

**Table 85 Rents and earnings in Scotland**

£ per week

	1981	1985	1990	1995	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Local authorities:																				
Subsidy assumption rent			21.30	37.48	42.61	49.41	50.65	51.91	54.93	56.30	57.71	59.15	-	-	-	-	-	-	-	-
Average rent	7.67	11.53	20.91	28.64	38.05	44.79	46.23	48.35	50.36	52.83	54.31	56.74	59.02	63.25	65.98	67.45	70.21	70.36	74.30	75.44
Housing associations:																				
Fair rents	9.38	18.79	26.37	34.35	43.00	-	-	-	50.88	54.19	56.00	58.21	61.72	-	-	-	-	-	-	-
Assured/SST rents			25.72	35.89	46.27	50.27	51.76	54.74	57.36	59.83	61.38	64.29	67.68	73.35	79.17	80.99	82.85	84.27	86.93	87.98
Private tenants:																				
Fair rents		15.17	23.53	-	41.35	53.85	55.38	60.63	61.54	65.58	70.77	-	-	-	-	-	-	-	-	-
Market rents											132.74	136.63	137.71	142.42	150.03	153.12	151.75	154.43	158.68	162.77
All private rents						96.52	96.46	108.77	104.35	108.41	66.54	104.87	107.94	108.00	104.00	107.00	112.00	115.00	121.00	-
Average weekly (mean) earnings	122.00	165.80	244.00	313.40	383.00	480.80	502.50	512.40	537.70	554.90	568.80	571.90	585.60	600.60	598.90	607.60	625.10	638.00	657.70	675.10
Rent as a % of earnings:																				
Local authority rents	6.3	7.0	8.6	9.1	9.9	9.3	9.2	9.4	9.4	9.5	9.5	9.9	10.1	10.5	11.0	11.1	11.2	11.0	11.3	11.2
HA fair rents	7.7	11.3	10.8	11.0	11.2	-	-	-	9.5	9.8	9.8	10.2	10.5	-	-	-	-	-	-	-
HA assured/SST rents			10.5	11.5	12.1	10.5	10.3	10.7	10.7	10.8	10.8	11.2	11.6	12.2	13.2	13.3	13.3	13.2	13.2	13.0
Private fair rents	6.6	9.1	9.6	-	10.8	11.2	11.0	11.8	11.4	11.8	12.4	-	-	-	-	-	-	-	-	-
Private benefit rents					16.6	14.6	14.9	15.6	15.4	15.2	23.3	23.9	23.5	23.7	25.1	25.2	24.3	24.2	24.1	24.1
All private rents					-	20.1	19.2	21.2	19.4	19.5	11.7	18.3	18.4	18.0	17.4	17.6	17.9	18.0	18.4	-

Sources: Scottish Government HRA and Private Sector Rent Statistics Bulletins, Regional Trends, SCORE, Scottish Housing Regulator (ARC), Rent Service Scotland, Family Resources Survey, New Earnings Surveys and Annual Survey of Hours and Earnings.

- 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 2012 average local authority rents and the subsidy assumption rent levels used to calculate Housing Support Grant (HSG) came from HRA statistics. From 2013 average local authority rents are derived from the Annual Return on the Charter (ARC) and are for self-contained units and inclusive of housing benefit eligible service charges. From 2007/08, only Shetland Islands Council was in receipt of HSG.
  3. Average housing association rents from 1990 to 2012 are based on assured and fair rent figures derived from SCORE. Between 2008 and 2012 these rents included housing benefit eligible service charges. From 2013, average housing association rents are derived from ARC and are for self-contained units and 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 are for the calendar year and are derived from the Rent Service Scotland data. Figures are not available for 1994 or 1995. Figures prior to 1994 are for unfurnished lettings only whilst figures from 1996 are for both furnished and unfurnished lettings.
  5. Private market rents for years prior to 2010 are those determined by the Rent Officer when referred for housing benefit purposes. Those from 2010 are estimates derived from the Rent Service Scotland market evidence database and are for the year to the end of September.
  6. The all private rents figures from 2002 are derived from the FRS and are for all lettings, other than rent-free.