Table 72 Rents and earnings in England

£ per week

Chartery genetities This																											
Subsidy guideline 8.47 11.2 13.92 14.77 15.52 16.12 16.77 17.42 19.02 20.97 23.05 24.89 27.34 29.40 31.60 33.88 34.70 35.36 36.35 37.81 39.28 41.18 43.29 45.64 Average rent 7.0 11.42 13.48 13.97 14.66 15.54 16.36 17.20 18.82 20.70 23.74 27.29 30.57 33.62 35.68 38.31 40.10 41.18 42.24 43.82 45.61 47.87 49.93 50.96 Housing associations: 12.52 13.98 15.63 17.19 18.69 19.75 21.44 22.86 25.00 26.83 29.94 32.73 36.48 38.50 42.15 44.46 48.25 51.35 55.29 56.65 62.73 -	004 2005 2006 20	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	
Average rent 7.70 11.42 13.48 13.97 14.66 15.54 16.36 17.20 18.82 20.70 23.74 27.29 30.57 33.62 35.68 38.31 40.10 41.18 42.24 43.82 45.61 47.87 49.93 50.96 Housing associations: Fair rents 12.52 13.98 15.63 17.19 18.69 19.75 21.44 22.86 25.00 26.83 29.94 32.73 36.48 38.50 42.15 44.46 48.25 51.35 55.29 56.65 62.73 -																											Local authorities:
Housing associations: Fair rents 12.52 13.98 15.63 17.19 18.69 19.75 21.44 22.86 25.00 26.83 29.94 32.73 36.48 38.50 42.15 44.46 48.25 51.35 55.29 56.65 62.73 - <t< td=""><td>8.15 50.89 56.02 60</td><td>48.15</td><td>45.46</td><td>43.29</td><td>41.18</td><td>39.28</td><td>37.81</td><td>36.35</td><td>35.36</td><td>34.70</td><td>33.88</td><td>31.60</td><td>29.40</td><td>27.34</td><td>24.89</td><td>23.05</td><td>20.97</td><td>19.02</td><td>17.42</td><td>16.77</td><td>16.12</td><td>15.52</td><td>14.77</td><td>13.92</td><td>11.42</td><td>8.47</td><td>Subsidy guideline</td></t<>	8.15 50.89 56.02 60	48.15	45.46	43.29	41.18	39.28	37.81	36.35	35.36	34.70	33.88	31.60	29.40	27.34	24.89	23.05	20.97	19.02	17.42	16.77	16.12	15.52	14.77	13.92	11.42	8.47	Subsidy guideline
Fair rents 12.52 13.98 15.63 17.19 18.69 19.75 21.44 22.86 25.00 26.83 29.94 32.73 36.48 38.50 42.15 44.46 48.25 51.35 55.29 56.65 62.73 - - - Assured rents 11.8 12.99 14.51 15.21 17.25 18.11 20.91 21.69 25.58 25.40 29.21 32.03 39.03 44.87 45.90 48.42 50.24 51.40 53.84 54.43 55.46 56.90 58.11 Private tenants: Fair rents 11.18 12.99 14.51 15.21 17.25 18.11 20.91 21.69 25.58 25.40 29.21 32.02 36.13 38.92 42.73 45.63 50.71 53.69 58.75 60.77 66.52 -	2.62 55.11 57.69 61	52.62	50.96	49.93	47.87	45.61	43.82	42.24	41.18	40.10	38.31	35.68	33.62	30.57	27.29	23.74	20.70	18.82	17.20	16.36	15.54	14.66	13.97	13.48	11.42	7.70	Average rent
Assured rents 24.50 28.97 33.93 39.03 44.87 45.90 48.42 50.24 51.40 53.86 54.43 55.46 56.90 58.11 Private tenants: Fair rents 11.18 12.99 14.51 15.21 17.25 18.11 20.91 21.69 25.58 25.40 29.21 32.02 36.13 38.92 42.73 45.63 50.71 53.69 58.75 60.77 66.52 -																											Housing associations:
