

'HOW TO' | February 2022

# Calculate Housing Affordability

## Why is housing important for women?

Women face specific challenges when it comes to securing adequate and affordable housing. As women tend to have lower earnings, homes are even less affordable for women renting or buying on their own. This can make it harder to leave unwanted relationships, thereby increasing women's risk of domestic abuse.

You can find more of our analysis on housing at the Women's Budget Group website.<sup>1</sup>

## What to expect

In this How To we will first look at housing affordability when **buying**, and then we will look at the affordability of **renting**. We'll compare affordability for men and women.

All the stages will come with **step-by-step instructions**. There will be templates for you to complete as you work through.

If you'd like to skip straight to the section on renting, click [here](#).

Let's work through the different parts together.

## Buying

We can find the data on house prices throughout the UK in one place: [UK House Price Index \(data.gov.uk\)](https://data.gov.uk)<sup>ii</sup>

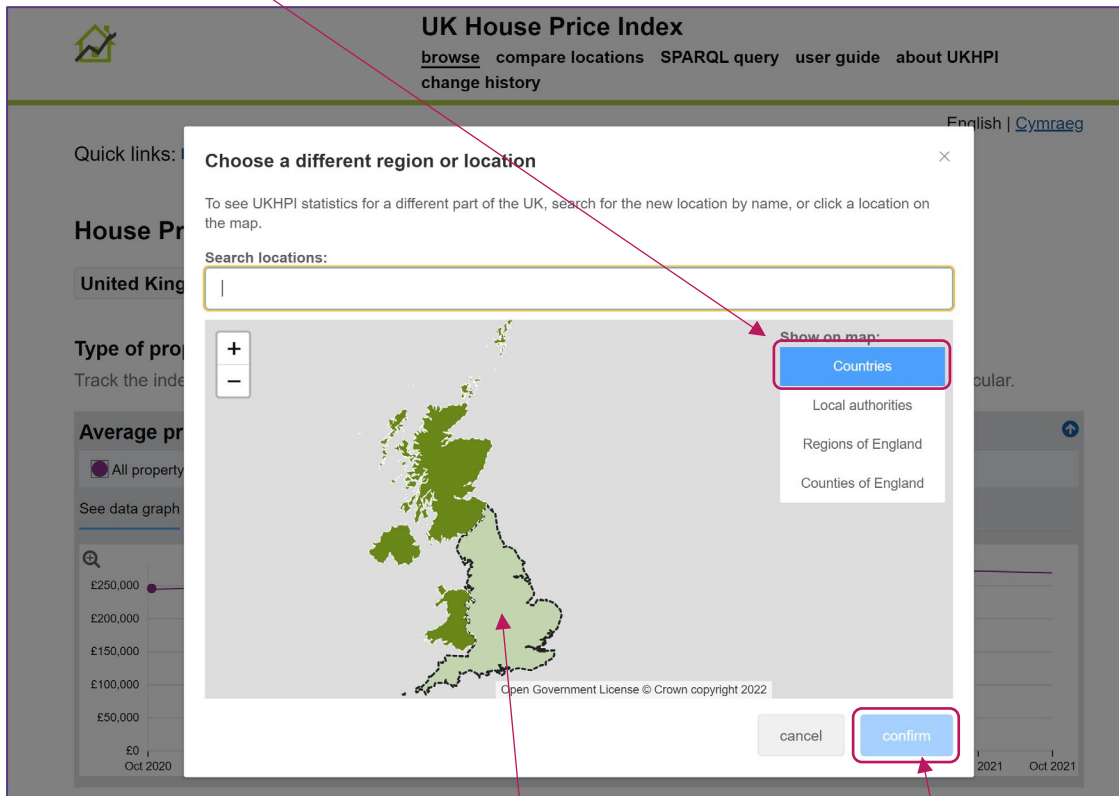
To find more detailed information, click on the green search button.

You will then find details of house prices for the UK over one year.

To find the data on different areas, we need to click on the location picker.

This will bring up a map.

When the map appears, you will also find a menu of places to choose from. Here I have clicked on 'Countries'.



Next I have selected England by clicking on the map. You also need to confirm your choice.

The page will then provide you with the house prices for the chosen location.

