

Table 72 Rents and earnings in England

£ per week

| | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---|
| Local authorities: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subsidy guideline | 8.47 | 16.12 | 23.05 | 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 | 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 | 67.83 | 73.58 | 78.55 | 82.44 | 85.89 | 88.16 | 87.29 | 86.71 | 85.97 | |
| Housing associations: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair rents | 12.52 | 19.75 | 29.94 | 44.46 | 48.25 | 51.35 | 55.29 | 56.65 | 62.73 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assured rents | | | 28.97 | 48.42 | 50.24 | 51.40 | 53.16 | 53.84 | 54.43 | 55.46 | 56.90 | 58.11 | 60.45 | 64.16 | 66.72 | 69.76 | 73.67 | 77.48 | 77.58 | 81.88 | 83.63 | 86.24 | 89.38 | 90.96 | 88.76 | 88.36 | 87.86 | |
| Affordable Rents | | | | | | | | | | | | | | | | | | | | 110.36 | 113.68 | 118.59 | 123.92 | 126.78 | 123.29 | 123.39 | 124.97 | |
| Private tenants: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair rents | 11.18 | 18.11 | 29.21 | 45.63 | 50.71 | 53.69 | 58.75 | 60.77 | 66.52 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Market rents | | | 46.67 | 68.62 | 68.90 | 71.75 | 72.42 | 74.19 | 76.58 | 88.32 | 103.10 | 104.90 | 106.72 | 111.47 | 115.55 | - | - | - | - | 162.69 | 167.07 | 166.15 | 177.23 | 189.23 | 196.62 | 191.31 | 198.00 | |
| All lettings | | | | | | | | | | | 112.31 | 122.17 | 123.48 | 126.85 | 135.12 | 133.27 | 149.89 | 145.59 | 152.14 | 154.64 | 161.05 | 165.15 | 166.99 | - | - | - | - | |
| Average earnings | 110.70 | 172.10 | 266.70 | 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 | 610.10 | 613.90 | 617.90 | 629.50 | 630.50 | 635.80 | 653.80 | 670.80 | 696.10 | |
| Rents as a % earnings: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local authority rents | 7.0 | 9.0 | 8.9 | 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 | 12.0 | 12.7 | 13.1 | 13.6 | 13.9 | 13.4 | 12.9 | 12.4 | |
| HA fair rents | 11.3 | 11.5 | 11.2 | 13.1 | 13.6 | 13.8 | 14.2 | 14.0 | 14.7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| HA assured rents | | | 10.9 | 14.2 | 14.1 | 13.8 | 13.6 | 13.3 | 12.8 | 12.3 | 12.1 | 12.0 | 11.7 | 12.2 | 12.2 | 12.4 | 12.6 | 13.0 | 12.7 | 13.3 | 13.5 | 13.7 | 14.2 | 14.3 | 13.6 | 13.2 | 12.6 | |
| HA Affordable Rents | | | | | | | | | | | | | | | | | | | | 18.0 | 18.4 | 18.8 | 19.6 | 20.2 | 18.9 | 18.4 | 18.0 | |
| Private fair rents | 10.1 | 10.5 | 11.0 | 13.4 | 14.2 | 14.4 | 15.1 | 15.0 | 15.6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Market rents | | | 17.5 | 20.1 | 19.4 | 19.3 | 18.6 | 18.3 | 18.0 | 19.6 | 21.9 | 21.7 | 20.7 | 21.1 | 21.1 | - | - | - | - | 26.6 | 27.0 | 26.4 | 28.1 | 29.8 | 30.1 | 28.5 | 28.4 | |
| All private rents | | | | | | | | | | | 23.8 | 25.3 | 24.0 | 24.0 | 24.7 | 23.8 | 25.6 | 24.3 | 24.9 | 25.2 | 26.1 | 26.2 | 26.5 | - | - | - | - | |

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, CORE data, Guide to Local Rents, MHCLG, Family Resources Survey, Valuation Office Agency.

- 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. Those from 2011 are from the Valuation Office Agency.
 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.