Private tenants: Fair rents 11.18 12.99 14.51 15.21 17.25 18.11 20.91 21.69 25.58 25.40 29.21 32.02 36.13 38.92 42.73 45.63 50.71 53.69 58.75 60.77 66.52 - - - Market rents 11.070 125.50 137.10 148.10 160.30 172.10 186.30 200.80 220.90 242.70 266.70 288.30 308.10 320.90 330.10 340.60 356.00 372.70 389.90 405.40 426.20 451.50 471.70 483.40 5 Rents as a % earnings: Local authority rents 7.0 9.1 9.8 9.4 9.1 9.0 8.8 8.6 8.5 8.9 9.5 9.9 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.7 10.6 10.6 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.7 10.6 10.6 10.5 10.1 10.9 11.8 12.7 10.8 11.2 11.3		-	-	-	-	62.73	56.65	55.29	51.35	48.25	44.46	42.15	38.50	36.48	32.73	29.94	26.83	25.00	22.86	21.44	19.75	18.69	17.19	15.63	13.98	12.52	Fair rents
Fair rents 11.18 12.99 14.51 15.21 17.25 18.11 20.91 21.69 25.58 25.40 29.21 32.02 36.13 38.92 42.73 45.63 50.71 53.69 58.75 60.77 66.52 -	.33 62.76 65.67 68	60.33	58.11	56.90	55.46	54.43	53.84	53.16	51.40	50.24	48.42	45.90	44.87	39.03	33.93	28.97	24.50										Assured rents
Market rents 46.67 54.50 58.85 62.27 65.60 68.62 68.90 71.75 72.42 74.19 76.58 88.32 103.10 104.90 1 Average earnings 110.70 125.50 137.10 148.10 160.30 172.10 186.30 200.80 200.90 242.70 266.70 288.30 308.10 300.10 340.60 356.00 372.70 389.90 405.40 426.20 451.50 471.70 483.40 5 Rents as a % earnings: 200.40 90.40 88.5 8.5 8.5 8.9 9.5 9.9 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.6 10.6 10.5 10.5 10.4 11.3 11.1 11.4 11.5 11.4 11.3 11.1 11.2 11.4 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - - - - - - - - - - - - - - - - -																											Private tenants:
Average earnings 110.70 125.50 137.10 148.10 160.30 172.10 186.30 200.80 220.90 242.70 266.70 288.30 308.10 320.90 330.10 340.60 356.00 372.70 389.90 405.40 426.20 451.50 471.70 483.40 5 Rents as a % earnings: Local authority rents 7.0 9.1 9.8 9.4 9.1 9.0 8.8 8.6 8.5 8.9 9.5 9.9 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.7 10.6 10.6 10.5 10.1 11.9 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - <th< td=""><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>66.52</td><td>60.77</td><td>58.75</td><td>53.69</td><td>50.71</td><td>45.63</td><td>42.73</td><td>38.92</td><td>36.13</td><td>32.02</td><td>29.21</td><td>25.40</td><td>25.58</td><td>21.69</td><td>20.91</td><td>18.11</td><td>17.25</td><td>15.21</td><td>14.51</td><td>12.99</td><td>11.18</td><td>Fair rents</td></th<>		-	-	-	-	66.52	60.77	58.75	53.69	50.71	45.63	42.73	38.92	36.13	32.02	29.21	25.40	25.58	21.69	20.91	18.11	17.25	15.21	14.51	12.99	11.18	Fair rents
Rents as a % earnings: Local authority rents 7.0 9.1 9.8 9.0 8.8 8.6 8.5 8.9 9.5 9.9 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.7 10.6 10.6 10.5 H.A. fair rents 11.3 11.1 11.4 11.5 11.4 11.3 11.1 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - - - H.A. fair rents 11.3 11.4 11.5 11.4 11.3 11.1 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - <	.72 111.47 115.55	106.72	104.90	103.10	88.32	76.58	74.19	72.42	71.75	68.90	68.62	65.60	62.27	58.85	54.50	46.67											Market rents
Local authority rents 7.0 9.1 9.8 9.4 9.1 9.0 8.8 8.6 8.5 8.9 9.5 9.9 10.5 10.8 11.2 11.3 11.0 10.8 10.8 10.7 10.6 10.6 10.5 H.A. fair rents 11.3 11.1 11.4 11.6 11.7 11.5 11.5 11.4 11.3 11.1 11.2 11.4 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - - - H.A. assured rents 10.1 10.4 10.6 10.3 10.8 10.5 11.0 11.1 11.7 12.1 12.9 13.4 14.2 14.0 14.7 -	.50 527.70 548.00 561	515.50	483.40	471.70	451.50	426.20	405.40	389.90	372.70	356.00	340.60	330.10	320.90	308.10	288.30	266.70	242.70	220.90	200.80	186.30	172.10	160.30	148.10	137.10	125.50	110.70	Average earnings
