

Research Report

Shelter Private Rent Watch

Report one: Analysis of local rent levels and affordability

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Shelter

Introduction

Interest in the private rented sector is starting to reflect the rapid growth it has experienced over the last decade: close to a million more households rent privately now compared to just five years ago. Growth of this magnitude has not been seen in a housing tenure since the post-war rise in social housing¹.

The private rented sector houses a diverse range of households, with a wide range of needs from their housing. There are a number of reasons for the rapid growth of private renting, and a number of reasons for expecting it to continue: social change as people co-habit later in life and renting and house-sharing become ever more socially acceptable; high house prices and lack of availability of mortgage credit; the promotion and use of the sector by local authorities to house those in housing need or who are homeless; and, restricted access and long waiting lists for social housing. Alongside this the supply of private rented homes has been buoyed by the growth of the small scale buy-to-let landlord, with many using rental properties as an alternative to a pension fund.

Private rented homes meet the needs of many tenants, particularly those requiring flexibility and mobility for their work. However, less than half feel that private renting is a good type of housing tenure² and for many households private renting is not a choice but the only type of housing they can realistically access. Close to a third (30%) of private rented homes contain children, and more than half (51%) of these children live in households falling below the poverty line, once housing costs are factored in³. The affordability of private rents is a big issue for many households – over a third (34%) consider their rent to be ‘high’, and previous Shelter research has found private renters to be twice as likely as average to be struggling to pay their housing costs⁴⁵.

Whilst interest in private renting is increasing, the availability and reliability of research and statistics on the sector has long been an issue for policy makers, journalists and academics. The publication of new figures by the Valuations Office Agency (VOA) is a key development in understanding this market, opening up the opportunity to assess and monitor average private rents at local authority level in England using reliable data for the first time⁶. We are grateful to VOA for their openness in publishing these figures although the analysis and conclusions drawn from it in this report are solely the work of Shelter.

This first report in a series focuses on average local rent levels and the affordability of private rents compared to average earnings. We plan to publish further analysis of this first statistical release from the VOA by the end of 2011 examining affordability at Local Housing Allowance (LHA) rates. In reports next year, rent inflation will be analysed across the country, once further new and historic figures are published by VOA, as well as updating the topics covered here and linking trends in the private rental market to other social and demographic trends.

¹ Table FT1101, English Housing Survey, 2009-10

² Table S187, Survey of English Housing, DCLG, 2004-5 (latest published figure): When asked ‘Taking everything into account my current tenure is a good type of housing tenure’: 46% of private renters agreed, compared to, 74% of social renters and 95% of owners.

³ Households below average income, DWP, 2009-10; table 4.6db: 51% of children in private rented housing in the UK live below the 60% median poverty line, after housing costs

⁴ Table S561, Survey of English Housing 2007-8 (latest published figure), DCLG: When asked their opinion of the level of rent paid, 34% of private renters said ‘very high’ or ‘slightly high’

⁵ YouGov poll conducted for Shelter April 2011, based on 2065 responses, representative of GB adults: 21% of private renters said they were struggling or falling behind with their housing costs, compared to a national average of 12%.

⁶ VOA data covers England only, Scotland and Wales have their own equivalent organisations and this information is not currently published by them

Key Findings

Rent levels

The highest average private rent for a two-bedroom home in England is found in Kensington and Chelsea (£2,714 per month), with the lowest (£394 per month) in Burnley.

Extremely high rents are almost exclusively found in London and areas close to London with good commuter links – the average private rent for a two bedroom home in London (£1,360 per month) is nearly two and a half times the average in other regions (£568).

The geographic distribution of rent levels is an almost perfect ripple effect out from central London – the further away from the capital, the lower the average rent is likely to be. The few exceptions to this are Manchester, York and Harrogate where average rents are on a par with those seen in the South East and East of England.

Affordability

The affordability of local private rents is assessed by the proportion of local median full-time take home pay taken up by the local median two bedroom rent⁷:

Over half (55%) of local authorities in England have a median private rent for a two bedroom home which costs more than 35% of median take home pay in that area, a level considered likely to be unaffordable in previous studies⁸.

The analysis indicates that in England:

- 8% of local authorities are extremely unaffordable (median rent 50% or more of median full-time take-home pay);
- 21% are very unaffordable (median rent 40% to 49% of median full-time take-home pay)
- 26% are fairly unaffordable (median rent 35% - 39% of median full-time take-home pay)
- 29% are fairly affordable (median rent 30% - 34% of median full-time take-home pay)
- 12% are affordable (median rent less than 30% of median full-time take-home pay)

The most unaffordable local authorities are concentrated in London: The majority (22) of London boroughs have median rents that cost more than 50% of median local full-time earnings. All boroughs have a median private rent for a two bedroom home which costs more than 35% of median take home pay in that area.

However, affordability is an issue outside London and the South East: median private rents for two bedroom homes costing more than 35% of median full-time take home earnings are found in many parts of the South, South West and East of England, and in some parts of the Midlands and North of England.

Unaffordable private rents are most common in urban areas but not exclusive to them, with a number of more rural authorities, such as Cornwall and Herefordshire being very unaffordable.

⁷ Local level household income figures are not available. The research is based on a model with one full-time average earner, but this is comparable to household incomes in the private rented sector - see sources and methods section for more details.

⁸ <http://www.oscr.org.uk/media/1383/Ability%20Pay%20Research%20Report%20Phase%201.pdf> (page 17);
<http://www.communities.gov.uk/documents/507390/pdf/1098230.pdf> (page 7);
http://en.wikipedia.org/wiki/Affordable_housing

Method and sources

This analysis was carried out using the VOA statistics on local private rental markets⁹. These were published on 29th September 2011, and cover the 12 month period to June 2011. The VOA figures are widely considered the most reliable available on average private rents, with them based on samples of over half a million contractual rents a year and including homes let by a landlord to a tenant without the involvement of a letting agent, unlike many other rent surveys.

All analysis in the main report is carried out on two-bedroom homes, which are used as an example due to their commonality and the large (average 625) sample sizes in each local authority. This is likely to be the size needed by families with one or two children. The patterns seen in models using other sized homes are similar to those presented here and further details of results for other bedroom sizes are presented in the appendices.

Analysis on the affordability of local private rents is carried out by cross referring the VOA statistics to government survey data on average earnings for 2010, from the Annual Survey of Hours and Earnings, published by the Office for National Statistics.

We use the median pay of full-time workers as a basis for this analysis because reliable figures on earnings or incomes per household, rather than individual, are not available at the local authority level. The results on affordability are therefore based on a model with one person in the household working full-time, on median average earnings, in a household requiring a two-bedroom home.

The results of the analysis can, however be viewed as a good indication of affordability for households with average incomes in the private rented sector. This is because gross median household income for all households in England (£28,376) is only £2,000 a year higher than the equivalent full-time earnings figure used here (£26,268) and, crucially, median household income among private renters (£25,297) is in fact £1,000 a year less than the equivalent figures used in this report.¹⁰

Median full-time earnings are a close approximation of median household incomes in the private rented sector because private tenants tend to be younger and earn less than average. Additionally, the majority (65%) of private renting households contain no more than one person in full or part time work. However, a household with two full-time earners may still fall below the median earnings threshold used in this report: For example, a construction worker and nurse working full-time in London could have a combined gross income of around £30,500 and the equivalent London median full-time earnings figure from the source used in this research is £32,008¹¹.

There is no standard or official definition of housing affordability in England, but previous research, and practice in other countries, tends to set the threshold of affordable housing costs (which usually include service charges and sometimes council tax, unlike this study) at between 25% and 35% of net household income. The London Mayor has issued guidance which suggests that for the social sector rents and service charges should cost no more than 30% of net household income. The Mayor's office also suggests a threshold of 40% of net income for

⁹ <http://www.voa.gov.uk/corporate/publications/statsAnnouncements.html>

¹⁰ Calculated from English Housing Survey, 2009-10, DCLG, Table FA1341. Household incomes include income from all sources including benefits.

¹¹ http://www.rcn.org.uk/support/pay_and_conditions/pay_rates_2010-2011;
<http://www.paywizard.co.uk/main/londonpaywizard/building-construction-workers>

intermediate housing tenures, but this type of housing is now aimed at those with up to £74,000 gross household income¹².

In this report we have categorised median rent to median full-time take home pay ratios to indicate different levels of affordability. Details of this categorisation are in the affordability section (page 13), but it is important to state that these categories are not official definitions of housing affordability. They are, however, based on measures of affordability used in previous studies and lie at the higher end of most models assessing housing affordability.

Details of sources and sample sizes are included in the tables and maps, and further details on the methods and assumptions used follow at the start of each section.

¹² Mayor of London, supplementary planning guidance, housing, November 2005, Greater London Authority, 2005. <http://www.london.gov.uk/shaping-london/london-plan/docs/housing-technical-paper.pdf>

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Results

Section one: Average private rent levels

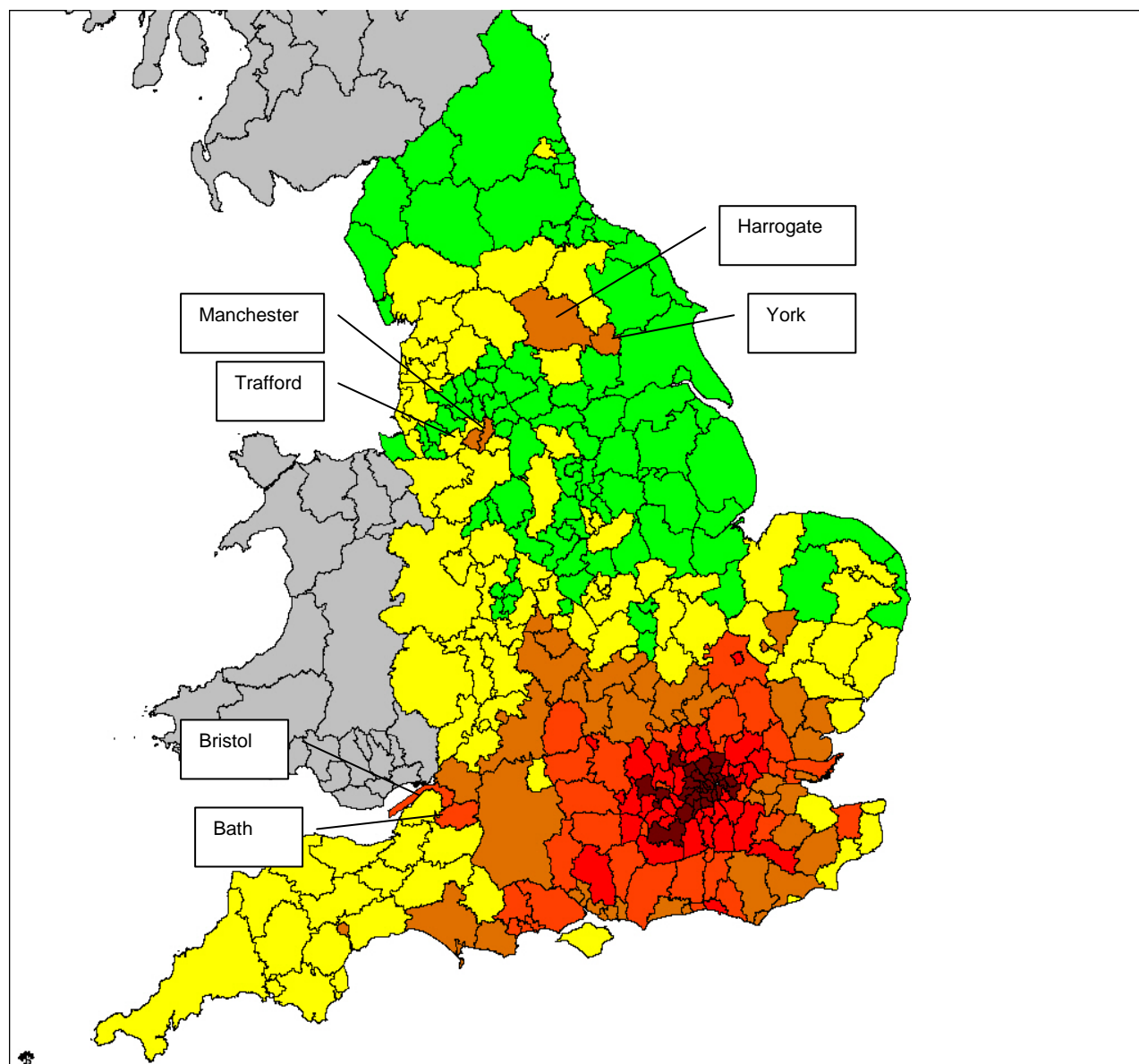
Key findings

- The areas with the highest average private rents are heavily clustered in London, particularly in the inner boroughs.
- The average London rent for a two bedroom home (£1,360) is considerably more than double the average outside London (£568).
- Average rents for two bedroom homes close to and just over £1,000 per month are also found in parts of the South East and East with good commuter links to London, such as Guildford, Windsor, Three Rivers (Rickmansworth area) and St Albans.
- The areas within each region with the highest private rents tend to be the metropolitan centres, but in some regions relatively high rents are also found in more rural areas. For example South Northamptonshire and Rushcliffe have the highest average rents in the East Midlands, more expensive than Leicester and Derby.

Method

This section examines the mean average private rents for each Local Authority in England, using the VOA statistics for the 12 months to June 2011. Two bedroom homes are used as an example in this section, but the pattern is similar for other bedroom sizes (see appendix 1).

Figure 1: Map of mean average private rents per month for two bedroom homes, England



Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

Not available	Not available
£1,000 +	£1,000 +
£800 - £1,000	£800 - £1,000
£700 - £799	£700 - £799
£600 - £699	£600 - £699
£500 - £599	£500 - £599
Under £500	Under £500

Figure 2: National overview of mean average private rents per month, two bedroom homes

Mean average rent per month, two bedroom homes	Number of local authorities	% of local authorities
£1,000 or more	26	8%
£800 - £999	37	11%
£700 - £799	36	11%
£600 - £699	44	13%
£500 - £599	93	29%
Under £500	88	27%
Not available	2	1%
Source: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.		

Figure 3: Regional overview of mean average private rents per month, two bedroom homes

Region	Mean average rent per month, two bedroom homes number and % of local authorities					
	£1,000 or more	£800 - £999	£700 - £799	£600 - £699	£500 - £599	Under £500
North East	0	0	0	0	1 (8%)	11 (92%)
North West	0	0	0	2 (5%)	16 (41%)	21 (54%)
Yorkshire & Humber	0	0	0	2 (10%)	5 (24%)	14 (67%)
East Midlands	0	0	0	1 (3%)	11 (28%)	27 (69%)
West Midlands	0	0	0	3 (10%)	17 (57%)	10 (33%)
East Of England	1 (2%)	8 (17%)	11 (23%)	9 (19%)	14 (29%)	5 (10%)
London	22 (69%)	9 (28%)	1 (3%)	0	0	0
South East	3 (4%)	21 (31%)	18 (27%)	19 (28%)	6 (9%)	0
South West	0	0	6 (17%)	8 (22%)	22 (61%)	0
Source: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.						

Figure 4: Mean average private rents by local authority, top 30 in England, two bedroom homes

Rank	Local authority	Region	Mean average private rent per month, two bedroom homes, June 2010 – June 2011
1	Kensington and Chelsea	London	£2,714
2	City of Westminster	London	£2,456
3	Camden	London	£1,876
4	Islington	London	£1,718
5	Hammersmith and Fulham	London	£1,564
6	Tower Hamlets	London	£1,493
7	Hackney	London	£1,417
8	Wandsworth	London	£1,414
9	Southwark	London	£1,407
10	Brent	London	£1,344
11	Lambeth	London	£1,321
12	Richmond upon Thames	London	£1,316
13	Haringey	London	£1,276
14	Barnet	London	£1,202
15	Ealing	London	£1,169
16	Merton	London	£1,165
17	Hounslow	London	£1,144
18	Kingston upon Thames	London	£1,107
19	Windsor and Maidenhead	South East	£1,071
20	Three Rivers	East of England	£1,063
21	Enfield	London	£1,049
22	Guildford	South East	£1,041
23	Elmbridge	South East	£1,036
24	Harrow	London	£1,019
25	Greenwich	London	£1,016
26	Newham	London	£1,007
27	Lewisham	London	£995
28	Epsom and Ewell	South East	£981
29	Oxford	South East	£977
30	Hillingdon	London	£968
		England	£660
		England excluding London	£568
Source: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.			

Figure 5: Mean average private rents per month by region, highest three in each region, two bedroom homes

Rank	Region / Local authority	Mean average rent, two bedroom homes, Oct 2010 – Apr 2011
	North East	£459
1	Newcastle upon Tyne	£552
2	Sunderland	£496
3	North Tyneside	£493
	North West	£508
1	Trafford	£639
2	Manchester	£611
3	Cheshire East	£575
	Yorkshire & Humber	£480
1	York	£648
2	Harrogate	£641
3	Leeds	£595
	East Midlands	£487
1	South Northamptonshire	£617
2	Rushcliffe	£545
3	Northampton	£545
	West Midlands	£516
1	Warwick	£674
2	Stratford-on-Avon	£651
3	Solihull	£650
	East Of England	£615
1	Three Rivers	£1,063
2	St. Albans	£948
3	Hertsmere	£922
	London	£1,360
1	Kensington and Chelsea	£2,714
2	City of Westminster	£2,456
3	Camden	£1,876
	South East	£742
1	Windsor and Maidenhead	£1,071
2	Guildford	£1,041
3	Elmbridge	£1,036
	South West	£608
1	Bath and North East Somerset	£764
2	Poole	£733
3	City of Bristol	£718
Sources: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.		

Section two: Affordability – comparing local private rents to local earnings

Key findings

- In the majority (55%) of local authorities, the median rent for a two bedroom home costs more than 35% of local median take home pay – a level considered by previous research to be unaffordable.
- In 29% of local authorities, the median rent for a two bedroom home costs more than 40% of local median take home pay. In 8% of areas, median rents cost more than half of local median take-home pay.
- Extremely unaffordable local authorities are concentrated in London – median London rents for two bedroom homes take up 60% of a Londoner's median take-home pay, a rate which is close to double that seen in most other regions.
- However, the spread of rents at unaffordable levels compared to local pay is wider than seen in the analysis of rent levels alone in section one and there are local authorities where median rents for two bedroom homes cost more than 35% of median take-home pay in every region.
- In the South West, only five of the 34 local authorities analysed had affordable median rents that took up less than 35% of local median full-time pay.
- Blackpool is the most unaffordable local authority in the North of England, with median average rents for a two bedroom home taking up 42% of average full-time pay. Rents in Blackpool are in the cheapest third in England, but relatively low local earnings mean it is very unaffordable. The most unaffordable local authority area outside London is Oxford, where median rents for two bedroom homes account for 55% of local median full-time earnings.

Method

This section examines local private rents in relation to local take-home pay¹³. The median weekly rent for a two bedroom home in the local authority is calculated as a proportion of median weekly take-home pay for full-time employees in the same local authority¹⁴.

Reliable figures on average earnings or incomes per household, rather than individual, are not available at the local authority level required, so the affordability analysis in this section is based on the assumption of a household with one person in full-time work, and one or two children, therefore requiring a two-bedroom home. The figures used, however, do appear to be comparable to household incomes in the sector (see page 4)¹⁵. Affordability for average earners in other sized homes is set out in the tables in the appendices.

¹³ Shelter analysis of Annual Survey of Hours and Earnings, Office for National Statistics, data for 2010. Table 8.7: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-200444>

¹⁴ Take home pay calculated by deducting income tax and national insurance at relevant rates. Tax credits, benefits and income outside of full-time employment are not included in the calculation.

¹⁵ Calculated from English Housing Survey, 2009-10, DCLG, Table FA1341.

There are no official definitions of housing affordability in England, and the affordability of housing will vary according to the individual circumstances of a household. However, most academic research on this topic, here and abroad, suggests a figure of around a quarter to a third of household income as the threshold for those on average incomes¹⁶. For guidance, we have categorised the affordability of the local private rented sector for households with one person earning median full-time pay (which is comparable to household incomes in the sector), see below. These are not official definitions of housing affordability, but are set at the higher end of previous studies findings, and a good guide to help understanding the results in this report.