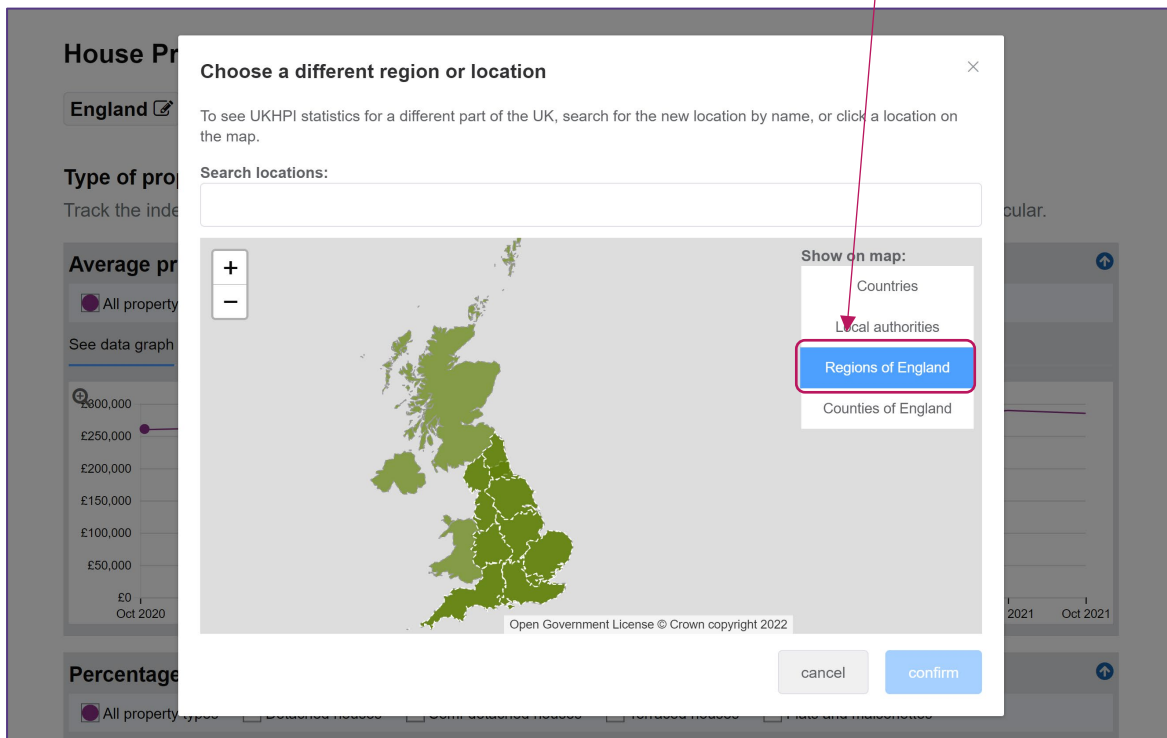


To see the detailed figures for each period of time, hover your mouse over the chart.

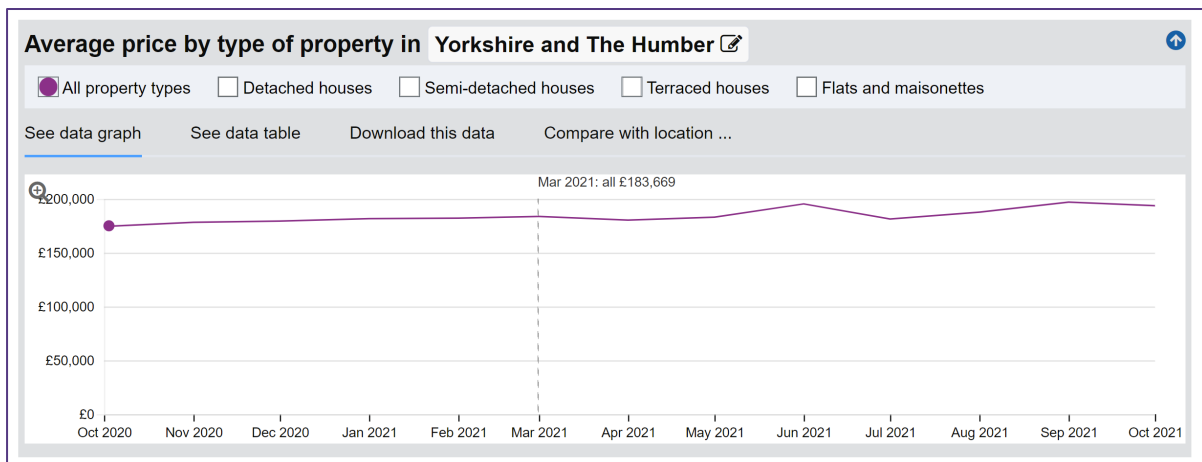
We can start to put the information into a table:

MEDIAN HOUSE PRICE IN 2021	
REGION	£
England	271,374

Let's now find out how much house prices are at the regional level. Again, click on the location selector, and this time, when the map appears, click on 'Regions of England'.



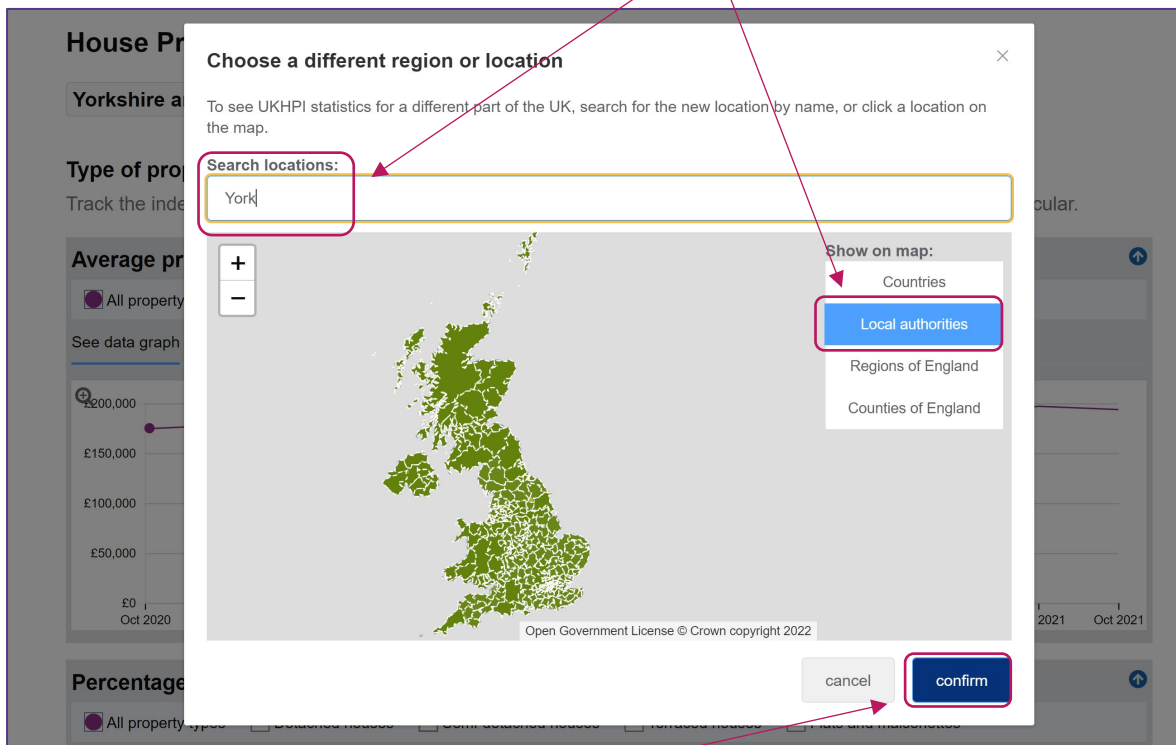
The map will show you the different regions, and, again, you can click on the one you want. We'll use Yorkshire and the Humber for our example.



