

Table 86 Rents and earnings in Scotland

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
£ per week																								
Local authorities:																								
Subsidy assumption							15.85	17.45	18.93	21.30	23.97	26.36	30.32	34.86	37.48	38.60	39.38	40.56	41.77	42.61	43.67	44.77	45.88	47.03
Average rent	7.67	9.01	9.86	10.47	11.53	12.99	14.59	16.29	18.85	20.91	23.13	24.64	26.37	27.71	28.64	31.11	33.60	35.36	36.43	37.94	39.30	40.94	40.70	42.32
Housing associations:																								
Fair rents	9.38	13.63	14.73	16.88	18.79	16.94	20.56	22.73	23.37	26.37	24.35	26.69	28.60	31.78	34.35	36.38	37.15	39.40	40.01	43.00	45.52	47.12	-	-
Assured/SST rents										25.72	28.92	30.40	32.96	33.92	35.89	37.68	39.51	41.08	41.46	46.27	48.81	50.69	52.14	50.22
Private tenants:																								
Fair rents	8.06	10.17	12.15	12.54	15.17	16.29	17.44	19.85	21.35	23.53	25.76	29.60	29.18	-	-	35.67	37.57	40.87	41.70	42.49	-	-	-	-
Housing benefit rents																	55.29	57.84	59.88	62.10	64.18	-	-	-
Average earnings	122.00	133.50	144.30	155.70	165.80	176.60	187.90	204.50	221.40	244.00	265.30	286.70	296.80	300.80	313.40	324.90	336.80	350.30	364.90	383.00	404.50	427.00	436.80	459.60
Rent as a % earnings:																								
Local authority rents	6.3	6.7	6.8	6.7	7.0	7.4	7.8	8.0	8.5	8.6	8.7	8.6	8.9	9.2	9.1	9.6	10.0	10.1	10.0	9.9	9.7	9.6	9.3	9.2
H.A. fair rents	7.7	10.2	10.2	10.8	11.3	9.6	10.9	11.1	10.6	10.8	9.2	9.3	9.6	10.6	11.0	11.2	11.0	11.2	11.0	11.2	11.3	11.0	-	-
H.A. assured/SST rents										10.5	10.9	10.6	11.1	11.3	11.5	11.6	11.7	11.7	11.4	12.1	12.1	11.9	11.9	10.9
Private fair rents	6.6	7.6	8.4	8.1	9.1	9.2	9.3	9.7	9.6	9.6	9.7	10.3	9.8	-	-	11.0	11.2	11.7	11.4	11.1	-	-	-	-
Private benefit rents																17.0	17.2	17.1	17.0	16.8	-	-	-	-

Sources: Housing and Construction Statistics, Regional Trends, New Earnings Surveys, Scottish Executive, Communities Scotland, Joint Centre for Scottish Housing Research.

Notes: Local authority rents are for the April of each year; rent levels assumed in subsidy calculations refer to the financial year, that for 2005/06 is £48.21. The housing association assured and fair rent figures from 1990 onwards are derived from the SCORE database and are mean rents inclusive of service charges eligible for housing benefit. They are not, however, entirely comparable with the housing association fair rent figures derived from Housing and Construction Statistics for earlier years. The figures for 2002 relate to the first nine months only; from October 2002 Scottish secured tenancies (SST) replaced both fair rent and assured rent, the average of which, from October to December, was £50.30. Earnings figures are average earnings for Scotland for all adults in full-time work.

Scottish rent officer statistics for private sector fair rents, and the 'appropriate' rents in housing benefit cases, were not collated for 1994 or 1995. The private fair rents figures for the years to 1993 are for unfurnished lettings only. The fair and market rent figures from 1996 are for all lettings. Private tenancy rents were not available for 2001 onwards, and for 2004 the average local authority rent was not available at the time of compilation.