	—	—	—	53.76	17	57.74	57.74	17			
Gloucester	41.25	11.19	49.66	113	0.00	0	43.32	7	—	—	—	—	50.30	59	56.30	56.30	59			
Isles of Scilly	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	—	—	—	—	—	—	—			
Kennet	51.08	14.06	57.12	214	0.00	0	76.88	5	—	—	—	—	55.95	7	73.80	73.80	7			
Kerrier	47.22	34.18	70.52	44	0.00	0	0.00	0	—	—	—	—	47.55	47	50.18	50.18	47			
Mendip	33.90	14.41	46.14	120	0.00	0	36.71	16	—	—	—	—	53.09	109	56.50	56.50	109			
Mid Devon	43.13	13.29	55.21	33	0.00	0	49.15	4	—	—	—	—	48.92	63	51.95	51.95	63			
North Cornwall	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	—	—	53.21	76	50.29	50.29	76			
North Devon	44.09	7.59	45.78	9	0.00	0	45.17	1	—	—	—	—	49.85	154	50.52	50.52	154			
North Dorset	58.66	19.91	63.13	98	0.00	0	52.65	4	—	—	—	—	52.94	4	60.10	60.10	4			
North Somerset	46.24	21.50	67.73	145	0.00	0	48.64	3	—	—	—	—	69.39	46	71.99	71.99	46			
North Wiltshire	41.17	11.01	49.85	109	0.00	0	42.82	4	—	—	—	—	56.58	10	81.80	81.80	10			
Penwith	56.18	7.42	58.52	57	0.00	0	66.44	5	—	—	—	—	46.36	63	49.93	49.93	63			
Plymouth	35.93	8.36	43.78	327	0.00	0	41.09	16	—	—	—	—	47.69	57	53.73	53.73	57			
Poole	40.91	25.99	66.91	51	0.00	0	0.00	0	—	—	—	—	55.05	43	62.26	62.26	43			
Purbeck	45.22	10.73	55.95	1	0.00	0	0.00	0	—	—	—	—	52.20	2	54.64	54.64	2			
Restormel	36.62	26.83	38.72	115	0.00	0	39.88	1	—	—	—	—	47.92	150	50.45	50.45	150			
Salisbury	37.77	14.69	52.46	17	0.00	0	0.00	0	—	—	—	—	62.44	16	70.40	70.40	16			
Sedgemoor	37.65	20.97	58.62	35	0.00	0	0.00	0	—	—	—	—	48.40	53	51.95	51.95	53			
South Gloucestershire	43.08	24.46	67.54	82	0.00	0	47.07	1	—	—	—	—	54.40	15	55.06	55.06	15			
South Hams	45.02	12.28	48.70	10	0.00	0	51.68	1	—	—	—	—	45.46	25	52.30	52.30	25			
South Somerset	35.48	13.21	43.74	112	0.00	0	41.57	18	—	—	—	—	50.20	69	55.10	55.10	69			
Stroud	35.09	5.25	40.34	3	0.00	0	0.00	0	—	—	—	—	48.66	18	56.95	56.95	18			
Swindon	41.13	16.46	57.59	157	0.00	0	56.63	4	—	—	—	—	61.76	21	64.21	64.21	21			
Taunton Deane	41.76	17.70	59.46	46	0.00	0	63.54	3	—	—	—	—	58.23	45	62.42	62.42	45			
Teignbridge	38.34	15.39	53.73	29	0.00	0	0.00	0	—	—	—	—	57.75	43	61.75	61.75	43			
Tewkesbury	41.79	10.58	52.37	30	0.00	0	51.70	1	—	—	—	—	77.44	12	96.31	96.31	12			
Torbay	45.44	21.65	61.53	74	0.00	0	43.73	2	—	—	—	—	54.56	247	57.24	57.24	247			
Torridge	35.00	20.26	55.26	10	0.00	0	0.00	0	—	—	—	—	51.53	84	52.14	52.14	84			
West Devon	33.56	14.13	44.66	14	0.00	0	0.00	0	—	—	—	—	59.58	9	56.30	56.30	9			
West Dorset	34.31	16.29	46.92	31	0.00	0	34.34	2	—	—	—	—	58.21	14	57.08	57.08	14			
West Somerset	55.94	9.66	61.74	30	0.00	0	0.00	0	—	—	—	—	55.47	11	58.74	58.74	11			
West Wiltshire	35.94	18.28	46.93	311	44.07	2	42.64	13	—	—	—	—	56.14	59	64.84	64.84	59			
Weymouth and Portland	39.20	15.54	46.70	174	0.00	0	45.37	3	—	—	—	—	52.40	52	56.09	56.09	52			
<b>Regional average/total</b>	<b>42.09</b>	<b>14.60</b>	<b>53.85</b>	<b>4,073</b>	<b>4776</b>	<b>6</b>	<b>4730</b>	<b>206</b>	<b>4730</b>	<b>206</b>	<b>—</b>	<b>—</b>	<b>54.02</b>	<b>2,575</b>	<b>58.23</b>	<b>58.23</b>	<b>2,575</b>			
<b>East Midlands</b>																				
Amber Valley	38.09	3.69	40.96	9	0.00	0	38.40	2	—	—	—	—	37.40	34	43.76	43.76	34			
Ashfield	37.69	18.72	56.42	46	0.00	0	0.00	0	—	—	—	—	43.62	9	49.81	49.81	9			
Bassetlaw	32.71	22.62	55.33	41	0.00	0	55.15	1	—	—	—	—	46.99	14	57.34	57.34	14			
Blaby	34.13	19.00	53.14	48	0.00	0	43.16	7	—	—	—	—	42.56	8	52.04	52.04	8			

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Bolover	38.80	4.02	42.82	15	0.00	0	0.00	0	—	—	44.26	47.61	16
Boston	34.64	7.20	41.84	360	0.00	0	40.07	4	—	—	42.02	42.47	33
Broxtove	41.70	7.26	48.96	57	0.00	0	45.70	2	—	—	42.84	46.99	13
Charnwood	36.85	10.91	47.77	70	0.00	0	47.71	16	—	—	40.82	41.41	15
Chesterfield	32.49	20.54	53.03	56	0.00	0	43.35	1	—	—	45.47	49.11	55
Corby	46.23	3.39	49.62	8	0.00	0	51.14	1	—	—	72.31	56.82	1
Daventry	41.44	2.54	43.97	6	0.00	0	0.00	0	—	—	—	—	—
Derby	36.78	17.30	53.44	324	0.00	0	50.78	23	—	—	41.41	48.42	117
Derbyshire Dales	30.15	25.60	49.78	193	0.00	0	49.58	1	—	—	40.76	46.09	19
East Lindsey	41.88	16.49	57.82	182	0.00	0	40.56	2	—	—	41.47	43.47	53
East Northamptonshire	32.05	9.13	40.06	57	0.00	0	53.24	1	—	—	58.14	55.44	6
Erewash	30.41	4.50	34.91	83	0.00	0	0.00	0	—	—	44.56	50.16	32
Gedling	35.77	19.03	54.41	49	0.00	0	0.00	0	—	—	42.95	50.00	15
Harborough	39.66	4.14	43.80	2	0.00	0	0.00	0	—	—	58.01	50.62	5
High Peak	32.65	24.07	56.72	98	0.00	0	48.10	1	—	—	47.40	50.97	37
Hinckley and Bosworth	0.00	0.00	0.00	0	0.00	0	41.88	1	—	—	47.79	45.17	44
Kettering	30.20	18.73	36.51	193	0.00	0	45.22	3	—	—	38.22	39.77	1
Leicester	35.32	14.27	49.46	442	0.00	0	45.84	79	—	—	43.37	47.68	75
Lincoln	37.28	14.02	51.30	24	0.00	0	54.02	4	—	—	38.65	41.48	41
Mansfield	42.27	12.09	54.36	65	0.00	0	48.30	1	—	—	39.82	43.09	22
Melton	34.26	11.96	46.22	31	0.00	0	0.00	0	—	—	37.54	44.94	2
Newark and Sherwood	37.07	5.62	41.68	50	0.00	0	46.55	3	—	—	43.27	43.32	11
North East Derbyshire	31.75	17.90	49.65	31	0.00	0	0.00	0	—	—	45.33	47.78	8
North Kesteven	35.50	21.84	57.34	61	0.00	0	44.56	1	—	—	39.73	38.31	6
North West Leicestershire	37.29	4.98	42.27	44	0.00	0	42.72	23	—	—	43.10	45.81	17
Northampton	35.12	13.95	49.07	110	0.00	0	45.87	37	—	—	54.49	56.62	8
Nottingham	42.24	10.42	52.60	175	39.74	1	48.49	16	—	—	42.85	46.44	93
Oadby and Wigston	37.15	20.70	57.85	55	0.00	0	0.00	0	—	—	77.48	85.22	1
Rushcliffe	34.75	23.24	57.99	49	0.00	0	0.00	0	—	—	45.48	51.68	13
Rutland	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	52.56	48.20	4
South Derbyshire	35.09	4.35	39.44	4	0.00	0	39.46	2	—	—	47.45	55.59	11
South Holland	39.62	9.45	49.07	1	0.00	0	0.00	0	—	—	43.51	41.49	15
South Kesteven	35.94	25.77	61.70	22	0.00	0	51.35	1	—	—	48.61	49.62	43
South Northamptonshire	36.20	25.17	61.37	36	0.00	0	0.00	0	—	—	41.32	66.11	1
Wellingborough	34.48	19.55	51.53	78	0.00	0	47.06	1	—	—	49.66	60.95	2
West Lindsey	34.57	15.06	49.63	18	0.00	0	32.90	1	—	—	35.19	35.32	17
<b>Regional average/total</b>	<b>35.58</b>	<b>14.82</b>	<b>49.36</b>	<b>3,193</b>	<b>39.74</b>	<b>1</b>	<b>46.20</b>	<b>235</b>	<b>—</b>	<b>—</b>	<b>43.43</b>	<b>46.97</b>	<b>917</b>
<b>East of England</b>													
Babergh	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	51.62	57.38	20
Basildon	41.99	19.13	54.93	167	0.00	0	49.62	10	—	—	58.27	66.32	19
Bedford	46.56	8.19	54.62	418	0.00	0	50.92	67	—	—	57.38	61.24	51
Braintree	44.73	18.29	61.72	14	0.00	0	0.00	0	—	—	65.84	65.08	20
Breckland	34.84	18.11	52.95	86	0.00	0	51.11	9	—	—	46.12	49.05	16
Brentwood	37.58	23.66	61.24	68	0.00	0	49.71	13	—	—	83.36	92.87	9
Broadland	44.53	9.33	50.94	83	0.00	0	46.40	4	—	—	47.14	58.47	9
Broxbourne	42.12	17.93	59.53	104	51.01	1	46.39	6	—	—	73.54	78.22	3
Cambridge	40.26	15.11	55.37	238	50.32	1	43.63	34	—	—	68.16	72.56	4
Castle Point	32.47	23.87	56.34	31	0.00	0	0.00	0	—	—	—	—	—
Chelmsford	38.97	16.38	44.45	263	80.79	1	54.22	7	—	—	62.12	64.56	23
Colchester	64.51	0.00	64.51	135	0.00	0	0.00	0	—	—	50.61	53.45	56
Dacorum	39.03	15.55	53.50	101	0.00	0	48.98	10	—	—	69.29	81.47	5
East Cambridgeshire	0.00	0.00	0.00	0	0.00	0	42.47	3	—	—	61.82	64.08	3

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
East Hertfordshire	40.13	11.15	48.25	147	0.00	0	75.42	1	—	—	65.16	77.40	3
Epping Forest	35.39	23.20	58.59	29	0.00	0	0.00	0	—	—	79.38	87.97	3
Fenland	35.48	25.12	60.60	15	0.00	0	39.14	1	—	—	49.44	56.10	4
Forest Heath	31.97	4.07	36.04	2	0.00	0	0.00	0	—	—	53.72	55.76	15
Great Yarmouth	35.63	8.00	43.63	23	0.00	0	0.00	0	—	—	49.76	51.33	32
Harlow	37.71	13.38	51.09	71	47.28	5	42.23	13	—	—	61.07	68.40	4
Hertsmere	48.23	1.11	48.49	146	0.00	0	49.24	6	—	—	71.39	73.19	8
Huntingdonshire	33.34	2.89	35.41	186	0.00	0	31.92	14	—	—	44.42	46.19	1
Ipswich	36.75	17.68	52.77	213	0.00	0	42.18	49	—	—	50.45	53.05	87
King's Lynn and West Norfolk	38.45	14.15	50.37	108	43.62	1	45.03	5	—	—	42.69	52.37	37
Luton	48.35	21.80	57.52	221	0.00	0	49.51	6	—	—	56.95	61.25	46
Maldon	55.62	11.49	67.11	4	0.00	0	0.00	0	—	—	60.01	68.61	5
Mid Bedfordshire	39.66	17.26	43.57	106	0.00	0	41.36	3	—	—	60.26	55.61	3
Mid Suffolk	35.39	5.75	41.14	1	0.00	0	41.14	1	—	—	48.67	45.86	4
North Hertfordshire	41.33	11.91	53.24	42	0.00	0	52.39	5	—	—	52.63	63.66	13
North Norfolk	39.70	20.08	54.99	21	0.00	0	0.00	0	—	—	50.18	51.78	18
Norwich	37.92	6.67	44.54	154	0.00	0	39.79	6	—	—	43.43	48.57	78
Peterborough	35.61	15.96	51.57	172	0.00	0	35.65	12	—	—	47.85	51.69	14
Rochford	45.62	17.90	63.51	56	0.00	0	0.00	0	—	—	62.63	61.09	11
South Bedfordshire	40.44	16.58	56.37	51	0.00	0	0.00	0	—	—	46.17	50.54	14
South Cambridgeshire	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	53.11	57.45	3
South Norfolk	34.36	20.10	54.46	7	0.00	0	55.38	1	—	—	45.47	48.30	11
Southend-on-Sea	42.09	13.86	55.32	134	0.00	0	55.33	17	—	—	57.32	62.59	137
St. Albans	40.59	16.85	55.82	52	0.00	0	55.11	6	—	—	74.71	91.04	7
St. Edmundsbury	37.09	15.64	52.73	23	0.00	0	0.00	0	—	—	51.59	51.59	20
Stevenage	38.81	11.51	50.32	59	0.00	0	52.26	8	—	—	59.84	67.00	5
Suffolk Coastal	32.60	14.49	44.36	117	0.00	0	29.26	2	—	—	49.93	53.34	26
Tendring	41.56	23.91	65.47	184	0.00	0	0.00	0	—	—	55.50	58.96	80
Three Rivers	39.48	9.96	49.44	88	0.00	0	45.84	14	—	—	79.52	86.31	3
Thurrock	53.68	12.94	60.02	51	55.65	1	70.97	25	—	—	63.05	66.57	38
Uttlesford	37.91	19.73	56.60	19	0.00	0	0.00	0	—	—	53.32	65.69	4
Watford	43.97	18.80	60.45	65	0.00	0	47.13	2	—	—	72.54	87.80	11
Waveney	38.34	17.86	54.21	27	0.00	0	43.50	1	—	—	47.94	48.82	59
Welwyn Hatfield	38.27	9.05	47.32	80	47.90	1	49.54	22	—	—	69.47	80.73	7
<b>Regional average/total</b>	<b>41.36</b>	<b>14.29</b>	<b>52.59</b>	<b>4,382</b>	<b>51.43</b>	<b>11</b>	<b>48.29</b>	<b>383</b>	<b>—</b>	<b>—</b>	<b>54.11</b>	<b>58.39</b>	<b>1,049</b>
<b>West Midlands</b>													
Birmingham	38.94	12.90	51.55	815	52.71	4	47.95	89	—	—	47.04	54.74	124
Bridgnorth	45.00	3.34	48.34	15	0.00	0	48.79	6	—	—	40.52	48.97	11
Bromsgrove	35.58	14.74	50.32	18	0.00	0	0.00	0	—	—	59.86	57.68	3
Cannock Chase	36.87	14.77	51.64	6	0.00	0	0.00	0	—	—	47.67	49.98	7
Coventry	36.03	23.05	40.69	1,498	44.00	1	40.78	356	—	—	40.86	49.05	38
Dudley	36.78	15.98	52.43	144	0.00	0	48.71	3	—	—	53.24	61.18	10
East Staffordshire	34.21	11.21	42.77	309	40.46	3	38.39	19	—	—	44.68	54.62	7
Herefordshire	42.01	19.01	56.57	171	0.00	0	33.22	4	—	—	51.95	60.15	46
Lichfield	40.07	10.69	50.45	68	0.00	0	49.19	6	—	—	44.27	50.13	6
Malvern Hills	43.97	20.44	56.46	54	0.00	0	44.56	2	—	—	77.67	61.89	10
Newcastle-under-Lyme	30.44	9.73	38.65	358	0.00	0	40.06	4	—	—	42.46	42.70	10
North Shropshire	33.47	26.30	59.78	41	0.00	0	0.00	0	—	—	50.15	45.32	7
North Warwickshire	34.82	24.13	58.95	20	0.00	0	0.00	0	—	—	53.09	68.27	19
Nuneaton and Bedworth	38.23	12.84	51.08	45	0.00	0	45.32	2	—	—	50.76	53.88	19
Oswestry	40.15	4.63	44.78	3	0.00	0	0.00	0	—	—	48.10	49.37	8
Redditch	34.69	25.86	60.55	42	0.00	0	55.20	41	—	—	49.92	46.02	2

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Rugby	34.37	14.08	47.02	69	0.00	0	47.65	12	—	—	48.49	52.09	8
Sandwell	37.39	20.27	55.91	93	0.00	0	44.74	9	—	—	47.75	54.96	16
Shrewsbury and Atcham	34.79	19.02	53.65	113	0.00	0	81.51	3	—	—	47.19	52.08	73
Solihull	41.40	12.62	54.02	51	44.56	1	45.08	7	—	—	100.18	61.98	1
South Shropshire	47.47	12.20	59.67	16	0.00	0	45.82	2	—	—	52.43	52.87	8
South Staffordshire	33.29	14.85	48.14	251	0.00	0	51.20	1	—	—	62.48	62.11	4
Stafford	40.84	16.31	57.15	32	51.50	2	42.83	2	—	—	51.22	55.18	19
Staffordshire Moorlands	30.09	6.82	36.76	96	0.00	0	45.48	1	—	—	36.15	52.57	4
Stoke-on-Trent	36.69	11.97	48.08	166	0.00	0	48.58	14	—	—	38.10	44.36	32
Stratford-on-Avon	40.28	5.29	42.14	57	0.00	0	58.86	1	—	—	50.47	69.64	7
Tamworth	31.77	33.44	62.17	11	0.00	0	0.00	0	—	—	47.81	48.85	6
Telford and Wrekin	33.03	24.94	51.86	53	0.00	0	47.76	18	—	—	47.05	54.72	14
Walsall	38.64	8.04	46.00	95	64.89	2	54.40	18	—	—	51.42	59.91	22
Warwick	37.79	9.98	45.49	184	0.00	0	45.26	23	—	—	61.73	73.50	36
Wolverhampton	38.18	14.52	51.79	127	0.00	0	46.62	34	—	—	43.77	48.23	18
Worcester	41.70	12.67	54.37	54	0.00	0	53.08	3	—	—	55.09	58.83	20
Wychavon	36.58	21.17	49.11	174	0.00	0	44.37	14	—	—	68.44	71.22	4
Wyre Forest	38.50	26.15	41.03	93	0.00	0	40.46	3	—	—	48.03	55.86	13
Regional average/total	36.51	14.64	46.49	5,342	50.28	13	44.33	697	—	—	49.05	55.41	632
Yorkshire and the Humber													
Barnsley	34.51	12.48	46.51	52	0.00	0	48.30	6	—	—	40.67	39.19	23
Bradford	32.20	13.89	45.98	625	40.68	1	40.20	90	—	—	45.28	47.04	90
Calderdale	32.40	9.28	39.86	498	0.00	0	42.83	6	—	—	36.97	43.20	37
Craven	33.13	20.57	53.69	47	0.00	0	45.23	2	—	—	63.61	56.22	13
Doncaster	32.19	22.65	54.84	50	0.00	0	0.00	0	—	—	37.33	41.51	44
East Riding	32.36	21.31	53.39	78	0.00	0	44.00	1	—	—	43.78	47.72	83
Hambleton	40.33	0.00	40.33	92	0.00	0	45.62	3	—	—	39.85	49.84	6
Harrogate	32.26	18.91	50.88	65	0.00	0	0.00	0	—	—	54.77	54.01	42
Kingston upon Hull	35.51	14.10	48.80	156	0.00	0	51.00	18	—	—	37.20	40.30	89
Kirklees	31.76	14.08	45.36	116	0.00	0	43.32	14	—	—	46.29	48.33	36
Leeds	34.40	14.44	48.72	488	0.00	0	41.38	31	—	—	45.51	48.46	67
North East Lincolnshire	35.88	11.00	46.89	136	0.00	0	40.26	5	—	—	42.36	46.13	87
North Lincolnshire	35.99	15.22	49.88	23	0.00	0	0.00	0	—	—	38.70	42.38	17
Richmondshire	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	38.89	54.56	8
Rotherham	33.43	15.14	48.57	149	0.00	0	50.13	4	—	—	40.45	43.79	24
Ryedale	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	49.89	67.04	5
Scarborough	34.70	12.01	46.72	21	0.00	0	59.99	2	—	—	53.86	51.12	45
Selby	33.13	21.72	53.62	35	0.00	0	42.71	2	—	—	45.21	55.01	6
Sheffield	34.07	13.35	47.30	327	0.00	0	45.37	28	—	—	41.82	55.10	76
Wakefield	29.66	15.41	44.85	139	0.00	0	42.24	19	—	—	51.39	51.49	23
York	35.28	17.28	50.86	112	37.20	1	41.55	6	—	—	52.58	53.95	51
Regional average/total	33.46	14.05	46.47	3,209	38.94	2	42.92	237	—	—	44.33	47.82	872
North East													
Alnwick	32.97	24.21	57.18	107	0.00	0	0.00	0	—	—	43.29	42.53	3
Berwick-upon Tweed	33.60	25.22	58.82	22	0.00	0	0.00	0	—	—	28.23	47.31	5
Blyth Valley	33.91	22.72	56.63	142	0.00	0	0.00	0	—	—	52.45	56.82	1
Castle Morpeth	36.01	22.25	58.26	70	0.00	0	42.53	1	—	—	42.91	45.97	1
Chester-le-Street	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	40.73	45.45	2
Darlington	32.00	23.55	55.55	78	0.00	0	37.52	1	—	—	56.40	58.92	12
Derwentside	32.10	27.13	59.23	60	0.00	0	0.00	0	—	—	42.97	50.72	5
Durham	40.84	7.15	47.99	8	0.00	0	45.84	3	—	—	24.47	40.29	6

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Easington	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	—	—	—
Gateshead	33.95	22.13	55.71	179	0.00	0	41.68	15	—	—	28.46	49.07	2
Hartlepool	35.15	23.32	58.47	106	0.00	0	73.65	7	—	—	34.43	44.33	6
Middlesbrough	36.66	18.55	54.15	157	0.00	0	42.76	1	—	—	36.69	48.29	12
Newcastle upon Tyne	34.94	16.71	51.51	480	0.00	0	43.33	53	—	—	45.15	52.02	11
North Tyneside	32.40	19.67	51.90	227	0.00	0	44.32	23	—	—	52.51	48.55	6
Redcar and Cleveland	35.71	23.21	58.91	82	0.00	0	0.00	0	—	—	41.26	49.51	16
Sedgefield	35.95	17.79	53.74	34	0.00	0	0.00	0	—	—	60.69	80.06	1
South Tyneside	32.98	25.72	58.70	108	0.00	0	45.12	1	—	—	67.94	82.64	1
Stockton-on-Tees	34.51	18.04	52.55	165	0.00	0	37.55	3	—	—	47.82	56.59	7
Sunderland	35.95	21.65	52.08	514	0.00	0	47.58	9	—	—	36.97	43.90	4
Teesdale	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	—	—	—
Tynedale	34.63	25.67	43.80	56	0.00	0	47.67	1	—	—	43.90	55.52	4
Wansbeck	33.04	24.80	57.84	82	0.00	0	0.00	0	—	—	46.49	56.82	1
Wear Valley	34.55	19.70	54.26	24	0.00	0	0.00	0	—	—	39.77	39.77	3
Regional average/total	34.58	20.87	54.02	2,701	0.00	0	45.35	118	—	—	42.34	50.39	109
North West													
Allerdale	33.41	16.44	49.50	137	0.00	0	0.00	0	—	—	50.36	54.10	4
Barrow-in-Furness	31.59	24.18	55.78	64	0.00	0	36.17	9	—	—	48.68	51.59	8
Blackburn with Darwen	42.31	21.59	54.02	367	45.32	1	44.69	17	—	—	53.96	50.56	19
Blackpool	33.59	24.88	58.47	39	0.00	0	0.00	0	—	—	53.28	56.60	60
Bolton	31.29	17.97	48.52	193	0.00	0	50.60	4	—	—	41.40	54.75	15
Burnley	33.87	19.22	50.48	125	0.00	0	56.74	2	—	—	47.52	51.11	20
Bury	34.44	20.71	55.15	190	42.80	1	34.99	2	—	—	50.40	59.32	14
Carlisle	33.14	20.35	51.79	48	0.00	0	46.23	6	—	—	42.91	47.31	5
Chester	29.53	18.74	40.62	49	0.00	0	29.26	4	—	—	48.12	58.28	58
Chorley	34.42	15.38	49.56	64	0.00	0	46.77	23	—	—	52.80	46.20	9
Congleton	31.88	16.54	46.02	48	0.00	0	30.40	1	—	—	63.97	70.59	6
Copeland	32.20	17.62	48.65	75	0.00	0	33.22	6	—	—	54.09	52.89	5
Crewe and Nantwich	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	48.42	50.67	18
Eden	39.24	28.76	59.25	138	45.54	1	46.41	7	—	—	43.57	50.40	7
Fylde	0.00	0.00	0.00	0	0.00	0	0.00	0	—	—	55.25	64.09	11
Hyndburn	32.59	24.09	56.68	34	0.00	0	0.00	0	—	—	50.00	51.71	27
Lancaster	35.20	22.39	57.59	188	0.00	0	0.00	0	—	—	48.86	54.10	133
Macclesfield	34.66	22.88	54.41	161	0.00	0	38.46	1	—	—	55.82	71.88	12
Manchester	34.26	17.86	51.11	1,063	40.68	3	43.45	69	—	—	47.64	56.94	48
Oldham	32.73	21.35	54.08	231	0.00	0	45.10	14	—	—	44.76	42.58	9
Pendle	32.34	24.91	57.25	52	0.00	0	0.00	0	—	—	54.19	51.86	10
Preston	36.76	16.33	50.99	356	0.00	0	43.81	4	—	—	46.37	47.23	31
Ribble Valley	31.70	27.46	59.16	45	0.00	0	0.00	0	—	—	77.47	71.45	3
Rochdale	30.23	21.53	51.67	251	0.00	0	0.00	0	—	—	45.34	61.29	18
Rossendale	31.57	25.42	56.99	78	0.00	0	0.00	0	—	—	55.23	54.45	12
Salford	29.66	13.22	41.83	658	46.49	1	54.55	2	—	—	45.45	49.84	24
South Lakeland	38.53	20.09	58.62	32	0.00	0	48.92	2	—	—	53.44	52.29	37
South Ribble	35.24	16.40	51.28	46	0.00	0	43.19	2	—	—	58.11	52.30	4
Stockport	34.50	18.68	53.18	391	0.00	0	45.89	14	—	—	52.69	53.72	30
Tameside	41.52	14.95	53.61	455	0.00	0	54.73	1	—	—	50.22	50.13	17
Trafford	34.30	26.85	61.04	239	0.00	0	41.56	1	—	—	51.22	51.33	16
Vale Royal	37.17	19.09	56.26	45	0.00	0	54.00	6	—	—	51.71	63.68	7
Wigan	33.25	23.06	56.31	141	0.00	0	0.00	0	—	—	42.17	47.09	12
Wyre	35.97	9.97	44.90	96	0.00	0	51.02	13	—	—	50.83	53.80	24
Regional average/total	34.62	18.94	51.84	6,099	43.17	7	44.56	210	—	—	49.86	54.30	733



Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	ref.	rent	n	ref.	rent	n	n
<b>Merseyside</b>															
Ellesmere Port and Neston	0.00	0.00	0.00	0	0.00	0	0.00	0		—	—		60.31	64.86	7
Halton	37.43	26.24	56.58	37	0.00	0	56.28	2		—	—		46.05	45.76	20
Knowsley	32.76	23.82	56.59	113	0.00	0	0.00	0		—	—		46.59	50.10	10
Liverpool	33.19	15.60	46.72	647	0.00	0	37.74	47		—	—		43.16	47.69	292
Sefton	34.44	23.17	57.61	350	0.00	0	38.64	4		—	—		50.27	53.46	267
St. Helens	34.13	18.80	52.94	68	0.00	0	53.10	5		—	—		44.33	46.19	21
Warrington	33.19	20.03	45.53	86	0.00	0	34.32	11		—	—		46.78	58.82	18
West Lancashire	34.98	19.78	54.76	51	0.00	0	49.77	1		—	—		41.43	43.21	15
Wirral	33.84	21.89	55.11	107	0.00	0	43.15	3		—	—		46.97	48.43	591
<b>Regional average/total</b>	<b>33.72</b>	<b>19.51</b>	<b>51.46</b>	<b>1,459</b>	<b>0.00</b>	<b>0</b>	<b>39.22</b>	<b>73</b>		—	—		<b>46.73</b>	<b>49.45</b>	<b>1,241</b>

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)	
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n
London												
Barking and Dagenham	52.13	7.39	57.76	236	£52.72	22	60.35	11	52.81	5,415	92.85	50
Barnet	58.28	15.25	71.12	1,175	£60.63	25	62.27	41	49.48	3,230	115.50	75
Bexley	47.44	11.24	52.47	3,808	£62.92	9	54.63	311	—	LSVT	96.44	157
Brent	56.35	11.05	63.71	3,582	£63.03	36	62.66	138	60.92	3,140	128.92	43
Bromley	57.23	11.80	60.51	4,388	£59.65	54	59.87	289	—	LSVT	100.25	157
Camden	59.22	13.87	70.15	2,540	£68.29	33	67.02	112	0.00	0	174.87	117
City Of London	56.57	23.57	80.14	83	£0.00	0	64.70	3	57.35	618	—	—
Croydon	56.45	14.84	66.24	1,566	£55.66	5	58.58	69	0.00	0	104.10	242
Ealing	56.18	10.58	63.06	2,609	£60.08	38	59.93	115	58.41	4,639	122.57	32
Enfield	53.60	10.52	59.72	1,031	£59.30	103	51.10	98	62.14	3,830	100.79	74
Greenwich	55.25	11.05	63.18	2,504	£71.49	11	63.70	206	53.53	7,252	87.76	225
Hackney	53.76	10.74	60.63	4,890	£61.35	63	58.43	228	57.41	8,015	116.10	100
Hammersmith and Fulham	54.30	11.14	58.05	4,008	£60.34	14	58.17	136	55.44	4,951	136.36	59
Haringey	54.16	17.94	63.09	3,066	£64.67	32	56.03	112	51.38	6,350	125.66	39
Harrow	57.90	13.64	70.48	451	£62.86	7	65.95	24	62.87	2,055	136.40	23
Havering	53.94	12.41	65.81	558	£57.92	75	61.28	37	41.81	3,382	96.13	24
Hillingdon	55.34	10.09	64.94	1,056	£58.15	56	60.80	54	59.71	3,598	108.27	57
Hounslow	57.24	7.23	62.31	1,015	£63.88	35	65.33	77	48.47	4,050	135.35	24
Islington	53.86	9.13	58.67	3,424	£68.57	48	58.10	123	55.48	12,438	163.18	13
Kensington and Chelsea	53.42	10.57	59.60	4,621	£62.96	15	58.77	161	58.16	1,850	187.10	47
Kingston upon Thames	57.79	8.42	65.59	485	£59.87	8	66.19	20	59.41	1,509	126.82	50
Lambeth	53.11	13.09	60.07	5,012	£57.64	38	57.24	253	52.60	9,278	103.92	121
Lewisham	52.26	12.23	57.33	2,566	£56.10	7	56.24	127	50.46	7,862	98.98	74
Merton	54.82	10.92	63.33	960	£46.78	7	63.84	46	0.00	0	125.45	37
Newham	55.99	12.43	62.81	2,744	£61.80	23	59.83	167	45.43	6,968	93.04	41
Redbridge	60.22	21.75	79.21	891	£64.09	5	64.52	17	63.64	1,573	102.98	118
Richmond upon Thames	60.45	7.49	63.37	2,969	£58.70	4	64.10	157	—	LSVT	152.29	51
Southwark	52.47	9.76	59.36	3,843	£60.41	32	59.77	269	55.53	14,309	109.48	130
Sutton	54.61	10.99	64.53	1,032	£61.54	13	65.25	49	46.81	2,404	113.75	92
Tower Hamlets	54.44	11.36	60.93	3,751	£64.83	106	58.98	239	56.73	6,760	121.31	29
Waltham Forest	54.78	15.92	62.87	1,908	£62.12	34	59.52	73	46.82	4,017	102.46	121
Wandsworth	58.33	12.28	65.51	3,350	£57.99	7	62.35	155	57.76	4,820	136.56	44
Westminster	58.59	7.50	64.49	5,065	£67.64	42	65.12	212	64.97	4,773	140.94	47
Regional average/total	55.12	11.45	61.88	81,187	£61.63	1,007	59.92	4,129	54.41	139,086	113.29	2,513
South East												
Adur	50.43	11.20	61.63	114	£54.04	1	53.55	2	0.00	0	87.75	40
Arun	48.62	13.99	62.34	315	£56.13	10	54.70	8	54.14	1,242	82.92	386
Ashford	56.67	8.12	64.69	331	£66.95	1	64.77	23	51.02	1,425	80.14	34
Aylesbury Vale	51.63	15.47	63.98	119	£0.00	0	59.92	5	43.56	2,154	78.59	49
Basingstoke and Deane	51.85	13.35	58.37	2,221	£57.38	58	55.47	144	—	LSVT	99.46	9
Bracknell Forest	53.45	8.79	62.16	643	£58.04	5	60.13	43	49.51	1,347	109.74	11
Brighton and Hove	54.95	12.42	67.05	1,556	£56.79	18	60.89	77	46.13	3,959	97.91	1,741
Canterbury	54.52	12.42	66.58	305	£59.48	4	59.66	13	47.78	1,525	78.21	332
Cherwell	48.05	11.12	59.03	701	£53.66	4	57.16	26	47.52	740	88.54	123
Chichester	50.99	10.77	56.47	1,456	£58.00	22	53.97	99	—	LSVT	88.59	70
Chiltern	54.89	11.01	62.84	1,207	£57.86	21	59.74	77	—	LSVT	83.06	25
Crawley	53.19	9.83	62.70	403	£63.61	1	58.30	29	46.41	1,607	96.73	18
Dartford	50.94	5.17	56.04	162	£61.35	1	58.08	10	0.00	0	92.26	50
Dover	52.41	11.58	63.61	551	£50.71	4	68.11	40	48.62	963	74.65	288
East Hampshire	51.92	14.48	58.78	1,119	£58.30	50	58.30	62	—	LSVT	91.11	55
Eastbourne	52.78	13.62	66.01	485	£60.74	16	57.23	13	44.29	1,103	87.03	389

