Scottish Government
Riaghaltas na h-Alba

An Official Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

Private Sector Rent Statistics, Scotland, 2010 to 2022

Note that figures are based predominantly on advertised rents.

Main findings for average rent changes in the latest year (2021 to 2022):

- In the year to end September 2022, average 2 bedroom rents increased in 17 out of 18 areas of Scotland compared with the previous year. Increases in 7 of these areas were above the average 12 month UK CPI inflation[1] rate of 7.6%, ranging from 7.7% in Greater Glasgow to 10.3% in South Lanarkshire. Meanwhile the average 2 bedroom rent in the Ayrshires decreased by 1.5%.
- These regional trends combine to show an estimated 6.2% annual increase in average 2 bedroom monthly rents at a Scotland level.
- Average rents increased at a Scotland level across all property size categories, with increases of 6.3%, 6.2%, 7.4%, 7.5% and 6.9% for 1 to 4 bedroom and 1 bedroom shared properties respectively.

Main findings for cumulative average rent changes between 2010 and 2022:

- Lothian and Greater Glasgow have seen increases in average rents above the rate of inflation between 2010 and 2022[2] across all property sizes.
- East Dunbartonshire, Forth Valley and Fife have seen increases in average rents above the rate of inflation for all property sizes except 1 bedroom shared properties.
- The Ayrshires, Dumfries and Galloway, North Lanarkshire and West Dunbartonshire have seen increases in average rents of less than the rate of inflation across all property sizes between 2010 and 2022.

Note that these statistics cover the 12 month period to end September 2022, and so largely pre-date the Programme for Government proposals for

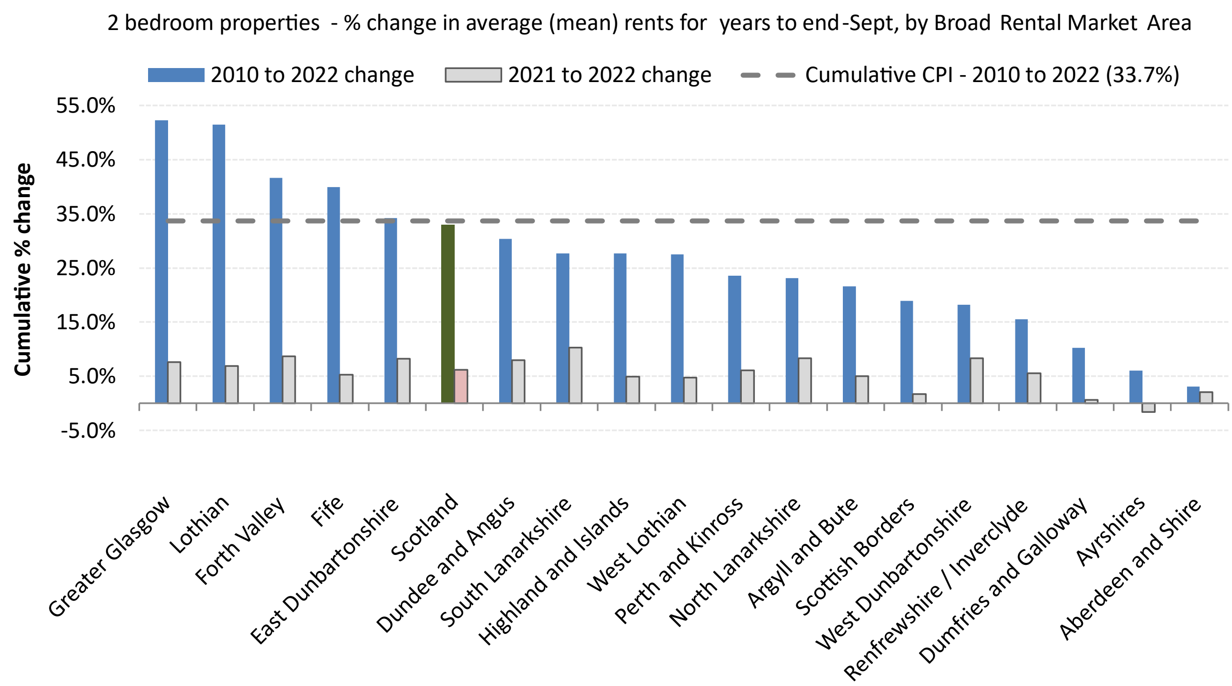
[1] An increase in CPI inflation of 7.6%, based on the average CPI value across the latest 12 month period Oct-21 to Sep-22 compared with the average value in the previous year Oct-20 to Sep-21.

[2] An increase in CPI inflation of 33.7%, based on the average CPI value across the latest 12 month period Oct-21 to Sep-22 compared with the average value in the year Oct-09 to Sep-10.

emergency cost of living rent freeze legislation announced on 6 September 2022.

In addition, the figures presented are based predominantly on advertised rents, and so do not represent rent changes for existing tenants to whom the rent freeze applies.

Chart 1: Greater Glasgow and Lothian have seen the largest cumulative percentage rises in average 2 bedroom rents between 2010 and 2022



This publication presents statistics on private sector rent levels in Scotland over the years 2010 to 2022 (years to end September) for different property sizes across each of the 18 Broad Rental Market Areas in Scotland[3]. It contains information on average rents as well as rents at the higher and lower end of the market[4].

The publication uses data from the Rent Service Scotland market evidence database, which is collected for the purposes of determining annual Local Housing Allowance levels and Local Reference Rent.

The main users of this publication are likely to include those involved in housing policy and practice, researchers, tenants, landlords, letting agents, and other individuals with an interest in the private rented sector.

[3] A definition and map of Broad Rental Market Areas is included in this publication in Section 9 on Broad Rental Market Area Profiles

[4] Information is provided on means, medians, lower quartiles and upper quartiles. These statistical terms are defined in Annex B – Glossary of Terms

Note that the rental information contained in the market evidence database is largely based on advertised rents, therefore it is important to note that the statistics presented in this publication do not represent rent changes for existing tenants.

As with the previous publication, Scotland figures have been calculated using a weighted stock approach based on separate Scottish Household Survey estimates on the profile of rental stock by area and property size over time. Further information on this is available in Section 8 and Annex C.

1. Key findings, based on 2 bedroom properties

The most common type of property in the private rented sector is a 2 bedroom property, with around half (49 per cent) of all private rented properties in Scotland estimated to be this size[5]. Findings relating to other sizes of properties can differ to this, and are provided later in this publication.

- In the year to end September 2022, average 2 bedroom rents increased in 17 out of 18 areas of Scotland. Increases in 7 of these areas were above the average 12 month UK CPI inflation rate of 7.6%, with the largest increase being 10.3% in South Lanarkshire. The average 2 bedroom rent in the Ayrshires decreased by 1.5%.
- These regional trends combine to show an estimated 6.2% increase in average 2 bedroom monthly rents at a Scotland level, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.
- In the year to end September 2022, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£1,006). Other areas with high rents included Greater Glasgow (£858) and East Dunbartonshire (£780). Areas with the lowest average rents for 2 bedroom properties included the Ayrshires (£493) and Dumfries and Galloway (£480).
- Figures on changes to rents over the period from 2010 to 2022 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 33.7% from the year to end September 2010 to the year to end September 2022.
- Over the 12 year cumulative period from 2010 to 2022, five areas (Greater Glasgow, Lothian, Forth Valley, Fife and East Dunbartonshire) have seen rent increases above the level of CPI inflation, for 2 bedroom properties.
- Over the same period, 13 areas have seen increases below the level of CPI inflation, with average rents in Aberdeen and Shire just 3.1% higher in 2022 compared to 2010.

[5] See Table 3.6d ‘Housing characteristics by tenure - Number of bedrooms (Scotland, 2019)’ at SHS Data Explorer (shinyapps.io)

- These regional trends combine to show an estimated 32.9% cumulative increase for average 2 bedroom properties in Scotland between 2010 and 2022, reaching £736 in 2022.

The changes in average rents for 2 bedroom properties between 2021 to 2022, and 2010 to 2022, are illustrated in the maps in Figure A and Figure B, respectively.

Figure A shows that when looking at the 2 bedroom property size category between 2021 and 2022, that average rents have increased above CPI inflation of 7.6% in South Lanarkshire (10.3%), Forth Valley (8.7%), North Lanarkshire (8.3%), West Dunbartonshire (8.3%), East Dunbartonshire (8.2%), Dundee and Angus (8.0%), and Greater Glasgow (7.7%).

Average rents have increased but by less than CPI of 7.6% in Lothian (6.9%), Perth and Kinross (6.1%), Renfrewshire / Inverclyde (5.6%), Fife (5.3%), Argyll and Bute (5.0%), Highland and Islands (4.9%), West Lothian (4.7%), Aberdeen and Shire (2.1%), Scottish Borders (1.7%), and Dumfries and Galloway (0.6%). Whilst the average rent for the Ayrshires has decreased by 1.5%.

Figure B shows that when looking at the 2 bedroom property size category between 2010 and 2022, that average rents have increased above CPI inflation of 33.7% in Greater Glasgow (52.3%), Lothian (51.5%), Forth Valley (41.6%), Fife (39.9%), and East Dunbartonshire (34.2%).

Average rents have increased by more than 20% but below CPI inflation of 33.7% in Dundee and Angus (30.3%), South Lanarkshire (27.7%), Highland and Islands (27.6%), West Lothian (27.5%), Perth and Kinross (23.6%), North Lanarkshire (23.1%), and Argyll and Bute (21.6%).

Average rents have increased by less than 20% in the Scottish Borders (18.9%), West Dunbartonshire (18.2%), Renfrewshire / Inverclyde (15.6%), Dumfries and Galloway (10.2%), the Ayrshires (6.1%), and Aberdeen and Shire (3.1%).

Figure A: Change in average (mean) rents for 2 bedroom properties between 2021 and 2022

Note that figures are based predominantly on advertised rents.

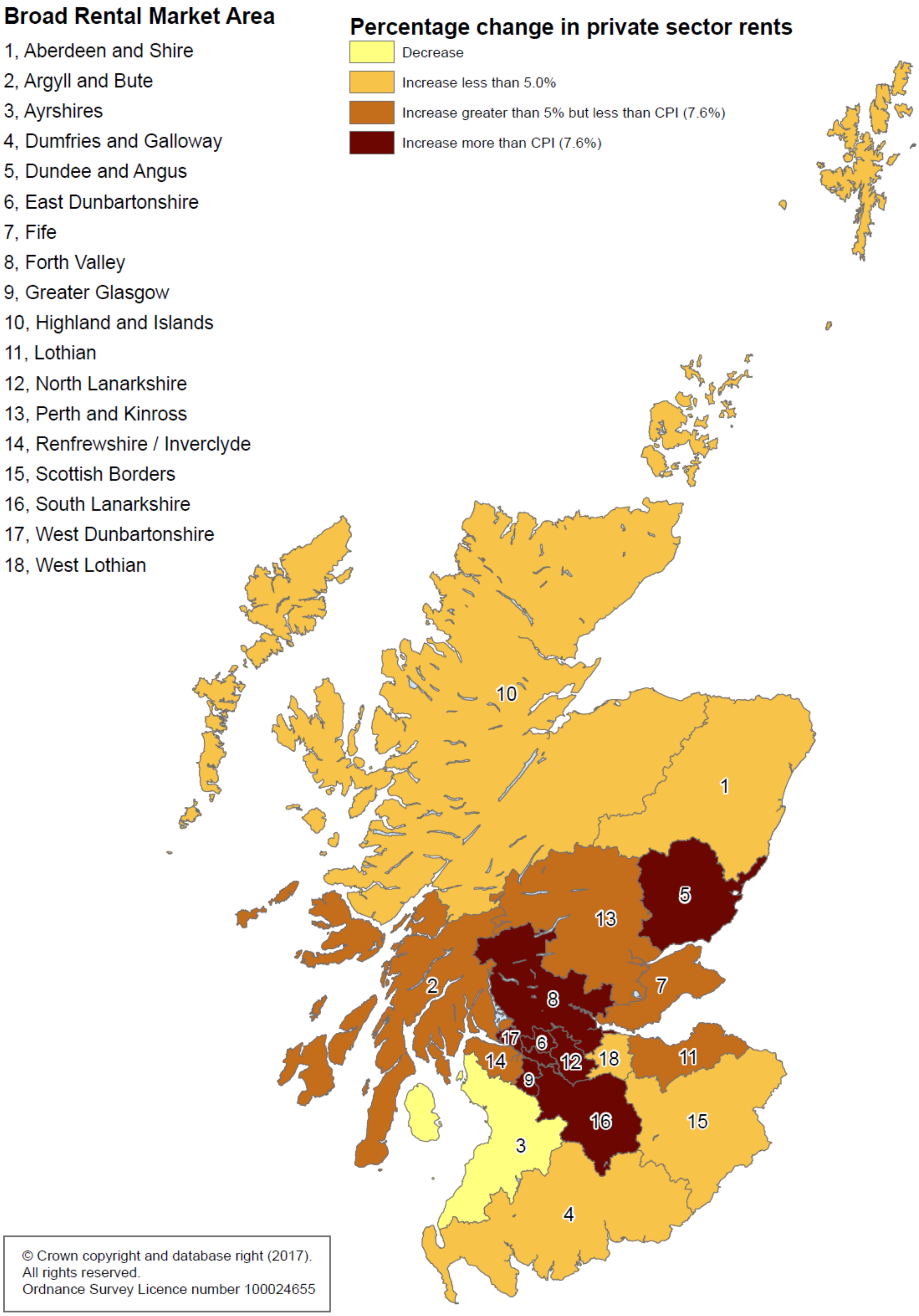
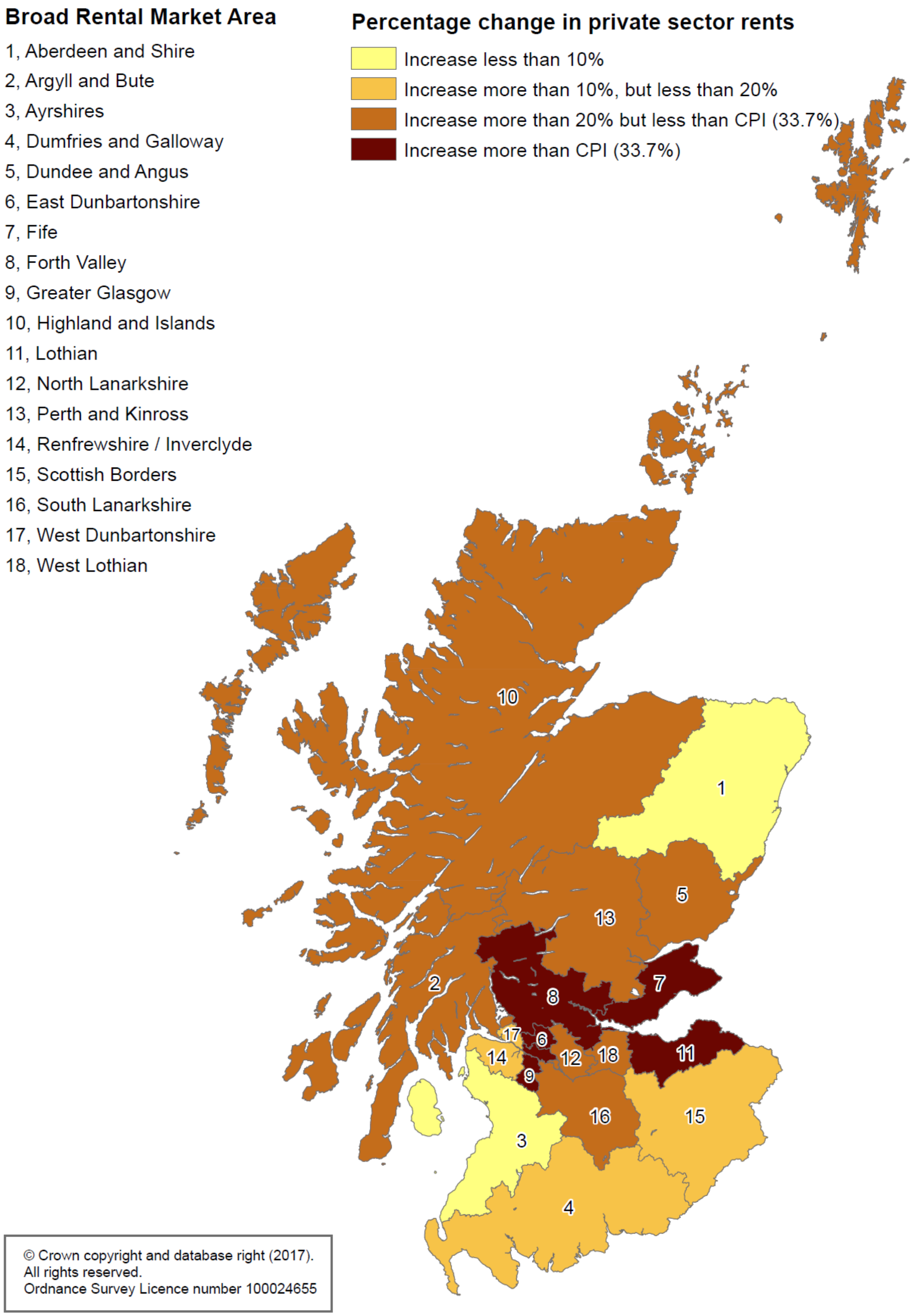