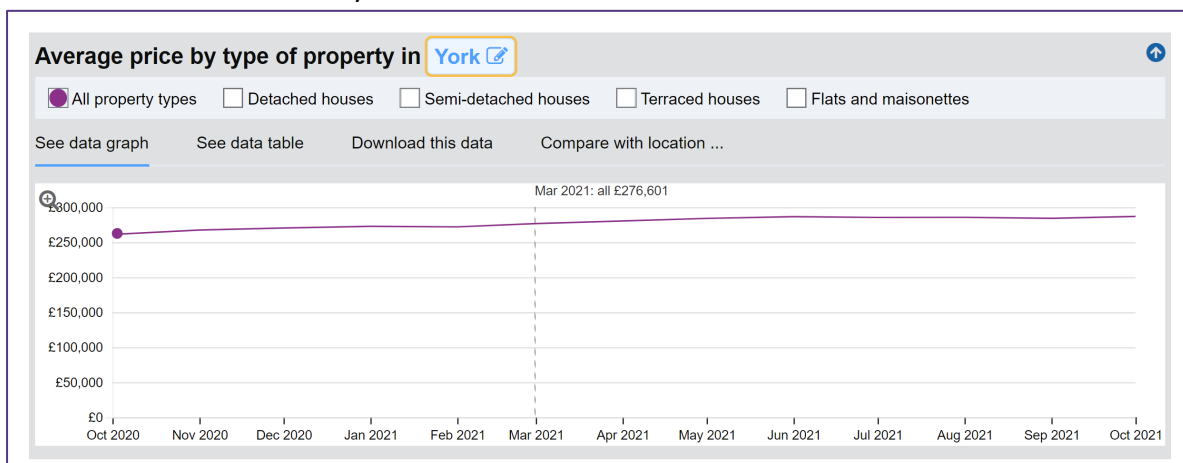
We can see that the house price is much lower in the Yorkshire and the Humber region compared to England.

MEDIAN HOUSE PRICE IN 2021	
REGION	£
England	271,374
Yorkshire & The Humber	183,669

Now let's find the data for York. Click on 'Local authorities' for the smaller areas. The map is much trickier to manage, so we can type into the search bar instead.



And remember to confirm your choice.



This time, we notice that the house prices in York are much higher than the region, and higher than England, too.

	MEDIAN HOUSE PRICE IN 2021
REGION	£
England	271,374
Yorkshire & The Humber	183,669
<b>York</b>	<b>276,601</b>

Now, you can complete a table with the information for your local area.

	MEDIAN HOUSE PRICE IN 2021
REGION	£
<b>Local Authority</b>	

If you'd like to compare with the region and/or nation, you can complete the extra detail here.

	MEDIAN HOUSE PRICE IN 2021
REGION	£
Nation	
Region	
<b>Local Authority</b>	

Let's move on to calculate **affordability**.

To calculate affordability we need to find out how many times a person's earnings go into the average house price. We'll call this the ratio.

**house price ÷ earnings = ratio**


Here is a summary of the data on earnings for the locations we used above. You can find a 'How To' on finding earnings data [here](#).

REGION	MEDIAN ALL EARNINGS 2021		
	ALL (£)	WOMEN (£)	MEN (£)
England	26,192	21,175	31,153
Yorkshire and The Humber	24,065	19,281	29,111
<b>York</b>	<b>24,041</b>	<b>20,507</b>	<b>28,711</b>

Source: ONS (2021) Annual Survey of Hours and Earnings, Table 8.7a<sup>1</sup>

Let's start with affordability for women and men combined. We need data for the house price, and the earnings in the 'All' category. We'll start with the local authority, York.

house price ÷ earnings = ratio



£276,601 ÷ £24,041 = 11.5

Here is a table we can use to track our affordability calculations:

REGION	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS		
	£	ALL	WOMEN	MEN
<b>York</b>	<b>276,601</b>	<b>11.5</b>		

<sup>1</sup> [Earnings and hours worked, place of residence by local authority: ASHE Table 8 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)


Doing the same calculations for women and men, we get the following result:

	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS		
REGION	£	ALL	WOMEN	MEN
York	276,601	11.5	13.5	9.6

It's clear that the ratio is higher for a woman than a man.