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Eastleigh	55.74	5.78	60.94	1,262	£96.22	12	67.02	75	—	—	88.53	41	88.53	91.54	41
Elmbridge	53.85	22.27	66.21	1,691	£0.00	0	58.74	83	—	—	132.74	66	132.74	140.14	66
Epsom and Ewell	50.47	10.12	60.20	620	£57.28	6	56.19	28	—	—	117.13	28	117.13	128.96	28
Fareham	56.54	10.61	65.06	192	£57.39	18	62.85	22	45.49	953	83.36	31	83.36	90.70	31
Gosport	52.60	13.95	66.49	244	£57.02	9	58.15	7	47.11	1,758	75.62	48	75.62	81.38	48
Gravesham	49.84	9.13	58.93	235	£0.00	0	55.00	12	46.26	1,942	81.31	80	81.31	91.36	80
Guildford	57.05	6.34	61.69	276	£57.50	28	59.25	16	54.13	1,692	109.06	42	109.06	137.56	42
Hart	54.21	14.75	61.33	485	£62.13	1	62.07	42	—	—	64.81	56	64.81	118.91	56
Hastings	48.37	9.39	56.59	1,508	£61.27	11	57.67	137	—	—	64.68	1,030	64.68	66.73	1,030
Havant	49.89	17.49	66.74	1,015	£56.24	24	54.73	33	—	—	84.53	50	84.53	89.89	50
Horsham	59.61	7.61	61.93	1,623	£60.56	18	64.95	113	—	—	93.99	56	93.99	111.95	56
Isle of Wight	56.30	16.25	65.29	1,529	£61.96	14	59.56	78	—	—	67.75	393	67.75	73.09	393
Lewes	53.25	12.83	65.69	298	£56.87	9	63.03	10	38.44	1,017	88.11	217	88.11	92.47	217
Maidstone	54.85	9.77	63.88	199	£63.49	2	60.90	12	50.52	2,006	83.16	83	83.16	94.61	83
Medway	54.12	9.20	62.26	682	£60.39	16	60.95	130	41.29	746	74.95	475	74.95	78.99	475
Mid Sussex	57.58	9.49	65.95	1,699	£85.54	3	64.41	104	—	—	90.21	67	90.21	98.18	67
Milton Keynes	50.10	8.14	56.65	1,443	£50.82	1	56.02	127	46.88	3,757	78.68	72	78.68	90.36	72
Mole Valley	58.59	10.24	68.69	151	£0.00	0	68.43	7	42.88	1,239	95.87	25	95.87	127.99	25
New Forest	50.22	11.55	60.64	337	£63.22	48	61.78	30	50.71	1,139	87.10	93	87.10	90.95	93
Oxford	57.11	12.70	69.56	842	£60.76	9	59.85	53	0.00	0	109.52	38	109.52	140.20	38
Portsmouth	53.77	8.30	61.86	1,171	£54.48	53	60.57	103	43.83	4,382	83.10	226	83.10	90.22	226
Reading	56.67	9.62	65.73	513	£63.40	26	61.44	19	51.93	2,425	113.45	80	113.45	130.62	80
Reigate and Banstead	55.76	11.13	57.87	1,503	£94.42	1	69.64	24	0.00	0	116.19	45	116.19	128.51	45
Rother	57.81	19.49	68.00	1,052	£58.74	5	58.11	48	—	—	77.05	215	77.05	77.48	215
Runnymede	61.41	11.62	71.88	354	£56.97	17	62.53	16	55.26	915	125.91	29	125.91	138.82	29
Rushmoor	43.99	11.53	50.75	1,411	£64.18	16	54.77	74	—	—	101.31	17	101.31	112.68	17
Sevenoaks	52.77	6.89	58.53	1,527	£57.21	5	54.05	26	—	—	90.94	29	90.94	117.20	29
Shepway	51.12	13.06	64.12	404	£0.00	0	59.03	26	43.88	986	71.24	510	71.24	73.07	510
Slough	58.52	4.72	61.69	530	£61.63	27	61.13	40	51.74	2,384	112.67	29	112.67	127.31	29
South Buckinghamshire	62.18	11.79	66.20	1,170	£63.67	5	60.11	65	—	—	107.55	6	107.55	118.72	6
South Oxfordshire	53.60	10.19	58.77	1,257	£60.39	18	59.29	53	—	—	111.27	30	111.27	124.40	30
Southampton	50.82	11.90	62.17	1,671	£58.24	20	58.03	101	42.65	5,565	84.60	301	84.60	91.33	301
Spelthorne	61.74	2.08	62.81	1,358	£67.12	13	67.10	101	—	—	124.29	26	124.29	140.51	26
Surrey Heath	52.00	5.57	55.69	831	£62.76	17	60.66	48	—	—	110.22	17	110.22	129.88	17
Swale	49.99	10.23	58.42	1,846	£56.38	16	54.80	129	—	—	72.17	207	72.17	78.44	207
Tandridge	56.33	10.26	66.34	82	£0.00	0	59.96	7	45.46	950	102.21	25	102.21	126.22	25
Test Valley	41.60	16.76	49.68	1,720	£54.77	6	48.67	113	—	—	82.46	11	82.46	100.88	11
Thanet	52.69	11.73	56.65	1,658	£57.40	15	59.15	145	45.25	570	65.62	1,346	65.62	67.87	1,346
Tonbridge and Malling	53.93	8.36	55.67	1,772	£58.06	10	59.43	44	—	—	70.90	22	70.90	94.42	22
Tunbridge Wells	57.22	12.22	63.51	1,770	£57.28	9	58.50	158	—	—	86.87	93	86.87	103.01	93
Vale of White Horse	51.90	14.01	60.96	1,144	£53.82	20	61.03	39	—	—	87.62	21	87.62	107.47	21
Waverley	56.50	13.73	68.13	261	£0.00	0	61.27	12	57.01	1,882	111.12	49	111.12	124.37	49
Wealden	53.20	11.78	64.93	238	£0.00	0	63.40	12	38.60	1,277	86.45	70	86.45	92.15	70
West Berkshire	57.62	8.48	59.39	1,849	£58.09	42	61.18	118	50.79	33	96.13	43	96.13	114.73	43
West Oxfordshire	40.87	9.63	45.92	658	£55.71	18	48.23	17	—	—	76.56	20	76.56	108.82	20
Winchester	58.68	7.22	65.83	558	£58.86	21	65.56	40	45.77	1,630	104.11	12	104.11	111.00	12
Windsor and Maidenhead	60.58	13.89	67.92	2,456	£58.94	74	61.48	147	—	—	117.35	27	117.35	155.17	27
Woking	50.88	14.10	64.88	153	£0.00	0	60.42	4	59.54	1,155	124.11	27	124.11	138.12	27
Wokingham	57.55	9.97	67.26	114	£71.51	4	72.49	3	45.42	718	120.77	23	120.77	131.31	23
Worthing	51.09	9.83	55.91	1,197	£51.66	9	53.07	91	—	—	82.81	229	82.81	87.74	229
Wycombe	54.75	9.79	63.09	539	£58.68	17	61.42	24	0.00	0	100.90	41	100.90	122.68	41
<b>Regional average/total</b>	<b>53.67</b>	<b>11.15</b>	<b>61.01</b>	<b>60,786</b>	<b>£59.32</b>	<b>929</b>	<b>59.28</b>	<b>3,637</b>	<b>47.27</b>	<b>57,186</b>	<b>81.89</b>	<b>10,437</b>	<b>81.89</b>	<b>88.18</b>	<b>10,437</b>

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
<b>South West</b>													
Bath and North East Somerset	39.36	8.35	46.93	3,764	£56.58	22	44.61	190	—	LSVT	85.72	104.80	151
Bournemouth	54.39	13.63	67.59	480	£65.03	2	58.94	19	47.62	1,944	81.39	90.02	635
Bristol	52.53	9.71	61.97	3,424	£59.42	11	54.54	223	31.99	6,926	82.87	94.79	384
Cardon	45.90	11.86	57.60	72	£48.90	3	49.52	6	34.17	721	65.43	70.18	122
Carrick	47.33	10.09	56.18	228	£0.00	0	58.17	15	0.00	0	69.37	73.09	161
Cheltenham	50.19	9.28	58.74	569	£65.77	2	59.24	55	50.65	1,374	79.16	86.28	222
Christchurch	53.58	9.30	59.96	649	£0.00	0	54.65	32	—	LSVT	86.43	88.70	41
Cotswold	58.01	9.71	64.78	1,137	£59.77	37	64.23	54	—	LSVT	73.44	91.20	72
East Devon	47.61	9.90	57.26	159	£0.00	0	54.84	7	40.53	1,200	67.85	69.99	130
East Dorset	44.11	13.02	54.78	459	£58.14	21	60.67	18	—	LSVT	79.55	87.85	24
Exeter	45.91	6.93	52.04	789	£53.20	21	51.44	57	37.41	1,564	67.76	78.11	138
Forest of Dean	50.42	6.34	56.50	217	£0.00	0	53.70	38	38.48	1,087	65.12	72.59	80
Gloucester	53.12	11.00	63.98	394	£54.06	7	59.48	23	40.78	1,584	66.68	71.32	218
Isles of Scilly	47.78	16.15	62.58	12	£0.00	0	45.19	2	46.08	18	62.91	63.70	3
Kennet	55.54	8.09	58.52	980	£56.55	59	61.17	84	—	LSVT	78.01	91.46	30
Kerrier	47.82	9.65	53.65	1,620	£0.00	0	57.12	96	—	LSVT	65.95	69.39	141
Mendip	42.43	10.15	48.57	1,563	£53.02	6	47.53	71	—	LSVT	67.74	73.13	237
Mid Devon	50.12	11.18	61.19	219	£48.46	4	59.17	13	37.26	826	64.56	67.06	102
North Cornwall	48.72	9.26	57.35	342	£0.00	0	50.90	13	0.00	0	62.45	67.87	175
North Devon	47.61	11.74	54.86	1,324	£0.00	0	50.06	49	—	LSVT	61.59	65.62	313
North Dorset	57.15	8.37	59.00	937	£54.00	13	62.54	74	—	LSVT	71.93	73.90	24
North Somerset	48.39	12.23	60.28	467	£50.08	19	54.81	20	47.44	1,653	79.23	85.55	305
North Wiltshire	50.26	4.95	51.47	1,460	£55.65	34	55.60	100	—	LSVT	80.48	91.60	23
Penwith	52.54	8.00	58.63	958	£54.66	6	64.75	32	—	LSVT	66.55	69.24	131
Plymouth	44.71	7.62	50.87	1,757	£55.69	10	47.88	146	32.96	4,754	64.87	68.26	418
Poole	50.01	13.62	63.49	469	£51.25	15	52.84	16	44.07	1,663	80.48	89.17	138
Purbeck	52.52	12.68	64.82	100	£0.00	0	59.46	9	48.71	378	65.55	79.48	31
Restormel	46.10	9.39	47.76	1,121	£49.10	15	51.50	47	—	LSVT	64.43	68.11	211
Salisbury	53.58	12.89	64.88	228	£56.02	30	60.40	14	55.84	1,116	77.52	92.87	35
Sedgemoor	52.42	7.03	57.38	294	£52.15	36	55.94	31	0.00	0	65.11	70.26	216
South Gloucestershire	52.86	13.43	65.40	410	£61.32	22	57.49	31	44.85	2,539	78.21	94.62	69
South Hams	51.58	10.70	59.95	1,257	£52.39	26	50.51	37	—	LSVT	65.38	74.24	113
South Somerset	44.86	12.52	54.64	2,110	£50.14	31	50.51	180	—	LSVT	62.38	71.17	220
Stroud	52.11	10.83	62.59	244	£0.00	0	60.68	9	43.10	1,547	72.10	83.21	73
Swindon	48.46	11.79	59.96	1,388	£59.40	20	56.14	67	37.57	3,332	82.02	91.81	35
Taunton Deane	49.91	11.81	61.72	302	£51.53	5	54.63	27	37.68	1,802	69.92	77.21	107
Teignbridge	48.78	14.36	62.89	352	£50.34	21	58.26	6	49.72	810	66.69	71.31	244
Tewkesbury	46.65	13.45	54.67	953	£49.81	4	51.78	76	—	LSVT	65.18	78.29	39
Torbay	45.66	11.54	53.65	1,483	£48.71	7	51.56	67	—	LSVT	73.75	74.71	1,083
Torridge	45.75	11.23	56.31	100	£53.31	4	49.45	1	41.89	402	64.48	66.86	247
West Devon	40.16	13.84	46.05	588	£46.13	8	47.20	40	—	LSVT	62.13	68.51	55
West Dorset	46.53	14.88	58.66	1,708	£53.84	36	53.16	60	—	LSVT	66.26	74.07	62
West Somerset	60.82	15.67	64.47	451	£52.92	11	55.55	28	—	LSVT	73.01	80.43	76
West Wiltshire	45.92	13.54	56.32	1,140	£48.20	49	53.13	74	—	LSVT	70.72	89.15	114
Weymouth and Portland	48.87	8.26	51.68	1,008	£0.00	0	53.22	46	—	LSVT	68.85	75.28	147
<b>Regional average/total</b>	<b>48.17</b>	<b>10.51</b>	<b>55.83</b>	<b>39,686</b>	<b>£54.05</b>	<b>617</b>	<b>53.52</b>	<b>2,303</b>	<b>39.57</b>	<b>37,240</b>	<b>71.31</b>	<b>77.79</b>	<b>7,595</b>
<b>East Midlands</b>													
Amber Valley	45.03	10.09	54.50	342	£0.00	0	52.36	30	0.00	0	56.22	62.50	113
Ashfield	46.90	13.83	60.65	176	£0.00	0	52.34	32	38.37	1,981	54.89	57.84	59
Bassetlaw	47.75	9.20	56.64	149	£39.60	1	54.46	26	45.14	1,771	56.02	61.73	86
Blaby	46.64	5.72	52.21	152	£0.00	0	51.29	28	34.87	858	60.46	69.18	12

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref.	rent	n	ref.
Bolsover	46.84	10.23	55.83	231	£0.00	0	54.51	45	28.79	581	50.08	59.18	50.08	59.18	70
Boston	38.28	6.86	40.51	987	£50.51	6	42.47	99	—	LSVT	50.92	54.62	50.92	54.62	63
Broxtowe	48.17	8.72	56.89	474	£50.85	7	51.95	81	35.69	1,661	56.47	65.83	56.47	65.83	106
Charnwood	45.72	7.39	53.06	579	£49.12	17	52.69	80	36.37	2,327	59.43	64.28	59.43	64.28	36
Chesterfield	45.54	14.94	59.92	268	£55.50	7	54.04	31	34.76	3,430	57.33	66.90	57.33	66.90	120
Corby	47.43	2.34	49.35	84	£0.00	0	49.06	24	42.14	1,114	62.22	66.63	62.22	66.63	5
Daventry	48.82	9.64	57.99	246	£48.55	26	54.60	41	38.38	534	69.13	88.63	69.13	88.63	3
Derby	46.57	10.49	56.29	2,200	£58.11	10	53.02	376	48.79	4,028	56.58	62.26	56.58	62.26	276
Derbyshire Dales	38.80	13.65	47.34	1,048	£0.00	0	52.76	23	0.00	0	55.62	72.61	55.62	72.61	57
East Lindsey	43.59	14.08	53.65	921	£0.00	0	40.30	40	—	LSVT	52.53	56.41	52.53	56.41	543
East Northamptonshire	42.40	8.84	47.38	1,020	£50.67	12	49.65	76	—	LSVT	54.63	65.80	54.63	65.80	16
Erewash	37.20	2.10	38.66	2,282	£50.18	18	52.61	13	0.00	0	55.63	63.76	55.63	63.76	100
Gedling	46.24	11.78	57.75	341	£46.88	1	51.50	17	35.95	1,189	57.67	64.93	57.67	64.93	42
Harborough	49.98	7.32	56.68	118	£0.00	0	52.92	8	0.00	0	62.70	73.50	62.70	73.50	23
High Peak	45.27	18.95	64.09	297	£60.27	1	52.92	16	41.83	1,476	64.38	74.46	64.38	74.46	137
Hinckley and Bosworth	45.43	7.05	52.24	235	£0.00	0	49.86	21	0.00	0	61.64	65.67	61.64	65.67	75
Kettering	45.44	8.93	53.10	345	£49.09	2	47.83	47	37.02	1,093	62.08	66.63	62.08	66.63	9
Leicester	44.70	10.57	54.92	2,335	£51.28	16	48.57	358	35.80	7,793	56.94	62.47	56.94	62.47	155
Lincoln	45.40	8.43	53.74	385	£45.92	1	55.74	79	31.95	3,234	53.36	56.68	53.36	56.68	67
Mansfield	48.18	7.01	54.79	246	£0.00	0	55.30	52	37.42	2,521	52.82	56.95	52.82	56.95	89
Melton	46.33	14.31	55.69	78	£0.00	0	55.53	10	36.11	570	50.01	65.62	50.01	65.62	26
Newark and Sherwood	52.07	10.52	62.32	270	£57.35	2	56.85	38	32.33	1,167	56.13	60.92	56.13	60.92	37
North East Derbyshire	44.72	5.29	49.87	191	£36.88	2	49.24	44	31.60	1,467	53.31	61.99	53.31	61.99	44
North Kesteven	52.27	9.59	59.40	125	£0.00	0	51.98	12	32.70	364	50.10	56.08	50.10	56.08	28
North West Leicestershire	48.27	6.32	53.94	287	£46.31	2	50.67	57	38.22	878	53.50	62.78	53.50	62.78	46
Northampton	46.36	10.37	56.14	829	£53.13	18	51.80	59	45.48	4,542	66.41	83.21	66.41	83.21	37
Nottingham	45.39	11.16	55.98	2,698	£51.14	20	53.23	274	35.61	9,055	55.12	64.79	55.12	64.79	142
Oadby and Wigston	49.56	9.35	58.65	74	£0.00	0	55.21	8	35.44	324	64.24	77.83	64.24	77.83	30
Rushcliffe	44.95	17.21	62.02	131	£0.00	0	57.46	3	38.10	827	68.94	71.46	68.94	71.46	68
Rutland	48.96	3.44	52.39	38	£0.00	0	52.72	4	44.83	423	46.67	71.64	46.67	71.64	29
South Derbyshire	52.20	6.02	58.23	80	£0.00	0	58.63	28	43.43	716	54.03	64.27	54.03	64.27	59
South Holland	48.41	4.23	52.58	66	£0.00	0	48.39	6	40.01	795	47.25	56.25	47.25	56.25	66
South Kesteven	44.68	12.50	56.73	276	£0.00	0	49.87	17	37.88	724	52.75	57.61	52.75	57.61	116
South Northamptonshire	51.77	7.63	58.13	132	£51.00	3	58.29	24	0.00	0	65.08	85.74	65.08	85.74	4
Wellingborough	44.22	10.62	54.24	284	£48.42	43	51.22	27	0.00	0	61.11	67.04	61.11	67.04	15
West Lindsey	41.87	11.84	44.28	827	£42.12	3	42.38	115	—	LSVT	49.80	54.45	49.80	54.45	69
<b>Regional average/total</b>	<b>44.09</b>	<b>9.72</b>	<b>52.07</b>	<b>21,847</b>	<b>£50.32</b>	<b>218</b>	<b>51.03</b>	<b>2,369</b>	<b>38.00</b>	<b>57,443</b>	<b>55.54</b>	<b>62.44</b>	<b>55.54</b>	<b>62.44</b>	<b>3,078</b>
<b>East of England</b>															
Babergh	46.94	6.84	52.86	118	£0.00	0	44.44	7	43.63	767	66.27	74.75	66.27	74.75	42
Basildon	51.54	11.32	56.64	720	£53.85	5	56.60	56	43.76	4,072	80.16	82.23	80.16	82.23	155
Bedford	53.84	6.62	58.73	3,037	£58.61	18	58.09	285	—	LSVT	72.09	84.52	72.09	84.52	101
Braintree	54.89	11.46	65.34	263	£0.00	0	62.65	28	38.48	1,441	69.26	77.16	69.26	77.16	79
Breckland	46.68	12.27	55.09	1,442	£50.33	16	52.00	131	—	LSVT	58.33	64.80	58.33	64.80	64
Brentwood	55.70	9.57	63.89	118	£58.83	9	64.91	14	55.22	803	85.58	110.83	85.58	110.83	31
Broadland	50.76	5.22	53.26	1,048	£50.02	27	53.10	73	—	LSVT	61.71	66.14	61.71	66.14	42
Broxbourne	55.42	10.01	65.37	182	£56.28	1	62.44	10	55.07	1,157	103.06	108.20	103.06	108.20	38
Cambridge	48.28	9.20	56.29	675	£53.41	43	51.91	58	38.67	2,464	88.03	109.86	88.03	109.86	6
Castle Point	50.78	12.33	60.95	40	£0.00	0	56.88	3	50.83	529	86.64	84.65	86.64	84.65	88
Chelmsford	43.94	7.73	44.99	2,845	£52.97	1	59.21	44	0.00	0	84.31	92.98	84.31	92.98	65
Colchester	58.69	10.01	66.69	459	£53.67	19	65.91	42	42.71	2,238	76.24	78.87	76.24	78.87	109
Dacorum	54.19	9.59	63.51	491	£63.22	3	59.79	31	0.00	0	99.51	113.05	99.51	113.05	23
East Cambridgeshire	47.32	13.09	48.95	1,060	£48.65	19	45.49	53	—	LSVT	59.73	71.22	59.73	71.22	10

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n	
East Hertfordshire	49.94	8.09	56.20	1,082	£59.68	34	56.49	25	56.49	25	0.00	0	81.22	0	81.22	0	103.75		41	
Epping Forest	59.02	11.94	70.05	339	£0.00	0	63.84	23	63.84	23	47.68	2,449	107.96	2,449	107.96	2,449	120.06		45	
Fenland	42.69	10.48	53.13	275	£43.28	5	45.37	21	45.37	21	42.72	1,235	67.33	1,235	67.33	1,235	59.23		52	
Forest Heath	43.55	11.02	52.97	200	£42.48	4	50.55	24	50.55	24	37.87	648	61.13	648	61.13	648	70.52		40	
Great Yarmouth	45.14	7.44	52.11	273	£50.43	1	50.82	31	50.82	31	36.74	1,814	64.63	1,814	64.63	1,814	64.09		177	
Harlow	56.68	8.28	64.11	367	£57.99	35	57.82	16	57.82	16	0.00	0	85.64	0	85.64	0	101.14		23	
Hertsmere	51.52	3.44	52.41	1,876	£58.55	13	55.13	123	55.13	123	—	—	117.99	—	117.99	—	124.79		20	
Huntingdonshire	43.68	6.57	47.27	1,864	£48.77	13	46.96	143	46.96	143	—	—	57.73	—	57.73	—	68.76		23	
Ipswich	43.78	10.40	53.49	1,180	£50.16	18	49.80	97	49.80	97	37.87	2,260	65.01	2,260	65.01	2,260	71.18		156	
King's Lynn and West Norfolk	42.84	12.31	53.58	602	£50.26	16	46.33	56	46.33	56	0.00	0	56.07	0	56.07	0	64.22		103	
Luton	49.18	8.15	56.20	676	£56.36	20	56.72	48	56.72	48	0.00	0	74.97	0	74.97	0	82.81		122	
Maldon	58.46	6.98	62.27	811	£67.59	6	65.28	35	65.28	35	—	—	76.47	—	76.47	—	79.83		42	
Mid Bedfordshire	46.65	6.02	47.34	2,097	£47.38	2	54.81	88	54.81	88	43.50	800	70.28	800	70.28	800	82.90		48	
Mid Suffolk	44.21	14.19	58.40	190	£0.00	0	56.98	11	56.98	11	0.00	0	60.57	0	60.57	0	66.90		33	
North Hertfordshire	46.33	18.41	61.47	456	£51.13	9	56.74	29	56.74	29	55.16	2,033	82.11	2,033	82.11	2,033	92.20		63	
North Norfolk	48.60	13.59	58.66	196	£55.66	1	51.46	22	51.46	22	43.79	808	58.00	808	58.00	808	64.54		120	
Norwich	45.69	9.66	55.17	1,308	£55.13	85	50.57	146	50.57	146	41.63	3,839	63.69	3,839	63.69	3,839	67.50		117	
Peterborough	40.87	10.21	49.70	1,525	£46.97	37	43.84	156	43.84	156	42.40	3,233	62.93	3,233	62.93	3,233	68.50		42	
Rochford	57.15	9.67	64.66	251	£53.00	1	66.49	14	66.49	14	0.00	0	81.56	0	81.56	0	84.29		35	
South Bedfordshire	51.79	9.72	60.77	316	£55.87	16	56.80	21	56.80	21	49.48	1,412	66.29	1,412	66.29	1,412	83.60		28	
South Cambridgeshire	46.40	7.16	53.47	73	£52.67	3	52.55	10	52.55	10	44.74	1,113	65.13	1,113	65.13	1,113	88.60		3	
South Norfolk	43.75	14.00	56.28	316	£0.00	0	46.27	15	46.27	15	33.09	748	60.41	748	60.41	748	65.79		41	
Southeast-on-Sea	52.76	8.22	59.60	628	£56.17	36	60.16	71	60.16	71	0.00	0	78.46	0	78.46	0	84.15		826	
St. Albans	55.09	5.45	60.38	427	£60.32	26	59.32	37	59.32	37	0.00	0	84.18	0	84.18	0	126.57		30	
St. Edmundsbury	46.39	8.46	53.58	582	£42.92	2	59.12	34	59.12	34	39.46	1,153	69.12	1,153	69.12	1,153	75.26		45	
Stevenage	49.19	12.11	61.26	385	£47.80	2	55.50	22	55.50	22	47.83	2,271	90.22	2,271	90.22	2,271	93.40		21	
Suffolk Coastal	41.66	11.03	47.27	1,350	£47.70	8	45.59	70	45.59	70	—	—	64.71	—	64.71	—	69.67		98	
Tendring	51.71	11.54	62.82	428	£56.21	4	55.65	25	55.65	25	41.26	971	68.35	971	68.35	971	71.76		464	
Three Rivers	53.38	13.77	66.09	275	£59.00	7	55.47	7	55.47	7	47.08	1,320	107.68	1,320	107.68	1,320	127.24		10	
Thurrock	57.60	6.40	63.08	222	£58.00	1	66.41	34	66.41	34	46.61	2,968	77.26	2,968	77.26	2,968	78.15		188	
Uttlesford	54.44	15.10	66.21	172	£67.92	1	65.69	1	65.69	1	46.02	547	79.15	547	79.15	547	94.37		17	
Watford	60.76	11.21	70.87	194	£68.76	8	58.02	18	58.02	18	42.66	1,342	106.87	1,342	106.87	1,342	122.42		24	
Waveney	44.38	13.56	57.74	710	£51.73	5	51.12	41	51.12	41	36.74	1,734	61.82	1,734	61.82	1,734	62.46		182	
Welwyn Hatfield	52.61	9.32	61.49	609	£58.14	7	62.01	57	62.01	57	41.24	2,134	89.35	2,134	89.35	2,134	107.42		4	
Regional average/total	48.48	9.47	54.57	34,753	£54.43	587	53.93	2,406	53.93	2,406	43.57	50,303	72.94	50,303	72.94	50,303	78.67		4,136	
West Midlands																				
Birmingham	46.61	10.13	55.88	10,992	£53.98	92	53.94	1,313	53.94	1,313	35.95	21,370	66.86	21,370	66.86	21,370	74.37		276	
Bridgnorth	50.37	7.67	57.69	134	£0.00	0	55.62	16	55.62	16	35.86	336	57.23	336	57.23	336	66.60		45	
Bromsgrove	42.62	12.24	54.86	47	£0.00	0	51.45	5	51.45	5	39.56	1,212	63.67	1,212	63.67	1,212	75.88		14	
Cannock Chase	48.20	10.47	58.36	331	£0.00	0	54.38	30	54.38	30	41.22	2,335	63.20	2,335	63.20	2,335	71.22		75	
Coventry	41.53	12.38	44.52	6,671	£41.56	7	44.95	872	44.95	872	—	—	56.68	—	56.68	—	72.12		91	
Dudley	47.76	9.30	56.50	888	£50.73	2	53.80	122	53.80	122	37.85	6,243	66.21	6,243	66.21	6,243	73.18		55	
East Staffordshire	38.80	4.87	42.23	1,649	£41.78	4	44.26	252	44.26	252	0.00	0	57.81	0	57.81	0	65.13		63	
Herefordshire	48.29	9.61	54.58	1,146	£56.03	1	48.28	100	48.28	100	34.97	1,667	61.34	1,667	61.34	1,667	69.29		173	
Lichfield	47.85	2.92	49.91	1,318	£53.30	34	58.34	98	58.34	98	—	—	69.13	—	69.13	—	76.51		21	
Malvern Hills	56.40	5.54	57.75	1,169	£55.15	6	53.14	148	53.14	148	—	—	62.29	—	62.29	—	75.13		47	
Newcastle-under-Lyme	34.57	5.20	37.86	2,976	£45.54	20	43.89	95	43.89	95	—	—	52.31	—	52.31	—	64.09		24	
North Shropshire	47.83	12.41	60.23	164	£0.00	0	54.90	16	54.90	16	35.80	525	59.39	525	59.39	525	63.92		133	
North Warwickshire	48.67	6.90	55.47	144	£58.04	2	52.30	28	52.30	28	37.58	832	60.65	832	60.65	832	79.64		51	
Nuneaton and Bedworth	48.47	8.59	56.76	474	£49.24	16	52.74	64	52.74	64	38.59	2,095	62.85	2,095	62.85	2,095	69.29		60	
Oswestry	46.50	7.54	53.44	163	£0.00	0	56.75	19	56.75	19	37.48	316	53.83	316	53.83	316	56.05		30	
Redditch	48.76	5.47	52.63	461	£52.26	2	56.64	78	56.64	78	38.03	2,113	66.13	2,113	66.13	2,113	76.81		9	

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Rugby	45.85	8.64	53.66	332	£56.05	2	51.54	62	43.55	1,490	64.72	71.41	30		
Sandwell	49.36	9.39	57.86	1,620	£52.79	2	54.17	225	44.74	8,602	65.87	73.30	72		
Shrewsbury and Atcham	39.08	9.88	46.20	1,824	£0.00	0	64.75	64	0.00	0	60.49	66.20	161		
Solihull	49.11	12.72	61.65	346	£56.95	5	51.41	13	41.93	4,446	78.39	95.09	9		
South Shropshire	46.52	8.20	54.23	471	£50.00	1	51.04	32	—	LSVT	57.67	63.43	48		
South Staffordshire	42.30	7.24	47.51	1,217	£49.37	16	47.03	59	—	LSVT	57.58	73.52	19		
Stafford	48.67	10.92	59.03	374	£50.60	5	57.21	19	36.11	1,787	63.40	73.03	53		
Staffordshire Moorlands	42.05	4.97	46.63	1,058	£49.17	3	51.26	31	—	LSVT	53.65	52.58	76		
Stoke-on-Trent	45.85	8.24	53.88	1,974	£46.77	4	52.18	243	32.63	4,338	55.93	59.17	116		
Stratford-on-Avon	45.14	6.97	48.60	1,228	£55.64	18	55.79	90	—	LSVT	82.19	95.52	43		
Tamworth	49.49	9.42	58.84	436	£51.13	4	51.95	37	38.87	1,229	75.36	81.30	16		
Telford and Wrekin	43.50	16.94	55.30	2,919	£59.66	13	51.29	328	—	LSVT	63.05	66.15	63		
Walsall	49.23	8.19	57.11	1,532	£56.45	14	56.56	257	42.48	3,965	64.02	74.30	118		
Warwick	43.78	12.12	54.90	941	£49.73	16	52.12	58	39.09	1,509	75.64	102.93	91		
Wolverhampton	50.25	11.37	61.01	1,596	£59.11	51	55.36	227	33.97	5,806	64.92	71.53	89		
Worcester	45.42	10.77	56.14	437	£55.38	1	53.31	49	36.63	1,441	66.80	78.39	94		
Wychavon	48.56	13.76	54.16	1,804	£49.22	13	49.88	180	—	LSVT	71.79	77.73	35		
Wyre Forest	44.38	13.54	46.16	1,746	£48.96	18	46.43	60	—	LSVT	64.68	77.59	71		
<b>Regional average/total</b>	<b>44.90</b>	<b>9.56</b>	<b>51.62</b>	<b>50,582</b>	<b>£53.05</b>	<b>372</b>	<b>51.52</b>	<b>5,290</b>	<b>38.15</b>	<b>73,657</b>	<b>63.08</b>	<b>71.76</b>	<b>2,371</b>		
<b>Yorkshire and the Humber</b>															
Barnsley	48.09	14.06	61.21	585	£52.31	2	56.88	55	33.58	4,549	56.61	58.79	90		
Bradford	42.31	9.89	51.85	3,576	£52.08	9	46.52	442	36.29	9,008	57.30	60.64	420		
Calderdale	37.54	7.49	40.01	6,553	£42.40	2	46.13	123	—	LSVT	55.76	62.00	169		
Craven	48.72	9.78	57.54	203	£0.00	0	57.10	14	41.89	523	59.85	69.62	63		
Doncaster	48.13	7.95	56.01	916	£51.20	12	54.19	143	36.42	5,304	53.22	57.80	208		
East Riding	45.49	13.78	58.97	546	£45.91	12	52.59	28	31.75	2,949	55.39	61.62	511		
Hambleton	42.53	2.14	42.74	1,148	£51.55	6	55.88	69	—	LSVT	64.64	71.37	39		
Harrogate	48.77	9.25	56.90	590	£52.17	15	57.07	71	45.19	1,438	69.65	77.04	194		
Kingston upon Hull	45.49	11.04	56.26	2,437	£52.11	1	51.07	269	41.41	7,014	50.33	53.58	538		
Kirklees	45.69	8.81	54.00	2,078	£58.07	14	53.66	261	42.88	9,862	57.25	63.81	270		
Leeds	43.84	10.06	53.20	4,904	£49.54	46	48.11	492	37.36	16,564	62.98	74.43	159		
North East Lincolnshire	44.67	7.08	51.51	828	£48.92	6	50.23	81	28.73	2,522	60.19	62.28	382		
North Lincolnshire	42.57	12.59	54.27	325	£55.26	8	54.08	29	33.36	2,575	55.91	59.67	240		
Richmondshire	45.98	14.74	58.45	52	£49.00	7	59.78	7	43.58	315	56.51	66.89	34		
Rotherham	43.99	11.23	54.40	1,215	£44.44	22	50.70	145	30.38	5,360	54.30	57.47	106		
Ryedale	43.95	7.40	50.57	640	£50.82	4	52.57	44	—	LSVT	57.44	71.26	39		
Scarborough	48.66	8.85	57.07	348	£0.00	0	51.17	25	40.18	1,150	62.13	64.98	388		
Selby	48.34	7.84	55.86	271	£0.00	0	54.81	54	32.69	733	55.55	67.16	42		
Sheffield	45.77	8.19	52.30	2,722	£37.58	9	49.05	334	0.00	0	54.40	71.64	118		
Wakefield	46.46	7.25	52.98	922	£50.44	4	53.20	162	34.25	6,767	55.81	63.74	132		
York	42.99	10.89	51.94	888	£54.49	14	48.47	62	38.77	3,054	72.67	78.95	67		
<b>Regional average/total</b>	<b>43.25</b>	<b>9.50</b>	<b>50.57</b>	<b>31,747</b>	<b>£49.85</b>	<b>193</b>	<b>50.40</b>	<b>2,910</b>	<b>36.91</b>	<b>79,687</b>	<b>57.43</b>	<b>62.77</b>	<b>4,209</b>		
<b>North East</b>															
Alnwick	43.42	8.52	51.79	280	£46.63	8	45.40	40	33.10	366	55.98	65.42	22		
Berwick-upon Tweed	44.53	9.39	53.50	112	£50.00	4	44.65	24	0.00	0	46.51	53.07	20		
Blyth Valley	42.46	12.72	53.15	776	£0.00	0	46.47	79	0.00	0	50.32	56.70	46		
Castle Morpeth	42.71	7.83	48.47	91	£44.95	6	42.36	18	37.61	682	50.68	60.13	12		
Chester-le-Street	42.60	8.06	47.74	246	£0.00	0	48.92	24	0.00	0	55.28	62.95	8		
Darlington	42.69	10.70	53.19	440	£55.14	3	52.56	39	37.49	2,354	57.73	64.81	60		
Derwentside	42.62	12.06	51.03	205	£0.00	0	49.62	42	37.20	692	49.39	56.90	30		
Durham	44.39	3.38	46.88	404	£49.53	14	50.39	69	0.00	0	55.36	65.80	23		

