

# Private Rental Market Summary Statistics – April 2016 to March 2017



Valuation Office Agency

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Next release: November 2017

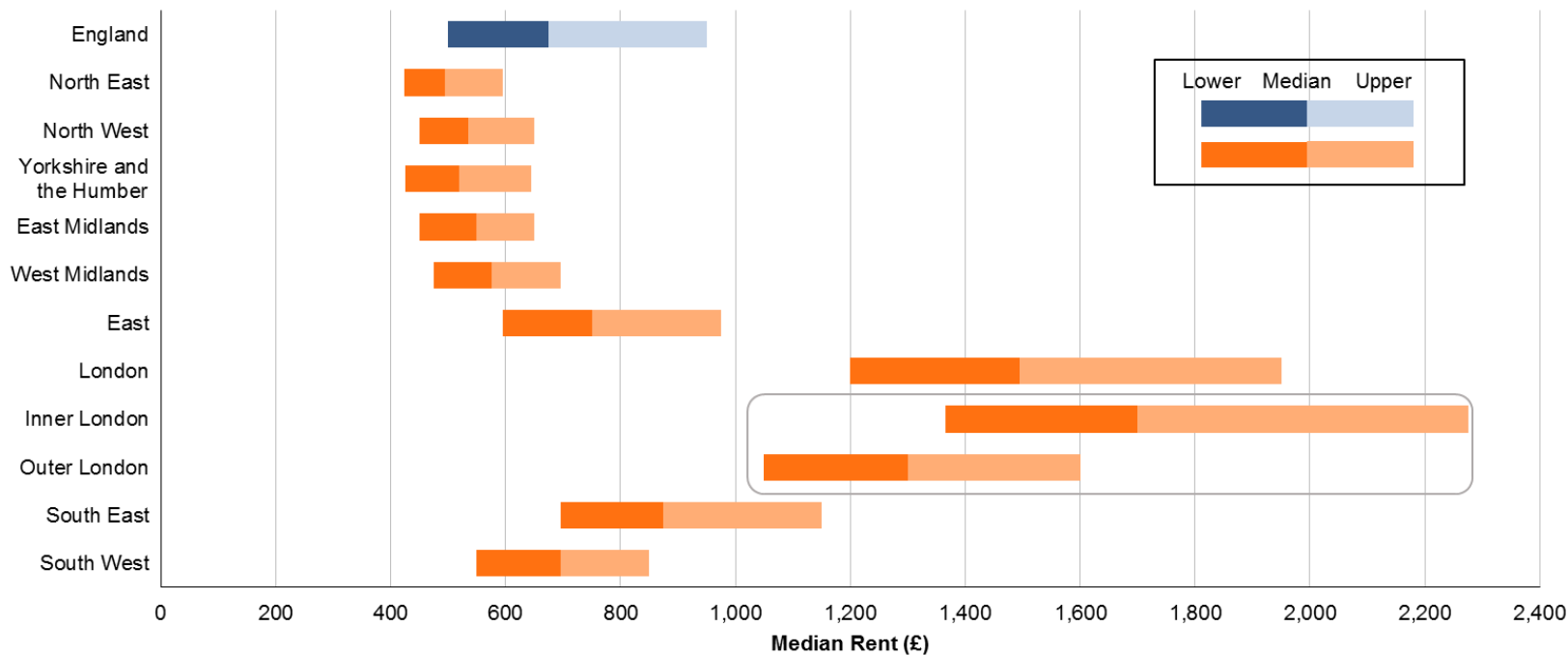
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## Main story

- The median monthly rent recorded between 1 April 2016 and 31 March 2017 in England was £675.
- London had the highest median monthly rents and largest variation in rental values, followed by the South East.
- The median rent in London (£1,495) was more than double the English median rent.
- The North East had the lowest median rent at £495.

### Chart 1: Median and interquartile range of monthly rents by region: All bedroom categories

Most regions have a similar spread of rents, but London stands out.



### About this release

The data set used in this release is based on a sample of 511,980 rents recorded between 1 April 2016 and 31 March 2017.

These statistics summarise rents paid for private properties in England only.

The data used to generate these statistics is based on a sample of rental information, collected by Rent Officers, from landlords and letting agents.