We can also calculate the gender gap, which is the difference between the ratio of women to men:

$$\text{ratio (women)} - \text{ratio (men)} = \text{gender gap}$$



$$13.5 - 9.6 = 3.9$$

	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS			
REGION	£	ALL	WOMEN	MEN	GENDER GAP
York	276,601	11.5	13.5	9.6	3.9

Including the regional and national level data, here is the final table:

	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS			
REGION	£	ALL	WOMEN	MEN	GENDER GAP
England	271,374	10.4	12.8	8.7	4.1
Yorkshire & The Humber	183,669	7.6	9.5	6.3	3.2
<b>York</b>	<b>276,601</b>	<b>11.5</b>	<b>13.5</b>	<b>9.6</b>	<b>3.9</b>

Source: Author's calculations based on UK House Price Index (2021) Local authority data: house prices, March 2021; ONS (2021) Annual Survey of Hours and Earnings, Table 8.7a.

This confirms that housing is less affordable in each area for women compared to men. However, it also shows that the gender gap is slightly smaller in York compared to England as a whole.



Now try and complete the template with the data for your local area. Remember the formula:

<b>house price ÷ earnings = ratio</b>
---------------------------------------

	MEDIAN HOUSE PRICE IN 2021
REGION	£
Local Authority	

	MEDIAN ALL EARNINGS 2021		
REGION	ALL (£)	WOMEN (£)	MEN (£)
Local Authority			

	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS			
REGION	£	ALL	WOMEN	MEN	GENDER GAP
Local authority					

If you want to compare with the region and/or nation, here is the larger template.

	MEDIAN HOUSE PRICE IN 2021	RATIO OF HOUSE PRICE TO EARNINGS			
REGION	£	ALL	WOMEN	MEN	GENDER GAP
Country					
Region					
Local authority					

## Renting<sup>2</sup>

We need to go to different sites to find the data for rents in different parts of the UK. We'll go in alphabetical order: **England, Northern Ireland, Scotland, Wales.**

### England

For England, you can find the latest dataset here: [Private rental market summary statistics in England - Office for National Statistics \(ons.gov.uk\)](#)<sup>iii</sup>

**Private rental market summary statistics in England**

Contact: Ceri Lewis | Release date: 15 December 2021 | Next release: June 2022

**About this Dataset**  
Median monthly rental prices for the private rental market in England by bedroom category, region and administrative area, calculated using data from the Valuation Office Agency and Office for National Statistics.

**Edition in this dataset**

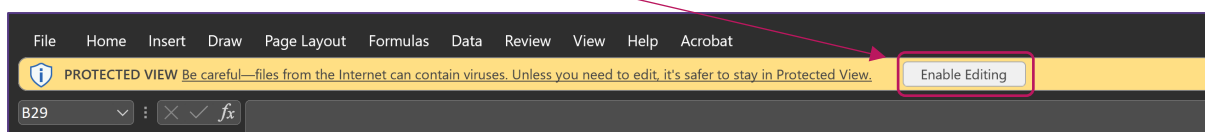
- October 2020 to September 2021 edition of this dataset (xls 498.5 KB)
- April 2020 to March 2021 edition of this dataset (xls 474.0 KB)**
- October 2019 to September 2020 edition of this dataset

**NOTE:** Although more up-to-date data is available, we'll use the data from April – March as this corresponds better to the data for earnings which we'll need to use later.

Click on the green button to download the spreadsheet. You will need to have software that can read Excel files.

Open the file from your downloads folder to open the spreadsheet.

As usual, click on 'Enable Editing' if this appears. This just means that navigating the table will be easier.



<sup>2</sup> NOTE: this guide will only cover private sector rents

You can click on the contents tab, to check what information is included in the spreadsheet.



Next Scheduled Up-date	
Bi-annually	December 2021

Dataset	Private Rental Market Statistics - description
Table 1.1	<a href="#">Table 1.1: Summary of 'Room' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.2	<a href="#">Table 1.2: Summary of 'Studio' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.3	<a href="#">Table 1.3: Summary of 'One Bedroom' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.4	<a href="#">Table 1.4: Summary of 'Two Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.5	<a href="#">Table 1.5: Summary of 'Three Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.6	<a href="#">Table 1.6: Summary of 'Four or more Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 1.7	<a href="#">Table 1.7: Summary of monthly rents recorded between 1 April 2020 to 31 March 2021 by region for England</a>
Table 2.1	<a href="#">Table 2.1: Summary of 'Room' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.2	<a href="#">Table 2.2: Summary of 'Studio' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.3	<a href="#">Table 2.3: Summary of 'One Bedroom' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.4	<a href="#">Table 2.4: Summary of 'Two Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.5	<a href="#">Table 2.5: Summary of 'Three Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.6	<a href="#">Table 2.6: Summary of 'Four or more Bedrooms' monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>
Table 2.7	<a href="#">Table 2.7: Summary of monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England</a>

We're going to use table 2.7 as this has the data on average rents in each local authority. You can click on the blue hyperlink to get to the table.

We will use the median figure as this tends to give the number that is more representative for most people.

