

PLSA RETIREMENT LIVING STANDARDS
Private Rental Market Statistics (UPDATED 2023)

PENSIONS AND LIFETIME SAVINGS ASSOCIATION

| Private market rental 1 Apr 22 - 31 Mar 23 | One Bedroom | Yearly cost | Two Bedrooms | Yearly cost | Three Bedrooms | Yearly cost | Four or more Bedrooms | Yearly cost | All categories | Yearly cost |
|--|-------------|-------------|--------------|-------------|----------------|-------------|-----------------------|-------------|----------------|-------------|
| ENGLAND Median rents | 725 | 8,700 | 800 | 9,600 | 900 | 10,800 | 1,500 | 18,000 | 825 | 9,900 |
| North East | 440 | 5,280 | 500 | 6,000 | 595 | 7,140 | 900 | 10,800 | 550 | 6,600 |
| North West | 550 | 6,600 | 630 | 7,560 | 750 | 9,000 | 1,150 | 13,800 | 650 | 7,800 |
| Yorkshire and the Humber | 550 | 6,600 | 632 | 7,584 | 695 | 8,340 | 1,200 | 14,400 | 650 | 7,800 |
| East Midlands | 550 | 6,600 | 650 | 7,800 | 775 | 9,300 | 1,100 | 13,200 | 675 | 8,100 |
| West Midlands | 580 | 6,960 | 695 | 8,340 | 825 | 9,900 | 1,250 | 15,000 | 725 | 8,700 |
| East | 750 | 9,000 | 900 | 10,800 | 1,080 | 12,960 | 1,500 | 18,000 | 900 | 10,800 |
| London | 1,276 | 15,312 | 1,500 | 18,000 | 1,800 | 21,600 | 2,500 | 30,000 | 1,500 | 18,000 |
| South East | 800 | 9,600 | 1,000 | 12,000 | 1,250 | 15,000 | 1,800 | 21,600 | 998 | 11,976 |
| South West | 650 | 7,800 | 800 | 9,600 | 975 | 11,700 | 1,700 | 20,400 | 825 | 9,900 |

| Private sector rent statistics: 2023 | One Bedroom | Two Bedrooms | Three Bedrooms | Four or more Bedrooms | Yearly cost | Yearly cost | Yearly cost | Yearly cost | |
|--------------------------------------|-------------|--------------|----------------|-----------------------|-------------|-------------|-------------|-------------|----------------------------|
| SCOTLAND Mean rents | 648 | 6,504 | 897 | 8,268 | 1,230 | 10,128 | 1,885 | 16,104 | *NB these are mean figures |
| Aberdeen and Shire | 424 | 5,088 | 487 | 5,844 | 560 | 6,720 | 844 | 10,128 | |
| Argyll and Bute | 559 | 6,708 | 748 | 8,976 | 1026 | 12,312 | 1,564 | 18,768 | |
| Ayrshires | 426 | 5,112 | 546 | 6,552 | 687 | 8,244 | 1055 | 12,660 | |
| Dumfries and Galloway | 429 | 5,148 | 586 | 7,032 | 756 | 9,072 | 1088 | 13,056 | |
| Dundee and Angus | 532 | 6,384 | 720 | 8,640 | 915 | 10,980 | 1,438 | 17,256 | |
| East Dunbartonshire | 645 | 7,740 | 841 | 10,092 | 1046 | 12,552 | 1,656 | 19,872 | |
| Fife | 533 | 6,396 | 745 | 8,940 | 1021 | 12,252 | 1,493 | 17,916 | |
| Forth Valley | 533 | 6,396 | 723 | 8,676 | 1020 | 12,240 | 1,476 | 17,712 | |
| Greater Glasgow | 885 | 10,620 | 1192 | 14,304 | 1626 | 19,512 | 2,447 | 29,364 | |
| Highland and Islands | 518 | 6,216 | 688 | 8,256 | 908 | 10,896 | 1419 | 17,028 | |
| Lothian | 792 | 9,504 | 1050 | 12,600 | 1,374 | 16,488 | 2,192 | 26,304 | |
| North Lanarkshire | 477 | 5,724 | 662 | 7,944 | 826 | 9,912 | 1,305 | 15,660 | |
| Perth and Kinross | 472 | 5,664 | 638 | 7,656 | 795 | 9,540 | 1,167 | 14,004 | |
| Renfrewshire / Inverclyde | 463 | 5,556 | 621 | 7,452 | 772 | 9,264 | 1,094 | 13,128 | |
| Scottish Borders | 473 | 5,676 | 644 | 7,728 | 817 | 9,804 | 1,294 | 15,528 | |
| South Lanarkshire | 508 | 6,096 | 682 | 8,184 | 899 | 10,788 | 1,346 | 16,152 | |
| West Dunbartonshire | 490 | 5,880 | 672 | 8,064 | 880 | 10,560 | 1,343 | 16,116 | |
| West Lothian | 523 | 6,276 | 700 | 8,400 | 909 | 10,908 | 1,424 | 17,088 | |

