

**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	2016	
<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	63.25	65.78	67.60	69.20	
<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	73.35	76.90	78.86	80.27	
<b>Private tenants:</b>																										
Fair rents		15.17	23.53	-	35.67	35.58	41.54	40.38	41.35	44.52	50.58	47.12	50.77	53.85	55.38	60.63	61.54	65.58	70.77	-	-	-	-	-	-	
Housing benefit rents					52.00	55.38	60.00	60.00	63.46	65.00	65.77	69.00	69.23	70.00	75.00	80.00	82.76	84.23	83.08	-	-	-	-	-	-	
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	132.50	140.38	-	
<b>Average weekly earnings</b>	<b>122.00</b>	<b>165.80</b>	<b>244.00</b>	<b>313.40</b>	<b>324.90</b>	<b>336.80</b>	<b>350.30</b>	<b>364.90</b>	<b>383.00</b>	<b>404.50</b>	<b>427.00</b>	<b>436.80</b>	<b>459.60</b>	<b>480.80</b>	<b>502.50</b>	<b>512.40</b>	<b>537.70</b>	<b>554.90</b>	<b>569.10</b>	<b>575.00</b>	<b>585.60</b>	<b>600.60</b>	<b>598.90</b>	<b>607.60</b>	<b>625.10</b>	
<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	10.5	11.0	11.1	11.1	
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	12.2	12.8	13.0	12.8	
Private fair rents	6.6	9.1	9.6	-	11.0	10.6	11.9	11.1	10.8	11.0	11.8	10.8	11.0	11.2	11.0	11.8	11.4	11.8	12.4	-	-	-	-	-	-	
Private benefit rents					16.0	16.4	17.1	16.4	16.6	16.1	15.4	15.8	15.1	14.6	14.9	15.6	15.4	15.2	14.6	-	-	-	-	-	-	
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	22.1	23.1	-	

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 (SCORE), Family Resources Survey, Scottish Housing Regulator (ARC) and Rent Service Scotland.

- Notes:
1. Unless stated otherwise, all rent figures are for financial years (e.g. '2009'=2009/10). Earnings figures are for calendar years and refer to average earnings (including overtime) for all adults in Scotland full-time work.
  2. Up to and including 2012 average local authority rents and the subsidy assumption rent levels used to calculate Housing Support Grant (HSG) came from HRA statistics. From 2007/08, only Shetland Islands Council was in receipt of HSG. From 2013 average local authority rents are derived from the Annual Return on the Charter (ARC) and are inclusive of housing benefit eligible service charges.
  3. From 1990 to 2012 inclusive, average housing association assured and fair rent figures have been derived from SCORE. From 2008 to 2012 rents included housing benefit eligible service charges. From 2013, average housing association rents are derived from ARC and are inclusive of housing benefit eligible service charges. SCORE data on fair rents are not available for 2003 to 2007.
  4. Median-based private sector fair rents and housing benefit rents are for the calendar year and are derived from the Rent Service Scotland data. 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 rent figures from 1996 are for both furnished and unfurnished lettings.
  5. The all private rents figures from 2002 are for all lettings (except those that are rent-free) and are for financial years and are derived from the FRS.