

**Table 72 Rents and earnings in England**

*£ per week*

	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Local authorities:</b>																								
Subsidy guideline	8.47	16.12	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	48.15	50.89	56.02	60.16	63.79	66.97	71.30	-
Average rent	7.70	15.54	23.74	27.29	30.57	33.62	35.68	38.31	40.13	41.17	42.25	43.83	45.62	47.87	49.93	51.02	52.90	55.27	57.94	61.63	64.21	66.05	67.36	72.30
<b>Housing associations:</b>																								
Fair rents	12.52	19.75	29.94	32.73	36.48	38.50	42.15	44.46	48.25	51.35	55.29	56.65	62.73	-	-	-	-	-	-	-	-	-	-	-
Assured rents			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	60.45	63.08	65.40	68.13	72.23	75.88	76.39	80.60
Affordable Rents																								110.36
<b>Private tenants:</b>																								
Fair rents	11.18	18.11	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	88.32	103.10	104.90	106.72	111.47	115.55	-	-	-	-	-
All lettings															112.31	122.17	123.48	126.85	135.12	133.27	149.89	145.59	150.43	-
Average earnings	110.70	172.10	266.70	288.30	308.10	320.90	330.10	340.60	356.00	372.70	389.90	405.40	426.20	451.50	471.70	483.40	515.50	527.70	548.00	561.10	586.40	598.30	609.50	616.50
<b>Rents as a % earnings:</b>																								
Local authority rents	7.0	9.0	8.9	9.5	9.9	10.5	10.8	11.2	11.3	11.0	10.8	10.8	10.7	10.6	10.6	10.6	10.3	10.5	10.6	11.0	10.9	11.0	11.1	11.7
HA fair rents	11.3	11.5	11.2	11.4	11.8	12.0	12.8	13.1	13.6	13.8	14.2	14.0	14.7	-	-	-	-	-	-	-	-	-	-	-
HA assured rents			10.9	11.8	12.7	14.0	13.9	14.2	14.1	13.8	13.6	13.3	12.8	12.3	12.1	12.0	11.7	12.0	11.9	12.1	12.3	12.7	12.5	13.1
HA Affordable Rents																								17.9
Private fair rents	10.1	10.5	11.0	11.1	11.7	12.1	12.9	13.4	14.2	14.4	15.1	15.0	15.6	-	-	-	-	-	-	-	-	-	-	-
All private rents															23.8	25.3	24.0	24.0	24.7	23.8	25.6	24.3	24.7	-

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, Annual Survey of Hours and Earnings, CORE Quarterly Bulletin, Guide to Local Rents, DCLG. Housing association rents from 2004 are sourced direct from CORE general needs dataset and therefore relate to properties newly let during the relevant (financial) year. Local authority rents are from statistical returns to DCLG. Private rent values from 2002 onwards are for all types of letting and are financial year figures from the Family Resources Survey.

- Notes:
1. Local authority average rents relate to all properties in management as at April in each year; guideline rents refer to the financial year.
  2. Housing association rents from 2004 are for financial years and relate to dwellings let in the year only. HA rents for all years exclude service charges.
  3. Private market rents for years prior to 2002/03 are those determined by the Rent Officer when referred for housing benefit purposes.
  4. Private sector rent figures from 2001 onwards are for financial years. The all lettings figures include rents for regulated as well as assured tenancies; but exclude rent-free lettings.
  5. Earnings figures are average earnings for England for all adults in full-time work.