

CPI Wellington Way 2 Ltd

**Planning Supporting Statement
Wellington Way**

February 2018

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1. Introduction

1.1 This Planning Supporting Statement has been prepared by Daniel Watney LLP on behalf of CPI Wellington Way 2 Ltd in support of an application for full planning permission at Wellington Way, Waterlooville.

1.2 The proposed description of development is as follows:

“Demolition of existing shopping parade and redevelopment of the site to provide 264 build-to-rent studios and associated amenity facilities, together with associated parking and landscaping.”

1.3 This statement should be read in conjunction with the following reports and documents submitted in support of the application:

- Completed planning application form and ownership certificate;
- Completed Community Infrastructure Levy Form;
- Existing and Proposed Drawings prepared by BrightSpace Architects;
- Design and Access Statement prepared by BrightSpace Architects;
- Transport Assessment prepared by Odyssey;
- Economic Viability Assessment prepared by Tangent;
- Air Quality Statement prepared by MLM Group;
- Contamination Assessment prepared by Lustre;
- Preliminary Ecological Appraisal prepared by The Ecology Consultancy;
- Flood Risk Assessment prepared by Thornton Reynolds;
- M&E Services, Ventilation and Utilities Report prepared by Thornton Reynolds;
- Statement of Community Involvement prepared by Daniel Watney LLP.

1.4 This statement addresses the key planning issues arising from the proposed development having regard to planning policy and advice at a national, regional and local level.

1.5 *This Statement is set out as follows:*

- Section 2 describes the existing site and its surrounding built content;
- Section 3 summarises those planning applications previously submitted on the site;
- Section 4 reviews the pre-application advice received;
- Section 5 considers the feedback received from the public and stakeholder consultation;
- Section 6 describes the proposed scheme;
- Section 7 explains the build-to-rent model;
- Section 8 considers the adopted Development Plan policy context;
- Section 9 assesses the acceptability of the proposed development;
- Section 10 outlines the anticipated planning obligations as a result of the development; and,
- Section 11 summarises and concludes.

2. Site Description

- 2.1 The site consists of approximately 0.2 hectares, situated within the heart of WaterlooVille Town Centre. Figure 1 below shows the site edged in red, whilst Figure 2 highlights its location within WaterlooVille.



Figure 1: Site Extent



Figure 2: Site Location

- 2.2 Wellington Way comprises a poor quality 1970s shopping parade. It consists of two rows of two storey buildings, providing ground floor retail units and ancillary storage at first floor.
- 2.3 The quality of shops and services on the site does not support or encourage footfall, reflecting in low spending rates, and subsequent high levels of vacancy.
- 2.4 Wellington Way is accessed from Hambledon Road at the western end and the pedestrianised town centre of WaterlooVille to the east. St George's Church is immediately to the north.
- 2.5 The surrounding townscape is predominantly 2-3 storeys, but there are also some 4-5 storey buildings in the vicinity, including the neighbouring St. George's Church, WaterlooVille Police Station and WaterlooVille Library.
- 2.6 The site is well connected to public transport infrastructure with several existing bus stops located adjacent to the site on Hambledon Road, along with pedestrian and cycling infrastructure. The site also benefits from being within walking distance of a number of local facilities.

3. Planning History

- 3.1 Daniel Watney LLP has reviewed the statutory planning history held online for the site by Havant Borough Council.
- 3.2 The planning history for the site is extensive, with numerous applications having been submitted for signage, shopfront alterations and the change of use of some of the units to other town centre uses.
- 3.3 None of the previous planning applications are considered to be directly relevant to this proposal but have been included here for completeness. Table 1 below provides the site planning history in reverse chronological order.

Reference	Property no.	Description	Decision	Decision Date
APP/12/00129	10	Replacement of shop front.	Granted	05/04/2012
APP/11/01578	3-4	Display of 4No. non-illuminated fascia signs and 2No. non-illuminated hanging signs.	Granted	14/12/2011
APP/10/00968	6	Change of use of retail premises from Class A1 (Shops) to Class A2 (Financial & Professional Services).	Granted	21/02/2011
04/58268/004	18-21	Display of non-illuminated fascia signs to north and east elevations.	Granted	09/06/2004
04/58268/003	18-21	New shop front to south east and north east elevations	Granted	06/05/2004
03/61922/003	Wellington Way Precinct	Installation of high level screens to infill/replace lattice infill within existing concrete frames above shop fronts plus new cornice above fascia line.	Granted	21/03/2003
03/61922/002	Wellington Way	One internally illuminated static fascia signs and one double sided fixed banner sign to entrances 1 (London Road) and 2 (Hambledon Road); one internally static fascia sign and fixed double banner sign to entrance 3 (Car Park); non-illuminated projecting signs (42) to replace existing shop fronts throughout Wellington Way.	Granted	21/03/2003
01/64688/000	13	Change of use from retail to coffee shop.	Granted	25/01/2001
00/65426/00	7	Install new air conditionings to roof of unit.	Granted	29/09/2000
97/62505/000	12	Replace existing shopfront, brick rear doors.	Granted	09/07/1997
97/62505/001	12	Externally illuminated fascia signs to front and side elevations and internally illuminated projecting sign to side elevation.	Granted	09/07/1997
96/58268/002	18-21	1 internally illuminated fascia box sign to east elevation and 2 internally illuminated fascia box signs to north elevation.	Granted	01/03/1996
93/58752/000	8	Internally illuminated fascia sign.	Granted	29/12/1993
93/58268/000	18-21	Non-illuminated fascia signs.	Unknown	20/05/1993
92/53727/001	15	Double-sided projecting neon box sign.	Unknown	18/03/1992
89/53727	15	Change of use from A1 (retail) to A3 (Bakery and Coffee Shop – bread not baked on premises).	Granted	03/11/1989
89/52921/ADV	10	Internally illuminated projecting box sign	Granted	15/03/1989
88/51185	14	Retention of new shopfront as amended by plans received 22/8/88.	Granted	02/09/1988
34927	7	Change of use of first floor from shop to Consulting room	Granted	12/08/1987
34790	11	Change of use from Money Shop to Estate Agent (Class A.2).	Granted	27/07/1987
26972/1	8	New shop front	Granted	15/10/1986

24912/3	16	Change of use from café/snack bar to Class I retail use.	Granted	06/10/1986
24912/2	16	Change of use of shop premises to form extension to existing restaurant at 17 Wellington Way.	Granted	29/06/1985
ADVT/00538/2	11	Illuminated projecting box sign.	Refused	28/04/1981
26972	8	1 st floor extension to shop	Refused	14/04/1978
00384/1/1ADV T	13	Interior illuminated fascia sign.	Granted	15/08/1977
26231	6	Alterations to shop front	Granted	14/12/1976
24912/1	16	Alterations to shop front.	Granted	29/09/1975
24912	16	Change of use from Betting Office (use class II) to retail (use class I).	Granted	24/02/1975
14963/2		Outline for comprehensive redevelopment for retail shops	Granted	07/04/1954

Table 1: Planning History

4. Pre-Application Advice

- 4.1 The redevelopment of this site has been subject to pre-application discussions with Havant Borough Council.
- 4.2 Informal discussions have taken place with David Eaves and his colleagues since March 2017; resulting in a collaborative design approach to the proposed scheme. In addition, a formal pre-application meeting took place on the 12th December 2017.
- 4.3 Further to this, statutory consultees have provided feedback on the proposals and scope of the planning application.
- 4.4 The advice sought from Officers included the following:
- Acceptability of the proposed redevelopment to deliver a major residential development built specifically for rent;
 - The proposed mix of the scheme, incorporating 264 studio units;
 - The proposed design including commercial facilities, amenity spaces and building heights;
 - The proposed levels of car and cycle parking on-site;
 - The likely s106 obligations that would be required;
 - The scope of any future applications for planning permission including those supporting surveys and assessments considered necessary.
- 4.5 The advice received to date from officers and statutory consultees has informed the design of the proposal in a number of ways including:
- Splitting the building into three smaller elements to enable stepping for the height and massing to be more appropriate;
 - Increased amount of active and visually-overlooked frontage to streets and the new public thoroughfare;
 - Re-definition of private/semi-private and public space including an enclosed residential courtyard garden that provides amenity and outlook to residents' living spaces;
 - Reduction in hard surfacing, and creation of a higher quality public route that fronts the churchyard, between Hambledon Road and Wellington Way Car Park;
 - Integration of refuse and cycle stores within the building envelope for security and safety.

5. Public and Stakeholder Engagement

- 5.1 Extensive public and stakeholder engagement has formed part of the design development process. This includes participating in the Development Consultation Forum (DCF); the display of exhibition boards in a shopfront and hosting three public consultation events.
- 5.2 The DCF took place on 24th May 2017. This provided the opportunity for feedback from statutory consultees on the evolving design, as well as a Question and Answer session with members of the public.
- 5.3 In September 2017, exhibition boards were displayed in a WaterlooVille shopfront at the development site; when the boards were displayed for two weeks. Only two consultation responses were received: one which requested copies of the exhibition boards; and the second from a student reporter requesting a quote to incorporate in a press release.
- 5.4 The three public consultation events took place on three consecutive days, from 30th November till 2nd December. The events ran from 12pm till 4.30pm each day.
- 5.5 We have also had discussions with stakeholder groups including the Community Centre and St. George's Church.
- 5.6 Key feedback received from members of the public and stakeholders included:
- Desire for the development to happen;
 - Concern over height and impact on surroundings;
 - Concern over level of town centre car parking;
 - Whether the product is right for WaterlooVille;
 - Concern it could compromise coordinated development in the adjacent areas.
- 5.7 The design has responded to this feedback in a number of ways, including:
- Amended design to break up the massing of the proposal
 - Obtaining permits at the local car parks to increase the available parking for future residents
- 5.8 Full details of the community consultation are set out in the Statement of Community Involvement which accompanies this planning application.

6. Proposed Development

- 6.1 This proposal is for the demolition of the existing, low quality shopping parade and redevelopment of the site to provide a nine-storey, residential-led, mixed-use development, with the residential element built specifically for rent (Build to Rent). It is proposed to have a D2 gym and A3 café use at ground floor, with 264 residential units to the upper floors.
- 6.2 The 264 residential units would consist of studio apartments, with approximately 17% of the units designed to be wheelchair accessible.
- 6.3 Residents of the Build-to-Rent units will benefit from a range of on-site facilities including a ground floor concierge, communal lounge, cinema room and rented storage units. Residents would also benefit from use of the proposed gym and café at ground floor.
- 6.4 An attractive tiered communal garden will be provided at ground level, as well as a fourth floor partially covered terrace area, accessed from the communal lounge/dining area, providing additional amenity space and views across Waterloooville. This communal outdoor amenity space is in addition to the private Juliet balcony that most units would benefit from.
- 6.5 One secure cycle space per unit will be provided per residential unit (264 cycle parking spaces). With a further 15 cycle parking spaces provided for guests and staff.
- 6.6 18 car parking spaces will be provided on site, with 50 additional car parking permits available to residents for nearby public car parks. The on-site car parking spaces will include accessible parking spaces and a car club provision.
- 6.7 Waste and refuse facilities are included on site.

7. Build-to-Rent

7.1 Build-to-rent developments enable the provision of high quality, purpose built accommodation for the private rented sector. Central Government has identified Build to Rent (BtR) as an important emerging feature of the housing market, which is supported by the Housing White Paper 2017.

7.2 The main benefits of Build to Rent are set out in the 2017 Communities and Local Government consultation paper *Planning and Affordable Housing for Build to Rent* as:

- **Boosting supply** – Build to Rent can boost housing supply for a number of reasons. The availability of institutional investment creates an additional and, compared to building for sale, less cyclical source of capital to support housing development. On larger sites, Build to Rent schemes can be developed faster than homes built for sale because they can be absorbed by the market more quickly. The investor's desire for a rapid income stream means they are likely to utilise modern methods of construction (such as offsite construction) that can complement and enhance the supply chain for housing development. Build to Rent developers will tend to favour town-centre sites that are less attractive for housebuilders and, where permitted, will be aiming for higher housing density than housebuilders, because they are usually aiming at a younger client base than traditional housebuilders;
- **Quality and Choice** - Whilst most individual private landlords offer an acceptable service, Build to Rent schemes are built and professionally managed on a scale that typically allows a higher level of services (e.g. on-site concierge) and amenities (e.g. communal space) to be offered to their customers. The investor is incentivised to maintain not only the apartment itself, but also the building and the wider public realm; and, because the business model is primarily based on income rather than capital gains, to attract and retain customers by offering a good service;
- **Economic Growth** - By speeding up development on sites that might not otherwise come forward, Build to Rent schemes can contribute to town centre regeneration and accelerate local authority revenues in the form of council tax, new homes bonus and business rates. A number of cities have seen Build to Rent as a way to attract and retain the skilled mobile labour force that their local economy needs; and
- **Investment Appetite** - Once completed, Build to Rent schemes provide a relatively low-risk and predictable income stream, which is well suited to the needs of investors such as pension funds seeking to match their inflation-linked pension liabilities.

7.3 In addition, specific guidance on the Build-to-Rent model is anticipated to be included in the updated National Planning Policy Framework.

7.4 Waterlooville is considered to be an appropriate location for a build-to-rent scheme for a number of reasons.

- It would address some of the significant housing need in Waterlooville (the Objectively Assessed Need for Havant Borough is 11,250 new dwellings by 2036);
- It would provide a more affordable housing option over owner occupation;
- It would meet the needs of a particular market segment, including young professionals who are currently underserved by the market;
- There are 75 large employers within Waterlooville and a Build-to-Rent scheme could meet the needs of their staff;
- The town is located in close proximity to Portsmouth and Southampton, providing young professionals that work there with the option to commute from Waterlooville;
- It would provide a higher quality option to the existing private rented housing stock;
- It would act as a catalyst for the regeneration of Waterlooville Town Centre.

8. Rental Affordability

- 8.1 The nature of the build-to-rent model is that a more affordable product is provided. Research has shown that this development model is more affordable for occupiers than either owner occupation or traditional private rented housing.
- 8.2 With the average salary in Havant at £27,636 per annum, and the average private rent in Havant at £785 per month; the average rent to income ratio in Havant is 34%.
- 8.3 Priced at £600 per month for a studio, the proposed development at Wellington Way would be more affordable than the average rent to income ratio.
- 8.4 Even for a newly-qualified nurse (the lowest professional salary considered in the research), the proposed development provides a lower rent to income ratio than the average rent to income ratio. For the average earner in Havant, it will be dramatically (24%) more affordable, with 26% of income going on rent.
- 8.5 These statistics are provided by Figure 3 below and evidenced at Appendix 1.

Affordability of the Development					
Median Gross Earnings	Nationwide	South East	Havant		
	£550	£575	£531 PW		
	£2,385	£2,491	£2,303 PCM		
	£28,621	£29,895	£27,636 PA		
Median Rent as a % of Gross Earnings	27%	34%	34%		
Forecast Median Development Rent	£600 PCM				
Havant Median Private Rent	£785 PCM				
Affordability of the Development by Profession - Single Occupancy	Salary Gross PA	Salary Gross PCM	Rent as a % of Gross Earnings	Salary Net PCM	Left to Spend PCM
Newly Qualified Nurse	£22,128	£1,844	33%	£1,527	£927
Newly Qualified Teacher	£22,917	£1,910	31%	£1,572	£972
Trainee Firefighter	£22,017	£1,835	33%	£1,521	£921
Newly Qualified Firefighter	£29,345	£2,445	25%	£1,936	£1,336
"The Average Earner"	£28,621	£2,385	25%	£1,894	£1,294
"The Average South East Earner"	£29,895	£2,491	24%	£1,968	£1,368
"The Average Havant Earner"	£27,636	£2,303	26%	£1,840	£1,240
Sources					
ONS Annual Survey of Hours and Earnings: 2017 provisional and 2016 revised results					
ONS Housing Summary Measures 2016					

Figure 3: Affordability of the Development

9. Planning Policy Context

- 9.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.
- 9.2 The proposed scheme has had regard to the current adopted Development Plan for Havant Borough Council for the plan period up to 2036, which comprises:
- Havant Borough Core Strategy [adopted March 2011]; and
 - Havant Borough Local Plan (Allocations) [adopted July 2014].
- 9.3 Policy and guidance which forms a material consideration, including the 2012 National Planning Policy Framework (NPPF) and several Supplementary Planning Documents, have also been considered.
- 9.4 Havant Borough Council is in the process of reviewing its Local Plan. The Draft Plan was considered at Cabinet on the 18th December 2017 (with the Cabinet papers becoming public on 11th December 2017). The public consultation began on the 8th January 2018 and will be running until 16th February 2018.

Site Designations

- 9.5 The site (indicated with a green outline) is situated within the following policy areas in the Havant Borough Council Adopted Policies Map (Figure 4):
- Local District Town Centre (Black line)
 - Primary Shopping Frontage (Red line)
 - Mixed Use Allocation (Yellow shading)
- 9.6 In addition, the site is adjacent to the Indicative Cross Borough Bus rapid Transport Route (Red dashed).



Figure 4: Policies Map

10. Planning Assessment

10.1 This section of the Statement will consider in detail those adopted planning policies that will be taken into account by Havant Borough Council as Local Planning Authority when considering the acceptability of this planning application.

Principle of Redevelopment

10.2 At the heart of the NPPF is a presumption in favour of sustainable development, which means that development proposals which accord with the Development Plan should be approved without delay.

10.3 Paragraph 17 of the NPPF confirms that this includes the requirement to:

- Deliver the homes, businesses, infrastructure and thriving local places that the country needs;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land);
- Promote mixed use developments, and;
- Encourage multiple benefits from the use of land in urban areas; and focus significant development in locations which are, or can be made, sustainable.

10.4 The Site is previously developed, underused and located in an area which is subject to significant housing need. This proposal for a major redevelopment would ensure efficient use of a brownfield site and would therefore meet the principal objective of the NPPF.

10.5 The proposed residential-led mixed use development is firmly supported by the NPPF, which promotes more sustainable, intensive and compact forms of mixed use development in brownfield locations, in order to maximise housing outputs, whilst yielding environmental improvements and townscape benefits.

10.6 Core Strategy Policy CS17 (Concentration and Distribution of Development within the Urban Areas) includes that *development will be permitted that makes the most effective use of land in the borough by granting planning permission that:*

1. *Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.*
2. *Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*

10.7 The site is located within the urban area of Waterlooville, is previously developed and underutilised and, as such, its redevelopment makes effective use of land in borough and therefore accords with Policy CS17 of the Core Strategy.

10.8 The proposed redevelopment of the site also accords with Emerging Policy KS2 which encourages development within Waterlooville Town Centre to adapt to the dynamic retail/leisure market and innovation in residential products.

Loss of Retail Floorspace

10.9 Policy DM2 (Protection of Existing Community Facilities and Shops) includes that *development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:*

1. *It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.*
2. *The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.*

10.10 Policy AL3 (Town, District and Local Centres) includes that *planning permission will be granted for development proposals that:*

1. *Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.*
2. *Promote and enhance the primary shopping areas of the town and district centres.*
3. *Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.*
4. *Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.*
5. *Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.*
6. *Provide a shopfront within the primary shopping area with a well designed and appropriate display window.*

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

10.11 This proposed redevelopment at Wellington Way would result in the loss of approximately 1530 sq. m of retail space. The loss of existing retail space, particularly that within defined primary frontage, would not normally be permitted due to the requirements of Policy AL3 of the Allocations Plan and Policy DM2 of the Core Strategy.

