

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	2024/25
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	107.88
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	118.15
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	168.10
Private tenants:																			
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	291.69	317.31
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	179.00	-
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	879.80
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	12.3
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	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	19.1
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	36.1
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	21.85	-

Sources: ONS Annual Survey of Hours and Earnings and UKHR Tables 54 and 73.

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. The local authority average rents are based on those reported in UKHR Table 73a.

3. 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.

4. Housing association assured rents are based on those reported in UKHR Table 73c and Affordable Rents are based on UKHR Table 74b.

5. 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.

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

7. The all private rent figures from 2007/08 are FRS based median rents reported in UKHR Table 54b and include private lettings where rents are below market levels, including cases where little or no rent is payable.

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