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	ref. rent	n		
Easington	40.44	8.90	44.90	555	£47.86	1	48.40	29	36.94	2,847	52.39	14	56.08		52.39	14	56.08			
Gateshead	40.98	13.13	52.10	1,472	£0.00	0	45.46	221	37.40	4,580	45.65	35	60.06		45.65	35	60.06			
Hartlepool	44.81	9.98	54.26	941	£42.08	1	51.53	113	36.71	1,575	57.83	89	64.39		57.83	89	64.39			
Middlesbrough	45.14	7.88	52.67	1,459	£45.64	1	49.00	216	42.61	2,724	53.10	31	65.06		53.10	31	65.06			
Newcastle upon Tyne	42.44	13.51	54.41	2,594	£50.69	5	46.95	282	31.46	6,048	55.86	49	66.46		55.86	49	66.46			
North Tyneside	42.28	13.05	54.27	1,706	£45.39	3	45.24	183	32.14	3,908	53.30	119	66.83		53.30	119	66.83			
Redcar and Cleveland	44.63	9.98	54.19	731	£53.09	1	49.35	83	0.00	0	54.56	89	64.91		54.56	89	64.91			
Sedgefield	41.54	14.94	52.56	408	£0.00	0	49.02	2	42.30	1,564	60.84	38	64.61		60.84	38	64.61			
South Tyneside	39.31	12.68	47.60	1,294	£46.11	1	42.29	165	34.03	4,771	46.97	35	63.12		46.97	35	63.12			
Stockton-on-Tees	46.83	11.67	58.04	914	£56.53	2	50.00	100	39.46	3,357	52.52	39	65.87		52.52	39	65.87			
Sunderland	43.75	12.14	46.41	7,472	£45.41	11	46.08	411	—	LSVT	45.42	44	62.45		45.42	44	62.45			
Teesdale	49.36	9.29	56.19	121	£0.00	0	49.28	10	37.81	160	44.22	17	57.42		44.22	17	57.42			
Tynedale	38.93	4.57	39.47	1,104	£46.93	11	42.81	68	—	LSVT	54.21	18	64.56		54.21	18	64.56			
Wansbeck	41.25	16.57	56.86	241	£48.17	1	45.79	46	32.50	1,406	47.60	48	56.62		47.60	48	56.62			
Wear Valley	42.83	13.33	52.56	444	£0.00	0	49.58	29	41.46	1,071	52.27	24	58.86		52.27	24	58.86			
Regional average/total	42.94	11.57	50.14	24,010	£47.99	73	46.90	2,293	36.09	38,105	52.83	910	62.98		52.83	910	62.98			
North West																				
Allerdale	40.34	6.32	44.55	1,206	£55.71	8	46.52	186	—	LSVT	54.08	43	61.36		54.08	43	61.36			
Barrow-in-Furness	46.99	11.29	58.15	280	£0.00	0	50.52	33	38.26	1,194	40.55	130	59.78		40.55	130	59.78			
Blackburn with Darwen	47.83	10.93	52.68	3,455	£52.00	36	49.36	438	—	LSVT	59.02	56	61.24		59.02	56	61.24			
Blackpool	45.04	9.68	54.34	405	£48.43	7	56.86	39	44.67	3,293	69.90	222	69.63		69.90	222	69.63			
Bolton	44.68	10.99	55.48	2,286	£50.38	41	53.28	227	33.70	6,152	55.22	60	62.03		55.22	60	62.03			
Burnley	45.59	7.97	52.31	2,311	£52.42	15	48.59	165	—	LSVT	61.62	113	59.48		61.62	113	59.48			
Bury	45.80	7.18	52.04	959	£55.24	26	50.71	84	36.94	3,175	57.96	55	62.04		57.96	55	62.04			
Carlisle	42.00	9.76	50.35	354	£42.92	1	49.85	50	40.65	1,911	59.67	33	67.35		59.67	33	67.35			
Chester	38.02	9.50	40.82	1,987	£48.51	34	41.69	166	—	LSVT	66.39	59	87.84		66.39	59	87.84			
Chorley	44.11	10.60	54.48	683	£44.01	1	49.98	92	31.60	1,126	64.15	64	66.52		64.15	64	66.52			
Conington	40.00	8.19	42.92	1,092	£51.29	17	45.29	64	—	LSVT	67.04	41	78.23		67.04	41	78.23			
Copeland	40.68	14.85	51.50	380	£45.69	3	44.46	48	31.30	330	54.63	6	61.72		54.63	6	61.72			
Crewe and Nantwich	49.44	6.31	55.75	399	£0.00	0	53.32	69	0.00	0	56.00	56	68.53		56.00	56	68.53			
Eden	47.30	15.75	55.73	424	£52.95	15	50.93	38	—	LSVT	50.40	23	64.92		50.40	23	64.92			
Fylde	41.23	6.96	47.89	666	£54.54	13	46.61	6	—	LSVT	67.68	103	71.73		67.68	103	71.73			
Hyndburn	46.87	17.81	63.99	591	£42.77	1	51.26	39	42.12	1,381	58.29	98	61.56		58.29	98	61.56			
Lancaster	44.71	10.93	55.44	602	£46.58	5	51.68	36	35.54	1,168	58.17	402	61.20		58.17	402	61.20			
Macclesfield	44.88	10.32	51.29	1,020	£0.00	0	49.29	63	0.00	0	73.55	82	90.98		73.55	82	90.98			
Manchester	45.90	10.60	54.81	6,478	£52.13	22	54.73	477	41.50	11,143	62.56	120	71.17		62.56	120	71.17			
Oldham	43.32	10.57	53.78	1,394	£44.58	7	49.27	114	41.21	5,712	53.82	28	61.87		53.82	28	61.87			
Pendle	47.63	12.02	59.50	394	£57.65	5	56.21	76	32.49	1,490	57.47	70	59.50		57.47	70	59.50			
Preston	42.35	10.56	50.74	1,540	£56.25	2	49.62	117	40.25	2,478	67.89	53	65.88		67.89	53	65.88			
Ribble Valley	45.56	9.79	55.34	223	£54.83	1	50.13	11	34.18	482	69.06	29	77.38		69.06	29	77.38			
Rochdale	42.79	10.71	52.39	1,877	£51.50	1	51.98	242	33.50	5,475	54.68	59	65.59		54.68	59	65.59			
Rossendale	42.99	14.16	56.62	343	£0.00	0	53.30	13	33.80	1,693	60.15	65	61.66		60.15	65	61.66			
Salford	41.97	11.68	53.30	1,801	£51.09	8	52.11	128	44.21	6,903	59.38	61	61.78		59.38	61	61.78			
South Lakeland	48.76	7.26	53.27	111	£0.00	0	51.05	17	39.33	703	61.07	109	76.75		61.07	109	76.75			
South Ribble	68.36	13.36	78.46	1,584	£49.64	29	48.43	98	—	LSVT	63.19	26	65.26		63.19	26	65.26			
Stockport	45.37	10.91	56.24	2,047	£53.85	6	54.27	130	32.65	3,884	63.42	96	72.15		63.42	96	72.15			
Tameside	47.54	6.34	51.92	6,673	£50.86	15	50.40	158	—	LSVT	60.35	76	64.78		60.35	76	64.78			
Trafford	46.29	10.78	54.41	1,794	£50.74	12	52.40	169	39.79	2,879	69.41	37	73.29		69.41	37	73.29			
Vale Royal	47.16	6.49	53.59	230	£58.45	2	58.02	33	37.72	1,084	65.67	31	81.89		65.67	31	81.89			
Wigan	46.17	14.87	59.83	1,242	£54.41	1	55.73	140	36.24	5,630	56.31	171	62.25		56.31	171	62.25			
Wyre	47.00	4.76	51.13	1,026	£0.00	0	54.44	84	—	LSVT	68.25	94	66.51		68.25	94	66.51			
Regional average/total	45.76	9.98	53.53	47,857	£51.34	334	51.04	3,850	38.43	69,286	60.76	2,771	66.79		60.76	2,771	66.79			



Region	HA—all stock			HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	ref. rent	n	n
<b>Merseyside</b>												
Ellesmere Port and Neston	44.64	18.09	61.91	265	£39.80	2	50.18	19	31.77	74.72	18	
Halton	41.35	9.24	50.49	1,689	£0.00	0	46.76	132	0.00	64.67	14	
Knowsley	41.86	14.41	53.59	866	£49.22	3	46.90	50	44.52	64.07	63	
Liverpool	41.44	11.88	51.34	6,626	£47.77	84	44.44	711	44.48	63.99	947	
Sefton	42.92	16.21	58.54	2,068	£48.64	37	46.95	80	39.55	68.39	723	
St. Helens	42.83	13.73	55.73	1,398	£0.00	0	50.75	174	43.20	63.56	51	
Warrington	38.71	11.20	44.36	1,697	£41.26	9	42.60	211	39.05	82.81	62	
West Lancashire	43.15	15.87	57.71	315	£0.00	0	48.96	31	0.00	66.03	29	
Wirral	42.35	14.55	55.03	2,883	£50.42	11	47.38	168	41.92	67.77	975	
<b>Regional average/total</b>	<b>41.70</b>	<b>13.03</b>	<b>52.75</b>	<b>17,807</b>	<b>£47.71</b>	<b>146</b>	<b>45.76</b>	<b>1,576</b>	<b>41.46</b>	<b>59.72</b>	<b>66.86</b>	<b>2,882</b>

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	ref. rent	n		
London																				
Barking and Dagenham	67.94	1.67	68.46	799	61.48	100	73.91	24	54.67	9,735	113.58	71	54.67	9,735	113.58	71	117.71	71		
Barnet	70.22	5.08	74.00	1,814	71.62	42	72.76	68	58.26	5,082	160.69	63	58.26	5,082	160.69	63	218.54	63		
Bexley	65.29	6.72	67.50	3,337	77.21	5	70.91	280	—	LSVT	115.41	206	—	LSVT	115.41	206	129.82	206		
Brent	66.65	4.69	69.47	4,310	75.27	131	73.29	128	70.28	3,168	151.62	25	70.28	3,168	151.62	25	179.93	25		
Bromley	68.91	5.13	69.97	5,473	73.52	58	69.98	273	—	LSVT	137.33	120	—	LSVT	137.33	120	158.23	120		
Camden	70.22	5.99	74.76	1,873	85.28	16	75.58	53	0.00	0	240.71	55	0.00	0	240.71	55	292.29	55		
City Of London	60.78	6.71	67.49	38	0.00	0	74.75	1	64.46	635	—	—	64.46	635	—	—	—	—		
Croydon	72.39	5.70	75.78	2,697	70.75	60	77.43	146	0.00	0	129.86	196	0.00	0	129.86	196	140.60	196		
Ealing	67.76	4.55	70.54	2,424	70.33	76	72.53	93	65.47	4,879	154.94	35	65.47	4,879	154.94	35	193.13	35		
Enfield	67.14	6.33	70.60	2,092	68.35	119	69.60	93	69.25	4,535	133.96	62	69.25	4,535	133.96	62	152.88	62		
Greenwich	65.43	5.03	67.83	2,919	75.56	75	71.23	167	57.10	9,311	109.14	201	57.10	9,311	109.14	201	129.45	201		
Hackney	60.50	6.57	64.34	5,995	70.24	150	65.27	178	61.04	9,818	142.71	57	61.04	9,818	142.71	57	162.80	57		
Hammersmith and Fulham	64.38	5.23	66.53	3,043	71.56	33	66.55	68	60.75	4,811	199.80	22	60.75	4,811	199.80	22	256.02	22		
Haringey	65.66	5.83	68.62	2,595	72.45	114	67.75	75	59.87	6,360	159.75	33	59.87	6,360	159.75	33	188.07	33		
Harrow	70.67	4.97	74.23	528	73.12	48	78.50	26	68.85	1,887	150.48	30	68.85	1,887	150.48	30	174.88	30		
Havering	65.10	5.80	70.31	421	71.22	29	69.47	28	49.64	4,176	114.31	29	49.64	4,176	114.31	29	130.53	29		
Hillingdon	71.07	2.96	73.13	1,473	72.81	105	73.98	57	70.45	4,115	145.12	72	70.45	4,115	145.12	72	164.98	72		
Hounslow	69.12	3.42	71.56	1,762	70.34	123	72.79	72	57.78	5,373	137.71	30	57.78	5,373	137.71	30	170.58	30		
Islington	63.06	5.86	66.09	3,028	73.52	47	68.94	102	65.12	10,075	203.34	5	65.12	10,075	203.34	5	282.53	5		
Kensington and Chelsea	62.07	8.20	66.85	3,242	77.37	20	68.14	61	76.69	2,570	242.17	25	76.69	2,570	242.17	25	291.20	25		
Kingston upon Thames	72.01	4.05	75.33	515	72.48	18	75.15	24	66.32	1,746	158.72	81	66.32	1,746	158.72	81	176.74	81		
Lambeth	61.40	5.69	63.87	5,135	68.26	40	65.48	215	58.43	11,848	125.95	110	58.43	11,848	125.95	110	183.42	110		
Lewisham	61.03	4.28	62.32	2,790	68.00	19	67.04	101	57.88	11,655	128.30	44	57.88	11,655	128.30	44	138.60	44		
Merton	68.79	4.04	71.20	1,084	73.70	37	69.51	43	0.00	0	139.36	29	0.00	0	139.36	29	168.80	29		
Newham	68.57	5.16	70.48	2,744	72.27	36	70.63	123	55.52	8,188	113.42	30	55.52	8,188	113.42	30	134.03	30		
Redbridge	71.84	6.32	75.33	834	74.74	27	70.43	27	72.06	1,661	126.88	116	72.06	1,661	126.88	116	132.55	116		
Richmond upon Thames	67.32	4.53	68.23	2,568	71.92	15	74.28	75	—	LSVT	187.44	58	—	LSVT	187.44	58	192.81	58		
Southwark	62.33	6.09	66.36	3,039	68.40	34	67.41	128	58.01	17,533	148.51	104	58.01	17,533	148.51	104	169.87	104		
Sutton	69.65	4.97	73.69	1,168	76.34	20	75.16	58	53.59	3,198	138.46	112	53.59	3,198	138.46	112	149.55	112		
Tower Hamlets	62.13	6.86	65.07	4,261	68.39	196	64.60	185	68.68	9,981	147.71	10	68.68	9,981	147.71	10	179.23	10		
Waltham Forest	65.60	4.91	67.23	2,611	74.37	67	74.51	66	65.73	4,417	120.98	101	65.73	4,417	120.98	101	125.49	101		
Wandsworth	68.84	5.21	70.99	2,337	67.07	6	71.77	99	67.77	6,931	170.77	35	67.77	6,931	170.77	35	217.20	35		
Westminster	70.72	6.33	75.47	3,210	79.47	149	74.47	72	82.72	4,061	187.37	44	82.72	4,061	187.37	44	309.78	44		
Regional average/total	65.89	5.58	68.69	82,159	71.81	2,015	70.28	3,209	61.68	167,749	139.36	2,211	61.68	167,749	139.36	2,211	162.94	2,211		
South East																				
Adur	70.38	2.12	71.77	142	69.99	6	75.10	19	0.00	0	111.12	83	0.00	0	111.12	83	114.80	83		
Arun	65.11	2.31	67.00	767	65.40	36	68.64	32	55.46	1,010	103.31	218	55.46	1,010	103.31	218	108.22	218		
Ashford	73.06	4.21	75.89	356	0.00	0	75.08	40	56.38	2,068	97.25	70	56.38	2,068	97.25	70	103.52	70		
Aylesbury Vale	71.11	2.58	72.64	507	74.44	43	73.05	27	55.67	2,446	108.35	46	55.67	2,446	108.35	46	121.82	46		
Basingstoke and Deane	62.96	5.53	64.26	3,132	71.41	81	65.15	233	—	LSVT	129.53	37	—	LSVT	129.53	37	136.22	37		
Bracknell Forest	68.81	3.53	71.80	453	75.20	16	71.05	43	54.83	2,008	159.51	34	54.83	2,008	159.51	34	165.82	34		
Brighton and Hove	65.72	4.87	70.00	1,282	64.72	82	72.01	65	49.08	5,095	133.47	1,134	49.08	5,095	133.47	1,134	137.72	1,134		
Canterbury	67.12	4.57	71.09	454	69.93	24	67.01	30	52.99	1,763	98.15	250	52.99	1,763	98.15	250	109.51	250		
Cherwell	60.93	2.20	62.80	651	59.45	38	63.76	35	51.16	1,104	109.72	139	51.16	1,104	109.72	139	122.06	139		
Chichester	58.54	3.05	59.44	2,952	68.48	53	63.38	213	—	LSVT	113.61	104	—	LSVT	113.61	104	122.25	104		
Chiltern	63.34	2.95	64.41	1,682	73.61	14	69.63	68	—	LSVT	124.91	27	—	LSVT	124.91	27	148.19	27		
Crawley	69.03	2.94	71.67	317	0.00	0	69.81	31	53.82	2,532	139.19	24	53.82	2,532	139.19	24	150.06	24		
Dartford	67.50	2.78	69.98	346	71.31	10	72.99	15	0.00	0	108.07	56	0.00	0	108.07	56	109.30	56		
Dover	68.83	3.29	71.17	540	64.47	13	75.08	54	56.37	2,120	90.07	233	56.37	2,120	90.07	233	90.48	233		
East Hampshire	63.53	7.80	65.46	1,502	74.30	56	70.90	88	—	LSVT	116.91	54	—	LSVT	116.91	54	127.53	54		
Eastbourne	68.89	3.44	72.01	420	69.73	8	78.58	35	50.39	1,140	107.23	217	50.39	1,140	107.23	217	117.15	217		

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	rent	ref. rent	n
Eastleigh	66.93	1.42	67.80	1,806	71.88	17	72.56	117	—	—	111.24	113.28	111.24	113.28	54
Elmbridge	64.08	5.76	65.82	1,427	67.64	8	67.92	72	—	—	170.43	175.05	170.43	175.05	119
Epsom and Ewell	62.91	4.45	65.15	543	69.25	5	65.54	31	—	—	149.79	164.12	149.79	164.12	39
Fareham	69.35	3.45	70.94	259	69.16	18	70.83	19	50.26	652	105.92	113.14	105.92	113.14	46
Gosport	68.06	5.01	73.06	483	63.20	7	74.13	75	56.00	687	86.49	95.23	86.49	95.23	90
Gravesham	67.40	2.64	69.76	152	71.86	7	68.06	7	51.41	1,297	96.12	113.19	96.12	113.19	69
Guildford	69.35	3.34	71.56	406	73.80	21	69.49	21	65.74	1,636	154.84	163.21	154.84	163.21	35
Hart	61.88	3.53	62.54	916	74.91	23	70.54	52	—	—	128.30	144.48	128.30	144.48	29
Hastings	58.04	4.97	61.64	1,758	64.56	16	66.74	181	—	—	85.15	86.09	85.15	86.09	636
Havant	58.38	7.41	64.03	1,398	65.25	44	67.62	92	—	—	107.54	116.78	107.54	116.78	84
Horsham	67.49	4.12	68.36	1,737	76.78	17	74.60	128	—	—	120.73	129.88	120.73	129.88	64
Isle of Wight	65.28	3.02	66.35	1,915	62.36	38	68.68	144	—	—	85.65	94.92	85.65	94.92	348
Lewes	60.82	5.02	64.85	295	67.53	15	65.02	21	48.29	1,256	114.89	113.31	114.89	113.31	185
Maidstone	69.88	6.42	73.27	295	70.98	8	73.22	14	55.94	1,995	98.32	103.53	98.32	103.53	82
Medway	68.92	4.43	72.76	965	73.90	16	73.55	154	49.13	1,151	90.25	94.58	90.25	94.58	339
Mid Sussex	69.90	2.25	71.29	1,550	113.44	1	73.85	113	—	—	123.40	130.08	123.40	130.08	88
Milton Keynes	61.35	3.15	63.10	2,272	62.82	43	63.24	181	51.97	3,092	100.31	109.86	100.31	109.86	69
Mole Valley	72.50	5.57	77.35	169	73.02	2	75.51	22	52.38	775	149.98	157.56	149.98	157.56	32
New Forest	66.00	3.23	68.55	831	73.44	61	69.11	75	57.48	1,727	104.64	112.05	104.64	112.05	115
Oxford	67.50	3.25	70.17	725	67.95	34	73.36	41	0.00	0	145.53	160.08	145.53	160.08	42
Portsmouth	65.82	5.88	70.43	1,029	63.11	34	72.42	104	51.43	5,867	104.17	117.32	104.17	117.32	178
Reading	67.68	4.22	71.50	1,011	71.89	54	72.63	59	64.54	2,330	151.09	168.02	151.09	168.02	62
Reigate and Banstead	63.21	7.59	64.18	1,883	72.65	10	75.06	11	0.00	0	137.97	153.46	137.97	153.46	38
Rother	62.09	4.56	62.91	1,175	65.92	41	66.00	144	—	—	94.37	96.67	94.37	96.67	198
Runnymede	75.76	3.37	78.08	128	71.49	13	72.52	5	62.07	918	152.18	170.65	152.18	170.65	47
Rushmoor	60.21	4.35	60.81	2,020	76.87	19	65.71	70	—	—	124.96	143.61	124.96	143.61	40
Sevenoaks	63.98	3.28	65.21	1,710	65.21	19	69.40	63	—	—	112.38	120.54	112.38	120.54	31
Shepway	66.19	4.30	69.06	450	67.93	4	68.31	24	48.50	1,332	86.76	90.31	86.76	90.31	318
Slough	72.29	1.71	73.34	756	68.80	25	73.55	40	58.55	2,327	135.36	155.61	135.36	155.61	27
South Buckinghamshire	65.68	6.35	65.95	917	74.00	4	66.80	70	—	—	171.24	166.12	171.24	166.12	4
South Oxfordshire	63.67	6.25	64.96	1,889	67.16	43	68.06	119	—	—	123.66	151.03	123.66	151.03	53
Southampton	66.58	4.15	70.11	979	64.48	34	70.90	74	46.45	6,277	100.57	111.94	100.57	111.94	197
Spelthorne	70.91	2.74	71.64	1,236	72.38	18	76.53	50	—	—	149.96	168.75	149.96	168.75	45
Surrey Heath	62.30	4.27	64.08	811	72.37	19	74.39	56	—	—	152.69	166.74	152.69	166.74	29
Swale	66.74	4.20	67.91	2,101	66.17	25	70.09	159	—	—	89.16	87.74	89.16	87.74	172
Tandridge	68.59	2.85	71.34	176	65.73	11	72.20	10	53.05	822	129.68	154.62	129.68	154.62	36
Test Valley	56.45	7.72	57.69	1,731	69.78	12	59.74	97	—	—	109.90	119.64	109.90	119.64	28
Thanet	62.66	4.82	65.25	1,137	60.63	2	69.52	86	50.46	1,535	81.87	86.60	81.87	86.60	786
Tonbridge and Malling	62.57	6.89	63.36	1,747	73.29	56	71.58	39	—	—	105.50	119.61	105.50	119.61	44
Tunbridge Wells	70.66	2.38	71.34	2,222	74.64	8	71.57	200	—	—	117.19	124.29	117.19	124.29	46
Vale of White Horse	59.89	7.77	61.25	1,862	69.80	42	64.52	127	—	—	119.68	135.50	119.68	135.50	19
Waverley	71.18	4.13	73.47	310	75.66	4	73.33	15	60.60	1,517	151.78	160.41	151.78	160.41	49
Wealden	66.31	3.86	69.30	474	66.37	6	70.03	73	47.59	1,019	110.47	116.77	110.47	116.77	107
West Berkshire	62.68	4.83	63.22	2,332	63.71	20	66.41	163	58.62	18	128.73	145.62	128.73	145.62	56
West Oxfordshire	53.75	2.26	54.23	2,013	65.96	39	59.82	38	—	—	114.23	129.83	114.23	129.83	58
Winchester	71.66	3.81	75.37	450	69.99	29	75.75	41	49.68	1,686	121.30	129.49	121.30	129.49	33
Windsor and Maidenhead	70.61	4.03	72.11	1,848	71.39	48	71.96	137	—	—	162.57	186.86	162.57	186.86	38
Woking	66.90	9.39	74.69	188	73.56	6	70.12	10	68.10	992	163.25	168.36	163.25	168.36	34
Wokingham	74.64	3.54	77.40	297	81.33	3	77.39	14	54.18	1,041	154.77	172.25	154.77	172.25	48
Worthing	57.92	4.19	59.78	1,004	63.23	36	61.97	54	—	—	104.50	118.43	104.50	118.43	190
Wycombe	68.26	4.20	71.23	485	70.78	5	73.19	25	0.00	0	138.99	149.39	138.99	149.39	69
<b>Regional average/total</b>	<b>64.24</b>	<b>4.09</b>	<b>66.01</b>	<b>71,776</b>	<b>68.92</b>	<b>1,568</b>	<b>69.16</b>	<b>4,765</b>	<b>53.43</b>	<b>63,235</b>	<b>108.01</b>	<b>114.96</b>	<b>108.01</b>	<b>114.96</b>	<b>8,361</b>

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n			
<b>South West</b>																				
Bath and North East Somerset	49.60	3.88	51.71	3,439	73.30	41	55.40	230	—	LSVT	113.46	130.79	118							
Bournemouth	67.00	3.78	69.41	900	75.03	41	67.47	64	46.40	1,674	102.48	111.87	544							
Bristol	60.29	4.05	63.73	1,888	63.97	34	63.61	127	40.35	11,693	104.57	118.16	228							
Cardon	56.25	1.78	57.55	191	56.44	8	58.31	22	45.94	1,891	76.32	78.89	165							
Carrick	55.20	4.59	58.87	365	56.17	15	58.20	23	0.00	0	82.50	86.77	124							
Cheltenham	58.33	3.45	61.58	429	62.03	20	62.23	44	55.78	1,921	103.31	121.79	169							
Christchurch	61.21	3.74	63.83	625	65.84	3	62.05	44	—	LSVT	104.87	111.50	66							
Cotswold	63.14	4.36	64.13	1,526	68.49	34	72.29	108	—	LSVT	104.29	118.04	57							
East Devon	56.04	1.64	57.09	514	59.99	5	58.21	49	43.54	1,471	81.09	85.65	155							
East Dorset	55.59	6.69	57.76	1,188	71.97	11	59.84	66	—	LSVT	105.45	110.24	63							
Exeter	53.15	3.56	55.42	833	59.18	14	57.44	78	40.63	1,948	89.49	96.06	113							
Forest of Dean	57.71	2.08	59.46	281	59.33	5	57.58	47	42.02	996	80.98	92.62	88							
Gloucester	63.09	4.29	65.99	560	62.17	82	64.46	32	48.22	1,470	86.29	93.84	245							
Isles of Scilly	47.47	4.93	48.37	11	0.00	0	41.50	1	48.74	25	79.13	76.18	2							
Kennet	60.09	3.42	60.87	2,480	64.78	96	66.81	219	—	LSVT	89.30	110.58	52							
Kerrier	51.42	5.60	52.35	1,598	55.13	14	59.94	80	—	LSVT	75.77	77.54	207							
Mendip	49.97	5.75	51.80	1,788	58.63	30	55.55	157	—	LSVT	85.39	89.90	194							
Mid Devon	56.91	4.63	60.23	197	58.86	3	59.15	11	43.24	1,366	76.83	79.22	113							
North Cornwall	54.50	3.06	56.72	312	56.89	17	55.98	33	0.00	0	74.65	76.96	175							
North Devon	55.23	5.97	56.71	1,258	64.14	3	51.29	81	—	LSVT	80.01	80.75	299							
North Dorset	61.11	2.07	61.43	1,298	64.81	14	69.93	115	—	LSVT	85.35	87.58	26							
North Somerset	60.43	4.37	64.16	534	65.37	25	64.03	46	52.79	2,541	97.65	107.23	358							
North Wiltshire	57.42	2.59	57.67	2,503	65.93	33	62.55	247	—	LSVT	93.10	110.32	45							
Penwith	55.71	5.04	56.79	1,532	59.07	15	67.29	98	—	LSVT	77.66	77.27	151							
Plymouth	52.54	3.94	55.39	2,020	60.26	27	55.04	283	43.28	6,054	78.06	83.54	432							
Poole	65.00	3.48	67.74	468	60.66	4	68.22	16	49.41	1,456	102.45	112.18	264							
Purbeck	62.83	3.79	66.18	277	65.72	3	64.80	24	54.10	588	96.53	98.55	53							
Restormel	52.67	3.00	53.09	1,567	58.55	25	57.47	115	—	LSVT	76.03	77.84	219							
Salisbury	67.15	1.97	68.48	499	67.17	62	69.55	50	61.05	2,193	104.79	115.03	53							
Sedgemoor	62.75	1.67	63.71	699	59.16	9	64.92	71	0.00	0	78.47	84.09	214							
South Gloucestershire	63.58	3.01	65.62	824	67.10	30	63.66	71	45.29	2,608	100.34	107.14	180							
South Hams	59.34	3.15	60.67	1,241	60.66	19	61.90	71	—	LSVT	83.76	88.60	181							
South Somerset	50.94	4.71	52.66	3,469	61.15	49	56.94	310	—	LSVT	80.42	85.69	198							
Stroud	60.93	3.20	63.44	404	61.50	16	63.13	34	50.01	1,795	93.79	102.92	84							
Swindon	60.48	3.98	63.23	710	66.17	67	63.44	60	44.63	3,077	99.22	112.97	86							
Taunton Deane	61.63	1.74	63.07	415	60.16	19	63.81	45	43.23	2,359	86.70	92.56	137							
Teignbridge	57.22	2.23	58.93	348	55.52	5	56.81	35	52.43	1,297	84.19	88.54	256							
Tewkesbury	54.57	3.12	55.28	1,427	60.24	17	57.54	168	—	LSVT	96.99	107.91	63							
Torbay	52.42	6.00	54.99	1,302	76.86	1	56.75	105	—	LSVT	91.07	96.01	742							
Torridge	53.10	3.81	56.43	235	52.37	2	55.63	9	47.62	764	76.85	79.09	243							
West Devon	51.93	4.49	53.00	600	54.84	9	55.62	33	—	LSVT	79.99	83.11	83							
West Dorset	56.23	8.10	59.25	1,898	61.13	30	57.80	148	—	LSVT	83.44	87.66	64							
West Somerset	62.32	2.63	62.79	783	63.85	31	63.47	60	—	LSVT	84.60	90.24	95							
West Wiltshire	55.24	9.18	59.16	2,383	63.14	96	61.79	187	—	LSVT	90.57	109.49	137							
Weymouth and Portland	54.45	2.80	55.35	1,309	61.28	14	60.70	86	—	LSVT	83.99	87.63	135							
<b>Regional average/total</b>	<b>56.24</b>	<b>4.24</b>	<b>58.07</b>	<b>49,128</b>	<b>63.73</b>	<b>1,098</b>	<b>60.54</b>	<b>4,003</b>	<b>45.64</b>	<b>49,187</b>	<b>88.53</b>	<b>95.15</b>	<b>7,676</b>							
<b>East Midlands</b>																				
Amber Valley	56.20	4.80	58.57	506	55.05	10	59.79	75	0.00	0	67.53	73.15	115							
Ashfield	57.79	3.81	59.36	415	58.15	4	59.69	52	41.65	2,307	62.74	64.73	74							
Bassetlaw	59.99	3.22	62.44	264	55.00	21	62.60	66	46.43	3,060	71.35	69.60	81							
Blaby	56.55	2.49	58.33	219	54.63	14	60.80	19	39.85	873	76.33	78.34	33							

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Bolsover	56.67	6.12	60.04	327	55.56	1	58.08	52	34.17	2,892	62.20	67.83	82
Boston	44.62	2.76	45.33	1,909	51.64	3	49.65	151	–	LSVT	61.29	62.57	43
Broxtowe	56.28	2.34	57.98	229	55.78	4	58.25	19	37.09	1,664	68.94	73.37	94
Charnwood	56.67	3.43	59.10	626	56.44	14	58.63	91	39.65	918	73.79	72.11	50
Chesterfield	51.76	4.25	54.27	671	54.94	63	54.74	75	38.04	3,458	67.00	76.90	121
Corby	55.27	3.44	57.72	266	52.09	3	58.02	54	41.70	1,566	69.13	70.37	4
Daventry	56.66	2.84	58.31	552	52.34	17	60.07	69	40.44	1,140	103.70	109.50	2
Derby	53.28	4.29	55.79	2,081	49.63	53	55.85	294	46.70	3,951	74.55	76.91	130
Derbyshire Dales	43.42	5.72	44.36	819	0.00	0	59.40	21	0.00	0	79.47	88.53	46
East Lindsey	45.08	6.68	46.59	2,760	52.10	86	48.29	243	–	LSVT	61.59	64.44	426
East Northamptonshire	49.54	5.25	50.44	1,492	56.93	18	55.49	103	–	LSVT	70.59	74.81	6
Erewash	44.14	1.18	44.68	1,648	53.29	3	58.32	47	0.00	0	67.72	69.49	79
Gedling	55.91	6.52	59.02	490	54.43	5	57.57	43	36.80	762	68.61	75.66	45
Harborough	62.76	2.89	64.58	196	57.20	1	65.19	18	0.00	0	85.96	102.65	29
High Peak	55.42	6.06	58.65	208	59.69	3	61.03	25	45.10	1,496	85.83	95.62	147
Hinckley and Bosworth	53.48	3.21	54.79	440	56.50	3	54.60	57	0.00	0	72.24	72.65	59
Kettering	58.93	2.97	60.77	360	56.99	3	60.65	47	41.45	1,518	69.44	74.24	15
Leicester	53.48	3.91	55.08	2,886	57.20	45	56.25	331	42.12	6,541	68.16	69.69	105
Lincoln	56.04	2.54	57.84	310	55.99	6	57.05	30	43.56	3,190	66.17	65.33	80
Mansfield	56.91	3.52	58.32	657	56.42	6	57.60	114	44.60	2,330	60.53	62.61	90
Melton	61.88	2.68	63.15	161	63.92	4	60.66	19	38.07	603	65.03	72.20	18
Newark and Sherwood	59.57	5.03	63.13	509	61.33	2	61.11	62	36.84	2,056	71.59	76.90	59
North East Derbyshire	53.29	4.94	55.22	209	54.34	3	53.78	20	36.84	3,206	64.38	72.85	49
North Kesteven	58.44	2.25	59.71	233	55.86	8	59.86	24	39.07	1,972	60.34	62.43	65
North West Leicestershire	56.45	3.53	58.82	433	0.00	0	58.37	53	40.32	1,307	69.47	68.90	34
Northampton	57.90	6.29	61.86	652	59.34	37	61.03	62	52.19	4,633	84.91	102.57	30
Nottingham	55.25	4.06	57.59	2,674	56.88	73	58.10	325	39.94	10,567	68.75	77.09	123
Oadby and Wigston	61.89	4.99	63.67	126	64.50	1	61.97	12	39.29	429	78.14	79.26	34
Rushcliffe	58.46	4.16	61.95	173	59.47	3	63.26	17	39.47	1,325	74.69	80.84	32
Rutland	55.23	1.33	56.25	91	60.28	6	56.97	12	47.96	339	75.04	78.93	15
South Derbyshire	61.14	4.06	62.48	181	62.45	4	62.38	33	43.42	1,410	67.29	72.81	72
South Holland	57.75	1.63	58.91	274	53.91	2	59.57	31	41.30	1,562	65.24	65.32	47
South Kesteven	55.46	3.28	58.01	272	58.51	2	58.81	16	41.04	2,758	66.16	68.98	109
South Northamptonshire	62.21	3.53	64.11	122	69.39	13	65.39	10	0.00	0	101.32	110.53	2
Wellingborough	56.09	6.43	59.05	163	56.85	12	59.62	17	0.00	0	75.07	81.35	10
West Lindsey	44.04	7.43	45.07	1,631	59.85	55	47.41	135	–	LSVT	57.48	61.99	138
Regional average/total	51.87	4.00	53.64	28,235	55.84	611	56.30	2,944	41.66	69,833	68.02	72.22	2,793
East of England													
Babergh	56.13	2.83	57.56	446	51.81	7	56.45	35	49.01	1,372	80.46	89.18	43
Basildon	67.43	2.35	68.04	1,343	73.01	5	70.19	77	51.50	3,182	95.58	97.02	143
Bedford	60.91	3.31	62.67	2,818	63.97	41	62.99	256	–	LSVT	89.03	102.40	82
Braintree	68.48	2.80	69.45	493	55.51	19	71.86	52	45.15	3,571	88.47	93.47	71
Breckland	52.41	8.71	53.46	2,553	57.45	20	56.78	186	–	LSVT	71.53	74.68	61
Brentwood	71.84	2.07	73.54	103	68.33	3	69.75	20	53.51	973	128.42	134.19	31
Broadland	55.97	2.06	56.15	1,623	52.41	40	58.98	114	–	LSVT	72.86	75.67	48
Broxbourne	66.10	4.77	69.84	297	64.94	9	67.44	16	60.09	1,089	123.27	132.40	48
Cambridge	55.41	3.73	57.66	593	61.55	21	59.27	40	50.26	2,704	138.56	135.88	4
Castle Point	69.67	3.85	71.58	85	68.63	2	67.92	1	59.84	412	102.46	101.12	107
Chelmsford	53.06	2.93	53.58	2,639	70.31	71	67.43	57	0.00	0	105.77	110.79	49
Colchester	69.52	3.09	71.65	822	69.14	21	72.91	72	51.81	2,010	90.87	97.49	118
Dacorum	65.60	3.73	68.80	644	85.34	13	68.72	50	0.00	0	127.00	141.97	14
East Cambridgeshire	51.79	1.85	51.89	1,723	59.84	18	51.28	121	–	LSVT	68.25	76.73	4