LA Code <sup>1</sup>	Area Code <sup>1</sup>	Area	Count of rents	Mean	Lower quartile	Median	Upper quartile
NA	E92000001	ENGLAND	448,060	864	565	730	995
NA	E12000001	NORTH EAST	24,010	566	425	500	612
1355	E06000047	County Durham UA	5,690	502	395	450	550
1350	E06000005	Darlington UA	2,380	494	395	450	550
0724	E06000001	Hartlepool UA	860	485	405	475	550
0734	E06000002	Middlesbrough UA	1,260	490	395	475	550
2935	E06000057	Northumberland UA	1,910	536	400	480	595
0728	E06000003	Redcar and Cleveland UA	1,210	507	425	495	550
0738	E06000004	Stockton-on-Tees UA	1,740	573	460	530	625
NA	E11000007	Tyne and Wear (Met County)	8,960	657	465	569	700
4505	E08000037	Gateshead	1,190	551	450	525	625
4510	E08000021	Newcastle upon Tyne	3,220	844	564	695	900
4515	E08000022	North Tyneside	1,750	589	450	550	650
4520	E08000023	South Tyneside	850	501	425	475	550
4525	E08000024	Sunderland	1,950	541	450	500	595
NA	E12000002	NORTH WEST	67,140	636	485	585	725
2372	E06000008	Blackburn with Darwen UA	1,250	511	425	480	575
2373	E06000009	Blackpool UA	1,740	540	450	550	607
0660	E06000049	Cheshire East UA	3,400	795	550	675	895

As before, we'll use York as the example. We need to scroll down to find the information.

Private Rental Market Statistics									
Table 2.7: Summary of monthly rents recorded between 1 April 2020 to 31 March 2021 by administrative area for England									
<a href="#">Table notes and footnotes</a>					<a href="#">Back to Contents</a>				
LA Code <sup>1</sup>	Area Code <sup>1</sup>	Area	Count of rents	Mean	All categories			Upper quartile	
					Lower quartile	Median	Upper quartile		
4305	E08000011	Knowsley	740	641	525	615	755		
4310	E08000012	Liverpool	4,700	569	429	525	650		
4320	E08000014	Sefton	1,600	602	475	575	675		
4315	E08000013	St. Helens	1,600	589	475	550	700		
4325	E08000015	Wirral	2,540	606	475	575	695		
NA	E12000003	<b>YORKSHIRE AND THE HUMBER</b>	<b>43,170</b>	<b>631</b>	<b>475</b>	<b>575</b>	<b>720</b>		
2001	E06000011	East Riding of Yorkshire UA	1,880	582	450	535	650		
2004	E06000010	Kingston upon Hull, City of UA	2,460	447	375	425	495		
2002	E06000012	North East Lincolnshire UA	1,530	474	410	455	525		
2003	E06000013	North Lincolnshire UA	1,060	517	433	500	575		
2741	E06000014	York UA	4,300	638	675	775	895		
NA	E10000023	North Yorkshire	5,710	693	535	625	750		
2705	E07000163	Craven	250	624	525	595	675		
2710	E07000164	Hambleton	930	641	525	595	700		
2715	E07000165	Harrogate	1,760	853	625	750	900		

Here's a table we can use to record the figures.

MEDIAN PRIVATE SECTOR RENTS IN 2021	
REGION	£
York	775

To calculate how affordable rent is, we need to compare like with like.

We have the information on annual earnings from our How To guide on earnings<sup>3</sup>

MEDIAN ALL EARNINGS 2021			
REGION	ALL (£)	WOMEN (£)	MEN (£)
York	24,041	20,507	28,711

Source: ONS (2021) Annual Survey of Hours and Earnings, Table 8.7a<sup>4</sup>

...so we can multiply rent by 12 to get the approximate annual figure.

MEDIAN PRIVATE SECTOR RENTS IN 2021 (annual)	
REGION	£
York	9,300

<sup>3</sup> [LINK TO](#) earning how to

<sup>4</sup> [Earnings and hours worked, place of residence by local authority: ASHE Table 8 - Office for National Statistics \(ons.gov.uk\)](#)

Now, we need to calculate what percentage rent takes from earnings.

We can use the equation:

$$\text{rent} \div \text{earnings} \times 100$$

Let's start with the cost of rent for women and men combined. We'll use the data from the 'All' category.

$$\text{rent} \div \text{earnings} \times 100 = \text{percentage}$$
$$£9,300 \div £24,041 \times 100 = 38.7\%$$

REGION	MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021 £	HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?		
		ALL	WOMEN	MEN
York	9,300	38.7%	%	%

The remainder of the calculations are here:

REGION	MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021 £	HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?		
		ALL	WOMEN	MEN
York	9,300	38.7%	45.3%	32.4%

Source: Author's calculations based on Valuation Office Agency (2021) Private rental market summary statistics: April 2020 to March 2021, Table 2.7; ONS (2021) Annual Survey of Hours and Earnings, Table 8.7a.

Note: Anything over 30% is classed as unaffordable.

Now try and complete the template with the data for your local area. Remember the formula:

**rent ÷ earnings × 100 = percentage**

\*\*Remember to multiply by 12 to get the annual figure!

	<b>MEDIAN PRIVATE SECTOR RENTS IN 2021</b>	<b>MEDIAN PRIVATE SECTOR RENTS IN 2021 (annual)</b>
<b>REGION</b>	<b>£</b>	<b>£</b>
<b>Local Authority</b>		

	<b>MEDIAN ALL EARNINGS 2021</b>		
<b>REGION</b>	<b>ALL (£)</b>	<b>WOMEN (£)</b>	<b>MEN (£)</b>
<b>Local Authority</b>			

	<b>MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021</b>	<b>HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?</b>		
<b>REGION</b>	<b>£</b>	<b>ALL</b>	<b>WOMEN</b>	<b>MEN</b>
<b>Local authority</b>		%	%	%

Here is a full template in case you'd like to compare with the national and regional picture.

