

The rent trap and
the fading dream of
owning a home

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Shelter

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Stuck in the rent trap – the context

More than 8.5 million people in England now rent from a private landlord¹ – more than at any stage since the 1970s. Renting is increasingly the new normal – the only realistic option for a rapidly growing number of ordinary hard working families up and down the country who cannot afford to buy a home of their own or access social housing.

The growth of renting – up 69% in the last 10 years² – is not a reflection of changing lifestyle choices: some 55% of renters want to own a home but think they will never be able to afford it.³

The idea of Britain as a nation of homeowners is slipping away. In ten years, the proportion of 25 – 34 year olds with a mortgage has dropped by almost a third.⁴ What was once a realistic aspiration for people working hard and saving is becoming a pipe dream.

Renting was once a short stopgap while people saved up a deposit to get a mortgage on their first home. Shelter's new analysis shows how much the tables have turned for Generation Rent. Our analysis looks at how much they pay in rent, how rapidly their rent is rising, and their diminishing ability to put money aside for a deposit.

The research – based on Government data and initial findings from the biggest survey of renters ever conducted in England – uncovers the depressing reality that, as the rent trap grows, owning a home is becoming a fading hope for a generation of ordinary families.

The high and rising cost of renting

Renting is expensive. The average rent on a home is more costly than paying a mortgage in every region of England, even after accounting for homeowners' repair and maintenance costs.⁵ Government statistics show that renters pay an average of £75 more a month than people with a mortgage, yet renters typically earn less than home owners.⁶ The notion that renting is a cheaper alternative to buying is out of touch with the current reality.

Already high rents are rising, and rapidly in many places. Over the last year, rents rose in 83% of areas across the country. Average rents are up by £300 on last year. This comes at a time when there is 0.0% wage inflation across the board.⁷

The cost of renting is increasing because of a shortage of homes. The more people who have no choice but to rent, the more pressure there is on the rental market, and the more rents go up.

Some areas have particularly high demand for rented homes – often where there is a better chance of getting a job. There is a direct correlation between high rents and strong local economies⁸, meaning people are often

1 Department for Communities and Local Government, 2012. English Housing Survey 2010-11.

2 Ibid.

3 YouGov Survey commissioned by Shelter, fieldwork 16th November to 10th December 2012. Sample size 4,327 private renters.

4 Department for Communities and Local Government, 2012. English Housing Survey 2010-11.

5 Halifax, 2012. Buying vs Renting Review 2012.

6 Department for Communities and Local Government, 2012. English Housing Survey 2010-11.

7 Office for National Statistics, 2012. Labour Market Statistics April 2012.

8 Shelter, 2012. Homes Fit for Families.

faced with perverse disincentives to seek out work if they find that the cost of doing so is high rents that soak up any additional income.

High rents leave little left over to save

The cost of renting leaves many in a rent trap – every year that their rent goes up higher than their wages, their ability to put money aside for a future home of their own is diminished.

“Our rent went up £70 a week – it’s an outrageous amount of money. We’ll never save enough to put down a deposit.”

Mark, Balham⁹

Shelter’s survey of 4,300 renters across England found that almost a third of renters say they have nothing left over each month after paying for essentials.

Renting families on average have £179 a month after paying rent and other essentials. But more than half of renting families have £50 or less leftover.¹⁰ Many will have little leftover from their pay packet for school supplies and building a buffer for any unexpected bills or illness.

The high cost of renting makes it impossible for many people to save up money for a deposit to buy a home. Some 81% of renting families say they are able to save £50 or less each month from the money leftover after essentials, and the average is just £63 a month.¹¹

“The maths is giddyng - I work 45 hours a week but I can’t see how I will ever be able to save for a deposit. With rising rents I’m trapped and I can’t save anywhere near enough.”

Dan, Sydenham

9 Quotes are from Shelter case studies.

10 YouGov Survey commissioned by Shelter, fieldwork 16th November to 10th December 2012. Sample size 4,327 private renters.

11 Ibid.

If people don’t already have savings, or have parents or family members with savings to help them out, the dream of one day owning a home seems just that: a dream.

Why does it matter?

In many other countries it is quite common for people to rent, and for a longer time than they do in England. In Germany, for example, almost two thirds of people rent, and although many do buy, it is often later in life. This is possible because house prices are lower – so people don’t need so long to pay their mortgage, rent eats up less of people’s incomes. What’s more, people have rental contracts that offer them stability and control, with rents that can only be raised in line with inflation.

In contrast, rental contracts in England are short – typically six or 12 months – and there are no limits to how much rents can be increased. This means that renters in England have an expensive, unpredictable time in a place they would like to call home. Every rent increase could destabilise their finances, making it harder and harder to save up a deposit and build up assets.

The lack of control and stability for renters has a significant bearing on families. Of the 1.1 million families who rent in England¹²:

- 48% worry about unaffordable rent increases
- 35% worry about their contract being ended before they are ready to move
- 44% don’t think of their private rented house as a home.¹³

It is clear that owning a home offers substantial benefits over private renting in England. Not only do homeowners’ housing costs tend to go down over time, rather than increase like rents, homeowners benefit from building up assets as they pay their housing costs. Homeowners additionally have much more control over how long they can stay and what they can do in their home.

12 Department for Communities and Local Government, 2012. English Housing Survey 2010-11.

13 YouGov Survey commissioned by Shelter, fieldwork 2nd to 5th December 2011. Sample size 541 private renters.

“Our kids are doing really well at school so we are reluctant to move, but we are really struggling to afford the rising rents. We want to put down roots but even though my salary has increased we can’t save enough for a deposit.”

Paula, Nunhead

Owning a home may well be an increasingly unrealistic aspiration for many at the moment, but it still has an enduring appeal when compared to the alternative: unstable, unpredictable, expensive private renting.

What can government do?

Politicians are increasingly aware of the need to build more homes and address the yawning gap between people’s aspirations and the reality of their inability to get a home of their own. No government would want to preside over a trend of people working hard and still failing to achieve that basic aspiration of a decent, stable and affordable home.

Our analysis provides further proof that the housing problem now affects a broad cross-section of society. It is not just young people and those on low and middle incomes themselves who are united in frustration at their housing situation; increasingly, parents and grandparents across the country are worried for their children’s future housing situation.

Political leadership is needed to reverse this trend. Many people are saving for a deposit where they can, but it’s an uphill struggle. The government needs to meet people half way.

The approaches that governments have taken in recent years – guaranteeing 95% mortgages and expanding shared ownership schemes – have not gone far enough in helping big numbers of people realise their aspiration. A bolder plan of action is needed.

