

**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	2019	
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	85.85	85.87	
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	87.96	88.30	
Affordable Rents																				110.36	113.68	118.59	123.92	126.78	123.29	123.39	124.97	126.96	
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	195.00	
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	714.10	
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	12.3	12.0	
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	12.4	
HA Affordable Rents																				18.0	18.4	18.8	19.6	20.2	18.9	18.4	18.0	17.8	
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	27.3	
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.