	% Change in average rent for 2
	bedrooms 2011 - 2017
Local Authority	
England	16%
Buckinghamshire	21%
Cumbria	7%
Derbyshire	10%
Devon	12%
Dorset	14%
East Sussex	20%
Essex	24%
Gloucestershire	12%
Hampshire	17%
Lancashire	5%
Leicestershire	16%
Lincolnshire	16%
Norfolk	18%
Oxfordshire	16%
Somerset	9%
Staffordshire	10%
Suffolk	23%
Surrey	24%
West Sussex	21%
Worcestershire	13%
Greater Manchester Met county	16%
Merseyside Met county	3%
South Yorkshire Met county	10%
Tyne and Wear Met county	7%
West Midlands Met county	19%
West Yorkshire Met county	9%
Adur	22%
Allerdale	4%
Amber Valley	9%
Arun	14%
Ashfield	10%
Ashford	16%
Aylesbury Vale	26%
Babergh	17%
Barking and Dagenham	42%
Barnet	18%
Barnsley	4%
Barrow-in-Furness	12%
Basildon	23%
Basingstoke and Deane	15%
Bassetlaw	10%
BassetTaw Bath and North East Somerset	
	33%
Bedford	32%
Bexley	33%
Birmingham	25%

Plaby	150/
Blaby Blackburn with Darwen	15%
	2%
Blackpool	0%
Bolsover	4%
Bolton	15%
Boston	20%
Bournemouth	11%
Bracknell Forest	12%
Bradford	9%
Braintree	21%
Breckland	20%
Brent	11%
Brentwood	20%
Brighton and Hove	26%
Bristol, City of	44%
Broadland	16%
Bromley	27%
Bromsgrove	10%
Broxbourne	29%
Broxtowe	9%
Burnley	8%
Bury	12%
Calderdale	4%
Cambridge	36%
Camden	15%
Cannock Chase	9%
Canterbury	18%
, Carlisle	3%
Castle Point	18%
Central Bedfordshire	30%
Charnwood	13%
Chelmsford	23%
Cheltenham	18%
Cherwell	23%
Cheshire East	11%
Cheshire West and Chester	9%
Chesterfield	10%
Chichester	17%
Chiltern	24%
Chorley	5%
Christchurch	13%
City of London	17%
Colchester	17%
Copeland	6%
Corby	27%
Cornwall	9%
Cotswold	15%
	3%
County Durham Coventry	3% 27%
Cravley	9% 24%
Crawley	24%
Croydon	33%

-	
Dacorum	33%
Darlington	2%
Dartford	40%
Daventry	26%
Derby	11%
Derbyshire Dales	13%
Doncaster	5%
Dover	13%
Dudley	8%
Ealing	27%
East Cambridgeshire	26%
East Devon	10%
East Dorset	14%
East Hampshire	13%
East Hertfordshire	29%
East Lindsey	9%
East Northamptonshire	20%
East Riding of Yorkshire	6%
East Staffordshire	13%
Eastbourne	12%
Eastleigh	19%
Eden	6%
Elmbridge	21%
Enfield	25%
Epping Forest	27%
Epsom and Ewell	31%
Erewash	11%
Exeter	11% 12%
Exeter	12%
Exeter Fareham	12% 17%
Exeter Fareham Fenland	12% 17% 13%
Exeter Fareham Fenland Forest Heath	12% 17% 13% 32%
Exeter Fareham Fenland Forest Heath Forest of Dean	12% 17% 13% 32% 7%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde	12% 17% 13% 32% 7% 0%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead	12% 17% 13% 32% 7% 0% 2%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling	12% 17% 13% 32% 7% 0% 2% 13%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester	12% 17% 13% 32% 7% 0% 2% 13% 14%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport	12% 17% 13% 32% 7% 0% 2% 13% 14%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney	12% 17% 13% 32% 7% 0% 2% 13% 14% 2% 14% 29% 12% 36% 20% 20%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 27%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney Halton	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 20% 27% 5%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Gravesham Greenwich Guildford Hackney Halton Hambleton	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 20% 27% 5% 7%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney Halton Hambleton	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 20% 27% 5% 7% 17% 19%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney Halton Hambleton Hammersmith and Fulham	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 14% 29% 12% 36% 20% 20% 27% 5% 7% 5% 7% 17% 17%
Exeter Fareham Fenland Forest Heath Forest of Dean Fylde Gateshead Gedling Gloucester Gosport Gravesham Great Yarmouth Greenwich Guildford Hackney Halton Hambleton Hammersmith and Fulham	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 27% 5% 7% 5% 7% 17% 19% 18% 24%
ExeterFarehamFenlandForest HeathForest of DeanFyldeGatesheadGedlingGloucesterGosportGraveshamGreenwichGuildfordHackneyHaltonHammersmith and FulhamHarboroughHarlowHarrogate	12% 17% 13% 32% 7% 0% 2% 13% 14% 14% 29% 12% 36% 20% 20% 27% 5% 7% 12% 36% 20% 27% 12% 36% 21% 36% 24% 14%
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Hastings	23%
Hastings Havant	19%
Havering	30%
Herefordshire	4%
Hertsmere	30%
High Peak	11%
Hillingdon	28%
Hinckley and Bosworth	16%
Horsham	26%
Hounslow	24%
Huntingdonshire	23%
Hyndburn	6%
Ipswich	21%
Isle of Wight	9%
Islington	16%
Kettering	24%
King`s Lynn and West Norfolk	13%
Kingston upon Hull	8%
Kingston upon Thames	27%
Kirklees	7%
Knowsley	4%
Lambeth	22%
Lancaster	4%
Leeds	13%
Leicester	3%
Lewes	26%
Lewisham	37%
Lichfield	12%
Lincoln	15%
Liverpool	1%
Luton	32%
Maidstone	23%
Maldon	18%
Malvern Hills	12%
Manchester	29%
Mansfield	5%
Medway	23%
Melton	15%
Mendip	12%
Merton	26%
Mid Devon	11%
Mid Suffolk	25%
Mid Sussex	18%
Middlesbrough	5%
Milton Keynes	29%
Mole Valley	20%
New Forest	15%
Newark and Sherwood	12%
Newcastle upon Tyne	12%
Newcastle-under-Lyme	9%
Newham	42%
North Devon	7%
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North Dorset	11%
North East Derbyshire	8%
North East Lincolnshire	7%
North Hertfordshire	27%
North Kesteven	9%
North Lincolnshire	11%
North Norfolk	16%
North Somerset	18%
North Tyneside	5%
North Warwickshire	15%
North West Leicestershire	15%
North Yorkshire	10%
Northampton	25%
Northumberland	8%
Norwich	19%
Nottingham	11%
Nottinghamshire	10%
Nuneaton and Bedworth	16%
Oadby and Wigston	21%
Oldham	9%
Oxford	21%
Pendle	6%
Peterborough	21%
Plymouth	9%
Poole	7%
Portsmouth	20%
Preston	5%
Purbeck	16%
Reading	28%
Redbridge	32%
Redcar and Cleveland	2%
Redditch	17%
Reigate and Banstead	29%
Ribble Valley	6%
Richmond upon Thames	20%
Richmondshire	4%
Rochdale	2%
Rochford	19%
Rossendale	7%
Rother	16%
Rotherham	4%
Rugby	30%
Runnymede	24%
Rushcliffe	13%
Rushmoor	21%
Ryedale	7%
Salford	19%
Sandwell	12%
Scarborough	8%
Sedgemoor	11%
Sefton	4%
Selby	8%
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	Thanet	28%