In the short term, government needs to focus on making renting a better option. It is no longer fit for purpose, having outgrown its role in primarily providing accommodation to students and mobile young professionals. The government should do what it can to bring in the Stable Rental Contract¹⁴ – a longer tenancy with predictable rent increases, which would work for

many landlords as well as giving renting families the stability and predictability that so many need.

In the longer term, the government must deliver ambitious plans to build more local, good quality and affordable homes so that this generation and the next can get a decent home of their own.

Shelter will be developing further policy ideas over the coming months for how government can build the homes needed, while ensuring that they are affordable to people on a wide range of incomes. We urge politicians and policy makers to engage with this work and play their part in developing bold policies that help meet people’s aspirations for a decent, stable and affordable home.

14 Shelter, 2012. A Better Deal: Towards More Stable Private Renting.

Summary of research findings

Rent Inflation

- The annual inflation rate across all property sizes in England is 2.8%, equivalent to a rise of £297 per year. Meanwhile, England's average wage has remained static over the same time period.
- Rent inflation is highest in London, at 4.8%, equivalent to a rise of £741 per year. In contrast, the average wage for Londoners has fallen by 5%.
- Private rents are up in all regions except the North East, which has seen a 0.4% fall.
- Private rents are up in 83% of local authorities. They are up by more than 2% in almost half (48%) of local areas and by more than 4% in over a fifth (22%).
- In monetary terms, private rents are up by more than £500 a year in one in seven areas, and are up by more than £250 a year in a quarter of local authorities.
- Rent inflation is high in many areas outside London. The highest inflation rates are in Surrey Heath and Elmbridge in the South East region (both up 14%). Local authorities from five different regions are represented among the local authorities with the 20 highest inflation rates.

Saving for the future?

- A survey of 4,327 private renters found that more than half (55%) of private renters have less than £100 a month left over after essentials.
- The same survey, the largest of its kind of renters, found that 58% are unable to set aside any money for saving each month, and nearly three-quarters (72%) are unable to save more than £50 a month.

How was this calculated?

Average rents in the 12 months October 2010 to September 2011 are compared with the most recent rental statistics for the 12 months October 2011 to September 2012.

These are mix adjusted to control for changes in the mix of bedroom sizes and geographic locations in the Valuations Office Agency (VOA) private rental sample. Over 500,000 rents are included in each sample of rents.

Wages are mean averages and are from the Annual Survey of Hours and Earnings. Survey findings are from a YouGov poll of 4,327 private renters, carried out in November and December 2012. The results are weighted to be representative of all privately renting households.

More details are available in the methods and sources section.

Research Findings

Rent Inflation

This section shows the rent inflation results at national, regional and local levels.

Figure 1: Map of local authorities, by rent inflation

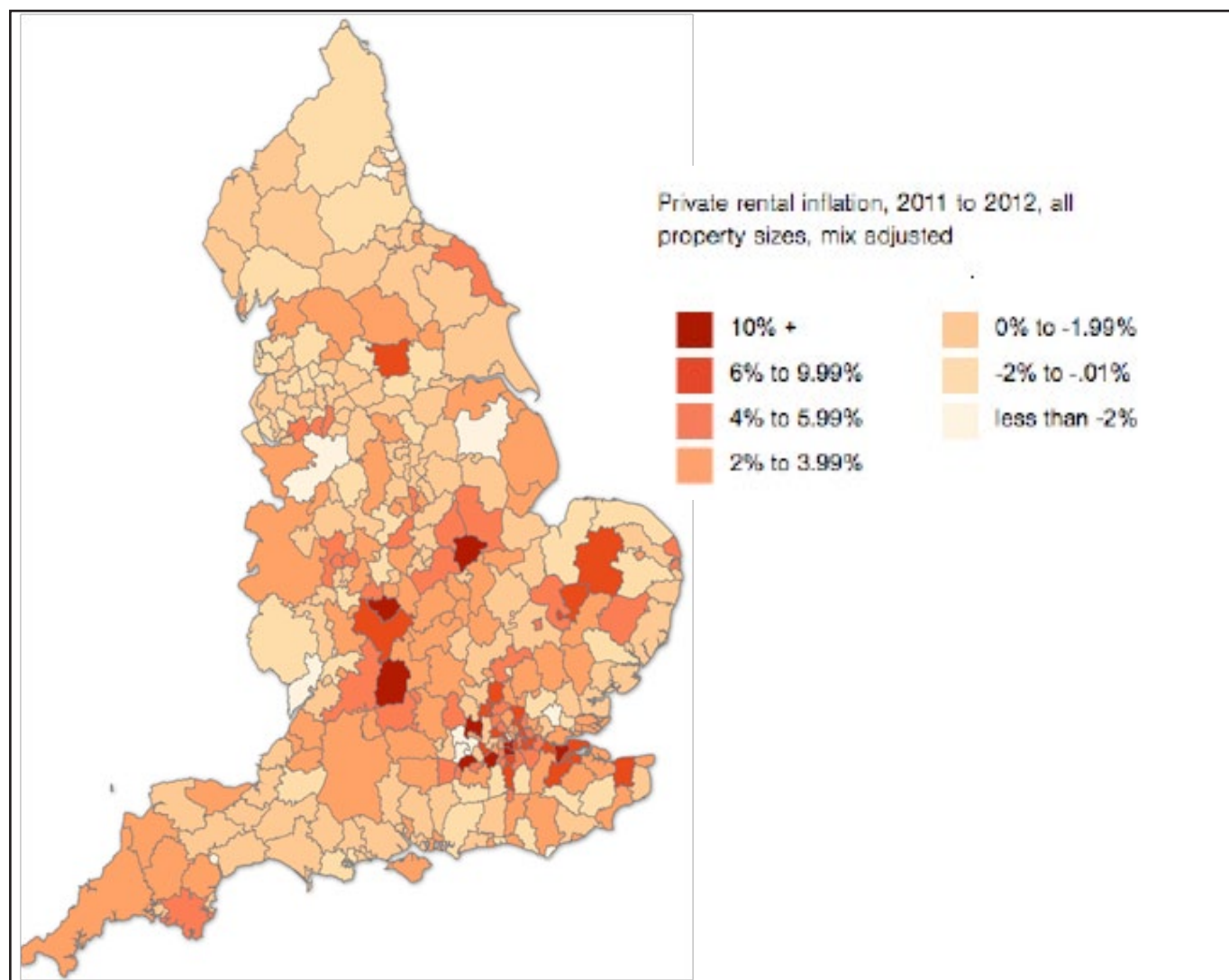


Figure 1, above, shows that hotspots of private rental inflation are well spread accross England, with areas in the West Midlands, to the south east of London, and around the Medway towns experiencing high rates.