Figure B: Percentage change in average (mean) rents for 2 bedroom properties between 2010 and 2022

Note that figures are based predominantly on advertised rents.



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2. Background

This publication uses data from the Rent Service Scotland 'Market Evidence Database'. This database is used to meet the needs of determining annual Local Housing Allowance levels and Local Reference Rent, and data from it is also published in the form of 30th percentile rental prices[6] at Broad Rental Market Area level.

The market evidence data on private rents is sourced through a variety of means, including private landlord and letting agent returns, mailshot initiatives, as well as advertised rental information. In the latest year to end September 2022, an estimated 87% of records were based on advertised rents, with the remainder being based on sitting tenant rents from landlord returns.

Given the high proportion of records obtained from advertised rents, it is important to note that the statistics presented in this publication therefore do not represent rent increases for existing tenants.

The rental values in this publication are based on data collected on around 25,000 to 35,000 individual rents each year, representing about 8% to 10% of private rented dwellings. It is important to note that the data collected on individual rents may encompass different property types and addresses for each data collection year.

As with the previous publication, Scotland figures have been calculated using a weighted stock approach based on separate Scottish Household Survey estimates on the profile of rental stock over time in terms of area and property size (number of bedrooms). Further information on this is available in Section 8 and in Annex C. Also see Annex D for further information on methodological differences to the ONS Index of Private Rents.

Caution is advised when considering rent levels and trends for property sizes within Broad Rental Market Areas which are based on small sample sizes.

This publication does not present rental values averaged across all property sizes for Broad Rental Market Areas or at a Scotland level. This is because changes to sampling proportions by property size within each Broad Rental Market Area over the years would likely introduce bias into overall averages when comparing trends over time. In addition, each Broad Rental Market Area has a different profile of rental properties by size, which would also distort overall comparisons between Broad Rental Market Areas.

[6] Local Housing Allowance Rates: 2021-2022 - gov.scot (www.gov.scot)

This publication uses data from the Rent Service Scotland market evidence database, which:

- excludes any rents related to social housing, mid-market rents, halls of residence, and private tenancies known to be the subject of housing benefit and regulated tenancies.

In addition:

- Rental information on studio/bedsit properties, properties with 5 or more bedrooms, and bed and breakfast lodgings has been excluded from this publication due to small sample sizes.
- Rents for a bedroom in a shared property are presented as ‘rent only’ figures, i.e. do not include the additional cost of shared services where these are known.

Further details on the data collection methodology, including sample sizes and sampling proportions is given in Annex C.

We welcome your views and feedback on the format and content of this publication, along with any suggestions for areas of improvements that could be made. Contact details are listed on the back page, or you can email us at housingstatistics@gov.scot.

3. Main Findings for 1 Bedroom Properties

In the year to end September 2022, average 1 bedroom rents increased above the average 12 month UK CPI inflation rate of 7.6% in 5 out of 18 areas of Scotland, ranging from 8.4% in Renfewshire / Inverclyde up to 12.1% in North Lanarkshire. A further eleven areas saw an increase above 0.5% but below the level of CPI inflation.

One area (Ayrshires) saw little change (within +/-0.5%) in average rents compared with the previous year, whilst Dumfries and Galloway saw average rents decrease by 1.8%.

Average rents for 1 bedroom properties at the Scotland level increased by an estimated 6.3% between 2021 and 2022, to reach £580 in 2022, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.

Figures on longer term changes to rents for 1 bedroom properties over the period from 2010 to 2022 should be considered in the context of the cumulative increase in UK CPI of 33.7% from the year to end September 2010 to the year to end September 2022.

Over the 12 year period from 2010 to 2022, two areas have seen cumulative rent increases above the level of CPI inflation. Lothian has seen the highest increase in private rents for 1 bedroom properties, with average rents rising by 55.1% and average rents in the Greater Glasgow area rising by 48.3% between 2010 and 2022.

These cumulative increases equate to annualised growth rates of 3.7% for Lothian and 3.3% for Greater Glasgow, when calculated on a compound annual increase basis between 2010 and 2022

For the remaining areas of Scotland, cumulative changes have been below CPI inflation. Aberdeen and Shire has seen a fall of 11.3% in average rents, which is likely to reflect decreased demand for rental properties in recent years following the downturn in the oil industry.

These regional trends combine to show an estimated 31.2% cumulative increase for 1 bedroom properties between 2010 and 2022 (equating to an annualised growth rate of 2.3%), to reach £580 in 2022. See Table 1 and Chart 2 below.

Table 1: 1 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2022, by Broad Rental Market Area

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
Lothian	520	755	807	55.1%	6.8%
Greater Glasgow	437	604	648	48.3%	7.2%
Forth Valley	387	468	511	32.0%	9.2%
Scotland	**442**	**546**	**580**	**31.2%**	**6.3%**
Fife	379	462	492	29.8%	6.4%
East Dunbartonshire	450	534	580	29.1%	8.6%
Highland and Islands	415	494	524	26.3%	6.1%
West Lothian	428	521	539	25.8%	3.5%
Dundee and Angus	351	414	439	25.0%	5.8%
Perth and Kinross	377	439	457	21.2%	4.3%
North Lanarkshire	373	398	447	19.7%	12.1%
Argyll and Bute	382	440	454	18.8%	3.2%
Scottish Borders	336	387	397	18.1%	2.6%
South Lanarkshire	382	411	448	17.2%	9.0%
Renfrewshire / Inverclyde	374	392	425	13.4%	8.4%
West Dunbartonshire	397	420	445	12.1%	6.0%
Dumfries and Galloway	359	406	398	11.0%	-1.8%
Ayrshires	375	404	405	7.8%	0.2%
Aberdeen and Shire	529	455	469	-11.3%	3.0%

Note: See the Supporting Documents Excel Workbook Table 7 for a more detailed breakdown of quartile and average rents for each year. Also note that the Scotland figures have been calculated using a weighted stock approach, with further information on this available in Section 8 and Annex C.

Chart 2: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 1 bedroom rents between 2010 and 2022, whilst Aberdeen and Shire average rents have dropped over the twelve years.

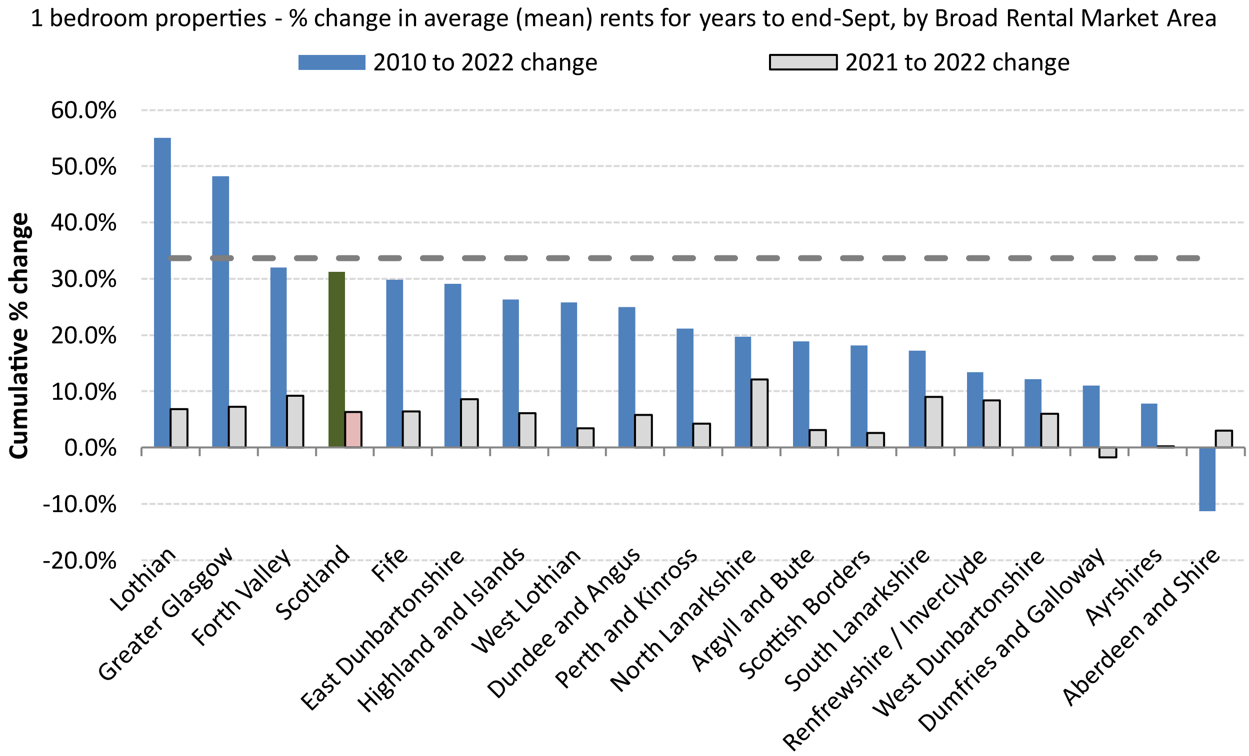
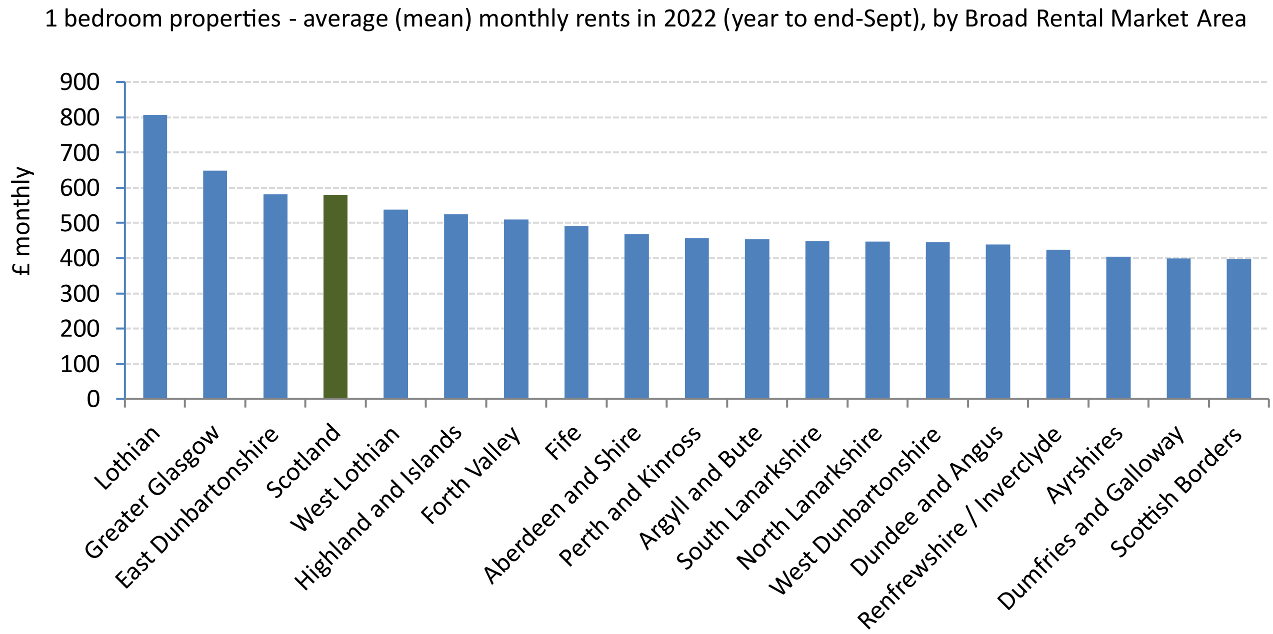


Chart 3: In 2022, Lothian had the highest average monthly 1 bedroom rent (£807), with Scottish Borders having the lowest (£397)



4. Main Findings for 2 Bedroom Properties

In the year to end September 2022, average 2 bedroom rents increased in 17 out of 18 areas of Scotland. Increases in 7 of these areas were above the average 12-month UK CPI inflation rate of 7.6%, with the largest increase being 10.3% in South Lanarkshire. The average 2 bedroom rent in the Ayrshires decreased by 1.5%.

