

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
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
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	40.10	41.18	42.24	43.82	45.61	47.71	49.42	51.26
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
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	-	-	-
Average male earnings	111.4	121.6	133.4	143.5	152.6	163.8	175.0	186.4	201.7	219.2	238.6	254.2	268.9	275.7	282.6	292.5	302.8	315.6	329.1	336.0	345.4	361.9	371.0	-
Rents as a % earnings:																								
Local authority rents	6.90	9.40	10.10	9.70	9.60	9.50	9.30	9.20	9.30	9.40	9.90	10.70	11.40	12.20	12.60	13.10	13.20	13.00	12.80	13.00	13.20	13.20	13.30	-
H.A. fair rents	11.20	11.50	11.70	12.00	12.20	12.10	12.30	12.30	12.40	12.20	12.50	12.90	13.60	14.00	14.90	15.20	15.90	16.30	16.60	-	-	-	-	-
H.A. assured rents										11.20	12.10	13.30	14.50	16.30	16.20	16.60	16.60	16.30	16.20	16.00	15.80	15.30	15.30	-
Private fair rents	10.00	10.70	10.90	10.60	11.30	11.10	11.90	11.60	12.70	11.60	12.20	12.60	13.40	14.10	15.10	15.60	16.70	17.00	17.90	18.10	19.30	-	-	-
Private market rents											19.60	21.40	21.90	22.60	23.20	23.50	22.80	22.70	22.00	22.10	22.20	-	-	-

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, New Earnings Surveys, CORE Quarterly Bulletin, Office of the Deputy Prime Minister.

Notes: Local authority average rents are for the April of each year; the guideline rents refer to the financial year. The average local authority rent for April 2003 is £51.26, and the average guideline rent for 2004/05 is £48.14. 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. Earnings figures are average male manual earnings for England; this figure was not available for 2003/04. Fair rent and market rent figures for 2001 and 2002 were not available, 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.