Figure 2: Private rental inflation, national and regional, October 2010 to September 2011 compared to October 2011 to September 2012.

	Rent inflation, all property sizes, mix adjusted	Wage inflation, all employees
England	2.8%	0.0%
North East	-0.4%	1.7%
North West	0.8%	1.2%
Yorkshire & Humber	2.7%	1.9%
East Midlands	2.2%	2.2%
West Midlands	2.6%	1.1%
East	2.5%	0.0%
London	4.8%	-4.9%
South East	3.0%	1.8%
South West	2.0%	2.2%

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 compared to October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details. Wages: ASHE survey, ONS, 2011 compared to 2012

Figure 2 above shows the headline finding of average rents rising by 2.8% across England. Rents are rising faster than wages in most regions, and the contrast between wages and rents is particularly stark in London.

The size of this fall in mean wages in London seems to have mainly been caused by job losses among very high earners and a drop in average incentives and bonuses.

Rent inflation is compared to changes in mean average wages, rather than medians, because the rent inflation calculations are themselves based on mean rents. Changes to median wages in England are slightly more positive than the mean, but are still well below the rent inflation figures: The median all employees wage rose by 1.6% in England and by 2.1% in London.

The rent inflation results are very similar to those produced by other private rent monitors with large samples. For example, LSL Property Services found an inflation rate of 2.7% for England and Wales, and 4.9% for London between March 2011 and March 2012¹⁶, differing by only 0.1% to this analysis.

Figure 3: Private rental inflation, monetary equivalent increases, national and regional

	Average monthly private rent, 2011, all property sizes, mix adjusted.	Average monthly private rent, 2012, all property sizes, mix adjusted.	Rent inflation - monetary equiv. per month	Rent inflation - monetary equiv. per year
England	£769	£793	£25	£297
North East	£478	£476	-£2	-£22
North West	£519	£524	£4	£53
Yorkshire & Humber	£529	£543	£14	£174
East Midlands	£512	£524	£11	£135
West Midlands	£535	£549	£14	£170
East	£687	£704	£17	£207
London	£1,281	£1,343	£62	£741
South East	£821	£846	£25	£297
South West	£656	£668	£13	£155

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 and October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details.

16 These dates represent the closest comparison to the VOA rent statistics, as the midpoints of the two VOA samples are March 2011 and March 2012.

Figure 3, above, shows the rent inflation findings by the equivalent monetary amounts they represent. The 2.8% rise in average rents found across England equates to just under £300 extra in rent a year. In London, this rises to £741, based on an inflation rate of 4.8%.

Figure 4: Private rental inflation, local authorities, October 2010 to September 2011 compared to October 2011 to September 2012. Private rental inflation figures are mix adjusted for size and geography, see method for details.

Private rental inflation, all property sizes, mix adjusted	Number of local authorities	Proportion of local authorities
10% or higher	9	3%
6% or higher, less than 10%	23	7%
4% or higher, less than 6%	39	12%
2% or higher, less than 4%	86	26%
higher than 0%, less than 2%	113	35%
-2% or higher, 0% or less	44	14%
less than -2%	11	3%

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 compared to October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details.

Figure 4, above, breaks the rent inflation results down further. Rents have risen in 83% of local authorities. More than a fifth (22%) of local authorities have seen rents rise of more than 4%. Half (48%) have seen rises of more than 2%.

Figure 5: Private rental inflation compared to wage inflation, local authorities

Private rental inflation, compared to wage inflation	Number of local authorities	Proportion of local authorities
Private rents have risen at a greater rate than wages	174	54%
Private rents have risen at the same rate as wages	5	2%
Private rents have risen at a lesser rate than wages	136	42%

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 compared to October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details. Wages: ASHE survey, ONS, March 2011 compared to March 2012. Data is missing for 10 (3%) of local authorities.

Figure 5, above, shows that average rents have risen more than average wages over the last year, in the majority (54%) of local authorities.

Figure 6: Private rental inflation, monetary equivalent annual increases, local authorities

Private rental inflation, annual equivalent monetary increase	Number of local authorities	Proportion of local authorities
Annual increase equivalent to £1,000 or more	11	3%
Annual increase equivalent to £500 or more, less than £1,000	37	11%
Annual increase equivalent to £250 or more, less than £500	54	17%
Annual increase equivalent to £100 or more, less than £250	80	25%
Annual increase equivalent to £0 or more, less than £100	88	27%
Annual increase equivalent to Less than £0 (reduction)	55	17%

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 compared to October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details.

Figure 6, above, shows the monetary equivalents of the rent increases found. For example if an area had an average rent of £1,000 per month, which rose by 5% to an average rent of £1,050, this is a £50 monthly increase, which equates to a £600 annual increase.

The rise in average rents represents more than £500 a year in one in seven local authorities, and more than £250 a year in a quarter (26%) of areas.

Figure 7: Top 20 local authorities with highest private rental inflation

	Local Authority	Region	Rent Inflation, All property sizes, mix adjusted	Rent inflation	Rent inflation
1	Surrey Heath	SE	14.1%	£146	£1,756
2	Elmbridge	SE	14.1%	£182	£2,178
3	Merton	London	13.7%	£150	£1,805
4	Rutland	East Mids	11.6%	£72	£859
5	Wandsworth	London	11.4%	£154	£1,845
6	Gravesham	SE	11.1%	£69	£823
7	Warwick	W Mids	11.0%	£67	£799
8	West Oxfordshire	SE	10.8%	£91	£1,096
9	South Bucks	SE	10.3%	£145	£1,736
10	Lambeth	London	9.8%	£123	£1,477
11	Reigate & Banstead	SE	9.8%	£88	£1,058
12	Dartford	SE	9.8%	£66	£794
13	Tonbridge and Malling	SE	9.7%	£78	£938
14	Greenwich	London	8.9%	£86	£1,029
15	Hamm. and Fulham	London	8.7%	£143	£1,717
16	Hackney	London	8.7%	£106	£1,275
17	Sutton	London	7.8%	£65	£784
18	Haringey	London	7.6%	£81	£969
19	Lewisham	London	7.6%	£69	£823
20	Forest Heath	East	7.4%	£56	£673

Sources: Rents: VOA Private Rental Market Statistics, October 2010 to September 2011 compared to October 2011 to September 2012. Figures are mix adjusted for size and geography, see method for details.

Figure 7, above, shows the 20 areas with the highest private rental inflation rates. London and the South East dominate, but three other regions are represented.