| 2019 | One Bedroom | Two Bedrooms | Three Bedrooms | Four or more Bedrooms | Yearly cost | Yearly cost | Yearly cost | Yearly cost |
|---------------------------|-------------|--------------|----------------|-----------------------|-------------|-------------|--------------------|-------------|
| WALES Median rents | 450 | 5,400 | 525 | 6,300 | 575 | 6,900 | 795 | 9,540 |
| Isle of Anglesey | 390 | 4,680 | 500 | 6,000 | 575 | 6,900 | 750 | 9,000 |
| Gwynedd | 400 | 4,800 | 488 | 5,850 | 580 | 6,960 | 675 | 8,100 |
| Conwy | 400 | 4,800 | 550 | 6,600 | 625 | 7,500 | 800 | 9,600 |
| Denbighshire | 395 | 4,740 | 525 | 6,300 | 600 | 7,200 | 785 | 9,420 |
| Flintshire | 450 | 5,400 | 560 | 6,720 | 650 | 7,800 | 875 | 10,500 |
| Wrexham | 450 | 5,400 | 525 | 6,300 | 600 | 7,200 | 795 | 9,540 |
| Powys | 325 | 3,900 | 425 | 5,100 | 525 | 6,300 | 643 | 7,710 |
| Ceredigion | 432 | 5,178 | 525 | 6,300 | 575 | 6,900 | 675 | 8,100 |
| Pembrokeshire | 375 | 4,500 | 485 | 5,820 | 565 | 6,780 | 695 | 8,340 |
| Cardiff | 375 | 4,500 | 465 | 5,580 | 520 | 6,240 | 650 | 7,800 |
| Swansea | 525 | 6,300 | 545 | 6,540 | 575 | 6,900 | 850 | 10,200 |
| Neath Port Talbot | 395 | 4,740 | 450 | 5,400 | 487 | 5,844 | 596 | 7,152 |
| Bridgend | 450 | 5,400 | 500 | 6,000 | 575 | 6,900 | 770 | 9,240 |
| Vale of Glamorgan | 475 | 5,700 | 625 | 7,500 | 698 | 8,370 | 1,000 | 12,000 |
| Cardiff | 595 | 7,140 | 700 | 8,400 | 850 | 10,200 | 1,200 | 14,400 |
| Rhondda Cynon Taf | 350 | 4,200 | 450 | 5,400 | 475 | 5,700 | 725 | 8,700 |
| Merthyr Tydfil | 398 | 4,770 | 425 | 5,100 | 475 | 5,700 | 675 | 8,100 |
| Caerphilly | 383 | 4,590 | 495 | 5,940 | 523 | 6,270 | 698 | 8,370 |
| Blaenau Gwent | 303 | 3,640 | 375 | 4,500 | 425 | 5,100 | data not available | |
| Torfaen | 400 | 4,800 | 495 | 5,940 | 560 | 6,720 | 750 | 9,000 |
| Monmouthshire | 473 | 5,670 | 595 | 7,140 | 710 | 8,520 | 875 | 10,500 |
| Newport | 425 | 5,100 | 525 | 6,300 | 600 | 7,200 | 895 | 10,740 |