Average rents for 2 bedroom properties at the Scotland level increased by an estimated 6.2% between 2021 and 2022, to reach £736 in 2022, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.

Figures on longer term changes to rents for 2 bedroom properties over the period from 2010 to 2022 should be considered in the context of the cumulative increase in UK CPI of 33.7% from the year to end September 2010 to the year to end September 2022.

Over the 12 year period from 2010 to 2022, five areas (Greater Glasgow, Lothian, Forth Valley, Fife and East Dunbartonshire) have had rent increase above CPI inflation. Greater Glasgow and Lothian have seen the highest cumulative increase in private rents for 2 bedroom properties, with average rents rising by 52.3% and 51.5% respectively, equating to annualised growth rates of 3.6% and 3.5% when calculated on a compound annual increase basis between 2010 and 2022.

For the remaining areas of Scotland, cumulative increases have been below CPI inflation and have ranged from 3.1% in Aberdeen and Shire to 30.3% in Dundee and Angus.

These regional trends combine to show an estimated 32.9% cumulative increase for 2 bedroom properties between 2010 and 2022 (equating to an annualised growth rate of 2.4%), to reach £736 in 2022. See Table 2 and Chart 4 below.

Table 2: 2 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2022, by Broad Rental Market Area

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
Greater Glasgow	564	797	858	52.3%	7.7%
Lothian	665	942	1,006	51.5%	6.9%
Forth Valley	492	642	697	41.6%	8.7%
Fife	464	616	649	39.9%	5.3%
East Dunbartonshire	581	721	780	34.2%	8.2%
Scotland	**554**	**693**	**736**	**32.9%**	**6.2%**
Dundee and Angus	497	601	648	30.3%	8.0%
South Lanarkshire	481	556	613	27.7%	10.3%
Highland and Islands	503	612	643	27.6%	4.9%
West Lothian	527	642	673	27.5%	4.7%
Perth and Kinross	506	590	626	23.6%	6.1%
North Lanarkshire	455	517	560	23.1%	8.3%
Argyll and Bute	503	583	612	21.6%	5.0%
Scottish Borders	442	516	525	18.9%	1.7%
West Dunbartonshire	492	537	582	18.2%	8.3%
Renfrewshire / Inverclyde	473	518	547	15.6%	5.6%
Dumfries and Galloway	435	477	480	10.2%	0.6%
Ayrshires	464	500	493	6.1%	-1.5%
Aberdeen and Shire	643	649	663	3.1%	2.1%

Note: See the Supporting Documents Excel Workbook Table 7 for a more detailed breakdown of quartile and average rents for each year. Also note that the Scotland figures have been calculated using a weighted stock approach, with further information on this available in Section 8 and Annex C.

Chart 4: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 2 bedroom rents between 2010 and 2022

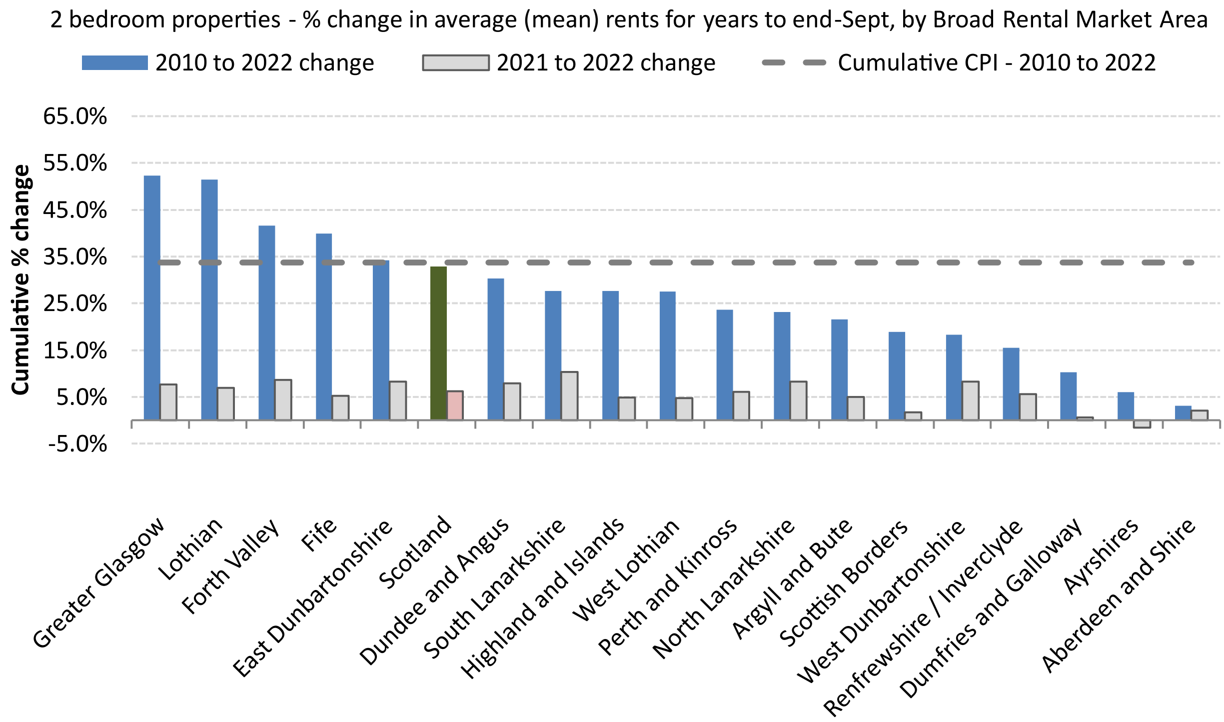
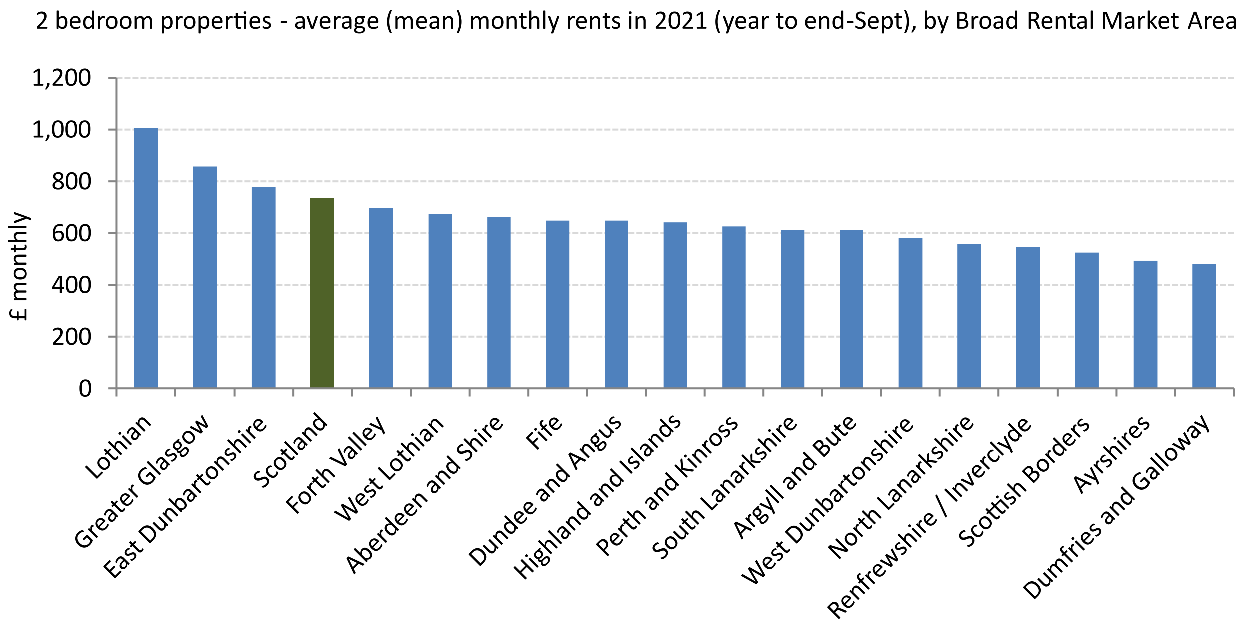


Chart 5: In 2022, Lothian had the highest average monthly 2 bedroom rent (£1,006), with Dumfries and Galloway having the lowest (£480)



5. Main Findings for 3 Bedroom Properties

In the year to end September 2022, average 3 bedroom rents increased above the average 12 month UK CPI inflation rate of 7.6% in 11 out of 18 areas, ranging from an increase of 7.8% in Fife up to 26.5% in Argyll and Bute. One area (Greater Glasgow) saw an increase at the rate of inflation of 7.6%. A further four areas saw increases in average rents but below CPI, and two areas saw little change (within +/-0.5%) in average rents compared with the previous year, including the Ayrshires and Dumfries and Galloway.

Average rents for 3 bedroom properties at the Scotland level increased by an estimated 7.4% between 2021 and 2022, to reach £906 in 2022, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.

Figures on longer term changes to rents for 3 bedroom properties over the period from 2010 to 2022 should be considered in the context of the cumulative increase in UK CPI of 33.7% from the year to end September 2010 to the year to end September 2022.

Over the 12 year period from 2010 to 2022, seven areas have seen rent increases for 3 bedroom properties above the level of CPI inflation, ranging from an increase of 39.8% in Dundee and Angus up to 52.3% in Forth Valley.

These cumulative increases equate to a range of annualised growth rates between 2.8% in Dundee and Angus to 3.6% in Forth Valley, when calculated on a compound annual increase basis between 2010 and 2022.

For the remaining ten areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 8.9% in the Ayrshires up to 32.4% in Perth and Kinross.

These regional trends combine to show an estimated 34.5% cumulative increase for 3 bedroom properties between 2010 and 2022 (equating to an annualised growth rate of 2.5%), to £906 in 2022. See Table 3 and Chart 6 below.

Table 3: 3 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2022, by Broad Rental Market Area

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
Forth Valley	643	899	979	52.3%	8.9%
East Dunbartonshire	750	1,017	1,138	51.7%	11.9%
Lothian	918	1,301	1,382	50.6%	6.2%
Greater Glasgow	728	1,016	1,093	50.1%	7.6%
Fife	563	778	839	49.0%	7.8%
West Lothian	616	781	876	42.2%	12.1%
Dundee and Angus	633	809	884	39.8%	9.3%
Scotland	**674**	**844**	**906**	**34.5%**	**7.4%**
Perth and Kinross	647	777	857	32.4%	10.3%
Argyll and Bute	638	659	834	30.9%	26.5%
Scottish Borders	515	663	670	30.1%	1.0%
South Lanarkshire	627	732	813	29.6%	11.0%
Highland and Islands	595	737	770	29.5%	4.5%
Aberdeen and Shire	744	867	931	25.2%	7.4%
West Dunbartonshire	591	672	728	23.2%	8.4%
North Lanarkshire	549	600	668	21.8%	11.4%
Renfrewshire / Inverclyde	612	642	693	13.4%	8.1%
Dumfries and Galloway	500	547	549	9.8%	0.3%
Ayrshires	556	608	606	8.9%	-0.3%

Note: See the Supporting Documents Excel Workbook Table 7 for a more detailed breakdown of quartile and average rents for each year. Also note that the Scotland figures have been calculated using a weighted stock approach, with further information on this available in Section 8 and Annex C.