	<b>MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021</b>	<b>HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?</b>		
<b>REGION</b>	<b>£</b>	<b>ALL</b>	<b>WOMEN</b>	<b>MEN</b>
Country		%	%	%
Region		%	%	%
<b>Local authority</b>		%	%	%

## Northern Ireland

For Northern Ireland, the data can be found here: [The Housing Executive - Private rented sector and rents research \(nihe.gov.uk\)](https://www.nihe.gov.uk/private-rented-sector-rents-research)<sup>iv</sup>

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### Private rented sector and rents

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Scroll down and click on number 18

### Private rented sector and rents

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You can download the latest report.

**Performance of the Private Rental Market in Northern Ireland**

Our half-yearly reports, produced in partnership with PropertyNews.com and Ulster University, provide the most detailed insight available into the dynamics of the private rental market in Northern Ireland, including tracking rents by property type and size and at district council level. All the published reports can be downloaded below.

The latest report is:

**Performance of the Private Rental Market in Northern Ireland January - June 2021**

[Download the report \(PDF 1 MB\)](#)

A one-page infographic summary of this report has also been produced:

[Download the summary \(PDF 150 kB\)](#)

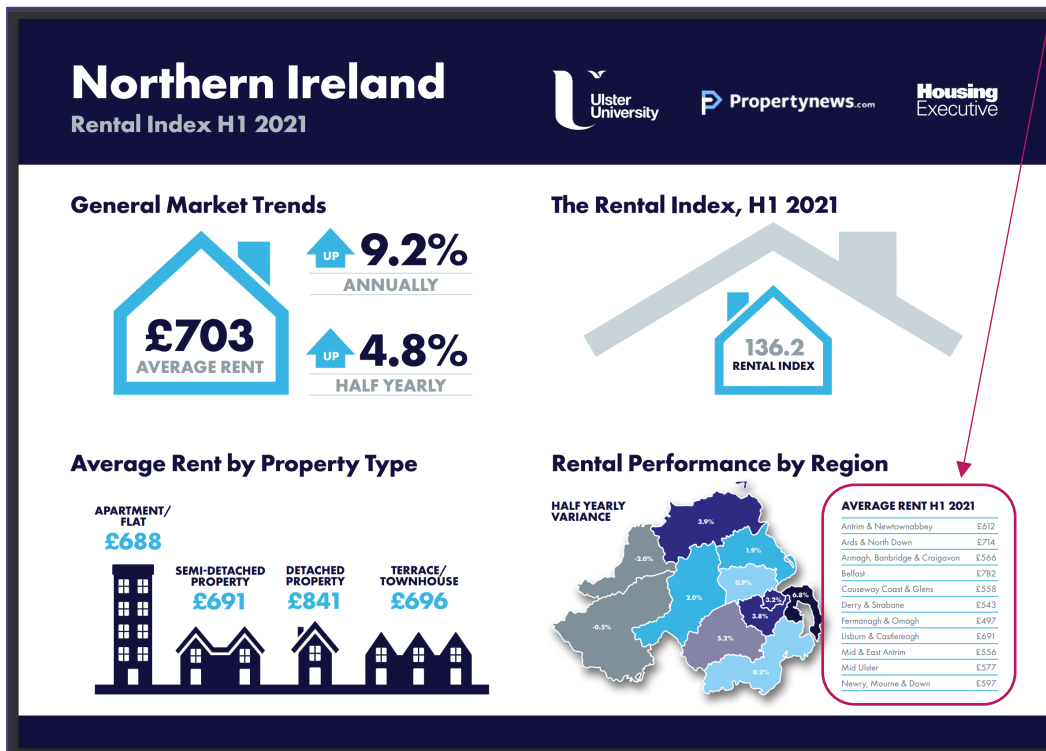
A short annual summary report for 2020 has also been produced.

[Download the annual summary report \(PDF 1.6 MB\)](#)

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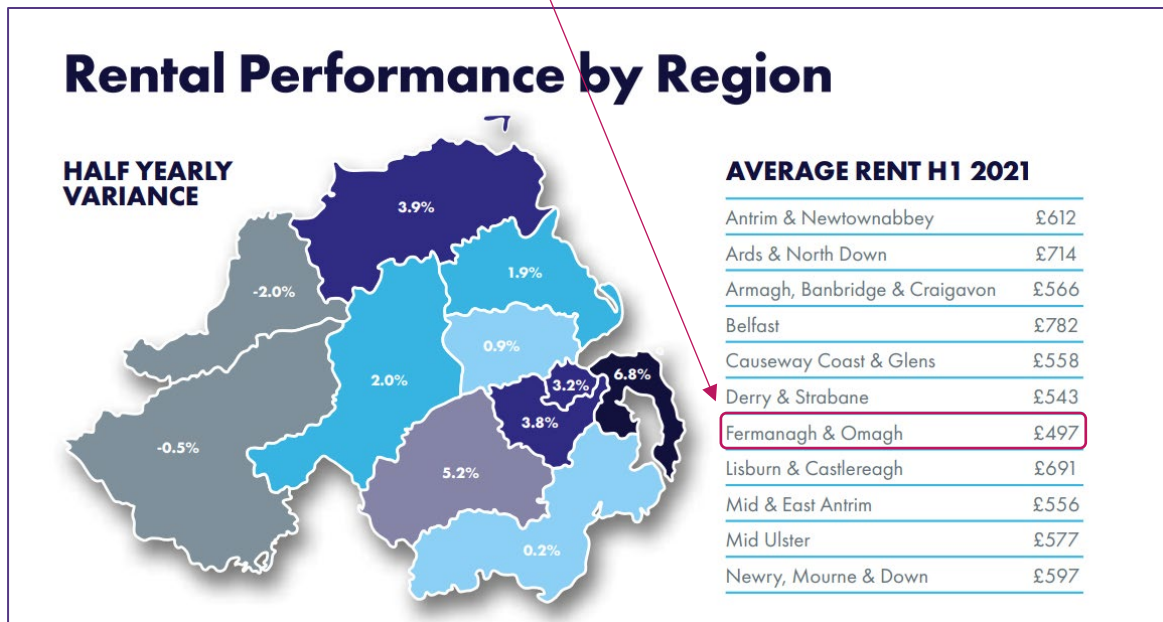
Performance of the Private Rental Market in NI – older reports and summaries +