10.12 However, vacancy rates within Waterlooville are high and the town centre is currently performing poorly. On Wellington Way in particular, 30% of units were found to be vacant in October 2015. At present, this has increased to 35% of units.

10.13 There is an exception to Policy AL3 whereby if 25% of an unbroken run of frontage are vacant, then the policy is not applicable to the site. The vacancy rate at the site exceeds this amount and therefore the change of use to a non-retail use is acceptable in principle.

10.14 Policy DM2 has limited weight in this instance due to the high vacancy rate of the site.

10.15 In addition, the Draft Local Plan encourages the rationalisation of retail within Waterlooville town Centre. The demolition of the existing retail units should help to concentrate retail use back onto the main high street.

10.16 As the applicant is the owner of other retail units within Waterlooville, there is the potential to relocate displaced retailers into other vacant units.

Provision of Residential Floorspace

10.17 Paragraph 17 of the NPPF requires decision makers to proactively drive and support sustainable development to deliver the homes which are required nationally. To contribute towards the achievement of sustainable development, one of the key objectives of the NPPF is to boost the supply of housing required to meet the needs of present and future generations whilst delivering a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities.

- 10.18 Policy CS9 (Housing) of the Core Strategy encourage the provision of housing to meet the target of 6,300 new dwellings between 2006 and 2026.
- 10.19 The site forms part of allocation W110 under Policy WA2 of the Allocations Plan for mixed-use development, including housing.
- 10.20 The Partnership for Urban South Hampshire (PUSH) Strategic Housing Market Assessment (SHMA) (2014) demonstrated the housing need between 2011 and 2036 for Havant Borough Council as being 11,250 homes. At the time of publication, the SHMA indicated there was a 1,733 dwelling gap before fully meeting the objectively assessed housing need.
- 10.21 In April 2016, the PUSH Authorities released a paper entitled 'Objectively-Assessed Housing Need Update', produced by GL Hearn. The trend-based demographic projections indicate that Havant will witness a population growth of between 10.6% and 14.0% between 2011 and 2036. This converts to an identified need for an additional 428 dwellings per annum.
- 10.22 The council published The Local Plan Housing Statement in December 2016 which was the first step in the review of the Local Plan. The Draft Local Plan allocates a target of 600 new units for Waterlooville Town Centre.
- 10.23 Emerging Policy KS2 (Waterlooville Town Centre) specifically allocates Wellington Way and North-East London Road for high quality, high density residential development and a new transport interchange. The Policy includes that within these residential development opportunity areas, planning permission will be granted for residential development that contributes to the delivery of 600 new homes within the town centre as a whole and provides opportunity for innovative residential products in line with Emerging Policy DR1.
- 10.24 The proposed 264 dwellings would therefore be a welcome addition to meeting the overall housing need in Waterlooville up to 2036. The proposal would enable the provision of 44 percent of the housing target for Waterlooville.
- 10.25 It is considered that the provision of additional housing in the centre of Waterlooville will be of benefit to the viability of the remaining retail units. In addition, it will have a significant positive impact on the evening / night time economy and weekend economy; given that there will be 264 people living in the heart of the town centre, spending in restaurants and cafes.
- 10.26 The HBF 2015 Report, The Economic Footprint of UK House Building, includes that *new housing development also offers an opportunity to increase local expenditure as residents spend their money on goods and services in the local area. It is estimated that residents of the 140,930 additional homes built across the UK in 2013/14 generated £3.8 billion of spending over the course of the year and a further £705 million of one-off spending on furnishing and decorating a property to make their new house 'feel like home'. This latter figure (based on a notional £5,000 per dwelling) could be an under-estimate: a recent survey of residents living in a new development by Barratt in Middlesbrough found average 'first occupation' spending was around £10,000 per dwelling. This additional expenditure in turn supports a range of retail and leisure jobs in local service sectors, helping to maintain the vitality of local economies across the country.*

Housing Mix

- 10.27 The NPPF states that local planning authorities should seek to deliver a wide choice of high quality homes, to widen opportunities for ownership and to create sustainable, inclusive mixed communities (para. 50).
- 10.28 Policy CS9 of the Core Strategy requires the provision of a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and

sustainable communities.

- 10.29 Emerging Policy DR1 includes that the Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging areas of housing need through innovative products.
- 10.30 Emerging Policy KS2 requires a mix of housing types, tenures, sizes and densities that meet the needs of all, including younger and older age groups.
- 10.31 As part of the redevelopment of Wellington Way, it is proposed to provide only studio apartments. However, this is considered to meet the needs of a particular segment of the housing market, including younger people.

Affordable Housing

- 10.32 Policy CS9 (Housing) includes that sites of 15 dwellings or more should provide 30-40% of affordable housing, unless a lesser requirement has been justified due to viability.
- 10.33 Emerging Policy H2 (Affordable Housing) reduces this requirement to 20% rented and intermediate affordable housing for the town centre of Waterlooville.
- 10.34 The planning application is accompanied by an Economic Viability Assessment. This concludes that only by undertaking the project on significantly reduced development profit can the project be delivered. The inclusion of any additional planning gain contributions will prevent the project coming forward,
- 10.35 It is not possible to meet the affordability housing standard set out in the Core Strategy or the emerging Local Plan. However, it is considered that due to the nature of the proposal, all proposed units will be more affordable than typical market housing.

Design

- 10.36 One of the core planning principles of the NPPF is a requirement to always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 56 identifies good design as a key aspect of sustainable development and its focus on making contributions towards better places for people to live in, work in and visit.
- 10.37 Policy CS16 (High Quality Design) includes that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. The policy includes that all development should demonstrate that its design responds to, draws inspiration from, and respects local context and:
- a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
 - d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible;*
- 10.38 Policy CS4 encourages high quality, mixed use development in designated centres that retain active ground floor frontages.

- 10.39 Emerging Policy KS2 seeks to ensure that Waterlooville Town Centre will have:
- *High density development reflecting the high accessibility and proximity of shops and services together;*
 - *Development which respects the relationship with the suburban areas of Waterlooville outside of the town centre in its density profile, design and layout;*
 - *Development that creates a sense of place, demonstrating high quality, contemporary design, landscaping, surface treatments and open space for residents, such as balconies or shared roof terraces*
- 10.40 The design of the proposal has had regard to both adopted and emerging policy, as well as to the feedback received from officers and statutory consultees as part of the pre-application process, and to the feedback received from stakeholders and members of the public as part of the public and stakeholder engagement.
- 10.41 The form of the building has been broken down into three elements, enabling the building height to step up gradually and softening the buildings' appearance when viewed on the approach along Hambledon Road. The raised buildings enclose a private garden.
- 10.42 The quality of the proposal presents a step change in the design quality in Waterlooville as existing. It creates a sense of place, whilst also respecting the existing surrounding height, massing and character.

Transport, Parking and Servicing

- 10.43 The planning application is accompanied by a Transport Assessment and Travel Plan prepared by Odyssey.
- 10.44 Chapter 4 of the NPPF (Promoting Sustainable Transport) states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Paragraph 34 states:
- "Plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised."*
- 10.45 Core Strategy Policy CS20 (Transport and Access Strategy) includes that development will be permitted that:
1. *Is consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy.*
 2. *Does not increase congestion and promotes better use of existing transport networks.*
 3. *Improves accessibility to goods, services and employment and promotes equality in the transport system.*
 4. *Provides transport management measures to ensure the safe and efficient operation of the strategic and local road network.*
 5. *Ensures that highway design responds positively to the characteristics of the area and delivers a high quality public realm for all users.*
 6. *Maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, especially high quality/frequency buses and includes walking and cycling where appropriate.*
 7. *Improves highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centred on Havant) to create a strong east/west communication axis that passes through Dunsbury Hill Farm/Leigh Park.*
- 10.46 Guidance on Car and Cycle Parking is set out in the Parking Supplementary Planning Document (SPD) adopted by Havant Borough Council in 2016.
- 10.47 The Parking Standards SPD allows for a maximum of 0.6 car parking space per unit for shared/communal parking in Waterlooville Town Centre. It states that *'Proposals within the Havant*

and WaterlooVille Town Centre boundaries will be expected to have a reduced or even zero standard of vehicle parking provision in order to maximise the use of land and discourage the use of private motor vehicles in accordance with the requirements of the NPPF.'

- 10.48 18 car spaces will be provided on site, including accessible car spaces. 50 additional parking permits will be allocated for residents within the local public car parks. Given the nature of the tenure of the property and accessibility to local transport networks and the town centre, the proposed provision of car parking is considered appropriate for the development.
- 10.49 It is an accepted statistic that those living in rented properties have a lower level of car ownership than owner occupiers.
- 10.50 In addition, the level of parking provision proposed is considered to be sufficient given that car ownership levels among 18-35 year olds (the typical age group occupying Build-to-Rent developments) is in decline. Recent research published in January 2018 undertaken by the University of West England and the University of Oxford for the Department of Transport¹ confirms that 17-29 year olds in 2010-2014 had lower levels of car ownership (50%) than the same age group in 1995-1999 (62%). The research also confirms that, between 2010 and 2014, only 37% of 17 to 29-year-olds reported driving a car in a typical week. The report concludes that these changes in travel behaviour are driven by changes in socio-economic situations, living situations and changes in transport conditions, including high transport costs.
- 10.51 As part of the development it is proposed to include a car club space on site. This would provide a car club opportunity for both residents of the development and other residents and businesses in WaterlooVille Town Centre. The car club would be provided by a supplier with a network of similar vehicles. Further details of the proposed car club space are included within the Transport Assessment.
- 10.52 A cycle store is provided on the ground floor providing secure storage for (a minimum) of one cycle space per flat and six visitor cycle parking spaces. This meets the requirements of the Parking SPD.

Energy and Sustainability

- 10.53 Core Strategy Policy CS16 (High Quality Design) includes that development should mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
- 10.54 Emerging Policy E8 (Low Carbon Design) includes that development proposals which involves the construction of new homes or an increase in non-residential floorspace will be granted planning permission where:
- a) Proposals, as part of the design and layout, have considered climate change in the design through using solar gain, natural ventilation, fabric performance and Passivhaus principles appropriately;
 - b) Proposals have considered the operational energy efficiency and carbon emissions from the new building and have taken steps to minimise emissions and improve energy efficiency for the occupiers;
 - c) Proposals reuse existing buildings on a site and building materials wherever possible;
 - d) The development is intended to provide low or zero carbon energy; and
 - e) The development uses district heat or combined heat and power [CHP or CCHP] (existing, proposed or on-site networks), where this would be appropriate, considering the heat load of the proposed development and proximity to an established or planned energy centre.
- 10.55 Sustainability measures have been integrated into the design through proposing:
- The use of construction materials with a low embodied energy requirement;
 - The building is designed to maximise water and energy efficiency;
 - Provision of a sedum roof for habitat and ecological benefits as well as a form of source control for Sustainable Drainage System (SuDS);
 - Accommodation for photovoltaic panels to the 8th floor roof.

Air Quality and Noise

- 10.56 Consideration has been given to Core Strategy Policy DM10 (Pollution) which includes that *development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:*
1. *The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.*
 2. *National air quality standards or objectives would not be breached.*
- 10.57 The planning application is accompanied by an Air Quality Statement prepared by MLM Group and a Noise Report prepared by Sandy Brown Associates LLP.
- 10.58 The air quality impact and effect of the proposed development during the construction and operational phases are considered to be 'not significant'. It is considered that air quality is unlikely to be an issue at the Proposed Development site.
- 10.59 An assessment has been carried out to determine the building facade sound insulation necessary to achieve internal noise criteria in line with BS 8233 guidance as stipulated by the Havant Council. This can be achieved using standard thickness double glazing and acoustically attenuated passive ventilation openings.

Ecology

- 10.60 Consideration has been given to Policy DM8 of the Core Strategy which seeks to protect and enhance local habitats and landscape distinctiveness.
- 10.61 A Preliminary Ecological Appraisal, prepared by The Ecology Consultancy, has been submitted as part of this application.
- 10.62 It concluded that habitat suitable for roosting bats is present and further surveys will be required to establish their presence/likely absence in buildings that are due to be removed; habitat suitable for breeding birds is present and measures must be taken to avoid killing birds or destroying their nests; and a range of measures should be undertaken to satisfy the requirement for ecological enhancement included in planning policy.

Contamination

- 10.63 A Phase 1 Desk Study has been completed.
- 10.64 This has determined that there is an overall moderate / low potential for contamination to be present in a circumstance which could lead to unacceptable risks to identified receptors.
- 10.65 It concluded that the anticipated contaminative status of the site is not considered to be prohibitive to the proposed redevelopment scheme.

Flood Risk

- 10.66 Consideration has been given to Policy CS15 of the Core Strategy and Emerging policy E12.
- 10.67 A Level 1 Flood Risk Assessment has been submitted as part of this planning application.
- 10.68 The proposed development is situated in Flood Zone 1 as defined by EA Flood Mapping. Based on EA data and other supporting information, the site vicinity is at a low risk of flooding from surface water. In an extreme event, residents and their possessions would not likely be at risk due to the residential areas of the building being above the ground floor. The proposed development will not increase the current impermeable area, meaning there will be no increase in the peak rate of surface water run-off, or the volume of surface water run-off.

- 10.69 Based on the findings and assumptions of this document, this report concludes that both the level of predicted flood risk and the surface water runoff are appropriate and commensurate for the proposed development.

Neighbouring Amenity

- 10.70 A Core planning principle of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 10.71 Core Strategy Policy CS16 (High Quality Design) includes that development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- 10.72 From the offset, the proposal has been designed so as to minimise any potential impact on neighbouring buildings. There is limited residential development within the vicinity and, as such, the proposal will not be detrimental to any living conditions.
- 10.73 Due to the siting of the proposed building and positioning of the proposed windows, there is not considered to be any undue impacts in terms of increased sense of enclosure, loss of privacy or loss of daylight/sunlight to neighbouring properties.

11. Planning Obligations

- 11.1 Under Section 106 of the Town and Country Planning Act (1990), as amended by the Planning and Compensation Act 1991, planning obligations can be used as part of the planning application process to address specific planning issues arising from a development proposal.
- 11.2 The NPPF notes that planning obligations should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and,
 - Fairly and reasonably related in scale and kind to the development.
- 11.3 The NPPG states that local authorities should ensure that the combined total impact of CIL, Section 106 and conditions does not threaten the viability of sites and scale of development identified in the Development Plan.
- 11.4 It is acknowledged that Section 106 Heads of Terms will be discussed with the Council during the determination stage but are likely to comprise:
- CIL payment;
 - Contribution to the management of the SPA.
- 11.5 Due to viability, it is considered that there will be no affordable housing provision. An Affordable Housing Statement has been submitted as part of this planning application.
- 11.6 The CIL contribution is £80 per sq. m. However, indexation increases this figure to approximately £100 per sq. m.
- 11.7 Whilst it is acknowledged that there will be a contribution made towards the management of the SPA, the total figure should form part of a negotiation with Natural England.
- 11.8 Paragraph 6.5 of The Solent Recreation Mitigation Strategy (SRMS) (2017) advises that a case by case approach is taken to the SPA contribution required by self-contained student accommodation, as due to the characteristics of this kind of residential development, specifically the absence of car parking and the inability of those living in purpose built student accommodation to have pets, the level of disturbance created, and thus the increase in bird disturbance and associated bird mortality, will be less than dwelling houses. It is stated that the *level of impact from purpose built student accommodation would be half that of C3 housing and thus the scale of the mitigation package should also be half that of traditional housing.*
- 11.9 The proposed scheme should be viewed as akin to self-contained student housing. The proposal at Wellington Way would arguably have significantly less impact on the SPA than a typical market scheme as the studios are more likely to be 1 bed 1 person accommodation rather than a standard 1 bed 2 person property; the limited car parking related to the scheme; and also the management of a build to rent scheme would exclude residents from having pets.

12. Summary and Conclusions

- 12.1 This Planning Supporting Statement has been prepared in support of the proposed redevelopment of Wellington Way, Waterlooville PO7 7ED.
- 12.2 The existing buildings consist of low quality, underutilised, 1970s retail units with ancillary storage. Their proposed removal is considered to be of benefit to Waterlooville Town Centre, both aesthetically and for the vitality and viability of the main shopping street.
- 12.3 The accompanying planning application seeks to replace the existing poor quality buildings on the site with:
- A purpose built, private rented scheme;
 - 264 high quality studios over nine storeys;
 - Ground floor D2 gym and A3 café;
 - Amenity facilities for the residents including concierge, cinema room and communal lounge;
 - A communal garden, communal roof terrace and private balconies;
 - 264 cycle parking spaces;
 - 18 car parking spaces, together with 50 permits in local car parks.
- 12.4 We have demonstrated within this statement that the proposal would:
- Provide much needed additional housing;
 - Cater to a specific area of the housing market and provide affordable units;
 - Aid the rationalisation of the town centre shopping area to encourage increased viability and vitality;
 - Replace the existing poor quality buildings with a high quality building;
 - Revitalise this part of Waterlooville town centre and provide a catalyst for the wider regeneration of the town.
- 12.5 The Emerging Local Plan policies propose to identify the town centres as a focus for intensification of residential development. The Strategy, Town Centres, Housing and Key Sites policies in the Draft Plan propose that high densities, Build-to-Rent and other innovative products will be supported in town centre locations. Key site policy proposes identifying Wellington Way as an area within the Town Centre for high density residential development that could bring significant new footfall to link the disconnected parts of the town centre, as well as being a new focus area for public transport. It is therefore proposed that the Council permit the type of housing investment that this scheme proposes in Waterlooville Town Centre.
- 12.6 The statement has shown that the proposal is in accordance with current local policy and strongly supported by emerging policy.
- 12.7 It is considered that the proposed works are acceptable having regard to adopted planning policy and other material considerations, and as such planning permission should be duly granted.