Chart 6: Forth Valley, East Dunbartonshire, Lothian, Greater Glasgow and Fife have seen the largest cumulative percentage rises in average 3 bedroom rents between 2010 and 2022

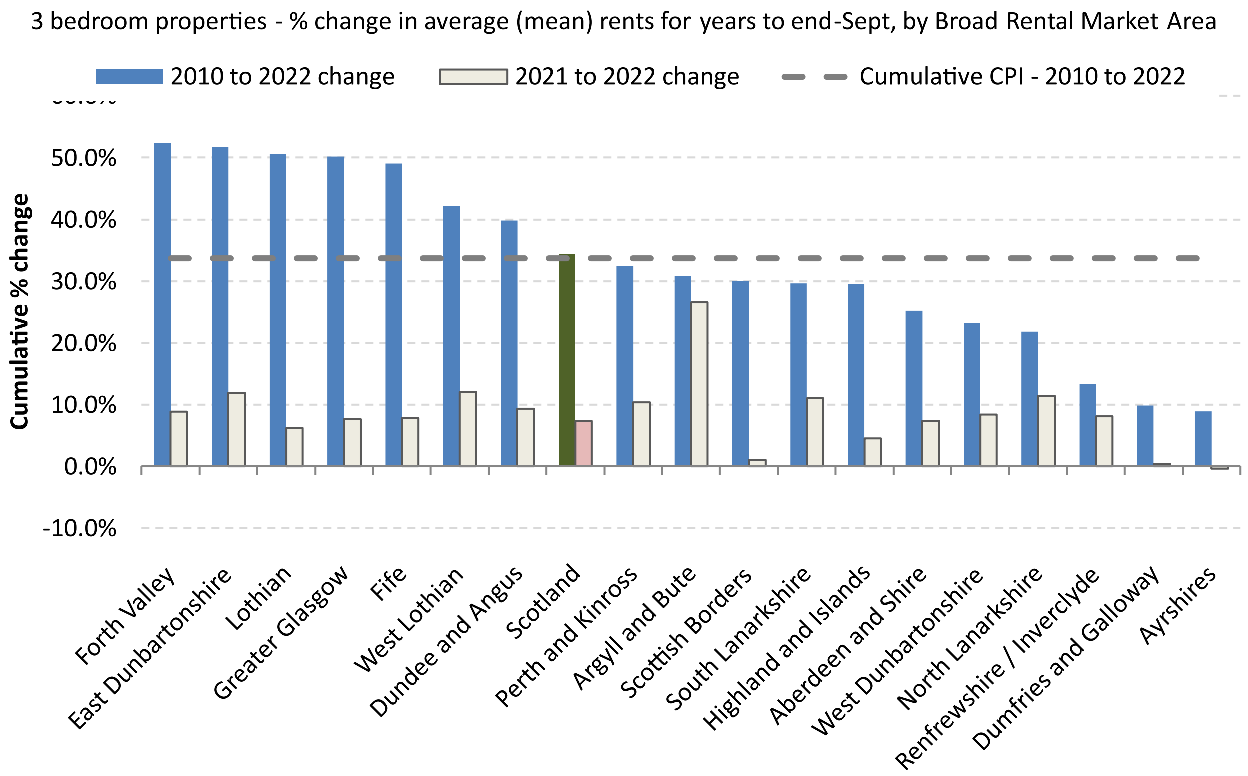
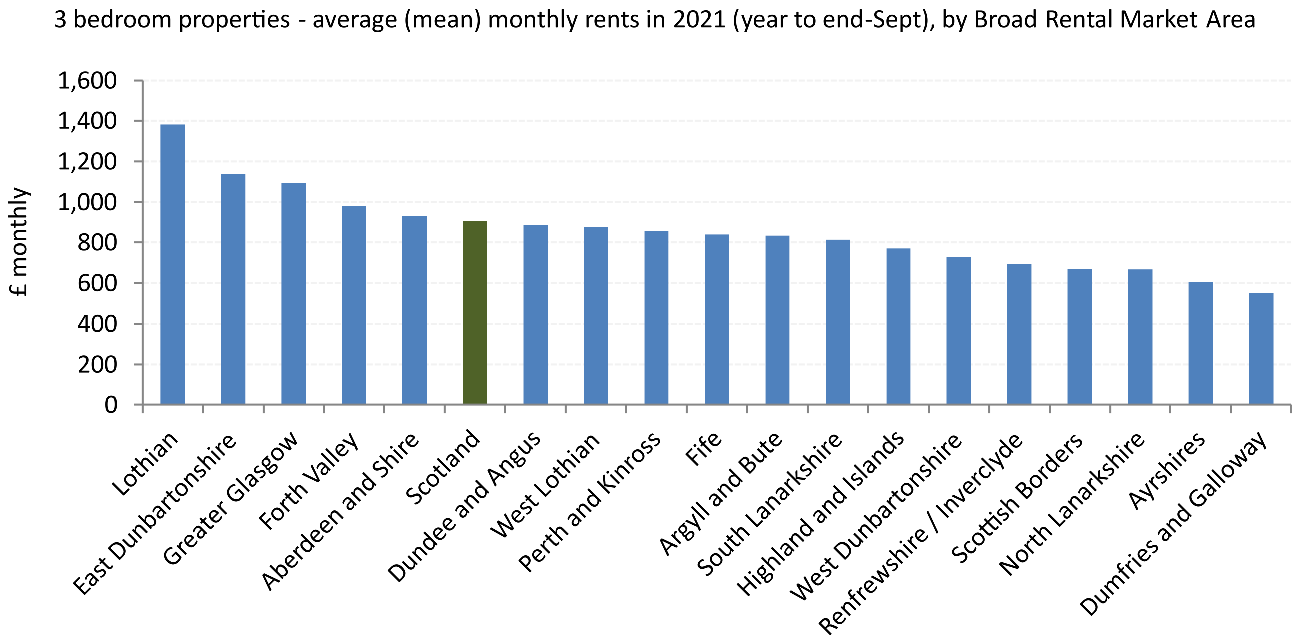


Chart 7: In 2022, Lothian had the highest average monthly 3 bedroom rent (£1,382), with Dumfries and Galloway having the lowest (£549)



6. Main Findings for 4 Bedroom Properties

Note that some areas have a relatively low number of 4 bedroom property records recorded, and therefore some caution is needed when interpreting the findings given that the averages presented can be based on a small number of underlying records.

In the year to end September 2022, average 4 bedroom rents increased above the average 12 month UK CPI inflation rate of 7.6% in 8 out of 18 areas, ranging from an increaes of 7.9% in Highland and Islands up to 27.7% in Argyll and Bute.

A further seven areas saw increases in average rents but below CPI, and three areas saw decreases in average rents, including East Dunbartonshire, the Ayrshires and West Dunbartonshire.

Average rents for 4 bedroom properties at the Scotland level were estimated to increase by 7.5% between 2021 and 2022, to reach £1,460 in 2022, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.

Figures on longer term changes to rents for 4 bedroom properties over the period from 2010 to 2022 should be considered in the context of the cumulative increase in UK CPI of 33.7% from the year to end September 2010 to the year to end September 2022.

Over the 12 year period from 2010 to 2022, 14 out of 18 areas have seen rent increases above the level of CPI inflation for 4 bedroom properties, ranging from an increase of 35.2% in Highland and Islands up to 73.9% in Fife.

These cumulative increases equate to a range of annualised growth rates between 2.5% in Highland and Islands to 4.7% in Fife, when calculated on a compound annual increase basis between 2010 and 2022.

For the remaining four areas of Scotland, cumulative increases have been below CPI inflation, ranging from a 19.2% increase in the Ayrshires up to a 33.1% increase in North Lanarkshire.

These regional trends combine to show an estimated 55.6% cumulative increase for 4 bedroom properties between 2010 and 2022 (equating to an annualised growth rate of 3.8%), to reach £1,460 in 2022. See Table 4 and Chart 8 below.

Table 4: 4 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2022, by Broad Rental Market Area

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
Fife	773	1,330	1,345	73.9%	1.1%
Forth Valley	857	1,225	1,469	71.4%	19.9%
Greater Glasgow	1,067	1,677	1,773	66.2%	5.7%
Scottish Borders	690	1,057	1,132	64.1%	7.1%
Dundee and Angus	811	1,224	1,317	62.4%	7.6%
Lothian	1,291	1,879	2,044	58.3%	8.8%
Renfrewshire / Inverclyde	834	1,238	1,306	56.7%	5.5%
Scotland	**939**	**1,358**	**1,460**	**55.6%**	**7.5%**
West Lothian	834	1,162	1,258	50.8%	8.3%
South Lanarkshire	924	1,181	1,390	50.4%	17.7%
Argyll and Bute	924	1,063	1,357	46.9%	27.7%
Aberdeen and Shire	944	1,319	1,371	45.3%	3.9%
East Dunbartonshire	1,135	1,651	1,638	44.2%	-0.8%
Perth and Kinross	858	1,080	1,210	41.2%	12.1%
Highland and Islands	751	940	1,015	35.2%	7.9%
North Lanarkshire	776	952	1,033	33.1%	8.5%
Dumfries and Galloway	620	790	824	33.0%	4.4%
West Dunbartonshire	821	1,092	1,024	24.7%	-6.2%
Ayrshires	758	994	903	19.2%	-9.1%

Note: See the Supporting Documents Excel Workbook Table 7 for a more detailed breakdown of quartile and average rents for each year. Also note that the Scotland figures have been calculated using a weighted stock approach, with further information on this available in Section 8 and Annex C.

Chart 8: Fife, Forth Valley, Greater Glasgow, Scottish Borders, and Dundee and Angus have seen the largest cumulative percentage rises in average 4 bedroom rents between 2010 and 2022

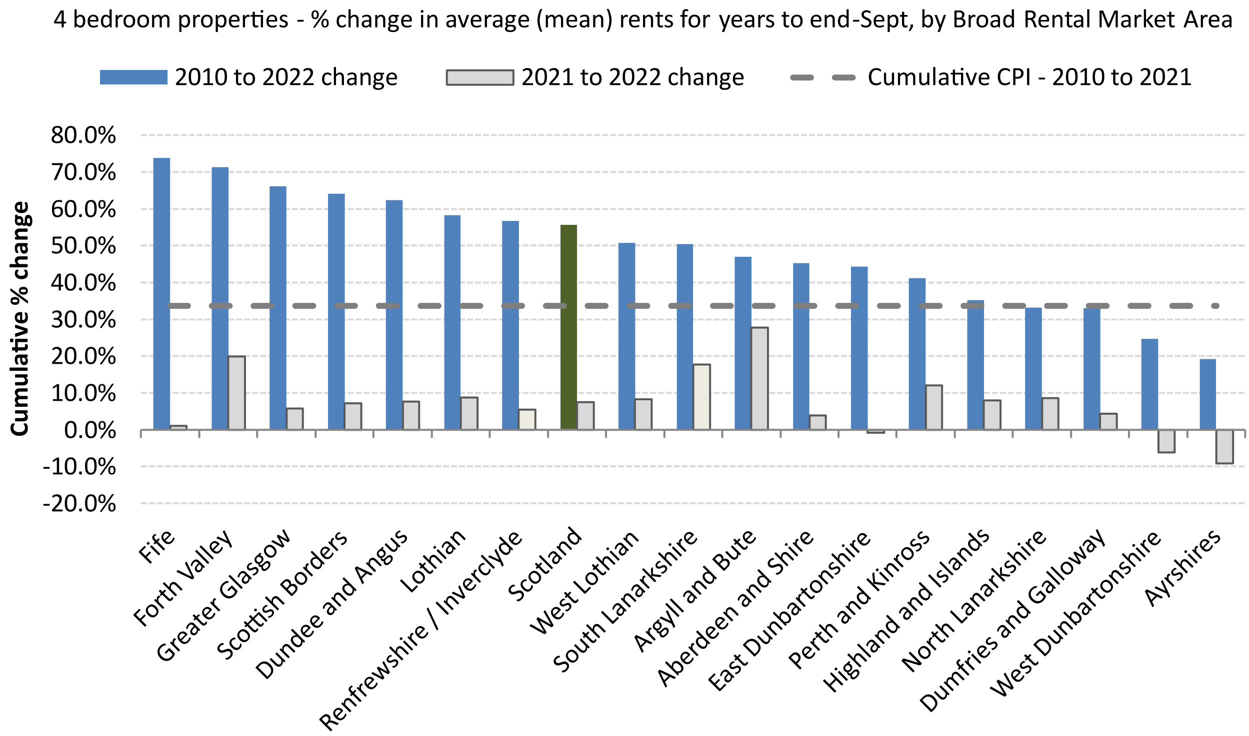
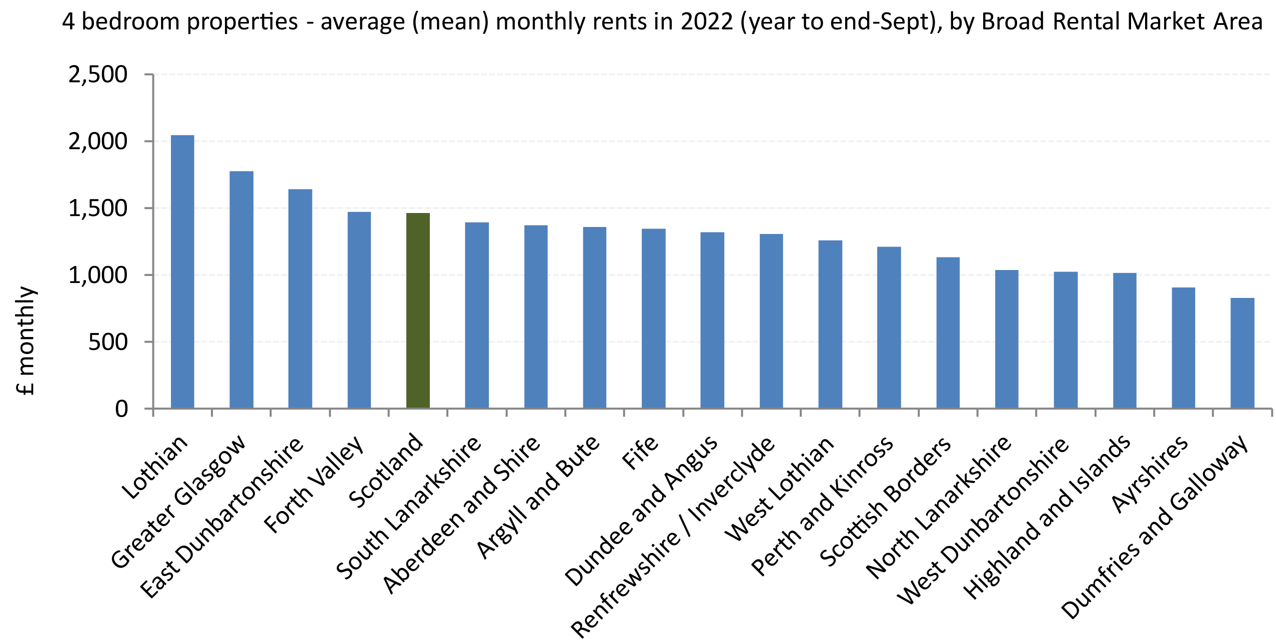


Chart 9: In 2022, Lothian had the highest average monthly 4 bedroom rent (£2,044), with Dumfries and Galloway having the lowest (£824)



7. Main Findings for 1 Bedroom Shared Properties

Note that some areas have a relatively low number of 1 bedroom shared property records recorded, and therefore some caution is needed when interpreting the findings given that the averages presented can be based on a small number of underlying records.