Private renters - saving for the future?

In November 2012 Shelter commissioned YouGov to carry out a survey of 4,300 private renters, the largest ever survey of this type. The Census was used to weight the results to represent the whole private rented population.

Figure 8: Amounts private renters have left over after paying for essentials, YouGov survey of 4,327 private renters, December 2012

	Average amount private renters have left after essentials	Annual equivalent	% of private renters who have £100 or less after essentials each month
England	£261	£3,137	55%
North East	£236	£2,834	60%
North West	£239	£2,869	55%
Yorkshire & Humber	£242	£2,902	54%
East Midlands	£270	£3,238	57%
West Midlands	£205	£2,454	60%
East	£262	£3,140	53%
London	£354	£4,248	47%
South East	£258	£3,091	54%
South West	£228	£2,730	61%

Source: YouGov Survey commissioned by Shelter, fieldwork 16th November to 10th December 2012. Sample size 4,327 private renters. Thinking about your monthly outgoings after you have paid for essentials (rent, fuel bills, food, water bills, council tax), roughly how much money do you have left over? The results are weighted to be representative of all Private renters in England.

Figure 8, above, shows that on average private renters in England have £261 a month left over after paying for essentials. More than half (55%) of private renters have less than £100 a month left over after essentials. The same survey then asked private renters about the money they have left over after essentials and outgoings, which they could or do save.

Figure 9: Amounts private renters are able to save, YouGov survey of 4,327 private renters, December 2012.

	Average amount private renters have left to save each month, after essentials and outgoings	Annual equiv.	% of private renters who have £50 or less to save each month	% of private renters with no money left over to save
England	£109	£1,306	72%	58%
North East	£75	£896	80%	61%
North West	£85	£1,022	75%	58%
Yorkshire & Humber	£100	£1,204	74%	60%
East Midlands	£129	£1,542	69%	56%
West Midlands	£98	£1,178	75%	62%
East	£114	£1,367	69%	55%
London	£160	£1,918	65%	54%
South East	£102	£1,225	71%	56%
South West	£85	£1,015	77%	63%

Source: YouGov Survey commissioned by Shelter, fieldwork 16th November to 10th December 2012. Sample size 4,327 private renters. Thinking about your monthly outgoings after you have paid for essentials (rent, fuel bills, food, water bills, council tax), roughly how much money are you able to put in a savings account or set aside to save? The results are weighted to be representative of all Private renters in England.

Figure 9, above, shows that on average private renters have £109 left over to put aside for saving each month.

Nearly three quarters (72%) are unable to save any more than £50 a month, and 58% have are not able to save at all.

The YouGov survey found that families who are private renting find it even more difficult to save. The survey found that renting households with dependent children have, on average, only £63 a month left to save. Eight in ten renting families (81%) could save no more than £50 a month, and 68% were not able to save at all.

Sources and Methods

Sources

The primary source for this research is the Private Rental Market Statistics, published quarterly by the Valuation Office Agency (VOA). This data has a number of advantages over other sources of rental data:

- It has large sample sizes – around half a million rents per year
- It is more representative of the private rental market than many other sources, with individual landlords and the lower end of the market well represented¹⁵
- It is published in accordance with ONS guidelines, and is publicly available

This report analyses and incorporates other datasets with the VOA statistics, to put rental trends into context. In this report we use the Annual Survey of Hours and Earnings (ASHE), produced by ONS, to examine the relationship between changes in average rents and average wages. We also use the new Census 2011 results in our rent inflation calculations, and the details of this are in the methods section below.

Figures 3 and 4 use the results of a YouGov survey of private renters, commissioned by Shelter in December 2012. Some 4,327 private renters were included in the survey, and YouGov have used Census 2011 data to weight the results so they are representative of all private renters in England. Details of the results and exact questions asked can be found in figure 2.

Methods

Rent inflation

This is calculated by comparing mean average private rents in the 12 months October 2010 to September

2011 with mean averages from the latest set, covering October 2011 to September 2012. Mean averages rather than medians are used because rents can cluster around the median making it an unreliable measure for rent inflation. Additionally, like-for-like comparison for regions and all property sizes is not possible using the median.

The VOA rent statistics are the most robust publicly available source for private rent levels, but they present challenges for researchers seeking to use them to calculate rent inflation across all property sizes, or by region and nationally. This is because:

- The mix of bedroom sizes in the sample changes between the different time periods in the VOA rental data
- The geographical mix also changes over time

The changes in the sample above are not caused by real changes in local private rental markets. They are driven instead by the way in which VOA collects the sample, which has no set quotas to control the sample sizes by size or area. This means that, untreated, the averages for regions, and for all property sizes together, are influenced by these changes in the VOA sample and do not isolate true rental inflation.

To overcome these challenges, and produce reliable inflation rates for the regions and for all property sizes together, we have weighted the VOA data in two ways:

It is mix-adjusted to account for changes in the mix of bedroom sizes – this is done by setting sample sizes at those seen in the first set of rental data. For example, if one bedroom homes accounted for 20% of all rents in a local area in the first time period, they are set to 20% of the rents in the second time period.

15 Tenancies where Housing Benefit was claimed from the outset should be excluded (rents where a tenant claimed HB after the start of the tenancy are included), but it is highly likely some are included, particularly as the LHA system means it is now more common for landlords to be unaware of the benefit status of their tenants. Under-representation of benefit claimants is an issue for all sources of data on private rents.

It is weighted to account for the real size of the local private rental market – this is done by using the Census 2011 figures to weight each local authority according to the proportion of England’s whole private rental market that it constitutes. For example, if a local authority represents 0.5% of England’s private rental population, its average rent will make up 0.5% of England’s average rent.

The mix adjusting above ensures that comparisons are like-for-like. The second weighting, for geography, in effect has very little impact on the results, suggesting that the VOA sample does closely match the geography of the private rented sector.

Sample sizes

The rent inflation analysis shows results for all sizes of property, and sample sizes are large, even at local authority level. The average sample size per local authority is 1592 rents, the smallest is 100, and the second smallest 223.

Wage inflation

The latest available figures for average wages for all employees are used, and these cover the 12 months up to 31st March 2012. When calculating wage inflation, these are compared back to the average wages for the 12 months to 31st March 2011. The wages figures are based on place of residence, rather than place of work. The time periods for wages are as consistent as possible with the time periods used for rents.

Mean average wages, rather than medians are used as the comparison is being made to mean average rents. Movement in median wages over the same time periods are slightly more positive than the mean, but remain below rent inflation in England, and London. In most regions the change in mean and median wages from 2011 to 2012 is broadly similar.