ⁱ UWE Bristol and University Oxford (2018) *Young People's Travel – What's Changed and Why? Review and Analysis*

Appendix 1

Affordability of the Development

Median Gross Earnings	Nationwide	South East	Havant
	£550	£575	£531 PW
	£2,385	£2,491	£2,303 PCM
	£28,621	£29,895	£27,636 PA
Median Rent as a % of Gross Earnings	27%	34%	34%
Forecast Median Development Rent	£600 PCM		
Havant Median Private Rent	£785 PCM		

Affordability of the Development by Profession - Single Occupancy	Salary Gross PA	Salary Gross PCM	Rent as a % of Gross Earnings	Salary Net PCM	Left to Spend PCM
Newly Qualified Nurse	£22,128	£1,844	33%	£1,527	£927
Newly Qualified Teacher	£22,917	£1,910	31%	£1,572	£972
Trainee Firefighter	£22,017	£1,835	33%	£1,521	£921
Newly Qualified Firefighter	£29,345	£2,445	25%	£1,936	£1,336
"The Average Earner"	£28,621	£2,385	25%	£1,894	£1,294
"The Average South East Earner"	£29,895	£2,491	24%	£1,968	£1,368
"The Average Havant Earner"	£27,636	£2,303	26%	£1,840	£1,240

Sources

ONS Annual Survey of Hours and Earnings: 2017 provisional and 2016 revised results

ONS Housing Summary Measures 2016

OFFICIAL- STATISTICS

Housing Summary Measures: 2016

Datasets

View the full data by following links from our table of contents;
[View the contents of this dataset](#)

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Annual Survey of Hours and Earnings: 2017 provisional and 2016 revised results

Figure 11:

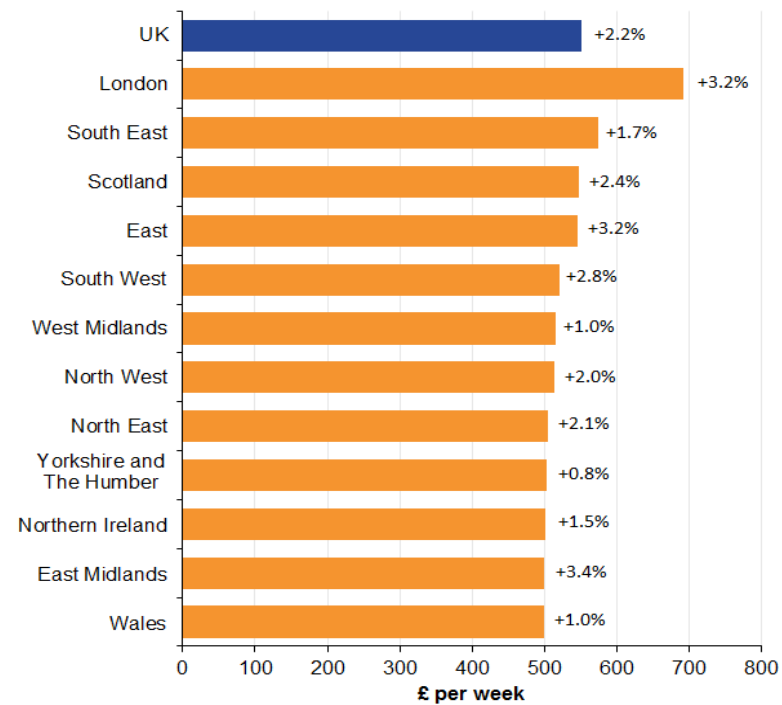
Median full-time gross weekly earnings and percentage change from previous year, by region, UK, April 2017

	Median Full-time gross weekly earnings (£)	Change from 2016 (%)
UK	550.4	2.2
London	692.5	3.2
South East	574.9	1.7
Scotland	547.3	2.4
East	545.5	3.2
South West	520.0	2.8
West Midlands	514.9	1.0
North West	514.0	2.0
North East	504.1	2.1
Yorkshire and The Humber	502.5	0.8
Northern Ireland	501.2	1.5
East Midlands	499.4	3.4
Wales	498.4	1.0

Source: Annual Survey of Hours and Earnings (ASHE) - Office for National Statistics

Notes:

1. Employees on adult rates, pay unaffected by absence.
2. Full-time defined as employees working more than 30 paid hours per week (or 25 or more for the teaching professions).
3. 2017 data are provisional.
4. Data rounded to 1 decimal place.



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Table 3a

Median monthly private rent by region and country, England¹ and Wales^{2,3}, 2016 (£)

Code	Name	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	All monthly rents
K04000001	England and Wales	:	:	:	:	:
E92000001	England	575	625	715	1275	650
E12000001	North East	400	450	549	795	480
E12000002	North West	425	520	600	875	525
E12000003	Yorkshire and The Humber	420	495	565	875	500
E12000004	East Midlands	425	525	625	875	550
E12000005	West Midlands	475	575	650	950	575
E12000006	East	595	700	825	1295	725
E12000007	London	1275	1500	1800	2593	1473
E12000008	South East	675	850	1025	1700	850
E12000009	South West	525	650	795	1250	675
W92000004	Wales	400	495	550	750	:

Source: Valuation Office Agency and Stats Wales

Data from:

[Private Rental market statistics](#)

[Private sector rents](#)

Notes:

1. Data for England is based on VOAs administrative database covering October - September period

2. Data for Wales is based on calendar monthly rents from 1st January to 31st December

3. Wales data is not available for 'All monthly rents'

4. The ":" symbol means no data are available.

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Table 3b

Median monthly private rent by local authority district, England¹ and Wales^{2,3}, 2016 (£)

Region/Country code	Region/Country name	Local authority code	Local authority name	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	All monthly rents
E12000001	North East	E06000047	County Durham	350	400	477	650	450
E12000001	North East	E06000005	Darlington	347	425	525	750	440
E12000001	North East	E06000001	Hartlepool	390	450	500	688	450
E12000001	North East	E06000002	Middlesbrough	400	475	542	750	450
E12000001	North East	E06000057	Northumberland	375	450	525	825	475
E12000001	North East	E06000003	Redcar and Cleveland	395	475	525	650	495
E12000001	North East	E06000004	Stockton-on-Tees	400	495	555	800	525
E12000001	North East	E08000037	Gateshead	415	488	575	775	500
E12000001	North East	E08000021	Newcastle upon Tyne	480	575	650	1,450	600
E12000001	North East	E08000022	North Tyneside	440	500	625	900	510
E12000001	North East	E08000023	South Tyneside	395	450	550	710	475
E12000001	North East	E08000024	Sunderland	400	495	550	795	495
E12000002	North West	E06000008	Blackburn with Darwen	383	433	500	725	450
E12000002	North West	E06000009	Blackpool	400	520	585	684	520
E12000002	North West	E06000049	Cheshire East	450	575	725	1,250	595
E12000002	North West	E06000050	Cheshire West and Chester	495	595	675	1,000	600
E12000002	North West	E06000006	Halton	425	475	575	850	500
E12000002	North West	E06000007	Warrington	450	550	695	1,000	550
E12000002	North West	E07000026	Allerdale	355	450	550	680	475
E12000002	North West	E07000027	Barrow-in-Furness	385	440	575	750	450
E12000002	North West	E07000028	Carlisle	375	445	530	700	450
E12000002	North West	E07000029	Copeland	390	450	500	725	450
E12000002	North West	E07000030	Eden	400	500	595	750	525
E12000002	North West	E07000031	South Lakeland	495	595	700	875	600
E12000002	North West	E08000001	Bolton	425	475	595	850	495
E12000002	North West	E08000002	Bury	450	525	650	875	550
E12000002	North West	E08000003	Manchester	625	695	750	1,250	650
E12000002	North West	E08000004	Oldham	425	475	595	795	495
E12000002	North West	E08000005	Rochdale	393	450	550	795	465
E12000002	North West	E08000006	Salford	495	550	695	950	575
E12000002	North West	E08000007	Stockport	525	625	795	1,200	650
E12000002	North West	E08000008	Tameside	400	495	595	750	500
E12000002	North West	E08000009	Trafford	550	725	895	1,495	750
E12000002	North West	E08000010	Wigan	375	450	542	795	450
E12000002	North West	E07000117	Burnley	347	395	495	695	400
E12000002	North West	E07000118	Chorley	390	495	595	850	525
E12000002	North West	E07000119	Fylde	400	550	695	998	550
E12000002	North West	E07000120	Hyndburn	350	400	495	650	425
E12000002	North West	E07000121	Lancaster	450	550	625	750	525
E12000002	North West	E07000122	Pendle	350	400	475	750	425
E12000002	North West	E07000123	Preston	425	525	595	825	500
E12000002	North West	E07000124	Ribble Valley	425	533	695	1,100	595
E12000002	North West	E07000125	Rossendale	380	450	550	738	475
E12000002	North West	E07000126	South Ribble	400	525	625	850	550
E12000002	North West	E07000127	West Lancashire	420	575	625	850	520
E12000002	North West	E07000128	Wyre	412	542	595	800	542

E12000002	North West	E08000011	Knowsley	400	498	595	750	544
E12000002	North West	E08000012	Liverpool	450	525	550	829	450
E12000002	North West	E08000014	Sefton	425	550	650	895	525
E12000002	North West	E08000013	St. Helens	375	450	575	795	475
E12000002	North West	E08000015	Wirral	395	475	575	695	500
E12000003	Yorkshire and The Humber	E06000011	East Riding of Yorkshire	360	475	575	795	495
E12000003	Yorkshire and The Humber	E06000010	Kingston upon Hull, City of	350	400	495	595	395
E12000003	Yorkshire and The Humber	E06000012	North East Lincolnshire	350	435	475	750	435
E12000003	Yorkshire and The Humber	E06000013	North Lincolnshire	359	450	500	690	475
E12000003	Yorkshire and The Humber	E06000014	York	595	695	850	1,508	700
E12000003	Yorkshire and The Humber	E07000163	Craven	425	550	625	895	550
E12000003	Yorkshire and The Humber	E07000164	Hambleton	450	550	650	850	575
E12000003	Yorkshire and The Humber	E07000165	Harrogate	525	695	800	1,330	700
E12000003	Yorkshire and The Humber	E07000166	Richmondshire	410	525	600	800	550
E12000003	Yorkshire and The Humber	E07000167	Ryedale	400	510	595	825	550
E12000003	Yorkshire and The Humber	E07000168	Scarborough	390	500	575	650	495
E12000003	Yorkshire and The Humber	E07000169	Selby	395	525	600	840	550
E12000003	Yorkshire and The Humber	E08000016	Barnsley	360	400	480	750	433
E12000003	Yorkshire and The Humber	E08000017	Doncaster	395	450	525	750	475
E12000003	Yorkshire and The Humber	E08000018	Rotherham	395	450	520	740	475
E12000003	Yorkshire and The Humber	E08000019	Sheffield	495	550	595	895	550
E12000003	Yorkshire and The Humber	E08000032	Bradford	385	465	550	685	475
E12000003	Yorkshire and The Humber	E08000033	Calderdale	395	458	550	750	475
E12000003	Yorkshire and The Humber	E08000034	Kirklees	375	450	550	750	475
E12000003	Yorkshire and The Humber	E08000035	Leeds	500	607	725	1,000	600
E12000003	Yorkshire and The Humber	E08000036	Wakefield	400	495	575	795	500
E12000004	East Midlands	E06000015	Derby	395	495	595	850	475
E12000004	East Midlands	E06000016	Leicester	435	546	599	875	500
E12000004	East Midlands	E06000018	Nottingham	475	550	575	750	515
E12000004	East Midlands	E06000017	Rutland	500	575	700	1,250	675
E12000004	East Midlands	E07000032	Amber Valley	395	475	595	768	495
E12000004	East Midlands	E07000033	Bolsover	359	425	412	700	425
E12000004	East Midlands	E07000034	Chesterfield	399	485	550	795	475
E12000004	East Midlands	E07000035	Derbyshire Dales	450	575	685	1,000	625
E12000004	East Midlands	E07000036	Erewash	395	475	575	738	476
E12000004	East Midlands	E07000037	High Peak	425	525	650	895	500
E12000004	East Midlands	E07000038	North East Derbyshire	393	495	625	873	525
E12000004	East Midlands	E07000039	South Derbyshire	425	525	650	950	550
E12000004	East Midlands	E07000129	Blaby	485	575	695	900	625
E12000004	East Midlands	E07000130	Charnwood	425	540	650	1,100	525
E12000004	East Midlands	E07000131	Harborough	475	595	750	1,100	650
E12000004	East Midlands	E07000132	Hinckley and Bosworth	395	525	650	875	550
E12000004	East Midlands	E07000133	Melton	390	525	605	995	560
E12000004	East Midlands	E07000134	North West Leicestershire	410	525	650	1,100	575
E12000004	East Midlands	E07000135	Oadby and Wigston	425	575	725	950	625
E12000004	East Midlands	E07000136	Boston	435	570	650	795	575
E12000004	East Midlands	E07000137	East Lindsey	370	460	550	695	475
E12000004	East Midlands	E07000138	Lincoln	450	525	595	748	500
E12000004	East Midlands	E07000139	North Kesteven	445	510	625	798	565
E12000004	East Midlands	E07000140	South Holland	450	563	650	775	575
E12000004	East Midlands	E07000141	South Kesteven	400	525	625	895	565

E12000004	East Midlands	E07000142	West Lindsey	335	445	525	750	480
E12000004	East Midlands	E07000150	Corby	450	550	625	800	563
E12000004	East Midlands	E07000151	Daventry	500	595	750	1,050	660
E12000004	East Midlands	E07000152	East Northamptonshire	425	575	695	1,100	625
E12000004	East Midlands	E07000153	Kettering	450	550	650	910	575
E12000004	East Midlands	E07000154	Northampton	525	650	750	995	640
E12000004	East Midlands	E07000155	South Northamptonshire	575	725	875	1,298	800
E12000004	East Midlands	E07000156	Wellingborough	450	575	645	995	595
E12000004	East Midlands	E07000170	Ashfield	369	475	500	695	475
E12000004	East Midlands	E07000171	Bassetlaw	375	450	550	750	475
E12000004	East Midlands	E07000172	Broxtowe	425	525	595	800	550
E12000004	East Midlands	E07000173	Gedling	435	525	595	895	550
E12000004	East Midlands	E07000174	Mansfield	375	450	525	750	475
E12000004	East Midlands	E07000175	Newark and Sherwood	395	495	575	850	500
E12000004	East Midlands	E07000176	Rushcliffe	428	575	700	1,050	595
E12000005	West Midlands	E06000019	Herefordshire, County of	450	565	695	900	570
E12000005	West Midlands	E06000051	Shropshire	425	525	650	850	550
E12000005	West Midlands	E06000021	Stoke-on-Trent	385	425	525	725	440
E12000005	West Midlands	E06000020	Telford and Wrekin	425	550	625	848	550
E12000005	West Midlands	E07000192	Cannock Chase	395	500	595	795	515
E12000005	West Midlands	E07000193	East Staffordshire	425	525	625	850	525
E12000005	West Midlands	E07000194	Lichfield	495	620	689	1,100	635
E12000005	West Midlands	E07000195	Newcastle-under-Lyme	395	480	565	800	499
E12000005	West Midlands	E07000196	South Staffordshire	475	585	675	925	625
E12000005	West Midlands	E07000197	Stafford	435	560	645	895	575
E12000005	West Midlands	E07000198	Staffordshire Moorlands	375	450	573	725	495
E12000005	West Midlands	E07000199	Tamworth	475	575	650	875	595
E12000005	West Midlands	E07000218	North Warwickshire	450	550	650	930	595
E12000005	West Midlands	E07000219	Nuneaton and Bedworth	416	525	625	863	535
E12000005	West Midlands	E07000220	Rugby	525	625	750	1,035	650
E12000005	West Midlands	E07000221	Stratford-on-Avon	595	725	900	1,250	750
E12000005	West Midlands	E07000222	Warwick	650	800	950	1,475	775
E12000005	West Midlands	E08000025	Birmingham	575	650	675	1,126	650
E12000005	West Midlands	E08000026	Coventry	525	575	675	995	575
E12000005	West Midlands	E08000027	Dudley	395	525	600	763	525
E12000005	West Midlands	E08000028	Sandwell	425	510	575	750	525
E12000005	West Midlands	E08000029	Solihull	575	750	825	1,295	750
E12000005	West Midlands	E08000030	Walsall	400	495	575	795	500
E12000005	West Midlands	E08000031	Wolverhampton	412	500	575	700	500
E12000005	West Midlands	E07000234	Bromsgrove	475	625	750	1,195	650
E12000005	West Midlands	E07000235	Malvern Hills	480	600	733	1,000	625
E12000005	West Midlands	E07000236	Redditch	490	625	695	895	620
E12000005	West Midlands	E07000237	Worcester	510	625	725	910	595
E12000005	West Midlands	E07000238	Wychavon	495	615	775	1,198	650
E12000005	West Midlands	E07000239	Wyre Forest	425	525	600	798	540
E12000006	East	E06000055	Bedford	550	720	850	1,250	750
E12000006	East	E06000056	Central Bedfordshire	625	780	950	1,350	807
E12000006	East	E06000032	Luton	640	795	950	1,300	750
E12000006	East	E06000031	Peterborough	465	585	650	895	575
E12000006	East	E06000033	Southend-on-Sea	595	750	995	1,250	750
E12000006	East	E06000034	Thurrock	675	850	1,095	1,350	850

E12000006	East	E07000008	Cambridge	900	1,200	1,300	1,798	1,100
E12000006	East	E07000009	East Cambridgeshire	550	700	860	1,300	750
E12000006	East	E07000010	Fenland	430	550	650	800	560
E12000006	East	E07000011	Huntingdonshire	515	650	780	1,100	695
E12000006	East	E07000012	South Cambridgeshire	725	850	925	1,395	885
E12000006	East	E07000066	Basildon	675	850	1,000	1,335	850
E12000006	East	E07000067	Braintree	575	725	875	1,273	750
E12000006	East	E07000068	Brentwood	833	1,063	1,300	2,000	1,100
E12000006	East	E07000069	Castle Point	650	800	950	1,225	825
E12000006	East	E07000070	Chelmsford	650	825	1,095	1,450	850
E12000006	East	E07000071	Colchester	525	675	875	1,200	695
E12000006	East	E07000072	Epping Forest	825	1,100	1,395	2,100	1,100
E12000006	East	E07000073	Harlow	650	850	1,050	1,473	825
E12000006	East	E07000074	Maldon	550	750	880	1,300	750
E12000006	East	E07000075	Rochford	638	850	1,025	1,500	875
E12000006	East	E07000076	Tendring	475	625	750	950	650
E12000006	East	E07000077	Uttlesford	675	850	1,095	1,598	900
E12000006	East	E07000095	Broxbourne	750	950	1,250	1,725	925
E12000006	East	E07000096	Dacorum	795	995	1,250	1,900	975
E12000006	East	E07000242	East Hertfordshire	750	950	1,250	1,675	925
E12000006	East	E07000098	Hertsmere	900	1,200	1,450	2,824	1,200
E12000006	East	E07000099	North Hertfordshire	650	850	1,075	1,585	850
E12000006	East	E07000240	St Albans	850	1,135	1,495	2,100	1,195
E12000006	East	E07000243	Stevenage	650	900	1,013	1,398	795
E12000006	East	E07000102	Three Rivers	900	1,200	1,500	2,450	1,200
E12000006	East	E07000103	Watford	870	1,175	1,398	1,950	1,050
E12000006	East	E07000241	Welwyn Hatfield	735	950	1,250	1,550	1,050
E12000006	East	E07000143	Breckland	450	575	695	950	600
E12000006	East	E07000144	Broadland	475	600	695	960	650
E12000006	East	E07000145	Great Yarmouth	400	500	585	800	525
E12000006	East	E07000146	King's Lynn and West Norfolk	:	:	:	:	:
E12000006	East	E07000147	North Norfolk	425	550	650	895	575
E12000006	East	E07000148	Norwich	505	615	695	1,100	610
E12000006	East	E07000149	South Norfolk	475	575	700	900	625
E12000006	East	E07000200	Babergh	475	640	750	1,100	665
E12000006	East	E07000201	Forest Heath	600	695	925	1,350	923
E12000006	East	E07000202	Ipswich	495	595	670	950	595
E12000006	East	E07000203	Mid Suffolk	500	625	750	1,100	650
E12000006	East	E07000204	St Edmundsbury	575	695	850	1,350	725
E12000006	East	E07000205	Suffolk Coastal	450	595	700	925	625
E12000006	East	E07000206	Waveney	400	525	575	725	525
E12000007	London	E09000007	Camden	1,603	2,058	3,023	3,900	1,885
E12000007	London	E09000001	City of London	1,712	2,568	:	:	2,145
E12000007	London	E09000012	Hackney	1,430	1,820	2,300	3,142	1,690
E12000007	London	E09000013	Hammersmith and Fulham	1,365	1,835	2,600	3,683	1,668
E12000007	London	E09000014	Haringey	1,235	1,500	1,863	2,400	1,400
E12000007	London	E09000019	Islington	1,517	1,950	2,383	3,098	1,733
E12000007	London	E09000020	Kensington and Chelsea	2,102	3,033	4,767	7,150	2,492
E12000007	London	E09000022	Lambeth	1,330	1,625	2,167	2,968	1,560
E12000007	London	E09000023	Lewisham	1,100	1,350	1,623	2,200	1,250
E12000007	London	E09000025	Newham	1,100	1,350	1,600	1,850	1,325