Median average private rent for a two bedroom home takes up...	Category	Colour code (see maps)
50% or more of median average full-time take home pay	Extremely unaffordable	
40% - 49% of median average full-time take home pay	Very unaffordable	
35% - 39% of median average full-time take home pay	Fairly unaffordable	
30% - 34% of median average full-time take home pay	Fairly affordable	
Under 30% of median average full-time take home pay	Affordable	

¹⁶ <http://www.oscr.org.uk/media/1383/Ability%20Pay%20Research%20Report%20Phase%201.pdf> (page17);
<http://www.communities.gov.uk/documents/507390/pdf/1098230.pdf> (page 7);
http://en.wikipedia.org/wiki/Affordable_housing

Figure 6: Map of affordability - median private rents on two bedroom homes as a proportion of local median full-time take home earnings

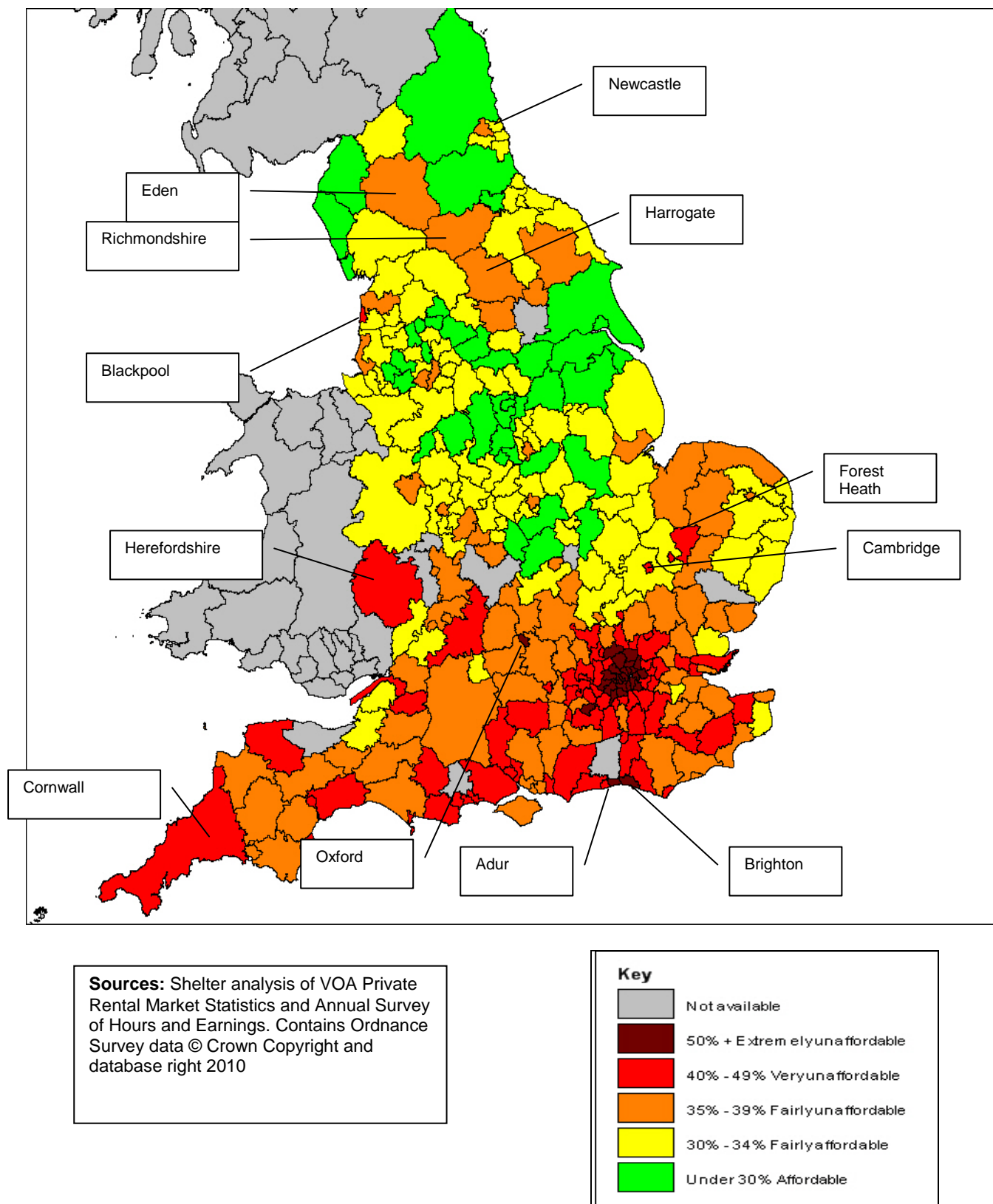


Figure 7: National overview of affordability: local median private rent for 2-bedroom homes as a proportion of local median full-time take home pay

Median average rent (2-beds) as % of median average take-home pay	Affordability category	Number of Local authorities	% of Local authorities
50% +	Extremely unaffordable	27	8%
40% - 49%	Very unaffordable	69	21%
35%-39%	Fairly unaffordable	84	26%
30% - 34%	Fairly affordable	96	29%
Under 30%	Affordable	39	12%
Not available		11	3%
Sources: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported. Annual Survey of Hours and Earnings, Office for National Statistics, 2010.			

Figure 8: Regional overview of affordability: local median private rent for 2-bedroom homes as a proportion of local median full-time take home pay, number and % of local authorities

Region	50% + Extremely unaffordable	40% - 49% Very unaffordable	35%-39% Fairly unaffordable	30% - 34% Fairly affordable	Under 30% Affordable	Total unaffordable (%)
North East	0	0	1 (8%)	8 (67%)	3 (25%)	8%
North West	0	1 (3%)	5 (13%)	22 (56%)	11 (38%)	15%
Yorkshire & Humber	0	0	5 (25%)	7 (35%)	8 (40%)	25%
East Midlands	0	0	4 (10%)	21 (54%)	14 (36%)	10%
West Midlands	0	1 (4%)	8 (30%)	15 (56%)	3 (11%)	33%
East Of England	1 (2%)	13 (28%)	16 (35%)	16 (35%)	0	65%
London	22 (69%)	10 (31%)	0	0	0	100%
South East	4 (6%)	30 (45%)	30 (45%)	2 (3%)	0	97%
South West	0	14 (41%)	15 (44%)	5 (15%)	0	85%
Source: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.						

Figure 9: Top 30 most unaffordable private rents: local median rent for 2-bedroom homes as a proportion of local median full-time take home pay

Rank	Local authority	Region	Average rent (2-beds) as % of average take-home pay (medians)
1	Kensington and Chelsea	London	89%
2	City of Westminster	London	82%
3	Camden	London	77%
4	Islington	London	77%
5	Brent	London	74%
6	Hackney	London	70%
7	Tower Hamlets	London	67%
8	Haringey	London	65%
9	Hammersmith and Fulham	London	65%
10	Southwark	London	63%
11	Ealing	London	61%
12	Lambeth	London	59%
13	Wandsworth	London	59%
14	Barnet	London	56%
15	Newham	London	55%
16	Hounslow	London	55%
17	Oxford	South East	55%
18	Enfield	London	54%
19	Merton	London	54%
20	Woking	South East	53%
21	Richmond upon Thames	London	53%
22	Adur	South East	53%
23	Brighton and Hove	South East	51%
24	Kingston upon Thames	London	51%
25	Lewisham	London	51%
26	Hertsmere	East of England	50%
27	Waltham Forest	London	50%
28	Hillingdon	London	49%
29	Harrow	London	49%
30	Barking and Dagenham	London	49%
		England	33%

Source: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported.

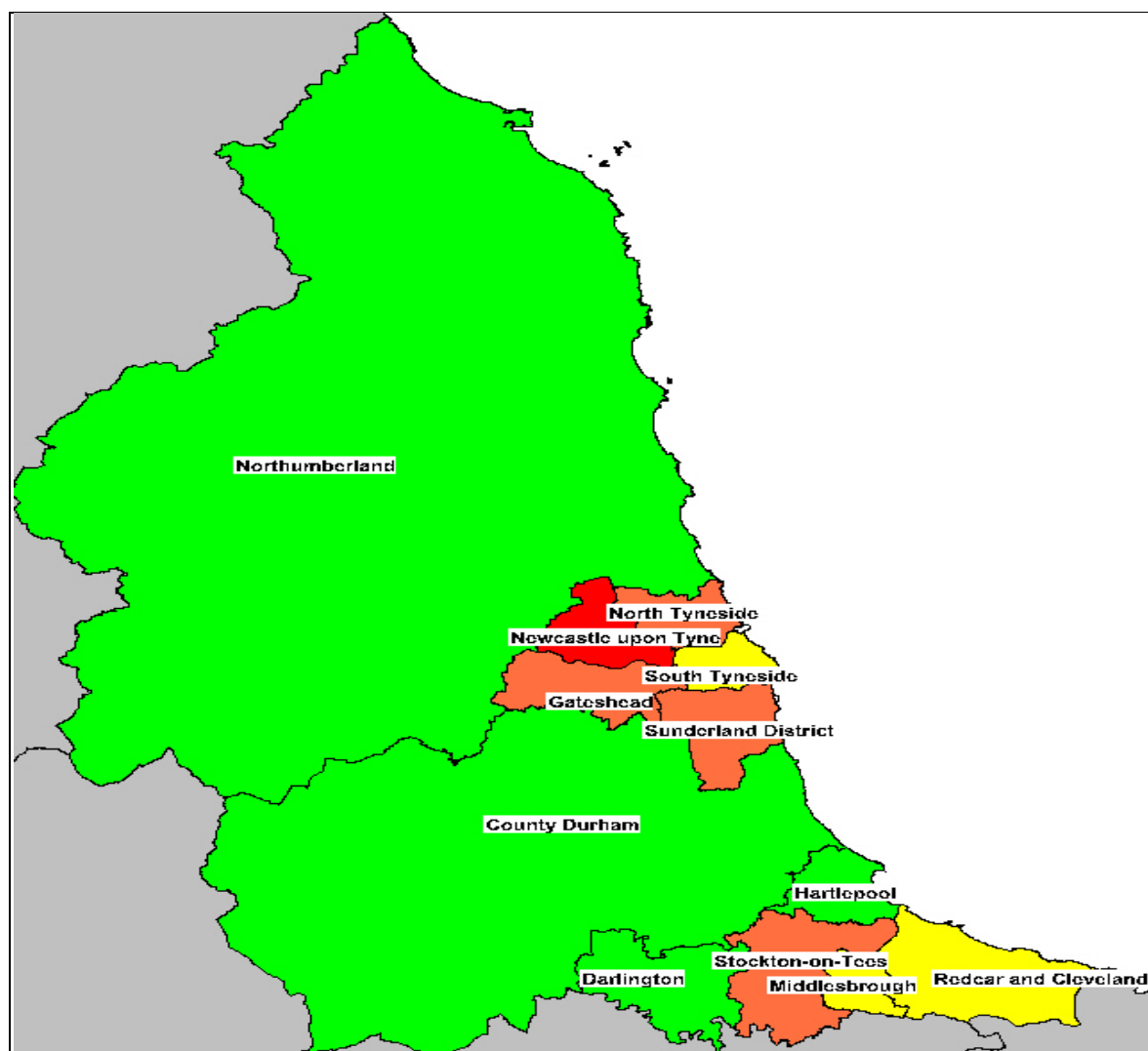
Figure 10: Top 3 most unaffordable private rents in each region: local median rents for 2-bedroom homes as a proportion of local median full-time take home pay

Rank	Region / Local authority	Average rent as % of average take-home pay
	North East	30%
1	Newcastle upon Tyne	38%
2	Sunderland	34%
3	Redcar and Cleveland	33%
	North West	32%
1	Blackpool	42%
2	Manchester	39%
3	Wyre	38%
	Yorkshire & Humber	29%
1	York	39%
2	Leeds	37%
3	Harrogate	36%
	East Midlands	30%
1	City of Leicester	37%
2	Northampton	36%
3	Boston	36%
	West Midlands	33%
1	County of Herefordshire	40%
2	Warwick	39%
3	Wychavon	37%
	East Of England	34%
1	Hertsmere	50%
2	Three Rivers	48%
3	Castle Point	46%
	London	60%
1	Kensington and Chelsea	89%
2	City of Westminster	82%
3	Camden	77%
	South East	39%
1	Oxford	55%
2	Woking	53%
3	Adur	53%
	South West	38%
1	Exeter	46%
2	Poole	46%
3	Bournemouth	45%
Sources: VOA Private Rental Market Statistics, 12 months to June 2011. Average sample size = 625 2 bed rents, sample sizes below 50 not reported. Annual Survey of Hours and Earnings, Office for National Statistics, 2010.		

Section three: Regional maps

This section presents the results of both analyses – rent levels and affordability, on detailed regional maps. The maps on rent levels use different bandings to the national map shown earlier, to reveal the detailed regional picture, so please refer to the keys underneath each map. For consistency, affordability maps use the same categorisation as the national affordability map, with the exception of London, where due to the nature of the results additional bandings are added.

Figure 11: Map of mean average private rents per month by local authority, two bedroom homes, North East

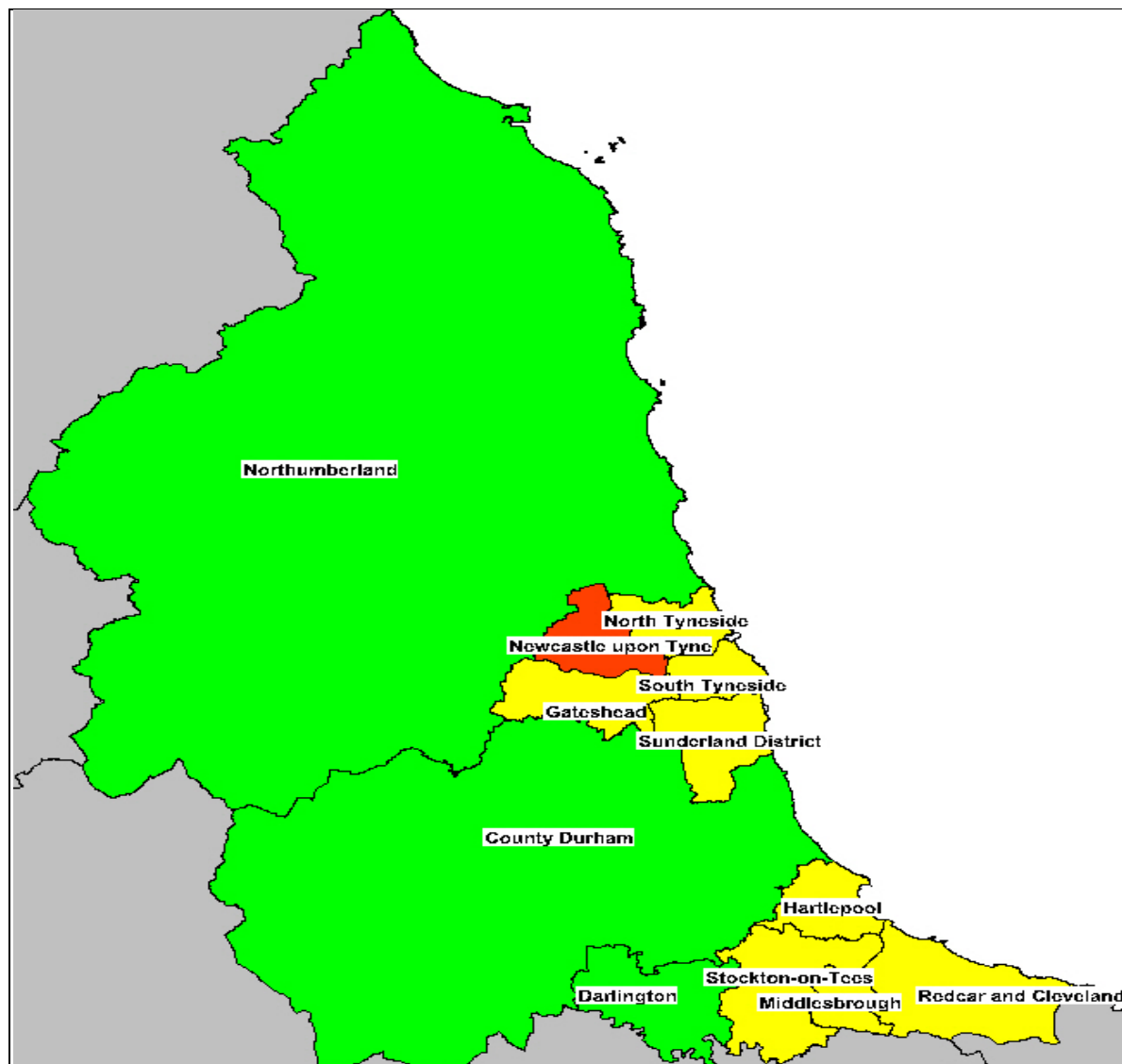


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	£500 +
	£475 - £499
	£450 - £474
	Under £450