The exception to this is London. In the capital, the mean wage is down 4.9%, whereas the median is up 2.1%. Closer examination suggests the main reasons for this are a reduction in bonuses and incentives, and fewer employees in the top earning decile. However, with rent inflation in London running at 4.8%, even comparing it with the median wage increase of 2.1% shows rents to be significantly outpacing wages.

It is important to note that wages are not the same as incomes. The wages figures relate to an average for all jobs and are unaffected by any changes in the number of jobs or unemployment in the area. Average wages can go up, while at the same time average incomes are going down, and vice versa. There are, however, no reliable local level statistics on household income, so wages are used. In this report we use the all employees wage, which means that any shifts to part-time working are reflected, and a closer match to changes in household income is achieved.

Annex table

The annex table below shows the following for each local authority:

- The latest average 2 bedroom rent
- The latest average all property size rent
- The annual inflation rate across all property sizes
- The monetary equivalent of the change in average rents, per month
- The change in average wages for all employees

The table is sorted alphabetically, by region then by local authority.

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Babergh	East	£567	£627	-1.1%	-£86	-4.7%
Basildon	East	£741	£783	-1.9%	-£182	0.5%
Bedford	East	£577	£600	2.6%	£186	5.2%
Braintree	East	£631	£677	3.0%	£233	0.3%
Breckland	East	£511	£608	6.4%	£435	7.1%
Brentwood	East	£887	£908	-6.1%	-£710	-10.3%
Broadland	East	£541	£555	0.8%	£54	3.4%
Broxbourne	East	£839	£841	2.0%	£200	0.3%
Cambridge	East	£945	£883	5.9%	£589	-2.9%
Castle Point	East	£730	£782	2.2%	£201	10.2%
Central Bedfordshire	East	£633	£647	0.2%	£15	2.3%
Chelmsford	East	£747	£786	1.0%	£96	9.5%
Colchester	East	£625	£684	1.9%	£150	-1.7%
Dacorum	East	£784	£878	0.8%	£79	-13.8%
East Cambridgeshire	East	£602	£719	4.2%	£352	-3.5%
East Hertfordshire	East	£835	£897	2.9%	£300	-8.5%

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Epping Forest	East	£929	£1,007	-1.1%	-£134	5.2%
Fenland	East	£494	£530	0.5%	£29	-1.8%
Forest Heath	East	£638	£813	7.4%	£673	-0.6%
Great Yarmouth	East	£490	£497	4.1%	£233	2.0%
Harlow	East	£739	£749	2.5%	£221	0.1%
Hertsmere	East	£1,003	£1,061	5.4%	£647	-3.2%
Huntingdonshire	East	£585	£628	0.6%	£45	-1.6%
Ipswich	East	£509	£456	1.6%	£88	5.3%
King's Lynn and W Norfolk	East	£511	£567	-0.6%	-£44	12.1%
Luton	East	£633	£618	3.0%	£217	2.4%
Maldon	East	£662	£743	1.1%	£99	-1.9%
Mid Suffolk	East	£530	£631	4.6%	£336	-6.1%
North Hertfordshire	East	£720	£771	4.0%	£358	-2.2%
North Norfolk	East	£517	£579	-0.7%	-£51	-1.7%
Norwich	East	£560	£662	3.2%	£244	-2.5%
Peterborough	East	£529	£554	2.4%	£156	-2.6%
Rochford	East	£753	£818	3.1%	£297	-2.0%
South Cambridgeshire	East	£711	£800	1.7%	£165	3.9%
South Norfolk	East	£519	£562	-0.9%	-£59	-4.4%
Southend-on-Sea	East	£675	£658	2.8%	£212	1.5%
St Albans	East	£1,028	£1,090	6.5%	£799	-2.4%
St Edmundsbury	East	£609	£683	2.7%	£219	0.2%
Stevenage	East	£734	£695	-0.3%	-£26	2.1%
Suffolk Coastal	East	£517	£571	1.1%	£74	4.1%
Tendring	East	£595	£626	1.8%	£130	-6.1%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Three Rivers	East	£1,073	£1,265	6.3%	£895	-3.2%
Thurrock	East	£717	£727	3.5%	£291	3.9%
Uttlesford	East	£716	£868	2.6%	£267	4.1%
Watford	East	£968	£904	9.6%	£948	-4.3%
Waveney	East	£486	£504	0.4%	£22	-2.1%
Welwyn Hatfield	East	£856	£844	3.0%	£296	1.0%
Amber Valley	East Midlands	£475	£509	1.7%	£101	2.2%
Ashfield	East Midlands	£438	£472	1.5%	£84	1.6%
Bassetlaw	East Midlands	£430	£479	1.3%	£71	-0.8%
Blaby	East Midlands	£531	£599	1.1%	£78	2.7%
Bolsover	East Midlands	£429	£474	1.1%	£60	3.1%
Boston	East Midlands	£502	£529	3.3%	£203	-0.3%
Broxtowe	East Midlands	£526	£559	4.2%	£273	2.6%
Charnwood	East Midlands	£502	£496	0.3%	£19	-3.1%
Chesterfield	East Midlands	£459	£477	0.6%	£35	-2.1%
Corby	East Midlands	£480	£508	0.5%	£33	6.5%
Daventry	East Midlands	£550	£622	2.7%	£197	-3.4%
Derby	East Midlands	£495	£463	2.8%	£150	8.6%
Derbyshire Dales	East Midlands	£536	£614	3.6%	£258	N/A