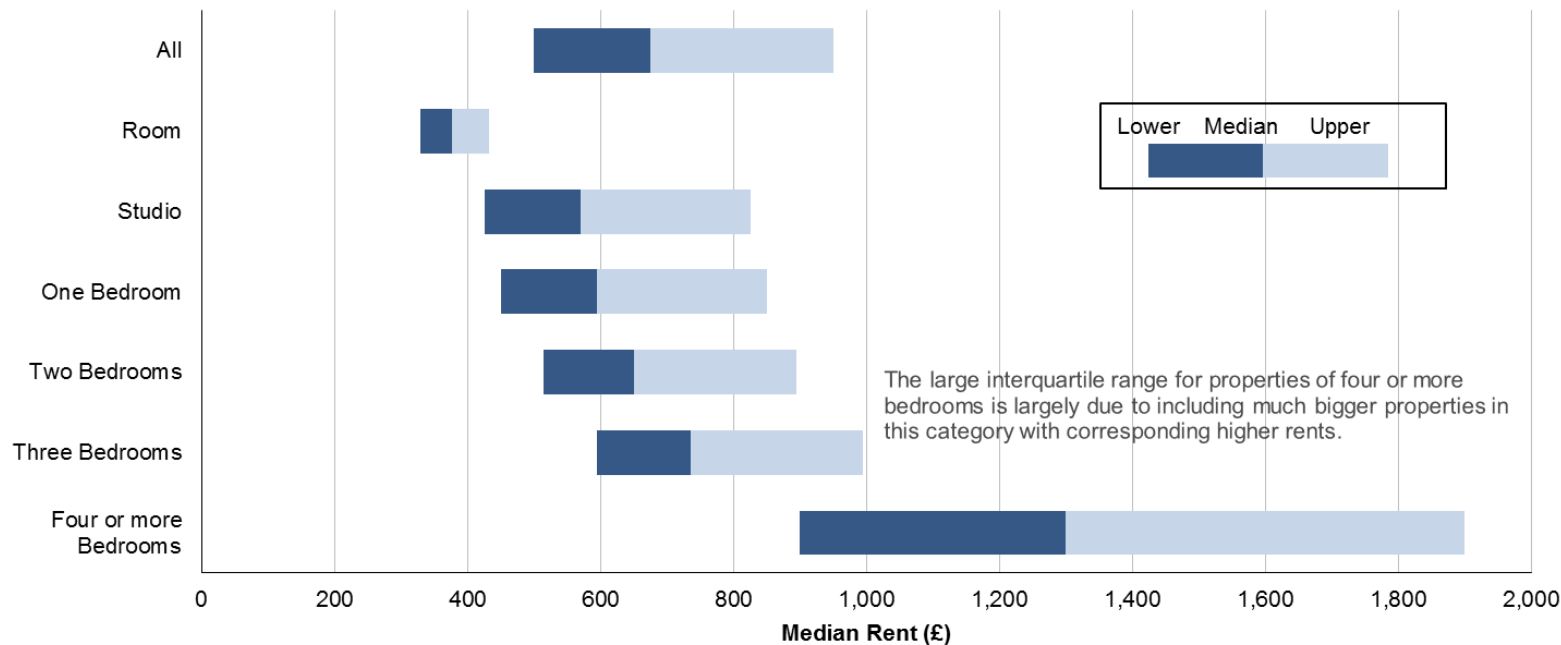
Under the current methodology the VOA does not publish a time series and users are advised not to infer trends in the rental market over time.

**Thank you to landlords and estate agents who voluntarily provide the data that makes this release possible.**

## England analysis

- Properties with more bedrooms generally had higher median rents, with properties of four or more bedrooms having the highest rents.
- The large difference in median rents between studios and rooms was driven by big price differences between these categories in London and the South East.
- Rooms tended to have a smaller variety of rents than other bedroom categories. There was around a £100 difference between the lower and upper quartile compared with around £400 for studios, one, two and three bedroom properties.

**Chart 2: Median and interquartile range of monthly rents by bedroom category**



### Definitions

**Median** – when a series of numbers are arranged by size the median represents the middle value.

**Lower quartile** – when a series of values are arranged by size the lower quartile (or 25th percentile) is the value that splits the lowest 25 per cent of the data from the highest 75 per cent.