| H1 2023 | Apartment | Terrace/Townhouse | Semi-detached | Detached | Overall average rent | | | | | |
|---------------------------------------|-----------|-------------------|---------------|----------|----------------------|--------|-------|--------|-----|--------|
| NORTHERN IRELAND average rents | 783 | 9,396 | 799 | 9,588 | 830 | 9,960 | 961 | 11,532 | 817 | 9,804 |
| Antrim & Newtownabbey | 616 | 7,392 | 658 | 7,896 | 778 | 9,336 | 953 | 11,436 | 711 | 8,532 |
| Ards & North Down | 767 | 9,204 | 792 | 9,504 | 714 | 8,568 | 1,293 | 15,516 | 886 | 10,632 |
| Armagh Banbridge & Craigavon | 602 | 7,224 | 625 | 7,500 | 714 | 8,568 | 843 | 10,116 | 685 | 8,220 |
| Belfast | 882 | 10,584 | 929 | 11,148 | 1,019 | 12,228 | 1,289 | 15,468 | 923 | 11,076 |
| Causeway Coast & Glens | 619 | 7,428 | 636 | 7,632 | 687 | 8,244 | 808 | 9,696 | 688 | 8,256 |
| Derry & Strabane | 592 | 7,104 | 679 | 8,148 | 748 | 8,976 | 914 | 10,968 | 676 | 8,112 |
| Fermanagh & Omagh | 553 | 6,636 | 604 | 7,248 | 637 | 7,644 | 693 | 8,316 | 615 | 7,380 |
| Lisburn & Castlereagh | 759 | 9,108 | 791 | 9,492 | 887 | 10,644 | 1,158 | 13,896 | 872 | 10,464 |
| Mid & East Antrim | 610 | 7,320 | 634 | 7,608 | 709 | 8,508 | 826 | 9,912 | 666 | 7,992 |
| Mid-Ulster | 572 | 6,864 | 593 | 7,116 | 661 | 7,932 | 713 | 8,556 | 639 | 7,668 |
| Newry Mourne & Down | 635 | 7,620 | 706 | 8,472 | 773 | 9,276 | 918 | 11,016 | 765 | 9,180 |

DATA SOURCES

The data provided was obtained from the following sources and is the latest released data from that source as at 07/12/2023.

| | | |
|-------------------------|--|--|
| England | Office for National Statistics | Private rental market summary statistics in England - Office for National Statistics (ons.gov.uk) |
| Scotland | Scottish Government, Official Statistics Publication | Private sector rent statistics: 2010 - 2023 - gov.scot (www.gov.scot) |
| Wales | Welsh Government, Private Sector rents for Wales | Private sector rents for Wales, 2019 (gov.wales) |
| Northern Ireland | Northern Ireland Housing Executive | Performance of the Private Rental Market in Northern Ireland (nihe.gov.uk) |

Important notes:

- Data is provided for general illustration only, users should check the original source material for assumptions used within the data and any revisions made.
- The samples used to produce these statistics may not be consistent over time; as such, these data should not be compared across time periods or between areas.
- Definitions: One Bedroom - self-contained properties with one bedroom including houses, bungalows, flats and maisonettes.
Two Bedrooms - self-contained properties with two bedrooms including houses, bungalows, flats and maisonettes.
Three Bedrooms - self-contained properties with three bedrooms including houses, bungalows, flats and maisonettes.
Four or more Bedrooms - self-contained properties with four or more bedrooms including houses, bungalows, flats and maisonettes.
- The information is collected from data sources that we believe are collated with care, but we do not make any statement as to the accuracy or completeness.