In the year to end September 2022, average 1 bedroom shared rents increased above the average 12 month UK CPI inflation rate of 7.6% in 10 out of 18 areas, with the largest increases being in Perth and Kinross (20.2%) and Forth Valley (19.6%).

Six areas saw average 1 bedroom shared rents increase by less than CPI, one area (Aberdeen and Shire) saw little change (within +/-0.5%) in average rents compared with the previous year, and East Dunbartonshire saw a decrease in average rents of 3.7%.

Average rents for 1 bedroom shared properties at the Scotland level increased by an estimated 6.9% between 2021 and 2022, to reach £426 in 2022, which compares to an average increase in UK CPI of 7.6% across the year to September 2022.

Figures on longer term changes to rents for 1 bedroom shared properties over the period from 2010 to 2022 should be considered in the context of the cumulative increase in UK CPI of 33.7% from the year to end September 2010 to the year to end September 2022.

Over the 12 year period from 2010 to 2022, nine areas have seen rent increases for 1 bedroom shared properties above the level of CPI inflation, ranging from an increase of 36.6% in Dundee and Angus up to 54.9% in Forth Valley.

These cumulative increases equate to a range of annualised growth rates between 2.6% in Dundee and Angus up to 3.7% in Forth Valley, when calculated on a compound annual increase basis between 2010 and 2022.

For the remaining nine areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 9.9% in Aberdeen and Shire to 33.6% in South Lanarkshire.

These regional trends combine to show an estimated 39.4% cumulative increase for 1 bedroom shared properties between 2010 and 2022 (equating to an annualised growth rate of 2.8%), to reach £426 in 2022. See Table 5 and Chart 10 below.

Table 5: 1 Bedroom Shared Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2022, by Broad Rental Market Area

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
Forth Valley	276	357	427	54.9%	19.6%
Lothian	320	470	493	54.3%	4.9%
Perth and Kinross	262	320	385	47.1%	20.2%
Highland and Islands	287	382	417	45.0%	9.1%
Fife	271	361	392	44.9%	8.5%
East Dunbartonshire	300	436	420	39.8%	-3.7%
Scottish Borders	256	314	357	39.8%	13.9%
Scotland	**305**	**398**	**426**	**39.4%**	**6.9%**
West Lothian	279	334	387	38.7%	15.6%
Greater Glasgow	313	395	428	36.8%	8.3%
Dundee and Angus	263	329	359	36.6%	9.0%
South Lanarkshire	309	401	413	33.6%	2.9%
Ayrshires	302	384	400	32.4%	4.2%
West Dunbartonshire	289	357	383	32.4%	7.2%
North Lanarkshire	297	342	377	26.8%	10.2%
Renfrewshire / Inverclyde	296	332	370	25.0%	11.7%
Argyll and Bute	316	381	389	23.4%	2.2%
Dumfries and Galloway	278	332	334	20.3%	0.6%
Aberdeen and Shire	328	361	361	9.9%	0.1%

Note: See the Supporting Documents Excel Workbook Table 7 for a more detailed breakdown of quartile and average rents for each year. Also note that the Scotland figures have been calculated using a weighted stock approach, with further information on this available in Section 8 and Annex C.

Chart 10: Forth Valley and Lothian have seen the largest cumulative percentage rises in average 1 bedroom shared rents between 2010 and 2022

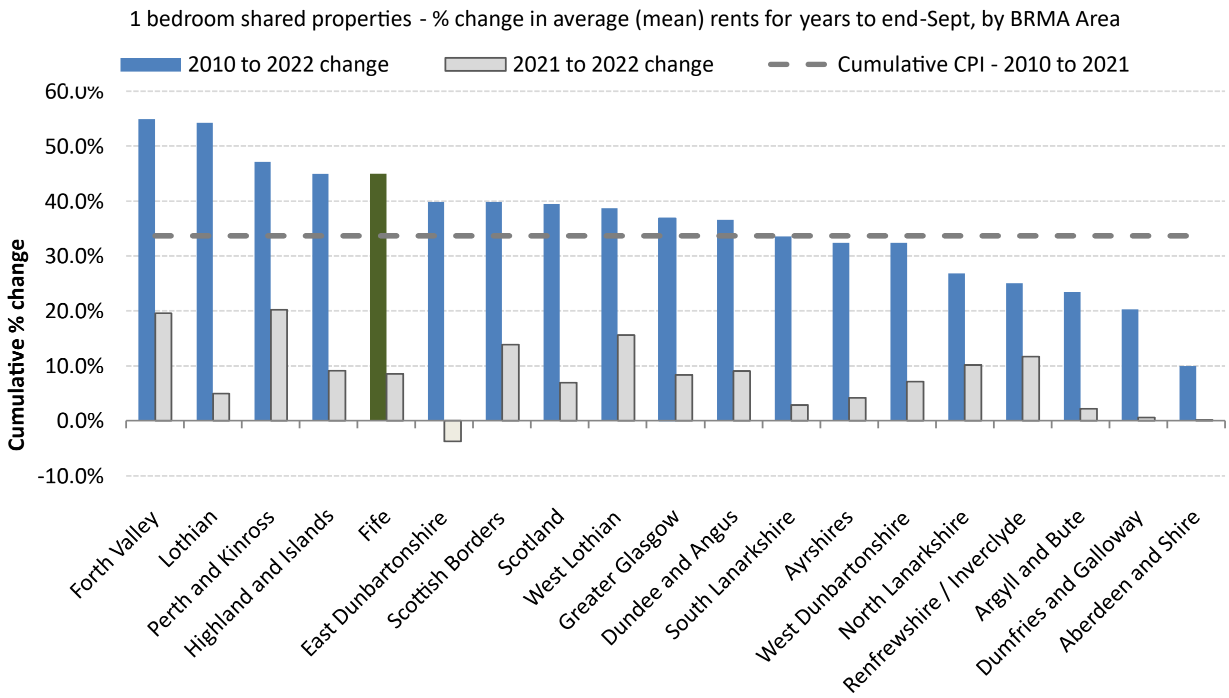
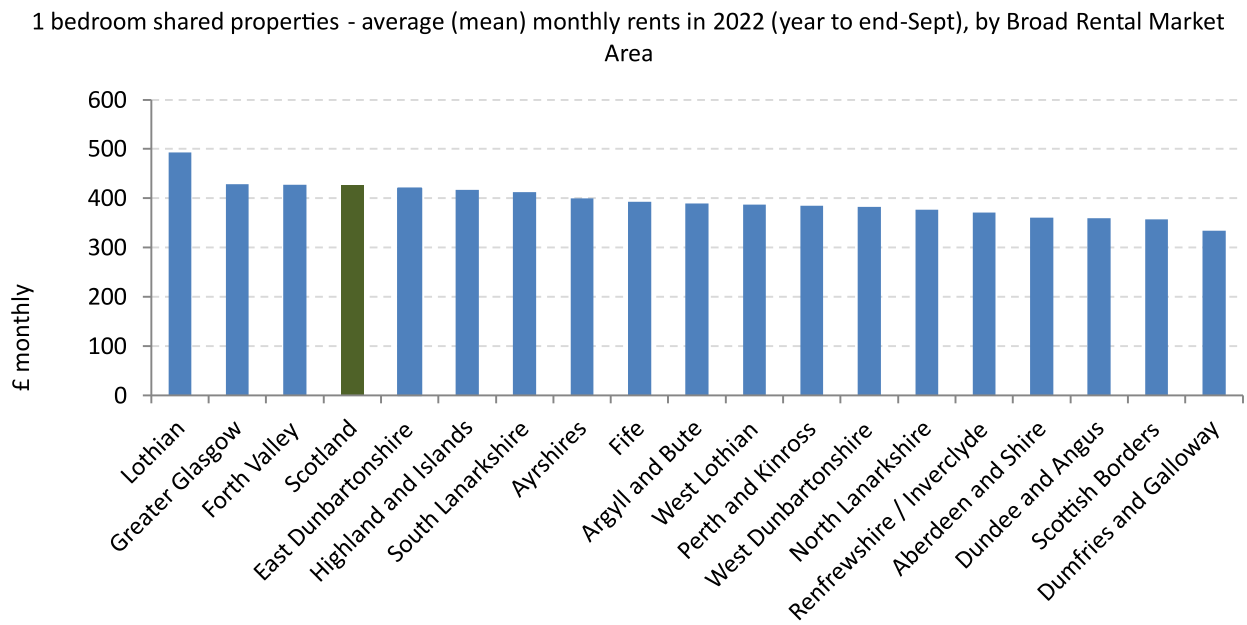


Chart 11: In 2022, Lothian had the highest average monthly 1 bedroom shared rent (£493), with Dumfries and Galloway having the lowest (£334)



8. Scotland-level Average Rents

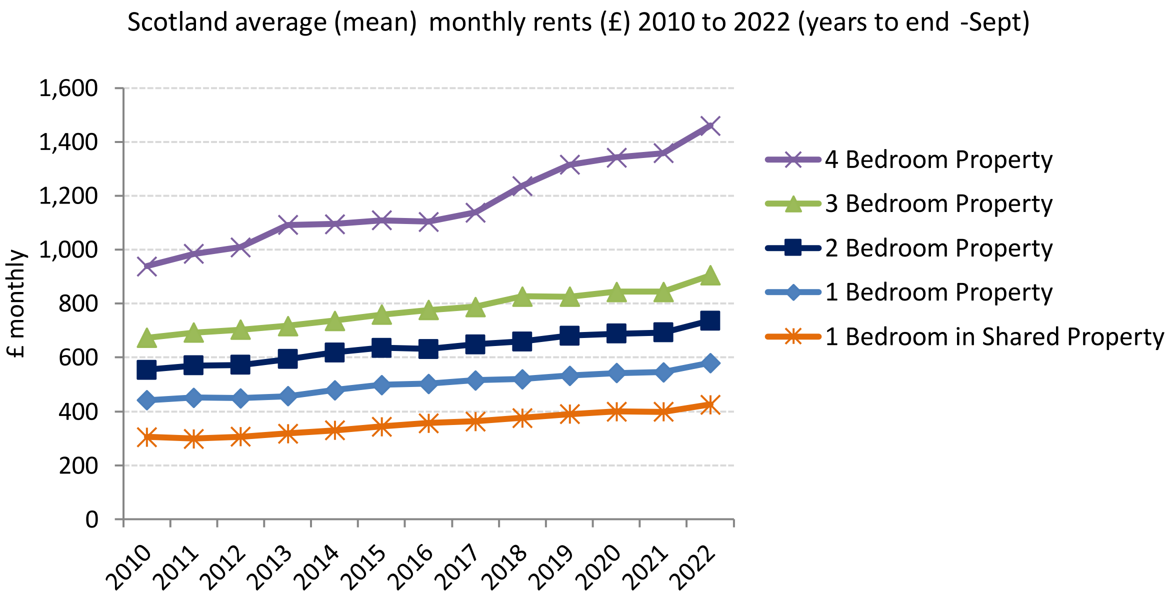
Note that as with the previous publication, Scotland figures have been calculated using a weighted stock approach based on separate Scottish Household Survey data on the profile of stock by area and property size over time, although for this publication the weights used for the rental year 2020 have been rolled forward for the rental years 2021 and 2022 due to local authority level Scottish Household Survey figures being unavailable for these years.

The use of a weighted stock approach aims to help ensure that the national average figures presented reflect the underlying composition of private rental properites over time, and to minimise any effects of changes to sample numbers achieved for particular property sizes or areas in any given years.

Table 6: Summary of average (mean) private rents (£ monthly): Scotland, 2010, 2021and 2022 (years to end Sept)

Broad Rental Market Area	2010	2021	2022	2010 to 2022 change	2021 to 2022 change
1 Bedroom Property	442	546	580	31.2%	6.3%
2 Bedroom Property	554	693	736	32.9%	6.2%
3 Bedroom Property	674	844	906	34.5%	7.4%
4 Bedroom Property	939	1,358	1,460	55.6%	7.5%
1 Bedroom in Shared Property	305	398	426	39.4%	6.9%

Chart 12: When looking at average rents across Scotland as a whole, each property size category has seen a cumulative increase between 2010 and 2022, with 4 bedroom properties seeing the largest overall % increase



The greatest cumulative increase over the 12 years from 2010 to 2022 has been for 4 bedroom properties (estimated 55.6% increase). Average rents for 1 bedroom shared properties have seen a cumulative estimated increase of 39.4%, whilst average rents for 3 bedroom properties have increased by 34.5%, average rents for 2 bedroom properties have increased by 32.9%, and average rents for 1 bedroom properties have increased by 31.2%.

These cumulative increases equate to annualised growth rates of 2.3%, 2.4%, 2.5%, 3.8% and 2.8% for 1 to 4 bedroom and 1 bedroom shared properties respectively, when calculated on a compound annual increase basis between 2010 and 2022.

In the latest year, average rents are estimated to have risen by 6.3%, 6.2%, 7.4%, 7.5% and 6.9% for 1 to 4 bedroom and 1 bedroom shared properties respectively.

Summary of weighted stock methodology used in this publication:

Stock based weights for rented properties have been derived from Scottish Household Survey data, with the aim that this is to help ensure that the national average figures presented reflect any changes to the underlying composition of private rental properties over time, and to minimise any effects of changes to sample numbers achieved for particular property sizes or areas in any given years.

Weights for stock by Broad Rental Market Area have been built up by using an approximate mapping of local authority areas to Broad Rental Market Areas.