E12000007	London	E09000028	Southwark	1,300	1,560	2,000	2,700	1,473
E12000007	London	E09000030	Tower Hamlets	1,430	1,800	2,200	2,914	1,647
E12000007	London	E09000032	Wandsworth	1,387	1,700	2,200	3,098	1,647
E12000007	London	E09000033	Westminster	1,950	2,600	3,683	6,283	2,318
E12000007	London	E09000002	Barking and Dagenham	875	1,100	1,350	1,624	1,150
E12000007	London	E09000003	Barnet	1,127	1,400	1,833	2,999	1,400
E12000007	London	E09000004	Bexley	795	1,000	1,250	1,500	1,000
E12000007	London	E09000005	Brent	1,270	1,517	1,846	2,350	1,510
E12000007	London	E09000006	Bromley	950	1,200	1,425	2,000	1,195
E12000007	London	E09000008	Croydon	900	1,178	1,375	1,800	1,100
E12000007	London	E09000009	Ealing	1,200	1,450	1,800	2,500	1,395
E12000007	London	E09000010	Enfield	975	1,300	1,550	2,000	1,250
E12000007	London	E09000011	Greenwich	1,100	1,300	1,521	2,000	1,300
E12000007	London	E09000015	Harrow	1,050	1,300	1,600	2,100	1,350
E12000007	London	E09000016	Havering	800	1,000	1,218	1,575	1,000
E12000007	London	E09000017	Hillingdon	900	1,200	1,400	1,800	1,150
E12000007	London	E09000018	Hounslow	1,295	1,488	1,650	2,125	1,400
E12000007	London	E09000021	Kingston upon Thames	1,095	1,350	1,700	2,450	1,295
E12000007	London	E09000024	Merton	1,200	1,450	1,900	2,800	1,450
E12000007	London	E09000026	Redbridge	948	1,200	1,500	1,950	1,200
E12000007	London	E09000027	Richmond upon Thames	1,250	1,550	2,095	3,300	1,595
E12000007	London	E09000029	Sutton	895	1,200	1,500	1,900	1,100
E12000007	London	E09000031	Waltham Forest	1,000	1,275	1,600	2,000	1,225
E12000008	South East	E06000036	Bracknell Forest	775	925	1,250	1,625	950
E12000008	South East	E06000043	Brighton and Hove	825	1,100	1,400	2,145	1,100
E12000008	South East	E06000046	Isle of Wight	450	595	735	950	600
E12000008	South East	E06000035	Medway	575	725	800	1,225	725
E12000008	South East	E06000042	Milton Keynes	675	825	975	1,400	825
E12000008	South East	E06000044	Portsmouth	573	700	850	1,400	700
E12000008	South East	E06000038	Reading	825	990	1,195	1,763	925
E12000008	South East	E06000039	Slough	750	950	1,200	1,485	850
E12000008	South East	E06000045	Southampton	595	790	900	1,300	750
E12000008	South East	E06000037	West Berkshire	675	850	1,025	1,600	880
E12000008	South East	E06000040	Windsor and Maidenhead	850	1,150	1,425	2,200	1,200
E12000008	South East	E06000041	Wokingham	795	1,000	1,300	1,750	1,100
E12000008	South East	E07000004	Aylesbury Vale	650	800	1,000	1,495	825
E12000008	South East	E07000005	Chiltern	800	1,095	1,450	2,250	1,250
E12000008	South East	E07000006	South Bucks	885	1,150	1,350	2,525	1,275
E12000008	South East	E07000007	Wycombe	750	950	1,295	1,750	950
E12000008	South East	E07000061	Eastbourne	584	775	925	1,300	650
E12000008	South East	E07000062	Hastings	450	600	795	1,025	550
E12000008	South East	E07000063	Lewes	653	850	1,100	1,550	900
E12000008	South East	E07000064	Rother	500	650	880	1,325	700
E12000008	South East	E07000065	Wealden	625	768	975	1,600	825
E12000008	South East	E07000084	Basingstoke and Deane	710	850	995	1,495	860
E12000008	South East	E07000085	East Hampshire	625	800	995	1,595	800
E12000008	South East	E07000086	Eastleigh	625	790	950	1,295	800
E12000008	South East	E07000087	Fareham	625	750	925	1,425	795
E12000008	South East	E07000088	Gosport	550	675	808	1,175	677
E12000008	South East	E07000089	Hart	725	925	1,250	1,700	975
E12000008	South East	E07000090	Havant	600	750	895	1,175	785

E12000008	South East	E07000091	New Forest	625	775	950	1,395	800
E12000008	South East	E07000092	Rushmoor	725	880	1,100	1,425	828
E12000008	South East	E07000093	Test Valley	635	775	950	1,600	850
E12000008	South East	E07000094	Winchester	750	895	1,150	1,795	975
E12000008	South East	E07000105	Ashford	600	720	895	1,250	725
E12000008	South East	E07000106	Canterbury	650	810	995	1,500	850
E12000008	South East	E07000107	Dartford	700	858	1,100	1,538	848
E12000008	South East	E07000108	Dover	450	590	750	875	565
E12000008	South East	E07000109	Gravesham	600	750	900	1,325	750
E12000008	South East	E07000110	Maidstone	650	795	950	1,300	795
E12000008	South East	E07000111	Sevenoaks	800	1,050	1,300	2,350	1,175
E12000008	South East	E07000112	Shepway	425	585	704	950	569
E12000008	South East	E07000113	Swale	525	670	775	1,090	678
E12000008	South East	E07000114	Thanet	450	625	775	973	600
E12000008	South East	E07000115	Tonbridge and Malling	725	895	1,100	1,650	950
E12000008	South East	E07000116	Tunbridge Wells	695	950	1,200	2,150	900
E12000008	South East	E07000177	Cherwell	675	830	995	1,450	850
E12000008	South East	E07000178	Oxford	900	1,100	1,370	2,080	1,150
E12000008	South East	E07000179	South Oxfordshire	738	925	1,230	1,975	950
E12000008	South East	E07000180	Vale of White Horse	735	895	1,050	1,575	900
E12000008	South East	E07000181	West Oxfordshire	695	833	1,035	1,500	850
E12000008	South East	E07000207	Elmbridge	900	1,195	1,500	3,600	1,295
E12000008	South East	E07000208	Epsom and Ewell	975	1,250	1,500	2,175	1,250
E12000008	South East	E07000209	Guildford	900	1,250	1,450	2,200	1,225
E12000008	South East	E07000210	Mole Valley	875	1,150	1,500	2,300	1,175
E12000008	South East	E07000211	Reigate and Banstead	800	1,075	1,350	1,900	1,050
E12000008	South East	E07000212	Runnymede	895	1,195	1,400	1,950	1,173
E12000008	South East	E07000213	Spelthorne	895	1,150	1,363	1,695	1,100
E12000008	South East	E07000214	Surrey Heath	795	1,000	1,250	2,000	1,025
E12000008	South East	E07000215	Tandridge	800	1,100	1,300	2,150	1,200
E12000008	South East	E07000216	Waverley	790	1,050	1,350	2,250	1,050
E12000008	South East	E07000217	Woking	895	1,175	1,375	2,300	1,175
E12000008	South East	E07000223	Adur	650	850	1,100	1,398	825
E12000008	South East	E07000224	Arun	575	775	950	1,395	750
E12000008	South East	E07000225	Chichester	675	850	1,050	1,495	895
E12000008	South East	E07000226	Crawley	800	950	1,150	1,500	925
E12000008	South East	E07000227	Horsham	715	925	1,250	1,610	950
E12000008	South East	E07000228	Mid Sussex	720	900	1,200	1,700	950
E12000008	South East	E07000229	Worthing	623	825	1,025	1,400	740
E12000009	South West	E06000022	Bath and North East Somerset	750	900	1,100	1,700	940
E12000009	South West	E06000028	Bournemouth	595	750	952	1,400	695
E12000009	South West	E06000023	Bristol, City of	750	950	1,185	1,872	850
E12000009	South West	E06000052	Cornwall	495	600	700	935	650
E12000009	South West	E06000053	Isles of Scilly	485	532	765	910	723
E12000009	South West	E06000024	North Somerset	500	625	775	1,100	650
E12000009	South West	E06000026	Plymouth	475	600	725	900	550
E12000009	South West	E06000029	Poole	600	750	918	1,258	765
E12000009	South West	E06000025	South Gloucestershire	625	775	925	1,475	800
E12000009	South West	E06000030	Swindon	575	675	850	1,118	675
E12000009	South West	E06000027	Torbay	450	595	710	925	563
E12000009	South West	E06000054	Wiltshire	550	695	850	1,250	725

E12000009	South West	E07000040	East Devon	495	640	775	1,050	670
E12000009	South West	E07000041	Exeter	595	750	895	1,734	745
E12000009	South West	E07000042	Mid Devon	440	595	700	900	600
E12000009	South West	E07000043	North Devon	450	575	695	895	595
E12000009	South West	E07000044	South Hams	495	650	800	1,100	725
E12000009	South West	E07000045	Teignbridge	495	650	775	1,000	650
E12000009	South West	E07000046	Torridge	425	525	650	825	570
E12000009	South West	E07000047	West Devon	450	550	695	1,000	598
E12000009	South West	E07000048	Christchurch	625	760	1,020	1,275	825
E12000009	South West	E07000049	East Dorset	595	785	970	1,395	825
E12000009	South West	E07000050	North Dorset	475	625	775	1,100	650
E12000009	South West	E07000051	Purbeck	550	700	850	1,223	750
E12000009	South West	E07000052	West Dorset	550	675	795	1,198	710
E12000009	South West	E07000053	Weymouth and Portland	495	650	780	1,000	625
E12000009	South West	E07000078	Cheltenham	595	750	875	1,350	695
E12000009	South West	E07000079	Cotswold	600	750	895	1,629	845
E12000009	South West	E07000080	Forest of Dean	425	550	675	798	595
E12000009	South West	E07000081	Gloucester	475	595	750	978	590
E12000009	South West	E07000082	Stroud	500	625	795	1,073	675
E12000009	South West	E07000083	Tewkesbury	520	650	825	1,200	715
E12000009	South West	E07000187	Mendip	455	625	750	1,050	625
E12000009	South West	E07000188	Sedgemoor	430	550	695	900	575
E12000009	South West	E07000189	South Somerset	450	595	700	995	600
E12000009	South West	E07000190	Taunton Deane	450	595	700	995	600
E12000009	South West	E07000191	West Somerset	475	585	675	950	600
W92000004	Wales	W06000001	Isle of Anglesey	400	475	550	695	:
W92000004	Wales	W06000002	Gwynedd	350	450	545	625	:
W92000004	Wales	W06000003	Conwy	395	525	625	793	:
W92000004	Wales	W06000004	Denbighshire	368	500	595	750	:
W92000004	Wales	W06000005	Flintshire	429	550	600	838	:
W92000004	Wales	W06000006	Wrexham	425	500	575	750	:
W92000004	Wales	W06000023	Powys	325	425	500	650	:
W92000004	Wales	W06000008	Ceredigion	460	550	590	675	:
W92000004	Wales	W06000009	Pembrokeshire	375	475	550	675	:
W92000004	Wales	W06000010	Cardiganshire	367	435	495	600	:
W92000004	Wales	W06000011	Swansea	475	495	550	795	:
W92000004	Wales	W06000012	Neath Port Talbot	368	425	475	600	:
W92000004	Wales	W06000013	Bridgend	400	480	550	750	:
W92000004	Wales	W06000014	Vale of Glamorgan	450	550	650	850	:
W92000004	Wales	W06000015	Cardiff	500	600	750	1,020	:
W92000004	Wales	W06000016	Rhondda Cynon Taf	348	400	450	600	:
W92000004	Wales	W06000024	Merthyr Tydfil	327	400	450	650	:
W92000004	Wales	W06000018	Caerphilly	350	450	495	650	:
W92000004	Wales	W06000019	Blaenau Gwent	303	370	425	460	:
W92000004	Wales	W06000020	Torfaen	395	475	525	700	:
W92000004	Wales	W06000021	Monmouthshire	430	550	650	850	:
W92000004	Wales	W06000022	Newport	400	495	565	795	:

Source: Valuation Office Agency and Stats Wales

Data from:

[Private Rental market statistics](#)

[Private sector rents](#)

Notes:

1. Data for England is based on VOAs administrative database covering October - September period
2. Data for Wales is based on calendar monthly rents from 1st January to 31st December
3. Wales data is not available for 'All monthly rents'
4. The ":" symbol means no data are available.

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Table 4a

Median gross monthly salary by region and country, England and Wales, 1999 to 2016 (£)

Code	Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
K04000001	England and Wales	1,498	1,583	1,658	1,714	1,780	1,857	1,929	1,964	2,021	2,114	2,167	2,173	2,191	2,219	2,264	2,277	2,307	2,360
E92000001	England	1,495	1,592	1,666	1,726	1,792	1,868	1,940	1,977	2,040	2,129	2,178	2,189	2,207	2,235	2,281	2,290	2,320	2,375
E12000001	North East	1,357	1,453	1,487	1,506	1,519	1,604	1,689	1,718	1,756	1,828	1,890	1,927	1,938	1,982	2,009	2,075	2,112	2,130
E12000002	North West	1,415	1,489	1,547	1,603	1,660	1,726	1,815	1,833	1,907	1,978	2,002	2,011	2,014	2,050	2,093	2,105	2,139	2,185
E12000003	Yorkshire and The Humber	1,377	1,459	1,523	1,572	1,638	1,703	1,792	1,806	1,859	1,946	1,991	1,988	2,010	2,024	2,078	2,083	2,100	2,162
E12000004	East Midlands	1,366	1,446	1,524	1,594	1,654	1,724	1,791	1,829	1,852	1,939	2,030	2,010	2,000	2,052	2,077	2,083	2,084	2,123
E12000005	West Midlands	1,417	1,484	1,563	1,602	1,649	1,730	1,787	1,833	1,879	1,987	1,997	1,986	2,024	2,048	2,111	2,080	2,140	2,196
E12000006	East	1,500	1,585	1,665	1,708	1,793	1,854	1,907	1,960	2,005	2,079	2,125	2,115	2,163	2,179	2,210	2,235	2,275	2,324
E12000007	London	1,874	2,017	2,101	2,206	2,288	2,396	2,490	2,530	2,624	2,734	2,808	2,833	2,866	2,907	2,931	2,920	2,942	3,014
E12000008	South East	1,561	1,666	1,742	1,828	1,904	1,979	2,019	2,067	2,132	2,232	2,288	2,292	2,323	2,348	2,360	2,384	2,419	2,475
E12000009	South West	1,394	1,487	1,539	1,603	1,667	1,725	1,773	1,818	1,889	1,971	2,015	2,008	2,026	2,048	2,104	2,132	2,163	2,198
W92000004	Wales	1,371	1,430	1,502	1,516	1,594	1,674	1,720	1,733	1,759	1,819	1,900	1,932	1,950	1,968	2,009	2,038	2,072	2,120

Source: Office for National Statistics

Data from:

[Annual Survey of Hours and Earnings](#)

Notes:

1. Median gross annual salary data are taken from the Annual Survey of Hours and Earnings. For a more detailed breakdown and explanation see the release page;

[Annual Survey of Hours and Earnings](#)

2. The ":" symbol means no data are available.

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Table 4b

Median gross monthly salary by local authority district, England and Wales, 1999 to 2016 (£)