Region	Private rented sector (2001/2 IMP)									
Local authority	net rent	HA—service charge	HA—all stock gross rent	HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)
				rent	n	rent	n	rent	n	ref. rent n
East Hertfordshire	61.40	3.73	62.64	64.41	15	70.63	37	0.00	0	126.81 133.17 27
Epping Forest	73.79	3.17	75.70	80.29	12	71.34	25	55.42	1,913	140.43 147.59 73
Fenland	52.17	2.66	54.31	54.55	24	54.30	45	47.44	1,408	69.24 70.59 36
Forest Heath	53.87	4.06	55.70	53.80	16	54.36	14	46.16	1,288	81.41 82.76 55
Great Yarmouth	51.75	2.62	53.44	47.90	6	52.38	36	39.39	2,334	74.83 75.15 156
Harlow	75.08	2.44	76.69	69.78	11	75.72	39	0.00	0	104.96 118.45 16
Hertsmere	59.40	2.65	59.78	68.11	17	63.07	124	—	LSVT	140.06 150.90 29
Huntingdonshire	52.58	1.88	52.94	57.28	34	54.88	254	—	LSVT	77.64 79.69 21
Ipswich	52.16	3.90	55.47	61.62	48	55.84	61	44.05	2,184	76.60 84.37 100
King's Lynn and West Norfolk	56.83	3.30	58.44	55.19	11	56.33	56	0.00	0	69.37 74.04 97
Luton	61.92	3.14	63.63	67.66	31	66.66	69	0.00	0	90.52 93.14 106
Maldon	66.83	2.47	67.57	68.58	12	71.98	57	—	LSVT	90.60 96.07 43
Mid Bedfordshire	53.94	1.74	54.17	70.25	24	62.01	73	50.28	852	90.14 93.07 60
Mid Suffolk	57.95	5.81	62.44	56.83	13	60.34	36	0.00	0	76.32 80.93 53
North Hertfordshire	56.96	3.65	58.73	57.64	14	55.16	31	49.87	2,217	107.49 112.38 35
North Norfolk	57.57	2.56	58.97	57.00	15	60.17	38	41.98	1,814	69.92 74.82 98
Norwich	54.38	4.08	57.64	54.20	35	61.44	56	40.04	6,155	73.10 78.02 45
Peterborough	51.84	3.13	53.61	53.87	43	54.37	162	54.81	3,171	77.43 80.55 25
Rochford	66.36	4.90	70.06	0.00	0	71.08	13	0.00	0	101.74 99.48 90
South Bedfordshire	65.48	2.89	67.91	67.37	16	68.00	47	53.28	1,669	88.51 94.26 42
South Cambridgeshire	57.65	3.57	60.51	62.77	59	59.72	35	52.46	2,490	86.90 100.88 11
South Norfolk	53.14	4.36	55.76	54.28	12	55.33	37	42.30	1,916	72.36 77.23 68
Southend-on-Sea	62.44	6.19	67.62	64.00	2	66.34	90	0.00	0	94.33 100.05 689
St. Albans	66.42	2.72	68.99	71.47	8	67.20	36	0.00	0	150.68 161.46 27
St. Edmundsbury	55.56	2.82	57.41	54.26	19	56.84	36	47.58	1,750	83.93 88.88 67
Stevenage	63.79	4.61	67.39	71.25	24	64.45	14	52.27	2,345	106.43 113.42 13
Suffolk Coastal	50.36	8.52	51.27	59.23	9	56.06	138	—	LSVT	74.21 83.37 115
Tendring	67.04	1.39	68.20	63.19	4	72.41	23	47.73	1,170	81.48 84.77 498
Three Rivers	77.97	1.50	79.09	79.33	2	84.55	11	57.63	1,191	152.26 157.00 16
Thurrock	67.20	3.02	69.40	56.00	7	70.11	44	50.39	2,471	90.36 92.16 190
Uttlesford	72.38	4.88	74.23	77.09	7	75.23	17	50.84	1,111	109.62 119.52 30
Watford	69.14	5.29	72.82	74.46	9	72.42	13	54.96	1,330	127.59 151.67 30
Waveney	54.24	3.92	57.40	53.55	17	55.55	57	44.00	1,327	75.46 73.00 125
Welwyn Hatfield	63.76	6.39	68.78	72.29	7	66.15	51	49.38	2,873	126.08 129.38 20
<b>Regional average/total</b>	<b>58.09</b>	<b>3.57</b>	<b>59.54</b>	<b>62.29</b>	<b>873</b>	<b>61.36</b>	<b>2,972</b>	<b>48.60</b>	<b>60,292</b>	<b>89.95</b> <b>94.46</b> <b>3,929</b>
<b>West Midlands</b>										
Birmingham	52.83	4.54	55.03	58.20	286	56.77	869	41.44	26,407	79.96 84.46 215
Bridgnorth	60.05	2.02	60.88	52.79	5	61.18	22	43.04	1,054	77.57 78.35 48
Bromsgrove	56.96	2.39	58.76	53.52	1	59.68	25	44.77	904	88.64 99.35 17
Cannock Chase	57.88	2.82	59.50	60.33	15	60.29	42	51.40	1,640	80.94 83.25 65
Coventry	46.84	3.84	47.28	57.57	36	51.21	1,160	—	LSVT	69.94 81.35 133
Dudley	55.89	3.19	58.03	55.18	13	57.98	124	43.84	7,686	79.79 85.37 44
East Staffordshire	42.69	1.67	43.22	48.56	27	48.30	286	0.00	0	70.14 74.85 54
Herefordshire	55.47	3.07	56.98	53.36	25	56.66	153	39.84	1,863	79.34 86.47 168
Lichfield	52.98	1.77	53.61	60.02	25	64.82	201	—	LSVT	82.57 94.67 14
Malvern Hills	58.85	2.62	59.52	55.43	13	57.87	148	—	LSVT	84.68 95.15 20
Newcastle-under-Lyme	38.84	3.12	39.47	54.16	14	44.68	111	—	LSVT	67.45 77.25 32
North Shropshire	54.99	3.14	57.77	53.14	7	58.79	24	39.06	803	72.61 70.38 95
North Warwickshire	58.46	3.09	60.62	58.20	11	59.84	26	40.92	992	88.05 99.23 49
Nuneaton and Bedworth	57.95	3.43	60.38	60.66	6	60.36	56	40.36	2,202	76.71 84.53 53
Oswestry	53.00	3.49	55.85	48.64	11	51.66	10	41.47	883	65.29 62.66 59
Redditch	57.57	3.03	59.15	57.59	15	59.93	40	47.40	1,778	83.03 91.91 9

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	ref. rent	n		
Rugby	56.44	3.93	58.93	561	57.33	33	57.70	65	49.54	1,303	80.63	89.84	49.54	1,303	80.63	89.84	24			
Sandwell	57.88	3.78	60.14	1,372	57.56	12	60.10	186	47.03	10,114	77.62	85.76	47.03	10,114	77.62	85.76	64			
Shrewsbury and Atcham	44.84	3.32	46.62	1,426	55.75	13	67.58	73	0.00	0	75.75	76.77	0.00	0	75.75	76.77	99			
Solihull	54.19	4.34	57.63	513	59.04	6	56.32	38	46.02	3,537	89.22	112.91	46.02	3,537	89.22	112.91	10			
South Shropshire	54.94	3.17	57.16	598	57.61	31	56.62	63	—	LSVT	73.57	75.31	—	LSVT	73.57	75.31	72			
South Staffordshire	48.32	4.71	50.59	2,712	57.82	13	57.77	214	—	LSVT	84.57	99.40	—	LSVT	84.57	99.40	38			
Stafford	54.13	3.74	57.21	569	57.99	47	58.82	78	39.52	1,825	78.70	84.09	39.52	1,825	78.70	84.09	34			
Staffordshire Moorlands	42.83	1.33	43.27	925	53.24	3	53.42	48	—	LSVT	65.93	65.63	—	LSVT	65.93	65.63	54			
Stoke-on-Trent	45.46	4.21	48.17	2,430	54.89	15	51.52	257	40.72	8,809	64.48	66.38	40.72	8,809	64.48	66.38	167			
Stratford-on-Avon	50.63	2.71	51.03	2,687	61.52	40	61.06	184	—	LSVT	98.92	119.28	—	LSVT	98.92	119.28	61			
Tamworth	56.90	3.63	59.03	355	54.96	21	57.47	21	43.84	1,388	82.39	91.95	43.84	1,388	82.39	91.95	23			
Telford and Wrekin	49.78	6.76	52.37	5,028	56.09	18	58.14	612	—	LSVT	79.28	78.06	—	LSVT	79.28	78.06	87			
Walsall	50.85	4.26	52.48	2,102	53.37	26	57.26	251	43.78	7,949	74.25	78.14	43.78	7,949	74.25	78.14	70			
Warwick	55.08	3.44	57.33	734	56.06	31	57.43	58	45.57	2,159	109.82	130.38	45.57	2,159	109.82	130.38	65			
Wolverhampton	55.77	7.50	59.87	1,796	58.70	48	58.37	325	37.67	8,415	75.17	82.38	37.67	8,415	75.17	82.38	57			
Worcester	55.42	3.55	58.26	537	58.87	22	62.15	69	42.48	1,204	89.41	95.68	42.48	1,204	89.41	95.68	50			
Wychavon	56.74	5.56	57.35	2,291	58.55	14	57.51	187	—	LSVT	88.69	98.56	—	LSVT	88.69	98.56	42			
Wyre Forest	47.35	3.13	47.80	1,748	55.07	42	51.89	135	—	LSVT	81.43	95.13	—	LSVT	81.43	95.13	51			
Regional average/total	50.32	4.13	51.90	59,130	57.10	945	55.94	6,161	42.69	92,915	77.97	84.03	42.69	92,915	77.97	84.03	2,143			
Yorkshire and the Humber																				
Barnsley	54.56	6.47	58.10	586	58.08	16	57.69	73	35.61	7,805	61.09	64.23	35.61	7,805	61.09	64.23	241			
Bradford	50.88	4.49	54.05	2,197	59.97	26	54.20	343	41.22	7,237	66.18	67.83	41.22	7,237	66.18	67.83	619			
Calderdale	42.01	4.66	42.58	4,646	55.59	16	55.86	156	—	LSVT	66.41	72.20	—	LSVT	66.41	72.20	316			
Craven	62.73	2.61	64.01	163	61.00	1	66.89	27	48.25	638	75.82	79.80	48.25	638	75.82	79.80	91			
Doncaster	54.49	6.37	58.74	815	50.17	49	55.22	145	37.61	6,854	62.36	67.33	37.61	6,854	62.36	67.33	224			
East Riding	57.50	5.53	60.75	723	54.38	23	59.41	107	39.29	5,074	69.53	73.31	39.29	5,074	69.53	73.31	447			
Hambleton	45.63	2.56	45.78	1,462	59.69	11	55.98	101	—	LSVT	80.22	84.65	—	LSVT	80.22	84.65	61			
Harrogate	59.55	3.75	61.73	479	60.94	28	64.62	54	50.01	1,383	86.84	89.73	50.01	1,383	86.84	89.73	206			
Kingston upon Hull	53.51	4.61	57.11	2,228	59.90	4	53.17	119	42.89	11,940	60.97	65.38	42.89	11,940	60.97	65.38	759			
Kirklees	56.04	3.36	58.08	1,069	66.60	52	62.27	144	47.62	9,854	67.59	72.46	47.62	9,854	67.59	72.46	334			
Leeds	51.85	5.39	54.88	4,056	57.59	122	54.92	499	38.44	27,179	72.81	81.68	38.44	27,179	72.81	81.68	202			
North East Lincolnshire	54.92	2.51	55.97	538	56.17	14	56.01	82	37.82	2,175	68.43	72.23	37.82	2,175	68.43	72.23	252			
North Lincolnshire	53.91	2.93	55.24	439	53.01	2	55.95	93	36.09	3,253	63.95	70.08	36.09	3,253	63.95	70.08	138			
Richmondshire	62.77	3.54	64.22	122	58.33	3	64.17	32	44.31	526	70.62	80.00	44.31	526	70.62	80.00	28			
Rotherham	51.80	6.00	54.70	1,118	53.88	57	54.95	144	34.56	7,624	62.66	66.20	34.56	7,624	62.66	66.20	178			
Ryedale	48.04	6.62	51.89	1,029	56.42	5	55.88	40	—	LSVT	74.28	82.69	—	LSVT	74.28	82.69	52			
Scarborough	58.96	5.40	62.01	611	55.94	33	61.35	70	47.02	1,447	74.99	79.15	47.02	1,447	74.99	79.15	257			
Selby	55.88	4.81	58.52	230	57.50	4	59.15	36	41.80	1,380	74.32	80.59	41.80	1,380	74.32	80.59	32			
Sheffield	52.05	6.12	54.88	2,310	47.65	66	55.91	289	0.00	0	65.88	77.88	0.00	0	65.88	77.88	153			
Wakefield	53.42	4.94	56.80	1,116	56.62	24	56.10	123	38.06	13,495	65.88	71.21	38.06	13,495	65.88	71.21	278			
York	52.69	5.84	55.43	1,256	60.33	77	58.04	76	45.91	2,568	86.94	93.77	45.91	2,568	86.94	93.77	102			
Regional average/total	50.86	5.08	53.29	27,193	56.69	633	56.46	2,753	39.87	110,432	67.79	72.39	39.87	110,432	67.79	72.39	4,970			
North East																				
Alnwick	50.18	1.79	51.78	131	52.23	10	53.94	15	36.68	851	56.16	69.09	36.68	851	56.16	69.09	35			
Berwick-upon Tweed	53.04	2.45	53.82	63	58.16	1	53.24	12	0.00	0	53.15	63.20	0.00	0	53.15	63.20	27			
Blyth Valley	47.64	3.70	50.33	336	0.00	0	49.07	31	0.00	0	60.05	67.64	0.00	0	60.05	67.64	54			
Castle Morpeth	49.92	2.00	51.28	113	0.00	0	49.36	24	41.56	1,279	54.91	78.94	41.56	1,279	54.91	78.94	30			
Chester-le-Street	53.33	3.81	56.81	83	0.00	0	58.13	5	0.00	0	62.32	73.84	0.00	0	62.32	73.84	27			
Darlington	51.92	4.17	55.35	316	55.85	10	53.36	52	41.29	1,899	66.42	77.36	41.29	1,899	66.42	77.36	254			
Derwentside	50.46	4.81	52.05	432	50.56	1	54.22	53	39.78	4,630	59.23	62.32	39.78	4,630	59.23	62.32	90			
Durham	53.23	3.72	55.31	389	54.45	9	56.08	47	0.00	0	61.52	78.68	0.00	0	61.52	78.68	45			

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Easington	52.24	3.00	52.53	863	44.24	3	57.15	166	40.68	4,780	60.00	63.84	100
Gateshead	47.36	2.92	49.21	1,466	52.95	23	50.16	190	39.72	11,585	56.63	70.29	119
Hartlepool	50.42	4.30	53.79	927	51.48	3	53.25	174	41.82	2,769	62.93	72.13	129
Middlesbrough	50.46	4.45	53.26	1,432	52.36	18	51.92	234	45.43	3,360	59.32	77.24	90
Newcastle upon Tyne	45.94	6.40	49.97	1,908	58.45	40	49.43	193	37.06	13,153	64.63	89.88	122
North Tyneside	49.73	3.96	52.51	1,464	55.79	21	50.93	167	35.32	6,551	61.04	77.02	151
Redcar and Cleveland	49.84	2.60	51.28	801	56.32	11	55.02	80	0.00	0	64.61	75.81	106
Sedgefield	50.82	5.89	53.24	672	58.08	16	55.20	110	43.36	5,038	60.30	66.98	107
South Tyneside	45.28	2.66	46.16	1,251	53.09	13	46.31	162	35.43	7,411	56.24	69.15	34
Stockton-on-Tees	50.50	4.93	53.66	1,153	56.26	40	51.29	197	42.93	3,962	64.58	78.43	42
Sunderland	45.22	2.32	45.50	14,326	49.87	39	47.06	625	—	LSVT	59.47	71.33	77
Teesdale	55.04	5.23	57.22	244	54.83	1	55.68	26	40.49	488	53.62	64.29	49
Tynedale	44.71	5.01	45.07	1,369	53.46	8	48.63	102	—	LSVT	63.27	79.11	17
Wansbeck	53.68	4.26	57.81	67	0.00	0	54.35	3	36.46	2,366	50.42	67.12	90
Wear Valley	52.50	3.44	53.75	452	58.23	32	54.59	61	42.52	2,664	59.81	66.58	69
Regional average/total	47.18	3.93	48.48	30,258	54.91	299	50.79	2,729	39.28	72,786	60.68	72.97	1,864
North West													
Allerdale	45.14	2.30	45.90	3,227	51.73	42	49.48	341	—	LSVT	64.34	76.31	42
Barrow-in-Furness	56.35	3.88	58.10	157	60.90	15	55.98	35	44.51	871	62.67	71.65	121
Blackburn with Darwen	52.32	3.24	53.14	4,007	52.66	86	53.52	592	—	LSVT	68.26	70.20	221
Blackpool	60.07	1.94	61.50	301	58.87	8	59.68	22	42.88	1,195	87.27	83.19	205
Bolton	51.96	4.34	55.07	1,815	55.98	32	55.08	249	37.22	6,859	64.86	68.12	202
Burnley	54.34	2.15	54.56	1,802	56.09	15	53.30	203	—	LSVT	64.87	67.12	360
Bury	51.01	4.24	53.36	1,325	55.89	22	56.09	140	44.56	3,035	64.19	70.45	172
Carlisle	52.60	5.72	56.95	565	62.68	6	59.85	94	42.74	3,084	66.36	77.56	101
Chester	41.86	4.29	42.17	3,067	49.08	11	44.40	374	—	LSVT	83.38	113.21	56
Chorley	49.12	3.65	51.96	1,036	54.91	11	55.53	123	38.02	856	76.68	78.15	52
Congleton	46.05	3.64	46.44	1,516	57.69	27	55.32	83	—	LSVT	78.93	92.57	32
Copeland	45.42	3.91	46.32	1,191	57.47	4	48.98	155	37.29	1,347	58.66	68.30	21
Crewe and Nantwich	57.52	3.09	59.81	351	59.23	6	61.15	56	0.00	0	69.87	86.81	71
Eden	58.16	4.78	59.42	728	57.42	20	61.69	71	—	LSVT	67.60	73.83	30
Fylde	44.63	1.83	45.30	737	57.96	9	56.49	30	—	LSVT	85.30	88.41	73
Hyndburn	52.87	2.61	53.89	487	48.62	20	56.76	150	42.75	1,129	67.33	70.83	252
Lancaster	54.89	2.32	56.54	590	54.21	9	58.83	66	41.57	1,259	72.94	72.65	292
Macclesfield	50.30	3.53	51.21	922	58.92	35	56.80	60	0.00	0	98.50	122.19	92
Manchester	50.22	5.16	52.29	6,887	57.55	76	55.12	469	47.00	18,811	59.27	80.69	161
Oldham	50.10	4.17	51.66	1,949	52.40	31	53.59	295	44.43	7,041	62.47	68.44	225
Pendle	53.85	2.84	55.10	411	48.70	36	59.77	119	42.30	1,043	65.74	68.09	214
Preston	48.85	3.42	50.51	1,523	55.75	31	53.90	236	43.40	1,688	73.17	74.63	89
Ribble Valley	58.46	3.01	60.43	196	53.19	4	57.11	19	38.04	342	79.47	81.11	49
Rochdale	51.66	4.44	53.45	1,641	55.97	29	54.67	202	41.18	5,013	63.87	67.93	227
Rossendale	52.79	3.82	55.33	245	52.00	6	57.16	37	41.69	1,848	67.00	70.77	120
Salford	49.57	5.96	52.45	1,494	57.01	25	54.53	145	45.76	11,618	64.91	70.47	83
South Lakeland	58.33	3.94	60.04	331	60.31	3	61.69	44	44.34	1,361	77.88	94.38	112
South Ribble	55.44	4.56	57.23	1,337	58.05	23	56.62	193	—	LSVT	76.09	74.41	27
Stockport	53.13	3.96	55.68	1,393	58.81	6	58.48	121	39.65	4,433	79.19	81.97	187
Tameside	47.83	6.32	48.86	6,849	58.14	44	51.43	229	—	LSVT	68.48	73.39	374
Trafford	53.43	4.85	55.31	2,047	57.89	31	58.00	132	44.00	3,470	83.13	80.73	39
Vale Royal	56.88	4.10	59.20	377	62.98	2	61.79	34	40.96	2,450	80.13	101.25	68
Wigan	51.69	5.71	55.19	749	53.15	7	55.01	134	41.45	7,379	64.57	68.60	274
Wyre	51.88	2.06	53.12	964	65.62	9	60.38	138	—	LSVT	83.86	85.86	87
Regional average/total	50.04	4.18	51.55	52,217	55.56	741	54.23	5,391	43.34	86,132	70.03	75.51	4,731



Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Merseyside													
Ellesmere Port and Neston	54.45	5.29	58.77	76	65.45	7	57.52	4	33.85	1,619	78.42	86.59	32
Halton	43.97	4.37	47.79	2,466	49.61	6	48.72	215	0.00	0	72.13	76.38	60
Knowsley	42.74	10.73	47.40	1,122	53.93	43	52.43	69	47.45	4,563	69.24	77.51	108
Liverpool	46.54	4.43	47.96	10,186	53.26	208	48.24	1,138	44.44	4,909	62.52	77.50	756
Sefton	45.96	4.14	47.46	2,037	50.55	25	48.42	117	45.11	3,656	76.98	84.40	493
St. Helens	48.14	4.08	49.74	1,347	55.78	12	50.29	123	45.83	3,353	71.13	78.62	267
Warrington	45.38	4.71	46.44	963	54.20	10	50.41	81	44.05	2,606	81.20	100.43	80
West Lancashire	56.46	4.17	59.32	203	62.83	9	56.90	15	0.00	0	81.31	79.74	53
Wirral	47.95	5.04	49.87	2,374	54.44	10	50.50	302	48.05	3,654	74.60	78.39	904
Regional average/total	46.31	4.80	48.27	20,774	53.75	330	49.06	2,064	45.09	24,360	71.47	79.93	2,753

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n			
London																				
Barking and Dagenham	74.44	1.18	74.72	753	64.11	44	79.71	23	55.68	7,238	127.93	40	134.29	7,238	127.93	134.29	40			
Barnet	82.58	2.82	84.19	901	86.58	22	83.05	20	64.25	3,129	214.34	19	263.28	3,129	214.34	263.28	19			
Bexley	85.77	3.75	86.59	4,006	79.04	6	92.31	162	—	LSVT	131.37	103	142.82	LSVT	131.37	142.82	103			
Brent	77.20	3.36	78.70	2,331	86.00	146	83.61	30	82.54	2,354	136.18	9	182.31	2,354	136.18	182.31	9			
Bromley	79.96	3.04	80.27	4,757	83.55	60	79.32	168	—	LSVT	155.58	57	178.82	LSVT	155.58	178.82	57			
Camden	83.98	5.37	87.87	1,050	95.72	11	92.17	20	0.00	0	265.82	18	330.70	0	265.82	330.70	18			
City Of London	71.03	6.73	77.76	46	0.00	0	76.79	2	69.83	388	—	—	—	388	—	—	—			
Croydon	85.06	2.83	86.21	2,693	84.94	158	87.39	82	0.00	0	153.89	84	161.87	0	153.89	161.87	84			
Ealing	81.06	2.99	82.27	1,313	84.54	24	84.82	20	71.55	3,633	193.89	23	230.89	3,633	193.89	230.89	23			
Enfield	79.53	2.38	80.24	1,328	79.65	124	76.34	31	70.22	3,984	166.60	22	198.05	3,984	166.60	198.05	22			
Greenwich	74.05	3.02	75.16	2,762	82.88	93	76.97	73	65.33	7,983	122.97	114	145.24	7,983	122.97	145.24	114			
Hackney	69.46	5.66	72.53	4,116	82.83	96	76.70	64	66.46	6,992	171.25	22	191.46	6,992	171.25	191.46	22			
Hammersmith and Fulham	73.50	4.53	75.29	1,925	78.89	5	79.39	22	69.57	2,799	192.55	9	291.25	2,799	192.55	291.25	9			
Haringey	77.46	5.09	79.38	1,925	83.31	89	82.78	33	68.68	4,849	185.26	11	195.33	4,849	185.26	195.33	11			
Harrow	81.79	2.57	82.96	578	80.96	63	89.54	14	82.14	1,694	169.21	18	197.13	1,694	169.21	197.13	18			
Havering	84.51	1.32	85.05	560	81.17	46	87.17	13	59.51	3,235	130.11	17	145.84	3,235	130.11	145.84	17			
Hillingdon	82.59	2.42	83.71	890	82.51	49	88.46	23	84.03	3,292	152.42	37	186.38	3,292	152.42	186.38	37			
Hounslow	78.34	2.37	79.69	1,380	81.33	50	80.67	34	67.83	4,417	147.61	12	174.29	4,417	147.61	174.29	12			
Islington	71.96	4.30	73.88	1,734	82.05	26	74.69	26	73.25	6,299	309.05	1	325.40	6,299	309.05	325.40	1			
Kensington and Chelsea	71.11	8.44	75.31	1,476	78.31	9	79.13	16	84.34	1,435	336.52	3	352.94	1,435	336.52	352.94	3			
Kingston upon Thames	82.65	1.43	83.35	200	78.06	10	83.17	5	76.90	1,399	190.74	25	192.97	1,399	190.74	192.97	25			
Lambeth	71.43	4.95	73.75	3,274	85.58	21	74.79	84	69.09	8,702	159.04	53	222.08	8,702	159.04	222.08	53			
Lewisham	72.49	2.93	73.16	1,831	83.96	47	81.37	39	64.34	8,274	153.14	11	172.24	8,274	153.14	172.24	11			
Merton	79.42	2.50	80.85	1,351	81.76	52	77.17	46	0.00	0	175.83	22	213.25	0	175.83	213.25	22			
Newham	77.44	3.01	78.23	1,830	81.73	73	81.73	48	65.95	6,788	127.88	16	153.66	6,788	127.88	153.66	16			
Redbridge	87.35	2.92	88.69	482	90.87	17	84.73	17	78.34	1,462	146.32	55	143.31	1,462	146.32	143.31	55			
Richmond upon Thames	70.88	2.87	71.43	2,151	80.80	3	73.38	47	—	LSVT	204.49	14	227.06	LSVT	204.49	227.06	14			
Southwark	73.82	5.08	76.74	2,128	82.34	52	80.56	54	62.03	11,205	171.17	38	192.18	11,205	171.17	192.18	38			
Sutton	82.27	3.07	84.05	476	81.61	30	85.78	2	61.65	2,794	165.72	34	178.02	2,794	165.72	178.02	34			
Tower Hamlets	71.13	5.45	72.71	2,876	79.83	94	73.95	69	77.02	6,311	213.55	10	215.38	6,311	213.55	215.38	10			
Waltham Forest	81.08	3.18	81.47	1,961	84.68	83	82.67	33	80.67	4,175	136.55	52	144.66	4,175	136.55	144.66	52			
Wandsworth	80.28	4.78	81.71	1,563	81.27	19	86.52	18	86.35	4,616	190.84	9	258.19	4,616	190.84	258.19	9			
Westminster	79.07	5.73	82.96	1,388	88.20	92	83.05	21	95.95	2,399	155.37	11	340.75	2,399	155.37	340.75	11			
Regional average/total	7712	4.15	78.68	58,035	83.23	1,714	81.51	1,359	69.69	121,846	155.52	969	179.44	121,846	155.52	179.44	969			
South East																				
Adur	78.27	1.98	79.66	328	80.91	19	82.88	16	0.00	0	121.34	23	128.32	0	121.34	128.32	23			
Arun	78.79	1.73	79.92	676	74.04	16	81.01	33	58.48	1,112	119.30	134	127.33	1,112	119.30	127.33	134			
Ashford	80.03	2.49	81.61	292	94.33	2	88.43	11	61.75	2,136	100.31	51	111.20	2,136	100.31	111.20	51			
Aylesbury Vale	76.35	1.33	76.90	256	76.26	13	84.62	8	62.71	3,118	122.18	32	137.25	3,118	122.18	137.25	32			
Basingstoke and Deane	72.71	1.73	72.86	4,848	76.83	57	74.96	153	—	LSVT	143.87	25	153.59	LSVT	143.87	153.59	25			
Bracknell Forest	80.69	1.22	81.23	248	78.42	60	72.76	3	65.62	2,194	167.64	15	176.60	2,194	167.64	176.60	15			
Brighton and Hove	74.42	3.26	76.57	895	74.87	69	75.78	27	55.07	2,882	155.23	285	162.11	2,882	155.23	162.11	285			
Canterbury	76.14	2.41	78.20	315	75.31	15	86.89	23	58.41	1,764	109.66	92	136.00	1,764	109.66	136.00	92			
Cherwell	65.96	0.56	66.45	973	62.58	69	75.00	48	55.89	2,141	118.03	89	134.38	2,141	118.03	134.38	89			
Chichester	64.04	1.48	64.37	1,949	74.45	33	72.59	73	—	LSVT	124.85	45	137.71	LSVT	124.85	137.71	45			
Chiltern	69.65	4.47	69.81	1,346	79.33	31	79.16	27	—	LSVT	139.68	14	176.87	LSVT	139.68	176.87	14			
Crawley	76.03	2.97	78.67	387	0.00	0	79.24	22	63.55	4,197	138.37	11	165.79	4,197	138.37	165.79	11			
Dartford	81.38	1.72	82.81	237	76.34	5	88.86	3	0.00	0	115.75	12	117.90	0	115.75	117.90	12			
Dover	74.92	2.58	76.22	369	68.05	56	82.93	30	60.06	1,722	95.96	104	97.50	1,722	95.96	97.50	104			
East Hampshire	76.89	2.95	77.17	1,755	84.03	28	86.54	50	—	LSVT	132.03	30	146.25	LSVT	132.03	146.25	30			
Eastbourne	76.76	1.55	77.81	630	72.56	34	84.88	32	54.23	1,376	118.77	109	132.25	1,376	118.77	132.25	109			

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n	
Eastleigh	71.46	0.89	71.58	1,791	77.71	18	77.53	65	—	—	—	—	—	—	130.10	20	126.34			
Elmbridge	74.96	2.39	75.23	1,547	78.53	14	77.70	46	—	—	—	—	—	—	206.19	31	207.91			
Epsom and Ewell	71.31	2.14	72.34	684	71.67	8	71.51	27	—	—	—	—	—	—	180.43	16	180.10			
Fareham	76.68	1.49	77.21	225	73.63	10	73.58	14	62.16	844	62.16	844	62.16	844	115.64	33	124.43			
Gosport	81.00	2.77	83.72	489	74.22	11	82.00	39	74.22	11	82.00	39	60.15	1,215	96.53	33	115.57			
Gravesham	83.06	1.60	83.93	121	81.32	4	86.26	4	81.32	4	86.26	4	55.62	2,903	105.11	40	113.60			
Guildford	77.08	1.66	77.56	344	80.26	35	82.48	9	80.26	35	82.48	9	68.97	1,764	168.91	24	184.34			
Hart	72.02	1.65	72.12	897	82.39	9	78.83	21	82.39	9	78.83	21	—	—	137.48	12	152.67			
Hastings	63.96	1.10	64.32	1,978	74.29	37	72.25	96	74.29	37	72.25	96	—	—	102.29	189	106.40			
Havant	76.06	1.61	76.45	1,699	78.56	59	80.79	65	78.56	59	80.79	65	—	—	113.41	22	124.06			
Horsham	71.69	1.89	71.89	1,944	83.06	8	80.54	65	83.06	8	80.54	65	—	—	136.86	30	150.74			
Isle of Wight	73.74	1.62	73.93	1,940	69.64	28	80.62	81	69.64	28	80.62	81	—	—	95.87	120	108.27			
Lewes	75.27	2.71	77.35	256	75.42	7	78.57	10	75.42	7	78.57	10	56.82	1,056	128.51	88	133.30			
Maldstone	82.70	3.12	83.56	254	85.45	3	82.59	5	85.45	3	82.59	5	58.37	2,278	111.06	52	114.66			
Medway	77.55	3.01	79.79	1,012	83.33	14	84.42	131	83.33	14	84.42	131	59.22	968	95.75	333	104.12			
Mid Sussex	80.18	1.11	80.69	1,626	0.00	0	82.28	66	0.00	0	82.28	66	—	—	134.79	42	146.87			
Milton Keynes	66.92	1.73	67.66	1,365	65.69	19	73.97	65	65.69	19	73.97	65	56.32	5,212	110.42	47	128.47			
Mole Valley	80.30	2.89	81.90	126	81.82	9	86.65	7	81.82	9	86.65	7	61.81	1,086	154.74	19	173.02			
New Forest	75.90	1.76	76.87	765	80.91	48	75.38	46	80.91	48	75.38	46	64.43	2,084	122.40	57	127.23			
Oxford	72.38	1.54	73.57	463	72.66	12	77.92	22	72.66	12	77.92	22	0.00	0	165.23	23	185.79			
Portsmouth	76.08	2.90	78.05	871	70.67	33	79.96	46	70.67	33	79.96	46	56.87	5,544	113.28	89	123.02			
Reading	78.35	2.39	80.32	702	81.95	65	79.96	21	81.95	65	79.96	21	72.79	2,844	157.00	33	178.97			
Reigate and Banstead	74.46	2.95	74.83	1,992	80.79	18	84.61	10	80.79	18	84.61	10	0.00	0	159.67	16	174.69			
Rother	68.71	1.58	68.93	1,229	74.53	79	73.28	70	74.53	79	73.28	70	—	—	107.60	62	109.40			
Runnymede	86.00	1.46	87.00	91	83.50	4	88.36	2	83.50	4	88.36	2	73.25	1,198	173.13	7	190.71			
Rushmoor	69.96	2.28	70.18	1,540	84.58	12	82.25	46	84.58	12	82.25	46	—	—	147.43	11	172.29			
Sevenoaks	72.24	3.34	72.75	2,183	72.86	12	75.92	32	72.86	12	75.92	32	—	—	138.07	19	138.58			
Shepway	74.14	1.30	74.80	271	73.20	5	73.50	18	73.20	5	73.50	18	56.19	1,182	98.07	135	98.35			
Slough	80.22	1.52	80.84	537	83.10	13	77.45	25	83.10	13	77.45	25	59.77	2,247	156.36	24	170.72			
South Buckinghamshire	72.15	2.63	72.16	1,014	75.70	9	76.21	20	75.70	9	76.21	20	—	—	178.80	3	188.72			
South Oxfordshire	71.43	1.81	71.56	2,185	80.06	19	76.35	55	80.06	19	76.35	55	—	—	140.86	24	173.15			
Southampton	77.37	1.35	78.24	936	76.38	35	79.42	29	76.38	35	79.42	29	47.88	5,434	109.24	109	124.87			
Spelthorne	79.25	1.91	79.61	1,652	83.33	32	87.58	40	83.33	32	87.58	40	—	—	162.22	14	198.58			
Surrey Heath	65.89	4.44	66.29	1,185	85.52	23	80.99	32	85.52	23	80.99	32	—	—	164.25	11	182.58			
Surrey	79.32	3.76	79.66	3,167	78.08	20	81.83	176	78.08	20	81.83	176	—	—	96.02	136	99.08			
Swale	76.08	2.29	78.20	98	74.94	9	83.63	5	74.94	9	83.63	5	60.88	891	163.45	15	168.06			
Tandridge	65.79	3.06	66.05	2,226	72.59	23	68.84	97	72.59	23	68.84	97	—	—	121.83	23	133.16			
Test Valley	68.37	1.31	68.66	878	65.09	7	80.27	39	65.09	7	80.27	39	52.29	1,132	93.46	239	97.07			
Thanet	67.02	2.44	67.25	3,036	84.10	48	82.29	71	84.10	48	82.29	71	—	—	109.86	22	121.50			
Tonbridge and Malling	77.66	2.05	78.03	2,024	74.45	11	80.52	91	74.45	11	80.52	91	—	—	123.92	23	149.56			
Tunbridge Wells	63.47	2.29	63.53	2,205	82.02	23	76.23	52	82.02	23	76.23	52	—	—	131.37	23	152.54			
Vale of White Horse	74.16	3.35	75.00	228	79.00	1	76.30	4	79.00	1	76.30	4	64.97	1,696	173.19	20	181.77			
Waverley	75.86	2.30	77.49	446	71.66	19	82.50	24	71.66	19	82.50	24	53.20	997	124.89	71	129.35			
Wealden	65.60	2.02	65.74	3,046	74.47	12	76.62	94	74.47	12	76.62	94	64.34	10	151.32	21	170.59			
West Berkshire	61.25	1.19	61.32	1,850	76.96	19	75.57	28	76.96	19	75.57	28	—	—	127.74	22	150.07			
West Oxfordshire	80.97	2.54	83.21	260	73.20	20	83.20	11	73.20	20	83.20	11	61.29	1,790	142.73	21	144.84			
Winchester	81.42	2.02	81.71	2,433	83.22	16	84.69	53	83.22	16	84.69	53	—	—	191.05	16	212.31			
Windsor and Maidenhead	80.91	2.66	82.83	361	79.30	10	86.48	12	79.30	10	86.48	12	82.52	1,333	186.53	11	188.00			
Woking	88.96	2.12	90.12	306	95.00	2	91.46	9	95.00	2	91.46	9	65.97	990	167.98	15	179.58			
Wokingham	62.93	1.49	63.21	1,380	69.63	26	68.19	42	69.63	26	68.19	42	—	—	123.40	55	130.86			
Worthing	80.74	3.43	82.26	627	79.24	29	83.47	18	79.24	29	83.47	18	0.00	0	156.69	45	174.88			
Wycombe																				
Regional average/total	72.41	2.06	72.91	75,989	76.41	1,514	78.75	2,715	59.85	69,340	119.45	3,637	128.96		119.45		128.96		3,637	