The weights from the survey data have been constructed using 3 year rolling data periods to help with precision of results at Broad Rental Market Area and to smooth out annual variations seen in the survey results. Each 3 year data period being centred on the rental year to be estimated with a lag applied of 2 years, due to the time delay between 3 year survey results being available and the latest rental year in question. For example, for the rental year 2020, a 3 year data period 2017 to 2019 has been used to construct the stock based weights, which equates to the year 2020 lagged by two years (i.e. to be centred on 2018).

One aspect to note for this publication is that given that the local authority level Scottish Household Survey results for the year 2020 and 2021 are not available, the previous set of weights based on the 3 year data period 2017 to 2019 have been rolled forward as the basis for the rental years 2021 and 2022.

For each property size category, the stock based weights are based on the proportion of private rented households in this category that are located in each of the Broad Rental Market Areas. These weights are then used as part of a weighted average calculation in constructing the Scotland level average rent estimates.

For example for 2 bedroom properties, if the 3 year survey data estimates that 10% of private rented properties of this size are located in a particular Broad Rental Market Area, then this 10% figure is multiplied by the average (mean) rental amount for this area when constructing the overall weighted average calculation.

The same methodology has been applied across all other property size categories, except for 1 bedroom shared properties where the weightings are instead based on the estimated proportions of owner occupier or private rented households in each areas that contain two or more adults who are not related or who are not in a married / civil partnership or a co-habiting partnership.

This aims to identify households where there may be an individual room being rented in some form. A combination of owner occupier and private rented households have been used as the basis for these weights given that individual rooms being rented are likely to be mix of lodger type situations where the tenure of the property is owner occupier with an individual room being rented out, along with private rented properties in which rooms may be rented out individually.

9. Broad Rental Market Area Profiles

This section provides profiles for private rents in each of the 18 Broad Rental Market Areas[7].

The commentary focusses on annual changes and 12 year cumulative changes for average (mean) rents by property sizes, as well as changes over time to the bottom end (lower quartile) and top end (upper quartile) of the rental markets.

The commentary doesn't cover changes to median rents given that these often show similar trends to mean rents, however users may also wish to look at the median figures and trends in the Supporting Documents Excel Tables and Charts[8].

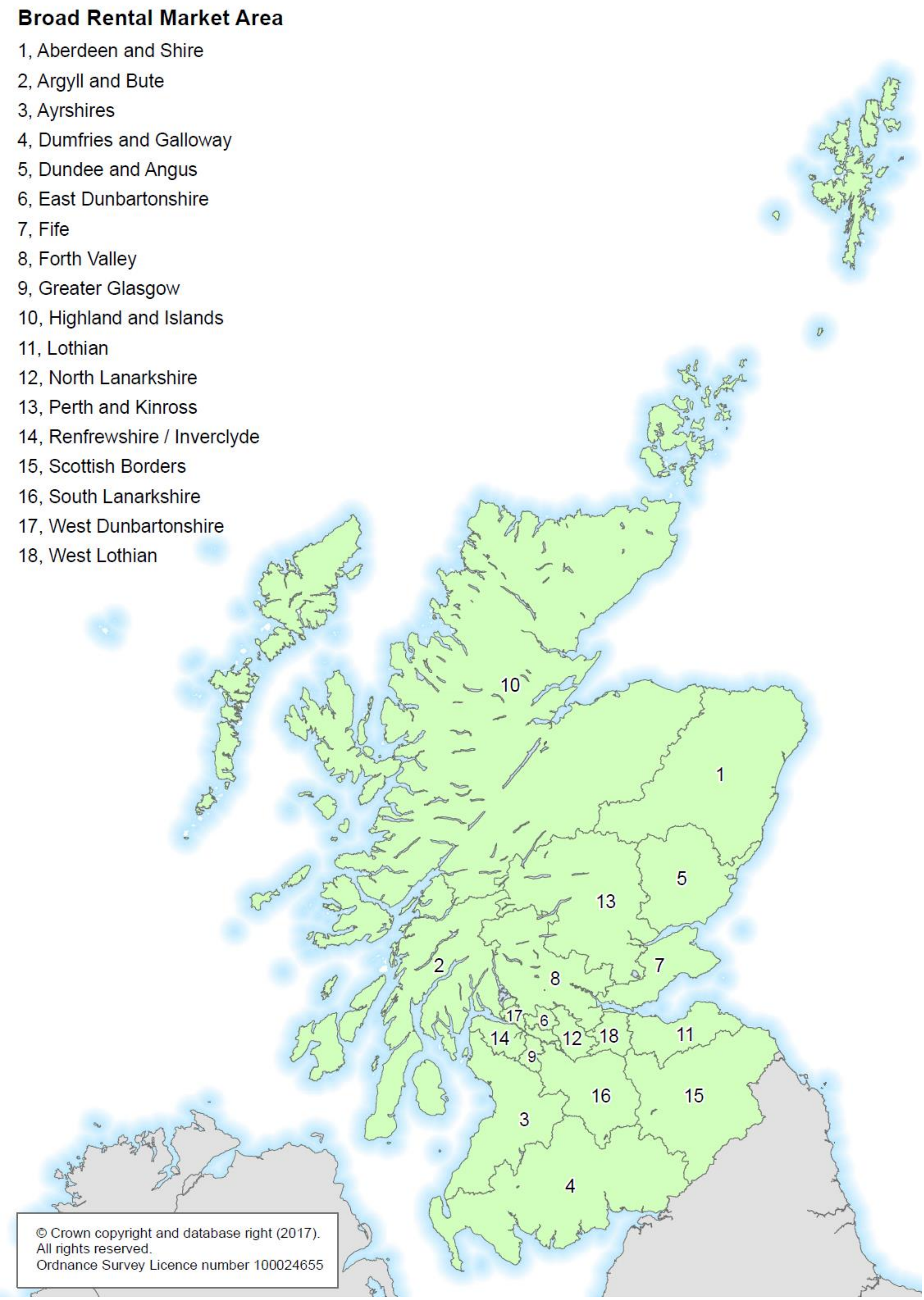
The map on the following page illustrates the different geographical areas covered by each Broad Rental Market Area. It is also possible to search for the Broad Rental Market Area associated with a particular postcode[9] including the provision of detailed PDF maps of each area.

Excel versions of each of the Broad Rental Market Area Profiles along with an online Interactive Excel Workbook, in which different rental measures, Broad Rental Market Areas and property sizes can be selected and compared in the same chart, are both available from Supporting Documents Excel workbooks.

[7] A Broad Rental Market Area for Local Housing Allowance purposes is defined as an area in which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services

[8] Means, medians, and lower and upper quartiles are defined in Annex B – Glossary of Terms.

[9] [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates (voa.gov.uk)]



Broad Rental Market Area
1, Aberdeen and Shire
2, Argyll and Bute
3, Ayrshires
4, Dumfries and Galloway
5, Dundee and Angus
6, East Dunbartonshire
7, Fife
8, Forth Valley
9, Greater Glasgow
10, Highland and Islands
11, Lothian
12, North Lanarkshire
13, Perth and Kinross
14, Renfrewshire / Inverclyde
15, Scottish Borders
16, South Lanarkshire
17, West Dunbartonshire
18, West Lothian
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Broad Rental Market Area Profile – Aberdeen and Shire

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

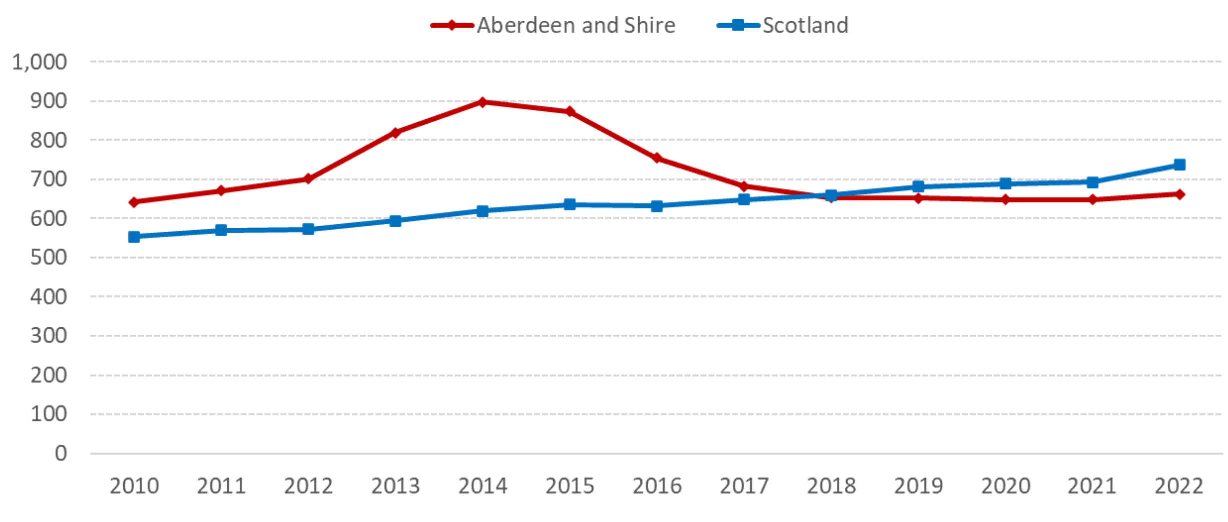
The average (mean) 2 bedroom rent in Aberdeen and Shire in 2022 was £663 per month, lower than the Scotland average of £736, and which is a reflection of rents in Aberdeen and Shire falling since 2014 due to the downturn in the oil industry, and remaining relatively stable from 2018 onwards while the Scotland average has increased each year over this time period.

Average rents in Aberdeen and Shire in the latest year compared to the previous year have increased for 1 bedroom (3.0%), 2 bedroom (2.1%), 3 bedroom (7.4%), and 4 bedroom (3.9%) properties, and have showed little change for 1 bedroom shared properties (0.1%), which compares to CPI inflation of 7.6% across this time period.

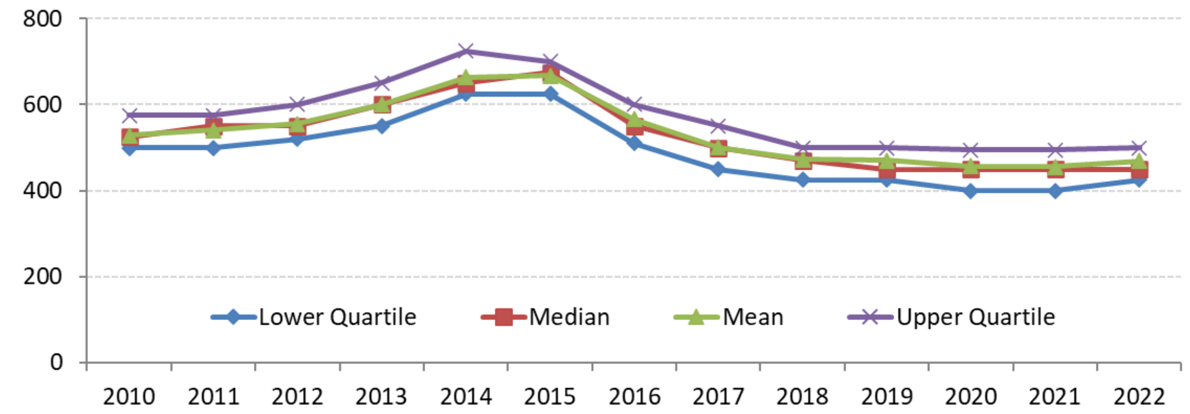
This follows decreases between 2015 and 2017 in average rents across all property size categories, likely to be due to decreased demand for rental properties following the downturn in the oil industry. Average rents in 2022 are still higher than in 2010 except for 1 bedroom properties, for which rents are now 11.3% lower than in 2010. For 4 bedroom properties, rents in 2022 are 45.3% higher than in 2010, which is higher than CPI inflation (33.7%) over this period.

For 3 and 4 bedroom properties, greater increases at the top end (upper quartile) than the bottom end (lower quartile) between 2012 and 2014 caused the gap between the top and bottom ends to widen. This gap since narrowed, although it slightly increased again in the latest year for 2 and 3 bedroom properties.