Figure 12: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, North East

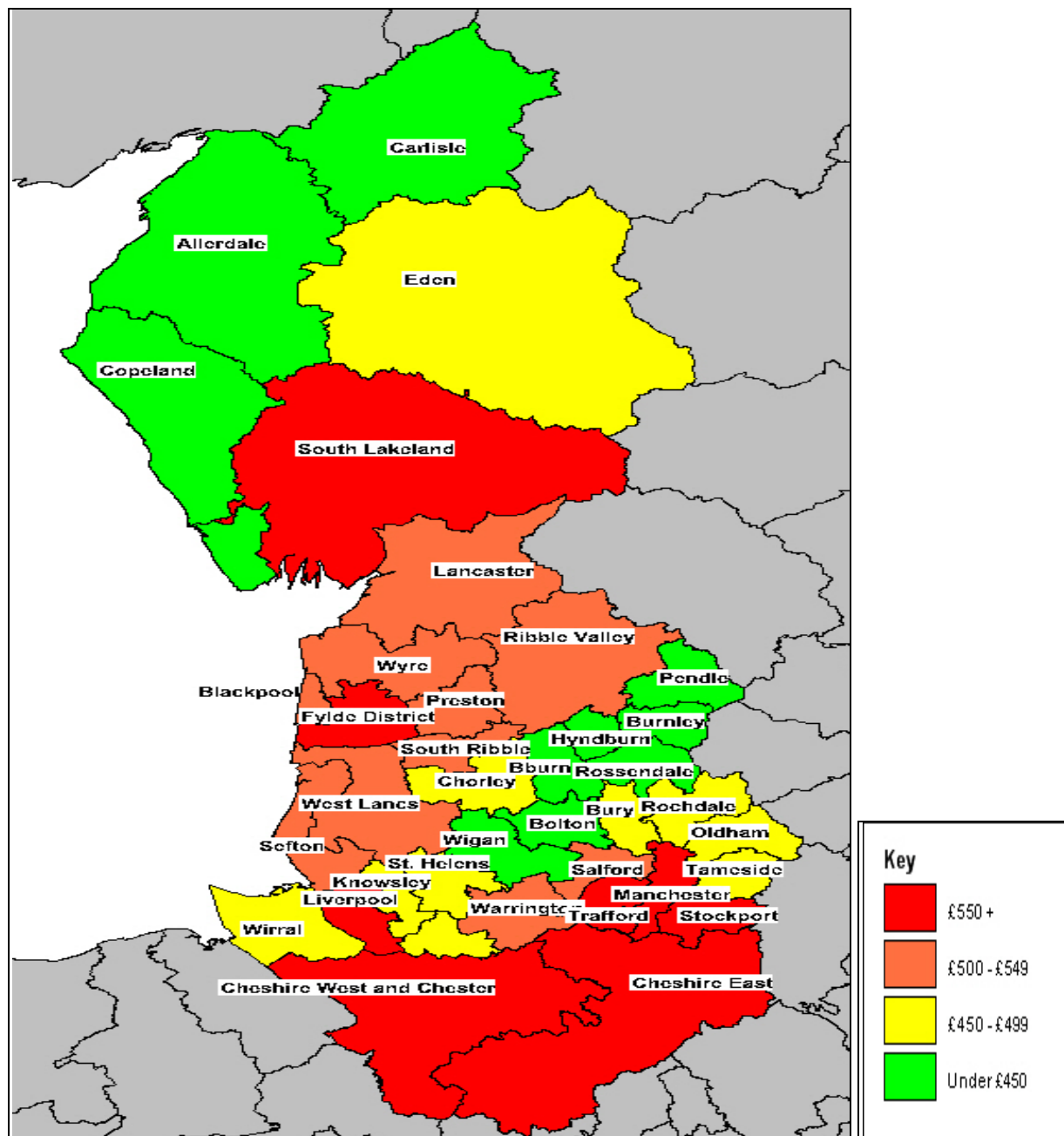


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

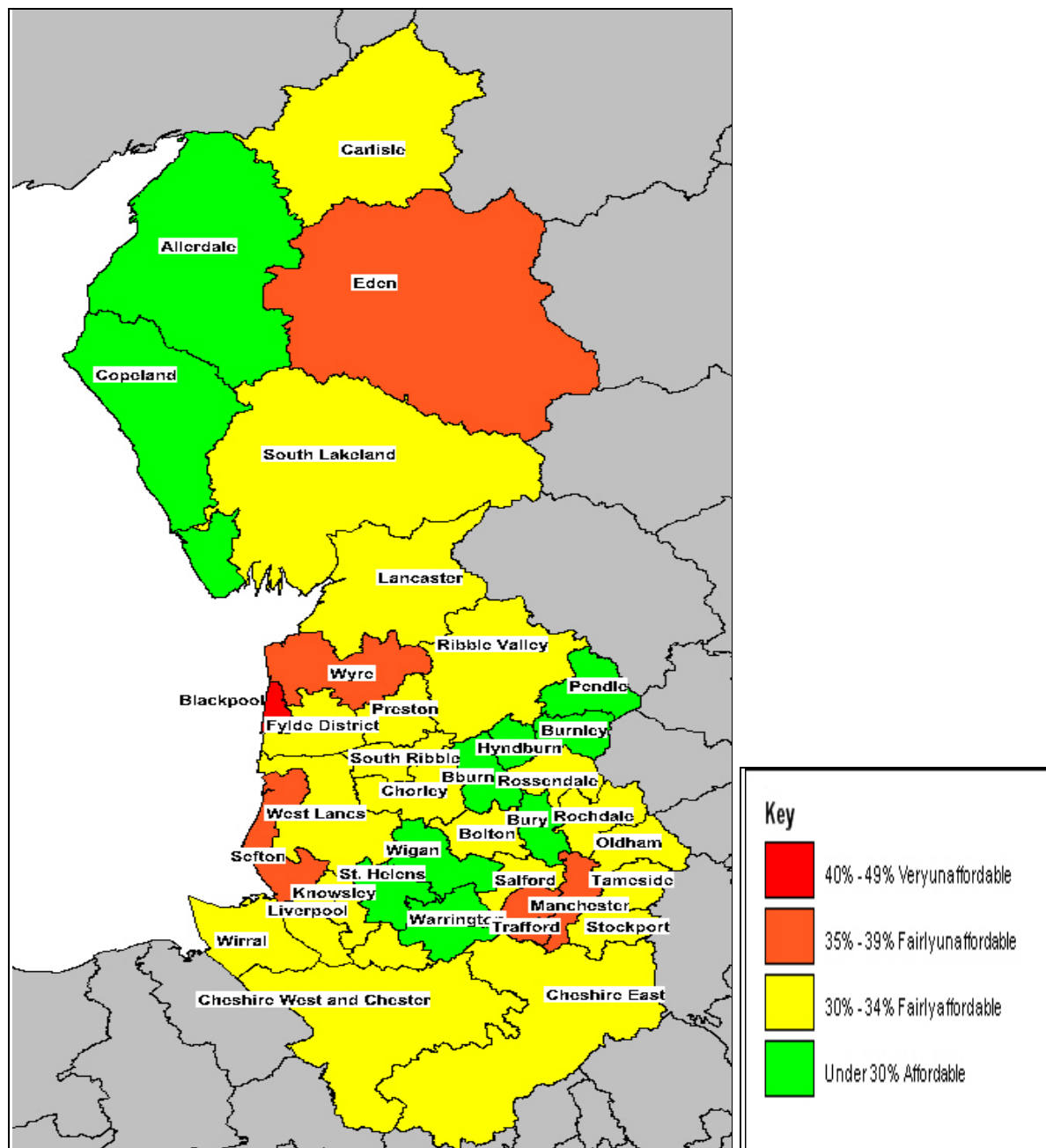
	35% - 39% Fairly unaffordable
	30% - 34% Fairly affordable
	Under 30% Affordable
	Not available

Figure 13: Map of mean average private rents per month by local authority, two bedroom homes, North West



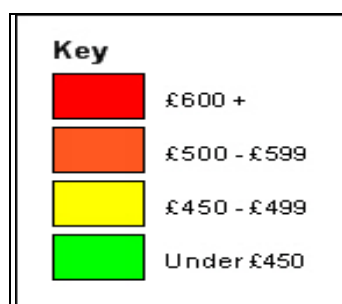
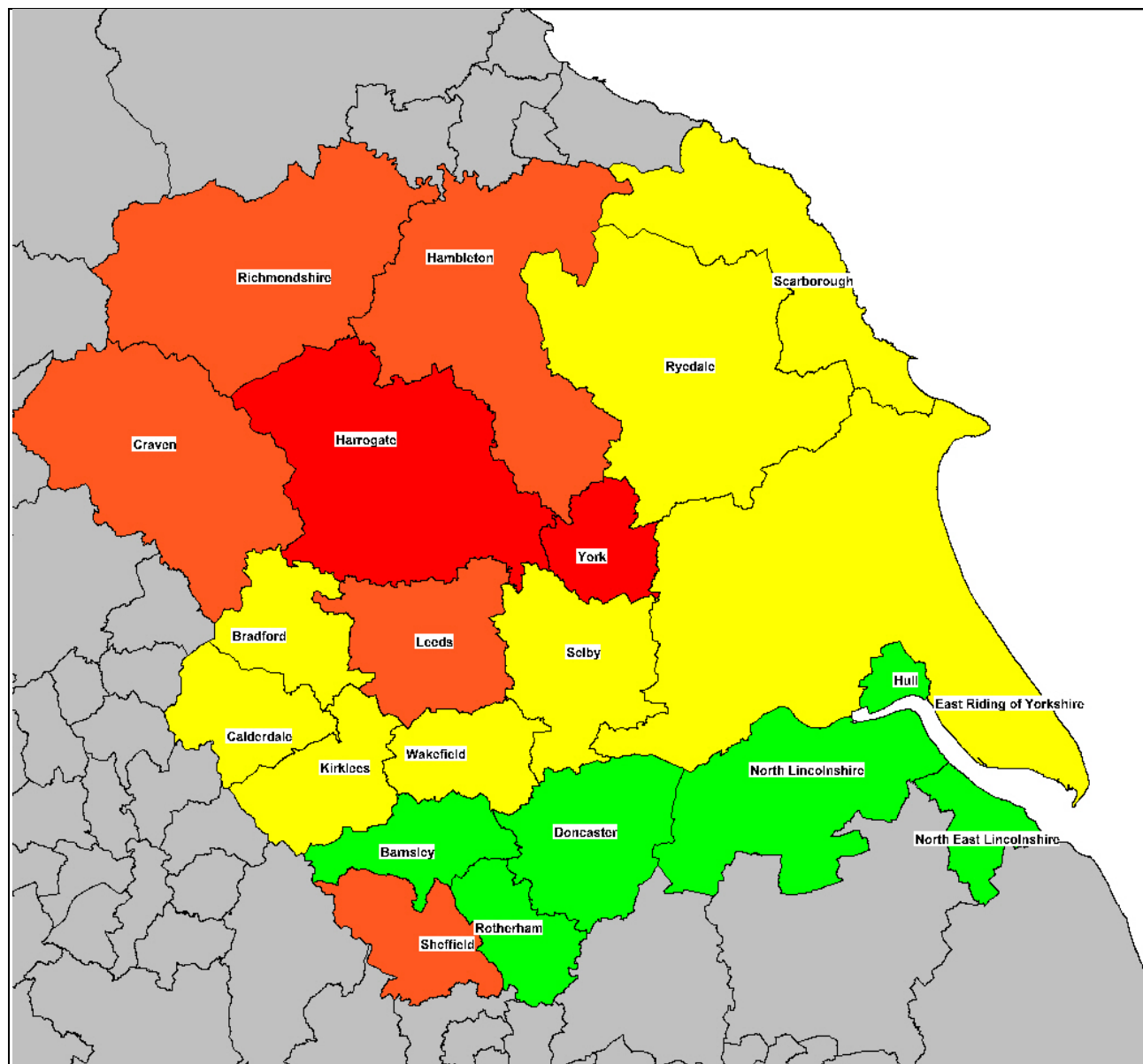
Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Figure 14: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, North West



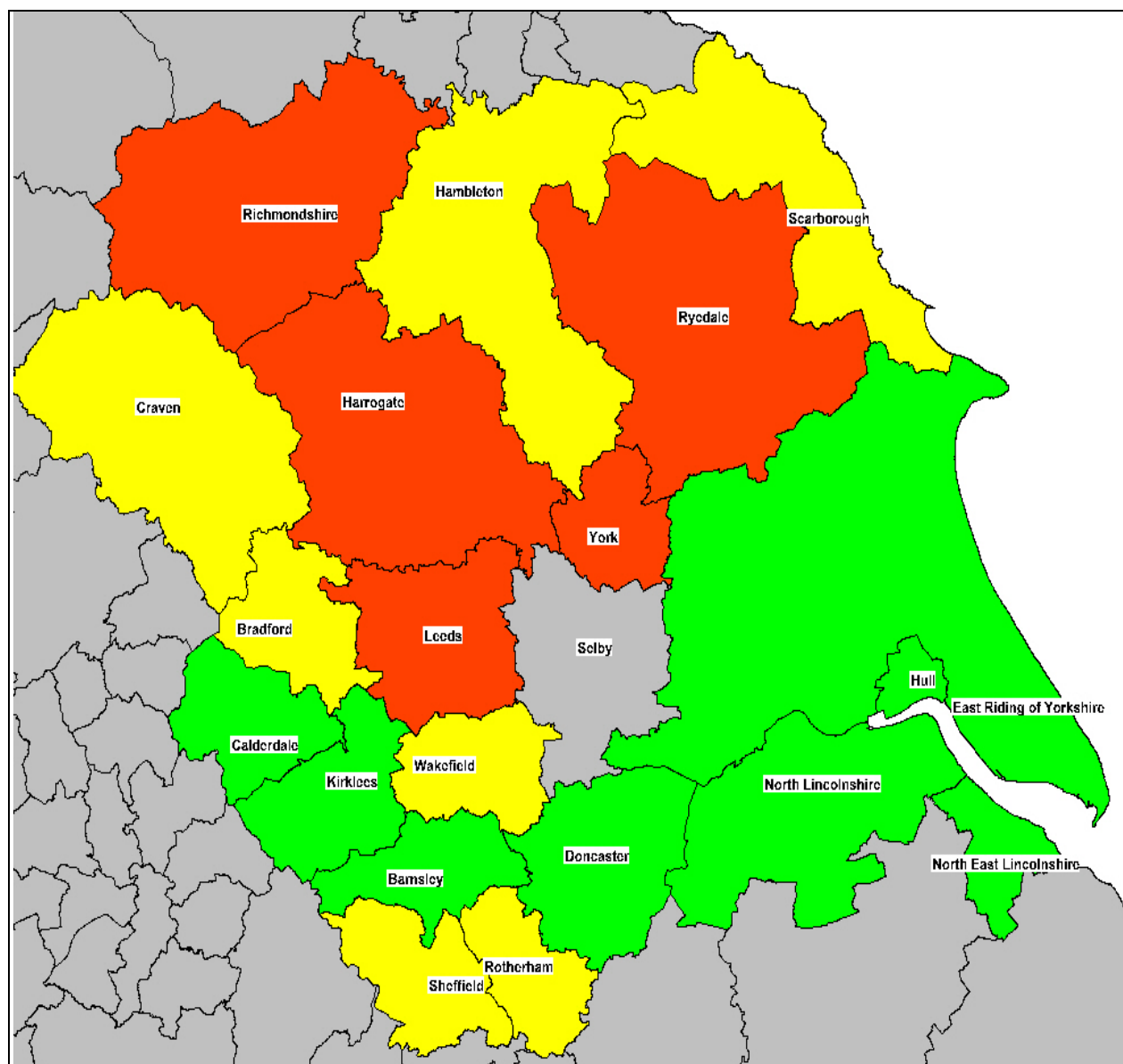
Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Figure 15: Map of mean average private rents per month by local authority, two bedroom homes, Yorkshire & Humber



Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Figure 16: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, Yorkshire and Humber

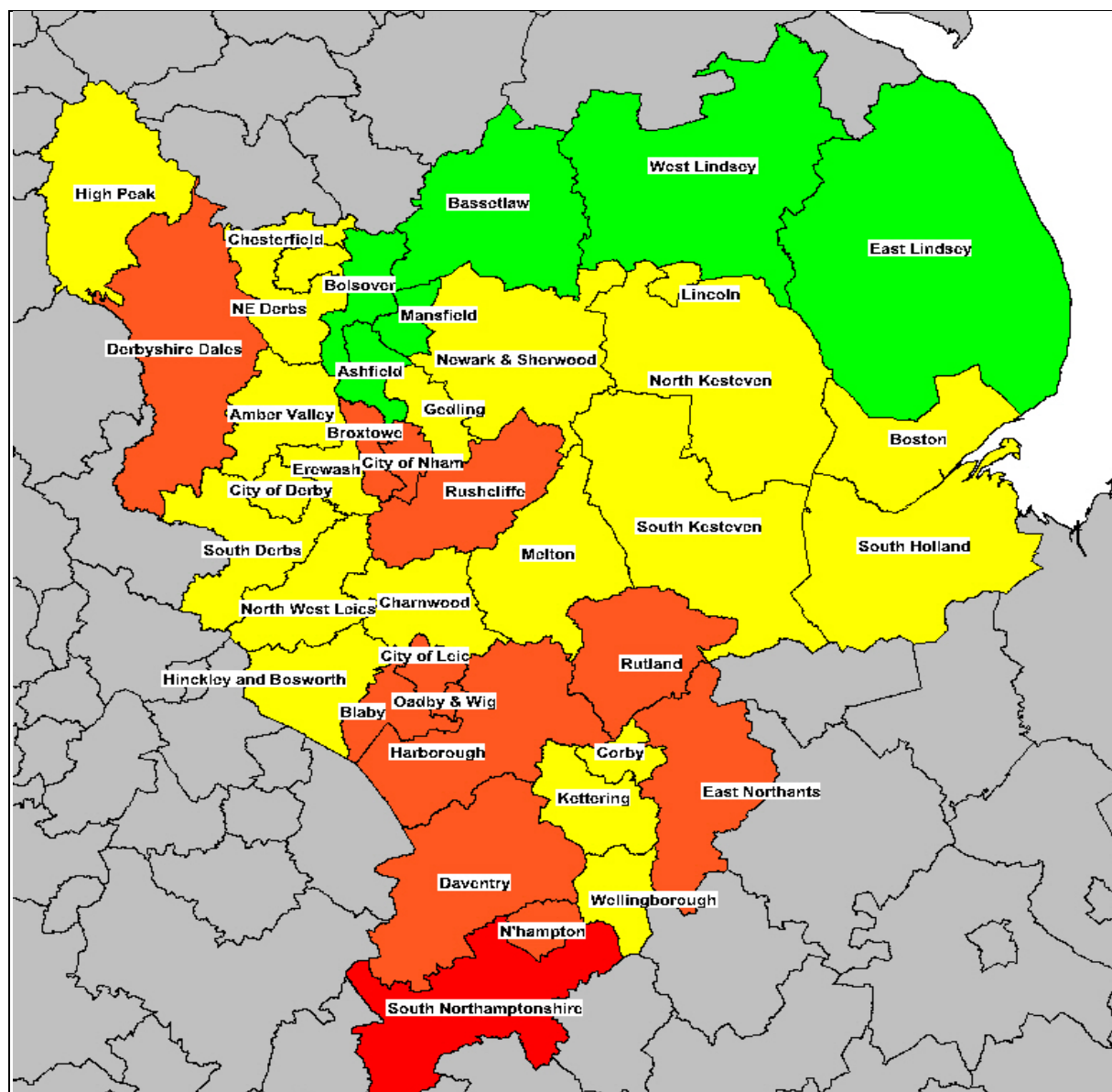


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

- 35% - 39% Fairly unaffordable
- 30% - 34% Fairly affordable
- Under 30% Affordable
- Not available

Figure 17: Map of mean average private rents per month by local authority, two bedroom homes, East Midlands

