

**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	
<b>Local authorities:</b>																					
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	57.94	61.63	64.21	66.05	67.83	73.58	78.55	82.44	85.89	88.16	87.29	86.71	85.85	85.68	88.27	89.53	
<b>Housing associations:</b>																					
Fair rents	12.52	29.94	62.73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assured rents		28.97	56.52	64.32	66.67	69.96	73.51	77.91	78.28	83.20	88.40	92.30	95.88	97.84	96.61	96.33	95.12	94.25	96.60	98.05	
Affordable Rents			-	-	-	-	-	-	-	110.36	113.68	118.59	124.34	128.60	127.95	127.80	128.05	128.62	133.31	136.72	
<b>Private tenants:</b>																					
Fair rents	11.18	29.21	66.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market rents		46.67	76.58	111.47	115.55	-	-	-	-	162.69	167.07	166.15	177.23	189.23	196.62	191.31	198.00	195.00	199.38	213.69	
All lettings				126.85	135.12	133.27	149.89	145.59	152.14	154.64	161.05	165.15	137.00	138.00	138.00	141.00	146.00	150.00	155.00	-	
<b>Average earnings</b>	<b>110.70</b>	<b>266.70</b>	<b>426.20</b>	<b>527.40</b>	<b>545.60</b>	<b>561.70</b>	<b>587.90</b>	<b>598.20</b>	<b>610.10</b>	<b>613.90</b>	<b>617.90</b>	<b>629.40</b>	<b>630.50</b>	<b>635.80</b>	<b>653.80</b>	<b>670.80</b>	<b>696.10</b>	<b>714.10</b>	<b>720.10</b>	<b>737.70</b>	
<b>Rents as a % earnings:</b>																					
Local authority rents	7.0	8.9	10.7	10.5	10.6	11.0	10.9	11.0	11.1	12.0	12.7	13.1	13.6	13.9	13.4	12.9	12.3	12.0	12.3	12.1	
HA fair rents	11.3	11.2	14.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HA assured rents		10.9	13.3	12.2	12.2	12.5	12.5	13.0	12.8	13.6	14.3	14.7	15.2	15.4	14.8	14.4	13.7	13.2	13.4	13.3	
HA Affordable Rents										18.0	18.4	18.8	19.7	20.2	19.6	19.1	18.4	18.0	18.5	18.5	
Private fair rents	10.1	11.0	15.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Market rents		17.5	18.0	21.1	21.1	-	-	-	-	26.5	27.0	26.4	28.1	29.8	30.1	28.5	28.4	27.3	27.7	29.0	
All private rents				24.0	24.7	23.8	25.6	24.3	24.9	25.2	26.1	26.2	21.7	21.7	21.1	21.0	21.0	21.0	21.5	-	

Sources: The Regulator of Social Housing (and predecessors), DLUHC Live tables 702 and 704, Family Resources Survey, Valuation Office Agency, Annual Survey of Hours and Earnings, Regional Trends, CORE data, Cm 1908, Cms 288-II, Determination of Reckonable Income 1988/89, Rent Officer Statistics, Answer to Parliamentary Question 267/93. Housing and Construction Statistics.

- Notes:
1. Local authority average rents relate to all properties in management as at April in each year and come from DLUHC Live Table 702, other than 2021/22 which are sourced from the Regulator of Social Housing. Guideline rents refer to the financial year.
  2. Housing association rents from 2004 are for financial years and are net of service charges. These Regulator of Social Housing figures are based on returns from larger housing associations and differ from CORE figures reported in previous editions of this table.
  3. Private market rents for years prior to 2002/03 are those determined by the Rent Officer when referred for housing benefit purposes. Those from 2011 are from the Valuation Office Agency.
  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 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.
  6. Data for 2021/22 are provisional.