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
East Lindsey	East Midlands	£441	£461	2.3%	£127	-2.2%
East Northamptonshire	East Midlands	£516	£596	2.7%	£187	0.4%
Erewash	East Midlands	£466	£515	2.5%	£149	2.7%
Gedling	East Midlands	£488	£544	2.0%	£125	7.2%
Harborough	East Midlands	£540	£655	4.3%	£324	-1.0%
High Peak	East Midlands	£509	£515	1.6%	£96	0.0%
Hinckley and Bosworth	East Midlands	£500	£530	3.3%	£203	7.5%
Kettering	East Midlands	£483	£527	2.4%	£146	4.6%
Leicester	East Midlands	£532	£485	1.6%	£93	3.1%
Lincoln	East Midlands	£488	£478	0.9%	£49	6.3%
Mansfield	East Midlands	£437	£479	0.4%	£20	-3.3%
Melton	East Midlands	£480	£578	4.5%	£297	-4.3%
Newark and Sherwood	East Midlands	£474	£513	0.8%	£50	6.3%
North East Derbyshire	East Midlands	£468	£540	1.1%	£72	-5.1%
North Kesteven	East Midlands	£472	£562	0.7%	£46	0.8%
North West Leicestershire	East Midlands	£505	£570	4.3%	£284	2.0%
Northampton	East Midlands	£565	£556	3.0%	£194	2.2%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Nottingham	East Midlands	£575	£498	3.3%	£189	-2.4%
Oadby and Wigston	East Midlands	£522	£575	1.3%	£85	-1.9%
Rushcliffe	East Midlands	£567	£621	1.0%	£72	-0.4%
Rutland	East Midlands	£547	£690	11.6%	£859	4.7%
South Derbyshire	East Midlands	£508	£596	-0.5%	-£33	0.5%
South Holland	East Midlands	£500	£521	1.6%	£96	6.5%
South Kesteven	East Midlands	£516	£572	5.0%	£326	1.1%
South Northamptonshire	East Midlands	£624	£766	2.5%	£228	1.8%
Wellingborough	East Midlands	£497	£534	2.6%	£160	5.2%
West Lindsey	East Midlands	£412	£472	-2.7%	-£159	9.4%
Barking and Dagenham	London	£855	£829	3.4%	£323	1.5%
Barnet	London	£1,277	£1,307	3.9%	£585	-1.7%
Bexley	London	£846	£853	5.7%	£550	-1.0%
Brent	London	£1,386	£1,310	5.5%	£815	7.4%
Bromley	London	£1,026	£1,064	4.2%	£512	8.0%
Camden	London	£2,019	£1,865	2.4%	£520	-17.9%
City of London	London	£2,316	£1,762	4.2%	£847	N/A
Croydon	London	£950	£894	4.1%	£421	4.4%
Ealing	London	£1,286	£1,193	6.3%	£842	2.2%
Enfield	London	£1,087	£1,024	6.9%	£798	-0.6%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Greenwich	London	£1,141	£1,045	8.9%	£1,029	-2.1%
Hackney	London	£1,578	£1,329	8.7%	£1,275	-6.6%
Hammersmith and Fulham	London	£1,724	£1,784	8.7%	£1,717	8.6%
Haringey	London	£1,340	£1,139	7.6%	£969	N/A
Harrow	London	£1,126	£1,158	5.7%	£753	-0.7%
Havering	London	£858	£874	1.1%	£115	2.2%
Hillingdon	London	£1,033	£1,001	1.9%	£228	4.5%
Hounslow	London	£1,214	£1,137	1.0%	£129	5.4%
Islington	London	£1,747	£1,480	2.6%	£444	-1.1%
Kensington and Chelsea	London	£2,854	£2,824	-5.3%	-£1,884	N/A
Kingston upon Thames	London	£1,210	£993	5.1%	£579	1.4%
Lambeth	London	£1,468	£1,374	9.8%	£1,477	-3.8%
Lewisham	London	£1,072	£970	7.6%	£823	0.9%
Merton	London	£1,290	£1,249	13.7%	£1,805	9.7%
Newham	London	£1,030	£946	4.9%	£527	-0.6%
Redbridge	London	£983	£956	3.0%	£332	-5.2%
Richmond upon Thames	London	£1,417	£1,328	3.3%	£506	-0.2%
Southwark	London	£1,488	£1,348	5.1%	£791	-13.3%
Sutton	London	£957	£902	7.8%	£784	9.5%
Tower Hamlets	London	£1,658	£1,417	6.1%	£978	2.8%
Waltham Forest	London	£1,010	£994	5.9%	£661	5.9%
Wandsworth	London	£1,527	£1,499	11.4%	£1,845	-13.9%
Westminster	London	£2,644	£2,487	2.6%	£744	-13.0%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
County Durham	North East	£416	£453	-1.3%	-£70	2.7%
Darlington	North East	£436	£467	0.3%	£18	-3.1%
Gateshead	North East	£476	£503	-2.1%	-£132	5.3%
Hartlepool	North East	£439	£461	-0.8%	-£45	4.2%
Middlesbrough	North East	£472	£427	3.4%	£171	7.2%
Newcastle upon Tyne	North East	£529	£450	0.2%	£11	2.0%
North Tyneside	North East	£475	£498	-5.4%	-£343	0.0%
Northumberland	North East	£435	£475	-0.4%	-£21	0.6%
Redcar and Cleveland	North East	£467	£507	0.2%	£10	-5.5%
South Tyneside	North East	£467	£488	1.1%	£66	1.3%
Stockton-on-Tees	North East	£493	£539	1.3%	£83	0.4%
Sunderland	North East	£504	£505	1.4%	£82	2.5%
Allerdale	North West	£442	£480	2.0%	£110	1.9%
Barrow-in-Furness	North West	£424	£460	3.4%	£179	-0.6%
Blackburn with Darwen	North West	£434	£473	-0.9%	-£54	-2.4%
Blackpool	North West	£499	£506	-1.5%	-£93	1.2%
Bolton	North West	£447	£458	0.4%	£20	-1.0%
Burnley	North West	£402	£435	2.0%	£101	9.9%
Bury	North West	£496	£526	0.7%	£44	-3.3%
Carlisle	North West	£446	£456	0.9%	£50	-0.7%
Cheshire East	North West	£578	£622	-3.1%	-£237	2.6%
Cheshire West and Chester	North West	£576	£581	2.5%	£171	2.1%
Chorley	North West	£500	£527	-0.1%	-£7	3.1%
Copeland	North West	£448	£483	1.8%	£105	0.6%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Eden	North West	£490	£524	1.2%	£73	-7.0%
Fylde	North West	£548	£569	-1.6%	-£111	-0.6%
Halton	North West	£481	£529	1.3%	£83	6.7%
Hyndburn	North West	£411	£444	-0.2%	-£9	-2.4%
Knowsley	North West	£517	£574	0.8%	£56	-4.6%
Lancaster	North West	£535	£406	2.8%	£134	1.3%
Liverpool	North West	£544	£500	-1.5%	-£90	-2.0%
Manchester	North West	£633	£528	5.1%	£304	4.1%
Oldham	North West	£470	£505	1.8%	£110	-2.7%
Pendle	North West	£410	£441	2.1%	£111	-3.3%
Preston	North West	£523	£444	1.2%	£61	-1.1%
Ribble Valley	North West	£526	£592	-1.2%	-£89	2.7%
Rochdale	North West	£454	£495	0.3%	£19	1.1%
Rossendale	North West	£423	£462	-0.9%	-£52	-5.9%
Salford	North West	£524	£533	-1.5%	-£99	6.3%
Sefton	North West	£549	£553	1.7%	£109	4.7%
South Lakeland	North West	£564	£593	-1.1%	-£77	3.2%
South Ribble	North West	£518	£555	0.1%	£9	5.5%
St. Helens	North West	£456	£491	-0.2%	-£13	-0.2%
Stockport	North West	£571	£592	1.1%	£74	0.3%
Tameside	North West	£476	£502	0.4%	£24	5.8%
Trafford	North West	£673	£761	4.4%	£388	0.4%
Warrington	North West	£533	£564	4.2%	£276	-4.8%
West Lancashire	North West	£546	£531	1.1%	£69	1.8%
Wigan	North West	£444	£479	0.7%	£41	9.0%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Wirral	North West	£494	£534	-0.8%	-£52	2.0%
Wyre	North West	£534	£525	-1.5%	-£97	4.4%
Adur	South East	£750	£692	-0.3%	-£28	11.5%
Arun	South East	£707	£704	0.8%	£69	4.3%
Ashford	South East	£642	£673	-0.8%	-£68	-2.3%
Aylesbury Vale	South East	£686	£776	2.7%	£243	-4.1%
Basingstoke and Deane	South East	£780	£806	4.0%	£368	-0.6%
Bracknell Forest	South East	£861	£949	-3.3%	-£393	3.7%
Brighton and Hove	South East	£996	£1,035	3.7%	£439	4.2%
Canterbury	South East	£732	£769	7.1%	£609	4.9%
Cherwell	South East	£719	£779	3.6%	£325	1.9%
Chichester	South East	£769	£864	-0.7%	-£74	-5.0%
Chiltern	South East	£876	£1,189	0.7%	£94	4.1%
Crawley	South East	£815	£821	4.4%	£412	2.9%
Dartford	South East	£778	£745	9.8%	£794	0.5%
Dover	South East	£563	£563	0.7%	£47	2.5%
East Hampshire	South East	£754	£841	0.2%	£17	-1.1%