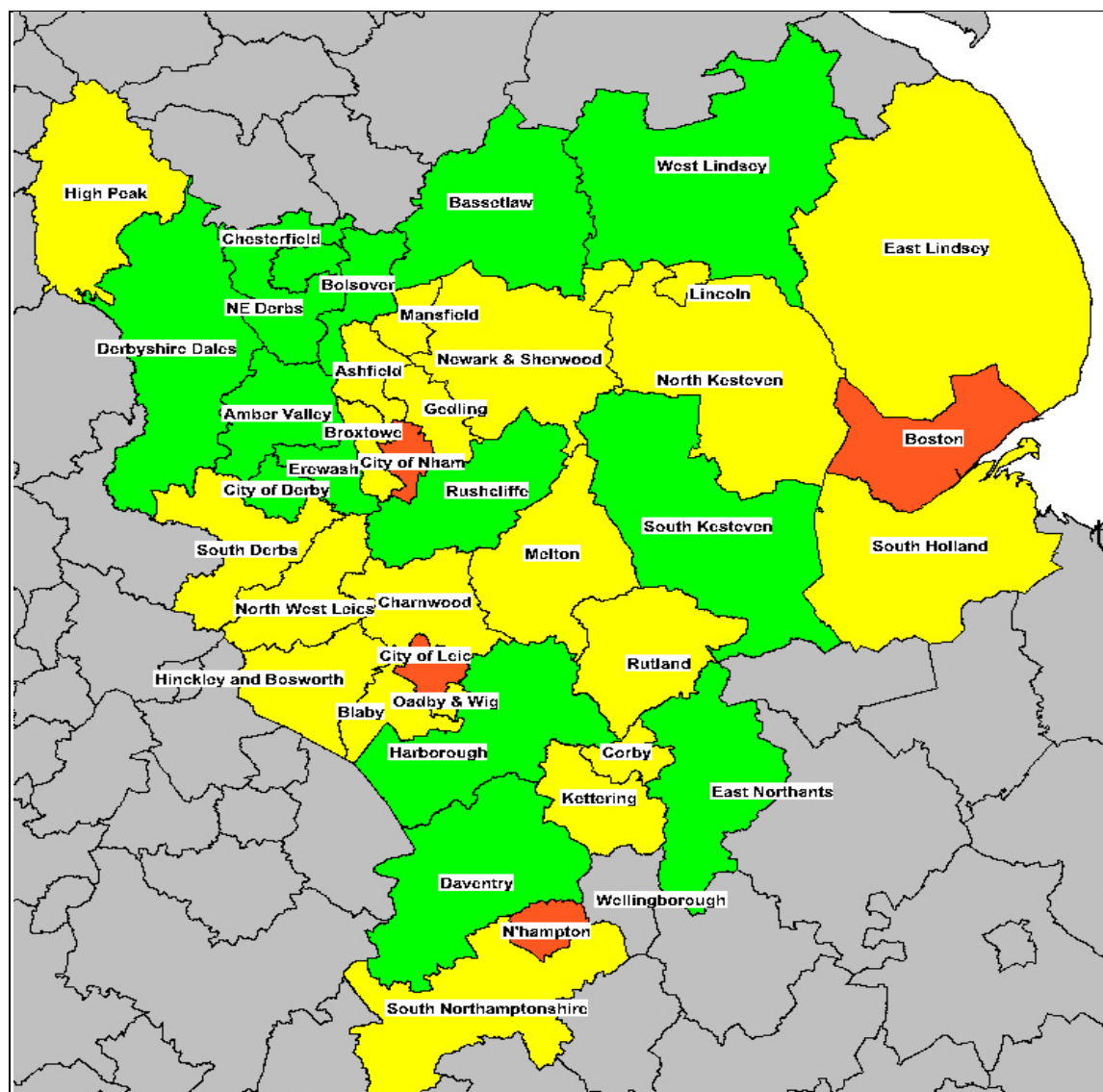


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

£550 +
£500 - £549
£450 - £499
Under £450

Figure 18: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, East Midlands

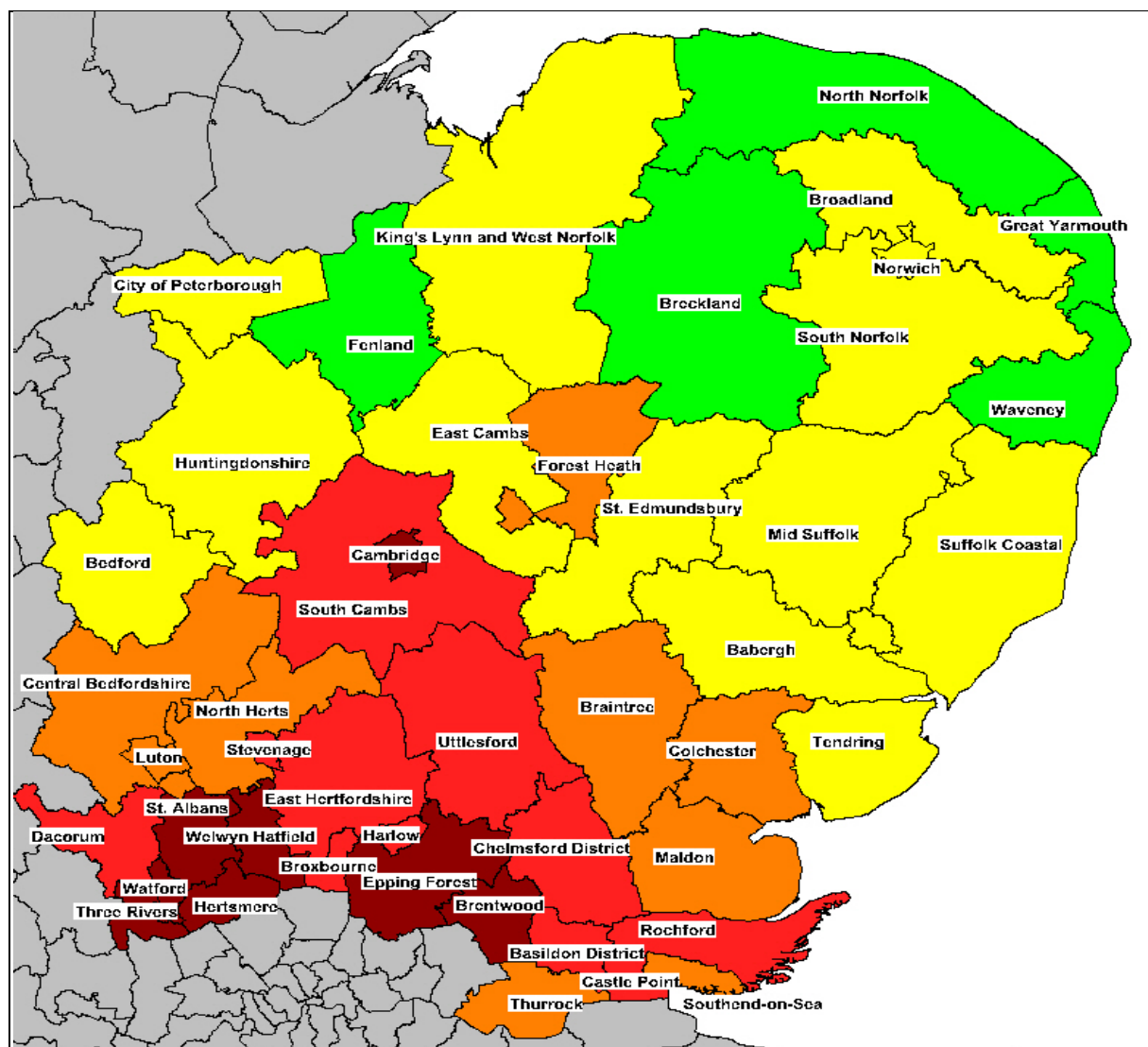


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	35% - 39% fairlyunaffordable
	30% - 34% Fairlyaffordable
	Under 30% Affordable
	Not available

Figure 19: Map of mean average private rents per month by local authority, two bedroom homes, East of England

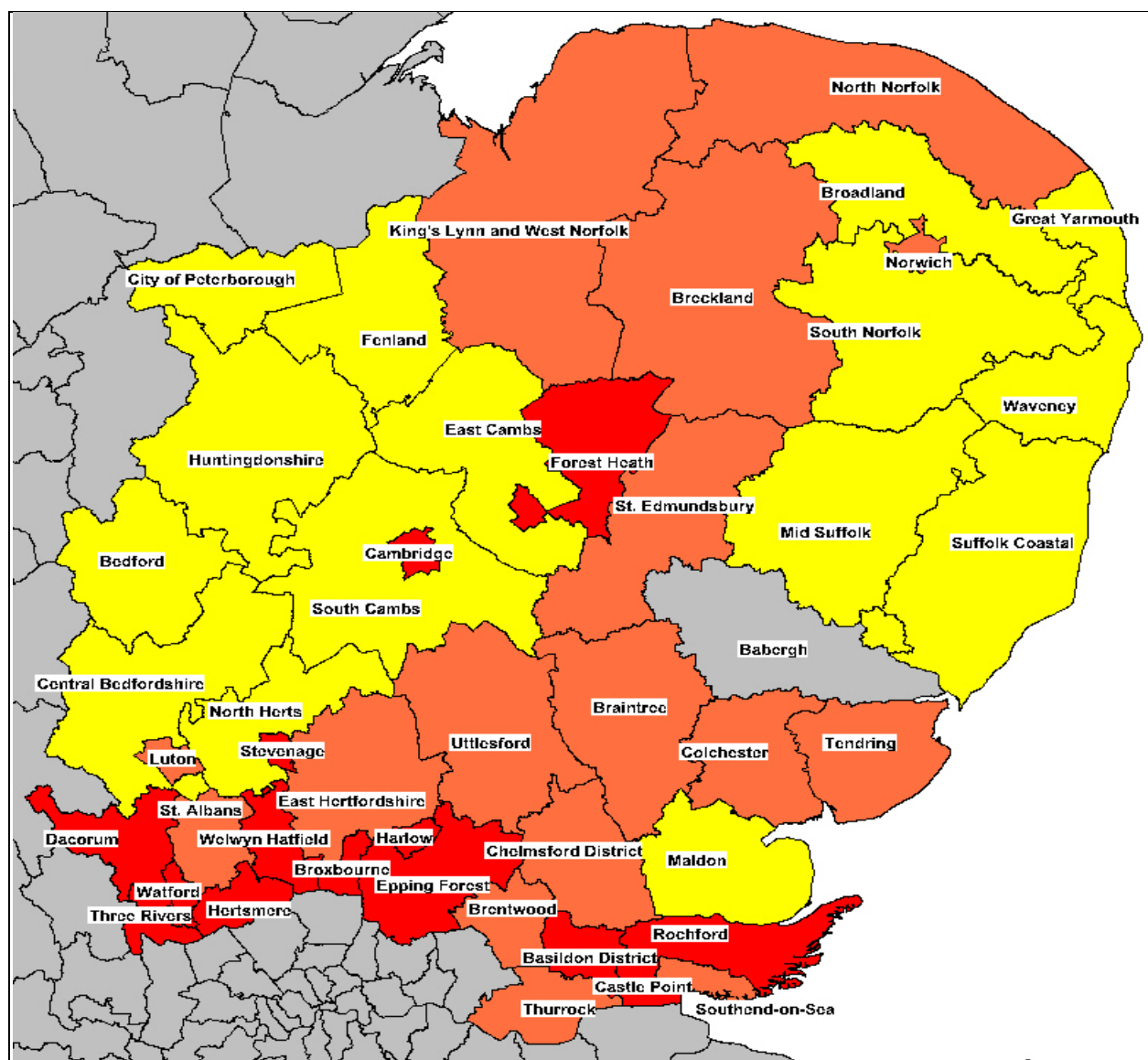


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

£550 +
£500 - £549
£450 - £499
Under £450

Figure 20: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, East of England

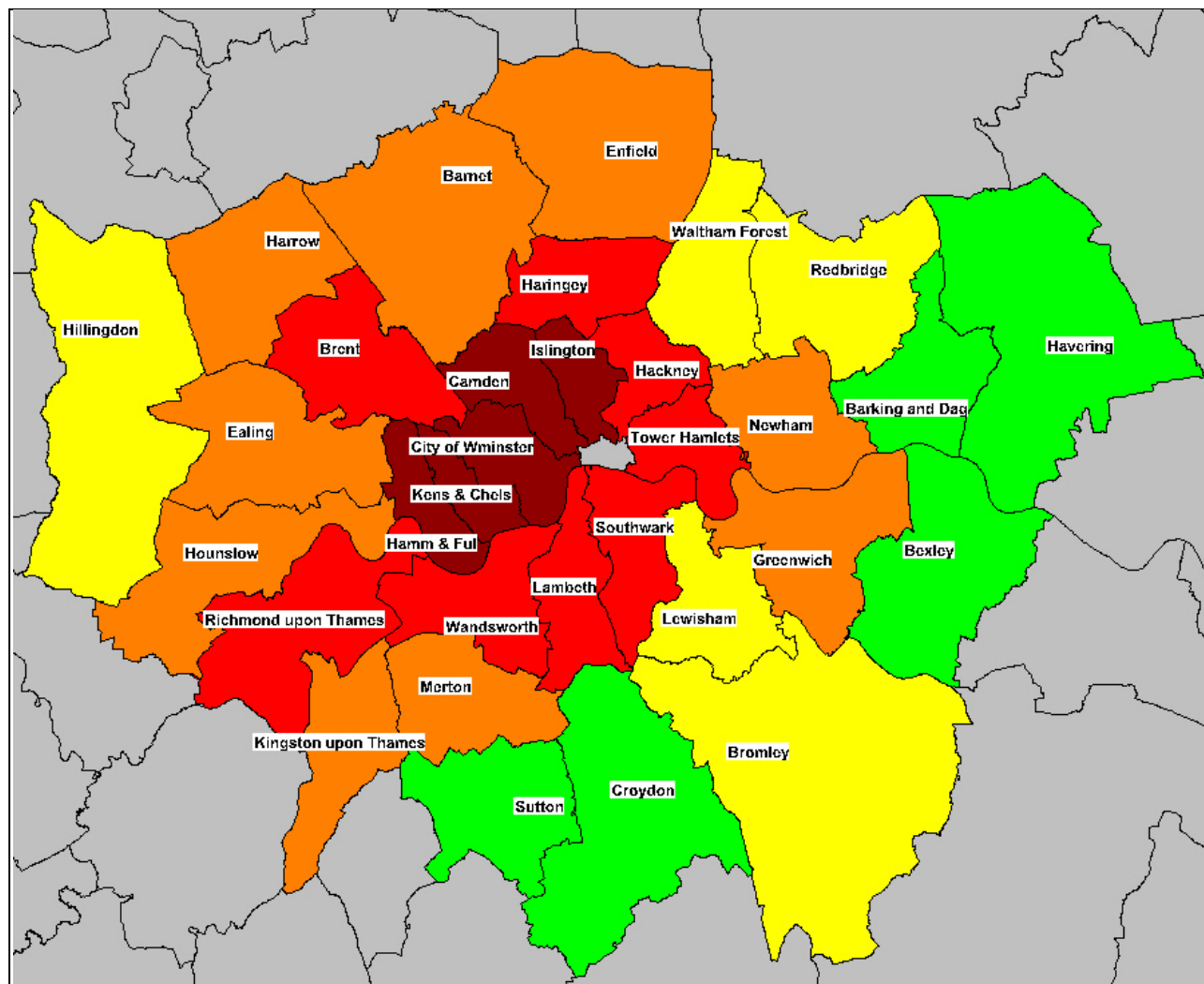


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

- 40% - 49% Very unaffordable
- 35% - 39% Fairly unaffordable
- 30% - 34% Fairly affordable

Figure 21: Map of mean average private rents per month by local authority, two bedroom homes, London



Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

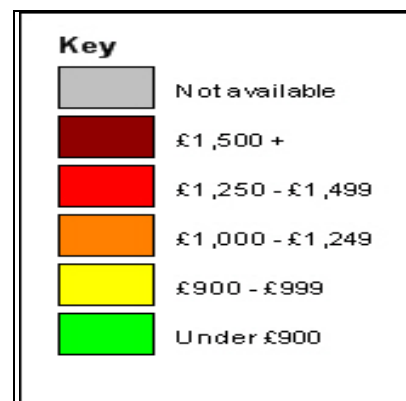
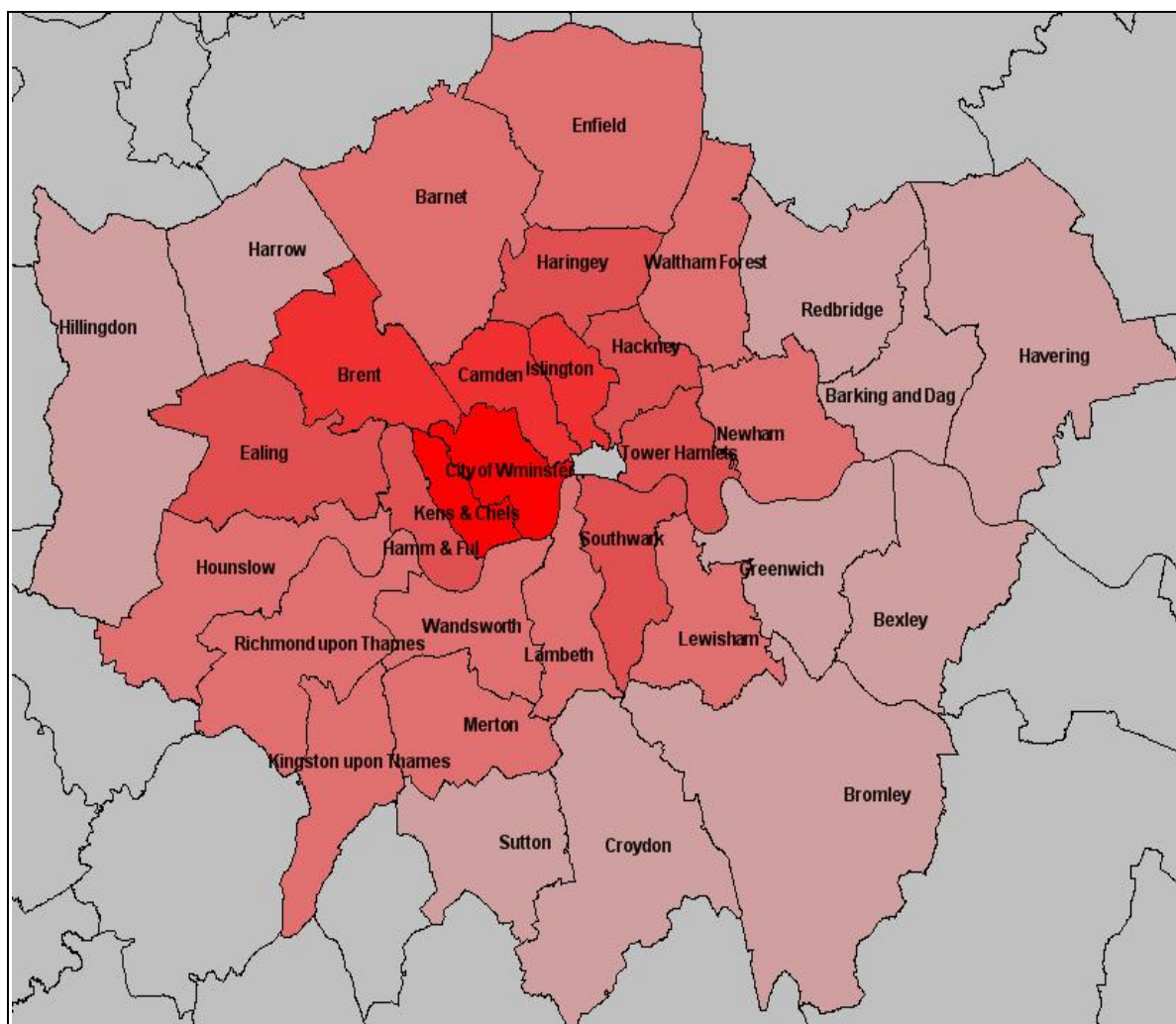


Figure 22: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, London (bespoke colour coding due to extreme results in London)

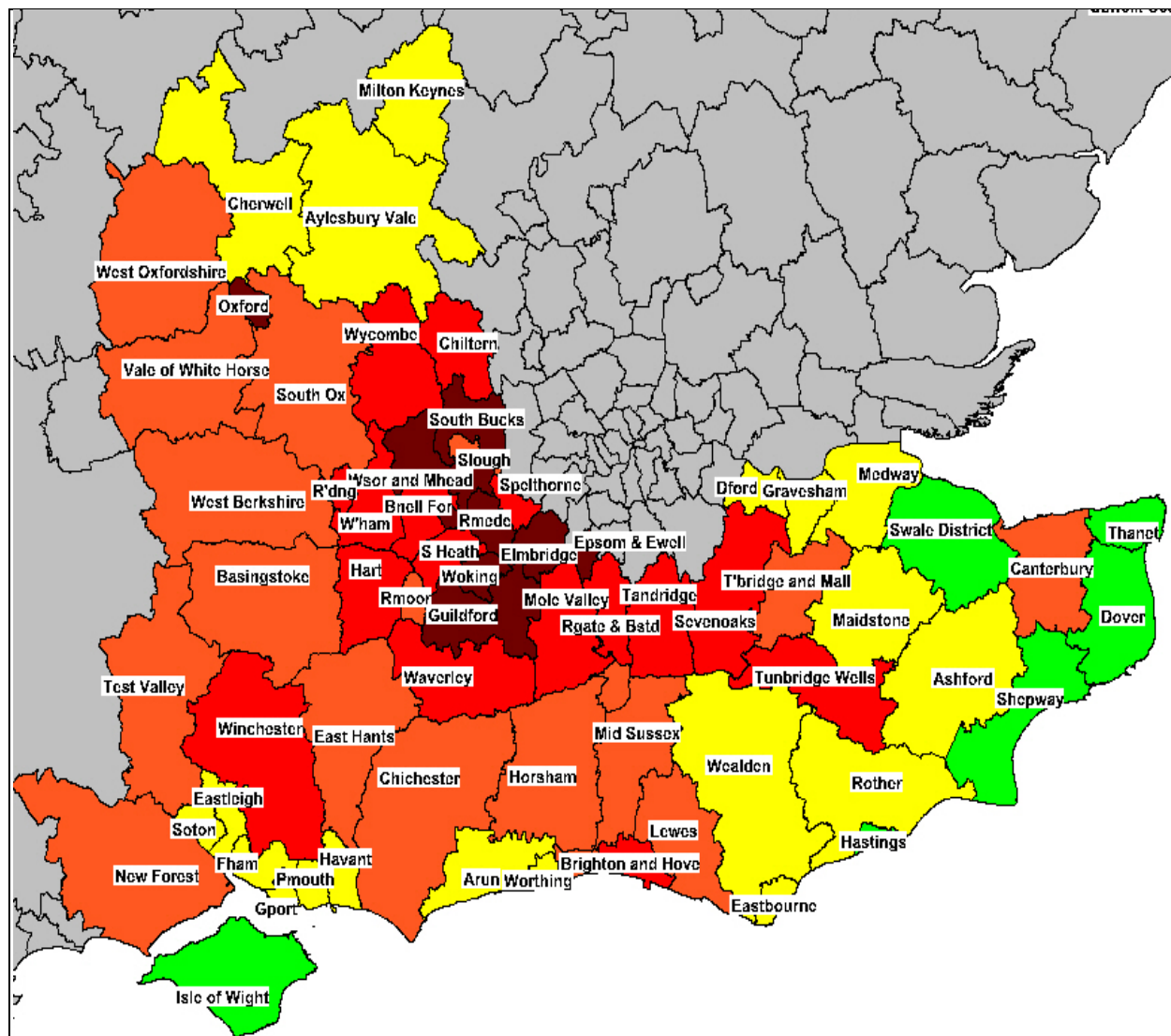


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	80% +
	70% - 79%
	60% - 69%
	50% - 59% Extremely Unaffordable
	40% - 49% Very Unaffordable
	Not available