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)	
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent
<b>South West</b>												
Bath and North East Somerset	57.38	2.03	57.84	3,010	75.73	18	63.15	134	—	LSVT	126.46	161.29
Bournemouth	77.42	1.47	78.17	543	76.26	29	83.66	15	54.01	1,236	114.42	127.92
Bristol	67.02	2.40	68.24	1,220	73.52	67	70.69	64	51.73	11,942	113.04	128.62
Cardon	61.40	1.52	62.33	249	57.00	2	61.97	19	54.82	1,173	83.25	86.58
Carrick	60.26	1.95	61.53	250	64.47	6	60.47	14	0.00	0	88.86	102.07
Cheltenham	68.22	1.52	69.61	278	66.05	33	70.67	16	63.07	1,829	120.97	147.61
Christchurch	69.57	2.07	70.11	658	77.44	4	67.42	21	—	LSVT	123.12	128.44
Cotswold	68.24	2.10	68.33	1,909	76.75	37	77.60	74	—	LSVT	103.90	143.13
East Devon	63.50	1.59	64.33	386	65.97	6	67.63	23	42.22	1,691	91.80	98.75
East Dorset	69.92	3.20	70.27	888	75.42	2	74.87	26	—	LSVT	118.47	128.91
Exeter	60.94	2.51	61.56	752	65.14	19	64.19	34	45.07	1,848	98.02	111.51
Forest of Dean	62.65	1.39	63.92	223	59.50	1	64.91	21	46.94	1,714	89.70	109.61
Gloucester	68.83	1.02	69.23	385	67.09	62	71.89	14	54.79	1,450	92.11	103.76
Isles of Scilly	56.64	2.35	58.99	3	0.00	0	66.70	1	53.47	46	85.02	84.36
Kennet	60.11	2.41	60.23	1,992	69.75	42	71.46	70	—	LSVT	95.81	121.68
Kerrier	53.50	2.27	53.87	1,329	58.23	11	63.63	40	—	LSVT	83.65	87.20
Mendip	56.45	1.53	56.68	1,689	65.29	10	61.13	51	—	LSVT	94.38	98.97
Mid Devon	63.07	2.07	64.49	175	61.50	4	67.55	2	48.92	1,131	87.77	95.52
North Cornwall	59.55	2.44	61.04	305	62.68	8	61.16	19	0.00	0	82.24	85.66
North Devon	63.31	1.48	63.51	1,375	67.00	7	59.20	42	—	LSVT	87.20	91.36
North Dorset	64.59	2.00	64.81	1,030	79.67	13	76.12	50	—	LSVT	99.15	107.49
North Somerset	72.37	1.26	73.15	352	70.84	34	73.68	19	60.65	2,029	112.72	118.66
North Wiltshire	63.66	1.27	63.72	2,337	73.23	25	70.92	88	—	LSVT	104.85	122.89
Penwith	57.23	2.86	57.34	1,239	63.15	17	70.95	41	—	LSVT	84.52	85.38
Plymouth	59.31	2.02	60.84	1,312	65.42	45	59.81	73	50.24	5,801	84.50	96.00
Poole	74.83	1.43	75.78	533	75.13	7	83.93	13	49.94	1,447	117.90	129.35
Purbeck	75.04	1.42	76.04	197	75.41	4	78.29	7	57.81	638	107.60	116.86
Restormel	57.20	1.19	57.31	1,219	60.64	25	64.83	53	—	LSVT	82.54	86.28
Salisbury	76.87	2.10	78.34	552	75.34	24	79.32	51	65.93	2,091	109.26	128.28
Sedgemoor	66.92	0.97	67.11	599	67.54	8	69.39	44	0.00	0	86.01	94.19
South Gloucestershire	73.55	0.72	73.90	648	71.46	13	75.80	31	52.51	2,961	109.53	125.70
South Hams	61.40	1.27	61.56	1,191	0.00	0	63.75	25	—	LSVT	93.07	99.64
South Somerset	51.81	1.75	51.90	3,350	63.72	45	60.22	173	—	LSVT	87.58	95.02
Stroud	70.33	1.73	71.72	197	71.21	10	75.57	13	56.95	1,976	107.46	126.21
Swindon	70.28	2.58	71.51	488	75.28	44	71.85	21	48.64	4,497	102.50	124.79
Taunton Deane	69.39	0.80	69.97	267	66.65	18	70.08	20	48.79	2,088	93.79	104.60
Teignbridge	62.24	1.44	63.40	266	63.97	14	60.42	13	54.24	1,551	94.37	98.36
Tewkesbury	57.03	1.71	57.18	1,394	62.59	17	65.75	59	—	LSVT	106.82	119.93
Torbay	55.85	1.54	56.14	1,330	68.13	21	57.84	40	—	LSVT	104.78	105.81
Torridge	59.34	2.24	61.17	154	0.00	0	66.57	5	51.65	612	86.10	87.91
West Devon	61.10	0.93	61.23	546	63.49	3	63.90	32	—	LSVT	85.86	91.55
West Dorset	64.04	2.44	64.37	1,905	66.48	34	66.37	75	—	LSVT	93.61	100.27
West Somerset	60.45	2.26	60.58	724	67.69	32	65.53	43	—	LSVT	94.47	102.37
West Wiltshire	62.85	2.71	63.06	2,106	72.21	84	69.63	101	—	LSVT	99.54	120.84
Weymouth and Portland	57.13	2.00	57.52	1,199	67.87	2	66.61	34	—	LSVT	90.43	95.91
<b>Regional average/total</b>	<b>61.61</b>	<b>1.83</b>	<b>62.03</b>	<b>42,754</b>	<b>69.45</b>	<b>907</b>	<b>67.28</b>	<b>1,824</b>	<b>52.31</b>	<b>49,751</b>	<b>9724</b>	<b>10706</b>
												<b>3,118</b>
<b>East Midlands</b>												
Amber Valley	58.47	1.96	59.42	461	70.85	3	62.62	53	0.00	0	70.28	77.83
Ashfield	57.59	1.47	57.87	515	60.11	6	59.35	54	42.96	3,547	64.55	68.33
Bassetlaw	60.23	1.87	61.05	274	62.55	3	64.71	41	47.38	3,144	66.00	72.43
Blaby	61.80	2.12	62.56	73	58.14	13	73.35	3	44.20	678	81.03	78.90

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Bolover	64.66	3.63	65.64	247	59.96	7	66.05	68	36.93	2,621	62.23	73.91	62.23	73.91	101
Boston	46.85	1.61	47.17	1,803	53.77	6	53.19	104	—	—	61.52	70.02	61.52	70.02	28
Broxtowe	59.80	1.09	60.26	126	58.71	9	59.97	6	40.17	1,668	74.70	81.32	74.70	81.32	39
Charnwood	63.43	1.51	64.11	346	59.83	13	65.36	22	43.35	2,526	79.17	79.33	79.17	79.33	33
Chesterfield	58.20	2.44	58.78	244	54.96	10	59.73	32	38.91	3,816	72.51	82.75	72.51	82.75	63
Corby	60.46	2.75	62.13	242	64.36	4	62.75	54	42.09	2,916	71.94	80.03	71.94	80.03	3
Daventry	59.19	1.47	59.64	328	56.24	20	61.59	35	42.93	1,596	110.85	126.54	110.85	126.54	2
Derby	59.83	2.86	61.34	1,233	59.52	30	62.61	153	48.56	6,904	73.63	84.40	73.63	84.40	133
Derbyshire Dales	41.62	1.73	41.69	1,389	0.00	0	60.63	18	0.00	0	89.91	93.81	89.91	93.81	17
East Lindsey	48.18	1.43	48.27	2,016	61.61	7	55.19	124	—	—	65.26	67.98	65.26	67.98	152
East Northamptonshire	54.42	1.94	54.50	2,001	65.08	26	60.05	107	—	—	79.17	88.72	79.17	88.72	9
Erewash	44.34	1.18	44.47	2,539	57.87	3	62.82	40	0.00	0	69.58	76.94	69.58	76.94	66
Gedling	58.78	3.24	59.83	435	58.53	9	61.17	23	40.86	1,583	76.28	83.89	76.28	83.89	53
Harborough	64.47	1.75	64.88	91	62.13	3	65.11	8	0.00	0	87.97	90.82	87.97	90.82	13
High Peak	65.53	0.88	65.62	231	61.96	1	66.93	31	47.25	1,561	93.15	99.47	93.15	99.47	38
Hinckley and Bosworth	58.75	1.25	59.03	353	60.09	3	61.48	29	0.00	0	77.56	84.65	77.56	84.65	37
Kettering	64.72	2.65	65.77	204	65.72	14	64.14	16	44.90	1,611	79.18	89.27	79.18	89.27	12
Leicester	59.54	1.51	60.18	1,840	62.68	33	61.64	114	45.48	10,260	72.70	73.81	72.70	73.81	151
Lincoln	59.00	2.17	60.03	186	55.82	6	59.01	11	47.95	2,094	68.38	76.74	68.38	76.74	47
Mansfield	60.17	2.03	60.54	681	60.62	8	61.62	84	47.68	2,926	62.16	64.62	62.16	64.62	114
Melton	66.76	1.87	67.47	63	66.28	2	68.34	8	41.35	805	81.47	84.92	81.47	84.92	16
Newark and Sherwood	54.66	1.07	54.73	619	57.66	3	58.74	48	46.63	2,648	68.58	71.42	68.58	71.42	43
North East Derbyshire	60.55	0.00	60.55	41	62.00	3	66.44	4	37.96	4,508	75.11	81.22	75.11	81.22	32
North Kesteven	64.42	1.52	64.65	80	61.52	7	71.21	1	45.94	1,744	65.64	70.65	65.64	70.65	49
North West Leicestershire	58.53	1.70	59.82	458	61.71	1	60.49	66	42.53	2,484	84.70	85.78	84.70	85.78	21
Northampton	63.71	2.08	64.88	448	63.26	50	67.10	35	58.51	4,235	82.69	112.99	82.69	112.99	13
Nottingham	59.19	2.44	60.12	1,850	60.01	15	61.08	191	40.26	14,176	71.52	84.90	71.52	84.90	107
Oadby and Wigston	66.58	1.44	66.90	57	0.00	0	68.16	4	41.85	576	90.71	86.03	90.71	86.03	20
Rushcliffe	66.23	1.07	67.10	162	62.50	5	69.73	16	41.59	1,362	87.88	97.02	87.88	97.02	20
Rutland	62.84	0.78	63.11	47	0.00	0	71.05	1	49.45	564	87.55	91.95	87.55	91.95	14
South Derbyshire	64.57	2.82	65.84	196	64.69	9	66.60	36	43.69	1,478	74.29	78.91	74.29	78.91	47
South Holland	61.35	1.29	61.74	88	56.78	2	61.06	7	41.63	1,871	64.02	71.14	64.02	71.14	23
South Kesteven	56.82	1.68	57.56	183	60.75	5	56.13	8	44.81	3,426	70.71	75.35	70.71	75.35	39
South Northamptonshire	68.35	0.57	68.42	118	71.68	12	70.79	5	0.00	0	97.37	119.83	97.37	119.83	5
Wellingborough	61.91	1.64	62.75	245	61.11	3	64.86	22	0.00	0	80.40	98.49	80.40	98.49	17
West Lindsey	44.03	1.71	44.09	1,605	60.85	14	50.95	100	—	—	60.57	66.35	60.57	66.35	128
<b>Regional average/total</b>	<b>53.83</b>	<b>1.97</b>	<b>54.32</b>	<b>24,118</b>	<b>61.41</b>	<b>368</b>	<b>60.67</b>	<b>1,782</b>	<b>44.04</b>	<b>89,328</b>	<b>70.86</b>	<b>77.20</b>	<b>70.86</b>	<b>77.20</b>	<b>1,938</b>
<b>East of England</b>															
Babergh	61.40	1.97	62.29	354	61.34	6	61.73	22	52.65	1,568	91.38	100.32	91.38	100.32	18
Basildon	75.28	2.39	75.66	1,754	0.00	0	80.03	53	61.34	4,380	99.38	102.59	99.38	102.59	111
Bedford	70.23	1.75	70.90	3,138	72.39	47	72.60	194	—	—	97.60	117.29	97.60	117.29	55
Braintree	72.62	1.46	72.97	398	59.97	41	77.62	20	53.13	3,336	92.34	101.48	92.34	101.48	32
Breckland	54.93	3.20	54.98	2,988	61.73	19	60.10	134	—	—	78.52	86.52	78.52	86.52	41
Brentwood	82.73	2.68	85.08	104	78.68	29	99.45	5	56.61	745	123.97	148.48	123.97	148.48	13
Broadland	60.07	2.53	60.29	1,485	59.54	30	64.85	54	—	—	79.77	86.56	79.77	86.56	36
Broxbourne	77.61	2.09	78.74	254	76.88	11	84.09	5	66.22	990	141.43	144.87	141.43	144.87	23
Cambridge	63.07	2.45	64.07	925	65.97	53	66.27	31	60.42	2,574	158.92	151.38	158.92	151.38	3
Castle Point	78.48	1.26	79.03	202	74.50	10	84.56	4	68.06	504	117.10	119.88	117.10	119.88	56
Chelmsford	60.17	1.32	60.34	2,782	76.87	78	76.36	21	0.00	0	114.15	127.13	114.15	127.13	25
Colchester	80.12	1.48	81.03	855	79.74	6	84.88	27	63.02	2,023	97.13	106.54	97.13	106.54	63
Dacorum	73.38	2.11	74.79	556	87.00	26	72.42	17	0.00	0	138.32	160.01	138.32	160.01	10
East Cambridgeshire	58.12	2.72	58.20	1,402	63.31	9	58.16	85	—	—	107.13	98.69	107.13	98.69	5

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	ref. rent	n		
East Hertfordshire	71.13	1.33	71.19	1,322	86.41	7	76.46	7			0.00	0	120.94		129.14		10			
Epping Forest	85.66	2.47	86.92	334	85.65	27	88.76	15	56.79	2,009	147.64	2,009	156.65		156.65		30			
Fenland	61.02	1.64	62.31	197	61.38	15	62.69	19	50.39	1,383	77.74	1,383	75.66		75.66		15			
Forest Heath	60.90	1.95	61.66	127	62.56	16	63.29	6	52.46	827	93.90	827	100.76		100.76		29			
Great Yarmouth	58.64	1.65	59.42	285	54.08	27	60.33	18	40.62	2,437	79.43	2,437	82.40		82.40		72			
Harlow	85.35	1.76	85.94	116	75.70	10	83.67	8	0.00	0	104.77	0	128.14		128.14		8			
Hertsmere	65.10	2.53	65.24	2,058	79.03	14	72.27	59	—	LSVT	152.26	LSVT	166.87		166.87		5			
Huntingdonshire	60.46	1.48	60.69	3,145	64.79	19	63.40	154	—	LSVT	86.49	LSVT	92.71		92.71		16			
Ipswich	60.16	2.53	61.78	555	67.02	40	62.53	23	49.63	4,360	83.79	4,360	90.67		90.67		84			
King's Lynn and West Norfolk	61.17	1.94	62.13	391	57.11	5	61.00	35	0.00	0	74.19	0	82.71		82.71		69			
Luton	71.76	2.24	72.64	940	69.95	24	74.12	35	0.00	0	96.93	0	108.52		108.52		73			
Maldon	72.21	3.33	72.54	976	78.51	2	77.75	54	—	LSVT	97.33	LSVT	97.32		97.32		18			
Mid Bedfordshire	55.91	1.29	55.98	2,836	75.06	45	66.76	44	53.24	1,461	95.32	1,461	105.49		105.49		15			
Mid Suffolk	64.84	1.46	65.44	135	62.41	17	65.75	6	0.00	0	88.64	0	98.88		98.88		35			
North Hertfordshire	59.24	1.37	59.54	751	74.64	6	59.86	32	52.60	4,201	114.37	4,201	125.51		125.51		27			
North Norfolk	63.33	1.83	64.15	261	59.14	5	62.76	16	42.33	2,446	76.03	2,446	85.39		85.39		39			
Norwich	59.07	2.25	60.44	470	60.02	16	60.87	25	44.34	7,113	80.06	7,113	88.08		88.08		23			
Peterborough	58.15	2.24	59.00	897	59.76	10	62.08	72	57.62	3,676	78.52	3,676	82.94		82.94		33			
Rochford	86.89	3.37	88.13	212	81.12	4	89.31	13	0.00	0	113.51	0	116.50		116.50		49			
South Bedfordshire	76.56	1.05	77.13	379	74.28	19	80.71	14	57.69	2,316	100.99	2,316	107.54		107.54		23			
South Cambridgeshire	60.50	1.90	61.40	395	68.84	25	65.26	13	56.92	2,272	111.22	2,272	110.12		110.12		9			
South Norfolk	61.53	1.59	62.35	205	58.39	5	64.98	5	52.32	1,712	78.92	1,712	93.08		93.08		54			
Southeast-on-Sea	76.85	3.21	78.50	732	83.22	30	79.00	32	0.00	0	109.02	0	117.55		117.55		151			
St. Albans	75.96	1.42	77.03	249	81.09	22	77.12	8	0.00	0	166.87	0	175.07		175.07		4			
St. Edmundsbury	61.84	1.71	62.82	151	59.28	16	59.22	5	54.40	2,872	89.69	2,872	103.76		103.76		16			
Stevenage	71.35	1.64	72.25	244	74.42	16	76.89	12	59.06	3,730	112.23	3,730	121.71		121.71		9			
Suffolk Coastal	55.35	3.40	55.47	2,038	62.24	30	61.22	78	—	LSVT	81.32	LSVT	93.12		93.12		98			
Tendring	78.57	2.18	79.38	490	68.39	24	79.96	22	47.81	1,168	89.44	1,168	99.24		99.24		232			
Three Rivers	87.33	1.28	88.30	192	68.13	4	91.59	8	63.74	1,308	150.75	1,308	163.89		163.89		11			
Thurrock	72.64	1.50	73.12	377	68.80	15	72.79	20	58.57	4,960	99.36	4,960	99.68		99.68		84			
Uttlesford	79.99	2.63	80.58	236	77.09	6	81.37	11	59.46	1,214	106.73	1,214	127.86		127.86		11			
Watford	78.21	2.68	80.01	248	81.17	5	83.94	9	57.81	2,248	140.05	2,248	164.49		164.49		10			
Waveney	60.60	1.78	61.71	673	56.45	40	61.13	42	47.52	2,062	78.74	2,062	81.23		81.23		68			
Welwyn Hatfield	76.36	2.79	78.13	305	79.78	12	75.52	19	54.36	4,394	138.00	4,394	154.55		154.55		3			
Regional average/total	64.74	1.99	65.24	40,119	69.85	943	68.41	1,611	54.05	76,289	95.58	76,289	103.73		103.73		1,924			
West Midlands																				
Birmingham	60.66	2.39	61.36	7,156	61.58	321	65.01	410	45.49	33,236	83.01	33,236	96.05		96.05		206			
Bridgnorth	63.64	2.57	64.09	57	55.00	3	69.36	5	49.63	1,096	78.94	1,096	84.54		84.54		30			
Bromsgrove	59.70	1.07	59.97	178	55.00	5	64.29	6	49.42	1,234	100.99	1,234	104.69		104.69		9			
Cannock Chase	60.78	1.46	61.20	287	60.82	32	69.26	20	52.64	2,327	78.48	2,327	87.96		87.96		43			
Coventry	47.70	3.42	47.99	7,584	59.99	31	52.28	520	—	LSVT	75.12	LSVT	89.71		89.71		122			
Dudley	62.93	1.22	63.71	983	65.46	26	67.28	61	49.87	11,187	86.31	11,187	91.99		91.99		35			
East Staffordshire	43.81	1.50	43.93	2,302	49.96	4	48.43	121	0.00	0	71.60	0	78.80		78.80		54			
Herefordshire	60.44	1.39	61.01	1,790	59.98	30	61.61	135	46.48	2,336	82.08	2,336	89.50		89.50		78			
Lichfield	53.15	1.06	53.24	1,876	66.25	25	70.10	84	—	LSVT	91.70	LSVT	106.10		106.10		20			
Malvern Hills	63.22	1.29	63.39	1,387	58.90	19	62.83	64	—	LSVT	97.22	LSVT	106.93		106.93		19			
Newcastle-under-Lyme	41.77	0.71	41.80	3,558	53.63	7	49.15	83	—	LSVT	68.55	LSVT	77.12		77.12		57			
North Shropshire	60.75	1.39	61.84	69	61.40	6	62.52	9	41.93	1,211	75.71	1,211	77.60		77.60		44			
North Warwickshire	66.06	1.16	66.52	258	63.08	3	70.62	25	45.00	1,344	83.86	1,344	110.27		110.27		39			
Nuneaton and Bedworth	64.34	2.24	65.56	342	58.58	8	68.09	29	43.06	2,692	75.87	2,692	85.64		85.64		54			
Oswestry	61.39	3.29	63.83	74	56.82	2	66.13	9	42.77	918	80.40	918	77.44		77.44		21			
Redditch	58.96	2.87	60.33	104	69.95	4	67.23	7	52.47	2,676	93.45	2,676	106.02		106.02		10			

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Rugby	58.03	2.03	59.13	589	61.20	16	62.55	25	53.83	1,394	79.38	5	79.38	99.53	5
Sandwell	63.59	1.88	64.08	1,200	61.85	17	64.08	101	50.82	16,873	82.89	57	82.89	92.04	57
Shrewsbury and Atcham	47.57	1.45	48.23	2,600	55.81	5	83.19	71	0.00	0	85.65	44	85.65	82.35	44
Solihull	62.01	2.01	62.81	402	58.87	18	63.86	9	51.34	3,665	106.30	13	106.30	138.13	13
South Shropshire	57.75	0.51	57.99	945	63.27	16	60.23	61	—	—	74.35	31	74.35	78.02	31
South Staffordshire	55.45	2.42	55.57	1,851	64.74	31	66.18	65	—	—	83.41	22	83.41	97.80	22
Stafford	60.23	1.61	61.51	315	67.65	18	63.57	18	43.93	2,550	83.27	16	83.27	93.03	16
Staffordshire Moorlands	46.94	0.78	46.96	1,480	61.14	2	53.35	33	—	—	70.96	27	70.96	70.83	27
Stoke-on-Trent	53.61	0.37	53.75	1,016	49.89	51	59.65	87	47.52	8,878	68.37	196	68.37	71.35	196
Stratford-on-Avon	50.60	1.78	50.69	2,202	65.35	9	66.39	69	—	—	111.92	32	111.92	137.35	32
Tamworth	65.48	1.00	66.14	364	60.84	3	67.27	19	48.93	2,626	88.30	13	88.30	98.10	13
Telford and Wrekin	54.21	1.31	54.30	5,692	59.68	28	64.15	422	—	—	78.95	144	78.95	81.70	144
Walsall	52.61	1.92	52.89	1,455	55.39	38	60.33	120	44.18	11,623	76.07	74	76.07	84.83	74
Warwick	59.67	2.08	61.10	282	60.12	27	61.82	14	52.07	2,212	120.42	29	120.42	144.88	29
Wolverhampton	63.28	1.70	63.63	764	62.77	14	65.86	89	43.53	11,898	83.71	55	83.71	88.15	55
Worcester	59.72	1.13	60.47	398	60.92	50	59.63	27	43.81	2,197	98.69	22	98.69	102.72	22
Wychavon	59.66	2.47	59.69	2,557	62.38	7	60.62	116	—	—	95.46	15	95.46	112.00	15
Wyre Forest	47.95	2.47	48.10	2,363	59.05	22	56.54	97	—	—	89.77	20	89.77	103.93	20
<b>Regional average/total</b>	<b>53.65</b>	<b>1.75</b>	<b>53.98</b>	<b>54,480</b>	<b>60.57</b>	<b>898</b>	<b>61.10</b>	<b>3,031</b>	<b>47.10</b>	<b>124,173</b>	<b>80.56</b>	<b>1,656</b>	<b>80.56</b>	<b>89.33</b>	<b>1,656</b>
<b>Yorkshire and the Humber</b>															
Barnsley	60.51	2.33	61.02	493	60.30	12	64.84	52	37.76	11,295	61.95	149	61.95	69.91	149
Bradford	62.73	2.07	63.83	1,649	65.26	42	66.37	228	44.50	8,393	71.77	349	71.77	74.73	349
Calderdale	47.10	2.66	47.31	3,322	58.27	43	66.22	94	—	—	71.60	115	71.60	78.74	115
Craven	69.37	1.89	69.85	114	62.49	7	70.63	11	53.41	372	81.00	28	81.00	91.18	28
Doncaster	58.04	1.46	58.63	366	51.43	10	57.43	75	39.31	13,768	65.58	246	65.58	74.91	246
East Riding	63.88	1.82	64.69	409	59.81	26	65.50	55	48.37	4,135	74.48	183	74.48	76.79	183
Hambleton	44.53	2.55	44.58	1,594	60.25	4	53.02	101	—	—	82.69	24	82.69	94.93	24
Harrogate	65.20	1.80	65.55	358	67.55	16	71.76	28	54.79	1,335	96.60	74	96.60	99.99	74
Kingston upon Hull	53.03	1.72	53.88	947	60.81	5	53.88	96	44.94	13,190	65.77	292	65.77	69.16	292
Kirklees	66.47	1.97	67.36	589	66.24	38	68.34	55	51.37	6,641	77.73	140	77.73	83.01	140
Leeds	60.72	2.37	61.50	2,167	65.58	73	64.63	225	39.84	21,567	82.17	93	82.17	90.66	93
North East Lincolnshire	59.65	1.34	60.09	319	65.00	35	59.84	40	47.63	4,142	71.26	260	71.26	76.43	260
North Lincolnshire	61.33	2.96	62.49	225	52.79	6	63.52	38	42.12	4,966	70.22	119	70.22	72.96	119
Richmondshire	69.93	2.14	70.02	72	64.00	3	69.64	7	48.17	644	85.87	16	85.87	92.57	16
Rotherham	60.97	2.49	61.20	566	62.78	17	63.99	90	39.88	12,620	63.49	119	63.49	71.23	119
Ryedale	55.11	1.97	55.16	1,016	65.25	2	57.19	70	—	—	80.50	28	80.50	94.81	28
Scarborough	66.47	1.67	67.00	546	57.33	6	65.96	72	49.82	2,062	81.69	66	81.69	87.09	66
Selby	62.00	1.60	62.86	277	64.94	17	63.88	40	46.02	1,483	81.30	28	81.30	88.99	28
Sheffield	57.92	2.54	58.65	2,078	57.03	82	62.49	194	0.00	0	67.78	109	67.78	79.17	109
Wakefield	56.75	2.97	57.33	741	61.90	10	59.06	76	40.72	15,308	68.32	178	68.32	76.56	178
York	57.97	1.27	58.12	931	64.23	31	61.38	25	51.75	2,753	94.45	30	94.45	101.60	30
<b>Regional average/total</b>	<b>56.37</b>	<b>2.13</b>	<b>56.89</b>	<b>18,779</b>	<b>62.11</b>	<b>485</b>	<b>62.66</b>	<b>1,672</b>	<b>42.55</b>	<b>124,674</b>	<b>71.62</b>	<b>2,646</b>	<b>71.62</b>	<b>77.56</b>	<b>2,646</b>
<b>North East</b>															
Alnwick	56.25	1.48	57.54	63	57.63	4	56.09	7	41.12	795	62.19	12	62.19	84.06	12
Berwick-upon Tweed	57.86	0.14	57.88	21	0.00	0	57.41	3	0.00	0	53.59	25	53.59	76.05	25
Blyth Valley	53.37	4.84	55.66	473	0.00	0	62.25	60	0.00	0	66.73	24	66.73	77.90	24
Castle Morpeth	57.51	1.94	58.86	36	0.00	0	55.81	7	45.14	811	67.65	11	67.65	86.68	11
Chester-le-Street	53.58	0.00	53.58	13	0.00	0	60.04	3	0.00	0	68.07	12	68.07	86.08	12
Darlington	54.92	2.60	55.41	393	65.25	4	56.82	39	43.24	2,140	71.39	80	71.39	82.28	80
Derwentside	53.70	1.80	54.27	281	60.70	1	60.56	52	45.36	3,615	62.48	33	62.48	70.59	33
Durham	53.89	1.25	54.41	424	61.95	1	56.82	64	0.00	0	72.30	26	72.30	85.02	26

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n			
Easington	54.08	0.13	54.11	233	0.00	0	59.76	41	59.76	41	43.07	3,956	59.99	68.61	53					
Gateshead	52.94	2.07	54.29	899	59.57	11	55.86	78	55.86	78	42.33	8,925	58.05	76.94	38					
Hartlepool	54.12	1.70	54.98	527	57.29	1	55.93	79	55.93	79	44.13	3,380	65.06	80.30	90					
Middlesbrough	56.07	2.57	57.51	1,087	56.45	10	58.81	151	58.81	151	47.57	7,098	64.11	89.59	79					
Newcastle upon Tyne	51.81	4.39	54.46	1,046	59.24	4	58.56	97	58.56	97	44.93	14,188	68.81	98.07	36					
North Tyneside	55.85	2.61	57.51	833	59.37	8	58.93	81	58.93	81	40.41	7,898	64.34	82.73	60					
Redcar and Cleveland	53.97	2.49	55.54	307	51.05	1	56.71	23	56.71	23	0.00	0	68.11	87.95	67					
Sedgefield	54.78	2.68	55.60	189	64.75	1	59.38	14	59.38	14	44.31	3,382	65.30	78.04	59					
South Tyneside	49.97	0.94	50.27	1,081	0.00	0	51.86	93	51.86	93	36.80	9,977	58.07	78.22	16					
Stockton-on-Tees	58.02	2.59	59.35	517	58.15	14	58.83	76	58.83	76	43.98	6,004	69.59	89.71	47					
Sunderland	46.16	1.21	46.40	12,470	54.27	67	48.91	389	48.91	389	—	LSVT	64.59	79.95	51					
Teesdale	55.97	2.42	56.17	169	52.05	1	53.98	16	53.98	16	42.70	340	66.21	71.90	19					
Tynedale	49.41	2.78	49.56	1,043	60.39	15	54.09	66	54.09	66	—	LSVT	64.34	88.99	14					
Wansbeck	56.48	1.48	57.96	45	0.00	0	56.78	7	56.78	7	45.52	2,933	56.63	78.71	41					
Wear Valley	54.64	2.16	55.12	340	53.99	15	55.65	29	55.65	29	43.15	2,069	62.88	75.11	36					
Regional average/total	49.42	2.07	50.05	22,490	56.56	158	55.14	1,475	55.14	1,475	43.04	77,511	64.80	81.63	929					
North West																				
Allerdale	47.42	1.22	47.52	4,136	52.52	29	51.53	290	51.53	290	—	LSVT	71.64	84.45	20					
Barrow-in-Furness	65.03	3.62	66.45	64	64.47	5	59.95	10	59.95	10	49.88	1,336	63.90	81.67	55					
Blackburn with Darwen	56.69	9.22	58.71	3,971	58.55	19	57.47	460	57.47	460	—	LSVT	70.43	75.71	107					
Blackpool	63.16	1.65	64.18	297	66.95	17	63.45	27	63.45	27	43.95	1,352	97.34	94.11	95					
Bolton	55.46	2.48	56.82	1,175	65.44	46	63.33	65	63.33	65	41.06	8,220	74.16	77.48	75					
Burnley	58.68	1.72	58.83	2,039	58.84	17	57.61	222	57.61	222	—	LSVT	69.27	78.31	115					
Bury	56.52	2.43	57.09	968	66.66	2	63.32	29	63.32	29	51.88	2,594	71.96	76.41	102					
Carlisle	60.59	2.21	61.47	134	0.00	0	64.21	23	64.21	23	44.07	2,750	70.68	83.74	33					
Chester	53.30	1.37	53.34	2,475	57.68	24	59.69	138	59.69	138	—	LSVT	90.79	122.95	28					
Chorley	55.74	2.42	57.95	1,014	60.92	10	62.99	65	62.99	65	45.35	1,136	78.69	84.31	29					
Congleton	51.33	0.89	51.35	1,345	65.36	14	64.96	79	64.96	79	—	LSVT	91.61	105.65	11					
Copeland	44.50	2.69	44.62	1,390	0.00	0	49.59	122	49.59	122	44.63	2,225	65.16	76.32	13					
Crewe and Nantwich	62.94	1.61	64.13	152	61.69	5	66.27	24	66.27	24	0.00	0	75.18	96.85	49					
Eden	62.56	1.91	62.73	730	65.62	10	68.83	55	68.83	55	—	LSVT	72.09	81.91	17					
Fylde	44.44	1.60	44.82	602	62.29	8	51.01	21	51.01	21	—	LSVT	93.42	96.26	22					
Hyndburn	67.21	1.93	68.40	214	48.26	2	69.32	58	69.32	58	51.49	937	70.98	82.87	136					
Lancaster	61.74	2.36	63.36	364	61.98	3	65.11	41	65.11	41	48.03	1,575	80.31	84.53	115					
Macclesfield	57.36	1.22	57.46	533	67.29	10	59.77	22	59.77	22	0.00	0	107.13	136.36	30					
Manchester	53.09	2.86	53.55	7,822	61.55	70	56.93	294	56.93	294	52.88	28,861	63.32	87.52	128					
Oldham	54.60	2.10	55.24	742	65.51	35	59.09	61	59.09	61	47.00	5,101	68.61	76.69	79					
Pendle	62.40	2.23	63.64	136	67.02	11	63.35	29	63.35	29	48.84	1,364	71.34	81.73	93					
Preston	52.62	1.84	53.79	1,258	62.33	8	59.99	82	59.99	82	48.57	3,195	76.45	81.27	50					
Ribble Valley	56.94	1.87	57.57	103	74.54	1	66.02	8	66.02	8	45.32	349	87.15	86.56	15					
Rochdale	58.58	4.71	59.58	1,160	66.38	23	67.34	103	67.34	103	47.44	5,554	73.39	78.63	87					
Rossendale	64.79	2.23	65.88	82	65.81	10	67.03	14	67.03	14	48.38	964	74.49	82.61	37					
Salford	58.18	1.93	58.92	1,239	61.59	16	63.52	85	63.52	85	47.62	9,923	73.48	77.64	56					
South Lakeland	65.94	2.96	67.10	233	64.00	5	66.69	21	66.69	21	49.79	1,416	83.10	102.53	57					
South Ribble	57.34	2.24	57.79	1,670	64.97	35	63.29	138	63.29	138	—	LSVT	75.41	79.93	28					
Stockport	60.03	2.02	61.36	406	0.00	0	70.58	22	70.58	22	45.79	4,312	87.44	90.71	81					
Tameside	49.19	2.48	49.27	5,456	56.73	34	51.26	156	51.26	156	—	LSVT	74.49	78.34	150					
Trafford	58.82	2.17	59.04	1,550	64.43	21	62.07	61	62.07	61	48.42	3,881	88.02	92.22	33					
Vale Royal	62.06	2.54	62.67	368	63.11	3	66.63	14	66.63	14	48.01	3,042	89.77	110.89	49					
Wigan	60.52	2.04	61.36	398	75.00	1	63.25	52	63.25	52	43.71	12,700	67.62	75.93	195					
Wyre	52.99	1.24	53.38	1,283	67.32	22	64.86	86	64.86	86	—	LSVT	91.05	89.12	47					
Regional average/total	53.88	2.90	54.47	45,509	62.54	516	59.14	2,977	59.14	2,977	48.04	102,787	75.59	84.53	2,237					