The summary contains a really clear overview with all the information for each local area.





We'll use the data for Fermanagh & Omagh...



...and calculate the approximate annual cost by multiplying by 12.

MEDIAN PRIVATE SECTOR RENTS IN 2021 (annual)	
REGION	£
Fermanagh & Omagh	5,964

We have the data on earnings from our HOW TO [LINK](#)

MEDIAN ALL EARNINGS 2021			
REGION	ALL (£)	WOMEN (£)	MEN (£)
Fermanagh and Omagh	23,209	19,671	26,414

So we can calculate the cost by using our equation

$$\text{rent} \div \text{earnings} \times 100$$

Here's the completed table:

	<b>MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021</b>	<b>HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?</b>		
<b>REGION</b>	<b>£</b>	<b>ALL</b>	<b>WOMEN</b>	<b>MEN</b>
<b>Fermanagh &amp; Omagh</b>	<b>5,964</b>	<b>25.7%</b>	<b>30.3%</b>	<b>22.6%</b>

Source: Author's calculations based on Housing Executive (2021) Private rented sector and rents: H1 2021, rental performance by region; NISRA (2021) Annual Survey of Hours and Earnings, Table 7a.

Again, we can see that renting alone is much more expensive for women compared to men.

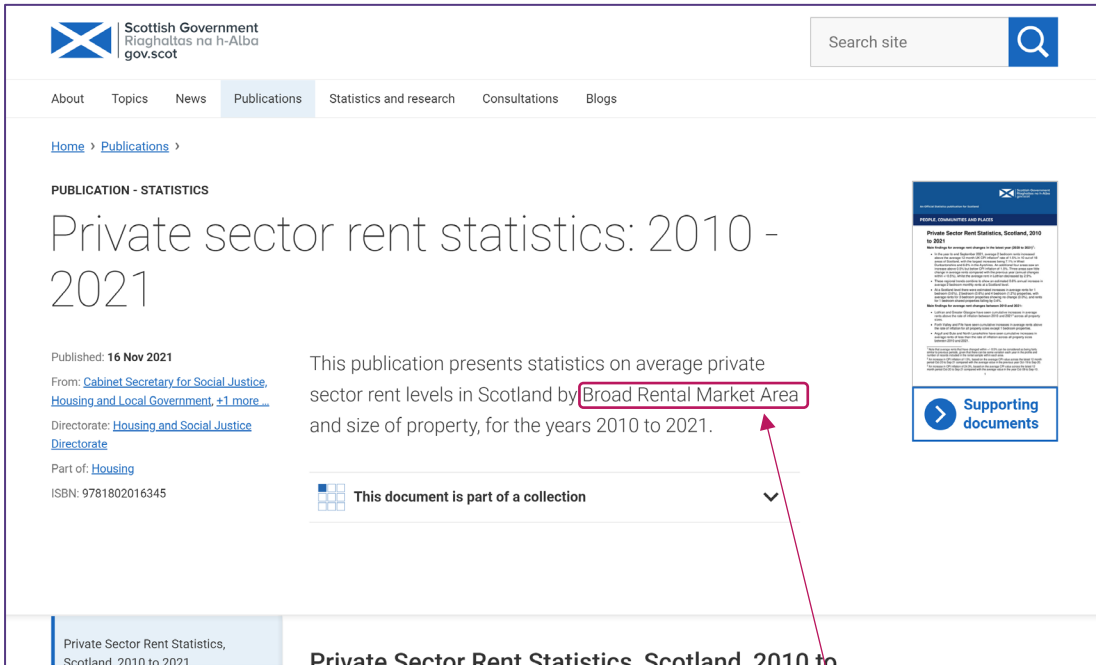
Now, you can find the information for your local area.

Here's a template for you to complete:

	<b>MEDIAN ANNUAL PRIVATE SECTOR RENTS IN 2021</b>	<b>HOW MUCH OF MEDIAN EARNINGS WOULD BE ABSORBED BY MEDIAN PRIVATE RENT?</b>		
<b>REGION</b>	<b>£</b>	<b>ALL</b>	<b>WOMEN</b>	<b>MEN</b>
<b>Local authority</b>		<b>%</b>	<b>%</b>	<b>%</b>

Scotland

Data for Scotland can be found here: [Private sector rent statistics: 2010 - 2021 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/private-sector-rent-statistics-2010-2021/pages/introduction.aspx).<sup>v</sup> There are a number of differences in the way the data is organised that are important to note.