Region/Country code	Region/Country name	Local authority code	Local authority name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
E12000001	North East	E06000047	County Durham	:	:	:	:	:	:	:	:	:	:	1675	1724	1792	1797	1837	1956	1976	2005	2016
E12000001	North East	E06000005	Darlington	1326	1337	1435	1547	1496	1522	1542	1659	1886	1880	1886	1855	1947	2012	:	2125	2214	2251	
E12000001	North East	E06000001	Hartlepool	1343	1312	1439	1521	1429	1438	1738	1707	1659	1754	1775	1980	1953	2062	2268	2095	2204	2176	
E12000001	North East	E06000002	Middlesbrough	1339	1376	1439	1604	1529	1553	1559	1682	1708	1775	1883	1802	1828	2056	2011	1998	2063	2144	
E12000001	North East	E06000057	Northumberland	:	:	:	:	:	:	:	:	:	:	1733	1845	1919	1802	1947	1890	1861	1986	2098
E12000001	North East	E06000003	Redcar and Cleveland	1773	1845	1814	1734	1653	1992	2087	1908	2015	2112	2118	2013	2118	1974	:	2194	2233	2041	
E12000001	North East	E06000004	Stockton-on-Tees	1433	1512	1599	1533	1554	1722	1783	1807	1897	1905	2013	1964	1986	1951	2012	2091	2112	2240	
E12000001	North East	E08000037	Gateshead	1424	1467	1507	1436	1464	1631	1853	1694	1731	1744	1798	1916	2056	2157	2124	2136	2138	2088	
E12000001	North East	E08000021	Newcastle upon Tyne	1416	1625	1589	1584	1581	1684	1812	1793	1815	1880	2071	2077	2099	2093	2111	2161	2253	2237	
E12000001	North East	E08000022	North Tyneside	1308	1414	1467	1510	1542	1679	1701	1716	1648	1832	1955	2080	2035	2036	2085	2078	2132	2109	
E12000001	North East	E08000023	South Tyneside	1426	1445	1551	1530	1468	1551	1535	1665	1649	:	1816	1639	:	1875	1968	2045	2048	1867	
E12000001	North East	E08000024	Sunderland	1334	1370	1422	1482	1518	1566	1676	1723	1793	1875	1880	1942	1913	1944	2019	2087	2107	2165	
E12000002	North West	E06000008	Blackburn with Darwen	1309	1363	1491	1502	1562	1729	1777	1756	1710	:	1910	1926	1905	1977	2051	2044	1995	2084	
E12000002	North West	E06000009	Blackpool	1233	1264	1305	1405	1546	1529	1636	1602	:	:	:	1555	1637	1712	1667	1715	1789	1731	
E12000002	North West	E06000049	Cheshire East	:	:	:	:	:	:	:	:	:	2068	2012	1970	2083	2092	2115	2147	2163	2264	
E12000002	North West	E06000050	Cheshire West and Chester	:	:	:	:	:	:	:	:	:	2055	2134	2100	2000	2110	2011	2046	2123	2169	
E12000002	North West	E06000006	Halton	1491	1604	1520	1717	1782	1755	1918	2088	1928	2109	2069	2224	2002	2097	2107	2233	2288	2287	
E12000002	North West	E06000007	Warrington	1385	1526	1657	1608	1773	1670	1832	1745	2143	2242	2246	2207	2244	2293	2182	2275	2282	2267	
E12000002	North West	E07000026	Allerdale	1298	1294	1514	1505	1470	1408	1603	1682	1760	1761	1857	1908	1676	1747	1918	1954	1876	1976	
E12000002	North West	E07000027	Barrow-in-Furness	1544	1467	1690	1504	1566	1733	1756	1900	1896	2211	2122	2209	2216	2404	2607	2585	2359	2512	
E12000002	North West	E07000028	Carlisle	1180	1309	1407	1515	1524	1551	1624	1706	1812	1884	1838	1913	1880	1881	2010	1966	1954	2080	
E12000002	North West	E07000029	Copeland	1846	2066	2186	2226	2286	2508	2436	2569	2870	3044	3140	3024	3343	3613	3638	3668	3804	3624	
E12000002	North West	E07000030	Eden	1086	1094	1224	1458	1444	1373	1739	1809	1655	1843	1621	1662	1766	1911	2224	:	1980	1976	
E12000002	North West	E07000031	South Lakeland	1293	1346	1410	1483	1551	1595	1640	1689	1779	1822	1762	1864	1742	1736	1836	1858	1923	1996	
E12000002	North West	E08000001	Bolton	1294	1360	1408	1419	1427	1535	1590	1631	1748	1758	1784	1811	1871	1808	1900	1840	1942	2054	
E12000002	North West	E08000002	Bury	1358	1413	1463	1601	1580	1583	:	1691	1815	2000	2035	2001	1975	1979	1973	2037	2085	2117	
E12000002	North West	E08000003	Manchester	1537	1616	1681	1696	1808	1929	2048	2034	2196	2194	2214	2212	2188	2259	2325	2357	2285	2379	
E12000002	North West	E08000004	Oldham	1273	1366	1366	1432	1430	1560	1550	1644	1554	1667	1737	1844	1836	1744	1733	1828	1891	1916	
E12000002	North West	E08000005	Rochdale	1326	1423	1492	1464	1515	1595	1631	1637	1662	1698	1759	1728	1798	1821	1886	1798	1852	1907	
E12000002	North West	E08000006	Salford	1474	1500	1582	1740	1690	1778	1765	1907	1867	1909	1966	1976	2119	2182	2233	2214	2262	2235	
E12000002	North West	E08000007	Stockport	1437	1525	1632	1694	1697	1834	1866	1899	2071	2050	2188	2087	2226	2269	2321	2136	2183	2253	
E12000002	North West	E08000008	Tameside	1278	1330	1399	1474	1475	1511	1624	1604	1719	1792	1867	1748	1762	1922	1788	1787	1811	1910	
E12000002	North West	E08000009	Trafford	1570	1625	1784	1753	1851	1914	1978	2005	2100	2186	2258	2174	2249	2297	2162	2198	2206	2239	
E12000002	North West	E08000010	Wigan	1307	1417	1486	1462	1575	1627	1703	1727	1888	1906	1873	1950	1843	1795	1943	1852	1971	2016	
E12000002	North West	E07000117	Burnley	1406	1424	1458	1503	1550	1524	1594	1722	1749	1818	1672	1660	1739	1833	1862	:	1755	1894	
E12000002	North West	E07000118	Chorley	1370	1344	1402	1479	1578	1564	1562	1684	1944	1924	1998	2003	1922	2012	1940	2019	2024	:	
E12000002	North West	E07000119	Fylde	1750	1915	1964	1964	2037	2114	2154	2230	2307	2529	2619	2467	2491	1931	2006	2569	2817	2725	
E12000002	North West	E07000120	Hyndburn	1161	1174	1163	1414	1327	1327	1574	1529	1510	1717	:	1800	1749	1665	1849	1862	1853	2015	
E12000002	North West	E07000121	Lancaster	1378	1538	1612	1691	1745	1763	1828	1833	1932	1930	1974	2005	2097	2038	2161	2091	2180	2462	
E12000002	North West	E07000122	Pendle	1263	1375	1497	1394	1375	1344	1578	1619	1618	1803	1660	1688	1863	1860	1882	1967	2000	2053	
E12000002	North West	E07000123	Preston	1458	1552	1548	1413	1483	1637	1717	1755	1752	1939	2057	2178	1873	1922	1985	1954	2052	2207	
E12000002	North West	E07000124	Ribble Valley	1432	1295	1565	1730	1498	1527	1877	1761	1982	1984	1880	1886	2222	2075	2060	2343	2512	2283	
E12000002	North West	E07000125	Rossendale	1134	1174	1190	1235	1301	1325	1364	1401	1423	1440	1625	1542	:	1812	:	1656	1801	1635	
E12000002	North West	E07000126	South Ribble	1457	1535	1571	1751	1708	1672	1779	1832	2001	2060	1754	1832	:	1923	1958	1911	1993	2056	
E12000002	North West	E07000127	West Lancashire	1405	1518	1519	1555	1582	1708	1820	1743	1842	:	1886	1991	1926	1965	1939	1919	2169	2317	
E12000002	North West	E07000128	Wyre	1266	1186	1343	1308	1461	1527	1562	1552	1577	1944	1787	1540	1602	1761	1748	1741	1916	1915	
E12000002	North West	E08000011	Knowsley	1486	1517	1564	1503	1663	1670	1789	1737	1940	1894	2012	1993	1948	2043	2210	2254	1985	2267	
E12000002	North West	E08000012	Liverpool	1444	1581	1589	1616	1663	1759	1810	1911	1959	2041	2104	2136	2170	2185	2236	2263	2296	2257	
E12000002	North West	E08000014	Sefton	1303	1315	1413	1447	1547	1672	1779	1681	1808	1903	1761	1864	1796	1947	1940	1947	1992	2000	
E12000002	North West	E08000013	St. Helens	1351	1410	1479	1537	1590	1593	:	1740	1744	1926	1944	2056	1868	1868	1944	1892	1908	1999	
E12000002	North West	E08000015	Wirral	1346	1385	1523	1540	1467	1567	1741	1724	1733	1772	1828	1846	1822	1868	1999	2081	2192	2193	
E12000003	Yorkshire and The Humber	E06000011	East Riding of Yorkshire	1346	1498	1544	1583	1631	1709	1780	1913	2039	1987	2023	2057	1959	2005	2064	2032	2002	2049	
E12000003	Yorkshire and The Humber	E06000010	Kingston upon Hull, City of	1363	1407	1425	1500	1527	1589	1754	1791	1843	1922	1882	1911	1988	1947	1972	1974	2015	2129	
E12000003	Yorkshire and The Humber	E06000012	North East Lincolnshire	1464	1435	1462	1492	1597	1600	1703	1679	1703	1786	1921	1826	1903	2079	2025	1938	2016	2066	
E12000003	Yorkshire and The Humber	E06000013	North Lincolnshire	1565	1625	1596	1748	1882	1911	2025	2030	1907	2055	2056	2155	2151	2193	2292	2325	2319	2369	
E12000003	Yorkshire and The Humber	E06000014	York	1419	1612	1606	1754	1756	1870	1938	1902	2076	2094	2097	2029	2080	2190	2300	2157	2135	2176	
E12000003	Yorkshire and The Humber	E07000163	Craven	1244	1291	1381	:	1634	:	1677	:	1702	2017	1845	1843	1820	1877	1947	2013	1898	2027	
E12000003	Yorkshire and The Humber	E07000164	Hambleton	1343	1368	1409	1437	1496	1598	1641	1749	1907	1904	1972	1952	1974	2112	1890	1979	1995	2039	
E12000003	Yorkshire and The Humber	E07000165	Harrogate	1324																		

E12000003	Yorkshire and The Humber	E07000168	Scarborough	1255	1251	1416	1359	1537	1577	:	1527	1659	1751	1900	1935	1922	1878	1819	1989	2146	2044
E12000003	Yorkshire and The Humber	E07000169	Selby	1392	1443	1624	1776	1719	1890	1865	1874	1947	2291	2333	:	2287	2231	2248	2333	2332	2336
E12000003	Yorkshire and The Humber	E08000016	Barnsley	1347	1332	1468	1461	1577	1623	1644	1688	1733	1765	1929	1959	1955	1953	1963	1940	:	2103
E12000003	Yorkshire and The Humber	E08000017	Doncaster	1283	1416	1439	1439	1559	1617	1642	1783	1868	1972	1889	1980	2021	2058	2007	2065	1946	2056
E12000003	Yorkshire and The Humber	E08000018	Rotherham	1365	1460	1509	1520	1521	1662	1743	1663	1805	1852	1976	2000	1982	1922	1981	2018	2132	2103
E12000003	Yorkshire and The Humber	E08000019	Sheffield	1362	1463	1531	1623	1659	1747	1810	1856	1828	1976	2012	1989	2016	2082	2141	2122	2179	2234
E12000003	Yorkshire and The Humber	E08000032	Bradford	1354	1435	1478	1579	1574	1625	1628	1669	1750	1857	1929	1900	1853	1901	1991	1961	1996	2105
E12000003	Yorkshire and The Humber	E08000033	Calderdale	1394	1434	1561	1535	1703	1853	1968	1806	1825	1929	2036	1959	2063	1934	1976	2075	2061	2190
E12000003	Yorkshire and The Humber	E08000034	Kirklees	1379	1418	1501	1516	1560	1582	1697	1776	1799	1776	1814	1929	1886	1938	1943	1946	1913	2052
E12000003	Yorkshire and The Humber	E08000035	Leeds	1407	1514	1561	1599	1727	1779	1883	1913	1938	2013	2145	2104	2102	2111	2208	2198	2257	2347
E12000003	Yorkshire and The Humber	E08000036	Wakefield	1414	1517	1560	1604	1691	1706	1796	1851	1917	2081	1996	1962	2010	2091	2043	2040	2023	2058
E12000004	East Midlands	E06000015	Derby	1647	1649	1841	1886	2066	2147	2271	2285	1899	2370	2656	2693	2618	2743	2792	2877	2826	2681
E12000004	East Midlands	E06000016	Leicester	1340	1408	1462	1545	1598	1620	1780	1759	1878	1945	1997	2083	2024	2050	2110	2117	2064	2114
E12000004	East Midlands	E06000018	Nottingham	1348	1492	1558	1619	1627	1799	1873	1886	1907	1918	2090	2042	2058	2099	2101	2082	2165	2174
E12000004	East Midlands	E06000017	Rutland	1244	1440	1371	1347	1658	:	1662	1771	1974	1881	2153	1978	1871	1842	1881	1950	:	2084
E12000004	East Midlands	E07000032	Amber Valley	1298	1305	1427	1441	1461	1667	1775	1781	1869	2117	2070	1951	2005	2213	2083	2083	2199	2310
E12000004	East Midlands	E07000033	Bolsover	1301	1324	1475	1502	1639	1829	1671	1732	1994	1884	1842	1799	1933	1899	1955	1889	1893	
E12000004	East Midlands	E07000034	Chesterfield	1279	1377	1373	1487	1550	1582	1802	1804	1820	1792	2008	2149	2283	2155	2042	2096	2104	2102
E12000004	East Midlands	E07000035	Derbyshire Dales	1376	1520	1610	1556	1735	1650	1726	1825	1863	1967	1876	1993	1989	2051	:	2126	2058	2178
E12000004	East Midlands	E07000036	Erewash	1328	1363	1392	1466	1583	1783	1660	1607	1695	1738	1792	1790	1696	1921	2042	1951	1921	2181
E12000004	East Midlands	E07000037	High Peak	1369	1447	1581	1615	1549	1668	1753	1831	1753	1913	2121	2122	1927	1979	2081	1788	1929	1992
E12000004	East Midlands	E07000038	North East Derbyshire	1345	1362	1518	1526	1731	1624	1721	1948	2048	2084	2020	1954	:	1897	1909	1813	1727	1856
E12000004	East Midlands	E07000039	South Derbyshire	1422	1196	1266	1657	1554	1771	1930	2035	2202	2221	2069	1788	2030	1999	2076	2181	2178	2027
E12000004	East Midlands	E07000129	Blaby	1321	1599	1635	1695	1746	1940	1958	1949	2013	2132	2263	2217	2219	2046	1961	2107	2104	2150
E12000004	East Midlands	E07000130	Charnwood	1430	1524	1660	1759	1785	1830	1905	1996	2001	2111	2202	2171	2195	2200	2226	2173	2329	
E12000004	East Midlands	E07000131	Harborough	1475	1407	1498	1621	1569	1673	1829	1771	1874	2019	2133	2152	2043	1973	2104	2228	:	2222
E12000004	East Midlands	E07000132	Hinckley and Bosworth	1248	1323	1461	1615	1638	1682	1801	1805	1896	2005	1996	2010	1950	2116	2213	2170	2082	2031
E12000004	East Midlands	E07000133	Melton	1270	1535	1571	1453	1605	1765	:	1839	:	1927	1803	1812	1824	1925	1879	:	1921	2044
E12000004	East Midlands	E07000134	North West Leicestershire	1507	1489	1507	1523	1542	1731	1660	1806	1816	:	1997	1963	2048	2114	2096	2016	2035	2166
E12000004	East Midlands	E07000135	Oadby and Wigston	1341	1338	1316	1505	1622	1747	1764	1873	1710	1677	1727	1720	1661	1780	1808	1824	1855	1916
E12000004	East Midlands	E07000136	Boston	1311	1458	1350	1418	1481	1398	1533	1539	1610	1650	1753	1723	1781	1786	1789	1795	1731	:
E12000004	East Midlands	E07000137	East Lindsey	1208	1257	1317	1345	1343	:	1425	1462	1472	1639	1785	1709	1711	1768	1925	1967	:	2086
E12000004	East Midlands	E07000138	Lincoln	1407	1533	1547	1665	1654	1661	1675	1785	1712	1773	1936	1984	1995	2015	2024	2123	1964	2089
E12000004	East Midlands	E07000139	North Kesteven	1225	1307	1319	1338	1296	:	1465	1519	1722	1629	1667	1821	1676	1786	1821	1955	1898	1936
E12000004	East Midlands	E07000140	South Holland	1300	1362	1428	1550	1585	1525	1584	1643	1674	1813	1778	1944	1830	1825	1903	1835	1860	1917
E12000004	East Midlands	E07000141	South Kesteven	1275	1347	1393	1458	1433	1534	1483	1591	1663	1750	1945	1894	1845	1843	1938	1771	1886	1850
E12000004	East Midlands	E07000142	West Lindsey	1241	1435	1322	1477	1455	1578	1676	1724	1524	1702	1796	1942	1883	:	1975	1916	1933	:
E12000004	East Midlands	E07000150	Corby	1415	1449	1587	1651	1669	1705	1584	1701	1926	1819	1884	1948	1968	1936	1901	2019	2056	2097
E12000004	East Midlands	E07000151	Daventry	1494	1537	1544	1629	1704	1809	1922	2022	2014	:	:	2145	2028	2163	2330	#VALUE!	2242	2025
E12000004	East Midlands	E07000152	East Northamptonshire	1538	1602	1590	1519	1513	1450	1726	1730	1897	1839	:	1740	1831	1976	2183	1987	2093	2007
E12000004	East Midlands	E07000153	Kettering	1320	1426	1479	1543	1488	1620	1584	1564	1763	1789	1878	1836	1877	2063	1919	2054	2160	2209
E12000004	East Midlands	E07000154	Northampton	1472	1574	1680	1777	1746	1851	1839	1920	1964	2029	2090	2004	2142	2177	2252	2084	2042	2155
E12000004	East Midlands	E07000155	South Northamptonshire	1482	1498	1658	1725	1992	1918	1837	1935	2083	2276	2052	2156	2239	1921	2172	2338	:	:
E12000004	East Midlands	E07000156	Wellingborough	1386	1558	1605	1543	1714	1727	:	1785	1772	1761	1832	:	1971	1870	1858	1867	1837	1936
E12000004	East Midlands	E07000170	Ashfield	1260	1350	1467	1508	1524	1559	1678	1738	:	1803	1890	1986	1837	1868	1822	1896	1862	2062
E12000004	East Midlands	E07000171	Bassetlaw	1306	1374	1455	1380	1602	1655	1640	1682	1708	1734	1921	1818	1853	1945	1984	1937	1836	1941
E12000004	East Midlands	E07000172	Broxtowe	1415	1446	1554	1545	1828	1778	1907	1975	2028	2041	2017	1901	1929	1892	2006	2107	:	2265
E12000004	East Midlands	E07000173	Gedling	1350	1472	1487	1648	1606	1761	1997	1812	2231	2050	2163	1981	1650	2256	2465	2489	1938	2040
E12000004	East Midlands	E07000174	Mansfield	1080	1172	1295	1292	1336	1459	1483	1653	1670	1801	1806	1743	1708	1640	1705	1732	1700	1711
E12000004	East Midlands	E07000175	Newark and Sherwood	1123	1256	1390	1609	1514	1545	1526	1736	:	1827	1793	1703	1788	1837	1925	1925	:	1970
E12000004	East Midlands	E07000176	Rushcliffe	1646	1627	1639	1870	1931	1904	2090	:	1985	2139	2137	2302	2142	2053	2254	2397	2287	2295
E12000005	West Midlands	E06000019	Herefordshire, County of	1225	1250	1375	1427	1446	1571	1583	1663	1705	1766	1661	1660	1632	1671	1733	1736	1752	1906
E12000005	West Midlands	E06000051	Shropshire	:	:	:	:	:	:	:	:	:	1730	1704	1846	1862	1844	1974	1935	1996	2069
E12000005	West Midlands	E06000021	Stoke-on-Trent	1269	1308	1361	1362	1422	1445	1503	1614	1708	1858	1847	1927	1890	1915	1974	1918	1982	2040
E12000005	West Midlands	E06000020	Telford and Wrekin	1273	1419	1411	1522	1607	1668	1672	1712	1941	1987	1893	1869	1873	2018	2071	2044	2229	2173
E12000005	West Midlands	E07000192	Cannock Chase	1420	1538	1420	1586	1539	1578	1648	1661	1697	1970	1826	1874	1836	1856	2054	1941	1990	1996
E12000005	West Midlands	E07000193	East Staffordshire	1250	1496	1550	1633	1605	1818	1733	1768	1807	1936	1871	1890	2050	2070	2248	2149	2211	2363
E12000005	West Midlands	E07000194	Lichfield	1461	1410	1471	1509	1608	1787	1814	1837	1643	1922	2041	2108	2076	1883	2119	:	2174	2248
E12000005	West Midlands	E07000195	Newcastle-under-Lyme	1262	1351	1382	1401	1460	1560	1615	1583	:	1798	1742	1702	1710	1772	1938	1907	1748	1859
E12000005	West Midlands	E07000196	South Staffordshire	1444	1509	1433	1476	1548	1801	:	2000	1849	1985	2003	1985	1866	:	2088	2006	:	2116
E12000005	West Midlands	E07000197	Stafford	1323	1445	1658	164														