**Upper quartile** - when a series of values are arranged by size the upper quartile (or 75th percentile) is the value that splits the highest 25 per cent of the data from the lowest 75 per cent.

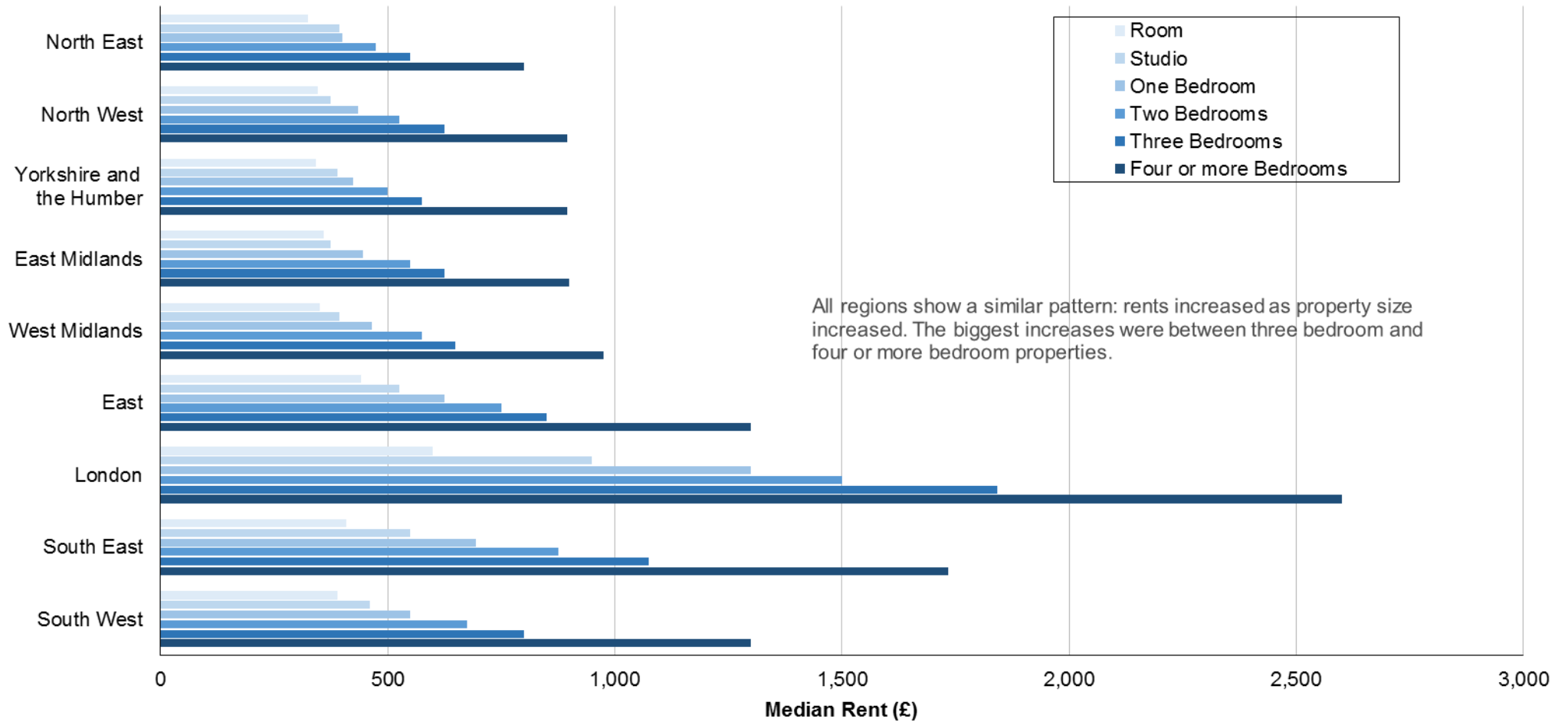
**Interquartile range** – difference between lower quartile and upper quartile, representing the middle 50 per cent of monthly rent values.

**Region** – a geographical unit formerly referred to as Government Office Region (GOR). From 1 April 2011 the term GOR was dropped in favour of region.

