

Rent Levels

Every year, the Regulator of Social Housing collects data from registered providers of social housing, through a 'Statistical Data Return', to inform its operational approach to regulating its standards. A lot of this information is then published on the following website:

<https://www.gov.uk/government/organisations/regulator-of-social-housing/about/statistics>

Since there is a lot of information to navigate on this website, we have extracted the content that we think will be most interesting to our tenants and have included it in our STAIRs Publication Scheme.

Note: where you see a figure of 0.00 it means we have no properties that fall into that category.

General needs rents by Local Authority for low cost rental SOCIAL RENT units (excluding Affordable Rent, intermediate rent and all other units with an exception as defined in the Rent Policy Statement)

2026

Local Authority	Average weekly NET rent (excluding units with an exception)								Average service charge eligible for HB/UC (excluding units with an exception)								Average service charge ineligible for HB/UC (excluding units with an exception)								Average formula rent calculated as per the Rent Policy Statement (excluding units with an exception)							
	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Bath and North East Somerset - E06000022	0.00	95.89	110.42	126.27	136.98	149.55	161.23	175.87	0.00	10.69	8.55	5.42	2.55	2.46	2.42	0.48	0.00	0.00	1.47	1.94	2.15	2.50	0.00	0.00	0.00	94.24	110.36	126.42	137.95	151.57	160.09	173.94
Bristol, City of - E06000023	0.00	91.89	110.12	122.01	137.34	171.27	0.00	0.00	0.00	13.75	12.36	10.79	2.57	1.93	0.00	0.00	0.00	0.00	5.27	5.27	0.00	0.00	0.00	0.00	0.00	90.86	115.10	128.06	145.46	184.67	0.00	0.00
North Somerset - E06000024	0.00	92.46	112.70	134.03	151.44	185.50	139.64	0.00	0.00	6.79	10.98	5.76	3.42	3.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.67	114.03	137.55	159.42	188.25	162.14	0.00
South Gloucestershire - E06000025	0.00	0.00	117.97	138.43	159.38	183.99	0.00	0.00	0.00	0.00	9.37	8.03	4.62	3.48	0.00	0.00	0.00	0.00	3.57	2.57	0.00	0.00	0.00	0.00	0.00	0.00	118.39	139.55	162.41	186.07	0.00	0.00
Somerset - E06000066	0.00	0.00	103.36	125.97	141.31	180.96	0.00	0.00	0.00	0.00	14.50	9.28	1.63	7.79	0.00	0.00	0.00	0.00	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.11	124.32	142.87	174.57	0.00	0.00
Wiltshire - E06000054	0.00	0.00	107.33	126.55	144.69	159.94	0.00	0.00	0.00	0.00	24.68	7.87	1.37	1.69	0.00	0.00	0.00	0.00	0.00	3.43	1.22	0.00	0.00	0.00	0.00	0.00	104.86	126.42	146.03	163.01	0.00	0.00

2025

Local Authority	Average weekly NET rent (excluding units with an exception)								Average service charge eligible for HB/UC (excluding units with an exception)								Average service charge ineligible for HB/UC (excluding units with an exception)								Average formula rent calculated as per the Rent Policy Statement (excluding units with an exception)							
	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspac	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Bath and North East Somerset - E06000022		93.19	107.37	122.45	132.63	144.74	155.11	171.25		11.25	8.56	5.67	2.76	2.35	2.13	1.16			1.84	3.21	3.74	3.79				91.90	107.49	123.06	134.32	147.59	155.88	169.37
Bristol, City of - E06000023		89.47	106.72	117.98	133.28	166.60				12.13	10.13	9.82	3.45	1.59					5.27	5.27						88.47	112.01	124.38	141.64	179.82		
North Somerset - E06000024		90.03	109.06	129.73	146.14	180.74	136.80			5.27	7.94	5.62	4.25	4.34												91.21	111.36	133.78	154.70	184.08	159.59	
South Gloucestershire - E06000025			114.52	134.43	155.05	178.67					10.10	7.44	3.87	3.02					7.19	2.20							115.28	135.89	158.15	181.18		
Wiltshire - E06000054			104.17	123.02	140.75	155.53					18.59	6.62	1.02	1.43						3.43	1.22						102.10	123.10	142.20	158.73		
Somerset - E06000066			98.70	116.88	137.59	176.21					12.72	6.60	2.54	7.74					1.17								96.98	117.37	139.12	169.98		

Supported housing (including housing for older people) rents by Local Authority for low cost rental SOCIAL RENT units (excluding Affordable Rent, intermediate rent and all other units with an exception as defined in the Rent Policy Statement)