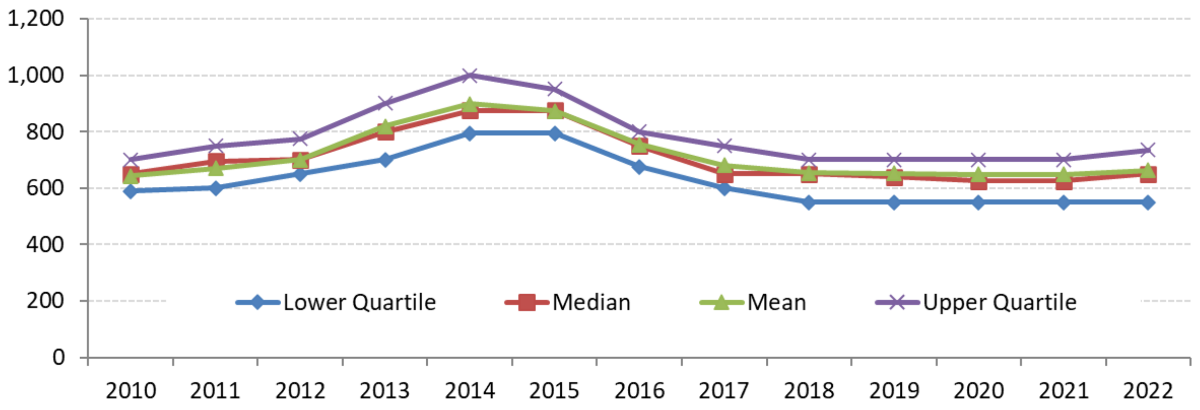
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Aberdeen and Shire



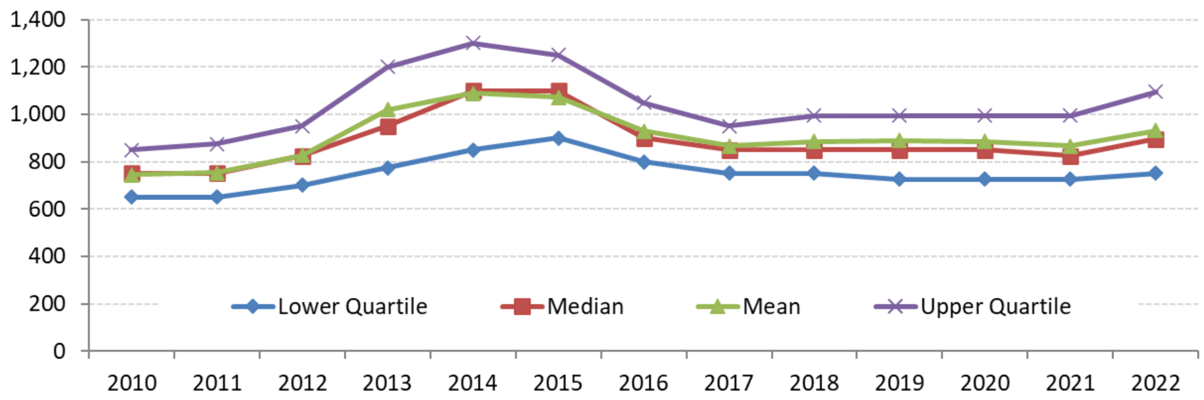
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Aberdeen and Shire



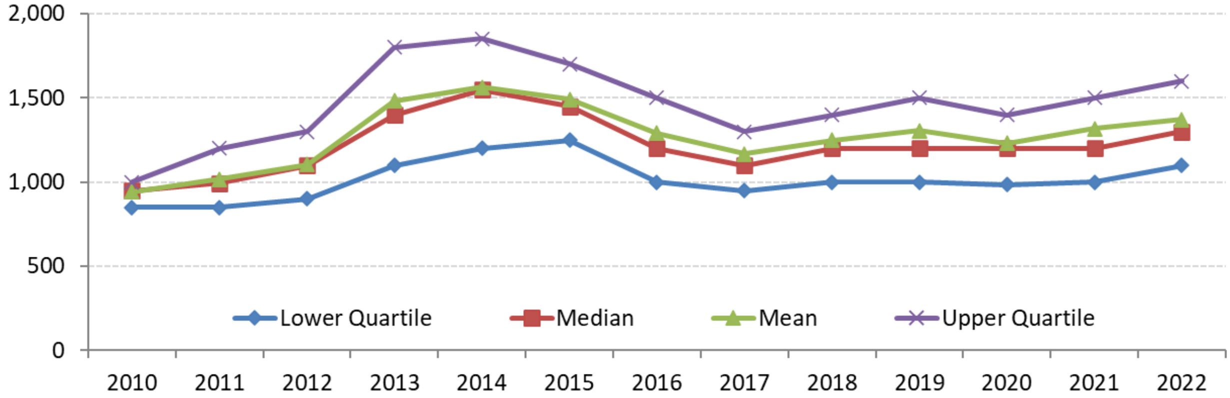
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Aberdeen and Shire



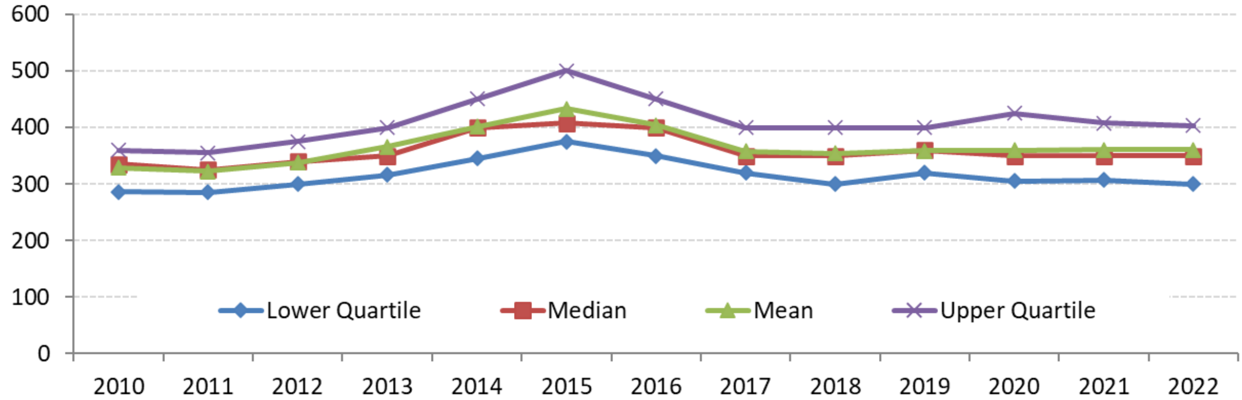
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Aberdeen and Shire



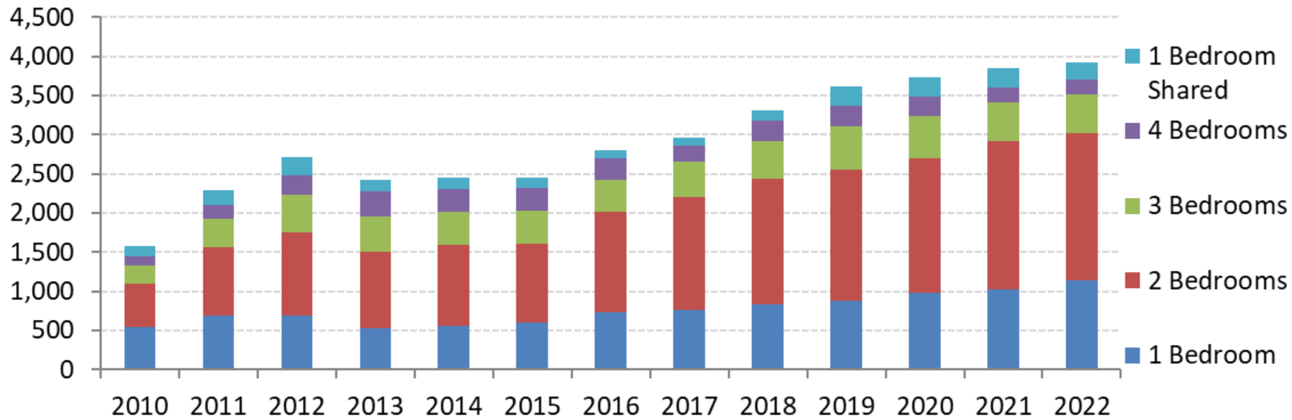
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Aberdeen and Shire



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Aberdeen and Shire



Profile Chart G – Sample Sizes (years to end Sept): Aberdeen and Shire



Broad Rental Market Area Profile – Argyll and Bute

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in Argyll and Bute have been lower than the Scotland average in each year since 2010. The gap has grown since 2010, with the average rent in 2022 being £612 per month, compared to the Scotland average of £736.

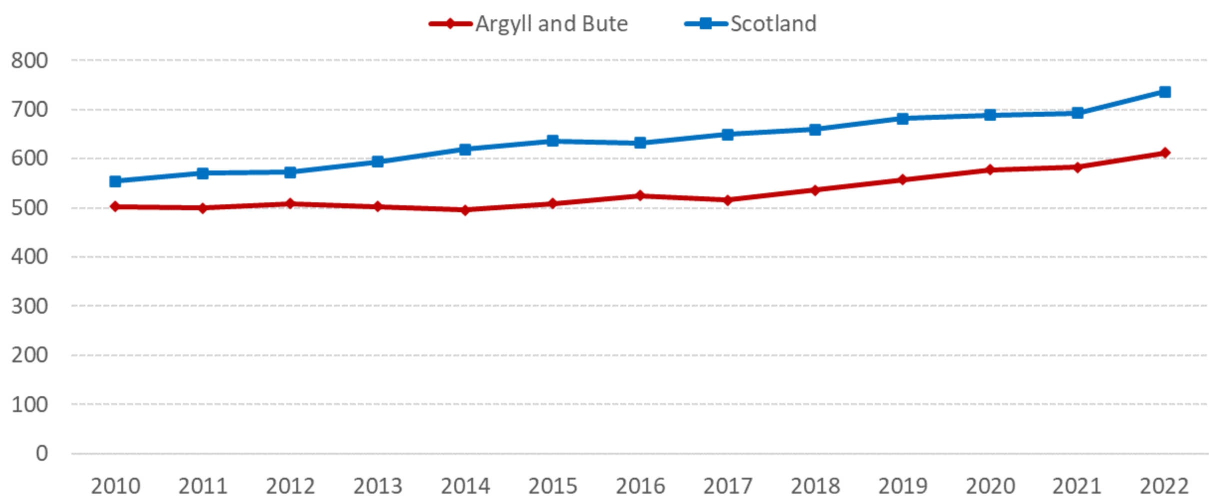
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (3.2%), 2 bedroom (5.0%), 3 bedroom (26.5%), 4 bedroom (27.7%) and 1 bedroom shared properties (2.2%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 3 bedroom, 4 bedroom and 1 bedroom shared properties given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

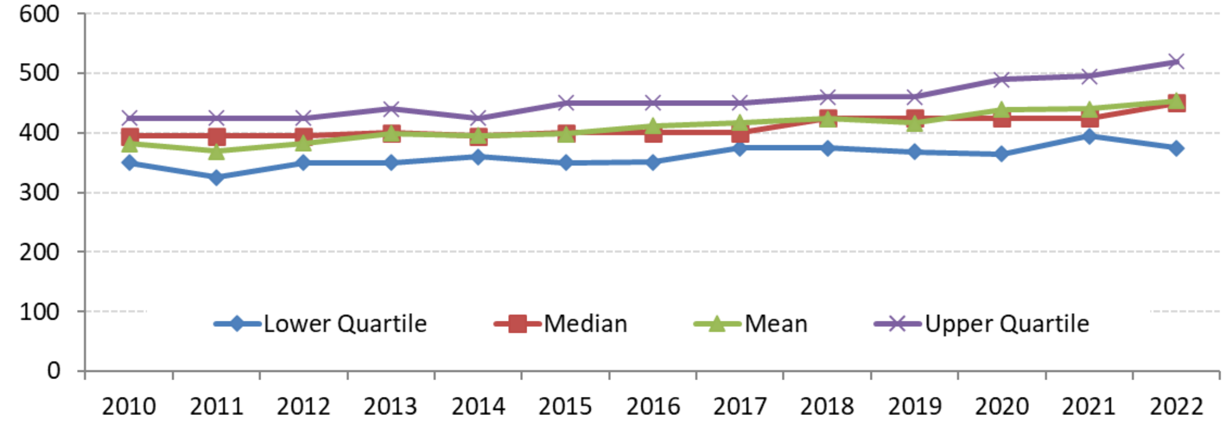
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (18.8%), 2 bedroom (21.6%), 3 bedroom (30.9%) and 1 bedroom shared properties (23.4%), whilst the average rent for 4 bedroom properties (46.9%) has increased above inflation.

3, 4 and 1 bedroom shared properties have each seen some variation each year since 2010 in the gap between the higher end (upper quartile) and lower end (lower quartile) of the market, although some of this is likely to be due to the smaller sample numbers for these categories.

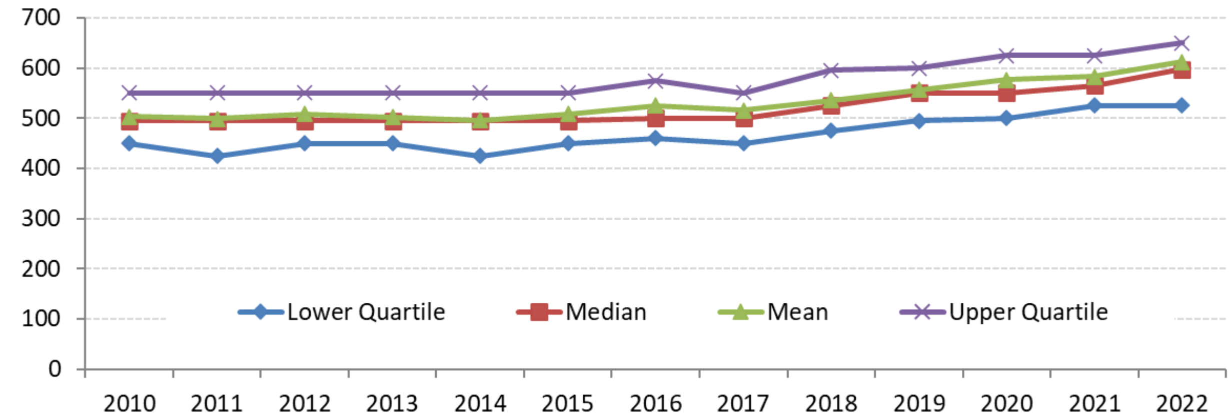
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Argyll and Bute



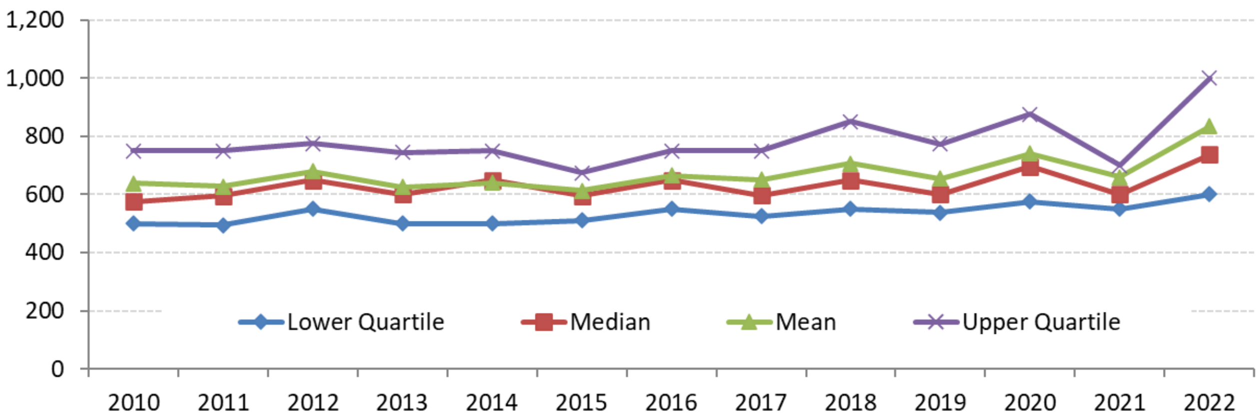
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Argyll and Bute