Region	HA—all stock			HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	ref. rent	n
<b>Merseyside</b>												
Ellesmere Port and Neston	57.18	1.97	57.69	103	68.00	1	56.41	15	33.69	3,648	102.16	25
Halton	53.07	3.37	56.11	3,470	56.92	8	58.93	144	0.00	0	82.61	59
Knowsley	54.25	1.06	54.32	1,616	57.79	64	59.46	92	49.31	8,301	82.97	105
Liverpool	51.21	1.73	51.49	9,979	58.65	144	53.26	540	44.53	19,213	81.87	405
Sefton	54.35	1.56	54.76	1,968	59.30	81	55.19	72	49.50	5,789	86.77	196
St. Helens	55.12	1.86	55.59	842	61.26	14	57.49	64	48.26	9,016	83.97	139
Warrington	50.64	3.60	51.39	1,462	56.20	55	59.20	88	46.55	3,945	115.31	37
West Lancashire	59.85	3.36	60.94	165	66.78	10	65.52	16	0.00	0	80.64	44
Wirral	56.09	1.82	56.27	2,498	62.01	13	57.86	192	51.81	7,503	84.37	402
<b>Regional average/total</b>	<b>52.76</b>	<b>2.64</b>	<b>53.50</b>	<b>22,103</b>	<b>58.70</b>	<b>390</b>	<b>56.08</b>	<b>1,223</b>	<b>46.71</b>	<b>57,415</b>	<b>84.78</b>	<b>1,412</b>

Region	HA—all stock					HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)	
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref.	n
London													
Barking and Dagenham	85.57	0.98	85.89	84	52.11	5	87.71	1	57.46	187	129.16	152.88	10
Barnet	90.45	3.32	92.22	219	93.88	4	101.47	4	74.79	276	215.58	325.97	9
Bexley	87.07	4.61	90.29	564	89.79	2	101.16	22	—	LSVT	135.71	154.82	33
Brent	92.73	2.62	94.13	454	95.12	36	93.15	7	92.71	433	221.04	191.94	6
Bromley	91.96	2.83	92.62	610	104.46	4	97.85	10	—	LSVT	155.51	195.18	33
Camden	99.48	4.49	102.50	388	97.64	8	99.43	1	0.00	0	291.50	368.97	8
City Of London	0.00	0.00	0.00	0	0.00	0	0.00	0	71.84	20	—	—	—
Croydon	97.03	2.30	98.12	577	93.40	40	99.96	17	0.00	0	169.91	187.21	67
Ealing	93.86	3.27	95.79	333	96.37	16	95.20	4	83.38	315	189.04	196.27	4
Enfield	92.17	1.99	93.04	238	89.74	31	99.67	1	87.46	131	195.61	224.88	10
Greenwich	83.10	2.62	84.84	476	88.45	10	90.24	8	71.43	1,206	143.79	175.33	64
Hackney	86.43	4.53	88.59	1,435	98.45	63	82.95	24	72.09	1,187	242.76	243.26	15
Hammersmith and Fulham	84.66	4.12	85.96	369	85.98	2	93.31	4	79.56	962	307.84	394.61	5
Haringey	92.16	3.42	93.69	317	95.15	14	93.44	6	79.05	924	247.00	272.67	11
Harrow	94.92	2.28	95.66	98	90.25	4	97.14	1	96.86	106	171.64	216.59	3
Havering	90.08	1.08	90.32	27	87.00	1	95.30	1	69.50	155	150.97	159.08	2
Hillingdon	88.08	1.94	89.12	147	95.94	5	104.66	2	90.50	188	159.47	207.97	16
Hounslow	88.88	2.68	90.79	234	94.79	7	95.63	8	82.51	233	174.15	208.68	9
Islington	87.26	4.68	89.23	510	97.48	11	104.13	6	85.88	1,652	—	—	—
Kensington and Chelsea	85.28	9.36	87.84	380	88.13	2	0.00	0	100.10	252	671.45	645.63	2
Kingston upon Thames	86.10	1.32	87.12	65	86.36	4	0.00	0	85.18	63	226.89	233.66	33
Lambeth	83.46	4.51	84.72	761	100.48	19	86.49	20	77.00	2,352	167.44	239.60	22
Lewisham	84.53	3.36	85.24	371	90.42	4	87.76	5	71.30	1,632	182.76	193.69	8
Merton	84.78	4.13	87.04	153	99.05	4	85.62	4	0.00	0	180.49	242.53	7
Newham	87.36	2.40	88.48	679	96.10	26	87.25	11	83.31	765	130.71	174.02	13
Redbridge	97.18	2.87	98.43	122	101.05	3	0.00	0	87.11	96	161.62	175.61	39
Richmond upon Thames	80.94	3.10	81.65	245	0.00	0	76.76	8	—	LSVT	248.71	246.58	8
Southwark	88.81	3.53	90.44	555	89.89	29	89.76	11	66.99	3,188	227.75	238.48	9
Sutton	88.52	2.99	90.26	48	93.64	1	0.00	0	66.93	171	197.97	220.99	13
Tower Hamlets	85.43	5.99	88.27	1,257	99.30	74	80.60	11	87.13	1,137	235.87	247.92	3
Waltham Forest	93.86	3.29	94.33	384	99.74	15	95.17	6	95.53	378	144.00	165.28	23
Wandsworth	90.56	2.38	91.38	273	94.54	6	96.59	2	96.29	1,165	219.18	276.84	6
Westminster	92.70	5.27	95.21	259	105.22	28	90.78	2	117.54	436	329.38	407.17	3
Regional average/total	88.56	3.88	90.28	12,632	95.82	478	91.65	207	79.29	19,610	179.78	208.02	494
South East													
Adur	83.79	1.10	84.66	10	75.75	1	89.89	1	0.00	0	144.99	146.47	16
Arun	85.85	1.92	87.05	64	0.00	0	78.24	2	62.06	67	149.03	147.51	33
Ashford	81.22	0.95	81.93	12	0.00	0	0.00	0	68.14	201	112.86	113.62	17
Aylesbury Vale	84.66	1.36	85.52	27	81.00	1	0.00	0	74.60	144	148.99	151.97	1
Basingstoke and Deane	79.47	1.91	79.57	357	85.10	8	79.88	13	—	LSVT	166.08	185.14	3
Bracknell Forest	85.42	2.28	86.53	31	86.00	1	95.93	1	76.78	235	178.49	190.71	4
Brighton and Hove	81.34	2.75	83.24	129	89.87	12	76.01	1	63.01	274	177.93	181.78	114
Canterbury	81.95	1.36	82.68	28	87.93	4	0.00	0	66.53	86	116.06	140.66	66
Cherwell	68.68	0.98	68.85	51	66.35	14	75.98	3	58.91	105	136.31	155.27	24
Chichester	76.71	1.22	77.22	103	86.05	12	75.55	2	—	LSVT	154.87	166.43	23
Chiltern	77.94	0.90	78.04	47	88.00	3	0.00	0	—	LSVT	157.93	223.48	2
Crawley	78.63	4.83	82.83	46	0.00	0	77.83	3	79.61	333	189.75	200.25	5
Dartford	95.71	1.56	97.27	4	0.00	0	0.00	0	0.00	0	120.15	129.49	22
Dover	79.38	1.10	79.85	14	75.00	4	0.00	0	67.79	88	100.30	109.71	57
East Hampshire	85.28	2.18	85.46	111	91.60	4	87.88	4	—	LSVT	150.91	170.51	18
Eastbourne	92.10	1.48	93.25	62	80.19	4	85.03	5	63.54	62	133.77	153.67	39

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Eastleigh	86.09	0.67	86.38	35	0.00	0	96.41	1	—	LSVT	147.70	147.91	11
Elmbridge	89.36	3.80	89.82	99	97.00	2	0.00	0	—	LSVT	264.58	252.96	18
Epsom and Ewell	78.42	0.92	78.78	41	83.16	4	0.00	0	—	LSVT	202.51	207.09	12
Fareham	87.87	3.78	90.14	5	0.00	0	0.00	0	70.25	37	119.94	130.56	8
Gosport	89.15	2.83	91.91	44	0.00	0	94.25	5	68.17	96	117.75	120.01	11
Gravesham	91.79	1.09	92.34	12	0.00	0	82.60	1	60.02	308	109.63	127.72	26
Guildford	85.88	2.58	85.99	22	86.77	13	0.00	0	74.54	87	173.89	201.43	10
Hart	80.84	0.00	80.84	34	91.50	2	102.59	1	—	LSVT	153.78	180.78	3
Hastings	75.34	1.50	75.99	222	84.53	29	77.81	5	—	LSVT	107.83	115.46	117
Havant	84.28	1.65	84.74	131	91.00	3	86.32	9	—	LSVT	127.64	141.45	12
Horsham	79.65	2.08	79.95	48	102.00	1	82.73	5	—	LSVT	156.94	173.38	14
Isle of Wight	81.26	1.13	81.52	83	74.50	2	77.00	1	—	LSVT	101.94	121.17	56
Lewes	84.71	3.00	87.04	9	0.00	0	0.00	0	66.28	66	138.77	146.53	33
Maidstone	88.26	6.15	90.52	19	0.00	0	0.00	0	59.83	133	115.44	124.85	16
Medway	84.35	2.97	86.73	91	106.90	4	84.19	7	69.72	33	96.84	105.94	220
Mid Sussex	88.28	1.09	88.79	67	0.00	0	93.02	4	—	LSVT	164.55	174.02	28
Milton Keynes	68.02	1.49	68.75	122	0.00	0	77.82	4	53.77	903	112.00	137.27	15
Mole Valley	100.15	0.00	100.15	1	0.00	0	0.00	0	72.63	42	185.94	195.47	5
New Forest	84.42	1.98	85.49	44	82.00	3	73.24	1	67.89	119	129.03	150.45	18
Oxford	82.22	1.22	83.22	55	82.13	1	82.65	3	0.00	0	180.85	225.26	15
Portsmouth	88.89	2.73	90.59	128	81.10	6	88.22	7	64.55	556	125.32	136.71	52
Reading	92.30	1.91	93.85	59	97.33	9	96.81	1	82.22	124	166.65	189.80	19
Reigate and Banstead	81.79	3.39	82.58	150	85.40	4	0.00	0	0.00	0	160.91	203.74	8
Rother	77.68	3.78	78.11	79	83.88	12	80.35	5	—	LSVT	113.51	123.29	30
Runnymede	99.33	0.00	99.33	3	99.33	3	73.58	4	78.35	91	219.01	280.10	4
Rushmoor	73.62	2.50	73.86	145	87.74	3	97.87	2	—	LSVT	146.32	157.14	5
Sevenoaks	82.56	3.43	83.12	105	87.60	2	76.40	3	—	LSVT	176.80	169.85	3
Shepway	88.15	0.67	88.25	46	0.00	0	85.12	1	67.83	86	99.28	104.61	36
Slough	93.28	1.00	93.85	141	97.52	8	89.07	3	69.20	216	173.97	194.28	5
South Buckinghamshire	74.75	0.00	74.75	36	0.00	0	0.00	0	—	LSVT	—	—	—
South Oxfordshire	85.34	0.70	85.36	106	96.00	4	87.03	4	—	LSVT	179.58	213.75	9
Southampton	85.95	1.45	86.94	105	92.00	7	83.80	6	53.29	397	119.40	141.60	50
Spelthorne	89.57	0.66	89.70	113	0.00	0	94.27	4	—	LSVT	233.02	256.26	10
Surrey Heath	70.75	0.63	70.77	33	102.33	3	138.07	1	—	LSVT	186.78	194.28	5
Swale	86.24	3.88	86.87	160	84.00	3	84.84	1	—	LSVT	99.50	104.67	68
Tandridge	84.45	1.60	85.85	8	86.29	1	0.00	0	65.30	42	187.51	201.44	10
Test Valley	79.00	1.91	79.18	198	83.42	6	79.80	9	—	LSVT	161.51	162.40	4
Thanet	78.50	0.88	78.89	52	0.00	0	85.02	2	58.66	63	98.93	105.10	163
Tonbridge and Malling	75.58	3.73	75.98	132	97.42	8	77.93	3	—	LSVT	144.49	153.66	9
Tunbridge Wells	84.16	2.34	84.53	127	91.66	3	88.53	6	—	LSVT	164.34	200.76	8
Vale of White Horse	72.56	1.99	72.62	127	91.00	3	0.00	0	—	LSVT	164.32	188.00	11
Waverley	78.14	3.77	79.22	7	0.00	0	0.00	0	71.75	37	166.87	207.84	4
Wealden	81.34	2.18	82.75	14	0.00	0	78.14	1	59.12	31	162.58	163.39	29
West Berkshire	76.62	2.05	76.84	205	82.55	3	79.84	5	0.00	0	180.97	203.87	12
West Oxfordshire	73.31	0.91	73.39	83	86.07	8	0.00	0	—	LSVT	144.32	167.27	10
Winchester	96.49	2.10	97.54	6	0.00	0	0.00	0	70.62	56	144.58	166.27	10
Windsor and Maidenhead	87.91	1.57	88.19	104	89.56	2	94.70	3	—	LSVT	230.93	272.65	4
Woking	94.42	1.10	94.64	10	0.00	0	0.00	0	99.99	62	223.05	212.16	10
Wokingham	95.34	2.40	96.88	28	99.00	1	72.75	3	83.21	65	215.28	233.80	13
Worthing	69.87	1.18	70.35	67	80.91	3	62.80	3	—	LSVT	136.42	152.33	23
Wycombe	90.03	1.55	90.87	59	85.46	1	94.29	3	0.00	0	185.94	196.18	19
Regional average/total	81.59	2.01	82.21	4,916	86.83	235	83.90	162	65.26	5,245	130.12	141.69	1,737

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)	
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent n
South West												
Bath and North East Somerset	63.66	1.04	63.82	193	92.00	2	64.16	6	—	LSVT	178.04	214.52 27
Bournemouth	85.85	0.60	86.12	31	87.32	8	0.00	0	56.74	99	125.54	141.35 66
Bristol	74.64	1.45	75.42	242	82.69	13	75.02	9	59.78	481	131.84	153.89 86
Cardon	66.84	2.85	67.31	12	0.00	0	65.01	1	75.17	40	91.39	94.63 27
Carrick	72.11	1.62	73.08	10	92.00	1	0.00	0	0.00	0	94.86	104.11 26
Cheltenham	73.62	1.34	74.29	34	79.12	6	76.65	1	69.37	149	130.49	151.04 27
Christchurch	76.74	1.97	77.00	53	0.00	0	83.44	1	—	LSVT	113.21	163.15 8
Cotswold	74.02	1.00	74.04	90	78.07	7	75.49	3	—	LSVT	129.61	166.06 11
East Devon	71.20	0.89	71.78	17	0.00	0	60.65	1	44.38	74	105.01	105.38 32
East Dorset	80.62	0.76	80.93	22	0.00	0	0.00	0	—	LSVT	127.69	139.91 17
Exeter	69.01	4.22	71.78	61	71.13	3	75.77	3	44.70	87	115.33	126.44 32
Forest of Dean	75.90	1.05	76.84	9	0.00	0	79.15	1	48.30	41	105.56	133.35 12
Gloucester	75.72	1.00	76.31	59	71.43	21	0.00	0	67.06	208	97.72	124.90 58
Isles of Scilly	0.00	0.00	0.00	0	0.00	0	0.00	0	55.36	4	—	— 14
Kennet	60.93	3.67	61.06	87	0.00	0	0.00	0	—	LSVT	111.71	146.27 14
Kerrier	57.03	2.46	57.29	75	79.00	1	59.39	4	—	LSVT	84.67	92.83 49
Mendip	68.02	1.47	68.60	59	71.49	3	72.02	3	—	LSVT	108.65	113.03 41
Mid Devon	67.05	1.92	68.79	11	67.27	3	0.00	0	53.43	47	93.07	103.00 26
North Cornwall	64.13	0.82	64.71	21	69.83	2	59.85	2	0.00	0	86.25	89.87 34
North Devon	70.59	0.88	70.82	57	0.00	0	63.06	8	—	LSVT	92.58	98.38 66
North Dorset	71.36	2.14	71.43	59	76.23	1	81.80	4	—	LSVT	110.73	127.33 9
North Somerset	79.19	1.56	80.37	48	77.80	7	76.58	2	73.03	115	121.09	147.35 47
North Wiltshire	72.31	1.74	72.49	105	77.02	5	71.64	3	—	LSVT	118.93	134.89 15
Penwith	57.15	2.43	57.21	121	75.00	1	80.53	3	—	LSVT	88.88	94.25 34
Plymouth	65.31	2.40	66.80	122	67.31	8	69.22	2	61.15	304	93.21	106.32 94
Poole	82.96	1.68	84.16	45	0.00	0	83.15	1	61.25	197	126.98	143.93 35
Purbeck	84.43	1.26	85.43	5	0.00	0	0.00	0	61.39	40	117.11	127.67 13
Restormel	59.19	1.51	59.34	39	65.26	2	0.00	0	—	LSVT	84.42	93.10 48
Salisbury	84.69	0.88	85.25	11	82.00	2	0.00	0	66.64	155	131.39	147.50 18
Sedgemoor	74.03	2.65	75.08	30	0.00	0	78.26	1	0.00	0	94.09	100.32 30
South Gloucestershire	76.61	0.88	76.83	32	0.00	0	0.00	0	55.46	102	107.13	142.48 20
South Hams	73.15	1.05	73.52	48	0.00	0	0.00	0	—	LSVT	112.32	118.88 31
South Somerset	62.07	2.12	62.38	129	72.28	3	61.92	7	—	LSVT	100.99	109.41 32
Stroud	75.34	1.92	76.54	21	73.46	6	93.92	1	61.48	70	127.54	152.39 10
Swindon	82.71	1.55	83.12	41	89.84	14	77.94	1	55.22	188	120.95	147.13 8
Taunton Deane	77.51	1.41	78.43	51	79.73	6	77.21	3	55.71	204	98.06	115.42 29
Teignbridge	87.26	2.35	88.39	21	68.45	4	62.47	5	60.39	42	98.38	108.49 29
Tewkesbury	65.40	0.78	65.46	76	60.29	1	74.65	7	—	LSVT	130.12	151.97 9
Torbay	64.90	1.93	65.49	107	0.00	0	59.10	5	—	LSVT	111.35	115.63 161
Torridge	67.62	2.47	69.80	17	0.00	0	0.00	0	60.33	28	91.85	94.73 64
West Devon	68.34	0.61	68.37	20	0.00	0	80.41	1	—	LSVT	93.82	102.51 15
West Dorset	71.31	2.71	71.66	62	118.80	1	71.54	3	—	LSVT	95.95	111.44 25
West Somerset	72.42	1.06	72.70	31	63.51	4	69.15	1	—	LSVT	99.83	124.66 16
West Wiltshire	73.71	1.41	73.91	220	76.21	23	78.47	5	—	LSVT	118.12	142.32 26
Weymouth and Portland	59.64	1.45	59.75	74	0.00	0	82.17	1	—	LSVT	107.40	109.87 14
Regional average/total	69.59	1.72	70.10	2,678	77.13	158	70.77	100	60.31	2,675	10746	120.65 1,491
East Midlands												
Amber Valley	62.69	2.12	64.39	10	0.00	0	80.35	2	0.00	0	71.75	85.59 35
Ashtfield	0.00	0.00	0.00	0	0.00	0	0.00	0	44.08	98	59.98	70.34 47
Bassetlaw	60.46	0.96	60.56	10	62.00	1	0.00	0	47.54	162	70.13	77.49 48
Blaby	62.90	0.30	63.03	7	0.00	0	0.00	0	54.02	14	81.95	86.31 12

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Bolover	68.35	0.00	68.35	5	0.00	0	0.00	0	43.95	53	59.07	79	79.47		79
Boston	54.15	0.92	54.60	39	0.00	0	57.09	3	—	LSVT	65.31	14	71.39		14
Broxtowe	66.77	0.00	66.77	6	0.00	0	0.00	0	44.97	84	79.37	24	85.16		24
Charnwood	65.80	2.35	66.54	22	0.00	0	71.10	1	48.52	153	78.72	14	90.50		14
Chesterfield	59.33	1.69	60.17	10	0.00	0	59.54	1	44.88	340	75.71	23	95.75		23
Corby	65.95	0.93	66.01	16	0.00	0	66.63	3	43.59	388	89.40	2	113.37		2
Daventry	60.91	2.40	61.94	21	59.95	3	59.95	1	44.68	149	77.34	3	102.61		3
Derby	66.76	2.21	67.56	135	67.05	10	68.56	9	53.05	144	75.32	125	98.10		125
Derbyshire Dales	44.98	0.00	44.98	41	0.00	0	0.00	0	0.00	0	127.83	4	112.64		4
East Lindsey	52.85	0.00	52.85	91	63.60	4	59.97	3	—	LSVT	67.34	101	73.64		101
East Northamptonshire	61.55	0.00	61.55	37	0.00	0	64.70	2	—	LSVT	89.10	8	90.71		8
Erewash	53.22	1.66	53.38	63	0.00	0	0.00	0	0.00	0	76.17	51	86.98		51
Gedling	62.10	3.68	64.20	28	0.00	0	72.17	1	44.82	60	103.81	21	107.35		21
Harborough	0.00	0.00	0.00	0	0.00	0	64.98	1	0.00	0	94.25	13	98.02		13
High Peak	71.15	0.88	71.28	7	0.00	0	0.00	0	50.34	102	100.12	18	110.30		18
Hinckley and Bosworth	66.66	2.95	68.14	4	0.00	0	0.00	0	0.00	0	82.56	10	93.27		10
Kettering	64.98	0.00	64.98	3	0.00	0	0.00	0	52.03	39	92.57	5	104.64		5
Leicester	68.28	1.77	68.94	367	67.65	18	70.31	14	52.17	639	78.52	110	82.02		110
Lincoln	62.71	1.95	63.36	6	0.00	0	73.76	1	49.29	141	68.26	30	74.98		30
Mansfield	59.27	0.70	59.41	33	0.00	0	57.15	2	47.68	138	62.37	90	69.88		90
Melton	68.71	0.00	68.71	2	0.00	0	0.00	0	45.39	52	68.68	9	90.65		9
Newark and Sherwood	59.14	3.68	59.38	30	0.00	0	59.16	2	52.91	142	72.75	25	79.85		25
North East Derbyshire	71.99	0.00	71.99	2	0.00	0	0.00	0	41.65	136	79.04	14	86.82		14
North Kesteven	72.15	0.00	72.15	3	0.00	0	0.00	0	49.35	52	71.87	27	76.93		27
North West Leicestershire	62.95	1.52	64.40	22	0.00	0	68.72	4	43.86	179	84.56	18	80.99		18
Northampton	67.10	2.02	68.65	30	66.69	5	72.33	1	70.57	438	99.13	6	121.38		6
Nottingham	64.71	2.48	65.23	276	68.79	6	66.24	30	41.51	842	78.87	41	92.34		41
Oadby and Wigston	69.73	1.50	70.03	5	0.00	0	0.00	0	45.19	18	85.74	11	88.71		11
Rushcliffe	63.01	2.46	63.71	7	62.53	2	0.00	0	46.50	105	82.75	11	89.50		11
Rutland	66.48	0.00	66.48	2	70.55	1	0.00	0	54.88	14	93.37	9	100.06		9
South Derbyshire	74.24	2.26	76.50	6	0.00	0	78.76	1	43.37	45	80.94	17	92.72		17
South Holland	68.19	1.16	69.35	1	0.00	0	0.00	0	46.28	21	68.59	23	74.76		23
South Kesteven	59.03	2.68	60.81	18	60.32	1	64.25	1	44.23	143	75.16	35	80.21		35
South Northamptonshire	81.48	0.00	81.48	5	0.00	0	0.00	0	0.00	0	124.92	5	142.04		5
Wellingborough	73.40	0.00	73.40	11	0.00	0	88.37	1	42.50	5,253	93.01	7	105.66		7
West Lindsey	49.63	0.00	49.63	94	0.00	0	51.77	9	—	LSVT	63.87	93	71.27		93
<b>Regional average/total</b>	<b>62.51</b>	<b>2.01</b>	<b>63.05</b>	<b>1,475</b>	<b>66.40</b>	<b>51</b>	<b>65.68</b>	<b>93</b>	<b>45.37</b>	<b>10,144</b>	<b>73.40</b>		<b>83.48</b>		<b>1,238</b>
<b>East of England</b>															
Babergh	66.89	2.10	67.71	23	0.00	0	0.00	0	56.76	76	99.69	14	113.02		14
Basildon	82.42	2.58	82.60	326	0.00	0	89.91	3	70.15	469	120.64	49	126.70		49
Bedford	81.60	1.78	82.29	353	84.46	8	84.91	16	—	LSVT	102.07	36	126.73		36
Braintree	73.97	1.00	74.10	53	63.92	19	86.20	1	61.27	150	115.75	14	129.54		14
Breckland	61.59	0.00	61.59	156	63.00	1	65.55	10	—	LSVT	85.29	15	101.59		15
Brentwood	88.50	1.00	89.50	3	89.50	3	0.00	0	65.10	14	140.32	5	176.17		5
Broadland	66.10	1.35	66.18	49	63.00	1	71.39	3	—	LSVT	85.22	18	97.77		18
Broxbourne	84.99	1.82	85.94	21	89.00	1	76.16	1	73.10	70	121.18	7	158.36		7
Cambridge	72.67	2.27	74.07	73	77.01	15	81.02	3	69.95	119	218.52	3	210.97		3
Castle Point	95.33	0.00	95.33	3	0.00	0	0.00	0	78.58	10	136.08	12	132.10		12
Chelmsford	65.91	1.87	66.02	74	81.72	10	0.00	0	0.00	0	131.98	11	143.79		11
Colchester	86.81	2.10	88.24	78	87.80	5	92.59	2	72.97	96	117.26	35	136.13		35
Dacorum	79.49	1.95	80.84	99	95.23	7	0.00	0	0.00	0	143.03	1	157.93		1
East Cambridgeshire	64.23	1.55	64.53	71	61.89	1	65.46	4	—	LSVT	98.93	2	132.30		2

Region	Private rented sector (2001/2 IMP)									
Local authority	net rent	HA—all stock service charge	gross rent	HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP) ref. rent n
East Hertfordshire	84.26	0.88	84.36	0	0	0	0	0	0	160.91 162.58 5
Epping Forest	99.90	0.00	99.90	0	0	0	0	65.22	163	142.09 154.65 18
Fenland	67.10	1.77	68.31	16	1	2	2	53.59	79	85.03 85.62 9
Forest Heath	69.21	3.86	70.23	15	3	2	2	64.95	50	104.72 117.74 7
Great Yarmouth	58.85	1.21	59.04	38	11	4	4	58.69	87	83.07 90.60 65
Harlow	89.81	0.88	90.18	7	2	2	2	84.08	0	131.11 149.98 3
Hertsmere	73.24	4.42	73.70	209	1	7	7	76.94	LSVT	178.00 178.05 4
Huntingdonshire	67.27	1.59	67.57	208	5	6	6	68.28	LSVT	105.34 114.41 5
Ipswich	69.46	4.02	70.39	13	9	1	1	73.81	152	85.69 99.58 56
King's Lynn and West Norfolk	69.45	1.08	69.74	22	1	0	0	0	0	82.50 92.59 32
Luton	80.87	3.41	82.31	185	9	3	3	84.50	0	106.73 122.32 48
Maldon	84.51	0.56	84.63	34	1	2	2	90.77	LSVT	101.71 114.19 5
Mid Bedfordshire	68.34	1.47	68.55	79	1	1	1	75.76	35	130.79 130.17 13
Mid Suffolk	71.37	0.78	71.60	17	0	0	0	0	0	102.87 115.82 12
North Hertfordshire	77.65	1.20	78.25	20	0	0	0	0	164	128.09 138.27 7
North Norfolk	75.17	1.19	75.43	14	1	0	0	45.97	68	84.61 96.37 20
Norwich	65.28	3.41	66.88	34	2	1	1	47.54	485	90.52 101.70 22
Nowich	63.80	1.87	64.41	140	1	8	8	61.95	516	84.69 103.94 20
Peterborough	100.99	5.87	102.94	3	0	0	0	0	0	121.59 129.99 24
Rochford	83.75	1.25	84.39	39	4	2	2	80.75	161	96.55 141.21 5
South Bedfordshire	72.33	1.92	73.86	25	3	1	1	63.19	79	70.70 185.94 1
South Cambridgeshire	60.85	3.67	63.90	6	0	0	0	61.11	53	81.31 95.00 15
South Norfolk	82.74	4.01	84.89	173	4	2	2	87.53	0	119.43 130.73 153
Southend-on-Sea	81.47	1.25	82.58	19	1	0	0	0	0	167.67 216.33 10
St. Albans	66.60	2.53	67.44	12	5	0	0	58.67	170	88.46 105.89 18
St. Edmundsbury	77.05	1.46	78.18	31	0	3	3	59.54	469	114.82 140.65 3
Stevenage	62.06	0.00	62.06	98	0	4	4	65.61	LSVT	100.82 110.51 42
Suffolk Coastal	90.17	0.90	90.41	38	0	2	2	57.74	14	102.34 114.29 88
Tendring	91.91	0.31	92.18	9	0	0	0	70.65	40	135.40 182.37 5
Three Rivers	72.24	0.00	72.24	14	0	0	0	63.93	207	104.69 110.17 30
Thurrock	86.23	0.00	86.23	6	0	0	0	69.09	49	134.09 155.70 4
Uttlesford	87.32	1.18	88.08	17	1	0	0	65.03	153	126.89 196.37 5
Waverley	67.97	2.64	69.80	36	5	0	0	53.13	153	83.39 88.07 62
Welwyn Hatfield	84.93	1.50	86.30	12	0	1	1	59.61	319	196.09 191.90 5
<b>Regional average/total</b>	<b>75.06</b>	<b>2.26</b>	<b>75.73</b>	<b>3,046</b>	<b>142</b>	<b>97</b>	<b>97</b>	<b>60.47</b>	<b>4,670</b>	<b>105.73</b> <b>118.30</b> <b>1,043</b>
<b>West Midlands</b>										
Birmingham	70.09	1.76	70.60	1,888	115	77	77	52.35	2,114	87.50 105.05 166
Bridgnorth	65.53	0.00	65.53	1	0	0	0	57.16	44	88.76 90.48 16
Bromsgrove	64.20	0.00	64.20	2	0	0	0	57.62	41	107.18 120.34 3
Cannock Chase	63.69	1.51	64.07	8	1	0	0	59.17	77	80.34 103.73 22
Coventry	56.83	2.69	57.53	549	10	42	42	62.89	LSVT	79.60 98.15 58
Dudley	72.85	0.87	73.27	126	0	2	2	54.55	702	89.79 106.88 35
East Staffordshire	49.12	0.90	49.20	103	0	10	10	0	0	78.15 88.53 70
Herefordshire	68.32	0.86	68.49	92	2	3	3	51.60	93	88.39 106.40 39
Lichfield	59.85	2.08	59.91	63	1	1	1	59.27	LSVT	103.43 105.57 3
Malvern Hills	77.86	0.61	77.87	67	0	4	4	77.06	LSVT	110.13 118.36 5
Newcastle-under-Lyme	44.82	3.11	44.85	251	1	13	13	46.98	LSVT	77.81 91.76 10
North Shropshire	58.72	1.87	60.36	8	2	0	0	44.75	65	90.05 86.84 38
North Warwickshire	75.23	0.06	75.24	17	3	1	1	48.60	69	88.22 123.32 26
Nuneaton and Bedworth	73.13	2.65	74.67	12	0	0	0	45.10	139	82.78 98.86 24
Oswestry	63.86	0.00	63.86	7	0	0	0	45.47	19	76.73 80.69 12
Redditch	76.00	0.00	76.00	1	0	1	1	61.34	242	90.65 117.64 5