Figure 23: Map of mean average private rents per month by local authority, two bedroom homes, South East

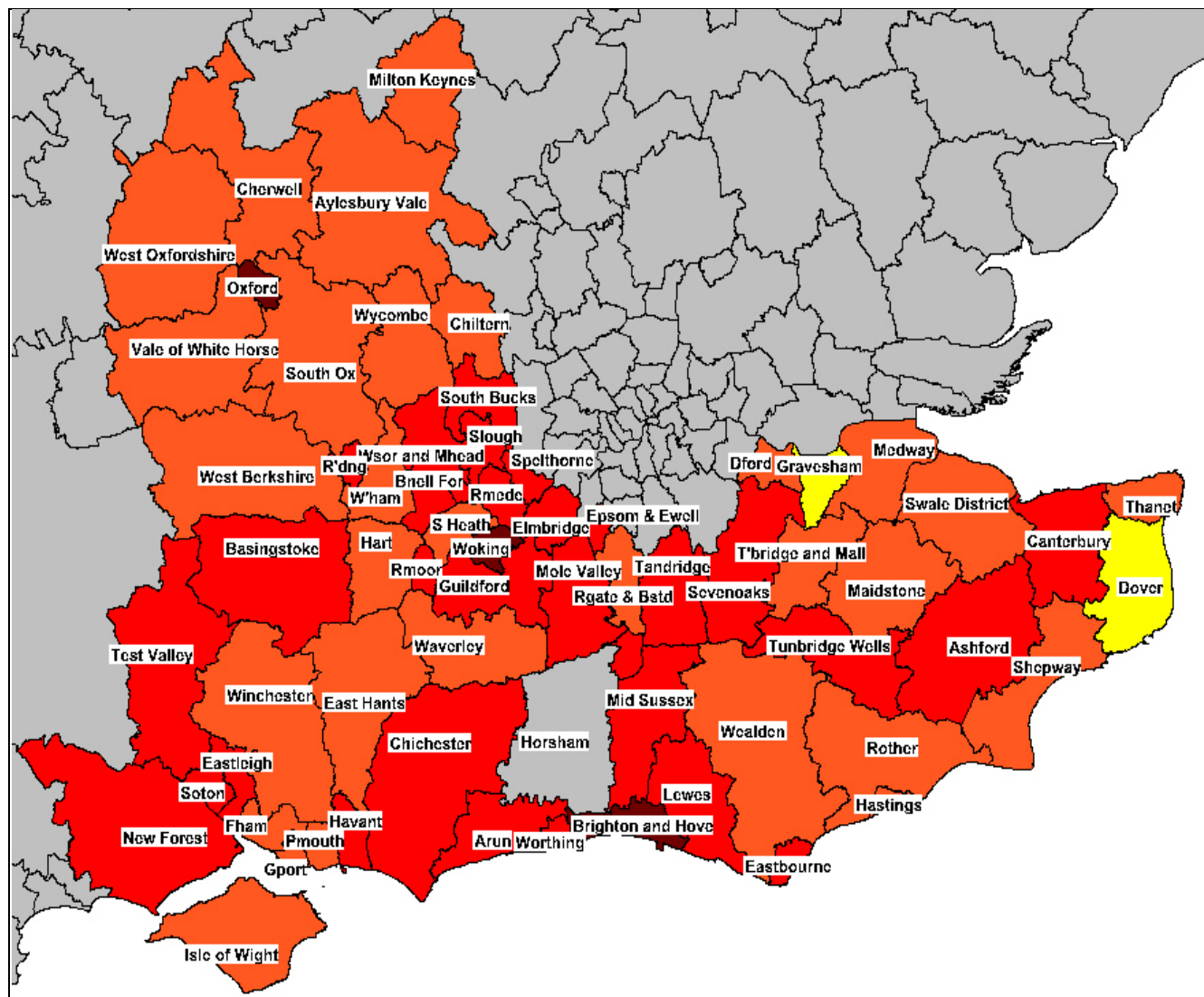


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

Dark Red	£950 +
Red	£800 - £949
Orange	£700 - £799
Yellow	£600 - £699
Green	Under £600

Figure 24: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, South East



Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

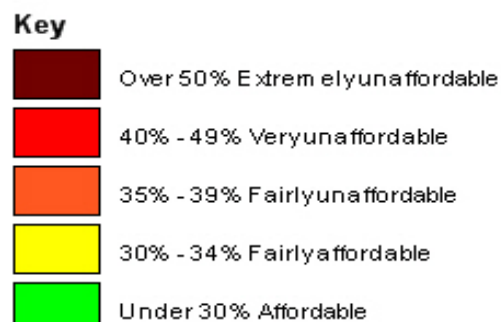
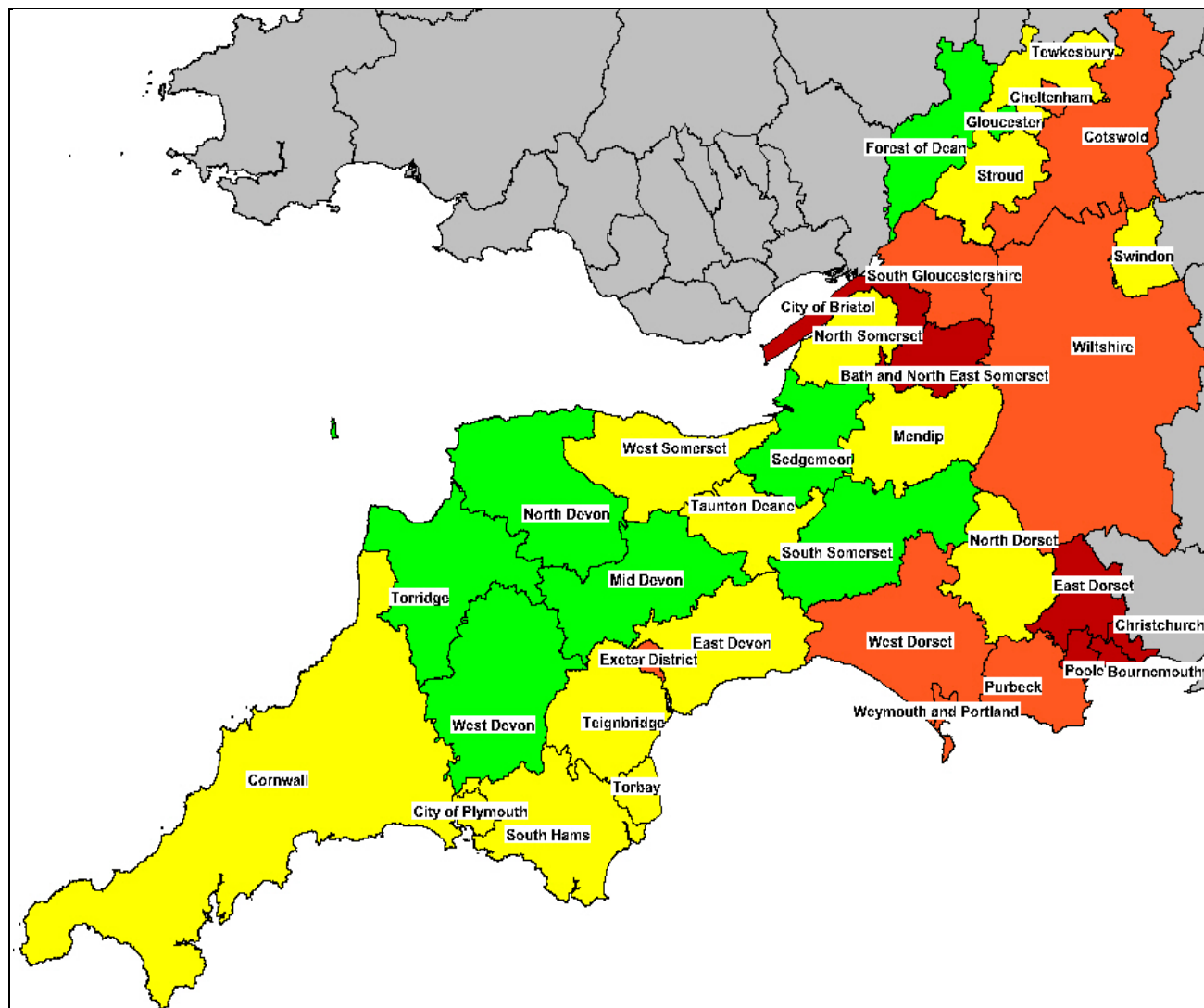


Figure 25: Map of mean average private rents per month by local authority, two bedroom homes, South West

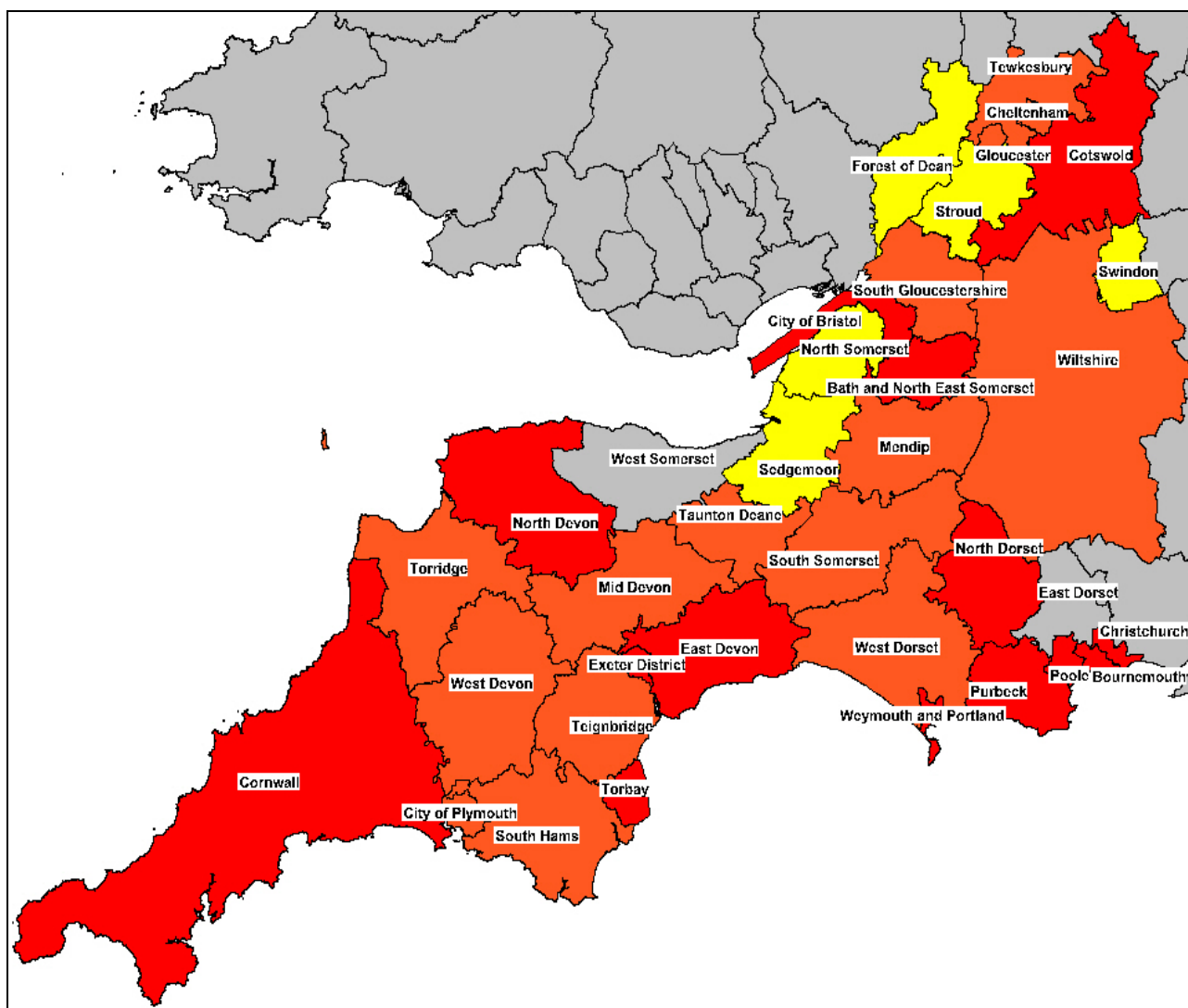


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	Not available
	£700 +
	£600 - £699
	£550 - £599
	Under £550

Figure 26: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, South West

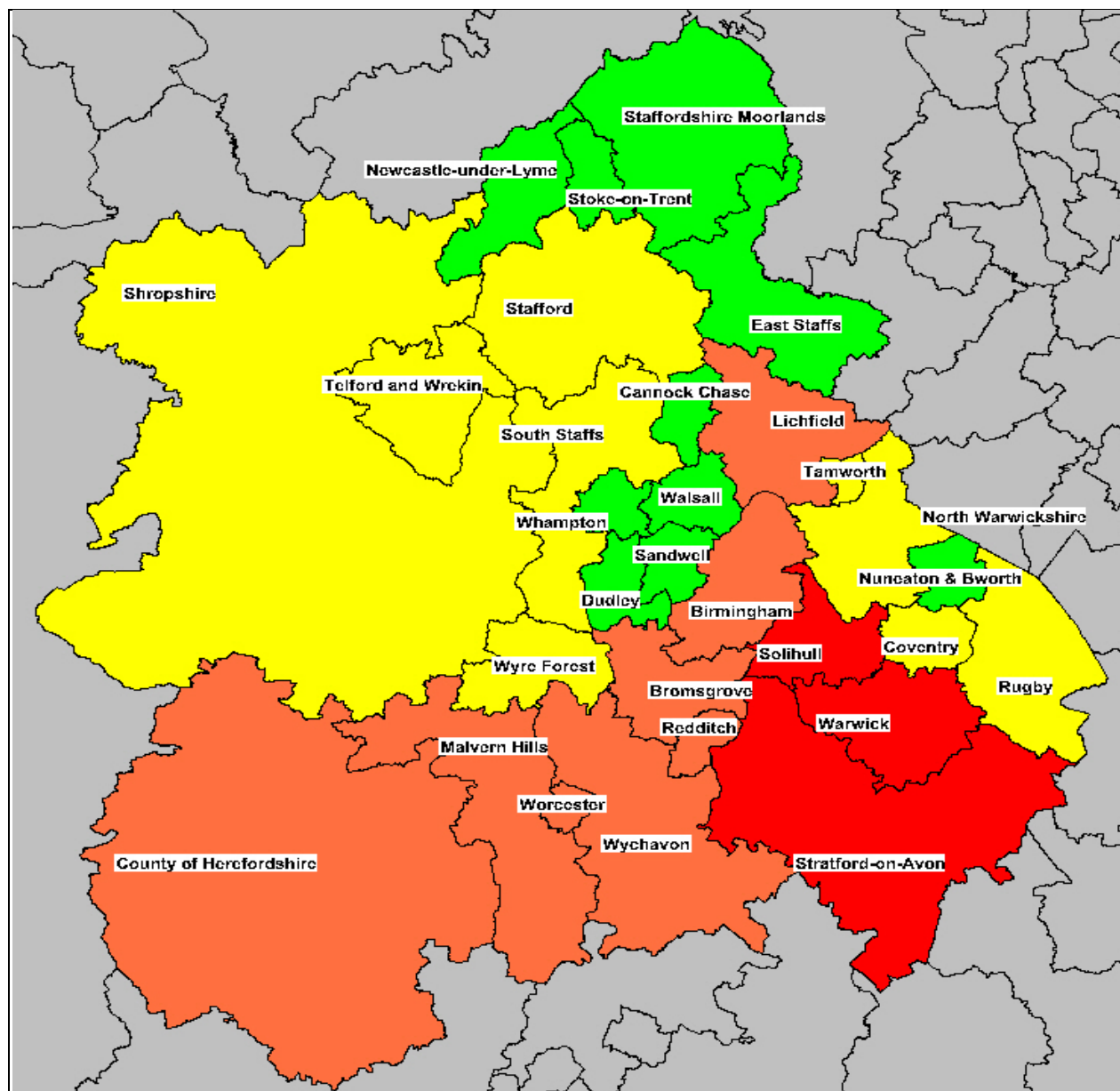


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	40% - 49% Very unaffordable
	35% - 39% Fairly unaffordable
	30% - 34% Fairly affordable
	Not available

Figure 27: Map of mean average private rents per month by local authority, two bedroom homes, West Midlands

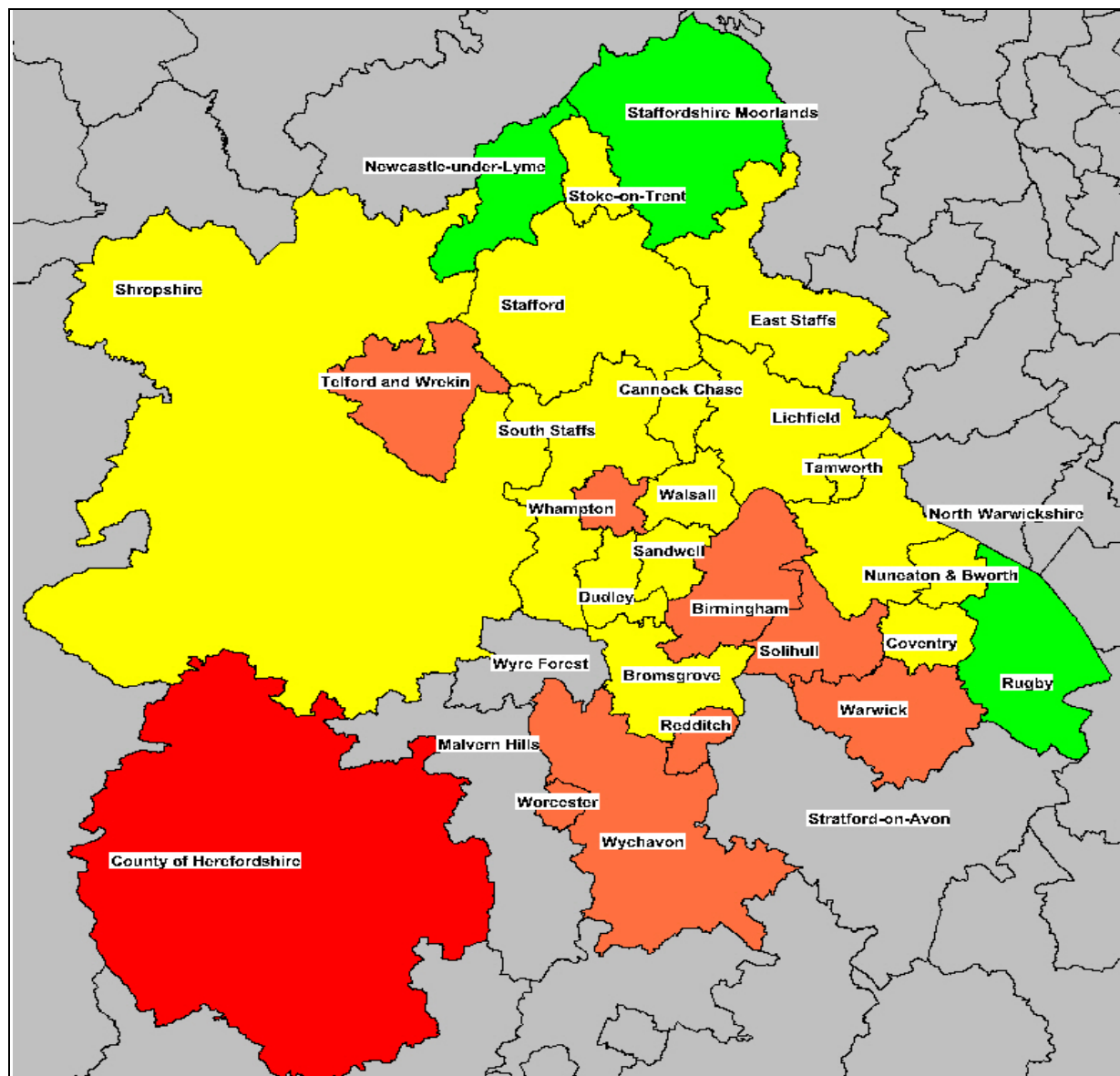


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	£650 +
	£550 - £649
	£500 - £549
	Under £500

