

Table 72 Rents and earnings in England

£ per week

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Local authorities:																													
Subsidy guideline	8.47	11.42	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	45.46	48.15	50.89	56.02	60.16	63.79
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	40.13	41.17	42.25	43.83	45.62	47.87	49.93	51.02	52.90	55.27	57.94	61.63	64.21
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	-	-	-	-	-	-	-	-
Assured rents										24.50	28.97	33.93	39.03	44.87	45.90	48.42	50.24	51.40	53.16	53.84	54.43	55.46	56.90	58.11	60.33	62.76	65.67	68.09	73.17
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											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	106.72	111.47	115.55	125.90	-
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	515.50	527.70	548.00	561.10	586.40
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	8.5	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	10.6	10.3	10.5	10.6	11.0	10.9
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	10.9	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	11.7	11.9	12.0	12.1	12.5
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	-	-	-	-	-	-	-	-
Private market rents											17.5	18.9	19.1	19.4	19.9	20.1	19.4	19.3	18.6	18.3	18.0	19.6	21.9	21.7	20.7	21.1	21.1	22.4	-

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 2009/10 is £66.73. 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 figures for 2001 onwards are for the twelve months beginning in April of that year. Fair rent figures for 2001 onwards were not available, at time of compilation. Private sector 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.