E12000005	West Midlands	E07000221	Stratford-on-Avon	1611	1657	1697	1544	1755	1981	1980	2152	2083	2176	2097	2173	2123	2247	2332	:	2308	2516
E12000005	West Midlands	E07000222	Warwick	1477	1555	1649	1705	1689	1899	1883	2099	2127	2195	2272	2169	2243	2249	2383	2351	2425	2451
E12000005	West Midlands	E08000025	Birmingham	1537	1610	1717	1729	1756	1789	1888	1932	2008	2076	2125	2160	2193	2188	2270	2181	2333	2347
E12000005	West Midlands	E08000026	Coventry	1572	1604	1748	1817	1883	1900	2014	2034	2024	2173	2107	2099	2213	2241	2456	2281	2314	2393
E12000005	West Midlands	E08000027	Dudley	1327	1376	1472	1572	1537	1604	1620	1640	1699	1792	1779	1761	1858	1853	1782	1874	2028	2100
E12000005	West Midlands	E08000028	Sandwell	1347	1450	1487	1556	1604	1604	1715	1761	1803	1955	1877	1861	1901	1959	1999	1948	2016	1975
E12000005	West Midlands	E08000029	Solihull	1723	1812	1867	1901	1975	2126	2149	2186	2319	2457	2443	2377	2314	2403	2486	2503	2611	2701
E12000005	West Midlands	E08000030	Walsall	1342	1372	1365	1417	1446	1517	1670	1684	1639	1760	1768	1876	1940	1938	1951	2085	2133	2147
E12000005	West Midlands	E08000031	Wolverhampton	1383	1525	1524	1662	1595	1758	1752	1836	1862	1988	2009	2006	1975	2083	2067	1953	2028	2081
E12000005	West Midlands	E07000234	Bromsgrove	1471	1423	1504	1363	1554	1600	1645	1699	1606	1809	1843	1823	1723	1862	1843	1873	1937	2006
E12000005	West Midlands	E07000235	Malvern Hills	1417	1567	1621	1318	1662	1639	1645	1755	1922	2239	2187	1833	1906	1906	2166	2022	1936	1913
E12000005	West Midlands	E07000236	Redditch	1349	1407	1484	1503	1526	1578	1595	1607	1618	1758	2080	1973	1877	1839	1956	2032	1934	:
E12000005	West Midlands	E07000237	Worcester	1394	1440	1439	1568	1601	1646	1801	1792	1841	1838	1937	2044	1973	2096	2050	2082	2130	2191
E12000005	West Midlands	E07000238	Wycharon	1410	1486	1510	1472	1507	1540	1708	1637	1677	1694	1875	1904	1970	1972	2010	2032	2124	2184
E12000005	West Midlands	E07000239	Wyre Forest	1366	1416	1428	1483	1432	1496	1683	1660	1704	1872	1645	1647	1555	1543	1575	1718	1848	1837
E12000006	East	E06000055	Bedford	1478	1608	1696	1732	1786	1799	1874	1908	2040	1967	1972	2000	2157	2049	2110	2100	2235	2319
E12000006	East	E06000056	Central Bedfordshire	:	:	:	:	:	:	:	:	:	2204	2031	1961	1891	2070	2152	2132	2103	2116
E12000006	East	E06000032	Luton	1774	1636	1636	1809	1899	1848	1976	2020	1983	2204	2222	2193	2190	2054	2151	2147	2394	2474
E12000006	East	E06000031	Peterborough	1460	1500	1525	1655	1755	1741	1846	1900	1934	2008	2064	2053	2112	2162	2253	2221	2215	2250
E12000006	East	E06000033	Southend-on-Sea	1374	1503	1586	1612	1608	1716	1693	1725	1833	1908	:	1974	2017	2024	2068	2183	2038	2169
E12000006	East	E06000034	Thurrock	1648	1775	1720	2044	2008	2085	2013	1944	1940	:	2041	2104	2149	2098	2182	2025	2134	2114
E12000006	East	E07000008	Cambridge	1488	1670	1745	1749	1831	1947	2073	2027	2089	2281	2343	2380	2408	2429	2602	2487	2557	2660
E12000006	East	E07000009	East Cambridgeshire	1178	1485	1424	1585	1652	1807	1728	:	1947	1940	1974	1996	1946	:	2159	:	2148	2196
E12000006	East	E07000010	Fenland	1402	1490	1478	1375	1613	1731	1659	1766	1769	1780	1899	1663	1941	1972	1927	2026	2019	2053
E12000006	East	E07000011	Huntingdonshire	1477	1579	1701	1645	1778	1868	1903	1891	1963	2027	2147	2161	2179	2178	2216	2257	2171	2280
E12000006	East	E07000012	South Cambridgeshire	1596	1697	1872	2109	2097	2329	:	2442	2500	2647	2623	2673	2531	2729	2636	2779	2778	2729
E12000006	East	E07000066	Basildon	1737	1951	2092	1933	2056	2145	2056	2127	2257	2145	2171	2114	2209	2373	2418	2333	2376	2379
E12000006	East	E07000067	Braintree	1244	1316	1435	1594	1606	1724	1893	1932	2053	1930	1913	1969	2066	2052	2207	2155	2249	2424
E12000006	East	E07000068	Brentwood	1528	1537	1724	2265	2084	:	1942	2088	2223	2214	2320	2245	2247	2375	2536	2632	2562	2613
E12000006	East	E07000069	Castle Point	1448	:	:	1346	1430	1433	1753	:	1591	1855	:	1594	1569	1769	1723	1803	1784	1985
E12000006	East	E07000070	Chelmsford	1614	1666	1789	1797	1717	1755	1845	1920	2067	2141	2223	2265	2275	2285	2305	2141	2298	2275
E12000006	East	E07000071	Colchester	1389	1553	1590	1604	1692	:	1842	1903	1852	1911	2046	2063	2009	2080	2085	2100	2093	2203
E12000006	East	E07000072	Epping Forest	1503	1629	1742	1569	1707	1804	2022	2164	2226	2453	2432	2156	2245	2328	2206	2406	2384	2406
E12000006	East	E07000073	Harlow	1562	1751	1847	1842	2119	2079	2144	2206	2664	2777	2526	2333	2321	2390	2256	:	:	2310
E12000006	East	E07000074	Maldon	1282	1522	:	:	1807	1890	1853	1893	1633	2015	2093	2074	2351	2148	:	:	2086	:
E12000006	East	E07000075	Rochford	1472	1508	1450	1531	1538	1769	1814	1933	2001	1953	2022	1857	1848	1838	:	2007	2248	1979
E12000006	East	E07000076	Tendring	1334	1410	1257	1422	1574	1609	1562	1544	1524	1591	1614	1769	1711	1858	1894	2077	2087	1930
E12000006	East	E07000077	Uttlesford	1618	1570	1669	1804	1944	1728	1875	1927	2112	2197	2160	2313	2314	2200	2154	2278	2226	2406
E12000006	East	E07000095	Broxbourne	1440	1544	1603	1651	1739	:	1929	1870	1834	2079	2045	2035	2180	2096	2286	2379	2406	2175
E12000006	East	E07000096	Dacorum	1727	1792	1902	2039	2122	2120	2106	2128	2328	2464	2354	2333	2318	2335	2313	2298	2176	2503
E12000006	East	E07000242	East Hertfordshire	1604	1744	1870	1973	2057	2080	2118	2018	2104	2023	2142	2206	2235	:	2512	2420	2516	2592
E12000006	East	E07000098	Hertsmere	1720	1823	1905	1908	1894	2096	2107	2097	2150	2215	2450	2692	2189	2523	2459	2355	:	2563
E12000006	East	E07000099	North Hertfordshire	1579	1713	1722	1878	1862	1929	2009	2088	2044	2177	2276	2326	2283	2297	2322	2399	2594	2503
E12000006	East	E07000240	St Albans	1537	1602	1696	1831	1884	2027	2145	2257	2328	2331	2488	2292	2299	2305	2155	2416	2443	2412
E12000006	East	E07000243	Stevenage	1952	1783	1935	1807	2188	2272	2121	2240	2215	2242	2377	2423	2559	2653	2471	2658	2747	2804
E12000006	East	E07000102	Three Rivers	1969	1913	2097	2315	2497	2590	2685	2841	2965	3049	2734	2789	2685	2622	2636	2584	2537	2764
E12000006	East	E07000103	Watford	1878	1764	1962	1786	2106	2004	2050	2129	2067	2203	2257	2188	2049	:	2449	2492	2200	2536
E12000006	East	E07000241	Welwyn Hatfield	1802	1959	1938	2017	2159	2120	2462	2379	2437	2512	2463	2461	2180	2418	2382	2496	2524	2632
E12000006	East	E07000143	Breckland	1311	1324	1444	1470	1386	1476	1602	1644	1685	1723	1755	1761	1823	2041	1848	1858	1809	2023
E12000006	East	E07000144	Broadland	1290	1363	1440	1438	1510	1592	1563	1708	1756	1912	1865	1881	1853	1986	2051	2051	2116	1979
E12000006	East	E07000145	Great Yarmouth	1531	1564	1585	1683	1692	1727	1800	1871	2015	1998	2047	1976	2100	2174	2130	:	2243	2395
E12000006	East	E07000146	King's Lynn and West Norfolk	:	:	:	1568	1605	1566	1644	1741	1839	1915	1872	1838	2040	2066	1974	2204	2150	2177
E12000006	East	E07000147	North Norfolk	1216	1244	1320	1403	1472	1571	1524	1439	1513	1632	1669	1735	1779	1749	1746	:	2025	2113
E12000006	East	E07000148	Norwich	1443	1531	1571	1545	1625	1609	1717	1805	1847	1906	1984	1996	2137	2073	2062	1997	2103	2297
E12000006	East	E07000149	South Norfolk	1535	1732	1742	1656	1679	1830	1864	1896	1741	2004	2115	2019	2069	2078	2117	2100	2153	2245
E12000006	East	E07000200	Babergh	1338	1459	1519	1467	1491	1632	1638	1831	1958	:	1922	1862	1974	1959	1777	1965	1977	:
E12000006	East	E07000201	Forest Heath	1196	1353	1424	1497	1583	1712	1608	1591	1681	:	1725	1868	2155	:	1983	1898	:	:
E12000006	East	E07000202	Ipswich	1283	1369	1508	1526	1552	1636	1700	1857	1900	2083	1956	1918	2020	2053	2057	2185	2142	2362
E12000006	East	E07000203	Mid Suffolk	1310	1271	1401	1565	1503	1636	1627	1710	1710	1796	1845	1772	1899	1839	:	2004	2303	2088
E12000006	East	E07000204	St Edmundsbury	1349	1451	1532	1504	1566	1612	1696	1786	1694	1924	2010	2070	2077	1903	1945	1963	2073	2172
E12000006	East	E07000205	Suffolk Coastal	1613	1721	1746	1805	1941	2031	2085	2092	2218	2452	2323	2266	2424	2376				

E12000007	London	E09000014	Haringey	1565	1648	1696	1831	1869	1957	2052	2252	2190	2488	2376	2466	2336	2426	2467	2527	2506	2479
E12000007	London	E09000019	Islington	2093	2217	2360	2791	2798	2534	2542	2833	2898	3030	3082	2879	3000	3054	3110	3063	3057	3325
E12000007	London	E09000020	Kensington and Chelsea	1721	1913	2082	2221	2184	2237	2238	2218	2363	2518	2492	2516	2624	2561	2609	2500	2627	2501
E12000007	London	E09000022	Lambeth	1929	2022	2002	2079	2170	2266	2362	2494	2553	2547	2785	2818	2903	2940	2950	2874	2904	2889
E12000007	London	E09000023	Lewisham	1715	1863	1833	1938	1839	2103	2335	2252	2306	2450	2574	2567	2464	2500	2540	2499	2578	2685
E12000007	London	E09000025	Newham	1572	1620	1755	1785	1899	:	2194	2264	2286	2456	2586	2715	2500	2545	2445	2422	2407	2562
E12000007	London	E09000028	Southwark	1899	2071	2260	2339	2442	2467	2461	2631	2667	2602	2855	2921	3010	3005	3017	2884	3020	3097
E12000007	London	E09000030	Tower Hamlets	2198	2370	2603	2597	2857	3261	3291	3248	3426	3490	3666	3704	3831	3740	3870	4026	3890	3831
E12000007	London	E09000032	Wandsworth	1777	1903	1838	1977	2025	2178	2212	2284	2543	2567	2698	2652	2669	2605	2624	2596	2664	2784
E12000007	London	E09000033	Westminster	2037	2163	2236	2407	2438	2624	2710	2790	2943	3004	3064	3153	3117	3137	3079	3105	3283	3333
E12000007	London	E09000002	Barking and Dagenham	1790	1885	1860	2068	2113	2174	2223	2212	2517	2450	2581	2377	2350	2761	2687	2725	2752	2583
E12000007	London	E09000003	Barnet	1631	1813	1743	1926	1986	:	2253	2173	2286	2332	2541	2500	2520	2466	2446	2597	2575	2719
E12000007	London	E09000004	Bexley	1552	1614	1685	1758	1854	1746	1995	2060	2205	2361	2352	2312	2387	2287	2376	2375	2472	:
E12000007	London	E09000005	Brent	1544	1862	1823	1779	1918	1944	2017	2107	2147	2277	2292	2166	2231	2298	2336	2460	2499	2558
E12000007	London	E09000006	Bromley	1393	1367	1307	1386	1587	1766	2020	2143	2139	2270	2246	2309	2347	2340	2344	2327	2537	2572
E12000007	London	E09000008	Croydon	1630	1778	1741	1890	1903	2031	2054	2171	2164	2290	2352	2382	2415	2415	2578	2596	2552	2623
E12000007	London	E09000009	Ealing	1715	1876	1989	2045	2029	2227	2270	2196	2291	2453	2353	2394	2387	2592	2478	2402	2388	2437
E12000007	London	E09000010	Enfield	1607	1872	2011	2055	1872	2285	2050	2091	2194	2129	2319	2247	2201	2260	2150	2150	2186	2410
E12000007	London	E09000011	Greenwich	1770	1843	1730	1821	1967	2116	2194	2280	2443	2564	2489	2652	2494	2508	2438	2413	2541	2515
E12000007	London	E09000015	Harrow	1716	1853	1913	1931	1900	2063	2180	2131	2176	2302	2294	2327	2295	2228	2149	2170	2231	2511
E12000007	London	E09000016	Havering	1430	1452	1495	1344	1521	1520	2025	2200	2173	2400	2360	2353	2368	2361	2488	2500	2549	2409
E12000007	London	E09000017	Hillingdon	2000	2087	2171	2180	2231	2334	2446	2398	2524	2608	2632	2632	2799	2819	2978	2832	2723	2758
E12000007	London	E09000018	Hounslow	1680	1936	1904	2033	2168	2288	2465	2238	2296	2456	2639	2609	2730	2652	2598	2753	2810	3020
E12000007	London	E09000021	Kington upon Thames	1609	1749	1786	1881	1984	1976	2078	2137	2273	2215	2291	2353	2416	2422	2454	2564	2386	2561
E12000007	London	E09000024	Merton	1580	1576	1751	1869	1913	1934	2166	2074	2196	2364	2305	2287	2339	2384	2384	2295	2503	2352
E12000007	London	E09000026	Redbridge	1632	1688	1759	1844	1951	:	2205	2328	2452	2440	2603	2507	2486	2342	2601	2594	2425	2353
E12000007	London	E09000027	Richmond upon Thames	1860	1881	1983	1943	2129	2231	2234	2384	2573	2703	2644	2687	2683	2625	2666	2628	2722	2777
E12000007	London	E09000029	Sutton	1632	1835	1914	1943	2038	2043	2143	2092	2099	2174	2176	2191	2229	2104	2505	2150	2280	2360
E12000007	London	E09000031	Waltham Forest	1546	1648	1770	1817	1910	1988	1828	1923	2086	2217	2304	2313	2334	2270	:	2207	2446	2288
E12000008	South East	E06000036	Bracknell Forest	1954	2083	2209	2218	2373	2502	2636	2801	2878	3014	3004	2927	3209	3071	3075	3156	2774	2937
E12000008	South East	E06000043	Brighton and Hove	1391	1463	1583	1730	1709	1783	1823	1908	1929	2083	2059	2125	2074	2120	2129	2287	2212	2329
E12000008	South East	E06000046	Isle of Wight	1364	1466	1581	1461	1697	1569	1729	1733	1840	1937	1995	1851	1996	2099	1935	2001	1986	2089
E12000008	South East	E06000035	Medway	1554	1653	1650	1628	1732	1718	1804	1851	1956	2060	2187	2192	2209	2183	2124	2209	2236	2232
E12000008	South East	E06000042	Milton Keynes	1587	1677	1712	1801	1885	1960	1981	1997	2166	2186	2256	2253	2234	2289	2397	2437	2422	2705
E12000008	South East	E06000044	Portsmouth	1432	1538	1737	1754	1833	1859	1925	2066	2117	2203	2345	2409	2288	2255	2256	2273	2322	2388
E12000008	South East	E06000038	Reading	1748	1795	1896	1973	2184	2141	2310	2282	2316	2252	2419	2516	2568	2637	2633	2522	2620	2780
E12000008	South East	E06000039	Slough	1735	2033	2065	2161	2222	2279	2261	2290	2342	2449	2664	2565	2653	2577	2759	2510	2545	2646
E12000008	South East	E06000045	Southampton	1582	1612	1813	1820	1927	1932	2004	2042	2118	2243	2271	2253	2325	2301	2342	2411	2384	2489
E12000008	South East	E06000037	West Berkshire	1724	1813	2043	2243	2226	2424	2332	2494	2400	2628	2775	2739	2554	2537	2597	2677	2811	2703
E12000008	South East	E06000040	Windsor and Maidenhead	1734	1826	2002	2101	2280	2290	2489	2603	2565	:	2678	2667	2700	2727	2812	2782	2857	2748
E12000008	South East	E06000041	Wokingham	1852	1957	2327	2562	2477	2518	2453	2544	2886	2826	2875	3008	2977	3209	2908	3059	3056	3232
E12000008	South East	E07000004	Aylesbury Vale	1511	1658	1603	1684	1839	1795	1989	2010	2007	2113	2258	2167	2260	2316	2255	2111	2088	2257
E12000008	South East	E07000005	Chiltern	1451	1486	1735	1988	1854	2171	2040	2240	2261	2338	2293	2368	2270	:	2427	2416	:	2515
E12000008	South East	E07000006	South Bucks	1889	1862	1861	2011	2142	2557	2421	2365	2587	2667	2708	2326	2214	2662	2511	2407	2362	:
E12000008	South East	E07000007	Wycombe	1626	1746	1931	2127	2207	2258	2164	2097	2270	2431	2564	2474	2559	2380	2513	2475	2558	2707
E12000008	South East	E07000061	Eastbourne	1432	1437	1571	1716	1706	1747	1899	1809	2025	2153	2091	2093	2096	1914	1999	2265	2287	2081
E12000008	South East	E07000062	Hastings	1262	1308	1338	1313	1469	1511	1510	1654	1551	1611	1713	1808	1882	1876	1842	2022	2070	2057
E12000008	South East	E07000063	Lewes	1429	1647	1627	1617	1726	1855	1831	1946	1939	1844	2097	1994	2102	2097	2221	2201	2181	2423
E12000008	South East	E07000064	Rother	1162	1272	1537	1530	1481	1545	1646	:	1708	1736	:	1781	1783	1791	1780	1734	1798	1868
E12000008	South East	E07000065	Wealden	1346	1419	1467	1549	1601	1717	1778	1669	1817	1865	1891	1945	2001	1932	1902	1779	2065	2075
E12000008	South East	E07000084	Basingstoke and Deane	1739	1746	1949	2133	2111	2302	2206	2329	2456	2610	2496	2554	2534	2412	2610	2592	2566	2787
E12000008	South East	E07000085	East Hampshire	1520	1612	1652	1854	1623	1618	1881	1879	1981	1891	1926	2188	2150	2061	1951	2012	2237	2203
E12000008	South East	E07000086	Eastleigh	1382	1482	1547	1548	1670	1750	1874	1869	1835	1834	2004	2155	2096	2100	2133	2246	2332	2335
E12000008	South East	E07000087	Fareham	1418	1552	1734	1665	1660	1741	1882	1753	1917	2129	1990	2022	2111	2169	2156	2332	2308	2288
E12000008	South East	E07000088	Gosport	1271	1308	1412	1528	1726	1721	1766	1836	1928	1788	:	:	2093	1865	2047	2333	2329	2128
E12000008	South East	E07000089	Hart	1746	2243	2143	2282	2283	2482	:	2434	2504	2436	2752	2735	2547	2861	2628	2639	2746	2673
E12000008	South East	E07000090	Havant	1366	1453	1563	1559	1676	1627	1671	1866	1847	1813	1987	2063	2218	2276	2411	2153	2311	2303
E12000008	South East	E07000091	New Forest	1438	1599	1630	1585	1631	1691	1658	1801	1871	1904	1966	1993	2040	2072	2059	2191	2218	2215
E12000008	South East	E07000092	Rushmoor	1701	1793	2083	2187	2393	2392	:	2512	2713	2751	2985	2846	2883	2704	2733	2694	2664	:
E12000008	South East	E07000093	Test Valley	1477	1547	1547	1831	1734	1884	1936	1961	1990	2099	2215	2164	2258	2306	2299	2312	2356	2319
E12000008	South East																				