Figure 28: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, West Midlands

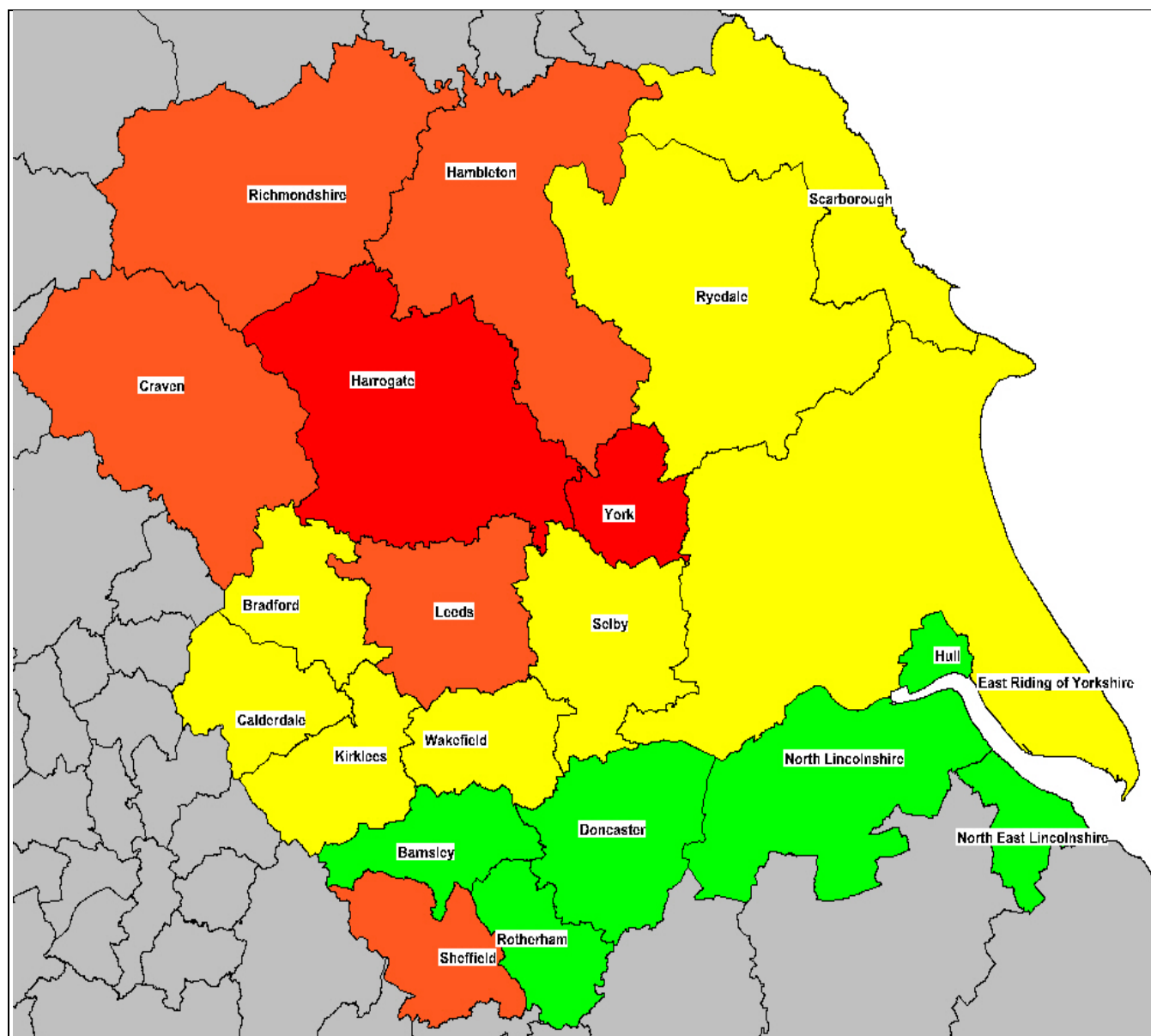


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

■	40% - 49% Very unaffordable
■	35% - 39% Fairly unaffordable
■	30% - 34% Fairly affordable
■	Under 30% Affordable
■	Not available

Figure 29: Map of mean average private rents per month by local authority, two bedroom homes, Yorkshire & Humber

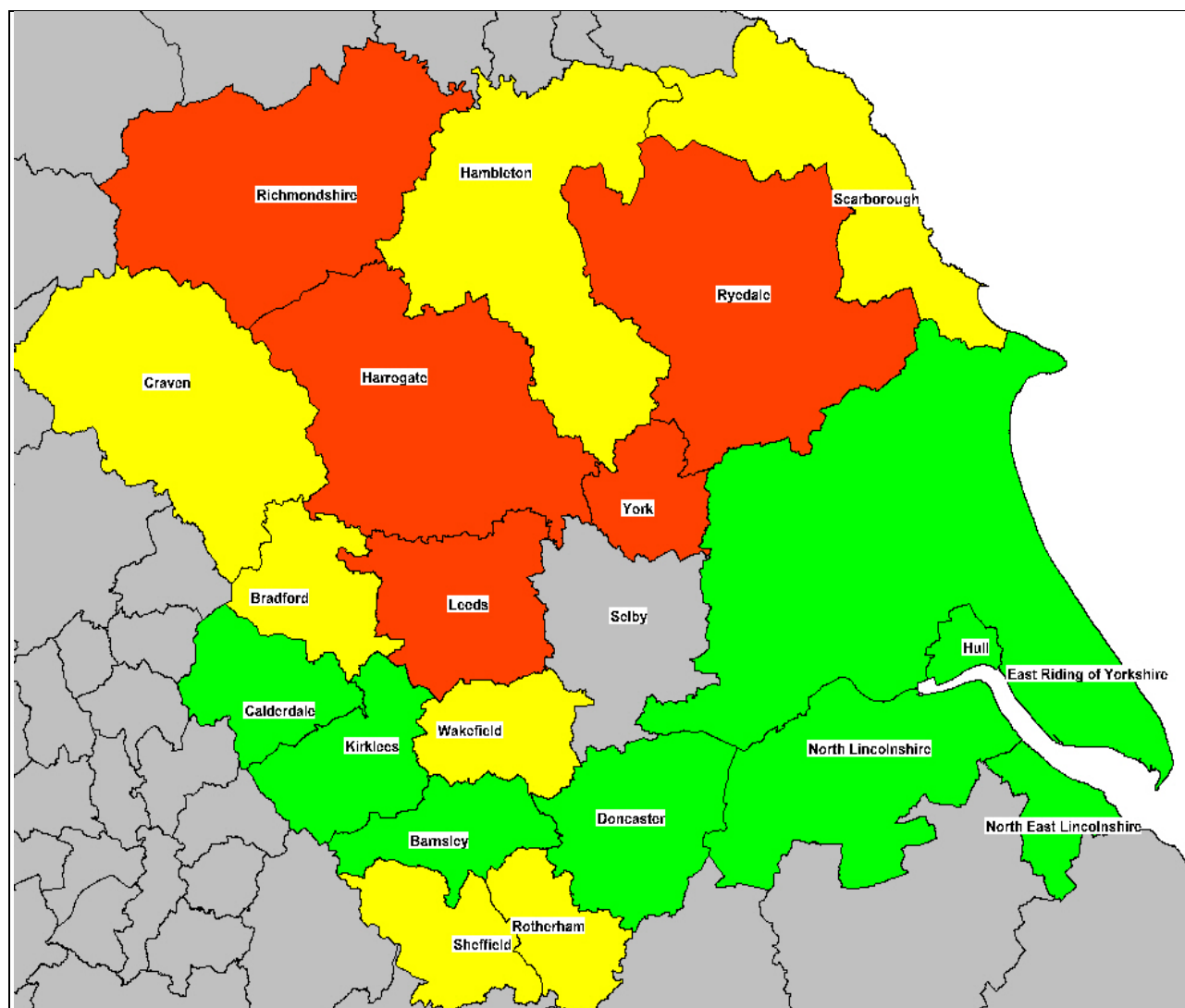


Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	£600 +
	£500 - £599
	£450 - £499
	Under £450

Figure 30: Map of affordability: median private rent as a proportion of median full-time take-home pay, two-bedroom homes, Yorkshire & Humber



Sources: Shelter analysis of VOA Private Rental Market Statistics and Annual Survey of Hours and Earnings. Contains Ordnance Survey data © Crown Copyright and database right 2010

Key

	35% - 39% Fairly unaffordable
	30% - 34% Fairly affordable
	Under 30% Affordable
	Not available

Appendices – data tables

Appendix 1: Average private rents per month – mean and medians, for all bedroom sizes, sorted by local authority (alphabetical) and region. * = not reported, sample size under 50 rents.

		Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
Rank (mean average rent on 2-beds)	Local authority	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
East Midlands											
286	Amber Valley	*	*	£380	£395	£462	£450	£551	£525	£797	£695
313	Ashfield	*	*	£345	£350	£426	£425	£473	£475	£703	£685
312	Bassetlaw	*	*	£328	£325	£427	£425	£506	£500	£695	£695
205	Blaby	*	*	*	*	£525	£525	£616	£595	*	*
309	Bolsover	*	*	*	*	£432	£428	£491	£476	*	*
267	Boston	*	*	£384	£380	£479	£475	£555	£550	£723	£703
223	Broxtowe	£269	£282	£421	£395	£507	£495	£566	£550	£765	£750
244	Charnwood	£308	£308	£411	£395	£493	£495	£587	£575	£954	£795
292	Chesterfield	£277	£260	£382	£390	£453	£450	£542	£550	£711	£695
251	City of Derby	£253	£245	£376	£377	£491	£475	£568	£550	£858	£800
203	City of Leicester	£261	£260	£426	£425	£526	£500	£583	£550	£768	£725
190	City of Nottingham	£308	£303	£448	£445	£545	£495	£600	£550	£1,019	£955
282	Corby	*	*	£393	£375	£464	£450	£528	£525	£725	£675
202	Daventry	*	*	£418	£415	£528	£525	£633	£625	£1,031	£900
206	Derbyshire Dales	*	*	£429	£425	£525	£523	£614	£595	£912	£800
308	East Lindsey	£315	£303	£345	£347	£433	£425	£499	£500	£656	£650
235	East Northamptonshire	*	*	£392	£375	£501	£495	£610	£595	£953	£895
288	Erewash	*	*	£386	£390	£457	£450	£537	£550	*	*
264	Gedling	*	*	£400	£415	£481	£478	£571	£550	£868	£795
204	Harborough	*	*	£422	£425	£526	£525	£667	£650	£948	£850
238	High Peak	£358	£368	£415	£400	£496	£495	£620	£595	£809	£750
262	Hinckley and Bosworth	*	*	£375	£375	£484	£485	£565	£550	£845	£795
271	Kettering	£281	£260	£378	£375	£473	£475	£574	£550	£875	£800
256	Lincoln	£302	£299	£411	£400	£487	£475	£545	£525	£711	£680
306	Mansfield	*	*	£359	£350	£436	£450	£500	£495	£707	£663
280	Melton	*	*	£375	£375	£466	£475	£541	£550	£918	£795
275	Newark and Sherwood	*	*	£382	£375	£468	£473	£541	£525	£811	£750
276	North East Derbyshire	*	*	£372	£375	£468	£450	£586	£575	£744	£695
272	North Kesteven	*	*	£402	£425	£472	£475	£567	£550	£791	£750
260	N W Leicestershire	*	*	*	*	£486	£495	£570	£550	£810	£795
189	Northampton	£300	£295	£448	£450	£545	£550	£614	£600	£935	£850
231	Oadby and Wigston	*	*	*	*	£504	£500	£607	£595	*	*
188	Rushcliffe	£280	£282	£430	£425	£545	£550	£708	£650	£1,092	£1,000
227	Rutland	*	*	*	*	£506	£495	£617	£585	*	*
252	South Derbyshire	*	*	£413	£395	£490	£475	£602	£575	£997	£838
257	South Holland	£306	£303	£389	£395	£487	£495	£566	£575	£709	£680
249	South Kesteven	£355	£325	£374	£365	£492	£475	£576	£575	£856	£750
133	South Northamptonshire	*	*	*	*	£617	£600	£762	£750	£1,175	£1,098
265	Wellingborough	*	*	£389	£375	£479	£490	£569	£550	£906	£795
319	West Lindsey	*	*	£339	£330	£409	£400	£496	£495	£740	£700

		Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
Rank (mean average rent on 2- beds)	Local authority	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
East of England											
175	Babergh	*	*	£454	£450	£561	£550	£676	£650	£1,133	£950
85	Basildon	£392	£390	£555	£550	£731	£725	£854	£850	£1,378	£1,273
161	Bedford	£331	£325	£451	£450	£573	£575	£700	£695	£1,139	£995
139	Braintree	*	*	£472	£450	£612	£600	£762	£750	£1,134	£1,000
255	Breckland	*	*	£386	£383	£488	£495	£598	£595	£945	£900
47	Brentwood	*	*	£721	£675	£896	£825	*	*	*	*
195	Broadland	£346	£340	*	*	£536	£535	£631	£625	*	*
70	Broxbourne	*	*	£623	£625	£782	£775	£994	£1,000	*	*
46	Cambridge	£370	£365	£737	£715	£897	£850	£1,035	£975	£1,419	£1,325
90	Castle Point	*	*	£567	£575	£716	£725	£849	£850	£1,192	£1,150
134	Central Bedfordshire	£361	£368	£492	£495	£616	£600	£760	£750	£1,257	£1,100
83	Chelmsford	£411	£400	£580	£575	£733	£725	£883	£850	£1,445	£1,350
212	City of Peterborough	£311	£303	£414	£400	£519	£515	£595	£580	£838	£795
138	Colchester	£358	£350	£493	£478	£612	£600	£755	£750	£1,146	£1,100
69	Dacorum	£370	£390	£618	£625	£789	£795	£1,047	£925	£1,875	£1,697
152	East Cambridgeshire	*	*	£470	£450	£581	£575	£750	£695	£1,167	£1,198
71	East Hertfordshire	£399	£400	£611	£600	£781	£750	£1,021	£975	£1,745	£1,500
41	Epping Forest	*	*	£688	£675	£921	£875	£1,125	£1,100	£2,151	£1,650
240	Fenland	*	*	£394	£395	£495	£495	£603	£600	£781	£750
143	Forest Heath	£350	£347	£477	£450	£602	£572	£748	£700	£1,146	£1,100
274	Great Yarmouth	*	*	£384	£375	£470	£475	£549	£550	£696	£700
87	Harlow	*	*	£560	£550	£725	£725	£894	£875	*	*
40	Hertsmere	*	*	*	*	£922	£875	*	*	*	*
156	Huntingdonshire	£352	£348	£462	£450	£575	£550	£672	£650	£1,109	£1,000
229	Ipswich	£305	£299	£415	£425	£504	£500	£576	£575	£964	£850
225	King's Lynn & W Norfolk	*	*	£407	£400	£506	£500	£607	£600	£944	£850
136	Luton	£323	£312	£504	£500	£613	£600	£732	£725	£972	£950
119	Maldon	*	*	£523	£525	£662	£650	£801	£795	£1,152	£1,063
217	Mid Suffolk	£351	£347	£391	£390	£514	£510	£607	£595	£1,020	£850
108	North Hertfordshire	£384	£380	£520	£525	£681	£650	£885	£850	£1,525	£1,395
246	North Norfolk	*	*	*	*	£493	£495	£561	£575	*	*
182	Norwich	£323	£325	£443	£429	£551	£550	£676	£675	£1,009	£1,000
86	Rochford	*	*	£531	£540	£730	£735	£863	£850	£1,331	£1,250
94	South Cambridgeshire	*	*	£592	£595	£710	£695	£829	£795	£1,193	£1,125
222	South Norfolk	£325	£325	£413	£413	£507	£520	£610	£600	£879	£833
118	Southend-on-Sea	£342	£350	£507	£495	£666	£650	£840	£800	£1,093	£1,000
35	St. Albans	£403	£390	£700	£695	£948	£895	£1,247	£1,195	£2,194	£1,985
154	St. Edmundsbury	£396	£400	£494	£495	£576	£565	£683	£650	£1,185	£1,095
92	Stevenage	£373	£368	£555	£550	£715	£695	£894	£795	*	*
224	Suffolk Coastal	£353	£347	£416	£410	£506	£500	£605	£595	£942	£820
150	Tendring	*	*	£454	£450	£583	£575	£712	£700	£959	£900
20	Three Rivers	£434	£433	*	*	£1,063	£995	*	*	*	*
103	Thurrock	£382	£390	£546	£550	£695	£695	£853	£850	£1,241	£1,250
91	Uttlesford	*	*	£553	£550	£716	£698	£877	£850	£1,498	£1,375
48	Watford	£403	£400	£668	£650	£890	£850	*	*	*	*
269	Waveney	*	*	£385	£390	£475	£475	£528	£525	£784	£700
63	Welwyn Hatfield	£351	£385	£630	£625	£805	£795	£1,049	£975	£1,655	£1,506

		Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
Rank (mean average rent on 2- beds)	Local authority	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
London											
59	Barking and Dagenham	£336	£347	£690	£665	£831	£825	£978	£953	*	*
14	Barnet	£450	£433	£942	£875	£1,202	£1,127	£1,614	£1,500	£2,909	£2,383
68	Bexley	£390	£390	£638	£643	£790	£795	£976	£950	£1,295	£1,300
10	Brent	£469	£457	£1,034	£997	£1,344	£1,300	£1,757	£1,517	£2,285	£2,006
34	Bromley	£433	£400	£750	£725	£954	£900	£1,187	£1,150	£1,849	£1,600
3	Camden	£581	£575	£1,377	£1,300	£1,876	£1,733	£2,621	£2,297	£4,089	£3,033
N/A	City of London	*	*	£1,628	£1,560	*	*	*	*	*	*
2	City of Westminster	£702	£650	£1,662	£1,603	£2,456	£2,275	£3,650	£3,120	£7,733	£6,500
49	Croydon	£388	£395	£704	£700	£884	£850	£1,112	£1,100	£1,550	£1,450
15	Ealing	£450	£450	£902	£885	£1,169	£1,100	£1,394	£1,300	£2,163	£1,925
21	Enfield	£422	£400	£788	£758	£1,049	£1,000	£1,268	£1,250	£1,902	£1,600
25	Greenwich	£398	£390	£829	£750	£1,016	£900	£1,145	£1,100	£1,824	£1,325
7	Hackney	£483	£464	£1,135	£1,083	£1,417	£1,343	£1,704	£1,647	£2,255	£2,167
5	Hammersmith and Fulham	£586	£559	£1,125	£1,083	£1,564	£1,495	£2,076	£1,950	£3,245	£2,817
13	Haringey	£441	£430	£941	£910	£1,276	£1,213	£1,589	£1,400	£2,260	£2,058
24	Harrow	£458	£476	£805	£795	£1,019	£975	£1,278	£1,250	£1,891	£1,750
58	Havering	£384	£399	£676	£650	£832	£825	£995	£950	£1,574	£1,450
30	Hillingdon	£409	£400	£764	£750	£968	£925	£1,179	£1,150	£1,763	£1,598
17	Hounslow	£412	£400	£904	£825	£1,144	£1,000	£1,360	£1,200	£2,501	£1,575
4	Islington	£543	£500	£1,266	£1,213	£1,718	£1,625	£2,039	£1,950	£2,733	£2,600
1	Kensington and Chelsea	£696	£650	£1,827	£1,733	£2,714	£2,492	£4,915	£4,333	£9,729	£8,558
18	Kingston upon Thames	£383	£377	£854	£850	£1,107	£1,068	£1,344	£1,300	£2,018	£1,825
11	Lambeth	£436	£425	£1,051	£995	£1,321	£1,235	£1,611	£1,532	£2,301	£2,167
27	Lewisham	£409	£400	£776	£750	£995	£950	£1,223	£1,200	£1,756	£1,651
16	Merton	£438	£412	£899	£850	£1,165	£1,100	£1,409	£1,300	£1,983	£1,748
26	Newham	£387	£390	£833	£801	£1,007	£950	£1,189	£1,200	£1,434	£1,350
38	Redbridge	£397	£400	£724	£700	£937	£900	£1,181	£1,192	£1,667	£1,500
12	Richmond upon Thames	£387	£367	£966	£901	£1,316	£1,275	£1,753	£1,550	£3,079	£2,900
9	Southwark	£470	£450	£1,089	£997	£1,407	£1,300	£1,598	£1,500	£2,063	£2,000
52	Sutton	£418	£430	£684	£675	£868	£850	£1,139	£1,150	£1,694	£1,400
6	Tower Hamlets	£467	£433	£1,196	£1,148	£1,493	£1,430	£1,833	£1,614	£2,138	£2,080
39	Waltham Forest	£369	£368	£745	£737	£936	£910	£1,170	£1,150	£1,506	£1,450
8	Wandsworth	£424	£392	£1,129	£1,100	£1,414	£1,387	£1,737	£1,636	£2,404	£2,167
North East											
315	County Durham	£329	£341	£363	£350	£420	£410	£491	£475	£731	£688
307	Darlington	£263	£260	£367	£350	£436	£425	£535	£525	£726	£695
254	Gateshead	*	*	£429	£425	£488	£475	£555	£525	£767	£750
300	Hartlepool	*	*	£386	£395	£441	£450	£522	£525	£719	£700
289	Middlesbrough	£235	£238	£402	£400	£456	£450	£528	£520	*	*
181	Newcastle upon Tyne	£273	£281	£464	£450	£552	£545	£622	£575	£906	£850
245	North Tyneside	*	*	£404	£400	£493	£475	£581	£575	£990	£798
311	Northumberland	*	*	£353	£350	£429	£425	£526	£500	£830	£750
279	Redcar and Cleveland	*	*	£394	£400	£466	£460	£538	£550	£710	£700
290	South Tyneside	*	*	£376	£375	£455	£450	£520	£499	*	*
259	Stockton-on-Tees	*	*	£405	£393	£486	£475	£543	£550	£784	£725
239	Sunderland	£225	£195	£414	£400	£496	£495	£546	£550	£787	£750

		Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
Rank (mean average rent on 2- beds)	Local authority	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
North West											
303	Allerdale	*	*	£345	£347	£439	£425	£514	£495	£709	£678
318	Barrow-in-Furness	*	*	£353	£340	£414	£400	£534	£525	£653	£650
304	Blackburn with Darwen	*	*	£396	£390	£438	£425	£512	£498	£708	£700
219	Blackpool	£295	£303	£412	£400	£512	£520	£595	£594	£771	£725
301	Bolton	£223	£217	£372	£373	£441	£433	£537	£525	£836	£795
324	Burnley	*	*	£357	£350	£394	£370	£489	£477	*	*
242	Bury	*	*	£400	£395	£495	£495	£599	£595	£847	£795
299	Carlisle	£282	£295	£378	£375	£444	£430	£526	£520	£667	£650
157	Cheshire East	£335	£340	£435	£425	£575	£550	£731	£650	£1,369	£1,000
174	Cheshire W & Chester	£301	£295	£474	£450	£563	£550	£666	£650	£970	£895
243	Chorley	*	*	£387	£390	£495	£495	£575	£550	£825	£750
305	Copeland	*	*	£374	£370	£438	£400	£507	£475	£779	£700
263	Eden	£272	£282	£407	£420	£484	£475	£579	£575	£780	£750
167	Fylde	*	*	£420	£400	£567	£550	£668	£650	£954	£950
277	Halton	*	*	£417	£417	£468	£450	£563	£550	£826	£773
320	Hyndburn	*	*	£353	£350	£409	£395	£501	£495	£692	£675
237	Knowsley	*	*	*	*	£497	£495	£580	£570	*	*
192	Lancaster	£270	£286	£432	£430	£539	£550	£610	£600	£742	£700
173	Liverpool	£302	£312	£443	£435	£563	£525	£588	£550	£854	£700
141	Manchester	£286	£282	£503	£495	£611	£575	£686	£650	£966	£900
287	Oldham	*	*	£418	£400	£462	£450	£552	£550	£755	£750
323	Pendle	*	*	£357	£350	£401	£368	£470	£435	*	*
214	Preston	£238	£238	£441	£425	£517	£500	£591	£585	£802	£750
199	Ribble Valley	*	*	£433	£415	£533	£525	£650	£600	£981	£895
291	Rochdale	£301	£300	£397	£395	£455	£450	£537	£525	£773	£695
314	Rossendale	*	*	£346	£338	£425	£425	£511	£495	£718	£698
191	Salford	£251	£245	£467	£425	£542	£500	£614	£595	£974	£850
196	Sefton	*	*	£417	£420	£535	£550	£623	£620	£894	£850
162	South Lakeland	£330	£325	£450	£450	£569	£550	£696	£675	£875	£848
218	South Ribble	*	*	£400	£395	£514	£525	£583	£575	£779	£750
294	St. Helens	*	*	£388	£375	£452	£450	£540	£525	£847	£795
159	Stockport	*	*	£463	£450	£574	£550	£693	£650	£1,012	£895
270	Tameside	£320	£300	£400	£395	£474	£475	£570	£550	£753	£715
127	Trafford	*	*	£483	£475	£639	£625	£777	£725	£1,370	£1,100
232	Warrington	£258	£250	£420	£420	£504	£495	£600	£595	£867	£838
193	West Lancashire	£290	£286	*	*	£538	£548	£584	£575	£852	£795
298	Wigan	*	*	£372	£375	£444	£425	£525	£520	£708	£695
241	Wirral	£328	£325	£400	£395	£495	£495	£586	£575	£817	£700
184	Wyre	*	*	£438	£434	£548	£542	£642	£600	£815	£758

		Room		One bedroom		Two bedroom		Three bedroom		Four bedroom +	
Rank (mean average rent on 2- beds)	Local authority	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
South East											
80	Adur	*	*	£584	£550	£737	£725	*	*	*	*
100	Arun	£343	£314	£516	£525	£699	£695	£866	£825	£1,304	£1,200
126	Ashford	£357	£347	£505	£520	£640	£640	£774	£750	£1,130	£1,020
116	Aylesbury Vale	£369	£360	£534	£525	£668	£650	£834	£800	£1,492	£1,350
74	Basingstoke and Deane	£348	£347	£608	£595	£756	£750	£884	£850	£1,296	£1,195
51	Bracknell Forest	*	*	£664	£650	£869	£800	£1,052	£995	*	*
99	Canterbury	£331	£334	£541	£550	£701	£695	£851	£850	£1,340	£1,300
106	Cherwell	£367	£350	£537	£535	£682	£675	£833	£825	£1,315	£1,250
75	Chichester	£334	£320	£600	£595	£754	£745	£974	£900	£1,689	£1,498
43	Chiltern	*	*	£666	£650	£908	£850	£1,182	£1,100	£2,337	£2,200
36	City of Brighton & Hove	£394	£390	£695	£695	£943	£900	£1,201	£1,175	£1,767	£1,668
121	City of Portsmouth	£312	£303	£520	£520	£652	£630	£783	£750	£1,287	£1,200
102	City of Southampton	£308	£303	£533	£525	£696	£695	£840	£850	£1,330	£1,213
67	Crawley	£389	£395	£639	£650	£792	£795	£939	£900	£1,257	£1,295
111	Dartford	*	*	£541	£550	£679	£650	£791	£750	*	*
187	Dover	*	*	£421	£420	£546	£550	£660	£650	*	*
84	East Hampshire	*	*	£567	£565	£731	£720	£921	£850	£1,508	£1,400
104	Eastbourne	£333	£325	£528	£525	£695	£675	£860	£800	£1,727	£1,613
115	Eastleigh	*	*	£548	£550	£668	£675	£820	£800	£1,219	£1,150
23	Elmbridge	£415	£399	£764	£750	£1,036	£950	£1,328	£1,250	£3,026	£2,400
28	Epsom and Ewell	£380	£386	£772	£750	£981	£950	£1,293	£1,250	*	
117	Fareham	*	*	£558	£563	£666	£675	£822	£795	£1,245	£1,200
137	Gosport	*	*	£506	£500	£613	£625	£724	£725	£1,006	£950
129	Gravesham	£343	£347	£490	£500	£625	£625	£715	£700	*	*
22	Guildford	£402	£400	£776	£775	£1,041	£1,000	£1,293	£1,250	£2,259	£2,000
60	Hart	*	*	£647	£650	£815	£795	£1,054	£1,000	£1,662	£1,550
208	Hastings	£330	£325	£405	£400	£522	£525	£683	£675	£1,016	£998
120	Havant	*	*	£529	£525	£653	£650	£771	£750	£1,120	£1,050
73	Horsham	-	-	£602	£595	£758	£725	£1,009	£925	£1,664	£1,500
180	Isle of Wight	£347	£347	£427	£425	£554	£550	£685	£675	£951	£895
78	Lewes	-	-	£571	£573	£742	£750	£927	£900	£1,304	£1,100
114	Maidstone	£343	£347	£553	£550	£672	£675	£794	£775	£1,211	£1,100
142	Medway	£318	£325	£487	£495	£609	£595	£685	£675	£970	£945
66	Mid Sussex	£407	£400	£625	£625	£793	£780	£1,031	£950	£1,719	£1,650
105	Milton Keynes	£360	£360	£553	£525	£687	£660	£778	£750	£1,249	£1,100
37	Mole Valley	*	*	£694	£700	£943	£900	£1,265	£1,250	*	*
96	New Forest	*	*	£513	£550	£707	£695	£878	£850	£1,401	£1,250
29	Oxford	£391	£390	£783	£750	£977	£920	£1,163	£1,100	£1,719	£1,500
61	Reading	£363	£350	£629	£649	£814	£795	£937	£895	£1,663	£1,525
54	Reigate and Banstead	*	*	£656	£650	£845	£825	£1,041	£1,000	£1,781	£1,525
140	Rother	*	*	£465	£475	£611	£600	£821	£800	£1,110	£1,100
32	Runnymede	£375	£360	£723	£700	£965	£925	£1,265	£1,200	£2,538	£2,100
77	Rushmoor	£398	£368	£595	£600	£749	£750	£918	£898	*	*
45	Sevenoaks	*	*	£645	£650	£897	£845	£1,218	£1,150	£2,576	£2,400
177	Shepway	£302	£300	£403	£395	£558	£550	£673	£675	£943	£875
65	Slough	£384	£370	£638	£650	£793	£795	£969	£950	£1,331	£1,300
33	South Bucks	*	*	*	*	£955	£900	£1,271	£1,150	£2,773	£2,400
64	South Oxfordshire	*	*	£640	£625	£797	£775	£1,021	£950	£1,661	£1,475
44	Spelthorne	*	*	£728	£725	£902	£895	£1,164	£1,150	*	

Rank (mean average rent on 2- beds)	Local authority	Room		One bedroom		Two bedroom		Three bedroom		Four bedroom +	
		Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
53	Surrey Heath	*	*	£655	£650	£847	£825	£997	£950	£1,754	£1,595
144	Swale	*	*	£481	£495	£596	£595	£683	£675	£919	£875
50	Tandridge	*	*	£686	£675	£884	£850	£1,226	£1,100	£2,290	£2,000
95	Test Valley	*	*	£559	£550	£709	£695	£897	£850	£1,492	£1,300
210	Thanet	£297	£300	£388	£395	£520	£525	£641	£650	£878	£845
81	Tonbridge and Malling	*	*	£591	£595	£736	£725	£880	£830	£1,676	£1,395
55	Tunbridge Wells	£398	£400	£622	£600	£840	£795	£1,104	£1,000	£1,935	£1,795
76	Vale of White Horse	*	*	£643	£645	£750	£750	£937	£895	£1,590	£1,400
42	Waverley	*	*	£697	£695	£911	£875	£1,167	£1,150	£2,337	£2,000
110	Wealden	*	*	£532	£525	£680	£695	£852	£800	£1,631	£1,500
88	West Berkshire	£369	£368	£578	£575	£721	£700	£921	£875	£1,537	£1,350
79	West Oxfordshire	*	*	£618	£600	£741	£725	£931	£875	£1,497	£1,400
57	Winchester	£383	£363	£664	£670	£836	£798	£1,057	£975	£1,623	£1,500
19	Windsor & Maidenhead	£426	£400	£789	£750	£1,071	£1,045	£1,351	£1,250	£2,704	£2,125
31	Woking	*	*	£726	£725	£966	£950	£1,203	£1,200	£2,437	£2,150
56	Wokingham	*	*	£679	£675	£838	£825	£1,062	£1,050	£1,710	£1,500
101	Worthing	£368	£370	£535	£525	£697	£695	£865	£850	*	*
62	Wycombe	£398	£400	£628	£625	£807	£750	£1,105	£950	£1,963	£1,650
South West											
72	Bath and N E Somerset	£335	£325	£622	£615	£764	£750	£923	£895	£1,455	£1,320
93	Bournemouth	£320	£316	£540	£550	£713	£695	£921	£900	£1,379	£1,300
107	Cheltenham	£365	£380	£512	£500	£682	£650	£903	£800	£1,444	£1,250
98	Christchurch	*	*	£559	£550	£702	£690	£920	£875	£1,344	£1,200
89	City of Bristol	£320	£320	£560	£550	£718	£675	£844	£775	£1,386	£1,300
169	City of Plymouth	£336	£347	£444	£438	£567	£550	£656	£650	£1,062	£883
160	Cornwall	£319	£319	£468	£465	£573	£575	£671	£650	£871	£834
112	Cotswold	*	*	£506	£500	£678	£650	£828	£775	£1,570	£1,398
145	East Devon	£347	£348	£475	£475	£596	£595	£725	£716	£1,138	£1,000
97	East Dorset	*	*	£549	£550	£703	£695	£870	£850	£1,404	£1,250
109	Exeter	£354	£355	£545	£550	£680	£675	£819	£795	£1,673	£1,600
207	Forest of Dean	*	*	£403	£400	£523	£510	£658	£595	*	*
197	Gloucester	£355	£347	£413	£400	£534	£535	£654	£650	£1,029	£895
N/A	Isles of Scilly	*	*	*	*	*	*	*	*	*	*
171	Mendip	£306	£303	£433	£425	£567	£565	£723	£695	£1,074	£925
194	Mid Devon	*	*	£411	£400	£538	£550	£673	£650	£930	£875
186	North Devon	£324	£330	£424	£425	£547	£550	£650	£650	£850	£800
149	North Dorset	*	*	£475	£475	£584	£575	£776	£745	£1,060	£950
153	North Somerset	£371	£368	£461	£450	£577	£560	£704	£680	£997	£875
82	Poole	£327	£316	£569	£565	£733	£700	£944	£895	£1,352	£1,250
128	Purbeck	*	*	£504	£495	£631	£650	£792	£795	£1,251	£1,095
211	Sedgemoor	*	*	£411	£400	£519	£525	£653	£650	£917	£850
130	South Gloucestershire	£307	£300	£505	£500	£625	£625	£752	£750	£1,050	£993
166	South Hams	*	*	£449	£445	£568	£568	£711	£693	£1,035	£950
185	South Somerset	£334	£325	£419	£420	£547	£550	£676	£650	£1,006	£895
164	Stroud	*	*	£437	£435	£569	£550	£737	£695	£1,253	£1,100
178	Swindon	£323	£325	£459	£450	£557	£550	£690	£675	£1,010	£900
163	Taunton Deane	£389	£365	£451	£450	£569	£570	£696	£675	£980	£900
151	Teignbridge	£371	£385	£453	£450	£582	£575	£715	£699	£1,012	£925
147	Tewkesbury	*	*	£442	£430	£589	£595	£756	£695	£1,238	£1,150
165	Torbay	£318	£325	£436	£433	£568	£575	£681	£675	£919	£850

Rank (mean average rent on 2- beds)	Local authority	Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
		Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
236	Torridge	£341	£325	£396	£400	£500	£500	£592	£595	£761	£750
200	West Devon	*	*	£421	£425	£530	£525	£649	£640	£928	£875
132	West Dorset	*	*	£507	£500	£619	£625	£744	£740	£1,165	£1,098
168	West Somerset	*	*	£464	£475	£567	£575	£614	£635	£844	£833
131	Weymouth and Portland	£341	£332	£469	£475	£621	£625	£723	£705	£950	£895
135	Wiltshire	£307	£300	£484	£475	£614	£600	£765	£750	£1,174	£1,000
West Midlands											
170	Birmingham	£275	£260	£461	£450	£567	£550	£613	£595	£864	£825
148	Bromsgrove	*	*	*	*	£587	£575	£715	£695	*	*
268	Cannock Chase	*	*	£374	£370	£476	£475	£558	£550	£779	£725
317	City of Stoke-on-Trent	£229	£217	£363	£350	£416	£410	£513	£500	£678	£650
258	City of Wolverhampton	£240	£225	£400	£395	£486	£485	£542	£525	£703	£675
176	County of Herefordshire	£319	£303	£433	£420	£559	£535	£637	£625	£897	£800
221	Coventry	£286	£286	£449	£450	£508	£500	£583	£575	£902	£825
253	Dudley	*	*	£387	£390	£490	£495	£575	£565	£813	£750
273	East Staffordshire	*	*	£386	£395	£471	£470	£568	£550	£845	£813
172	Lichfield	*	*	£456	£450	£565	£575	£660	£650	£992	£950
179	Malvern Hills	*	*	£444	£450	£556	£550	£692	£675	£1,026	£950
281	Newcastle-under-Lyme	*	*	£375	£375	£465	£450	£555	£545	£855	£745
209	North Warwickshire	*	*	*	*	£520	£500	£592	£575	*	*
278	Nuneaton and Bedworth	£302	£282	£394	£395	£467	£475	£561	£550	£787	£795
183	Redditch	*	*	£457	£450	£550	£550	£607	£595	*	*
226	Rugby	£339	£325	£409	£400	£506	£495	£601	£598	£955	£895
261	Sandwell	£332	£325	£390	£394	£484	£480	£553	£550	£736	£700
233	Shropshire	£335	£343	£408	£395	£503	£495	£609	£595	£860	£795
123	Solihull	*	*	£502	£495	£650	£650	£773	£750	£1,346	£1,200
198	South Staffordshire	-	-	£426	£425	£533	£525	£602	£600	£907	£820
213	Stafford	£325	£325	£421	£425	£518	£500	£613	£595	£831	£795
296	Staffordshire Moorlands	*	*	£353	£350	£449	£450	£535	£525	*	*
122	Stratford-on-Avon	*	*	£509	£508	£651	£650	£807	£775	£1,214	£1,150
201	Tamworth	*	*	£435	£435	£530	£525	£600	£595	£842	£850
228	Telford and Wrekin	£359	£350	£419	£405	£506	£500	£602	£595	£833	£800
266	Walsall	*	*	£392	£395	£479	£475	£542	£525	£770	£750
113	Warwick	£302	£293	£528	£525	£674	£650	£798	£750	£1,150	£1,000
155	Worcester	£341	£347	£458	£450	£576	£575	£670	£650	*	*
158	Wychavon	*	*	£441	£450	£574	£575	£694	£675	£1,040	£975
234	Wyre Forest	*	*	£399	£395	£502	£495	£571	£574	*	*
Yorkshire & Humber											
321	Barnsley	£307	£303	£350	£325	£409	£395	£472	£450	£670	£650
283	Bradford	£269	£282	£381	£375	£464	£450	£532	£525	£701	£650
285	Calderdale	£318	£325	£379	£375	£464	£450	£553	£550	£771	£700
322	Hull	£278	£282	£342	£325	£404	£395	£484	£475	£684	£650
215	Craven	*	*	£395	£395	£517	£495	£598	£595	*	*
302	Doncaster	£276	£282	£373	£373	£439	£425	£494	£495	£706	£693
293	East Riding of Yorkshire	£242	£212	£347	£347	£453	£450	£545	£542	£744	£700
216	Hambleton	*	*	£414	£415	£515	£500	£611	£600	£898	£813
125	Harrogate	*	*	£504	£500	£641	£600	£787	£725	£1,293	£1,195
295	Kirklees	£273	£282	£373	£375	£450	£450	£534	£525	£757	£700
146	Leeds	£329	£325	£482	£495	£595	£590	£672	£650	£1,145	£1,041
310	North East Lincolnshire	£288	£282	£357	£346	£431	£425	£455	£433	£664	£607

Rank (mean average rent on 2-beds)	Local authority	Room		One bedroom		Two bedroom		Three bedroom		Four bedroom+	
		Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
316	North Lincolnshire	£291	£282	£327	£325	£417	£420	£464	£470	£727	£700
230	Richmondshire	-	-	£402	£395	£504	£500	£606	£595	£803	£750
297	Rotherham	*	*	£360	£350	£448	£450	£507	£495	£702	£650
247	Ryedale	*	*	*	*	£492	£484	£571	£550	*	*
284	Scarborough	£282	£287	£366	£365	£464	£475	£528	£550	£693	£650
250	Selby	*	*	*	£390	£492	£495	£593	£595	£817	£750
220	Sheffield	£273	£282	£439	£450	£511	£495	£549	£535	£832	£750
248	Wakefield	£280	£282	£427	£425	£492	£495	£561	£550	£788	£795
124	York	£309	£303	£531	£525	£648	£625	£801	£792	£1,287	£1,186

Appendix 2: Affordability: median average rents as a proportion of median average take-home pay, all bedroom sizes, sorted by local authority (alphabetical) and region. * = data not available/ sample size under 50.