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Rugby	67.45	1.62	68.41	22	69.73	7	0.00	0	55.60	58	79.07	101.85	10
Sandwell	69.48	2.55	69.96	140	0.00	0	67.11	7	53.38	763	87.23	103.83	37
Shrewsbury and Atcham	52.09	1.17	52.63	168	61.88	1	95.40	2	0.00	0	94.16	96.46	30
Solihull	65.23	1.96	65.53	13	70.00	2	68.84	1	56.09	330	145.02	155.84	4
South Shropshire	63.04	0.97	63.16	24	0.00	0	63.96	1	—	LSVT	76.49	89.93	17
South Staffordshire	60.53	2.46	60.76	76	0.00	0	71.50	2	—	LSVT	99.68	126.01	16
Stafford	63.09	1.65	64.32	12	0.00	0	0.00	0	47.00	130	68.84	97.13	18
Staffordshire Moorlands	53.01	1.22	53.05	28	0.00	0	0.00	0	—	LSVT	90.86	89.53	13
Stoke-on-Trent	63.03	0.46	63.18	54	64.72	2	63.26	2	55.75	206	72.58	75.15	79
Stratford-on-Avon	56.71	1.89	56.80	85	0.00	0	73.48	1	—	LSVT	140.69	163.89	10
Tamworth	63.04	1.85	63.84	37	0.00	0	60.22	5	51.13	201	90.59	103.10	6
Telford and Wrekin	61.13	1.45	61.22	578	69.96	3	70.77	32	—	LSVT	87.17	93.82	73
Walsall	64.71	1.42	65.00	153	0.00	0	71.15	12	44.50	421	81.16	89.60	98
Warwick	62.91	2.01	64.20	14	69.53	2	0.00	0	57.59	65	155.96	163.36	17
Wolverhampton	74.04	2.39	74.44	150	66.07	5	81.87	7	50.30	852	85.28	98.72	93
Worcester	66.78	1.04	67.38	35	67.61	19	60.70	2	49.92	95	101.14	120.75	12
Wychavon	73.60	0.81	73.61	160	0.00	0	72.49	13	—	LSVT	91.74	114.43	10
Wyre Forest	50.41	1.72	50.43	106	68.40	2	0.00	0	—	LSVT	96.76	114.64	11
Regional average/total	64.27	1.76	64.65	5,050	70.97	178	68.69	241	52.31	6,726	86.50	99.49	1,086
Yorkshire and the Humber													
Barnsley	63.94	2.05	64.96	12	0.00	0	67.67	1	39.82	289	66.11	78.06	50
Bradford	80.61	3.51	83.26	579	77.60	44	85.20	47	49.80	473	78.26	82.94	187
Calderdale	65.09	2.65	66.01	286	71.64	18	81.72	16	—	LSVT	77.65	88.53	38
Craven	79.54	0.00	79.54	2	0.00	0	79.54	1	60.71	5	75.68	103.50	21
Doncaster	60.63	1.84	61.90	45	0.00	0	62.91	7	43.58	683	67.56	81.75	106
East Riding	62.90	1.87	63.50	28	72.00	3	0.00	0	53.60	153	78.44	86.25	154
Hambleton	44.54	0.00	44.54	132	52.94	1	51.14	8	—	LSVT	94.31	104.05	39
Harrogate	60.34	0.00	60.34	3	97.00	1	70.33	1	58.99	65	98.08	115.07	42
Kingston upon Hull	62.20	3.84	63.62	76	0.00	0	60.50	2	47.39	1,818	69.03	74.34	155
Kirklees	78.49	1.71	79.42	283	75.46	18	77.65	19	55.42	460	81.01	98.75	65
Leeds	63.38	2.73	64.05	860	74.98	23	62.69	79	41.70	2,395	88.41	96.52	56
North East Lincolnshire	67.46	0.00	67.46	14	68.23	4	66.11	1	54.30	179	73.18	83.11	215
North Lincolnshire	66.00	0.00	66.00	1	0.00	0	0.00	0	46.19	250	71.60	76.17	105
Richmondshire	0.00	0.00	0.00	0	0.00	0	0.00	0	50.54	44	89.42	96.26	11
Rotherham	63.04	1.92	63.74	52	69.51	2	66.32	3	44.12	291	68.72	77.25	67
Ryedale	62.79	0.00	62.79	38	0.00	0	68.46	5	—	LSVT	90.78	105.91	20
Scarborough	72.44	4.23	72.86	20	0.00	0	65.45	3	53.15	105	87.28	94.89	61
Selby	65.49	1.90	66.67	21	0.00	0	64.57	6	55.56	44	90.65	102.32	9
Sheffield	67.15	1.46	67.52	377	66.77	14	69.01	18	0.00	0	75.44	94.37	52
Wakefield	69.42	4.55	71.69	38	0.00	0	61.84	1	45.68	565	72.21	87.98	45
York	63.65	6.61	63.75	73	71.31	1	67.80	3	53.27	241	112.34	118.00	15
Regional average/total	68.13	2.78	69.20	2,940	74.19	129	70.71	221	46.11	8,060	76.73	86.39	1,513
North East													
Alnwick	65.13	0.00	65.13	1	0.00	0	65.13	1	43.90	19	61.22	86.92	7
Berwick-upon Tweed	60.77	0.00	60.77	2	0.00	0	0.00	0	0.00	0	69.30	85.22	7
Blyth Valley	58.79	3.15	60.37	22	0.00	0	63.49	5	0.00	0	68.13	92.97	6
Castle Morpeth	52.95	0.50	53.45	3	0.00	0	0.00	0	54.34	53	90.02	99.98	7
Chester-le-Street	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	0	89.40	105.88	1
Darlington	49.51	2.61	49.99	11	0.00	0	46.02	0	46.02	95	73.77	93.60	56
Derwentside	51.97	0.00	51.97	34	0.00	0	50.08	2	47.89	122	59.55	76.74	7
Durham	53.89	1.46	53.98	34	0.00	0	53.98	3	0.00	0	72.17	97.49	12

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n			
Easington	52.86	0.00	52.86	22	0.00	0	0.00	0	0.00	0	45.55	360	64.90	82.05	16					
Gateshead	63.24	2.18	64.04	84	0.00	0	61.91	6	44.58	464	65.99	464	65.99	88.80	15					
Hartlepool	54.71	0.91	54.98	27	0.00	0	61.87	5	45.18	210	68.89	210	68.89	93.13	46					
Middlesbrough	62.37	2.62	63.68	78	0.00	0	53.63	9	49.67	391	67.78	391	67.78	102.70	32					
Newcastle upon Tyne	58.55	5.42	61.01	117	58.64	2	68.17	10	52.62	927	73.01	927	73.01	118.66	20					
North Tyneside	59.05	1.82	59.73	58	0.00	0	55.81	4	43.35	490	82.99	490	82.99	114.76	25					
Redcar and Cleveland	58.00	1.40	59.30	15	0.00	0	53.47	1	0.00	0	68.86	0	68.86	102.53	29					
Sedgefield	59.60	6.97	60.65	20	0.00	0	0.00	0	45.04	194	68.67	194	68.67	89.43	27					
South Tyneside	53.62	3.10	54.12	63	0.00	0	57.75	4	38.22	502	61.36	502	61.36	77.27	5					
Stockton-on-Tees	61.33	1.52	62.05	51	63.00	4	61.11	8	46.36	331	74.28	331	74.28	103.93	19					
Sunderland	48.28	1.05	48.70	1,436	56.78	12	50.18	44	—	LSVT	71.31	LSVT	71.31	90.19	16					
Teesdale	58.31	0.00	58.31	17	0.00	0	58.12	1	50.47	6	71.25	6	71.25	89.10	12					
Tynedale	52.38	0.00	52.38	76	0.00	0	59.77	3	—	LSVT	89.24	LSVT	89.24	104.85	13					
Wansbeck	0.00	0.00	0.00	0	0.00	0	0.00	0	45.28	153	56.64	153	56.64	92.50	12					
Wear Valley	55.27	2.75	55.46	29	70.57	2	52.19	5	43.47	43	66.47	43	66.47	85.41	14					
Regional average/total	51.52	1.58	52.10	2,200	59.59	20	55.79	111	46.40	4,360	71.02	4,360	71.02	96.30	404					
North West																				
Allerdale	49.46	0.36	49.50	181	48.97	2	56.05	5	—	LSVT	71.86	LSVT	71.86	94.55	16					
Barrow-in-Furness	71.15	0.00	71.15	6	71.10	3	71.05	1	55.96	122	75.34	122	75.34	89.71	36					
Blackburn with Darwen	65.57	1.80	66.24	471	70.40	20	64.42	38	—	LSVT	74.88	LSVT	74.88	84.80	74					
Blackpool	65.60	2.55	66.95	68	72.63	8	65.28	4	44.14	101	100.60	101	100.60	101.94	89					
Bolton	67.54	1.73	68.26	382	72.42	36	72.58	15	46.67	413	78.25	413	78.25	83.89	43					
Burnley	66.30	3.68	67.39	168	78.98	4	63.17	20	—	LSVT	73.93	LSVT	73.93	86.17	73					
Bury	60.37	2.02	61.33	101	0.00	0	73.39	5	61.95	116	75.03	116	75.03	79.92	60					
Carlisle	55.73	2.51	56.98	12	0.00	0	46.43	0	46.43	153	77.46	153	77.46	90.23	29					
Chester	61.98	1.26	62.05	141	65.48	2	66.00	7	—	LSVT	108.69	LSVT	108.69	139.46	13					
Chorley	56.66	2.52	59.10	34	0.00	0	74.43	1	49.81	85	80.33	85	80.33	87.67	21					
Congleton	62.49	0.00	62.49	96	85.00	1	73.40	6	—	LSVT	106.18	LSVT	106.18	119.31	5					
Copeland	45.57	0.00	45.57	58	0.00	0	49.76	4	46.69	246	68.68	246	68.68	84.58	8					
Crewe and Nantwich	64.08	1.90	65.98	1	65.98	1	0.00	0	0.00	0	82.08	0	82.08	112.51	23					
Eden	71.09	0.00	71.09	7	0.00	0	0.00	0	—	LSVT	77.14	LSVT	77.14	91.42	6					
Fylde	41.64	1.72	41.77	39	68.06	6	0.00	0	—	LSVT	102.72	LSVT	102.72	105.16	25					
Hyndburn	79.14	2.80	81.06	38	0.00	0	0.00	0	56.02	54	75.62	54	75.62	92.08	71					
Lancaster	68.25	2.84	69.14	16	72.65	4	69.91	5	50.22	105	81.69	105	81.69	89.96	66					
Macclesfield	58.39	3.84	58.47	91	76.50	1	62.08	2	0.00	0	112.43	0	112.43	132.69	16					
Manchester	64.18	4.71	65.78	692	73.76	21	68.70	29	58.82	2,491	69.12	2,491	69.12	98.44	60					
Oldham	65.71	1.99	66.62	426	72.47	79	68.08	25	49.64	266	68.19	266	68.19	86.24	29					
Pendle	72.42	2.19	73.79	50	75.62	16	73.34	7	58.10	35	76.60	35	76.60	89.42	77					
Preston	65.89	2.85	67.48	115	74.69	8	69.65	11	55.83	67	81.78	67	81.78	92.27	22					
Ribble Valley	58.74	3.00	61.74	6	0.00	0	0.00	0	55.64	12	85.60	12	85.60	95.55	9					
Rochdale	66.34	2.59	67.03	320	72.86	15	75.13	18	54.10	275	78.37	275	78.37	85.02	34					
Rossendale	71.58	0.73	71.74	33	73.40	5	53.75	3	56.09	52	78.92	52	78.92	93.01	25					
Salford	57.06	1.98	57.59	210	73.88	3	61.83	4	48.68	1,172	80.02	1,172	80.02	89.53	30					
South Lakeland	58.38	0.00	58.38	1	0.00	0	0.00	0	50.22	66	96.38	66	96.38	117.25	20					
South Ribble	60.94	2.42	62.31	58	0.00	0	67.24	8	—	LSVT	90.76	LSVT	90.76	87.81	11					
Stockport	64.69	1.62	65.69	52	0.00	0	73.60	4	53.90	151	99.52	151	99.52	102.33	46					
Tameside	56.54	3.22	57.07	365	74.30	8	54.54	11	—	LSVT	78.15	LSVT	78.15	85.07	68					
Trafford	62.54	2.40	62.70	286	73.77	1	63.66	8	54.37	169	87.37	169	87.37	99.23	20					
Vale Royal	64.60	1.98	65.13	33	0.00	0	55.36	1	53.93	143	92.25	143	92.25	133.53	17					
Wigan	58.85	3.72	59.27	9	0.00	0	0.00	0	47.32	330	74.83	330	74.83	85.22	64					
Wyre	60.32	2.25	60.83	31	0.00	0	68.01	1	—	LSVT	93.17	LSVT	93.17	92.59	34					
Regional average/total	62.84	2.61	63.64	4,597	72.59	244	66.78	243	53.42	6,624	81.65	6,624	81.65	93.09	1,240					



Region	HA—all stock			HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	ref. rent	n
<b>Merseyside</b>	58.37	4.37	60.56	4	0.00	0	0.00	0	37.18	141	111.62	9
Ellesmere Port and Neston	55.36	3.26	58.55	485	82.75	1	61.32	24	0.00	0	94.21	20
Halton	57.10	0.75	57.18	291	58.20	3	66.13	7	50.68	1,155	94.19	34
Knowsley	57.83	1.95	58.17	1,087	61.06	21	57.92	52	54.25	1,404	91.79	315
Liverpool	55.68	1.25	56.19	225	0.00	0	56.88	8	55.66	499	97.53	160
Sefton	63.71	0.00	63.71	32	75.25	1	0.00	0	51.19	355	94.81	50
St. Helens	52.58	3.77	53.53	156	63.84	1	61.59	7	53.01	298	133.62	23
Warrington	61.67	3.48	62.04	19	0.00	0	0.00	0	0.00	0	93.74	20
West Lancashire	59.06	1.92	59.34	141	0.00	0	57.36	8	61.47	668	95.05	437
Wirral	56.90	2.65	57.82	2,440	62.17	27	59.36	106	53.71	4,520	95.35	1,068
<b>Regional average/total</b>												

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
London													
Barking and Dagenham	69.22	3.22	70.30	1,884	60.76	171	73.55	60	54.57	22,575	110.33	116.95	176
Barnet	69.32	8.63	75.68	4,332	73.00	94	70.65	146	57.83	11,717	135.11	191.34	201
Bexley	66.25	8.31	69.17	12,188	73.01	22	69.38	787	—	LSVT	112.06	125.79	526
Brent	65.61	7.45	70.05	10,996	80.40	351	69.25	320	71.29	9,095	119.81	135.86	136
Bromley	68.74	8.35	70.44	16,185	72.59	183	67.95	770	—	LSVT	120.63	142.82	420
Camden	67.50	10.60	75.75	6,710	80.18	68	71.37	205	0.00	0	164.31	204.79	331
City Of London	58.70	13.54	72.25	205	0.00	0	63.10	10	63.16	1,661	—	—	—
Croydon	74.49	7.51	78.57	7,809	82.43	263	76.63	323	0.00	0	121.03	134.40	681
Ealing	66.47	6.81	70.46	6,903	71.82	160	67.34	242	65.10	13,466	139.95	175.05	114
Enfield	68.04	7.36	71.67	4,839	71.35	377	62.19	228	67.57	12,480	122.79	146.52	185
Greenwich	65.87	7.10	69.61	8,848	79.60	189	68.79	463	59.32	25,752	106.04	128.36	641
Hackney	62.65	7.74	67.16	16,795	76.62	376	63.73	521	61.88	26,012	124.97	139.91	251
Hammersmith and Fulham	62.08	7.37	64.89	9,754	69.73	55	62.05	256	61.97	13,523	144.48	200.99	131
Haringey	64.21	11.11	69.58	8,307	76.48	250	63.53	246	60.22	18,483	141.44	161.55	120
Harrow	69.99	9.20	76.27	7,787	76.98	123	76.53	65	71.15	5,742	149.30	168.11	77
Havering	67.58	8.48	73.86	1,618	67.75	151	68.27	81	50.42	10,948	108.02	119.83	84
Hillingdon	68.29	6.83	73.23	3,790	71.74	215	70.52	144	71.33	11,193	132.33	159.55	195
Hounslow	69.49	4.15	72.23	4,552	72.64	215	71.47	205	58.66	14,073	138.74	165.87	81
Islington	61.98	7.00	65.50	9,025	74.88	135	63.67	288	63.99	30,464	143.74	184.56	33
Kensington and Chelsea	58.33	9.73	64.07	11,079	72.47	48	60.37	302	73.84	6,107	184.08	218.68	140
Kingston upon Thames	66.51	6.88	71.86	1,473	72.58	41	70.55	56	67.50	4,717	157.16	171.40	215
Lambeth	61.14	8.83	65.38	14,836	72.72	120	63.43	612	60.99	32,180	117.38	165.28	371
Lewisham	61.78	7.49	64.15	7,660	77.82	77	63.79	284	58.46	29,423	111.61	128.51	161
Merton	67.39	6.89	73.16	3,695	77.02	100	69.70	144	0.00	0	134.88	164.13	108
Newham	67.39	8.17	70.87	8,180	83.90	160	67.11	358	56.48	22,709	107.44	130.47	104
Redbridge	71.25	13.95	80.38	2,453	79.83	53	72.17	63	71.51	4,792	122.63	127.82	345
Richmond upon Thames	64.82	6.51	66.72	8,538	70.73	22	67.50	308	—	LSVT	164.68	174.62	157
Southwark	62.02	7.57	66.97	9,820	75.83	147	64.56	486	58.84	46,235	127.19	145.94	331
Sutton	65.10	7.88	71.52	2,908	76.07	64	70.73	111	54.58	8,567	132.36	145.14	269
Tower Hamlets	63.61	8.53	67.38	12,589	74.68	472	62.77	530	68.38	24,189	133.33	152.79	67
Waltham Forest	67.85	10.25	71.24	7,103	78.36	200	70.47	179	65.55	12,987	113.51	120.48	320
Wandsworth	66.52	9.32	70.95	7,910	76.83	38	66.92	290	71.80	17,532	147.76	183.53	114
Westminster	64.66	7.68	70.56	10,980	82.68	312	67.54	338	79.48	11,669	158.18	260.90	129
Regional average/total	65.21	8.13	69.34	245,751	75.64	5,252	66.91	9,421	62.37	448,291	127.63	151.07	7,214
South East													
Adur	67.87	6.09	72.62	679	77.30	27	77.63	38	0.00	0	106.64	109.20	177
Arun	67.15	5.35	71.35	1,884	66.13	62	72.05	78	56.09	3,431	92.97	97.20	883
Ashford	68.91	5.49	73.17	1,023	85.20	3	73.86	74	57.44	5,830	94.21	100.97	182
Aylesbury Vale	69.30	5.84	72.73	950	74.97	57	73.25	41	55.49	7,862	94.73	112.78	147
Basingstoke and Deane	65.08	8.85	66.99	10,816	69.47	204	65.58	546	—	LSVT	130.56	139.49	76
Bracknell Forest	62.46	6.58	68.04	1,516	76.64	82	63.48	113	58.58	5,784	145.76	157.94	71
Brighton and Hove	62.21	9.36	70.36	4,213	69.30	183	66.72	184	49.85	12,210	108.10	112.73	4,075
Canterbury	63.10	8.23	70.51	1,281	72.29	47	71.71	68	53.53	5,138	88.99	101.21	811
Cherwell	58.41	5.22	63.07	2,472	61.77	125	67.37	112	53.17	4,090	104.11	116.17	404
Chichester	58.26	5.81	60.18	6,651	69.96	120	62.31	396	—	LSVT	107.40	116.60	268
Chiltern	63.07	7.55	65.79	4,294	72.01	69	66.54	174	—	LSVT	106.41	141.06	77
Crawley	64.06	6.28	69.88	1,271	63.61	1	66.01	100	58.15	8,669	123.65	142.14	65
Dartford	67.41	3.13	70.22	777	72.26	16	68.54	29	0.00	0	101.96	105.92	153
Dover	62.98	7.91	69.04	1,579	66.91	77	74.85	125	56.35	4,893	83.13	85.28	735
East Hampshire	65.40	11.55	68.54	4,693	70.98	138	70.89	207	—	LSVT	111.67	125.29	166
Eastbourne	63.89	9.08	71.68	1,928	69.64	62	77.25	89	50.22	3,681	94.57	102.53	897

Region	HA—all stock			HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	rent	n	rent	n	rent	n	rent	ref. rent	n
Eastleigh	65.32	4.23	67.53	80.33	47	72.25	259	—	LSVT	105.87	107.49	138
Elmbridge	63.18	16.19	68.93	76.44	24	65.49	208	—	LSVT	169.29	173.09	241
Epsom and Ewell	60.81	8.27	66.33	69.39	23	64.37	86	—	LSVT	143.56	152.73	105
Fareham	67.28	7.31	71.24	65.53	46	68.34	55	52.77	2,486	101.38	109.42	124
Gosport	70.81	5.82	76.57	65.63	27	76.48	126	53.49	3,756	84.64	93.74	195
Gravesham	63.13	5.85	68.13	75.30	11	64.57	25	52.17	6,450	90.93	102.96	243
Guildford	68.70	4.23	71.03	73.15	95	67.83	49	63.20	5,179	130.30	146.66	137
Hart	63.40	10.24	65.84	77.41	35	68.83	120	—	LSVT	92.37	128.33	107
Hastings	57.77	6.19	61.59	74.06	94	64.83	428	—	LSVT	75.48	77.74	2,135
Havant	62.91	10.24	69.16	69.92	132	69.26	213	—	LSVT	100.64	109.05	178
Horsham	65.69	6.49	67.06	71.86	44	71.71	329	—	LSVT	112.67	125.33	181
Isle of Wight	65.41	9.96	68.80	65.05	83	69.41	312	—	LSVT	78.27	86.71	987
Lewes	60.33	8.39	67.61	64.05	36	67.84	41	48.34	3,395	105.22	107.92	555
Maldstone	70.18	7.45	74.30	73.17	13	69.36	32	55.19	6,412	89.28	96.47	293
Medway	67.74	5.98	72.71	74.86	50	72.92	427	50.72	2,898	84.28	90.28	1,531
Mid Sussex	67.85	5.78	71.69	92.52	4	71.15	312	—	LSVT	117.36	124.90	249
Milton Keynes	59.58	4.74	62.41	63.49	63	62.55	388	52.37	12,964	92.28	104.74	223
Mole Valley	67.32	8.53	74.44	80.22	11	76.30	36	52.16	3,142	132.14	148.70	87
New Forest	66.26	5.69	70.38	72.77	160	69.69	154	59.06	5,069	100.83	107.16	305
Oxford	61.48	8.68	69.21	67.52	57	66.20	137	0.00	0	126.61	148.28	146
Portsmouth	63.55	7.03	69.40	62.31	126	68.67	278	51.68	16,349	94.62	103.73	606
Reading	67.19	5.98	72.53	76.10	155	71.65	107	63.90	7,723	127.87	146.04	235
Reigate and Banstead	65.13	7.93	66.31	79.30	33	74.27	46	0.00	0	131.96	147.47	111
Rother	62.42	14.18	66.79	72.20	137	66.59	271	—	LSVT	86.82	88.73	556
Runnymede	62.19	9.32	67.04	68.37	37	66.66	31	64.84	3,122	140.69	159.74	95
Rushmoor	58.53	10.14	61.25	75.00	51	65.77	193	—	LSVT	113.21	126.70	78
Sevenoaks	64.22	5.73	66.61	67.75	38	68.03	124	—	LSVT	109.90	122.40	88
Shepway	62.76	8.71	69.16	70.86	9	66.41	69	50.23	3,586	78.21	80.36	1,107
Slough	71.86	2.62	73.37	71.84	73	69.61	112	56.99	7,174	129.40	145.15	93
South Buckinghamshire	66.24	11.34	67.97	71.98	18	65.09	156	—	LSVT	141.65	145.65	14
South Oxfordshire	63.60	8.25	65.63	70.00	84	68.40	232	—	LSVT	122.13	145.59	130
Southampton	61.09	8.02	67.91	69.52	96	66.01	213	45.85	17,673	92.66	102.95	726
Spelthorne	71.00	2.36	71.80	76.70	64	72.85	217	—	LSVT	150.26	170.88	100
Surrey Heath	60.43	5.49	62.46	76.06	62	71.24	143	—	LSVT	143.55	158.47	64
Surrey Heath	67.71	8.49	70.67	67.67	66	69.93	476	—	LSVT	84.30	87.43	622
Swale	67.63	4.38	71.80	70.66	21	70.90	22	53.15	2,705	131.61	150.60	92
Tandridge	55.99	12.89	59.01	70.98	47	59.16	317	—	LSVT	108.64	119.79	73
Test Valley	58.65	8.41	62.01	59.91	24	64.82	288	50.34	3,300	74.01	77.43	2,702
Thanet	62.33	5.89	63.23	77.88	122	72.93	159	—	LSVT	98.27	111.67	112
Tonbridge and Malling	68.26	8.35	71.12	71.18	31	68.39	478	—	LSVT	97.58	112.30	205
Tunbridge Wells	59.18	12.76	62.15	70.09	88	66.69	218	—	LSVT	113.26	130.88	86
Vale of White Horse	65.12	10.82	71.59	76.33	5	69.04	31	60.81	5,132	134.82	146.57	131
Waverley	65.70	6.40	70.86	70.39	25	71.84	111	45.92	3,324	110.08	115.70	296
Wealden	62.43	7.35	63.42	63.05	77	67.23	388	55.32	61	121.40	138.84	144
West Berkshire	54.82	5.85	56.04	67.86	85	62.76	83	—	LSVT	109.48	129.84	120
West Oxfordshire	65.81	6.10	71.69	67.57	70	72.23	95	52.70	5,162	126.55	133.47	80
Winchester	70.28	10.50	74.12	66.42	140	69.53	342	—	LSVT	147.23	175.87	96
Windsor and Maidenhead	68.54	8.63	75.60	77.15	16	76.18	26	71.29	3,542	153.07	158.77	90
Woking	73.08	7.23	78.52	81.90	29	80.77	29	56.76	2,814	152.12	166.57	105
Wokingham	56.51	7.30	59.27	64.79	74	58.56	205	—	LSVT	90.60	97.50	625
Worthing	68.21	6.80	72.71	71.83	52	71.09	76	0.00	0	131.30	145.11	197
Wycombe												
Regional average/total	63.59	7.58	66.97	70.41	4,264	68.05	11,647	54.22	195,006	95.96	102.98	27,126

Region	HA—all stock				HA—new lettings				HA—relettings				LA—new stock				Private rented sector (2001/2 IMP)			
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	rent	n	ref. rent	n		
<b>South West</b>																				
Bath and North East Somerset	48.10	6.30	51.81	10,696	69.01	86	53.18	591	—		53.18	591	—		101.50	394	121.31	394		
Bournemouth	66.16	7.61	71.44	2,044	76.45	80	68.32	99	48.98		68.32	99	48.98		89.81	1,570	99.17	1,570		
Bristol	57.42	7.56	63.84	7,223	70.55	126	59.56	459	43.16		59.56	459	43.16		86.90	3,104	98.67	1,121		
Cardon	57.52	3.65	60.05	524	54.78	13	58.80	48	46.75		58.80	48	46.75		72.62	76.07	76.07	445		
Carrick	54.72	6.06	59.44	871	60.06	22	58.80	52	0.00		58.80	52	0.00		76.18	80.91	80.91	421		
Cheltenham	55.93	5.93	61.37	1,427	66.01	61	61.59	124	57.36		61.59	124	57.36		89.91	106.54	106.54	564		
Christchurch	61.35	5.93	64.66	2,093	72.47	7	60.14	106	—		60.14	106	—		102.42	109.45	109.45	142		
Cotswold	63.90	7.89	66.09	4,769	68.93	115	72.16	239	—		72.16	239	—		92.18	114.54	114.54	194		
East Devon	57.51	3.70	59.91	1,090	63.25	11	60.42	81	42.24		60.42	81	42.24		77.77	81.77	81.77	396		
East Dorset	57.32	11.40	61.67	2,735	63.63	34	63.53	110	—		63.53	110	—		105.85	113.32	113.32	145		
Exeter	53.09	5.24	56.28	2,507	59.59	57	56.53	178	41.28		56.53	178	41.28		78.46	87.71	87.71	398		
Forest of Dean	56.76	3.91	60.29	759	59.36	6	57.92	108	43.28		57.92	108	43.28		76.50	88.46	88.46	239		
Gloucester	60.81	6.79	65.47	1,511	64.74	172	62.37	76	48.57		62.37	76	48.57		78.69	87.45	87.45	679		
Isles of Scilly	48.67	12.16	56.15	26	0.00	0	49.64	4	50.85		49.64	4	50.85		75.26	74.57	74.57	8		
Kennet	59.00	5.69	60.11	5,753	63.38	197	66.55	378	—		66.55	378	—		89.32	111.37	111.37	143		
Kerrier	50.81	8.33	53.49	4,666	57.36	26	59.37	220	—		59.37	220	—		73.25	76.43	76.43	555		
Mendip	49.65	7.82	52.47	5,219	60.09	49	53.75	298	—		53.75	298	—		76.10	80.74	80.74	655		
Mid Devon	55.72	7.23	61.62	635	58.44	14	58.39	30	43.82		58.39	30	43.82		71.66	75.64	75.64	367		
North Cornwall	54.26	5.51	58.46	980	59.56	27	56.58	67	0.00		56.58	67	0.00		69.56	72.39	72.39	541		
North Devon	55.68	8.85	58.60	4,023	66.14	10	53.28	181	—		53.28	181	—		70.84	73.43	73.43	951		
North Dorset	61.18	5.18	62.00	3,422	66.37	41	68.88	247	—		68.88	247	—		84.38	89.45	89.45	74		
North Somerset	58.76	8.41	65.88	1,546	65.16	85	63.79	90	54.28		63.79	90	54.28		93.17	101.63	101.63	880		
North Wiltshire	58.02	4.29	58.56	6,514	64.78	97	62.53	442	—		62.53	442	—		94.30	111.14	111.14	129		
Penwith	55.46	6.89	57.45	3,907	60.58	39	67.87	179	—		67.87	179	—		72.19	73.87	73.87	458		
Plymouth	50.96	5.01	54.81	5,538	62.96	90	53.33	520	43.09		53.33	520	43.09		73.93	80.14	80.14	1,161		
Poole	63.59	7.47	69.65	1,566	59.13	26	67.63	46	48.20		67.63	46	48.20		97.50	107.50	107.50	570		
Purbeck	65.35	4.89	69.44	580	71.26	7	65.96	40	54.48		65.96	40	54.48		93.89	101.43	101.43	137		
Restormel	51.82	5.34	52.54	4,061	57.41	67	57.90	216	—		57.90	216	—		68.46	71.68	71.68	735		
Salisbury	68.65	4.54	71.95	1,307	66.25	118	72.77	115	61.99		72.77	115	61.99		98.30	112.01	112.01	155		
Sedgemoor	62.10	3.89	63.91	1,657	55.66	53	64.46	147	0.00		64.46	147	0.00		72.45	78.04	78.04	581		
South Gloucestershire	63.98	6.74	68.52	1,996	66.02	65	65.01	135	47.88		65.01	135	47.88		96.75	108.78	108.78	367		
South Hams	57.53	7.39	60.84	3,747	55.88	45	59.02	134	—		59.02	134	—		79.88	86.34	86.34	410		
South Somerset	49.83	8.79	52.86	9,170	59.65	128	55.73	688	—		55.73	688	—		72.42	79.40	79.40	601		
Stroud	60.85	5.34	65.31	869	66.78	32	66.12	57	50.72		66.12	57	50.72		87.07	99.18	99.18	225		
Swindon	55.44	9.41	63.03	2,784	70.28	145	61.31	153	44.32		61.31	153	44.32		94.05	108.63	108.63	202		
Taunton Deane	60.18	5.65	64.97	1,081	64.14	48	62.96	98	43.87		62.96	98	43.87		80.52	88.25	88.25	377		
Teignbridge	55.69	7.31	61.93	1,016	56.91	44	58.23	59	52.68		58.23	59	52.68		78.34	82.96	82.96	675		
Tewkesbury	53.62	8.76	56.00	3,880	60.20	39	58.06	311	—		58.06	311	—		91.62	104.79	104.79	157		
Torbay	51.34	8.74	55.26	4,296	63.75	29	55.30	219	—		55.30	219	—		82.23	84.80	84.80	2,445		
Torridge	53.67	5.24	58.24	516	53.00	6	58.86	15	47.90		58.86	15	47.90		72.25	74.35	74.35	731		
West Devon	50.89	9.02	53.34	1,768	52.65	20	55.18	106	—		55.18	106	—		76.26	80.89	80.89	199		
West Dorset	55.97	11.50	60.88	5,604	60.90	101	59.04	288	—		59.04	288	—		80.29	87.08	87.08	209		
West Somerset	61.38	7.37	62.51	2,019	63.87	78	62.50	132	—		62.50	132	—		82.53	90.31	90.31	244		
West Wiltshire	55.80	11.04	59.88	6,160	64.29	254	61.75	380	—		61.75	380	—		83.06	101.06	101.06	400		
Weymouth and Portland	53.20	5.33	54.74	3,764	62.10	16	59.71	170	—		59.71	170	—		76.16	81.03	81.03	405		
<b>Regional average/total</b>	<b>55.43</b>	<b>7.22</b>	<b>58.76</b>	<b>138,319</b>	<b>64.17</b>	<b>2,786</b>	<b>59.88</b>	<b>8,436</b>	<b>46.68</b>		<b>59.88</b>	<b>8,436</b>	<b>46.68</b>		<b>81.21</b>	<b>88.39</b>	<b>88.39</b>	<b>22,455</b>		
<b>East Midlands</b>																				
Amber Valley	54.04	6.07	57.74	1,328	58.69	13	59.33	162	0.00		59.33	162	0.00		61.84	68.86	68.86	352		
Ashtfield	55.23	8.28	58.78	1,152	59.33	10	57.85	138	41.45		57.85	138	41.45		60.09	64.47	64.47	248		
Bassetlaw	56.10	6.15	60.34	738	55.55	26	61.61	134	46.54		61.61	134	46.54		64.47	68.96	68.96	322		
Blaby	52.23	5.78	56.65	499	56.32	27	54.62	57	39.39		54.62	57	39.39		73.35	76.03	76.03	91		

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Bolsover	56.05	7.49	60.27	825	59.41	8	60.39	165	34.93	6,147	58.24	69.57	348		
Boston	43.55	4.34	44.87	5,098	52.04	15	48.66	361	—	LSVT	54.51	57.97	181		
Broxtowe	51.61	6.65	57.20	892	55.37	20	53.39	108	37.78	5,077	64.64	71.38	276		
Charnwood	53.51	5.42	57.64	1,643	54.61	44	56.30	210	40.17	5,924	68.62	70.44	148		
Chesterfield	50.88	8.84	56.35	1,249	54.99	80	55.67	140	37.53	11,044	62.30	71.86	382		
Corby	56.40	3.00	58.42	616	59.10	7	58.45	136	42.10	5,984	70.30	75.89	15		
Daventry	55.70	5.00	58.61	1,153	52.37	66	58.90	146	41.46	3,419	86.85	104.58	10		
Derby	51.57	7.96	57.26	5,973	55.02	103	55.81	855	48.17	15,027	63.20	72.13	781		
Derbyshire Dales	40.60	13.69	44.50	3,490	0.00	0	57.18	63	0.00	0	67.41	77.85	143		
East Lindsey	45.92	10.39	48.69	5,970	53.26	97	49.64	412	—	LSVT	57.79	61.30	1,275		
East Northamptonshire	49.96	7.31	51.49	4,607	59.37	56	55.70	289	—	LSVT	68.26	74.63	45		
Erewash	41.74	1.82	42.48	6,615	51.53	24	59.38	100	0.00	0	63.46	70.07	328		
Gedling	53.78	8.91	58.90	1,343	56.39	15	57.50	84	38.44	3,594	70.32	77.18	176		
Harborough	59.33	4.69	62.25	407	60.90	4	62.16	35	0.00	0	79.45	88.86	83		
High Peak	52.09	16.37	62.36	841	60.26	5	61.58	73	44.90	4,635	75.68	84.63	377		
Hinckley and Bosworth	53.50	4.68	55.71	1,032	58.30	6	55.41	108	0.00	0	65.26	67.84	225		
Kettering	50.79	7.13	55.07	1,105	62.59	19	55.40	113	41.71	4,261	72.66	79.70	42		
Leicester	51.96	7.54	56.55	7,870	59.65	112	53.17	896	41.79	25,233	65.19	68.36	596		
Lincoln	51.70	6.01	56.42	911	55.13	13	56.43	125	40.38	8,659	59.30	62.57	265		
Mansfield	56.43	5.20	58.57	1,682	58.82	14	58.42	253	43.51	7,915	58.58	62.49	405		
Melton	56.66	7.41	60.69	335	64.70	6	60.93	37	39.01	2,030	62.92	74.23	71		
Newark and Sherwood	55.37	6.87	58.66	1,478	58.62	7	59.00	153	40.66	6,013	65.97	70.49	175		
North East Derbyshire	49.13	6.50	53.24	474	52.85	8	51.59	68	36.63	9,317	63.76	71.39	147		
North Kesteven	55.15	8.52	60.21	502	58.50	15	57.27	38	41.54	4,132	61.26	65.13	175		
North West Leicestershire	54.77	3.65	57.57	1,244	51.44	3	55.33	203	41.20	4,848	65.12	68.15	136		
Northampton	53.46	8.11	59.64	2,069	60.44	110	56.48	194	52.51	13,848	75.64	93.68	94		
Nottingham	52.78	7.65	57.80	7,673	56.76	115	57.29	836	38.98	34,640	61.57	70.89	506		
Oadby and Wigston	55.69	11.06	62.17	317	64.50	1	60.75	24	39.54	1,347	77.28	81.37	96		
Rushcliffe	55.32	9.01	63.22	522	61.60	10	65.66	36	40.16	3,619	71.79	76.69	144		
Rutland	56.03	1.90	57.35	178	61.75	7	56.80	17	47.67	1,340	66.98	79.47	71		
South Derbyshire	60.99	4.22	63.15	467	64.00	13	62.56	100	43.53	3,649	65.15	72.48	206		
South Holland	57.03	2.21	58.52	430	55.34	4	58.28	44	41.23	4,249	56.82	61.84	174		
South Kesteven	51.45	8.02	57.62	771	60.14	8	54.73	43	42.61	7,051	60.84	64.56	342		
South Northamptonshire	58.59	8.79	63.40	413	68.40	28	61.71	39	0.00	0	95.04	114.09	17		
Wellingborough	51.69	9.07	57.91	781	50.82	58	58.22	68	42.50	5,253	74.20	85.39	51		
West Lindsey	43.69	8.58	44.66	4,175	59.30	72	46.86	360	—	LSVT	57.66	62.99	445		
<b>Regional average/total</b>	<b>49.85</b>	<b>7.08</b>	<b>53.41</b>	<b>78,868</b>	<b>56.93</b>	<b>1,249</b>	<b>55.46</b>	<b>7,423</b>	<b>41.83</b>	<b>226,748</b>	<b>63.12</b>	<b>69.24</b>	<b>9,964</b>		
<b>East of England</b>															
Babergh	57.22	3.37	59.00	941	56.21	13	56.95	64	49.58	3,783	75.30	84.01	137		
Basildon	68.11	6.75	69.83	4,310	63.43	10	68.25	199	53.18	12,103	92.54	95.33	477		
Bedford	61.84	4.64	64.45	9,764	68.03	114	63.00	818	—	LSVT	81.69	95.60	325		
Braintree	66.87	6.87	69.83	1,221	59.85	79	70.59	101	47.44	8,498	81.69	88.40	216		
Breckland	52.30	11.58	54.58	7,225	56.97	56	56.47	470	—	LSVT	67.68	73.90	197		
Brentwood	64.13	8.62	71.71	396	74.65	44	66.29	52	55.02	2,535	108.96	126.32	89		
Broadland	56.01	4.54	56.89	4,288	54.04	98	58.47	248	—	LSVT	71.37	77.20	153		
Broxbourne	64.80	7.60	70.67	858	70.72	23	65.22	38	60.44	3,306	118.95	127.25	119		
Cambridge	55.38	7.07	59.92	2,504	62.34	133	55.19	166	50.25	7,861	124.37	129.00	20		
Castle Point	69.53	7.35	73.46	361	73.52	12	72.10	8	59.54	1,455	101.82	101.02	263		
Chelmsford	52.02	4.82	52.75	8,603	74.16	161	65.36	129	0.00	0	94.78	102.41	173		
Colchester	71.55	4.16	74.24	2,349	66.45	51	73.39	143	52.49	6,367	84.23	90.73	381		
Dacorum	64.23	5.76	69.00	1,891	86.28	49	64.91	108	0.00	0	112.06	127.42	53		
East Cambridgeshire	52.97	7.29	53.45	4,256	56.03	47	52.44	266	—	LSVT	74.55	82.06	24		