H.A. fair rents 11.3 11.1 11.4 11.6 11.7 11.5 11.4 11.3 11.1 11.2 11.4 11.8 12.0 12.8 13.1 13.6 13.8 14.2 14.0 14.7 - - - H.A. assured rents 10.1 10.9 11.8 12.7 14.0 13.9 14.2 14.1 13.8 13.6 13.3 12.8 12.3 12.1 12.0 Private fair rents 10.1 10.6 10.3 10.8 10.5 11.6 10.5 11.0 11.1 11.7 12.1 12.9 13.4 14.2 14.4 15.0 15.6 - - -																											Rents as a % earnings:
H.A. assured rents 10.1 10.9 11.8 12.7 14.0 13.9 14.2 14.1 13.8 13.6 13.3 12.8 12.3 12.1 12.0 Private fair rents 10.1 10.4 10.6 10.3 10.8 10.5 11.0 11.1 11.7 12.1 12.9 13.4 14.2 14.4 15.1 15.0 15.6 - - -	0.2 10.4 10.5 1	10.2	10.5	10.6	10.6	10.7	10.8	10.8	11.0	11.3	11.2	10.8	10.5	9.9	9.5	8.9	8.5	8.5	8.6	8.8	9.0	9.1	9.4	9.8	9.1	7.0	Local authority rents
Private fair rents 10.1 10.4 10.6 10.3 10.8 10.5 11.2 10.8 11.6 10.5 11.0 11.1 11.7 12.1 12.9 13.4 14.2 14.4 15.1 15.0 15.6 – – –		-	-	-	-	14.7	14.0	14.2	13.8	13.6	13.1	12.8	12.0	11.8	11.4	11.2	11.1	11.3	11.4	11.5	11.5	11.7	11.6	11.4	11.1	11.3	H.A. fair rents
	1.7 11.9 12.0 1	11.7	12.0	12.1	12.3	12.8	13.3	13.6	13.8	14.1	14.2	13.9	14.0	12.7	11.8	10.9	10.1										H.A. assured rents
		-	-	-	-	15.6	15.0	15.1	14.4	14.2	13.4	12.9	12.1	11.7	11.1	11.0	10.5	11.6	10.8	11.2	10.5	10.8	10.3	10.6	10.4	10.1	Private fair rents
Private market rents 17.5 18.9 19.1 19.4 19.3 18.6 18.3 18.0 19.6 21.9 21.7	20.7 21.1 21.1	20.7	21.7	21.9	19.6	18.0	18.3	18.6	19.3	19.4	20.1	19.9	19.4	19.1	18.9	17.5											Private market rents

Sources: Cm 1908, Cms 288-II, Regional Trends, Determination of Reckonable Income 1988/89, Rent Officer Statistics, Answer to Parliamentary Question 26/7/93. Housing and Construction Statistics, Annual Survey of Hours and Earnings, CORE Quarterly Bulletin, Guide to Local Rents, Communities and Local Government.

Notes: Local authority average rents are for the April of each year; the guideline rents refer to the financial year. The average guideline rent for 2008/09 is £63.79. Housing association assured rents exclude service charges. Private market rents are those determined by the rent officer when referred for housing benefit purposes. From 1996 onwards these rent figures are affected by the new limits on rents eligible for housing benefit. 1988 housing association fair rents, and private fair and market rent figures are for the second quarter of the year. From April 2006, the averages for housing association 'assured rents' include some secure tenancy rents. Earnings figures are average earnings for England for all adults in full-time work. Market rent rent figures for 2001 onwards are for the twelve months beginning in April of that year. Fair rent figures are presented for all lettings, at time of compilation. Private sector rent figures are presented for all lettings, including the small proportion of unfurnished lettings. See previous years of the *Review* for rent figures for unfurnished dwellings only.