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)	Local authority	Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
East Midlands						
294	Amber Valley	*	25%	28%	33%	44%
245	Ashfield	*	25%	31%	34%	49%
303	Bassetlaw	*	21%	27%	32%	45%
265	Blaby	*	*	30%	34%	*
293	Bolsover	*	*	28%	32%	*
160	Boston	*	28%	36%	41%	53%
271	Broxtowe	17%	24%	30%	33%	45%
258	Charnwood	19%	24%	30%	35%	49%
282	Chesterfield	17%	25%	29%	36%	45%
296	City of Derby	15%	22%	28%	33%	48%
142	City of Leicester	19%	31%	37%	40%	53%
178	City of Nottingham	21%	31%	35%	38%	67%
256	Corby	*	25%	30%	35%	45%
291	Daventry	*	23%	29%	34%	49%
297	Derbyshire Dales	*	23%	28%	32%	43%
247	East Lindsey	22%	25%	31%	36%	47%
290	East Northamptonshire	*	22%	29%	35%	52%
279	Erewash	*	26%	29%	36%	*
228	Gedling	*	28%	32%	37%	53%
287	Harborough	*	23%	29%	36%	47%
262	High Peak	22%	24%	30%	36%	46%
260	Hinckley and Bosworth	*	23%	30%	34%	49%
269	Kettering	16%	24%	30%	35%	50%
255	Lincoln	19%	26%	30%	34%	43%
243	Mansfield	*	24%	31%	34%	45%
261	Melton	*	24%	30%	35%	50%
223	Newark and Sherwood	*	26%	32%	36%	51%
301	North East Derbyshire	*	23%	28%	36%	43%
218	North Kesteven	*	29%	32%	38%	51%
230	North West Leicestershire	*	*	32%	36%	51%
148	Northampton	19%	30%	36%	39%	56%
246	Oadby and Wigston	*	*	31%	37%	*
306	Rushcliffe	14%	21%	27%	32%	49%
241	Rutland	*	*	31%	37%	*
259	South Derbyshire	*	25%	30%	37%	53%
225	South Holland	20%	26%	32%	37%	44%
277	South Kesteven	20%	23%	29%	36%	47%
210	South Northamptonshire	*	*	33%	41%	60%
N/A	Wellingborough	*	*	*	*	*
314	West Lindsey	*	20%	24%	30%	42%

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)	Local authority	Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
East Of England						
N/A	Babergh	*	*	*	*	*
85	Basildon	22%	31%	41%	48%	71%
211	Bedford	18%	26%	33%	40%	57%
173	Braintree	*	26%	35%	43%	58%
159	Breckland	*	28%	36%	43%	65%
137	Brentwood	*	30%	37%	*	*
193	Broadland	21%	*	34%	39%	*
64	Broxbourne	*	34%	43%	55%	*
56	Cambridge	19%	37%	44%	51%	69%
40	Castle Point	*	36%	46%	54%	73%
212	Central Bedfordshire	20%	27%	33%	41%	60%
113	Chelmsford	21%	31%	39%	45%	72%
198	City of Peterborough	20%	26%	33%	38%	52%
161	Colchester	21%	28%	36%	44%	65%
63	Dacorum	21%	34%	43%	50%	92%
220	East Cambridgeshire	*	25%	32%	39%	67%
174	East Hertfordshire	19%	28%	35%	45%	69%
45	Epping Forest	*	35%	45%	57%	86%
196	Fenland	*	27%	34%	41%	51%
96	Forest Heath	24%	31%	40%	48%	76%
188	Great Yarmouth	*	27%	34%	39%	50%
51	Harlow	*	34%	45%	54%	*
26	Hertsmere	*	*	50%	*	*
266	Huntingdonshire	19%	25%	30%	35%	55%
209	Ipswich	20%	28%	33%	38%	56%
179	King's Lynn & W Norfolk	*	28%	35%	41%	59%
105	Luton	20%	32%	39%	47%	62%
234	Maldon	*	25%	32%	39%	52%
192	Mid Suffolk	23%	26%	34%	39%	56%
202	North Hertfordshire	19%	27%	33%	44%	71%
138	North Norfolk	*	*	37%	43%	*
151	Norwich	21%	28%	36%	44%	66%
79	Rochford	*	30%	41%	48%	70%
182	South Cambridgeshire	*	29%	34%	39%	56%
242	South Norfolk	19%	25%	31%	36%	49%
129	Southend-on-Sea	20%	29%	37%	46%	58%
114	St. Albans	17%	30%	39%	51%	85%
163	St. Edmundsbury	25%	31%	35%	41%	69%
82	Stevenage	22%	33%	41%	47%	*
249	Suffolk Coastal	21%	25%	31%	36%	50%
139	Tendring	*	29%	37%	45%	58%
32	Three Rivers	21%	*	48%	*	*
100	Thurrock	22%	31%	39%	48%	71%
155	Uttlesford	*	28%	36%	44%	71%
57	Watford	21%	34%	44%	*	*
226	Waveney	*	26%	32%	35%	47%
78	Welwyn Hatfield	20%	33%	41%	51%	78%

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)		Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
London						
30	Barking and Dagenham	21%	39%	49%	56%	*
14	Barnet	22%	43%	56%	75%	118%
87	Bexley	20%	33%	41%	48%	66%
5	Brent	26%	57%	74%	87%	115%
74	Bromley	19%	34%	42%	54%	75%
3	Camden	26%	58%	77%	102%	135%
N/A	City of London	*	*	*	*	*
2	City of Westminster	23%	58%	82%	112%	233%
46	Croydon	21%	37%	45%	59%	77%
11	Ealing	25%	49%	61%	72%	107%
18	Enfield	22%	41%	54%	68%	87%
41	Greenwich	20%	38%	46%	56%	67%
6	Hackney	24%	56%	70%	86%	113%
9	Hammersmith & Fulham	24%	47%	65%	85%	122%
8	Haringey	23%	49%	65%	75%	111%
29	Harrow	24%	40%	49%	63%	88%
65	Havering	21%	34%	43%	49%	75%
28	Hillingdon	21%	40%	49%	61%	85%
16	Hounslow	22%	45%	55%	66%	86%
4	Islington	24%	58%	77%	93%	124%
1	Kensington and Chelsea	23%	62%	89%	155%	306%
24	Kingston upon Thames	18%	41%	51%	62%	87%
12	Lambeth	20%	48%	59%	73%	104%
25	Lewisham	21%	40%	51%	64%	88%
19	Merton	20%	42%	54%	64%	86%
15	Newham	23%	47%	55%	70%	79%
67	Redbridge	19%	33%	43%	56%	71%
21	Richmond upon Thames	15%	37%	53%	64%	120%
10	Southwark	22%	48%	63%	72%	96%
55	Sutton	22%	35%	44%	60%	73%
7	Tower Hamlets	20%	54%	67%	76%	97%
27	Waltham Forest	20%	41%	50%	63%	80%
13	Wandsworth	17%	47%	59%	69%	92%
North East						
300	County Durham	23%	24%	28%	33%	47%
292	Darlington	17%	24%	29%	35%	47%
232	Gateshead	*	29%	32%	35%	50%
275	Hartlepool	*	26%	30%	35%	46%
216	Middlesbrough	17%	29%	33%	38%	*
126	Newcastle upon Tyne	19%	31%	38%	40%	59%
244	North Tyneside	*	26%	31%	37%	52%
307	Northumberland	*	22%	27%	31%	47%
201	Redcar and Cleveland	*	29%	33%	40%	51%
264	South Tyneside	*	25%	30%	33%	*
257	Stockton-on-Tees	*	25%	30%	35%	46%
185	Sunderland	13%	28%	34%	38%	52%

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)	Local authority	Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
North West						
312	Allerdale	*	20%	25%	29%	40%
313	Barrow-in-Furness	*	20%	24%	32%	39%
288	Blackburn with Darwen	*	26%	29%	34%	47%
71	Blackpool	25%	33%	42%	48%	59%
263	Bolton	15%	26%	30%	36%	55%
305	Burnley	*	25%	27%	35%	*
283	Bury	*	23%	29%	35%	47%
273	Carlisle	20%	26%	30%	36%	45%
204	Cheshire East	21%	26%	33%	39%	60%
251	Cheshire W & Chester	16%	25%	30%	36%	50%
231	Chorley	*	25%	32%	35%	48%
315	Copeland	*	17%	19%	22%	33%
123	Eden	23%	34%	38%	46%	60%
254	Fylde	*	22%	30%	36%	52%
250	Halton	*	28%	31%	37%	52%
299	Hyndburn	*	25%	28%	35%	48%
215	Knowsley	*	*	33%	37%	*
190	Lancaster	18%	27%	34%	37%	43%
189	Liverpool	20%	28%	34%	36%	45%
108	Manchester	19%	33%	39%	44%	61%
222	Oldham	*	29%	32%	39%	54%
308	Pendle	*	25%	26%	31%	*
186	Preston	16%	29%	34%	40%	51%
187	Ribble Valley	*	27%	34%	39%	58%
276	Rochdale	20%	26%	30%	34%	46%
268	Rossendale	*	24%	30%	35%	49%
194	Salford	16%	29%	34%	40%	57%
153	Sefton	*	27%	36%	41%	56%
181	South Lakeland	20%	28%	34%	42%	53%
213	South Ribble	*	25%	33%	36%	47%
289	St. Helens	*	24%	29%	34%	51%
197	Stockport	*	27%	33%	40%	54%
199	Tameside	21%	28%	33%	39%	50%
164	Trafford	*	27%	35%	41%	62%
278	Warrington	15%	25%	29%	35%	50%
195	West Lancashire	18%	*	34%	35%	49%
302	Wigan	*	24%	28%	34%	45%
272	Wirral	20%	24%	30%	35%	42%
120	Wyre	*	31%	38%	42%	53%

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)	Local authority	Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
South East						
22	Adur	*	40%	53%	*	*
48	Arun	20%	34%	45%	54%	78%
90	Ashford	22%	33%	40%	47%	64%
166	Aylesbury Vale	19%	28%	35%	43%	73%
88	Basingstoke and Deane	19%	32%	40%	46%	65%
69	Bracknell Forest	*	34%	42%	53%	*
76	Canterbury	20%	33%	42%	51%	78%
157	Cherwell	19%	28%	36%	44%	66%
38	Chichester	20%	37%	46%	56%	93%
141	Chiltern	*	28%	37%	48%	95%
23	City of Brighton & Hove	22%	40%	51%	67%	95%
106	City of Portsmouth	19%	32%	39%	46%	74%
37	City of Southampton	20%	35%	46%	57%	81%
36	Crawley	23%	38%	47%	53%	77%
165	Dartford	*	30%	35%	41%	*
229	Dover	*	24%	32%	38%	*
132	East Hampshire	*	29%	37%	44%	73%
80	Eastbourne	20%	32%	41%	49%	99%
95	Eastleigh	*	32%	40%	47%	67%
61	Elmbridge	18%	34%	43%	57%	109%
33	Epsom and Ewell	19%	37%	47%	62%	*
111	Fareham	*	32%	39%	45%	69%
103	Gosport	*	31%	39%	45%	59%
191	Gravesham	19%	27%	34%	38%	*
35	Guildford	19%	36%	47%	59%	94%
168	Hart	*	29%	35%	44%	69%
135	Hastings	23%	28%	37%	48%	71%
86	Havant	*	33%	41%	47%	66%
N/A	Horsham	*	*	*	*	*
115	Isle of Wight	24%	30%	39%	47%	63%
72	Lewes	*	32%	42%	51%	62%
134	Maidstone	19%	30%	37%	43%	61%
180	Medway	19%	29%	35%	39%	55%
81	Mid Sussex	21%	33%	41%	50%	87%
104	Milton Keynes	21%	31%	39%	44%	65%
75	Mole Valley	*	33%	42%	58%	*
89	New Forest	*	32%	40%	49%	73%
17	Oxford	23%	45%	55%	65%	89%
66	Reading	19%	35%	43%	48%	82%
119	Reigate and Banstead	*	30%	38%	46%	71%
149	Rother	*	29%	36%	48%	66%
53	Runnymede	17%	34%	45%	58%	102%
62	Rushmoor	21%	34%	43%	51%	*
73	Sevenoaks	*	32%	42%	57%	120%
167	Shepway	19%	25%	35%	43%	56%
34	Slough	22%	39%	47%	57%	77%
43	South Bucks	*	*	46%	58%	121%

Rank (unaffordability % on 2-beds)	Local authority	Median average private rent, as a proportion of local median average take home pay				
		Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
99	South Oxfordshire	*	32%	39%	48%	75%
47	Spelthorne	*	37%	45%	58%	*
121	Surrey Heath	*	30%	38%	44%	74%
170	Swale	*	29%	35%	40%	51%
44	Tandridge	*	36%	45%	59%	107%
83	Test Valley	*	32%	41%	50%	76%
117	Thanet	22%	29%	38%	47%	62%
107	Tonbridge and Malling	*	32%	39%	44%	75%
84	Tunbridge Wells	21%	31%	41%	51%	92%
118	Vale of White Horse	*	33%	38%	46%	72%
110	Waverley	*	31%	39%	51%	88%
156	Wealden	*	27%	36%	41%	77%
145	West Berkshire	19%	30%	36%	45%	70%
122	West Oxfordshire	*	31%	38%	46%	73%
101	Winchester	18%	33%	39%	48%	73%
31	Windsor and Maidenhead	18%	35%	48%	58%	98%
20	Woking	*	40%	53%	67%	120%
131	Wokingham	*	31%	37%	48%	68%
60	Worthing	23%	33%	43%	53%	*
133	Wycombe	20%	31%	37%	47%	82%
South West						
52	Bath and N E Somerset	19%	37%	45%	53%	79%
49	Bournemouth	20%	36%	45%	58%	84%
128	Cheltenham	22%	29%	38%	46%	72%
70	Christchurch	*	34%	42%	54%	74%
77	City of Bristol	20%	34%	41%	48%	80%
146	City of Plymouth	23%	29%	36%	43%	58%
92	Cornwall	22%	32%	40%	45%	58%
59	Cotswold	*	33%	44%	52%	94%
91	East Devon	24%	32%	40%	48%	68%
N/A	East Dorset	*	*	*	*	*
39	Exeter	24%	37%	46%	54%	109%
224	Forest of Dean	*	25%	32%	38%	*
150	Gloucester	23%	27%	36%	44%	60%
N/A	Isles of Scilly	*	*	*	*	*
169	Mendip	19%	26%	35%	43%	57%
102	Mid Devon	*	28%	39%	46%	62%
68	North Devon	26%	33%	43%	50%	62%
93	North Dorset	*	33%	40%	52%	66%
227	North Somerset	21%	26%	32%	39%	50%
42	Poole	21%	37%	46%	58%	81%
54	Purbeck	*	34%	45%	55%	75%
207	Sedgemoor	*	25%	33%	41%	53%
125	South Gloucestershire	18%	30%	38%	45%	60%
171	South Hams	*	27%	35%	42%	58%
127	South Somerset	22%	29%	38%	44%	61%

Rank (unaffordability % on 2-beds)	Local authority	Median average private rent, as a proportion of local median average take home pay				
		Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
203	Stroud	*	26%	33%	42%	67%
208	Swindon	19%	27%	33%	40%	54%
162	Taunton Deane	23%	28%	35%	42%	56%
116	Teignbridge	26%	30%	38%	47%	62%
172	Tewkesbury	*	25%	35%	41%	67%
50	Torbay	25%	34%	45%	53%	66%
124	Torridge	25%	30%	38%	45%	57%
109	West Devon	*	31%	39%	47%	64%
97	West Dorset	*	32%	39%	47%	69%
N/A	West Somerset	*	*	*	*	*
58	Weymouth and Portland	23%	33%	44%	49%	63%
136	Wiltshire	19%	29%	37%	46%	62%
West Midlands						
152	Birmingham	17%	29%	36%	39%	54%
253	Bromsgrove	*	*	30%	37%	*
235	Cannock Chase	*	25%	32%	36%	48%
274	City of Stoke-on-Trent	16%	25%	30%	36%	47%
175	City of Wolverhampton	16%	28%	35%	38%	48%
94	County of Herefordshire	22%	31%	40%	46%	59%
200	Coventry	19%	30%	33%	38%	55%
183	Dudley	*	27%	34%	39%	52%
238	East Staffordshire	*	26%	31%	37%	54%
214	Lichfield	*	26%	33%	37%	54%
N/A	Malvern Hills	*	*	*	*	*
284	Newcastle-under-Lyme	*	24%	29%	35%	48%
237	North Warwickshire	*	*	31%	36%	*
270	Nuneaton and Bedworth	18%	25%	30%	35%	50%
143	Redditch	*	30%	36%	39%	*
295	Rugby	19%	23%	28%	34%	51%
205	Sandwell	22%	27%	33%	38%	48%
252	Shropshire	21%	24%	30%	37%	49%
144	Solihull	*	28%	36%	42%	67%
239	South Staffordshire	*	25%	31%	36%	49%
236	Stafford	20%	27%	31%	37%	50%
304	Staffordshire Moorlands	*	21%	27%	32%	*
N/A	Stratford-on-Avon	*	*	*	*	*
219	Tamworth	*	27%	32%	37%	53%
177	Telford and Wrekin	24%	28%	35%	41%	56%
206	Walsall	*	28%	33%	37%	52%
112	Warwick	17%	31%	39%	44%	59%
154	Worcester	22%	28%	36%	41%	*
140	Wychavon	*	29%	37%	43%	62%
N/A	Wyre Forest	*	*	*	*	*

		Median average private rent, as a proportion of local median average take home pay				
Rank (unaffordability % on 2-beds)	Local authority	Room	1 bed room	Two bedrooms	Three bedrooms	Four+ bedrooms
Yorkshire & Humber						
311	Barnsley	20%	21%	26%	29%	42%
240	Bradford	20%	26%	31%	36%	45%
280	Calderdale	21%	25%	29%	36%	46%
285	Hull	21%	24%	29%	35%	48%
248	Craven	*	24%	31%	37%	*
298	Doncaster	19%	25%	28%	33%	46%
309	E Riding of Yorkshire	12%	20%	26%	31%	40%
221	Hambleton	*	27%	32%	39%	53%
147	Harrogate	*	30%	36%	44%	72%
286	Kirklees	18%	24%	29%	34%	45%
130	Leeds	21%	31%	37%	41%	66%
281	North East Lincolnshire	19%	24%	29%	30%	42%
310	North Lincolnshire	17%	20%	26%	29%	43%
176	Richmondshire	*	27%	35%	41%	52%
267	Rotherham	*	23%	30%	33%	43%
158	Ryedale	*	*	36%	41%	*
217	Scarborough	20%	25%	32%	38%	44%
N/A	Selby	*	*	*	*	*
233	Sheffield	18%	29%	32%	34%	48%
184	Wakefield	20%	29%	34%	38%	55%
98	York	19%	33%	39%	50%	75%

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