E12000008	South East	E07000110	Maidstone	1406	1500	1559	1641	1679	1740	1724	1796	1787	2041	2020	2070	2055	2056	1935	1951	2256	2184
E12000008	South East	E07000111	Sevenoaks	1501	1613	1708	1709	1854	1976	1939	2000	2299	2234	2320	2066	2148	2088	2240	2402	2104	2237
E12000008	South East	E07000112	Shepway	1340	1359	1418	1464	1477	1538	1696	1574	1604	1942	1871	2030	2024	2214	2105	2042	2136	1999
E12000008	South East	E07000113	Swale	1472	1475	1471	1542	1875	1887	1827	1953	2075	2080	2151	2177	2099	2125	2041	2098	2226	2102
E12000008	South East	E07000114	Thanet	1257	1397	1346	1448	1442	1510	1515	1594	1719	1766	1676	1593	1742	1696	1764	1717	1752	1731
E12000008	South East	E07000115	Tonbridge and Malling	1600	1731	1644	1748	1936	1949	1951	1871	1974	2156	2246	2248	2141	2356	2231	2351	2374	2323
E12000008	South East	E07000116	Tunbridge Wells	1431	1630	1637	1767	1815	1940	:	1915	2061	2044	2203	2103	2160	2394	2339	2223	2278	2317
E12000008	South East	E07000177	Cherwell	1526	1696	1473	1768	1853	1879	1909	1801	1850	1976	2169	2271	2240	2241	:	2256	2382	2628
E12000008	South East	E07000178	Oxford	1585	1684	1830	1779	1886	2030	2140	282	2226	2299	2322	2412	2442	2415	2452	2540	2597	2650
E12000008	South East	E07000179	South Oxfordshire	1551	1612	1650	1925	2159	2137	2115	2070	2298	2326	2232	2201	2204	2282	2211	2352	2536	2618
E12000008	South East	E07000180	Vale of White Horse	1707	1795	1977	1994	2057	2181	2219	2258	2630	2471	2525	2544	2839	2756	2778	2717	2866	2917
E12000008	South East	E07000181	West Oxfordshire	1693	1605	1812	1877	1842	2090	1931	1916	1967	2033	2130	2105	2144	2227	2181	:	2344	2191
E12000008	South East	E07000207	Elmbridge	1756	1950	1997	2070	2086	2182	2528	2360	2628	2514	:	2585	:	2687	2691	2625	2784	2876
E12000008	South East	E07000208	Epsom and Ewell	1769	1514	1768	1886	1953	1970	2045	2098	2203	2350	2412	2537	2466	2638	2359	2027	2247	2321
E12000008	South East	E07000209	Guildford	1739	1795	1862	1980	2127	2170	2234	2247	2375	2597	2495	2446	2473	2656	2634	2544	2759	2838
E12000008	South East	E07000210	Mole Valley	1791	1713	1864	2107	2495	2500	2594	2738	2498	2591	3000	2917	3040	3120	3007	2898	2859	:
E12000008	South East	E07000211	Reigate and Banstead	1659	1866	1927	2030	2105	2237	2282	2298	2500	2654	2550	2480	2602	2739	2575	2525	2743	2751
E12000008	South East	E07000212	Runnymede	1830	1929	2080	2371	2167	2279	2415	2612	2544	:	2814	2797	2763	2948	2963	3085	3029	2940
E12000008	South East	E07000213	Spelthorne	1891	2012	2006	2317	2443	2647	2634	2377	:	2578	2600	2449	2727	2752	2664	2896	3021	2791
E12000008	South East	E07000214	Surrey Heath	1919	2039	2216	2316	2488	2329	2334	2331	2416	2488	2595	2391	2430	2504	2631	2694	2641	2500
E12000008	South East	E07000215	Tandridge	1392	1454	1602	1599	1791	1689	:	1879	2025	2002	1891	2119	1928	1689	1801	2017	2098	2187
E12000008	South East	E07000216	Waverley	1653	1651	1742	1740	1861	1802	1954	2027	2446	:	2275	2079	2136	2188	2168	2191	2171	2387
E12000008	South East	E07000217	Woking	1815	1904	1930	2007	2269	2307	2361	2526	2379	2477	2108	2200	1995	2093	2028	1978	2089	2692
E12000008	South East	E07000223	Adur	1637	1609	1383	1899	1697	1893	1815	1856	1776	:	1720	1781	1994	:	1863	1875	2005	2023
E12000008	South East	E07000224	Arun	1278	1392	1385	1412	1458	1488	1518	1450	1656	1797	1840	1808	1698	1836	1864	:	1804	1831
E12000008	South East	E07000225	Chichester	1337	1521	1607	1644	1677	1704	1617	1877	1619	1786	1965	1961	2006	2128	2030	2082	:	2307
E12000008	South East	E07000226	Crawley	1734	1742	1900	1793	1877	2055	2046	2198	2117	2344	2440	2386	2418	2359	2585	2531	2611	2733
E12000008	South East	E07000227	Horsham	1467	1588	1757	1826	2000	1907	1917	1883	:	2154	1907	1998	2199	2151	2122	2119	2149	2260
E12000008	South East	E07000228	Mid Sussex	1666	1592	1748	1805	1835	1883	1917	2000	2073	2096	2199	2353	2167	2132	2160	2125	2337	2313
E12000008	South East	E07000229	Worthing	1512	1584	1608	1587	1698	1833	1688	1800	1832	:	1936	2006	2052	2149	2069	2089	:	2000
E12000009	South West	E06000022	Bath and North East Somerset	1459	1640	1587	1690	1844	1849	1833	1949	2057	1977	2030	2140	2100	2099	2200	2154	2238	2299
E12000009	South West	E06000028	Bournemouth	1208	1355	1344	1420	1394	1447	1572	1667	2093	:	2236	1983	1919	:	2295	2157	2081	2183
E12000009	South West	E06000023	Bristol, City of	1543	1614	1674	1772	1769	1853	1927	1946	2054	2081	2179	2276	2236	2193	2340	2352	2362	2401
E12000009	South West	E06000052	Cornwall	:	:	:	:	:	:	:	:	:	1724	1745	1777	1758	1741	1802	1832	1852	1916
E12000009	South West	E06000053	Isles of Scilly	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:
E12000009	South West	E06000024	North Somerset	1474	1561	1617	1692	1810	1877	1898	1928	2011	2143	2103	2196	2198	2248	2304	2303	2204	2254
E12000009	South West	E06000026	Plymouth	1369	1522	1566	1551	1688	1737	1777	1864	1882	2059	2078	2082	2162	2205	2265	2272	2288	2197
E12000009	South West	E06000029	Poole	1412	1593	1573	1768	1749	1829	1895	1862	1976	2009	2161	2010	2244	2213	2279	2216	2336	2327
E12000009	South West	E06000025	South Gloucestershire	1634	1651	1776	1928	2023	2083	2107	2230	2133	2184	2299	2244	2266	2226	2262	2366	2483	2412
E12000009	South West	E06000030	Swindon	1596	1673	1762	1789	1847	1947	1943	2000	2159	2222	2258	2229	2223	2251	2317	2354	2477	2510
E12000009	South West	E06000027	Torbay	1163	1251	1342	1294	1250	1351	1451	1514	1614	1634	1539	1633	1838	1789	1814	1743	1857	:
E12000009	South West	E06000054	Wiltshire	:	:	:	:	:	:	:	:	:	1982	1984	2001	2045	1990	2057	2116	2123	2121
E12000009	South West	E07000040	East Devon	1207	1242	1313	1428	1418	1604	1545	1628	1658	1765	1766	1692	1707	1768	1818	1887	1943	2130
E12000009	South West	E07000041	Exeter	1495	1602	1664	1683	1729	1821	1881	1864	1826	1935	2024	2082	2151	2108	2253	2251	2259	2439
E12000009	South West	E07000042	Mid Devon	1300	1308	1369	1325	1395	1516	1668	1554	1581	1690	1859	1849	1908	1935	:	1954	1880	1987
E12000009	South West	E07000043	North Devon	1119	1218	1203	1246	1396	1452	1418	1462	1505	1569	1545	1673	1701	1746	1788	1807	1843	1870
E12000009	South West	E07000044	South Hams	1191	1339	1432	1530	1483	1551	1567	1680	1744	1857	1911	1781	1705	1701	1691	:	1836	1901
E12000009	South West	E07000045	Teignbridge	1174	1313	1360	1364	1537	1554	1636	1693	1668	:	1811	1868	1847	1846	1928	1939	1926	1895
E12000009	South West	E07000046	Torridge	994	1086	1199	1274	1362	:	1265	1246	:	1425	1454	1518	1411	1484	1507	1785	1620	1667
E12000009	South West	E07000047	West Devon	1124	:	:	1363	:	1603	1498	:	1443	1370	1357	1422	:	1681	1704	1827	1803	1879
E12000009	South West	E07000048	Christchurch	1599	1568	1596	1686	1780	1959	1795	1950	1902	1720	2001	1975	2203	2001	2073	2120	2149	2086
E12000009	South West	E07000049	East Dorset	1375	1502	1523	1542	1773	1987	1871	1842	1872	1928	1830	1836	:	1920	2022	2072	2153	2309
E12000009	South West	E07000050	North Dorset	1299	1457	1310	1446	1427	1556	1613	1625	1646	1561	1763	1706	1664	1653	1783	1912	1974	2059
E12000009	South West	E07000051	Purbeck	1497	:	:	1695	1810	1610	1862	:	:	2116	2090	1937	1970	2043	2121	:	2386	2153
E12000009	South West	E07000052	West Dorset	1242	1327	1416	1407	1561	1630	1721	1882	1800	1985	1963	1914	2019	2083	2159	2093	2071	2014
E12000009	South West	E07000053	Weymouth and Portland	1125	1385	1389	1458	1284	:	1431	:	1468	1784	:	1738	1902	1988	2229	1967	2002	:
E12000009	South West	E07000078	Cheltenham	1506	1591	1740	1794	1845	1832	1920	1952	2071	2189	2290	2219	2188	2349	2328	2287	2237	2206
E12000009	South West	E07000079	Cotswold	1436	1396	1718	1551	1569	1726	1697	1741	1870	1808	1786	1702	1763	1913	1866	1937	:	:
E12000009	South West	E07000080	Forest of Dean	1376	1546	1529	1541	1606	:	:	1740	1777	1803	1834	1762	1828	1835	1840	1977	1842	1924
E12000009	South West	E07000081	Gloucester	1423	1553	1578	1577	1644	:	1834	1861	2086	2172	2146	2074	2089	2280	2203	2293	2270	2338
E12000009	South West	E07000082	Stroud	1408	1497	1529	1609	1646	1747	1950	1799	1889	2118	2173	2030	2045	2232	2302	2187	2341	2334
E12000009	South West	E07000083	Tewkesbury	1703	1722	1700	1855	1883													

E12000009	South West	E07000191	West Somerset	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:
W92000004	Wales	W06000001	Isle of Anglesey	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:
W92000004	Wales	W06000002	Gwynedd	1217	1214	1335	1378	1383	1513	1593	1642	1726	1687	1728	1873	1753	1790	1838	1797
W92000004	Wales	W06000003	Conwy	1204	1321	1237	1336	1510	1730	1810	1674	1573	1752	1734	1678	1762	1947	1945	1914
W92000004	Wales	W06000004	Denbighshire	1344	1389	1533	1481	1528	1605	1578	1631	:	1687	1956	1836	1944	1938	1956	2075
W92000004	Wales	W06000005	Flintshire	1490	1624	1740	1805	1835	1880	1973	1984	1855	1974	2097	2101	2168	2223	2209	2441
W92000004	Wales	W06000006	Wrexham	1409	1407	1555	1618	1586	1702	1663	1740	1797	1750	2004	1957	1827	1904	2031	1955
W92000004	Wales	W06000023	Powys	1237	1226	1406	1614	1563	1500	1519	1629	1587	1602	1691	1641	1598	1632	1698	1626
W92000004	Wales	W06000008	Ceredigion	1032	1226	1324	1379	1380	1400	:	1497	1507	1538	1586	:	1786	1745	1881	1786
W92000004	Wales	W06000009	Pembrokeshire	1214	1259	1378	1272	1458	1450	:	1553	1690	1904	1894	1960	1923	1845	1927	1921
W92000004	Wales	W06000010	Carmarthenshire	1250	1363	1425	1449	1480	1510	1579	1563	1734	1794	1807	1840	1828	1898	1935	1994
W92000004	Wales	W06000011	Swansea	1385	1450	1412	1461	1441	1532	1604	1632	1583	1674	1820	1856	1930	1907	1933	1946
W92000004	Wales	W06000012	Neath Port Talbot	1615	1733	1811	1802	1843	1820	1957	2017	2053	2199	2068	2250	2184	2222	2056	2261
W92000004	Wales	W06000013	Bridgend	1384	1456	1569	1507	1550	1641	1849	1807	1874	1967	1992	2086	2010	2195	2142	2235
W92000004	Wales	W06000014	Vale of Glamorgan	:	:	:	1763	1697	1822	1948	1899	2114	2133	2158	2258	2224	2201	1993	1838
W92000004	Wales	W06000015	Cardiff	1443	1514	1586	1614	1666	1810	1849	1845	1886	1898	2011	2050	2083	2128	2174	2208
W92000004	Wales	W06000016	Rhondda Cynon Taf	:	:	:	1483	1493	1583	1517	1629	1675	1783	1841	1846	1902	1851	1980	2060
W92000004	Wales	W06000024	Merthyr Tydfil	1208	1238	1411	1348	1525	1488	1558	1626	1494	1636	:	1656	1758	1736	1768	1699
W92000004	Wales	W06000018	Caerphilly	1351	1451	1393	1431	1464	1530	1585	1595	1701	1787	1799	1879	1839	1883	1963	1993
W92000004	Wales	W06000019	Blaenau Gwent	1313	1302	1279	1286	1350	1479	1593	1505	1560	1403	1653	1602	1640	1666	1658	1779
W92000004	Wales	W06000020	Torfaen	1393	1352	1531	1504	1583	1648	1811	1828	1716	1760	1801	1866	:	1855	:	1995
W92000004	Wales	W06000021	Monmouthshire	1284	1325	1299	1339	1604	1624	1778	1652	1679	1835	1860	1904	1957	1913	1957	2040
W92000004	Wales	W06000022	Newport	1500	1535	1641	1636	1653	1758	1816	1866	1959	1996	1873	1988	2055	2006	2070	2052

Source: Office for National Statistics

Data from:

Annual Survey of Hours and Earnings

Notes:

1. Median gross annual salary data are taken from the Annual Survey of Hours and Earnings. For a more detailed breakdown and explanation see the release page; [Annual Survey of Hours and Earnings](#)

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Table 5a

Median monthly private sector rent^{2,3} as a percentage of median gross monthly salary⁴ by region and country, England and Wales, 2016

Code	Name	2016
K04000001	England and Wales	:
E92000001	England	27.37
E12000001	North East	22.53
E12000002	North West	24.03
E12000003	Yorkshire and The Humber	23.12
E12000004	East Midlands	25.91
E12000005	West Midlands	26.18
E12000006	East	31.19
E12000007	London	48.87
E12000008	South East	34.34
E12000009	South West	30.71
W92000004	Wales	23.35

Source: Office for National Statistics

Data from:

[Private Rental market statistics](#)

[Private sector rents](#)

[Annual Survey of Hours and Earnings](#)

Notes:

1. Private rental affordability for England is based on Total Private sector stock, while Wales is based on 2 bedroom properties only.
2. Median monthly private rent data for England is taken from Valuation Office Agency Private rental market summary statistics. Data covers October to September for each year. For a more detailed breakdown and explanation see the release page;
[Private rental market summary statistics](#)
3. Median monthly private rent data for Wales is taken from Stats Wales Private sector rent statistics. Data is based on calendar monthly rents from 1st January to 31st December. For a more detailed explanation see the release page;
[Private sector rents](#)
4. Median gross annual salary data are taken from the Annual Survey of Hours and Earnings. For a more detailed breakdown and explanation see the release page;
[Annual Survey of Hours and Earnings](#)
5. The ":" symbol means no data are available.

