

Table 78 Rents and earnings in Wales

£ per week

	1981	1985	1990	1991	1992	1993	1994	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			22.98	24.73	27.31	29.12	31.31	33.58	34.50	35.24	36.21	37.47	38.94	40.93	42.36	43.72	45.51	47.59	49.77	52.57	55.82	58.67	60.78	64.18	66.96	70.23	73.18	75.16	76.21	78.12	81.63	83.59	
Average rent	11.43	16.53	23.49	26.44	29.21	31.32	33.44	35.35	37.29	38.68	39.14	40.81	42.01	43.80	43.72	44.89	47.99	50.06	52.80	55.44	58.09	60.78	62.64	66.95	69.96	72.71	75.32	78.57	81.28	84.78	89.48	92.37	
Housing associations:																																	
Fair rents	13.53	18.67	30.08	32.02	34.60	35.37	38.52	40.08	42.71	44.75	46.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Assured rents			30.73	34.64	39.55	42.51	43.43	42.16	42.44	41.87	42.47	43.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
All rents	-	-	-	-	-	-	-	-	-	-	-	-	45.17	46.26	48.07	49.61	51.15	52.99	55.21	58.23	62.06	64.90	66.97	69.56	73.60	76.34	79.35	82.24	84.14	87.24	91.26	93.90	
Private renting:																																	
Unfurnished fair rents	10.10	14.12	23.87	26.65	29.29	31.51	34.08	35.63	39.18	40.57	41.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unfurnished market rents	-	-	35.38	42.25	46.37	51.13	53.92	58.65	57.26	59.04	60.59	58.81	59.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All private rents	-	-	-	-	-	-	-	-	-	-	-	-	-	75.08	73.85	78.45	83.91	109.44	97.09	99.73	104.83	109.04	112.83	114.88	114.87	114.84	117.07	117.51	123.93	126.06	129.64		
Average earnings	119.40	160.30	232.10	252.20	270.90	281.20	291.40	301.30	313.00	330.10	343.90	353.60	368.40	381.80	399.70	414.50	441.70	460.80	476.10	484.10	506.70	515.80	526.40	525.20	530.50	546.60	547.20	560.70	575.80	585.80	597.60	623.70	
Rent as a % earnings:																																	
Local authority rents	9.6	10.3	10.1	10.5	10.8	11.1	11.5	11.7	11.9	11.7	11.4	11.5	11.4	11.5	10.9	10.8	10.9	10.9	11.1	11.5	11.5	11.8	11.9	12.7	13.2	13.3	13.8	14.0	14.1	14.5	15.0	14.8	
HA fair rents	11.3	11.6	13.0	12.7	12.8	12.6	13.2	13.3	13.6	13.6	13.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA assured rents			13.2	13.7	14.6	15.1	14.9	14.0	13.6	12.7	12.3	12.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA all rents	-	-	-	-	-	-	-	-	-	-	-	-	12.3	12.1	12.0	12.0	11.6	11.5	11.6	12.0	12.2	12.6	12.7	13.2	13.9	14.0	14.5	14.7	14.6	14.9	15.3	15.1	
Private fair rents	8.5	8.8	10.3	10.6	10.8	11.2	11.7	11.8	12.5	12.3	12.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unfurnished market rents	-	-	15.2	16.8	17.1	18.2	18.5	19.5	18.3	17.9	17.6	16.6	16.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All private market rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18.8	17.8	17.8	18.2	23.0	20.1	19.7	20.3	20.7	21.5	21.7	21.0	21.0	20.9	20.4	21.2	20.8	20.8	

Sources: Welsh Government, Welsh Housing Statistics, Housing and Construction Statistics, Regional Trends, Rent Officer Statistics, New Earnings Surveys, Annual Survey of Hours and Earnings, Community Housing Cymru.

Notes: 1. Earnings figures are average earnings for Wales for all adults in full-time work.

2. LA and HA rent figures are for financial years.

3. Private rent values from 2002 to 2009 are financial year figures from the Family Resources Survey. From 2010 figures are for calendar years from Rent Officers Wales - Lettings Information Database.