

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
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
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	44.88
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	-	-	-	-
Private tenants:																							
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 male earnings	120.3	134.7	140.2	148.9	159.6	167.9	180.4	193.1	209.8	224.7	239.3	254.3	258.6	272.3	284.4	295.0	312.3	327.0	326.4	335.5	342.6	345.2	-
Rent as a % earnings:																							
Local authority rents	9.5	10.3	10.4	10.4	10.4	10.3	9.9	10.2	10.7	10.5	11.0	11.5	12.1	12.3	12.4	12.6	12.4	12.0	12.5	12.5	12.8	12.7	-
H.A. fair rents	11.2	11.3	11.5	11.9	11.7	12.4	12.3	12.7	12.4	13.4	13.4	13.6	13.7	14.1	14.1	14.5	14.6	14.3	-	-	-	-	-
H.A. assured rents									12.4	13.7	14.5	15.6	16.4	15.9	14.8	14.4	13.4	13.0	13.4	-	-	-	-
Private fair rents	8.4	8.3	8.4	8.9	8.8	9.8	9.7	10.9	10.5	10.6	11.1	11.5	12.2	12.5	12.5	13.3	13.1	12.6	-	-	-	-	-
Private market rents									14.2	15.7	17.7	18.2	19.8	19.8	20.6	19.4	18.7	18.5	18	17.8	-	-	-

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

Notes: The average guideline rent for 2004/05 is £45.51. 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. 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. Male earnings are average Welsh male manual earnings; this figure was not available for 2003/04. Housing association fair rent, and private rent figures for 1998 are for the second quarter of the year. Fair rent figures from 1999 to 2003 were not available, at the time of compilation, because of possible revisions to fair rents following the legal challenge to 'rent capping'. Market rent figures from 2001 were not available at the time of compilation.