## Regional analysis

- Rents in the southern regions of England tended to be higher than rents in the Midlands and northern regions.
- London rents were highest across all categories and had the greatest range of values. The interquartile range of London's rents was £750.
- Rents in the North East had the smallest interquartile range (£172), less than a quarter of London's.

**Chart 3: Median monthly rents by region and bedroom category: All regions in England**

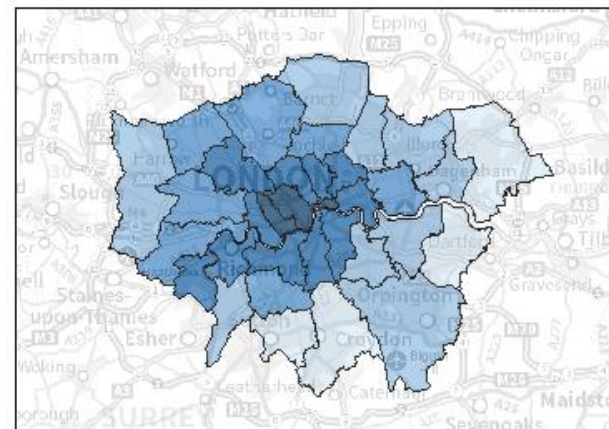


There was a varied distribution in the prices that tenants paid for private housing across regions. There was a difference of over £2,000 in median rents between the most and least expensive local or unitary authorities. This section looks at London, as it had the highest rents and largest variations, and Yorkshire and the Humber, which contained England's lowest median rent in the City of Kingston upon Hull UA.

The local authority tables (Table 2.1 – 2.7) provide figures for counties and unitary authorities. Counties are further split into districts (called boroughs in London). Users should note that samples at borough/district level, even for the 'all' category can be small, therefore, the average monthly rents may be less reliable due to the sample size (See [Data quality](#) section).

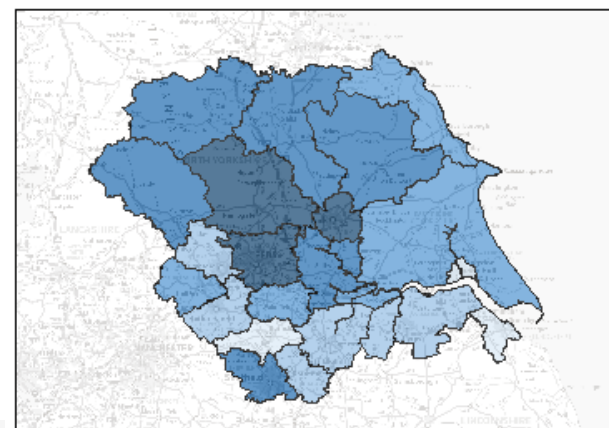
#### London:

- The median rent was £1,495, with an interquartile range of £1,200 to £1,950.
- Rents were generally highest in Inner London, where the median rent was £1,699:
  - The highest median rent in London, and in England, was in Kensington and Chelsea (£2,611).
  - The lowest median rent in Inner London was in Lewisham (£1,257).
- The median rent in Outer London was £1,300:
  - The highest median rents were in Richmond upon Thames (£1,500) and Brent (£1,499).
  - The lowest median rent was in Havering (£1,050).



#### Yorkshire and the Humber:

- The median rent was £520, with an interquartile range of £425 to £645.
- The highest median rent was in York UA (£725), with Harrogate (£710) second highest.
- The county with the highest median rent was North Yorkshire (£575)
- The lowest median rent in Yorkshire and the Humber, and England, was in the City of Kingston upon Hull UA (£412).



The maps show median monthly rents for 'All' bedroom categories within the region. The full set of maps can be found on the release page: <https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2016-to-march-2017>

## Background notes

This release is for information only and should not be confused with Local Housing Allowance (LHA) rates published on DirectGov. All data are captured during the course of Rent Officers' statutory responsibilities to administer functions related to Housing Benefit (LHA and LRR schemes) and Universal Credit on behalf of the Department for Work and Pensions.

Unlike the LHA rates, this release reports on the total monthly rent paid (ignoring any adjustment for services not eligible for housing benefit) and in most cases the Broad Rental Market Area (BRMA) does not match the geography of the local authority area.

