

**Table 86 Rents and earnings in Scotland**

*£ per week*

	1981	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Local authorities:</b>																								
Subsidy assumption			21.30	37.48	38.60	39.38	40.56	41.77	42.61	43.67	44.77	45.88	47.03	49.41	50.65	51.91	54.93	56.30	57.71	59.15	-	-	-	-
Average rent	7.67	11.53	20.91	28.64	31.11	33.60	35.36	36.43	38.05	39.30	40.43	40.89	42.64	44.79	46.23	48.35	50.36	52.83	54.31	56.74	59.02	59.73	64.01	66.11
<b>Housing associations:</b>																								
Fair rents	9.38	18.79	26.37	34.35	36.38	37.15	39.40	40.01	43.00	45.52	47.12	-	-	-	-	-	50.88	54.19	56.00	58.21	61.72	-	-	-
Assured/SST rents			25.72	35.89	37.68	39.51	41.08	41.46	46.27	48.81	50.69	52.14	50.22	50.27	51.76	54.74	57.36	59.83	61.38	64.29	67.68	68.78	71.72	81.14
<b>Private tenants:</b>																								
Fair rents	8.06	15.17	23.53	-	35.67	37.57	40.87	41.70	42.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing benefit rents					55.38	60.00	60.00	63.46	65.00	65.77	69.00	69.23	70.00	75.00	80.00	82.77	-	-	-	-	-	-	-	-
All private rents											78.98	79.72	91.56	96.52	96.46	108.77	104.35	108.41	114.76	123.35	128.09	121.90	117.12	-
Average weekly earnings	122.00	165.80	244.00	313.40	324.90	336.80	350.30	364.90	383.00	404.50	427.00	436.80	459.60	480.80	502.50	512.40	537.70	554.90	569.10	575.00	585.60	600.60	598.90	607.60
<b>Rent as a % earnings:</b>																								
Local authority rents	6.3	7.0	8.6	9.1	9.6	10.0	10.1	10.0	9.9	9.7	9.5	9.4	9.3	9.3	9.2	9.4	9.4	9.5	9.5	9.9	10.1	9.9	10.7	10.9
HA fair rents	7.7	11.3	10.8	11.0	11.2	11.0	11.2	11.0	11.2	11.3	11.0	-	-	-	-	-	9.5	9.8	9.8	10.1	10.5	-	-	-
HA assured/SST rents			10.5	11.5	11.6	11.7	11.7	11.4	12.1	12.1	11.9	11.9	10.9	10.5	10.3	10.7	10.7	10.8	10.8	11.2	11.6	11.5	12.0	13.4
Private fair rents	6.6	9.1	9.6	-	11.0	11.2	11.7	11.4	11.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private benefit rents					17.0	17.8	17.1	17.4	17.0	16.3	16.2	15.8	15.2	15.6	15.9	16.2	-	-	-	-	-	-	-	-
All private rents											18.5	18.3	19.9	20.1	19.2	21.2	19.4	19.5	20.2	21.5	21.9	20.3	19.6	-

Sources: Housing and Construction Statistics, Regional Trends, New Earnings Surveys, Annual Survey of Hours and Earnings, Scottish Government, Communities Scotland, Joint Centre for Scottish Housing Research, Family Resources Survey, Scottish Housing Regulator.

Notes: Rent figures are for financial years (e.g. '2009'=2009/10). Earnings figures are for calendar years. Average local authority rents and the subsidy assumption rent levels (used to calculate Housing Support Grant) refer to the financial year; as from 2007/08 the only local authority receiving Housing Support Grant has been the Shetland Islands Council. The housing association assured and fair rent figures from 1990 to 2007 are derived from SCORE returns and are mean rents inclusive of service charges eligible for housing benefit; from 2008 to 2012 and 2015 they are net rents, from the Scottish Housing Regulator; for 2013 and 2014 they are net rents from SCORE. Earnings figures are average earnings for Scotland for all adults in full-time work. Housing benefit rents are the median appropriate rents for the calendar year. 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 both furnished and unfurnished lettings. The all private rents figures from 2002 are for all lettings (except those that are rent-free) and are for financial years.