

Table 72 Rents and earnings in England

£ per week

	1980	1990	2000	2005/06	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	2023/24	
Local authorities:																			
Subsidy guideline		23.05	39.28	50.89	71.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Average rent	7.70	23.74	45.62	55.27	67.83	73.58	78.61	82.64	86.29	88.16	87.37	86.71	85.85	85.56	88.17	89.69	93.10	99.75	
Housing associations:																			
Fair rents	12.52	29.94	62.73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Social rents		28.97	56.52	64.32	78.28	83.21	88.41	92.30	95.89	97.84	96.61	95.59	95.12	94.25	96.60	98.05	102.15	109.50	
Affordable Rents			-	-	-	110.36	113.68	118.59	124.34	128.60	127.95	127.80	128.05	128.62	133.31	136.72	143.81	154.42	
Private tenancies:																			
Fair rents	11.18	29.21	66.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market rents		46.67	76.58	111.47	-	-	210.92	214.62	218.77	226.62	234.69	237.46	240.69	245.77	248.31	254.54	269.08	291.46	
All private lettings				-	123.00	129.00	137.00	133.00	137.00	138.00	138.00	141.00	146.00	150.00	155.00	156.00	175.00	-	
Average earnings	110.70	266.70	426.20	411.30	610.10	613.90	617.90	629.40	630.50	635.80	653.80	670.80	696.10	714.10	720.10	737.70	768.90	819.30	
Rents as a % earnings:																			
Local authority rents	7.0	8.9	10.7	13.4	11.1	12.0	12.7	13.1	13.7	13.9	13.4	12.9	12.3	12.0	12.2	12.2	12.1	12.2	
HA fair rents	11.3	11.2	14.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA social rents		10.9	13.3	15.6	12.8	13.6	14.3	14.7	15.2	15.4	14.8	14.3	13.7	13.2	13.4	13.3	13.3	13.4	
HA Affordable Rents						18.0	18.4	18.8	19.7	20.2	19.6	19.1	18.4	18.0	18.5	18.5	18.7	18.8	
Private fair rents	10.1	11.0	15.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market rents		17.5	18.0	21.1	-	-	34.1	34.1	34.7	35.6	35.9	35.4	34.6	34.4	34.5	34.5	35.0	35.6	
All private rents				24.0	24.9	21.0	22.2	21.1	21.7	21.7	21.1	21.0	21.0	21.0	21.5	21.1	22.8	-	

Sources: MHCLG (and predecessors), Live tables 702 and 704, ONS Family Resources Survey, ONS Annual Survey of Hours and Earnings, ONS Private rental market summary statistics in England and UKHR Table 54.

Notes: 1. Local authority average social rents relate to all properties in management as at April in each year. Guideline rents refer to the financial year.

2. Housing association rents from 2004 are for financial years and prior to 1997 relate to dwellings let during the year only. HA social rents (but not Affordable Rents) for all years exclude service charges.

3. Private market rents for years prior to 2012/13 are those determined by the Rent Officer when referred for housing benefit purposes or reported by the Valuation Office Agency, and are indicative only.

4. Private market rent figures from 2011/12 onwards are for financial years and are based on those reported in Table 54c.

5. The all private rent figures from 2007/08 are FRS-based median rents reported in Table 54b and include private lettings where sub-market, little or no rent is payable.

6. Earnings figures are average earnings for England for all adults in full-time work.