2026

Local Authority	Average weekly NET rent (excluding units with an exception)						Average service charge eligible for HB/UC (excluding units with an exception)						Average service charge ineligible for HB/UC (excluding units with an exception)						Average formula rent calculated as per the Rent Policy Statement (excluding units with an exception)					
	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Bath and North East Somerset - E06000022	108.25	105.12	120.75	133.38	144.24	0.00	110.29	20.50	16.17	14.00	11.97	0.00	18.86	4.02	14.95	11.66	0.00	0.00	100.25	97.04	111.64	123.74	139.10	0.00
Bristol, City of - E06000023	94.68	0.00	119.49	135.66	0.00	0.00	93.01	0.00	19.13	5.99	0.00	0.00	20.89	0.00	0.00	0.00	0.00	0.00	91.79	0.00	111.88	139.17	0.00	0.00
North Somerset - E06000024	100.87	105.01	115.26	122.57	0.00	0.00	172.90	118.72	92.81	23.31	0.00	0.00	20.55	0.00	17.79	0.00	0.00	0.00	92.36	95.47	107.38	121.14	0.00	0.00
South Gloucestershire - E06000025	97.25	0.00	111.03	0.00	0.00	0.00	59.98	0.00	5.82	0.00	0.00	0.00	9.80	0.00	0.00	0.00	0.00	0.00	91.79	0.00	107.53	0.00	0.00	0.00
Wiltshire - E06000054	81.03	0.00	0.00	0.00	0.00	0.00	168.91	0.00	0.00	0.00	0.00	0.00	8.85	0.00	0.00	0.00	0.00	0.00	79.13	0.00	0.00	0.00	0.00	0.00

2025

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	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Bath and North East Somerset - E06000022	105.41	101.36	117.32	130.17	136.63		56.14	10.94	16.00	14.25	10.40		25.03		16.69	11.82			97.62	94.55	108.71	120.49	133.64	
Bristol, City of - E06000023	92.19		116.14	132.09			0.97		12.30	5.24									89.37		108.94	135.52		
North Somerset - E06000024	97.66	102.26	111.07	118.50			143.37	116.73	93.82	20.18			22.67		22.49				89.94	92.96	104.23	117.96		
South Gloucestershire - E06000025	94.69		107.93				4.99		8.27						1.56				89.37		104.70			
Wiltshire - E06000054	78.09						1.69												77.05					

Please give the total general needs Affordable Rent accommodation owned for each Local Authority area in England in which you operate, together with overall average weekly gross rents.

2026

Local Authority	Average weekly gross rent (excluding those subject to HIST)								Average weekly gross rent (of those properties subject to HIST arrangements)							
	Non-self-contained /Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Bath and North East Somerset - E06000022	0.00	134.96	161.11	188.54	194.13	252.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bristol, City of - E06000023	0.00	0.00	172.19	199.13	231.96	239.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
North Somerset - E06000024	0.00	0.00	154.41	181.82	227.22	264.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
South Gloucestershire - E06000025	0.00	0.00	170.94	170.95	237.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Somerset - E06000066	0.00	0.00	0.00	172.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wiltshire - E06000054	0.00	0.00	133.67	169.03	206.43	252.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	Non-self-contained /Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom	Non-self-contained /Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Bath and North East Somerset - E06000022		128.29	156.38	182.21	188.79	245.85				0.00	0.00	0.00	0.00	0.00		
Bristol, City of - E06000023			166.10	180.86	210.76	233.55					0.00	0.00	0.00	0.00		
North Somerset - E06000024			133.90	167.65	202.18	257.57					0.00	0.00	0.00	0.00		
South Gloucestershire - E06000025			166.44	166.45	230.81						0.00	0.00	0.00			
Somerset - E06000066				168.08								0.00				
Wiltshire - E06000054			129.23	162.93	199.87	245.52					0.00	0.00	0.00	0.00		

Please give the total supported housing/ housing for older people Affordable Rent accommodation owned for each Local Authority area in England in which you operate, together with overall average weekly gross rents.

2026

Local Authority	Average weekly gross rent (excluding those subject to HIST)						Average weekly gross rent (of those properties subject to HIST arrangements)					
	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Bath and North East Somerset - E06000022	0.00	0.00	158.46	202.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
South Gloucestershire - E06000025	0.00	0.00	140.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2025

Local Authority	Average weekly gross rent (excluding those subject to HIST)						Average weekly gross rent (of those properties subject to HIST arrangements)					
	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Non-self-contained/ Bedspace	Bedsit	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Bath and North East Somerset - E06000022			153.36	197.54					0.00	0.00		
South Gloucestershire - E06000025			136.80						0.00			