

Table 72 Rents and earnings in England

£ per week

	1980	1990	2000	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Local authorities:																					
Subsidy guideline	8.47	23.05	39.28	50.89	56.02	60.16	63.79	66.97	71.30	-	-	-	-	-	-	-	-	-	-	-	-
Average rent	7.70	23.74	45.62	55.27	57.93	61.62	64.21	66.05	67.83	73.58	78.61	82.64	86.29	88.16	87.37	86.71	85.85	85.56	88.17	89.69	93.10
Housing associations:																					
Fair rents	12.52	29.94	62.73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Social rents		28.97	56.52	64.32	66.67	69.96	73.51	77.91	78.28	83.21	88.41	92.30	95.89	97.84	96.61	95.59	95.12	94.25	96.60	98.05	102.15
Affordable Rents			-	-	-	-	-	-	-	110.36	113.68	118.59	124.34	128.60	127.95	127.80	128.05	128.62	133.31	136.72	143.81
Private tenants:																					
Fair rents	11.18	29.21	66.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market rents		46.67	76.58	111.47	115.55	-	-	-	-	-	135.00	137.31	138.46	150.00	155.77	155.77	160.38	161.54	168.46	183.46	190.38
All private lettings				-	-	109.00	121.00	121.00	123.00	129.00	137.00	133.00	137.00	138.00	138.00	141.00	146.00	150.00	155.00	156.00	-
Average earnings	110.70	266.70	426.20	411.30	450.40	464.00	484.50	495.90	506.00	504.70	513.20	520.60	523.60	531.90	544.70	555.80	574.80	592.10	589.90	613.30	648.20
Rents as a % earnings:																					
Local authority rents	7.0	8.9	10.7	13.4	12.9	13.3	13.3	13.3	13.4	14.6	15.3	15.9	16.5	16.6	16.0	15.6	14.9	14.5	14.9	14.6	14.4
HA fair rents	11.3	11.2	14.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA assured rents		10.9	13.3	15.6	14.8	15.1	15.2	15.7	15.5	16.5	17.2	17.7	18.3	18.4	17.7	17.2	16.5	15.9	16.4	16.0	15.8
HA Affordable Rents										21.9	22.2	22.8	23.7	24.2	23.5	23.0	22.3	21.7	22.6	22.3	22.2
Private fair rents	10.1	11.0	15.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market rents		17.5	18.0	21.1	21.1	-	-	-	-	-	26.3	26.4	26.4	28.2	28.6	28.0	27.9	27.3	28.6	29.9	29.4
All private rents				24.0	24.7	23.8	25.6	24.3	24.9	25.6	26.7	25.5	26.2	25.9	25.3	25.4	25.4	25.3	26.3	25.4	-

Sources: DLUHC (and predecessors), Live tables 702 and 704, ONS Family Resources Survey, ONS Annual Survey of Hours and Earnings, ONS Private rental market summary statistics in England and UKHR Compendium Tables 54 and 73.

Notes: 1. Local authority average rents relate to all properties in management as at April in each year. Guideline rents refer to the financial year.

2. Housing association rents from 2004 are for financial years and prior to 1997 relate to dwellings let during the year only. HA rents for all years exclude service charges.

3. Private market rents for years prior to 2011/12 are those determined by the Rent Officer when referred for housing benefit purposes or reported by the Valuation Office Agency, and are indicative only.

4. Private rent figures from 2001 onwards are for financial years. The all lettings figures prior to 2014/15 include rents for regulated and assured tenancies; but exclude rent-free lettings. From 2014/15, as they are derived from the FRS but include rent-free, this has created a major discontinuity, such that these statistics are only indicative of the whole private rental sector when making comparisons over time.

5. Earnings figures are average earnings for England for all adults in full-time work.