Three Rivers	12%
Thurrock	25%
Tonbridge and Malling	27%
	8%
Torbay	
Torridge Tower Hamlets	5%
	25%
Trafford	21%
Tunbridge Wells	19%
Uttlesford	23%
Vale of White Horse	18%
Wakefield	2%
Walsall	8%
Waltham Forest	38%
Wandsworth	24%
Warrington	15%
Warwick	32%
Watford	30%
Waveney	12%
Waverley	17%
Wealden	23%
Wellingborough	28%
Welwyn Hatfield	22%
West Berkshire	25%
West Devon	11%
West Dorset	13%
West Lancashire	7%
West Lindsey	10%
West Oxfordshire	17%
West Somerset	4%
Westminster	12%
Weymouth and Portland	9%
Wigan	4%
Wiltshire	18%
Winchester	16%
Windsor and Maidenhead	15%
Wirral	0%
Woking	25%
Wokingham	24%
Wolverhampton	7%
Worcester	14%
Worthing	22%
Wychavon	13%
Wycombe	30%
Wyre	0%
Wyre Forest	10%
York	11%
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% Change in average wages for a two person hhold (one full time worker and one part time worker) 2011 2017	Rent to wage lag
2017	
10%	6%
3%	18%
13%	-6%
9%	1%
7%	5%
7%	7%
9%	11%
7%	17%
8%	4%
13%	4%
11%	-6%
11%	5%
11%	5%
11%	7%
9%	7%
7%	2%
14%	-4%
11%	12%
5%	19%
10%	11%
8%	5%
12%	4%
9%	-6%
11%	-1%
13%	-6%
12%	7%
10%	-1%
18%	4%
21%	-16%
15%	-6%
16%	-2%
17%	-7%
16%	0%
3%	22%
17%	0%
2%	40%
3%	14%
11%	-8%
19% 10%	-7%
	14%
6%	9%
4%	6%
14%	19%
11%	21%
8%	25%
14%	10%

7%	8%
9%	-7%
14%	-14%
5%	-2%
13%	2%
17%	4%
17%	-6%
16%	-4%
10%	0%
8%	13%
13%	8%
14%	-3%
-1%	21%
7%	18%
12%	32%
6%	10%
16%	12%
10%	0%
13%	15%
16%	-7%
12%	-4%
14%	-2%
12%	-8%
9%	26%
9%	6%
25%	-16%
6%	12%
8%	-5%
8%	10%
7%	23%
8%	5%
9%	13%
8%	10%
16%	7%
11%	0%
14%	-6%
8%	2%
12%	5%
8%	15%
15%	-9%
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8%	-1%
21%	6%
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19%	-7%
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16%	-11%
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5%	2%
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9%	-5%
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