

Table 88 Rents and earnings in Northern Ireland

£ per wee

Year	1981/82	1986/87	1990/91	1995/96	2000/01	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	
Average rent per week (£)																						
Northern Ireland Housing Executive	10.06	14.78	21.13	31.56	39.18	45.73	52.76	54.73	58.76	60.88	63.46	66.60	66.61	66.60	66.59	66.59	68.39	69.41	69.41	74.22	82.05	
Housing associations:																						
Net of service charges	-	-	-	-	-	-	63.06	66.69	70.47	73.81	76.73	80.46	-	-	-	-	-	-	-	-	-	
Gross of service charges	-	-	-	30.90	44.12	61.87	81.69	86.11	90.67	94.13	97.99	101.71	-	-	91.62	94.74	96.2	97.20	100.97	100.84	-	
All social rent	-	-	-	-	-	-	-	-	-	-	73.00	74.00	75.00	77.00	78.00	81.00	80.00	82.00	89.00	94.00	-	
Private rent																						
Market rents												121.15	121.15	124.15	126.92	132.69	137.31	144.23	150.00	-	-	
All private rents					82.71	79.38	92.00	92.00	95.00	92.00	92.00	94.00	97.00	96.00	97.00	101.00	111.00	105.00	129.00	132.00	-	
Average earnings (£)	114.30	161.00	225.60	300.20	360.40	450.70	510.10	526.30	535.70	540.90	537.60	553.90	574.70	586.50	597.50	617.00	608.20	650.00	692.40	739.10	764.90	
Rent as a % earnings																						
Northern Ireland Housing Executive	8.8	9.2	9.4	10.5	10.9	10.1	10.3	10.4	11.0	11.3	11.8	12.0	11.6	11.4	11.1	10.8	11.2	10.7	10.0	10.0	10.7	
Housing associations:																						
Net of service charges	-	-	-	-	-	-	-	12.7	13.2	13.6	14.3	14.5	-	-	-	-	-	-	-	-	-	
Gross of service charges	-	-	-	10.3	12.2	13.7	16.0	16.4	16.9	17.4	18.2	18.4	-	-	15.3	15.4	15.8	15.0	14.6	13.6	-	
All social rent	-	-	-	-	-	-	-	-	-	-	13.6	13.4	13.1	13.1	13.1	13.1	13.2	12.6	12.9	12.7	-	
Private rents																						
Market rents												21.9	21.1	21.2	21.2	21.5	22.6	22.2	21.7	-	-	
All private rents					22.9	17.6	18.0	17.5	17.7	17.0	17.1	17.0	16.9	16.4	16.2	16.4	18.3	16.2	18.6	17.9	-	

Sources: Northern Ireland Executive NI Housing Statistics, DWP Family Resources Survey, ONS Northern Ireland New Earnings Surveys, and ONS Annual Survey of Hours and Earnings.

Notes: 1. Earnings figures are average Northern Ireland full-time earnings. Figures up to 1997/98 come from the New Earnings Survey, subsequent figures come from the Annual Survey of Hours and Earnings. The figures include overtime from 2002 onwards.

2. NIHE rents are net rents (i.e. exclude service charges and rates), are for December of the year and are based on occupied and short-term vacant dwellings.

3. Housing association gross rent figures prior to 2016/17 include rates as well as service charges; from 2010/11 to 2015/16 rents are also shown net of rates and service charges. Rents data for 2016/17 and 2017/18 are not available. Rents data from 2018/19 onwards are for general needs stock only and are inclusive of service charges but exclude rates.

4. Social rent refers to the median rent (rounded) for both NIHE and housing association dwellings. The data are drawn from the Family Resources Survey.

5. All private rents figures are from the Family Resources Survey as reported in UKHR Table 54b. PRS market rents figures are produced by the ONS.

6. Due to the small sample size, both the FRS based social and private rent figures should be treated with caution and are considered illustrative only.