

Affordable Rents compared to traditional social rents

This analysis looks at the difference between 'Affordable Rent' and traditional council and housing association rent levels (social rent).

JRF Analysis Unit

What you need to know

1. Affordable Rents for typical two-bed properties work out at **30%** more expensive than social rents. On average this is **£1,400** per year.
2. Affordable Rents are more expensive throughout England, but the difference is noticeably bigger in Southern Regions.
3. Yorkshire and the Humber is the region with the smallest difference between the types of rent at **£650** per year, in the South East this is **£2,000** per year and in London it's **£3,350** per year.
4. There are ten London boroughs where the difference is over **£5,000**.

For more information about housing costs and poverty:
<https://www.jrf.org.uk/data/housing-costs>

Methods

2016/17 rent data was taken from the latest [Homes and Communities Agency dataset of all private registered providers of social housing in England, released on 24th October 2017](#).

The dataset has monthly rents for all property types from private registered providers of social housing in England, split by Local Authority area. The following tables were used (these bullets refer to tabs in the Excel sheet):

- Social rent: SDR17_Rents_by_LA_General_Needs
- Affordable rent: SDR17_Aff_Rent_by_LA_GN

Average Social and Affordable rents General Needs 2-bed housing were calculated based on the mean cost of all general needs 2-bed units across the Local Authority Districts. There are 326 such areas and they include single-tier unitary and metropolitan authorities and lower-tier county districts. Information was unavailable for three districts: Barrow-in-Furness, Isles of Scilly and City of London.

Average Social and Affordable rents have also been also calculated at a regional and national level. These figures are for England and do not take into account service charges, supported housing or housing for older people.

Links

Affordable Housing web content (JRF)
<https://www.jrf.org.uk/housing/affordable-housing>

Social Housing web content (JRF)
<https://www.jrf.org.uk/housing/social-housing>

About the Joseph Rowntree Foundation

The Joseph Rowntree Foundation is an independent organisation working to inspire social change through research, policy and practice.

JRF is working with governments, businesses, communities, charities and individuals to solve UK poverty. Our recent [strategy to solve UK poverty](#) contains analysis and recommendations aimed at the four UK governments.

All research published by JRF, including publications in the references, is available to download from www.jrf.org.uk

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