

**Table 37a Average incomes of household representative in UK by tenure**

*£ per week (nominal)*

| Tenure               | 1972 | 1976 | 1980 | 1984 | 1988 | 1992 | 1996 | 2000 | 2004 | 2008 | 2010 | 2012 | 2014 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Owners:</b>       |      |      |      |      |      |      |      |      |      |      |      |      |      |         |         |         |         |         |         |         |         |
| Outright owner       | 25   | 59   | 81   | 107  | 157  | 194  | 225  | 281  | 367  | 440  | 461  | 456  | 484  | 662     | 672     | 668     | 684     | 697     | 694     | 708     | 728     |
| With mortgage        | 39   | 96   | 142  | 195  | 267  | 320  | 380  | 461  | 555  | 643  | 681  | 722  | 756  | 713     | 714     | 729     | 741     | 746     | 789     | 786     | 811     |
| <b>Tenants:</b>      |      |      |      |      |      |      |      |      |      |      |      |      |      |         |         |         |         |         |         |         |         |
| Local authority      | 22   | 58   | 68   | 76   | 93   | 110  | 131  | 140  | 178  | 203  | 222  | 224  | 246  | 480     | 477     | 485     | 497     | 506     | 482     | 523     | 542     |
| Housing association  | –    | 54   | 66   | 88   | 94   | 120  | 145  | 164  | 203  | 201  | 247  | 235  | 267  | 487     | 497     | 510     | 506     | 538     | 523     | 564     | 588     |
| Private, unfurnished | 19   | 48   | 60   | 77   | 110  | 149  | 223  | 262  | 406  | 398  | 404  | 457  | 480  | 585     | 590     | 594     | 606     | 612     | 660     | 647     | 680     |
| Private, furnished   | 21   | 57   | 87   | 89   | 161  | 170  | 222  | 333  | 260  | 418  | 451  | 398  | 446  | 646     | 605     | 626     | 635     | 663     | 720     | 679     | 692     |

Sources: ONS General Household Surveys 1972 to 2006, General Lifestyle Survey 2008; Living Costs and Food Survey (LCF) 2009-14, Family Resources Study from 2015/16 (author's derived estimates).

- Notes:
1. Income figures are averages for usual gross income of the household reference person (HRP). Since 2000, the HRP has been the highest-earning householder and not the male householder, resulting in some discontinuity in the series.
  2. FRS figures are for financial year and are for the UK whereas LCF and earlier data are for GB household reference persons, creating further discontinuity.
  3. Local authority tenants includes new town and other public sector tenants.
  4. LCF income estimates for 2010 to 2014 exclude receipt of housing benefit or council tax benefit (rent rebate in Northern Ireland).
  5. Figures for 2020/21 and 2021/22 are based a smaller sample and different methodology as a result of the pandemic and should be treated with caution.

**Table 37b Average incomes of household representative by tenure in real terms, UK**

*£ per week (real terms)*

| Tenure               | 1972 | 1976 | 1980 | 1984 | 1988 | 1992 | 1996 | 2000 | 2004  | 2008  | 2010  | 2012  | 2014  | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|----------------------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Owners:</b>       |      |      |      |      |      |      |      |      |       |       |       |       |       |         |         |         |         |         |         |         |         |
| Outright owner       | 392  | 504  | 412  | 408  | 500  | 477  | 501  | 562  | 669   | 697   | 702   | 639   | 643   | 857     | 839     | 808     | 806     | 810     | 775     | 708     | 728     |
| With mortgage        | 611  | 820  | 723  | 744  | 850  | 786  | 847  | 921  | 1,012 | 1,019 | 1,037 | 1,012 | 1,005 | 922     | 892     | 881     | 874     | 866     | 880     | 786     | 811     |
| <b>Tenants:</b>      |      |      |      |      |      |      |      |      |       |       |       |       |       |         |         |         |         |         |         |         |         |
| Local authority      | 345  | 496  | 346  | 290  | 296  | 270  | 292  | 280  | 324   | 322   | 338   | 314   | 327   | 621     | 596     | 586     | 586     | 587     | 538     | 523     | 542     |
| Housing association  | –    | 461  | 336  | 336  | 299  | 295  | 323  | 328  | 370   | 318   | 376   | 329   | 355   | 630     | 621     | 616     | 597     | 625     | 584     | 564     | 588     |
| Private, unfurnished | 298  | 410  | 305  | 294  | 350  | 366  | 497  | 524  | 740   | 631   | 615   | 641   | 638   | 757     | 736     | 717     | 714     | 710     | 736     | 647     | 680     |
| Private, furnished   | 329  | 487  | 443  | 340  | 513  | 418  | 495  | 666  | 474   | 662   | 687   | 558   | 593   | 836     | 756     | 756     | 749     | 770     | 804     | 679     | 692     |

Sources: See Table 37a.

Notes: 1. See Table 37a.

2. Incomes are adjusted to 2022/23 levels using the composite price index (also known as RPI) as it covers the entirety of the period from 1972, unlike the CPI and CPIH.