Landlords and letting agents provide VOA Rent Officers with data about the properties they let. This information is captured electronically in the VOA's lettings information database. Checks are carried out at the point of entry to ensure that any Housing Benefit funded tenancies are excluded from this database.

The Census 2011 sets the benchmark for all data collection activities and Rent Officers endeavour to collect a proportionate spread of data by property type and geographic spread.

## Methodology

Private rental data entered into the lettings administrative information database were extracted for the 12 months to the end of March 2017. Only cases where there was sufficient evidence of a transaction taking place were included in the sample. A small proportion of data that was unconfirmed or had limited evidence was not included.

The data are broken down by administrative area and by bedroom/room category and statistics are calculated on the total monthly rents (which may include some service charges such as fuel and water). For Local Housing Allowance purposes, service charges are not included as they are ineligible for the calculation of housing benefit. Definitions of the bedroom/room categories used are:

- Room – non self-contained single room with shared facilities. Includes bedsits, single rooms in a house or flat shared with other tenants, and single rooms rented from a resident landlord.
- Studio – self-contained single roomed property with own kitchen and bath/shower/WC facilities.
- One to Four or more bedrooms – self-contained properties with one to four or more bedrooms, including houses, bungalows, flats and maisonettes.

## Definitions

**Local Housing Allowance (LHA)** – is used to work out Housing Benefit for tenants who rent privately.

**Local Reference Rents (LRR)** – the mid-point between what in the Rent Officer's opinion are the highest and lowest non-exceptional rents in a given Broad Rental Market Area.

**Rent Officer** – a statutory officer responsible for ensuring that the lettings information collected is representative of the full range of market rents for similar properties on which a rent determination is made and to record the information that they have used on VOA's lettings database.

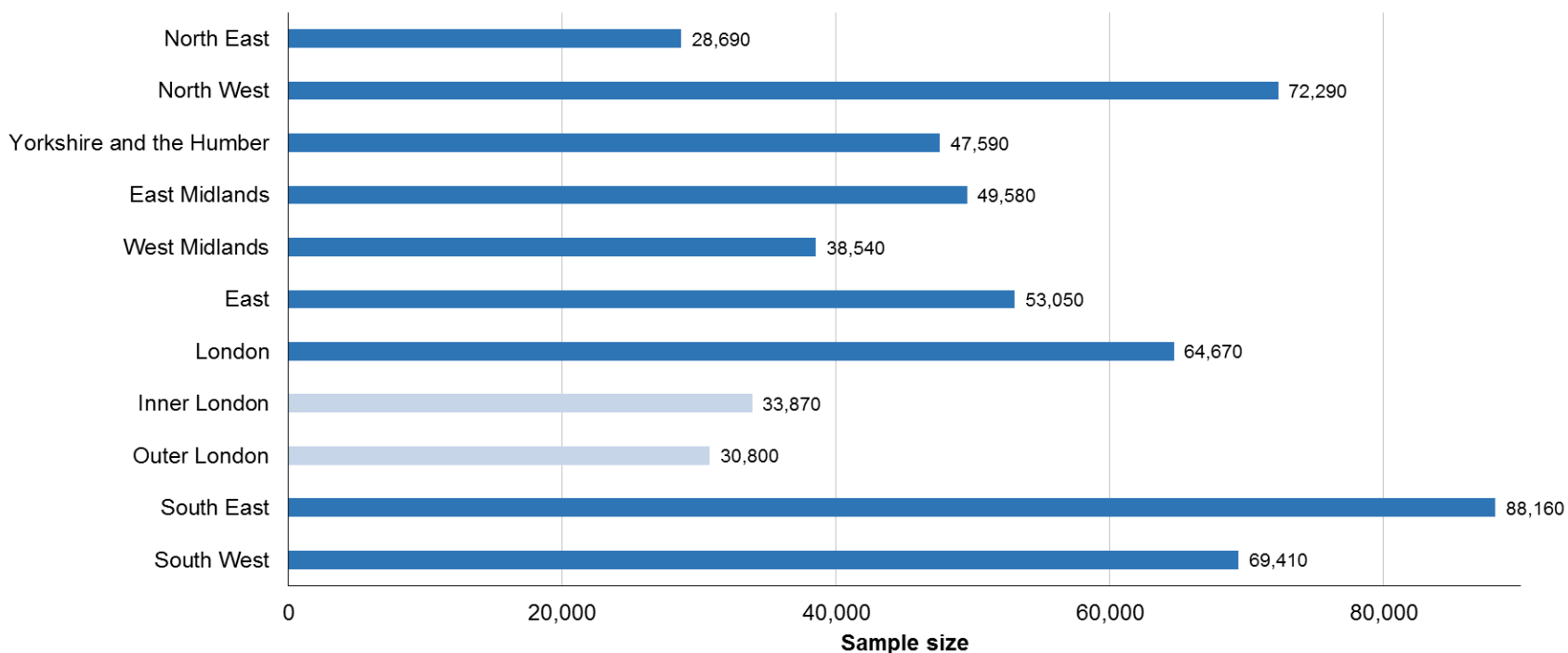
**Broad Rental Market Area (BRMA)** – a BRMA for Local Housing Allowance purposes is an area within which a person (or in the context of Local Reference Rents, a tenant of the dwelling) could reasonably be expected to live having regard to facilities and services, taking account of the distance of travel to and from those facilities and services.

