

Table 78 Rents and earnings in Wales

£ per week

| | 1981 | 1985 | 1990 | 1995 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Local authorities: | | | | | | | | | | | | | | | | | | | | | | | |
| Subsidy guideline | | | 22.98 | 33.58 | 38.94 | 47.59 | 49.77 | 52.57 | 55.82 | 58.67 | 60.78 | 64.18 | 66.96 | 70.23 | 73.18 | 75.16 | 76.21 | 78.12 | 81.63 | 83.59 | 85.85 | 87.14 | 89.84 |
| Average rent | 11.43 | 16.53 | 23.49 | 35.35 | 42.01 | 50.06 | 52.80 | 55.44 | 58.09 | 60.78 | 62.64 | 66.95 | 69.96 | 72.71 | 75.32 | 78.57 | 81.28 | 84.78 | 89.48 | 92.37 | 95.08 | 96.45 | 99.19 |
| Housing associations: | | | | | | | | | | | | | | | | | | | | | | | |
| Fair rents | 13.53 | 18.67 | 30.08 | 40.08 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assured rents | | | 30.73 | 42.16 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All rents | - | - | - | - | 45.17 | 52.99 | 55.21 | 58.23 | 62.06 | 64.90 | 66.97 | 69.56 | 73.60 | 76.34 | 79.35 | 82.24 | 84.14 | 87.24 | 91.26 | 93.94 | 96.62 | 98.39 | 101.20 |
| Private renting: | | | | | | | | | | | | | | | | | | | | | | | |
| Unfurnished fair rents | 10 | 14 | 24 | 36 | - | - | - | - | 84 | 92 | 100 | 98 | 110 | 104 | 100 | 110 | 100 | 105 | 109 | 104 | - | - | - |
| Market rents | - | - | 35 | 59 | 60 | 84 | - | - | - | - | 109 | 113 | 114 | 111 | 114 | 114 | 115 | 118 | 121 | 126 | 127 | - | - |
| All private rents | - | - | - | - | - | - | - | 84 | 92 | 100 | 98 | 110 | 104 | 100 | 110 | 100 | 105 | 109 | 104 | 109 | 121 | - | - |
| Average earnings | 119.40 | 160.30 | 232.10 | 301.30 | 368.40 | 460.80 | 476.10 | 484.10 | 506.70 | 515.80 | 526.40 | 525.20 | 530.50 | 546.60 | 547.20 | 560.70 | 575.80 | 585.80 | 597.60 | 623.70 | 616.80 | 638.60 | 673.60 |
| Rent as a % earnings: | | | | | | | | | | | | | | | | | | | | | | | |
| Local authority rents | 9.6 | 10.3 | 10.1 | 11.7 | 11.4 | 10.9 | 11.1 | 11.5 | 11.5 | 11.8 | 11.9 | 12.7 | 13.2 | 13.3 | 13.8 | 14.0 | 14.1 | 14.5 | 15.0 | 14.8 | 15.4 | 15.1 | 14.7 |
| HA fair rents | 11.3 | 11.6 | 13.0 | 13.3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| HA assured rents | | | 13.2 | 14.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| HA all rents | - | - | - | - | 12.3 | 11.5 | 11.6 | 12.0 | 12.2 | 12.6 | 12.7 | 13.2 | 13.9 | 14.0 | 14.5 | 14.7 | 14.6 | 14.9 | 15.3 | 15.1 | 15.7 | 15.4 | 15.0 |
| Private fair rents | 8.5 | 8.8 | 10.3 | 11.8 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Private market rents | - | - | 15.2 | 19.5 | 16.2 | 18.2 | 23.0 | - | - | - | 20.7 | 21.5 | 21.5 | 20.4 | 20.9 | 20.4 | 20.0 | 20.1 | 20.3 | 20.2 | 20.6 | - | - |
| All private rents | - | - | - | - | - | - | - | 17.4 | 18.2 | 19.4 | 18.6 | 20.9 | 19.6 | 18.3 | 20.1 | 17.8 | 18.2 | 18.6 | 17.4 | 17.5 | 19.6 | - | - |

Sources: Welsh Government, Welsh Housing Statistics, Housing and Construction Statistics, Regional Trends, Rent Officer Statistics, New Earnings Surveys, Annual Survey of Hours and Earnings, Community Housing Cymru and Table 55.

Notes: 1. Earnings figures are average earnings for Wales for all adults in full-time work.

2. LA and HA rent figures are for financial years. The HA figure for 2020 is estimated.

3. The subsidy (target) rents are currently suspended and their future is not currently known.

4. Market rents to 2000 are for unfurnished lets and are for financial years. From 2010 and 2020 figures are for calendar years and are derived from the Rent Officers Wales - Lettings Information Database.

Figures from 2012 are from ONS analysis of this database. Figures for 2021 and 2022 were not available at time of compilation.

5. The 'all private rents' figures from 2002 are derived from the FRS and are for all lettings, other than rent-free. These figures, especially for 2020/21, should be treated with caution and viewed as illustrative only due to the small sample achieved.