The geographical areas used in this data are classified as ‘broad rental market areas’. They align more closely to parliamentary constituency areas than local authority boundaries. You may want to search by postcode to be sure to get the data for a specific place. Plus, it may be better to use earnings data for parliamentary constituency\* to get a more accurate comparison.

The data is also listed for each individual category of property, e.g., one-bedroom; three-bedroom. There is no overall average. That means that you’ll need to choose which is the most relevant category to analyse. To find the data, scroll down the page to section 10.



You'll find the tables for the different types of property for each year.

Private sector rent statistics: 2010 - 2021  
10. Reference Tables

Scotland, 2010 to 2021

1. Key findings, based on 2 bedroom properties

2. Background

3. Main Findings for 1 Bedroom Properties

4. Main Findings for 2 Bedroom Properties

### 10. Reference Tables

**Table 7 - Private Rents (£ Monthly), by Broad Rental Market Area, 2010 (year to end Sept)**

**Bedroom Properties**

	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,411	n/a	n/a	442	n/a
Aberdeen and Shire	541	500	525	529	575
Argyll and Bute	80	350	395	382	425

You'll have to scroll down to find the latest data. It's currently recorded at table 18.

Private sector rent statistics: 2010 - 2021  
10. Reference Tables

Support

**Table 18 - Private Rents (£ Monthly), by Broad Rental Market Area, 2021 (year to end Sept)**

**1 Bedroom Properties**

	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	7,399	n/a	n/a	546	n/a
Aberdeen and Shire	1,027	400	450	455	495
Argyll and Bute	107	395	425	440	495
Ayrshires	503	350	395	404	440
Dumfries and Galloway	139	385	400	406	425
Dundee and Angus	525	360	400	414	450
East Dunbartonshire	56	450	525	534	598
Fife	304	395	443	462	483
Forth Valley	223	395	435	468	525
Greater Glasgow	1,376	495	595	604	695
Highland and Islands	308	433	500	494	550
Lothian	1,324	675	725	755	800

\*NOTE: to find earnings data for parliamentary constituency, use ASHE table 10.7a

[Earnings and hours worked, place of residence by Parliamentary constituency: ASHE Table 10 - Office for National Statistics](#)

## Wales

The data for Wales can be found here: [Private sector rents \(gov.wales\)](https://gov.wales/private-sector-rents)<sup>vi</sup>

However, it is important to note that they suspended data collection during the pandemic so the figures are a few years old now. You'll need to consider that when choosing the earnings data you use to compare.

**NOTE:**  
Because the data is a few years old we haven't included a full guide here. However, see above for the details of how to calculate affordability.

When you open, the downloaded file, the data is in an interactive table.

	Units of Accommodation within sample	Average Rent	Rent at Median (Q2)	Rent at Lower Quartile (Q1)	Rent at Upper Quartile (Q3)
	a	b	c	d	e
1	Room in shared house				
2	Studios				
3	1 Bedroom Accommodation				
4	2 Bedroom Accommodation				
5	3 Bedroom Accommodation				
6	4 Bedroom Accommodation				

Private Sector Rents: - 1 January to 31 December 2019

Please select... 2019

Please select...

- Blaenau Gwent
- Bridgend
- Caerphilly
- Cardiff
- Carmarthenshire
- Ceredigion
- Conwy
- Denbighshire
- Flintshire
- Gwynedd
- Isle of Anglesey
- Merthyr Tydfil
- Monmouthshire
- Neath Port Talbot
- Newport
- Pembrokeshire
- Powys
- Rhondda Cynon Taff
- Swansea
- Torfaen
- Vale of Glamorgan
- Wrexham
- Wales

Units of Accommodation within sample	Average Rent	Rent at Median (Q2)	Rent at Lower Quartile (Q1)	Rent at Upper Quartile (Q3)
a	b	c	d	e
1 Room in shared house				
2 Studios				
3 1 Bedroom Accommodation				
4 2 Bedroom Accommodation				
5 3 Bedroom Accommodation				

PRS Rents

Ready

Click on the box to choose your local authority. The table will then fill with the relevant figures.

Private Sector Rents: Powys - 1 January to 31 December 2019

Powys 2019

Units of Accommodation within sample	Average Rent	Rent at Median (Q2)	Rent at Lower Quartile (Q1)	Rent at Upper Quartile (Q3)	
a	b	c	d	e	
1 Room in shared house	21	£283.33	£281.67	£260.00	£320.00
2 Studios	..	..	..	..	..
3 1 Bedroom Accommodation	324	£341.30	£325.00	£293.75	£390.00
4 2 Bedroom Accommodation	605	£440.55	£425.00	£395.00	£480.00
5 3 Bedroom Accommodation	609	£539.19	£525.00	£465.00	£595.00

PRS Rents

Notice that the data is for each type of property. There is no overall average.

Links to sources:

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i <https://wbg.org.uk/analysis/reports/a-home-of-her-own-housing-and-women/>

ii

[https://landregistry.data.gov.uk/app/ukhpi?utm\\_medium=GOV.UK&utm\\_source=datadownload&utm\\_campaign=tool&utm\\_term=9.30 15 12 21](https://landregistry.data.gov.uk/app/ukhpi?utm_medium=GOV.UK&utm_source=datadownload&utm_campaign=tool&utm_term=9.30%2015%2012%2021)

iii

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketssummarystatisticsinengland>

iv <https://www.nihe.gov.uk/Working-With-Us/Research/Private-rented-sector-and-rents>

v <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2021/>

vi <https://statswales.gov.wales/Catalogue/Housing/Private-Sector-Rents>