Table 5b

Median monthly private sector rent^{2,3} as a percentage of median gross monthly salary⁴ by local authority district, England and Wales, 2016

Region code	Region name	Local authority code	Local authority name	2016
E12000001	North East	E06000047	County Durham	22.33
E12000001	North East	E06000005	Darlington	19.55
E12000001	North East	E06000001	Hartlepool	20.68
E12000001	North East	E06000002	Middlesbrough	20.99
E12000001	North East	E06000057	Northumberland	22.64
E12000001	North East	E06000003	Redcar and Cleveland	24.25
E12000001	North East	E06000004	Stockton-on-Tees	23.43
E12000001	North East	E08000037	Gateshead	23.95
E12000001	North East	E08000021	Newcastle upon Tyne	26.83
E12000001	North East	E08000022	North Tyneside	24.18
E12000001	North East	E08000023	South Tyneside	25.44
E12000001	North East	E08000024	Sunderland	22.86
E12000002	North West	E06000008	Blackburn with Darwen	21.60
E12000002	North West	E06000009	Blackpool	30.03
E12000002	North West	E06000049	Cheshire East	26.28
E12000002	North West	E06000050	Cheshire West and Chester	27.66
E12000002	North West	E06000006	Halton	21.86
E12000002	North West	E06000007	Warrington	24.26
E12000002	North West	E07000026	Allerdale	24.04
E12000002	North West	E07000027	Barrow-in-Furness	17.92
E12000002	North West	E07000028	Carlisle	21.63
E12000002	North West	E07000029	Copeland	12.42
E12000002	North West	E07000030	Eden	26.57
E12000002	North West	E07000031	South Lakeland	30.07
E12000002	North West	E08000001	Bolton	24.10
E12000002	North West	E08000002	Bury	25.98
E12000002	North West	E08000003	Manchester	27.32
E12000002	North West	E08000004	Oldham	25.84

E12000002	North West	E08000005	Rochdale	24.39
E12000002	North West	E08000006	Salford	25.73
E12000002	North West	E08000007	Stockport	28.85
E12000002	North West	E08000008	Tameside	26.17
E12000002	North West	E08000009	Trafford	33.49
E12000002	North West	E08000010	Wigan	22.33
E12000002	North West	E07000117	Burnley	21.12
E12000002	North West	E07000118	Chorley	:
E12000002	North West	E07000119	Fylde	20.18
E12000002	North West	E07000120	Hyndburn	21.09
E12000002	North West	E07000121	Lancaster	21.32
E12000002	North West	E07000122	Pendle	20.70
E12000002	North West	E07000123	Preston	22.66
E12000002	North West	E07000124	Ribble Valley	26.07
E12000002	North West	E07000125	Rossendale	29.06
E12000002	North West	E07000126	South Ribble	26.75
E12000002	North West	E07000127	West Lancashire	22.44
E12000002	North West	E07000128	Wyre	28.30
E12000002	North West	E08000011	Knowsley	24.00
E12000002	North West	E08000012	Liverpool	19.93
E12000002	North West	E08000014	Sefton	26.26
E12000002	North West	E08000013	St. Helens	23.76
E12000002	North West	E08000015	Wirral	22.80
E12000003	Yorkshire and The Humber	E06000011	East Riding of Yorkshire	24.16
E12000003	Yorkshire and The Humber	E06000010	Kingston upon Hull, City of	18.55
E12000003	Yorkshire and The Humber	E06000012	North East Lincolnshire	21.06
E12000003	Yorkshire and The Humber	E06000013	North Lincolnshire	20.05
E12000003	Yorkshire and The Humber	E06000014	York	32.17
E12000003	Yorkshire and The Humber	E07000163	Craven	27.13
E12000003	Yorkshire and The Humber	E07000164	Hambleton	28.20
E12000003	Yorkshire and The Humber	E07000165	Harrogate	33.04
E12000003	Yorkshire and The Humber	E07000166	Richmondshire	25.04
E12000003	Yorkshire and The Humber	E07000167	Ryedale	28.57

E12000003	Yorkshire and The Humber	E07000168	Scarborough	24.22
E12000003	Yorkshire and The Humber	E07000169	Selby	23.55
E12000003	Yorkshire and The Humber	E08000016	Barnsley	20.59
E12000003	Yorkshire and The Humber	E08000017	Doncaster	23.10
E12000003	Yorkshire and The Humber	E08000018	Rotherham	22.59
E12000003	Yorkshire and The Humber	E08000019	Sheffield	24.62
E12000003	Yorkshire and The Humber	E08000032	Bradford	22.56
E12000003	Yorkshire and The Humber	E08000033	Calderdale	21.69
E12000003	Yorkshire and The Humber	E08000034	Kirklees	23.15
E12000003	Yorkshire and The Humber	E08000035	Leeds	25.56
E12000003	Yorkshire and The Humber	E08000036	Wakefield	24.29
E12000004	East Midlands	E06000015	Derby	17.71
E12000004	East Midlands	E06000016	Leicester	23.65
E12000004	East Midlands	E06000018	Nottingham	23.69
E12000004	East Midlands	E06000017	Rutland	32.38
E12000004	East Midlands	E07000032	Amber Valley	21.42
E12000004	East Midlands	E07000033	Bolsover	22.45
E12000004	East Midlands	E07000034	Chesterfield	22.60
E12000004	East Midlands	E07000035	Derbyshire Dales	28.70
E12000004	East Midlands	E07000036	Erewash	21.83
E12000004	East Midlands	E07000037	High Peak	25.10
E12000004	East Midlands	E07000038	North East Derbyshire	28.29
E12000004	East Midlands	E07000039	South Derbyshire	27.14
E12000004	East Midlands	E07000129	Blaby	29.07
E12000004	East Midlands	E07000130	Charnwood	22.54
E12000004	East Midlands	E07000131	Harborough	29.25
E12000004	East Midlands	E07000132	Hinckley and Bosworth	27.08
E12000004	East Midlands	E07000133	Melton	27.40
E12000004	East Midlands	E07000134	North West Leicestershire	26.55
E12000004	East Midlands	E07000135	Oadby and Wigston	32.62
E12000004	East Midlands	E07000136	Boston	:
E12000004	East Midlands	E07000137	East Lindsey	22.77
E12000004	East Midlands	E07000138	Lincoln	23.94

E12000004	East Midlands	E07000139	North Kesteven	29.19
E12000004	East Midlands	E07000140	South Holland	29.99
E12000004	East Midlands	E07000141	South Kesteven	30.54
E12000004	East Midlands	E07000142	West Lindsey	:
E12000004	East Midlands	E07000150	Corby	26.85
E12000004	East Midlands	E07000151	Daventry	32.59
E12000004	East Midlands	E07000152	East Northamptonshire	31.13
E12000004	East Midlands	E07000153	Kettering	26.03
E12000004	East Midlands	E07000154	Northampton	29.70
E12000004	East Midlands	E07000155	South Northamptonshire	:
E12000004	East Midlands	E07000156	Wellingborough	30.73
E12000004	East Midlands	E07000170	Ashfield	23.03
E12000004	East Midlands	E07000171	Bassetlaw	24.48
E12000004	East Midlands	E07000172	Broxtowe	24.28
E12000004	East Midlands	E07000173	Gedling	26.96
E12000004	East Midlands	E07000174	Mansfield	27.77
E12000004	East Midlands	E07000175	Newark and Sherwood	25.38
E12000004	East Midlands	E07000176	Rushcliffe	25.93
E12000005	West Midlands	E06000019	Herefordshire, County of	29.90
E12000005	West Midlands	E06000051	Shropshire	26.58
E12000005	West Midlands	E06000021	Stoke-on-Trent	21.57
E12000005	West Midlands	E06000020	Telford and Wrekin	25.32
E12000005	West Midlands	E07000192	Cannock Chase	25.80
E12000005	West Midlands	E07000193	East Staffordshire	22.22
E12000005	West Midlands	E07000194	Lichfield	28.25
E12000005	West Midlands	E07000195	Newcastle-under-Lyme	26.84
E12000005	West Midlands	E07000196	South Staffordshire	29.53
E12000005	West Midlands	E07000197	Stafford	24.84
E12000005	West Midlands	E07000198	Staffordshire Moorlands	:
E12000005	West Midlands	E07000199	Tamworth	29.65
E12000005	West Midlands	E07000218	North Warwickshire	26.69
E12000005	West Midlands	E07000219	Nuneaton and Bedworth	:
E12000005	West Midlands	E07000220	Rugby	25.80

E12000005	West Midlands	E07000221	Stratford-on-Avon	29.81
E12000005	West Midlands	E07000222	Warwick	31.62
E12000005	West Midlands	E08000025	Birmingham	27.69
E12000005	West Midlands	E08000026	Coventry	24.03
E12000005	West Midlands	E08000027	Dudley	25.00
E12000005	West Midlands	E08000028	Sandwell	26.58
E12000005	West Midlands	E08000029	Solihull	27.76
E12000005	West Midlands	E08000030	Walsall	23.29
E12000005	West Midlands	E08000031	Wolverhampton	24.03
E12000005	West Midlands	E07000234	Bromsgrove	32.41
E12000005	West Midlands	E07000235	Malvern Hills	32.67
E12000005	West Midlands	E07000236	Redditch	:
E12000005	West Midlands	E07000237	Worcester	27.16
E12000005	West Midlands	E07000238	Wychavon	29.76
E12000005	West Midlands	E07000239	Wyre Forest	29.40
E12000006	East	E06000055	Bedford	32.34
E12000006	East	E06000056	Central Bedfordshire	38.14
E12000006	East	E06000032	Luton	30.32
E12000006	East	E06000031	Peterborough	25.56
E12000006	East	E06000033	Southend-on-Sea	34.58
E12000006	East	E06000034	Thurrock	40.20
E12000006	East	E07000008	Cambridge	41.36
E12000006	East	E07000009	East Cambridgeshire	34.16
E12000006	East	E07000010	Fenland	27.27
E12000006	East	E07000011	Huntingdonshire	30.48
E12000006	East	E07000012	South Cambridgeshire	32.43
E12000006	East	E07000066	Basildon	35.73
E12000006	East	E07000067	Braintree	30.94
E12000006	East	E07000068	Brentwood	42.10
E12000006	East	E07000069	Castle Point	41.56
E12000006	East	E07000070	Chelmsford	37.37
E12000006	East	E07000071	Colchester	31.55
E12000006	East	E07000072	Epping Forest	45.71

E12000006	East	E07000073	Harlow	35.71
E12000006	East	E07000074	Maldon	:
E12000006	East	E07000075	Rochford	44.23
E12000006	East	E07000076	Tendring	33.68
E12000006	East	E07000077	Uttlesford	37.41
E12000006	East	E07000095	Broxbourne	42.53
E12000006	East	E07000096	Dacorum	38.96
E12000006	East	E07000242	East Hertfordshire	35.68
E12000006	East	E07000098	Hertsmere	46.83
E12000006	East	E07000099	North Hertfordshire	33.96
E12000006	East	E07000240	St Albans	49.54
E12000006	East	E07000243	Stevenage	28.35
E12000006	East	E07000102	Three Rivers	43.42
E12000006	East	E07000103	Watford	41.41
E12000006	East	E07000241	Welwyn Hatfield	39.90
E12000006	East	E07000143	Breckland	29.65
E12000006	East	E07000144	Broadland	32.85
E12000006	East	E07000145	Great Yarmouth	21.92
E12000006	East	E07000146	King's Lynn and West Norfolk	:
E12000006	East	E07000147	North Norfolk	27.22
E12000006	East	E07000148	Norwich	26.56
E12000006	East	E07000149	South Norfolk	27.84
E12000006	East	E07000200	Babergh	:
E12000006	East	E07000201	Forest Heath	:
E12000006	East	E07000202	Ipswich	25.19
E12000006	East	E07000203	Mid Suffolk	31.14
E12000006	East	E07000204	St Edmundsbury	33.38
E12000006	East	E07000205	Suffolk Coastal	24.55
E12000006	East	E07000206	Waveney	26.95
E12000007	London	E09000007	Camden	59.81
E12000007	London	E09000001	City of London	46.39
E12000007	London	E09000012	Hackney	62.58
E12000007	London	E09000013	Hammersmith and Fulham	57.19

E12000007	London	E09000014	Haringey	56.46
E12000007	London	E09000019	Islington	52.13
E12000007	London	E09000020	Kensington and Chelsea	99.65
E12000007	London	E09000022	Lambeth	53.99
E12000007	London	E09000023	Lewisham	46.56
E12000007	London	E09000025	Newham	51.72
E12000007	London	E09000028	Southwark	47.57
E12000007	London	E09000030	Tower Hamlets	42.99
E12000007	London	E09000032	Wandsworth	59.16
E12000007	London	E09000033	Westminster	69.54
E12000007	London	E09000002	Barking and Dagenham	44.52
E12000007	London	E09000003	Barnet	51.50
E12000007	London	E09000004	Bexley	:
E12000007	London	E09000005	Brent	59.02
E12000007	London	E09000006	Bromley	46.47
E12000007	London	E09000008	Croydon	41.93
E12000007	London	E09000009	Ealing	57.25
E12000007	London	E09000010	Enfield	51.87
E12000007	London	E09000011	Greenwich	51.69
E12000007	London	E09000015	Harrow	53.76
E12000007	London	E09000016	Havering	41.51
E12000007	London	E09000017	Hillingdon	41.70
E12000007	London	E09000018	Hounslow	46.36
E12000007	London	E09000021	Kingston upon Thames	50.57
E12000007	London	E09000024	Merton	61.65
E12000007	London	E09000026	Redbridge	51.00
E12000007	London	E09000027	Richmond upon Thames	57.43
E12000007	London	E09000029	Sutton	46.61
E12000007	London	E09000031	Waltham Forest	53.54
E12000008	South East	E06000036	Bracknell Forest	32.34
E12000008	South East	E06000043	Brighton and Hove	47.23
E12000008	South East	E06000046	Isle of Wight	28.73
E12000008	South East	E06000035	Medway	32.48

E12000008	South East	E06000042	Milton Keynes	30.50
E12000008	South East	E06000044	Portsmouth	29.31
E12000008	South East	E06000038	Reading	33.28
E12000008	South East	E06000039	Slough	32.12
E12000008	South East	E06000045	Southampton	30.13
E12000008	South East	E06000037	West Berkshire	32.55
E12000008	South East	E06000040	Windsor and Maidenhead	43.66
E12000008	South East	E06000041	Wokingham	34.03
E12000008	South East	E07000004	Aylesbury Vale	36.55
E12000008	South East	E07000005	Chiltern	49.71
E12000008	South East	E07000006	South Bucks	:
E12000008	South East	E07000007	Wycombe	35.09
E12000008	South East	E07000061	Eastbourne	31.24
E12000008	South East	E07000062	Hastings	26.74
E12000008	South East	E07000063	Lewes	37.15
E12000008	South East	E07000064	Rother	37.47
E12000008	South East	E07000065	Wealden	39.77
E12000008	South East	E07000084	Basingstoke and Deane	30.86
E12000008	South East	E07000085	East Hampshire	36.31
E12000008	South East	E07000086	Eastleigh	34.26
E12000008	South East	E07000087	Fareham	34.75
E12000008	South East	E07000088	Gosport	31.82
E12000008	South East	E07000089	Hart	36.47
E12000008	South East	E07000090	Havant	34.09
E12000008	South East	E07000091	New Forest	36.11
E12000008	South East	E07000092	Rushmoor	:
E12000008	South East	E07000093	Test Valley	36.66
E12000008	South East	E07000094	Winchester	38.34
E12000008	South East	E07000105	Ashford	31.62
E12000008	South East	E07000106	Canterbury	40.87
E12000008	South East	E07000107	Dartford	31.83
E12000008	South East	E07000108	Dover	25.34
E12000008	South East	E07000109	Gravesham	30.07

E12000008	South East	E07000110	Maidstone	36.41
E12000008	South East	E07000111	Sevenoaks	52.53
E12000008	South East	E07000112	Shepway	28.46
E12000008	South East	E07000113	Swale	32.26
E12000008	South East	E07000114	Thanet	34.66
E12000008	South East	E07000115	Tonbridge and Malling	40.89
E12000008	South East	E07000116	Tunbridge Wells	38.85
E12000008	South East	E07000177	Cherwell	32.34
E12000008	South East	E07000178	Oxford	43.40
E12000008	South East	E07000179	South Oxfordshire	36.29
E12000008	South East	E07000180	Vale of White Horse	30.85
E12000008	South East	E07000181	West Oxfordshire	38.79
E12000008	South East	E07000207	Elmbridge	45.03
E12000008	South East	E07000208	Epsom and Ewell	53.86
E12000008	South East	E07000209	Guildford	43.16
E12000008	South East	E07000210	Mole Valley	:
E12000008	South East	E07000211	Reigate and Banstead	38.16
E12000008	South East	E07000212	Runnymede	39.89
E12000008	South East	E07000213	Spelthorne	39.41
E12000008	South East	E07000214	Surrey Heath	41.00
E12000008	South East	E07000215	Tandridge	54.86
E12000008	South East	E07000216	Waverley	43.99
E12000008	South East	E07000217	Woking	43.65
E12000008	South East	E07000223	Adur	40.79
E12000008	South East	E07000224	Arun	40.97
E12000008	South East	E07000225	Chichester	38.80
E12000008	South East	E07000226	Crawley	33.85
E12000008	South East	E07000227	Horsham	42.04
E12000008	South East	E07000228	Mid Sussex	41.08
E12000008	South East	E07000229	Worthing	37.00
E12000009	South West	E06000022	Bath and North East Somerset	40.88
E12000009	South West	E06000028	Bournemouth	31.83
E12000009	South West	E06000023	Bristol, City of	35.40

E12000009	South West	E06000052	Cornwall	33.92
E12000009	South West	E06000053	Isles of Scilly	:
E12000009	South West	E06000024	North Somerset	28.83
E12000009	South West	E06000026	Plymouth	25.03
E12000009	South West	E06000029	Poole	32.87
E12000009	South West	E06000025	South Gloucestershire	33.16
E12000009	South West	E06000030	Swindon	26.90
E12000009	South West	E06000027	Torbay	:
E12000009	South West	E06000054	Wiltshire	34.18
E12000009	South West	E07000040	East Devon	31.45
E12000009	South West	E07000041	Exeter	30.55
E12000009	South West	E07000042	Mid Devon	30.20
E12000009	South West	E07000043	North Devon	31.82
E12000009	South West	E07000044	South Hams	38.14
E12000009	South West	E07000045	Teignbridge	34.31
E12000009	South West	E07000046	Torridge	34.19
E12000009	South West	E07000047	West Devon	31.82
E12000009	South West	E07000048	Christchurch	39.56
E12000009	South West	E07000049	East Dorset	35.73
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E12000009	South West	E07000051	Purbeck	34.84
E12000009	South West	E07000052	West Dorset	35.25
E12000009	South West	E07000053	Weymouth and Portland	31.23
E12000009	South West	E07000078	Cheltenham	31.50
E12000009	South West	E07000079	Cotswold	:
E12000009	South West	E07000080	Forest of Dean	30.93
E12000009	South West	E07000081	Gloucester	25.23
E12000009	South West	E07000082	Stroud	28.92
E12000009	South West	E07000083	Tewkesbury	29.13
E12000009	South West	E07000187	Mendip	34.94
E12000009	South West	E07000188	Sedgemoor	31.06
E12000009	South West	E07000189	South Somerset	29.28
E12000009	South West	E07000190	Taunton Deane	28.63

E12000009	South West	E07000191	West Somerset	:
W92000004	Wales	W06000001	Isle of Anglesey	22.29
W92000004	Wales	W06000002	Gwynedd	26.00
W92000004	Wales	W06000003	Conwy	:
W92000004	Wales	W06000004	Denbighshire	23.04
W92000004	Wales	W06000005	Flintshire	22.10
W92000004	Wales	W06000006	Wrexham	23.97
W92000004	Wales	W06000023	Powys	22.23
W92000004	Wales	W06000008	Ceredigion	28.93
W92000004	Wales	W06000009	Pembrokeshire	24.65
W92000004	Wales	W06000010	Carmarthenshire	22.26
W92000004	Wales	W06000011	Swansea	24.92
W92000004	Wales	W06000012	Neath Port Talbot	17.71
W92000004	Wales	W06000013	Bridgend	21.54
W92000004	Wales	W06000014	Vale of Glamorgan	26.68
W92000004	Wales	W06000015	Cardiff	26.15
W92000004	Wales	W06000016	Rhondda Cynon Taf	18.58
W92000004	Wales	W06000024	Merthyr Tydfil	20.46
W92000004	Wales	W06000018	Caerphilly	21.43
W92000004	Wales	W06000019	Blaenau Gwent	20.71
W92000004	Wales	W06000020	Torfaen	22.06
W92000004	Wales	W06000021	Monmouthshire	26.75
W92000004	Wales	W06000022	Newport	23.43

Source: Office for National Statistics

Data from:

[Private Rental market statistics](#)

[Private sector rents](#)

[Annual Survey of Hours and Earnings](#)

Notes:

1. Private rental affordability for England is based on Total Private sector stock, while Wales is based on 2 bedroom properties only.

2. Median monthly private rent data for England is taken from Valuation Office Agency Private rental market summary statistics. Data covers October to September for each year. For [Private rental market summary statistics](#)
3. Median monthly private rent data for Wales is taken from Stats Wales Private sector rent statistics. Data is based on calendar monthly rents from 1st January to 31st December. For [Private sector rents](#)
4. Median gross annual salary data are taken from the Annual Survey of Hours and Earnings. For a more detailed breakdown and explanation see the release page; [Annual Survey of Hours and Earnings](#)
5. The ":" symbol means no data are available.