Region	HA—all stock				HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
East Hertfordshire	61.12	6.77	63.61	3,836	64.29	56	66.23	70	0.00	0	104.22	118.44	86
Epping Forest	71.95	7.51	77.06	1,086	84.00	39	72.75	63	53.18	6,534	132.16	141.56	169
Fenland	51.12	5.87	56.20	832	55.80	45	54.12	88	47.13	4,105	70.03	66.82	116
Forest Heath	51.83	7.80	56.50	484	57.07	39	54.00	46	46.33	2,813	76.61	81.89	146
Great Yarmouth	51.81	4.48	54.78	989	54.59	45	53.77	89	39.22	6,672	71.36	72.77	502
Harlow	65.42	6.69	70.42	840	62.99	63	67.49	78	0.00	0	94.90	110.56	54
Hertsmere	59.12	3.02	59.57	6,314	69.39	45	61.75	319	—	—	128.27	136.43	66
Huntingdonshire	53.51	3.99	54.58	8,281	58.79	71	54.77	571	—	—	74.44	81.16	66
Ipswich	49.12	7.84	55.75	2,800	62.66	115	51.11	231	45.35	8,956	70.45	77.33	483
King's Lynn and West Norfolk	51.62	8.43	57.14	1,620	53.45	34	53.35	152	0.00	0	64.62	72.20	338
Luton	62.31	5.83	65.53	2,928	67.46	84	65.01	161	0.00	0	84.96	92.62	395
Maldon	66.47	5.03	67.98	2,725	69.85	21	72.75	148	—	—	85.56	89.82	113
Mid Bedfordshire	52.47	3.73	52.83	6,863	72.88	72	59.75	209	50.09	3,148	87.00	93.56	139
Mid Suffolk	55.86	8.29	62.12	706	59.99	30	59.90	54	0.00	0	77.19	84.17	137
North Hertfordshire	55.02	10.31	59.89	1,738	59.14	29	57.04	97	52.61	8,615	93.82	102.94	145
North Norfolk	57.15	6.01	60.52	927	58.11	22	58.19	76	42.48	5,136	65.67	72.09	295
Norwich	50.23	7.07	56.32	2,732	55.62	138	54.03	234	42.34	17,592	63.02	68.28	285
Peterborough	48.63	7.63	53.62	3,802	51.74	91	51.39	410	52.35	10,596	71.14	77.84	134
Rochford	67.75	8.19	73.19	705	75.50	5	75.40	40	0.00	0	101.34	102.41	209
South Bedfordshire	64.95	5.13	68.90	1,309	67.28	55	67.62	84	54.50	5,558	80.58	90.95	112
South Cambridgeshire	58.35	3.43	60.69	955	64.49	90	59.99	59	52.86	5,954	88.23	100.92	27
South Norfolk	51.80	8.12	57.33	992	55.49	17	53.82	58	44.85	4,429	70.79	79.01	189
Southeast-on-Sea	64.63	6.60	69.40	2,397	69.86	72	65.50	212	0.00	0	88.13	94.46	1,956
St. Albans	63.57	4.07	67.29	1,235	70.37	57	63.93	87	0.00	0	121.29	149.45	78
St. Edmundsbury	51.95	5.95	56.33	1,295	57.00	42	58.03	75	49.62	5,945	76.94	83.97	166
Stevenage	59.15	7.89	65.62	1,044	71.34	42	62.57	59	54.39	8,815	96.71	103.69	51
Suffolk Coastal	49.92	10.28	51.88	5,653	59.19	47	54.88	292	—	—	74.88	83.30	379
Tendring	64.46	7.61	70.12	1,829	66.22	32	69.62	72	45.91	3,323	78.19	83.19	1,362
Three Rivers	67.07	7.47	73.40	755	64.94	13	67.32	40	56.23	3,859	135.26	150.18	45
Thurrock	66.55	4.12	69.00	1,083	64.07	24	69.70	123	53.42	10,606	85.99	87.57	530
Uttlesford	69.74	9.81	74.03	705	76.43	14	77.23	29	53.83	2,921	99.36	113.36	66
Watford	68.23	7.56	73.93	776	74.44	23	67.51	42	53.27	5,073	115.32	138.51	80
Waveney	53.01	7.44	59.02	2,164	56.09	67	55.84	141	43.26	5,276	68.62	69.27	496
Welwyn Hatfield	60.47	7.36	66.63	1,439	71.05	27	63.45	150	50.18	9,720	122.04	128.35	39
Regional average/total	57.37	6.42	60.15	122,806	63.98	2,556	60.00	7,469	49.74	191,554	83.27	89.46	12,081
West Midlands													
Birmingham	53.13	7.71	57.73	30,066	60.98	818	56.84	2,758	41.92	83,127	74.07	83.79	987
Bridgnorth	56.17	5.63	59.62	338	53.62	8	58.68	49	45.18	2,530	70.22	75.20	150
Bromsgrove	55.68	4.87	58.51	436	54.75	6	59.30	36	44.75	3,391	82.79	91.90	46
Cannock Chase	55.41	6.72	59.60	994	61.07	48	60.31	92	48.22	6,379	73.00	80.97	212
Coventry	45.21	9.15	46.57	24,244	58.63	85	48.46	2,950	—	—	67.41	81.18	442
Dudley	55.59	5.61	59.78	3,058	61.48	41	58.19	312	45.30	25,818	77.36	85.77	179
East Staffordshire	41.80	4.26	43.30	6,539	47.35	38	46.65	688	0.00	0	68.87	76.53	248
Herefordshire	55.38	5.46	58.13	4,755	57.61	58	56.11	395	41.26	5,959	71.78	80.18	504
Lichfield	51.68	2.61	52.59	5,281	59.48	85	64.07	390	—	—	78.40	88.62	64
Malvern Hills	59.73	3.94	60.57	4,169	57.12	38	56.96	366	—	—	77.19	85.90	101
Newcastle-under-Lyme	38.48	4.92	39.90	10,639	50.31	42	45.69	306	—	—	64.09	73.31	133
North Shropshire	51.44	8.73	59.49	459	56.40	15	58.20	49	39.88	2,604	69.09	70.09	317
North Warwickshire	58.98	4.78	62.04	700	60.94	19	60.82	80	41.92	3,237	75.98	96.35	184
Nuneaton and Bedworth	55.50	6.13	60.22	1,230	54.01	30	58.42	151	40.95	7,128	70.88	79.33	210
Oswestry	51.95	5.38	56.43	382	49.90	13	57.63	38	41.47	2,136	65.09	64.37	130
Redditch	52.66	5.85	56.32	990	59.44	21	57.63	167	46.98	6,809	80.86	93.11	35

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Rugby	53.99	5.27	57.50	1,573	59.85	58	55.37	164	48.93	4,245	70.81	80.93	77		
Sandwell	56.25	7.10	60.60	4,425	59.61	31	58.17	528	48.38	36,352	74.91	84.28	246		
Shrewsbury and Atcham	44.30	5.65	47.47	6,131	56.09	19	72.39	213	0.00	0	67.02	70.22	407		
Solihull	54.85	7.36	60.19	1,325	58.85	32	55.40	68	46.41	11,978	98.91	120.70	37		
South Shropshire	54.34	4.07	56.96	2,054	59.34	48	56.79	159	—	—	68.69	72.94	176		
South Staffordshire	48.82	6.49	51.51	6,107	59.15	60	57.58	341	—	—	80.68	96.87	99		
Stafford	53.79	5.90	58.84	1,302	59.71	72	59.01	117	40.50	6,292	68.43	78.68	140		
Staffordshire Moorlands	44.03	4.19	45.69	3,587	53.69	8	52.74	113	—	—	62.53	62.22	174		
Stoke-on-Trent	46.97	6.07	51.32	5,640	51.17	72	52.93	603	42.00	22,231	63.74	66.59	590		
Stratford-on-Avon	49.53	4.93	50.43	6,259	60.46	67	60.78	345	—	—	97.45	117.03	153		
Tamworth	56.77	5.99	61.29	1,203	55.04	28	57.42	82	45.44	5,444	79.36	87.54	64		
Telford and Wrekin	50.66	11.05	54.10	14,270	59.13	62	58.50	1,412	—	—	76.80	79.63	381		
Walsall	51.05	6.38	54.17	5,337	55.16	80	57.72	658	43.77	23,958	71.90	80.14	382		
Warwick	49.32	8.26	55.79	2,155	56.52	76	53.99	153	46.47	5,945	94.06	115.40	238		
Wolverhampton	55.19	9.53	61.19	4,433	59.68	118	58.00	682	39.86	26,971	74.95	83.20	312		
Worcester	53.36	5.99	58.30	1,461	61.75	92	58.61	150	41.51	4,937	76.95	86.05	198		
Wychavon	55.58	12.33	57.55	6,986	55.77	34	55.55	510	—	—	83.59	94.05	106		
Wyre Forest	46.65	7.03	47.39	6,056	55.12	84	52.19	295	—	—	73.67	86.91	166		
<b>Regional average/total</b>	<b>49.77</b>	<b>6.92</b>	<b>52.67</b>	<b>174,584</b>	<b>58.76</b>	<b>2,406</b>	<b>55.11</b>	<b>15,420</b>	<b>43.62</b>	<b>297,471</b>	<b>72.89</b>	<b>81.29</b>	<b>7,888</b>		
<b>Yorkshire and the Humber</b>															
Barnsley	53.53	10.31	59.68	1,728	58.58	30	59.19	187	36.29	23,938	60.20	65.09	553		
Bradford	50.24	7.65	56.38	8,626	67.41	122	53.83	1,150	40.71	25,111	65.34	68.04	1,665		
Calderdale	41.32	6.74	42.86	15,305	60.37	79	56.14	395	—	—	63.65	70.09	675		
Craven	56.22	8.91	61.93	529	62.30	8	64.59	55	47.38	1,538	71.09	79.19	216		
Doncaster	52.04	7.20	57.56	2,192	50.52	71	55.42	370	38.41	26,609	60.36	67.66	828		
East Riding	54.27	9.54	60.83	1,784	55.82	64	60.09	191	40.71	12,311	64.39	69.34	1,378		
Hambleton	44.29	2.35	44.41	4,428	57.27	22	54.65	282	—	—	78.79	86.29	169		
Harrogate	55.46	7.71	60.27	1,495	61.11	60	62.47	154	50.02	4,221	80.59	85.89	558		
Kingston upon Hull	49.72	7.83	56.10	5,844	59.58	10	52.14	504	43.62	33,962	58.14	62.06	1,833		
Kirklees	53.18	6.95	58.45	4,135	66.82	122	58.44	493	46.94	26,817	66.09	72.44	845		
Leeds	50.36	8.17	55.76	12,475	59.91	264	54.19	1,326	38.74	67,705	69.95	78.71	577		
North East Lincolnshire	49.80	6.22	54.09	1,835	61.49	59	54.18	209	40.11	9,018	65.37	70.02	1,196		
North Lincolnshire	51.52	8.13	56.43	1,013	54.05	16	57.41	160	38.39	11,044	62.64	66.87	619		
Richmondshire	61.32	8.57	64.70	246	54.61	13	64.33	46	45.96	1,529	67.70	77.22	97		
Rotherham	49.72	9.70	55.62	3,100	53.62	98	55.50	386	36.40	25,895	60.81	65.95	494		
Ryedale	49.92	6.89	52.95	2,723	55.99	11	55.94	159	—	—	72.38	84.63	144		
Scarborough	59.14	6.14	62.59	1,546	56.15	39	61.85	172	46.72	4,764	69.18	72.69	817		
Selby	54.75	6.24	59.10	834	63.52	21	58.82	138	41.85	3,640	69.02	78.14	117		
Sheffield	51.40	7.13	55.28	7,814	53.18	171	54.66	863	0.00	0	61.00	74.99	508		
Wakefield	51.17	6.56	55.37	2,956	57.36	38	54.78	381	38.60	36,135	64.44	71.62	656		
York	51.20	8.67	55.28	3,260	60.55	124	54.67	172	45.45	8,616	79.01	84.62	265		
<b>Regional average/total</b>	<b>49.15</b>	<b>7.65</b>	<b>53.36</b>	<b>83,868</b>	<b>59.14</b>	<b>1,442</b>	<b>55.52</b>	<b>7,793</b>	<b>40.33</b>	<b>322,853</b>	<b>64.95</b>	<b>70.48</b>	<b>14,210</b>		
<b>North East</b>															
Alnwick	44.45	9.43	53.42	582	51.17	22	48.93	63	37.84	2,031	56.98	70.92	79		
Berwick-upon Tweed	47.29	10.66	54.61	220	51.63	5	48.27	39	0.00	0	51.56	65.50	84		
Blyth Valley	45.92	10.63	53.66	1,749	0.00	0	52.83	175	0.00	0	58.17	66.76	131		
Castle Morpeth	45.61	9.45	52.92	313	44.95	6	47.61	50	41.88	2,825	60.21	78.51	61		
Chester-le-Street	45.62	6.67	50.17	342	0.00	0	51.40	32	0.00	0	62.25	74.54	50		
Darlington	48.31	9.15	54.57	1,238	57.93	17	54.03	131	40.62	6,488	66.79	78.07	462		
Derwentside	48.73	9.64	52.89	1,012	55.63	2	55.08	149	41.92	9,059	57.61	63.25	165		
Durham	50.56	2.99	52.22	1,259	51.89	24	54.03	186	0.00	0	61.91	77.47	112		

Region	HA—all stock			HA—new lettings			HA—relettings			LA—new stock			Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	n	rent	n	rent	n	rent	n	rent	n	rent	ref. rent	n
Easington	48.59	6.51	50.22	1,673	45.15	4	56.53	236	40.73	11,943	59.84	183	59.84	66.22	183
Gateshead	46.03	8.17	51.95	4,100	55.09	34	48.88	510	40.30	25,554	55.45	209	55.45	70.91	209
Hartlepool	48.51	7.48	54.42	2,528	50.76	5	53.79	378	41.88	7,934	62.49	360	62.49	74.48	360
Middlesbrough	49.77	6.28	54.38	4,213	53.54	29	52.60	611	46.10	13,573	60.08	244	60.08	81.61	244
Newcastle upon Tyne	44.84	10.68	52.94	6,145	57.76	51	49.51	635	39.75	34,316	63.26	238	63.26	86.96	238
North Tyneside	47.16	9.00	54.25	4,288	55.71	32	49.78	458	37.00	18,847	60.41	361	60.41	76.75	361
Redcar and Cleveland	47.99	7.36	53.44	1,936	55.67	13	52.70	187	0.00	0	61.65	307	61.65	76.45	307
Sedgefield	48.28	10.28	53.50	1,323	58.48	17	55.57	126	43.54	10,178	62.64	232	62.64	72.07	232
South Tyneside	44.37	8.66	48.31	3,797	52.59	14	46.07	425	35.80	22,661	53.41	91	53.41	69.02	91
Stockton-on-Tees	49.94	8.48	56.23	2,800	57.16	60	52.54	384	42.62	13,654	63.49	154	63.49	80.85	154
Sunderland	45.23	5.25	46.22	36,218	52.42	129	47.37	1,478	—	—	58.13	192	58.13	72.58	192
Teesdale	54.18	6.80	56.71	551	53.44	2	54.01	53	40.88	994	56.62	97	56.62	67.65	97
Tynedale	44.31	5.77	44.79	3,648	54.41	34	48.62	240	—	—	64.97	66	64.97	80.88	66
Wansbeck	43.19	14.65	57.31	435	48.17	1	47.62	56	39.72	6,858	51.41	192	51.41	68.50	192
Wear Valley	49.46	9.34	53.75	1,289	57.44	49	53.57	124	42.56	5,847	59.56	146	59.56	68.67	146
<b>Regional average/total</b>	<b>46.25</b>	<b>7.97</b>	<b>49.68</b>	<b>81,659</b>	<b>54.63</b>	<b>550</b>	<b>50.40</b>	<b>6,726</b>	<b>40.32</b>	<b>192,762</b>	<b>60.41</b>	<b>4,216</b>	<b>60.41</b>	<b>74.37</b>	<b>4,216</b>
<b>North West</b>															
Allerdale	45.46	4.30	46.60	8,887	52.34	81	49.58	822	—	—	62.50	125	62.50	74.09	125
Barrow-in-Furness	50.11	11.53	58.94	571	63.00	23	52.53	88	44.82	3,523	55.63	350	55.63	70.22	350
Blackburn with Darwen	52.68	8.63	55.34	12,271	55.35	162	53.69	1,545	—	—	68.12	477	68.12	71.87	477
Blackpool	54.82	6.40	59.83	1,110	63.23	40	59.84	92	44.14	5,941	81.68	671	81.68	80.36	671
Bolton	50.15	7.83	56.22	5,851	61.12	155	55.75	560	37.86	21,644	65.73	395	65.73	70.18	395
Burnley	52.49	7.47	55.36	6,445	57.72	51	53.92	612	—	—	65.54	681	65.54	69.31	681
Bury	50.48	6.73	54.35	3,543	55.73	51	55.33	260	44.21	8,920	66.44	403	66.44	71.83	403
Carlisle	49.38	7.71	55.17	1,113	59.85	7	57.07	173	42.77	7,898	66.99	201	66.99	77.98	201
Chester	44.83	7.82	45.76	7,719	52.17	71	46.95	689	—	—	71.65	214	71.65	94.20	214
Chorley	50.04	5.33	54.75	2,831	57.15	22	54.84	304	38.68	3,203	71.64	175	71.64	74.42	175
Congleton	46.39	7.12	47.49	4,097	58.13	59	56.19	233	—	—	75.76	95	75.76	87.91	95
Copeland	44.11	9.63	46.24	3,094	52.42	7	48.28	335	41.31	4,148	60.88	53	60.88	70.53	53
Crewe and Nantwich	54.87	4.54	58.75	903	60.82	12	58.35	149	0.00	0	67.01	217	67.01	84.09	217
Eden	56.23	12.67	59.87	2,027	57.49	46	60.97	171	—	—	62.42	83	62.42	72.31	83
Fylde	43.41	4.91	45.93	2,044	59.37	36	53.43	57	—	—	78.76	234	78.76	82.45	234
Hyndburn	52.75	12.39	61.37	1,364	48.34	23	58.84	247	45.04	3,501	66.87	584	66.87	73.78	584
Lancaster	50.84	8.43	57.80	1,760	57.02	21	59.20	148	42.55	4,107	65.28	1,008	65.28	68.12	1,008
Macclesfield	49.00	10.07	52.89	2,727	61.12	46	53.99	148	0.00	0	89.55	232	89.55	111.11	232
Manchester	49.66	8.84	53.78	22,942	59.90	192	55.07	1,338	49.25	61,306	61.10	517	61.10	80.03	517
Oldham	49.37	8.48	54.31	4,742	65.49	152	53.76	509	44.21	18,120	63.14	370	63.14	70.47	370
Pendle	52.43	9.22	58.88	1,043	58.66	68	59.46	231	40.99	3,932	67.17	464	67.17	72.72	464
Preston	47.26	7.07	51.89	4,792	59.93	49	54.19	450	44.68	7,428	70.08	245	70.08	72.21	245
Ribble Valley	51.07	8.89	57.85	573	57.02	6	56.96	38	38.79	1,185	78.16	105	78.16	81.82	105
Rochdale	49.89	9.48	55.17	5,249	63.15	68	56.48	565	40.95	16,317	64.92	425	64.92	70.88	425
Rossendale	48.42	11.93	57.86	781	63.67	21	58.32	67	40.34	4,557	66.96	259	66.96	71.56	259
Salford	46.88	9.36	53.12	5,402	58.25	53	55.86	364	46.14	29,616	65.42	254	65.42	70.26	254
South Lakeland	58.44	5.89	61.24	708	62.62	8	60.48	84	45.63	3,546	71.70	335	71.70	86.75	335
South Ribble	60.34	9.32	64.60	4,695	58.03	87	57.02	439	—	—	73.33	96	73.33	74.16	96
Stockport	48.52	9.29	56.38	4,289	56.33	12	57.12	291	39.76	12,780	77.59	440	77.59	81.64	440
Tameside	48.12	6.69	50.27	19,798	57.86	101	51.16	555	—	—	69.40	685	69.40	74.10	685
Trafford	52.34	9.83	56.60	5,916	58.92	65	56.20	371	44.66	10,399	77.81	145	77.81	80.75	145
Vale Royal	55.97	5.92	59.25	1,053	61.74	7	60.54	88	43.90	6,719	80.31	172	80.31	102.17	172
Wigan	49.38	12.16	58.50	2,539	55.72	9	56.63	326	41.50	26,039	63.97	716	63.97	70.21	716
Wyre	50.45	3.46	52.45	3,400	66.82	31	59.67	322	—	—	78.25	286	78.25	78.15	286
<b>Regional average/total</b>	<b>49.62</b>	<b>8.11</b>	<b>53.37</b>	<b>156,279</b>	<b>58.96</b>	<b>1,842</b>	<b>54.49</b>	<b>12,671</b>	<b>44.13</b>	<b>264,829</b>	<b>68.87</b>	<b>11,712</b>	<b>68.87</b>	<b>75.71</b>	<b>11,712</b>



Region	HA—all stock			HA—new lettings		HA—relettings		LA—new stock		Private rented sector (2001/2 IMP)		
Local authority	net rent	service charge	gross rent	rent	n	rent	n	rent	n	rent	ref. rent	n
<b>Merseyside</b>												
Ellesmere Port and Neston	49.31	14.44	60.39	60.57	10	53.41	38	33.38	6,906	77.20	89.33	91
Halton	47.95	5.05	52.57	55.72	15	51.68	517	0.00	0	71.39	76.08	173
Knowsley	47.95	12.57	52.50	56.10	113	54.57	218	47.93	17,676	69.21	77.57	320
Liverpool	47.12	8.25	50.34	54.30	457	48.25	2,488	44.97	29,620	59.83	71.89	2,715
Sefton	47.22	12.00	53.90	55.01	143	49.84	281	46.13	13,071	68.31	75.01	1,839
St. Helens	47.60	10.33	53.52	59.34	27	51.81	366	47.03	14,966	70.35	78.82	528
Warrington	44.57	8.79	47.52	54.24	75	47.96	398	43.56	10,358	77.96	98.03	220
West Lancashire	50.31	11.90	58.76	64.91	19	55.07	63	0.00	0	74.22	75.85	161
Wirral	48.48	11.56	53.97	56.04	34	51.87	673	49.15	15,174	68.85	72.84	3,309
<b>Regional average/total</b>	<b>47.36</b>	<b>8.82</b>	<b>51.73</b>	<b>55.18</b>	<b>893</b>	<b>49.81</b>	<b>5,042</b>	<b>45.59</b>	<b>107,771</b>	<b>66.66</b>	<b>74.35</b>	<b>9,356</b>



## Appendix

### Data sources and definitions

#### Housing association rents

Three sets of HA rents are presented:

**HA – all stock** gives the average gross and net rents and service charges (eligible for housing benefit) for self contained general needs social housing stock owned by HAs on the 31 March 2002. These data:

- include assured and secure general needs self contained social housing tenancies
- include general needs sheltered housing (e.g. category 1 and 2 sheltered housing)
- exclude all supported housing

The data come from the Housing Corporation's Regulatory and Statistical Return (RSR) and cover HA rent levels as at 31 March 2002. Data are included from all HAs owning or managing more than 250 units and/or bedspaces (including shared ownership dwellings) that made a valid return. (A new approach to data collection was adopted in the 2002 RSR. The implications of this for the comparability of rent and service charges data returned in 2002 to that returned in the 2001 RSR are outlined at the end of this appendix (see 'Changes in the basis of housing association rents and service charge data between 2001 and 2002'.)

- 1 Housing associations calculated the *average net rent* for each property size category by adding together all of the rents at 31 March 2002 and then dividing this total by the total number of units.

One bedroom example:

$$\frac{\text{Total rent charged for all one-bed properties}}{\text{Total number of one-bed properties}}$$

- 2 Housing associations calculated the *average service charge* that was eligible for housing benefit (HB) for each property size category by adding together all of the service charges eligible for HB at 31 March 2002 and then dividing this total by the total number of units that had service charges.

One bedroom example:

$$\frac{\text{Total service charges eligible for HB on all one-bed properties}}{\text{Total number of one-bed properties with service charges eligible for HB}}$$

- 3 Housing associations calculated the *average gross rent* for each property size category by adding together all of the net rents and all of the service charges eligible for HB at 31 March 2002 and then dividing this total by the total number of units.

One bedroom example:

$$\frac{(\text{average net rent} \times \text{total stock of all one-bed properties}) + (\text{average service charge} \times \text{total stock of all one-bed properties subject to service charges})}{\text{Total number of one-bed properties}}$$

**HA – new lettings** is the average gross rent for all new general needs self-contained lettings (newly built, rehabilitated or otherwise acquired) made by HAs during the period 1 April 2001 to 31 March 2002.

**HA – relettings** is the average weekly gross rent for all relettings (where an existing property has become vacant) of general needs self-contained properties made by HAs during the period 1 April 2001 to 31 March 2002.

These data:

- include assured tenancies
- exclude secure tenancies
- exclude all sheltered housing
- exclude all supported housing

The data come from CORE (COntinuous REcording system for new RSL lettings). Supported housing is not covered by this CORE general needs data set. Sheltered housing rents are available from CORE but are excluded from the data of new and relet rents in this analysis. The RSR and CORE data sets thus differ (HA-all stock includes general needs sheltered housing and secure tenancies).

## Local authority rents

The local authority rent data are derived from the returns made to the Office of the Deputy Prime Minister (ODPM) in the survey of housing rents undertaken annually and show rents across the stock at 1 April 2001. This does mean that there is a twelve-month gap between the dates at which local authority rents are recorded and the date at which HA rents are recorded in the RSR on 31 March of the following year. However, in general, local authorities change their rents on the 1 April and they then remain constant throughout the year, so that the local authority rent taken at 1 April 2001 will apply on 31 March 2002. In contrast HAs may set or change rents at any time of the year. Rents from these two tenures are therefore comparable in terms of time periods on this basis.

The rent data in Part I cover all local authority housing stock, with the exception of hostels and a small number of other dwellings not included in the main classifications. Unlike the HA data, local authority rent data include supported dwellings. This must be taken into account when making comparisons.

The definition of rent in the ODPM survey is of standard rent, excluding service charges for e.g. water rates, central heating, hot water and laundry services. However, the net rents may include some other charges relating to services such as garden maintenance, children's play areas, lifts, entry phones, portering, rubbish removal.

Local authority rent data cannot be provided for every local area. In some cases this is because the local authority has transferred the whole of its housing stock to a housing association under the Large Scale Voluntary Transfer (LSVT) programme. Where the transfer had occurred before April 2001, the local area is marked LSVT under local authority rent in Table A2. In other cases local authorities did not complete the ODPM survey of housing rents.

## Private sector rents

Two sets of private sector rents are shown; both based on determinations made by rent officers for housing benefit purposes. The first is the property specific rent (referred to in tables A1 and A2 as 'rent'), which are assessments of reasonable market rents of actual properties let to private rented sector tenants in receipt of housing benefit. The second is the local reference rent (referred to in tables

A1 and A2 as 'ref rent'), which is the rent officers' estimate of the average level of local rents for all private assured lettings in the private rented sector excluding outliers.

At the time of publication, data for the private rented sector for the year 2001/02 were unavailable. The figures given have been calculated by assuming an annual increase of 3.3% (the retail price index figure for September 2001) over the previous year (2000/01). Please note that the data published in Part I of the Rent Guide for 2000/01 were based on quarters 2, 3 and 4 of 2000 since data for the first quarter of 2001 were unavailable at the time of publication. The 3.3% increase to derive this year's figures has been based on all four quarters of 2000/01.

The data for 2000/01 were taken from the Department of Transport, Local Government and the Regions (DTLR, now the ODPM) database of rent officer statistics that record rent determinations in housing benefit cases. The data refer to lettings of unfurnished assured short-hold tenancies and exclude cases where rent officers have determined a notional rent because the property is deemed 'over large' for the household. The data for bedsits refer to both self-contained and non-self-contained properties, which is a wider definition than that used by HAs. The data include service charges where levied, including some charges for cleaning, laundry and gardening that are ineligible for housing benefit.

Rent officer statistics categorise lettings by number of rooms rather than number of bedrooms, therefore the following assumptions have been made about the relationship between the number of rooms and the number of bedrooms in a property.

### Relationship between the number of rooms and the number of bedrooms in a property

Dwelling type	No. habitable rooms excl. kitchen/bath	size assumed for this guide
Room	1 or 2	Bedsit
House, bungalow, flat or maisonette	1	Bedsit
House, bungalow, flat or maisonette	2	1 bedroom
House, bungalow, flat or maisonette	3	2 bedroom
House, bungalow, flat or maisonette	4	3 bedroom
House, bungalow, flat or maisonette	5+	4+ bedroom

## Regions and districts

The ten Housing Corporation investment regions are used in table A1. The local area map of England used in this guide is as of April 1999 which constitutes 354 local areas.

## Changes in the basis of housing association rents and service charges data between 2001 and 2002

A new approach to data collection was adopted in the 2002 RSR. This has implications for the comparability of rent and service charges data returned in 2002 with that returned in the 2001 RSR. Although it should be noted that testing of the new approach via a trial RSR indicated that the changes did not make any significant difference to the overall data set, small differences may be observed at the individual housing association level in Part II of the Rent Guide. Changes include:

### 1 Change in the definition of ownership

The RSR has always requested rent and service charge data for all general needs stock let on assured and secure tenancies that is owned by a housing association, regardless of whether they were actually responsible for the day to day management of that stock.

- Before 2002, a housing association was defined as owning stock if it was held freehold (and they had not granted a lease for more than 30 years (original term) to another organisation) or if it was held on a lease of 30 years or more in duration (original term).
- In 2002 the lease term in the definition of ownership was reduced so that housing associations were required to report rents and service charges on any stock held freehold (where they had not granted a lease for more than 21 years (original term) to another organisation) or on a lease of 21 years (original term).

### 2 Change to detailed reporting on social housing only

Whereas in earlier years the RSR had requested rent and service charge data for all general needs stock let on assured and secure tenancies, in 2002 these data were requested for general needs *social* housing stock let on assured and secure tenancies.

While most assured and secure tenancies are social housing, the reader should be aware that some housing associations let some of their non-social housing stock on assured tenancies. This means that prior to 2002 the rent and service charge data included some non-social housing stock. The rent levels may have been higher than mainstream social housing.

## Implications for the data

During the development of the new approach to data collection adopted in 2002, the impact on the RSR data set was measured. The results can be found in *Definitions of Ownership Phase III: The Shadow RSR* (D.Marshall et al, Housing Corporation. 2001). The overall finding was that the change in approach did not make any significant difference to the resulting data and that most differences were actually the result of incorrect reporting under the earlier approach. However, the following movements in figures should be noted:

- *Change in the definition of ownership:* resulted in an increase in stock numbers because of the reduced lease length but this was offset by the fact that some units also moved to ownership by another organisation for the same reason. The overall increase was therefore small.
- *Change to social housing:* because of the focus on tenancy types in the reporting of rents and service charges, there was only a small decrease in the total stock for which rents were recorded.

**Districts with the largest differences between the average housing association rents and average local authority rents for two bedroom dwellings (amount by which average weekly LA rents are cheaper than HA rents)**

**London**

Havering (£41.66)

**South East**

Brighton and Hove (£42.63)

Eastbourne (£42.90)

Fareham (£41.16)

Medway (£48.10)

Mole Valley (£47.69)

Shepway (£42.40)

Southampton (£50.93)

Wealden (£45.62)

Winchester (£51.69)

Wokingham (£42.86)

**South West**

Bournemouth (£49.61)

Bristol (£57.94)

Forest of Dean (£41.50)

South Gloucestershire (£44.88)

Swindon (£41.67)

Taunton Deane (£45.89)

**East of England**

Braintree (£53.81)

North Norfolk (£40.46)

Norwich (£43.96)

Tendring (£42.89)

Uttlesford (£46.01)

**East Midlands**

Ashfield (£42.54)

Blaby (£46.36)

Bolsover (£75.68)

Broxtowe (£56.31)

Charnwood (£49.03)

Chesterfield (£42.65)

Daventry (£44.20)

Gedling (£60.38)

Kettering (£46.61)

Melton (£65.89)

Newark and Sherwood (£71.34)

North East Derbyshire (£49.90)

North Kesteven (£52.82)

North West Leicestershire (£45.88)

Nottingham (£44.20)

Oadby and Wigston (£62.07)

Rushcliffe (£56.96)

South Derbyshire (£43.89)

South Holland (£42.65)

South Kesteven (£41.35)

**West Midlands**

Bidgnorth (£41.47)

Herefordshire (£43.03)

North Shropshire (£47.90)

North Warwickshire (£48.14)

Nuneaton and Bedworth (£49.61)

Stafford (£44.77)

Wolverhampton (£58.91)

**Yorkshire and the Humber**

Barnsley (£63.14)

Doncaster (£56.21)

East Riding (£54.61)

Leeds (£42.78)

North East Lincolnshire (£47.99)

North Lincolnshire (£53.07)

Richmondshire (£44.95)

Rotherham (£58.26)

Selby (£40.02)

Wakefield (£49.22)

**North East**

Alnwick (£41.15)

North Tyneside (£48.69)

Teesdale (£41.32)

Wansbeck (£58.54)

**North West**

Blackpool (£43.41)

Bolton (£47.94)

Ribble Valley (£58.86)

Stockport (£40.42)

Vale Royal (£44.53)

**Merseyside**

Ellesmere Port and Neston (£73.62)