Eastbourne	South East	£689	£689	-5.6%	-£490	4.7%
Eastleigh	South East	£702	£771	3.2%	£289	1.5%
Elmbridge	South East	£1,185	£1,470	14.1%	£2,178	N/A
Epsom and Ewell	South East	£1,007	£926	4.4%	£469	8.0%
Fareham	South East	£689	£793	1.9%	£174	2.1%
Gosport	South East	£633	£654	1.1%	£86	N/A
Gravesham	South East	£708	£686	11.1%	£823	4.6%
Guildford	South East	£1,060	£1,187	2.5%	£341	3.1%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Hart	South East	£832	£1,025	4.1%	£482	-8.7%
Hastings	South East	£544	£527	2.2%	£134	-5.8%
Havant	South East	£671	£720	3.1%	£262	3.3%
Horsham	South East	£774	£958	0.7%	£80	-4.3%
Isle of Wight	South East	£566	£580	2.3%	£158	7.2%
Lewes	South East	£769	£831	-0.5%	-£51	7.1%
Maidstone	South East	£690	£695	2.1%	£171	-4.6%
Medway	South East	£633	£655	6.1%	£451	1.2%
Mid Sussex	South East	£812	£922	2.0%	£217	2.5%
Milton Keynes	South East	£695	£740	1.8%	£158	0.4%
Mole Valley	South East	£971	£1,087	-0.3%	-£42	5.5%
New Forest	South East	£715	£780	0.4%	£35	0.9%
Oxford	South East	£991	£1,111	4.4%	£557	1.9%
Portsmouth	South East	£658	£719	2.3%	£198	1.5%
Reading	South East	£859	£821	1.3%	£131	10.6%
Reigate and Banstead	South East	£905	£991	9.8%	£1,058	7.3%
Rother	South East	£625	£701	1.8%	£152	2.2%
Runnymede	South East	£1,062	£1,180	1.2%	£161	7.7%
Rushmoor	South East	£800	£793	4.7%	£427	-8.5%
Sevenoaks	South East	£939	£1,298	2.5%	£386	1.0%
Shepway	South East	£577	£567	4.0%	£259	3.7%
Slough	South East	£826	£808	3.7%	£350	4.3%
South Bucks	South East	£1,099	£1,544	10.3%	£1,736	N/A
South Oxfordshire	South East	£856	£965	3.1%	£346	-8.6%
Southampton	South East	£712	£697	1.3%	£110	2.3%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Spelthorne	South East	£971	£984	6.1%	£673	0.7%
Surrey Heath	South East	£906	£1,181	14.1%	£1,756	5.7%
Swale	South East	£622	£664	2.9%	£223	-1.9%
Tandridge	South East	£926	£1,105	-1.2%	-£163	16.4%
Test Valley	South East	£723	£902	0.6%	£63	6.6%
Thanet	South East	£537	£537	3.7%	£229	5.1%
Tonbridge and Malling	South East	£797	£881	9.7%	£938	0.6%
Tunbridge Wells	South East	£847	£864	-0.1%	-£16	8.5%
Vale of White Horse	South East	£779	£949	5.2%	£567	-3.2%
Waverley	South East	£908	£1,199	-0.2%	-£30	7.8%
Wealden	South East	£714	£843	3.5%	£346	N/A
West Berkshire	South East	£749	£851	2.1%	£211	-0.5%
West Oxfordshire	South East	£805	£940	10.8%	£1,096	2.8%
Winchester	South East	£861	£986	0.2%	£19	5.6%
Windsor and Maidenhead	South East	£1,079	£1,177	-4.0%	-£596	9.2%
Woking	South East	£1,049	£1,148	5.0%	£656	14.8%
Wokingham	South East	£898	£1,077	1.7%	£213	4.6%
Worthing	South East	£718	£646	3.0%	£226	-1.1%
Wycombe	South East	£869	£967	4.0%	£448	-5.5%
Bath and North East Somerset	South West	£788	£919	3.6%	£380	2.6%
Bournemouth	South West	£713	£688	0.5%	£45	6.8%
Bristol, City of	South West	£746	£760	3.9%	£344	-0.3%
Cheltenham	South West	£713	£754	2.9%	£253	0.1%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Christchurch	South West	£712	£819	1.4%	£139	-4.8%
Cornwall	South West	£593	£612	3.3%	£233	4.5%
Cotswold	South West	£693	£887	4.0%	£412	N/A
East Devon	South West	£617	£667	1.2%	£97	5.4%
East Dorset	South West	£716	£868	1.6%	£163	-3.1%
Exeter	South West	£699	£781	-2.2%	-£212	0.6%
Forest of Dean	South West	£522	£580	-4.7%	-£340	-2.7%
Gloucester	South West	£551	£550	1.0%	£62	0.8%
Isles of Scilly	South West	N/A	N/A	N/A	N/A	N/A
Mendip	South West	£569	£614	-1.0%	-£77	4.8%
Mid Devon	South West	£554	£618	0.4%	£28	6.8%
North Devon	South West	£554	£564	0.5%	£35	4.9%
North Dorset	South West	£593	£699	1.0%	£87	-3.6%
North Somerset	South West	£586	£610	1.6%	£117	-0.8%
Plymouth	South West	£582	£549	1.1%	£72	3.4%
Poole	South West	£735	£765	-0.2%	-£16	5.3%
Purbeck	South West	£652	£735	-1.3%	-£117	-1.3%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Sedgemoor	South West	£526	£566	0.9%	£60	4.9%
South Gloucestershire	South West	£643	£672	3.5%	£271	2.7%
South Hams	South West	£594	£660	4.0%	£305	-6.5%
South Somerset	South West	£554	£583	0.7%	£49	5.3%
Stroud	South West	£605	£672	0.4%	£32	8.1%
Swindon	South West	£570	£590	3.1%	£216	-1.9%
Taunton Deane	South West	£575	£606	0.6%	£45	-0.4%
Teignbridge	South West	£601	£633	3.0%	£219	-2.3%
Tewkesbury	South West	£587	£683	-0.9%	-£72	1.4%
Torbay	South West	£579	£570	1.7%	£114	-3.9%
Torridge	South West	£513	£544	2.7%	£173	-6.4%
West Devon	South West	£536	£597	3.3%	£228	9.5%
West Dorset	South West	£627	£704	0.3%	£25	2.5%
West Somerset	South West	£575	£604	3.3%	£230	-12.8%
Weymouth and Portland	South West	£620	£598	0.7%	£50	4.0%
Wiltshire	South West	£632	£702	3.2%	£264	-0.9%
Birmingham	West Midlands	£574	£534	2.4%	£149	2.0%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Bromsgrove	West Midlands	£585	£673	-0.1%	-£10	6.6%
Cannock Chase	West Midlands	£484	£514	1.7%	£101	-0.1%
Coventry	West Midlands	£524	£520	3.3%	£199	0.8%
Dudley	West Midlands	£499	£505	1.4%	£84	2.8%
East Staffordshire	West Midlands	£474	£514	0.4%	£23	-2.6%
Herefordshire, County of	West Midlands	£549	£571	-1.5%	-£101	6.0%
Lichfield	West Midlands	£573	£618	3.6%	£257	0.7%
Malvern Hills	West Midlands	£571	£620	0.5%	£36	-11.3%
Newcastle-under-Lyme	West Midlands	£485	£526	3.8%	£233	-0.2%
North Warwickshire	West Midlands	£523	£570	-1.1%	-£78	-2.9%
Nuneaton and Bedworth	West Midlands	£482	£491	1.4%	£83	1.8%
Redditch	West Midlands	£570	£535	3.4%	£209	0.8%
Rugby	West Midlands	£529	£566	2.3%	£155	2.8%
Sandwell	West Midlands	£489	£498	1.0%	£62	-0.2%
Shropshire	West Midlands	£510	£560	2.8%	£184	-5.1%
Solihull	West Midlands	£693	£798	4.2%	£388	1.9%
South Staffordshire	West Midlands	£546	£595	5.1%	£345	-2.2%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
Stafford	West Midlands	£525	£531	1.5%	£94	5.4%
Staffordshire Moorlands	West Midlands	£444	£481	-1.1%	-£61	4.1%
Stoke-on-Trent	West Midlands	£417	£437	0.7%	£36	6.6%
Stratford-on-Avon	West Midlands	£662	£795	7.0%	£626	1.8%
Tamworth	West Midlands	£534	£572	1.3%	£87	6.7%
Telford and Wrekin	West Midlands	£520	£554	0.7%	£47	5.1%
Walsall	West Midlands	£505	£518	4.8%	£285	0.3%
Warwick	West Midlands	£728	£671	11.0%	£799	6.8%
Wolverhampton	West Midlands	£505	£508	5.2%	£303	-0.5%
Worcester	West Midlands	£580	£543	0.5%	£35	0.4%
Wychavon	West Midlands	£596	£671	3.7%	£286	-10.4%
Wyre Forest	West Midlands	£515	£524	0.9%	£57	-1.4%
Barnsley	Yorkshire & Humber	£409	£426	1.3%	£68	0.7%
Bradford	Yorkshire & Humber	£466	£475	-0.3%	-£17	2.1%
Calderdale	Yorkshire & Humber	£467	£491	1.1%	£65	5.2%
Craven	Yorkshire & Humber	£525	£566	2.8%	£184	5.6%
Doncaster	Yorkshire & Humber	£450	£476	1.7%	£98	3.2%

