

**Table 55a The UKHR Private Rents Affordability Index by country and region**

*Index: 2013/14=100*

Country/Region	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
North East	100	99.2	99.5	106.7	87.3	99.7	87.9	100.6	85.5	84.1
North West	100	103.9	100.7	95.5	97.5	107.8	96.2	103.8	96.0	90.2
Yorkshire and The Humber	100	98.9	93.9	92.6	88.6	95.3	96.7	95.0	84.2	88.4
East Midlands	100	104.8	97.1	90.5	97.6	100.8	107.5	104.4	100.7	101.9
West Midlands	100	102.9	110.2	106.7	98.3	107.2	101.3	96.6	111.7	109.7
East	100	112.8	107.5	102.9	104.4	111.4	104.5	105.1	113.0	99.9
London	100	101.3	109.3	95.5	95.4	119.5	104.8	98.7	104.5	96.8
South East	100	99.8	107.6	99.9	105.9	107.5	103.4	108.6	102.7	93.8
South West	100	91.4	95.7	102.1	91.7	90.3	92.6	104.2	90.4	89.4
England	100	102.2	101.6	99.1	96.8	103.9	98.9	105.3	98.6	98.9
Wales	100	104.8	99.0	100.7	101.3	99.6	97.5	116.7	97.9	92.8
Scotland	100	97.0	92.9	97.2	105.4	98.5	91.6	89.9	94.3	80.1
Northern Ireland	100	101.7	101.2	98.2	101.6	98.2	92.8	99.2	99.4	104.0
UK	100	99.0	101.7	100.4	99.8	102.6	98.3	105.8	101.6	95.1

Source: DWP Family Resources Survey 2022/23 and previous edition and UKHR analysis of FRS dataset from 2013/14 to 2023/24.

Notes: 1. The index measures change in the affordability ratio: median private rent to gross median household income – unequivalised – of all households where one or more adults is in full-time work since 2013/14. A number above 100 indicates affordability has tightened while a lower number indicates affordability has eased. The underlying ratios and associated data considerations are reported in Table 55b.

2. The index currently draws on median private rents reported in Table 54b. The intention is to revise the index during 2025 by drawing on PIPR market-orientated rents as per Table 54c.

3. Sub-national FRS estimates are subject to greater margins of sampling error but this level of uncertainty has increased in recent years. In particular, the 2020/21 FRS sample was around half the typical achieved sample prior to the Covid-19 pandemic. The index and underpinning affordability ratios should therefore be treated as illustrative only.

**Table 55b Private rents as a percentage of income of households in work by country and region**

Percentages

Country/Region	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
North East	13.2	13.1	13.1	14.1	11.5	13.1	11.6	13.3	11.3	11.1
North West	13.6	14.1	13.7	13.0	13.2	14.6	13.1	14.1	13.0	12.2
Yorkshire and The Humber	13.6	13.5	12.8	12.6	12.1	13.0	13.2	12.9	11.5	12.0
East Midlands	13.3	14.0	13.0	12.1	13.0	13.4	14.3	13.9	13.4	13.6
West Midlands	14.0	14.4	15.4	14.9	13.8	15.0	14.2	13.5	15.7	15.4
East	14.6	16.5	15.7	15.0	15.2	16.3	15.3	15.4	16.5	14.6
London	21.0	21.3	23.0	20.1	20.0	25.1	22.0	20.7	22.0	20.3
South East	16.2	16.2	17.4	16.2	17.2	17.4	16.8	17.6	16.6	15.2
South West	16.9	15.4	16.1	17.2	15.5	15.2	15.6	17.6	15.2	15.1
England	15.0	15.3	15.2	14.8	14.5	15.6	14.8	15.8	14.8	14.8
Wales	12.7	13.3	12.6	12.8	12.9	12.7	12.4	14.8	12.4	11.8
Scotland	12.8	12.5	11.9	12.5	13.5	12.7	11.8	11.5	12.1	10.3
Northern Ireland	11.5	11.7	11.6	11.3	11.7	11.3	10.7	11.4	11.5	12.0
UK	14.5	14.4	14.7	14.5	14.5	14.9	14.3	15.3	14.7	13.8

Sources: See table 55a.

- Notes:
1. The affordability ratios show the proportion of gross weekly income of households in all tenures where at least one person is in full-time work that is equivalent to the weekly private rent.
  2. Private rents used for this table are based on FRS figures for all private rents reported in Table 54b and include properties not available for letting on the open market.
  3. Median gross household incomes for households with at least one person in full-time work are derived from the FRS and are based on three-year rolling averages.
  4. A limitation of these affordability ratios is that no adjustment is made for property or household size.
  5. Numbers of FRS private rental respondents for several countries and regions are modest, meaning that the findings may be subject to greater sampling error.
  6. Caution should be exercised in using the 2020/21 results, especially if comparing with previous years. The 2020/21 FRS sampled just over 10,000 households, around half the typical sample size.
  7. In the absence of detailed and consistent data on private rents (both total stock and for the flow of new lettings) across the UK, the affordability ratios use survey-based rent and income data, both of which are subject to a margin of error, especially below UK level, and should be treated as indicative of rental affordability.

Table 55c **All private rents as a percentage of income of households that rent privately**

Percent

Country/Region	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
North East	24.5	21.4	24.8	23.4	23.6	23.9	23.8	22.1	22.8	21.0	20.4
North West	27.0	22.6	23.2	25.1	21.6	22.1	20.4	20.4	21.9	22.8	23.0
Yorkshire and The Humber	21.4	22.6	23.4	20.6	22.9	22.6	22.4	20.4	26.9	18.9	19.5
East Midlands	24.2	24.4	21.1	21.6	21.6	21.6	18.6	21.3	19.0	21.5	23.1
West Midlands	25.2	24.7	24.7	23.7	22.6	21.9	23.5	21.2	18.4	25.8	21.0
East	23.8	23.5	23.3	25.9	23.3	23.9	22.8	22.7	22.5	22.4	21.6
London	32.5	33.0	32.5	33.9	33.5	33.1	34.0	31.6	34.7	30.8	28.1
South East	26.7	26.1	25.3	25.9	25.3	26.9	27.5	25.8	27.0	26.1	24.2
South West	24.1	24.1	24.9	24.2	24.3	25.6	24.1	22.8	23.0	24.4	20.7
England	24.8	24.1	24.0	24.2	23.2	23.2	22.6	21.7	23.8	22.2	22.0
Wales	28.3	24.4	26.0	25.0	24.3	22.0	22.3	20.8	22.3	20.7	21.9
Scotland	-	-	-	-	-	-	-	-	-	-	19.0
Northern Ireland	22.9	21.7	19.7	19.4	18.8	17.8	18.5	16.5	18.5	17.3	21.4
UK	-	-	-	23.8	22.7	23.1	22.2	20.6	24.3	23.7	22.0

Sources: See Table 55a.

- Notes:
1. The affordability ratio shows the proportion of gross weekly household income of private renters that is equivalent to the weekly private rent.
  2. Median rents data used to calculate these affordability ratios are derived from the FRS and are reported in Table 54b; they include properties that are not available for rent on the open market.
  3. Median household incomes are derived from the FRS and are for gross weekly household income for private renters (furnished, unfurnished, rent-free or squatting) and are based on 3-year rolling averages.
  4. For further discussion of the limits of the data and these affordability ratios refer to notes for Table 55 a-b.