

Table 85 Rents and earnings in Scotland

£ per week

	1981	1990	2000	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	20017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Local authorities:																			
Subsidy assumption rent		21.30	42.61	49.41	57.71	59.15	–	–	–	–	–	–	–	–	–	–	–	–	–
Average rent	7.67	20.91	38.05	44.79	54.31	56.74	59.02	63.25	65.98	67.45	70.21	70.36	74.30	75.44	78.10	79.70	81.05	84.20	89.17
Housing associations:																			
Fair rents	9.38	26.37	43.00	–	56.00	58.21	61.72	–	–	–	–	–	–	–	–	–	–	–	–
Assured /SST rents		25.72	46.27	50.27	61.38	64.29	67.68	73.35	79.17	80.99	82.85	84.27	86.93	87.98	87.98	91.52	94.57	99.72	106.43
Private rents																			
Fair rents		23.53	41.35	53.85	70.77	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Market rents			63.46	70.00	140.50	141.50	149.54	152.08	155.31	158.54	160.62	164.77	168.00	172.85	174.92	180.92	194.77	216.23	229.85
All private rents				96.52	101.00	114.00	115.00	108.00	104.00	107.00	112.00	115.00	115.00	115.00	108.00	115.00	114.00	133.00	–
Average weekly earnings	122.00	244.00	383.00	479.40	568.80	571.90	585.60	600.60	598.90	607.60	625.10	638.00	657.70	675.10	687.40	701.50	733.80	812.50	840.50
Rent as a % earnings:																			
Local authority rents	6.3	8.6	9.9	9.3	9.5	9.9	10.1	10.5	11.0	11.1	11.2	11.0	11.3	11.2	11.4	11.4	11.0	10.4	10.6
HA fair rents	7.7	10.8	11.2	–	10.1	10.2	10.5	–	–	–	–	–	–	–	–	–	–	–	–
HA assured/SST rents		10.5	12.1	10.5	11.1	11.2	11.6	12.2	13.2	13.3	13.3	13.2	13.2	13.0	12.8	13.0	12.9	12.3	12.7
Private fair rents	6.6	9.6	10.8	11.2	12.8	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Private benefit rents			16.6	14.6	24.4	24.7	25.5	25.3	25.9	26.1	25.7	25.8	25.5	25.6	25.4	25.8	26.5	26.6	27.3
All private rents				20.1	19.3	19.9	19.6	18.0	17.4	17.6	17.9	18.0	17.5	17.0	15.7	16.4	15.5	16.4	–

Sources: Scottish Government Housing Revenue Account Statistics, Private Sector Rent Statistics Bulletins, Scottish Housing Regulator Charter data (before 2014 Annual Statistical Return and SCORE), DWP Family Resources Survey, ONS Annual Survey of Hours and Earnings, and UKHR Tables 54b and 54c.

- Notes:
1. Unless stated otherwise, all rent figures are for financial years. Earnings figures are for calendar years and refer to average earnings (including overtime) for all adults in Scotland in full-time work.
 2. Up to 2012 average local authority rents and the subsidy assumption rent levels used to calculate Housing Support Grant (HSG) came from HRA statistics. From 2013 average local authority rents are derived from the Annual Return on the Charter (ARC) and are for self-contained units and inclusive of housing benefit eligible service charges. From 2007/08, only Shetland Islands Council was in receipt of HSG.
 3. Average housing association rents from 1990 to 2012 are based on assured and fair rent figures derived from SCORE. Between 2008 and 2012 these rents included housing benefit eligible service charges. From 2013, average housing association rents are derived from ARC and are for self-contained units and inclusive of housing benefit eligible service charges. SCORE data on fair rents are not available for 2003 to 2007.
 4. Median-based private sector fair rents are for the calendar year and are derived from the Rent Service Scotland data. Figures are not available for 1994 or 1995. Figures prior to 1994 are for unfurnished lettings only whilst figures from 1996 are for both furnished and unfurnished lettings.
 5. Private market rents for years prior to 2010 are those determined by the Rent Officer when referred for housing benefit purposes. Those from 2010/11 and 2011/12 are estimates derived from the Rent Service Scotland market evidence database and are for the year to the end of September. Those from 2012/13 are as reported in UKHR Table 54c.
 6. The all private rents figures from 2002 are from UKHR Table 54b, derived from the FRS. These figures, especially for 2020/21 and 2021/22, should be treated with caution and viewed as illustrative due to the relatively small sample achieved.