table continues

Local Authority	Region	Average private rent, two bedrooms, Oct 2011 to Sept 2012	Average private rent, all property sizes, mix adjusted, Oct 2011 to Sept 2012	Annual rent inflation rate, all property sizes	Private rental inflation, annual monetary equivalent	Change in average wage
East Riding of Yorkshire	Yorkshire & Humber	£453	£486	1.6%	£91	3.3%
Hambleton	Yorkshire & Humber	£518	£584	0.6%	£39	N/A
Harrogate	Yorkshire & Humber	£661	£783	3.9%	£350	19.3%
Kingston upon Hull, City of	Yorkshire & Humber	£406	£393	1.3%	£63	4.8%
Kirklees	Yorkshire & Humber	£454	£475	0.9%	£49	0.8%
Leeds	Yorkshire & Humber	£598	£741	7.0%	£581	-0.3%
North East Lincolnshire	Yorkshire & Humber	£440	£430	3.0%	£148	5.8%
North Lincolnshire	Yorkshire & Humber	£429	£439	2.6%	£136	3.0%
Richmondshire	Yorkshire & Humber	£510	£566	0.2%	£11	-2.1%
Rotherham	Yorkshire & Humber	£457	£466	-0.1%	-£7	-0.5%
Ryedale	Yorkshire & Humber	£507	£578	1.1%	£74	8.6%
Scarborough	Yorkshire & Humber	£480	£451	4.2%	£219	-5.0%
Selby	Yorkshire & Humber	£496	£548	0.0%	-£2	5.1%
Sheffield	Yorkshire & Humber	£529	£498	2.3%	£134	1.1%
Wakefield	Yorkshire & Humber	£490	£501	-1.1%	-£65	0.4%
York	Yorkshire & Humber	£662	£818	3.7%	£354	4.6%

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