

Table 78 Rents and earnings in Wales

£ per week

	1981	1985	1990	1995	2000	2005	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	
Local authorities:																				
Subsidy guideline			22.98	33.58	38.94	47.59	64.18	66.96	70.23	73.18	75.16	76.21	78.12	81.63	83.59	85.85	87.14	89.84	–	
Average rent	11.43	16.53	23.49	35.35	42.01	50.06	62.64	66.61	69.6	72.58	75.19	78.44	81.15	84.65	89.35	92.26	95.06	96.45	99.2	
Housing associations:																				
Fair rents	13.53	18.67	30.08	40.08	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Assured rents			30.73	42.16	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
All rents	–	–	–	–	45.17	52.99	66.97	69.62	73.69	76.18	79.16	82.05	83.93	87.10	91.15	93.81	–	98.01	100.93	
Private renting:																				
Unfurnished fair rents	10.10	14.12	23.87	35.63	–	–	98.00	110.00	104.00	100.00	110.00	100.00	105.00	109.00	104.00	–	–	–	–	
Market rents	–	–	35.38	58.65	59.65	83.91	112.83	114.23	114.23	111.46	114.23	114.23	115.38	117.69	121.15	125.77	126.92	129.23	141.97	
All private rents	–	–	–	–	–	–	98.00	110.00	104.00	100.00	110.00	100.00	105.00	109.00	104.00	109.00	121.00	114.00	–	
Average earnings	119.40	160.30	232.10	301.30	368.40	460.80	525.20	530.60	546.60	547.20	560.70	575.80	585.80	597.60	623.70	616.80	638.60	675.50	722.70	
Rent as a % earnings:																				
Local authority rents	9.6	10.3	10.1	11.7	11.4	10.9	11.9	12.6	12.7	13.3	13.4	13.6	13.9	14.2	14.3	15.0	14.9	14.3	13.7	
HA fair rents	11.3	11.6	13.0	13.3	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
HA assured rents			13.2	14.0	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
HA all rents	–	–	–	–	12.3	11.5	12.8	13.1	13.5	13.9	14.1	14.2	14.3	14.6	14.6	15.2	–	14.5	14.0	
Private fair rents	8.5	8.8	10.3	11.8	–	–	18.7	20.7	19.0	18.3	19.6	17.4	17.9	18.2	16.7	–	–	–	–	
Private market rents	–	–	15.2	19.5	16.2	18.2	21.5	21.5	20.9	20.4	20.4	19.8	19.7	19.7	19.4	20.4	19.9	19.1	19.6	
All private rents	–	–	–	–	–	–	18.7	20.7	19.0	18.3	19.6	17.4	17.9	18.2	16.7	17.7	18.9	16.9	–	

Sources: Welsh Government, Welsh Housing Statistics, Ad-hoc PRS rents table, 2022/23, Housing and Construction Statistics, Regional Trends, New Earnings Surveys, Annual Survey of Hours and Earnings and Table 54.

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

2. LA and HA rent figures are for self-contained stock and are for financial years. The subsidy (target) rents are currently suspended and their future is not currently known.

3. Market rents to 2000 are for unfurnished lets and are for financial years. From 2010 and 2020 figures are for calendar years and are derived from the Rent Officers Wales – Lettings Information Database.

Figures from 2010/11 are from ONS analysis of this database. Figures for 2022/23 are provisional and were derived from an ad-hoc request published in November 2023.

4. The 'all private rents' figures from 2002 are derived from the FRS and are for all lettings, including rent-free. These figures, especially for 2020/21 and 2021/22 should be treated with caution and viewed as illustrative only due to the small sample achieved.