

Table 55a The UKHR Private Rents Affordability Index by country and region, 2013/14-2023/24

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	2023/24
North East	100	99.2	99.5	106.7	87.3	99.7	87.9	100.6	85.5	87.1	89.9
North West	100	103.9	100.7	95.5	97.5	107.8	96.2	103.8	96.0	92.3	91.8
Yorkshire and The Humber	100	98.9	93.9	92.6	88.6	95.3	96.7	95.0	84.2	91.2	90.7
East Midlands	100	104.8	97.1	90.5	97.6	100.8	107.5	104.4	100.7	104.5	105.8
West Midlands	100	102.9	110.2	106.7	98.3	107.2	101.3	96.6	111.7	113.4	97.7
East	100	112.8	107.5	102.9	104.4	111.4	104.5	105.1	113.0	103.1	102.2
London	100	101.3	109.3	95.5	95.4	119.5	104.8	98.7	104.5	98.7	97.5
South East	100	99.8	107.6	99.9	105.9	107.5	103.4	108.6	102.7	95.5	100.3
South West	100	91.4	95.7	102.1	91.7	90.3	92.6	104.2	90.4	92.0	96.7
England	100	102.2	101.6	99.1	96.8	103.9	98.9	105.3	98.6	102.3	99.2
Wales	100	104.8	99.0	100.7	101.3	99.6	97.5	116.7	97.9	100.0	99.7
Scotland	100	97.0	92.9	97.2	105.4	98.5	91.6	89.9	94.3	83.1	89.3
Northern Ireland	100	101.7	101.2	98.2	101.6	98.2	92.8	99.2	99.4	111.4	107.8
UK	100	99.0	101.7	100.4	99.8	102.6	98.3	105.8	101.6	99.9	100.1

Source: DWP Family Resources Survey 2023/24 Table 3.8 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. Median private rents are drawn from Table 54b.
 3. Three-year rolling median incomes are used to 2021/22 and single-year medians from 2022/23. Figures from 2022/23 are therefore not directly comparable with earlier years.
 4. 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, particularly at the sub-national level, where the number of FRS private rental respondents can be modest. The index and underpinning affordability ratios should therefore be treated as illustrative only.
 5. 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.
 6. Methodological revisions were planned for Winter 2024/25, including the use of PIPR rent data and the application of three-year rolling median incomes throughout. Figures will therefore be subject to revision at that point.