

Table 79 Rents and earnings in Wales

£ per week

	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										22.98	24.73	27.31	29.12	31.31	33.58	34.50	35.24	36.21	37.47	38.94	40.93	42.36	43.72	45.51	47.59	49.77	52.57	55.82
Average rent	11.43	13.93	14.55	15.51	16.53	17.23	17.91	19.74	22.35	23.49	26.44	29.21	31.32	33.44	35.35	37.29	38.68	39.14	40.81	42.01	43.80	43.72	44.89	47.99	50.06	52.80	55.44	58.09
Housing associations:																												
Fair rents	13.53	15.19	16.17	17.77	18.67	20.86	22.15	24.58	26.06	30.08	32.02	34.60	35.37	38.52	40.08	42.71	44.75	46.68	-	-	-	-	-	-	-	-	-	-
Assured rents									26.00	30.73	34.64	39.55	42.51	43.43	42.16	42.44	41.87	42.47	43.59	-	-	-	-	-	-	-	-	-
All rent																				45.17	46.26	48.07	49.61	51.15	52.99	55.21	58.23	62.06
Unfurnished fair rents	10.10	11.15	11.77	13.29	14.12	16.40	17.48	20.96	21.98	23.87	26.65	29.29	31.51	34.08	35.63	39.18	40.57	41.35	-	-	-	-	-	-	-	-	-	-
Unfurnished market rents									29.75	35.38	42.25	46.37	51.13	53.92	58.65	57.26	59.04	60.59	58.81	59.65	-	-	-	-	-	-	-	-
Average earnings	119.40	130.20	139.40	149.20	160.30	170.30	183.40	196.50	215.90	232.10	252.20	270.90	281.20	291.40	301.30	313.00	330.10	343.90	353.60	368.40	381.80	399.70	414.50	441.70	460.80	476.10	484.10	506.70
Rent as a % earnings:																												
Local authority rents	9.6	10.7	10.4	10.4	10.3	10.1	9.8	10.0	10.4	10.1	10.5	10.8	11.1	11.5	11.7	11.9	11.7	11.4	11.5	11.4	11.5	10.9	10.8	10.9	10.9	11.1	11.5	11.5
H.A. fair rents	11.3	11.7	11.6	11.9	11.6	12.2	12.1	12.5	12.1	13.0	12.7	12.8	12.6	13.2	13.3	13.6	13.6	13.6	-	-	-	-	-	-	-	-	-	-
H.A. assured rents									12.0	13.2	13.7	14.6	15.1	14.9	14.0	13.6	12.7	12.3	12.3	-	-	-	-	-	-	-	-	-
H.A. all rents																				12.3	12.1	12.0	12.0	11.6	11.5	11.6	12.0	12.2
Private fair rents	8.5	8.6	8.4	8.9	8.8	9.6	9.5	10.7	10.2	10.3	10.6	10.8	11.2	11.7	11.8	12.5	12.3	12.0	-	-	-	-	-	-	-	-	-	-
Private market rents									13.8	15.2	16.8	17.1	18.2	18.5	19.5	18.3	17.9	17.6	16.6	16.2	-	-	-	-	-	-	-	-

Sources: Welsh Assembly Government, Welsh Housing Statistics, Housing and Construction Statistics, Regional Trends, Rent Officer Statistics, New Earnings Surveys, Welsh Federation of Housing Associations.

Notes: The local authority subsidy guideline for 2009 is £58.67. The housing association assured tenancy rents derived from the Welsh 'CORE' data are mean rents net of service charges for the financial year – the Welsh CORE system no longer operates. The housing association fair rent figures are inclusive of service charges and are derived from Housing and Construction Statistics and Rent Officer Statistics. Housing association 'all rent' figures are derived from Welsh Housing Statistics, those for 2000 to 2002 are stock-weighted using 2001 Census data.

Private market rents are those determined by the rent officer when referred for the purposes of housing benefit. From 1996 onwards these rent figures are affected by the new limits on rents eligible for housing benefit. Earnings figures are average earnings for Wales for all adults in full-time work. Housing association fair rent, and private rent figures for 1998 are for the second quarter of the year. Fair rent figures from 1999 and market rent figures from 2001 were not available at the time of compilation.