## Data quality

The statistics presented in this release represent the data collected by Rent Officers as recorded in VOA administrative systems. The sample size varies across releases as well as among regions with a release. As the data set used has not been drawn from a statistically designed sample, the statistics in this release should be considered as indicative only of the private rental market. In this release, the largest regional sample, the South East, is more than three times the size of the smallest sample, the North East.

It should be noted that while Census 2011 provides a benchmark for the population of privately rented properties (see background notes), the sample of properties is not randomly selected. Results are not adjusted to produce statistics which are representative of the private rental property market in England. Housing Benefit claimants are excluded, so not all privately rented properties are represented in this sample.

**Chart 4: Regional variation in the sample size: All bedroom categories**



In order to avoid disclosure of personal information, we have suppressed statistics derived from samples containing fewer than five records. We have removed around 330 cases (0.06 per cent) from the data set as there was insufficient information to assign them to a suitable bedroom/room categories. All rental values have been rounded to the nearest pound.

## Other private rental market statistics

There are a number of other sources publically available on the private rental market in the UK. These include:

- Index of Private Housing Rental Prices (IPHRP)
- Rental component of the CPI and CPIH (Consumer Prices Index with owner occupied housing costs)
- [Private Rental Market Statistics for Scotland](#)
- [Private Rental Sector Rents for Wales](#)
- Family Resources Survey (FRS)
- Northern Ireland Family Resources Survey
- English Housing Survey (EHS)
- Living Costs and Food Survey (LCF)

The Office for National Statistics (ONS) use the VOA's lettings data to produce CPIH and IPHRP. IPHRP measures the changes in prices tenants face to rent residential property from private landlords. It is produced using different methodology which allows prices to be compared year-on-year. ONS has published an article comparing measures of private rental growth in the UK. This includes a section on the differences between PRMS and IPHRP and a link to a technical document 'Explaining Private Rental Growth' giving more details on methodological differences. The article can be found at <https://www.ons.gov.uk/economy/inflationandpriceindices/articles/comparingmeasuresofprivaterentalgrowthintheuk/quarter1jantomar2017>

The Scottish Government publish PRMS for Scotland, although it should be noted there are some differences which may affect any comparisons. In particular, rent for room-only shared properties is presented as net rather than including any shared services, and properties with five or more bedrooms are excluded. The Welsh Government publish PRMS for Wales and, like VOA's PRMS, they are based on transactional data collected by rent officers.

The last four data sources in the list above are household surveys which take an average of rents reported by respondents in the year and do not show the actual transacted price paid by a tenant.

## Further information

For further information on the area codes used in this release please refer to information about administrative areas on the ONS website: <https://www.ons.gov.uk/methodology/geography/ukgeographies/administrativegeography/england>

## Geographic Maps

A total of 10 maps have been published by VOA to accompany this release. These illustrate PRMS by region. The complete set of maps can be found on the release page:

<https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2016-to-march-2017>