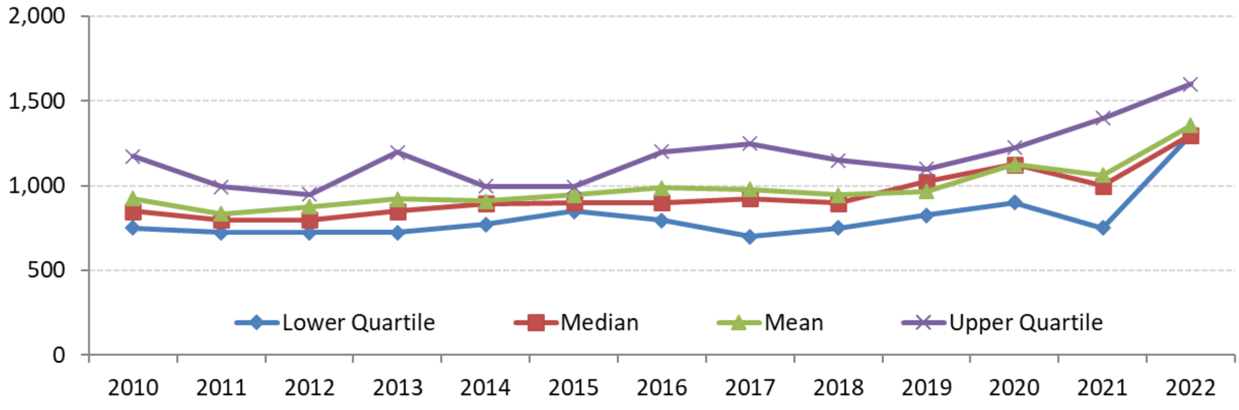
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Argyll and Bute



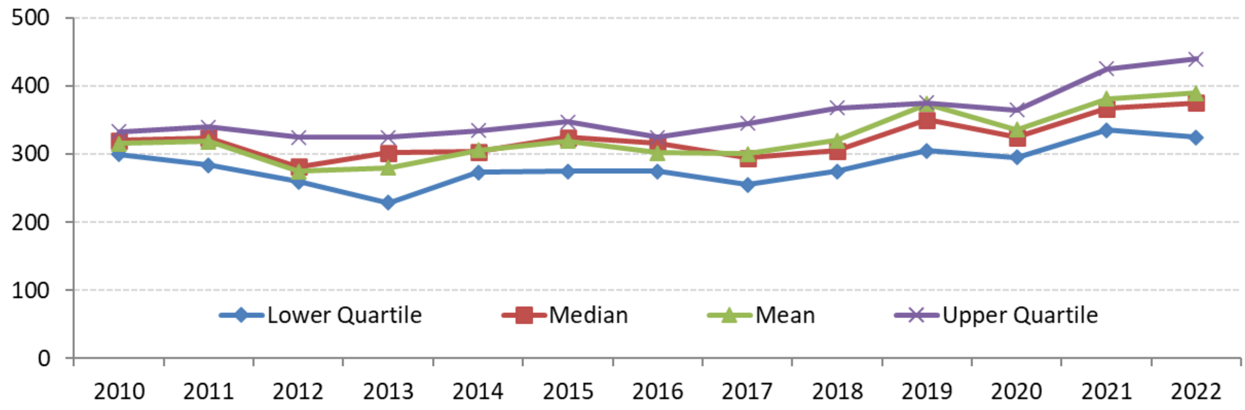
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Argyll and Bute



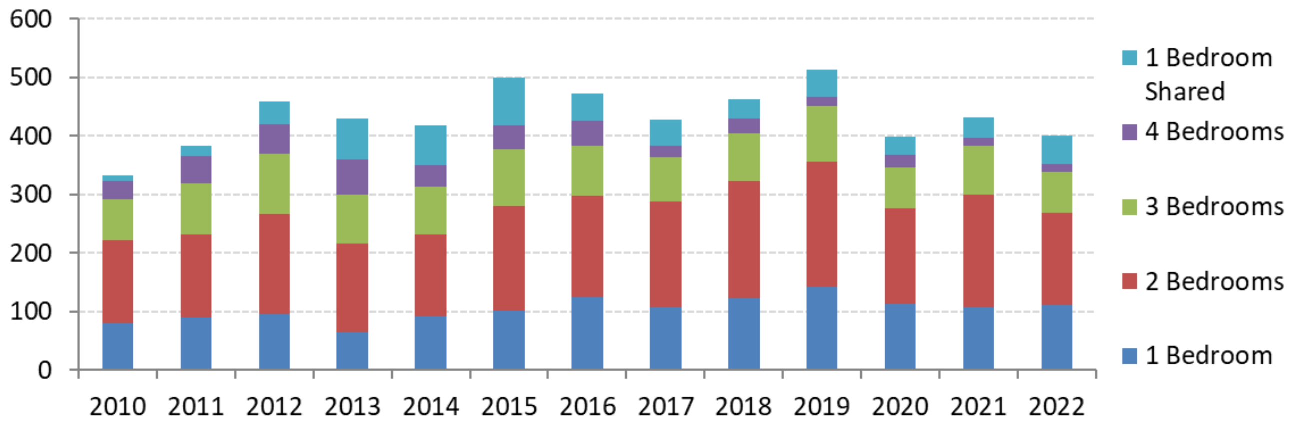
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Argyll and Bute



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Argyll and Bute



Profile Chart G – Sample Sizes (years to end Sept): Argyll and Bute



Broad Rental Market Area Profile – Ayrshires

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

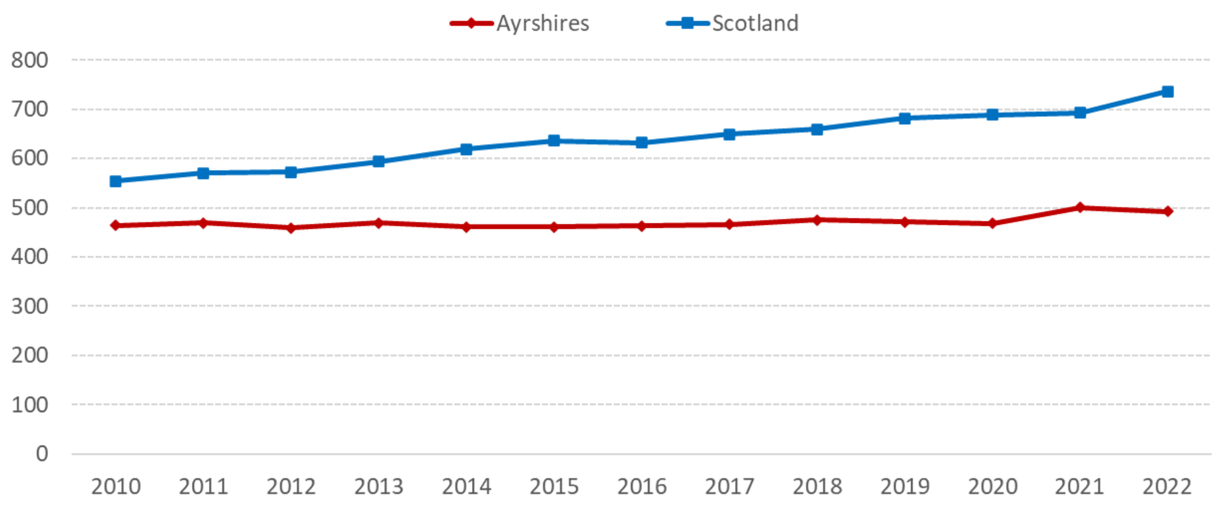
Average (mean) 2 bedroom rents in the Ayrshires have been lower than the Scotland average in each year since 2010, with the gap generally growing over the years, with the average rent in 2022 being £493 per month, compared to the Scotland average of £736.

Between 2021 and 2022 average rents have increased for 1 bedroom shared properties (4.2%), have shown little change for 1 bedroom (0.2%) and 3 bedroom (-0.3%) properties, and have decreased for 2 bedroom (-1.5%) and 4 bedroom (-9.1%) properties, which compraes to CPI inflation of 7.6% across this time period.

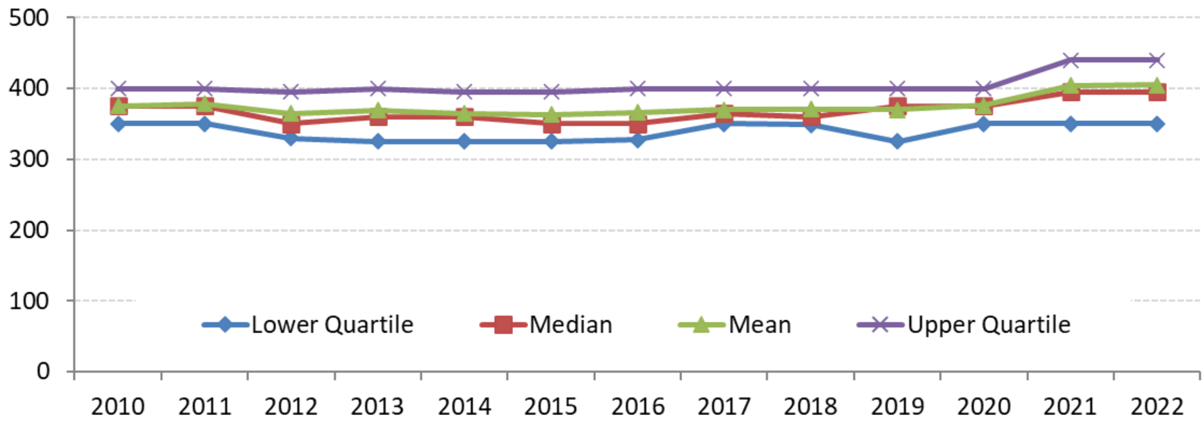
Between 2010 and 2022, average rents have increased well below the rate of CPI inflation of 33.7% for 1 bedroom (7.8%), 2 bedroom (6.1%), 3 bedroom (8.9%) and 4 bedroom properties (19.2%), whilst the average rent for 1 bedroom shared properties (32.4%) has increased just below the rate of inflation.

For 1 bedroom shared properties, a greater increase at the top end (upper quartile) than the bottom end (lower quartile) has caused the gap between the top end and bottom ends to widen in recent years, with 1 and 2 bedroom properties also seeing a slight widening in the gap over the latest two years.

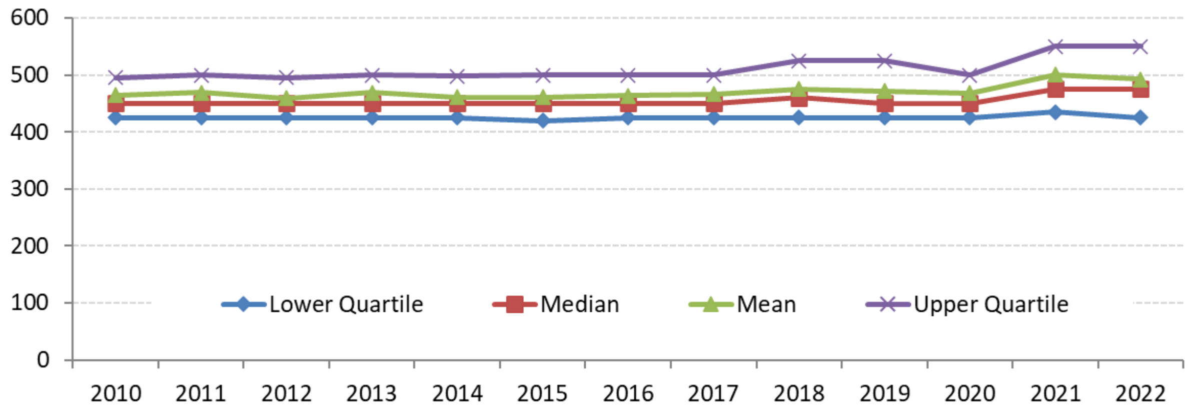
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Ayrshires



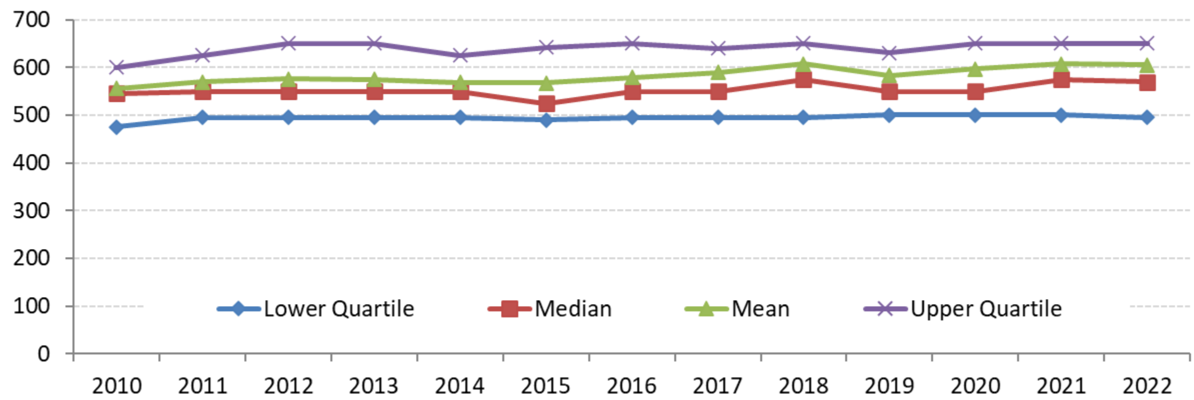
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Ayrshires



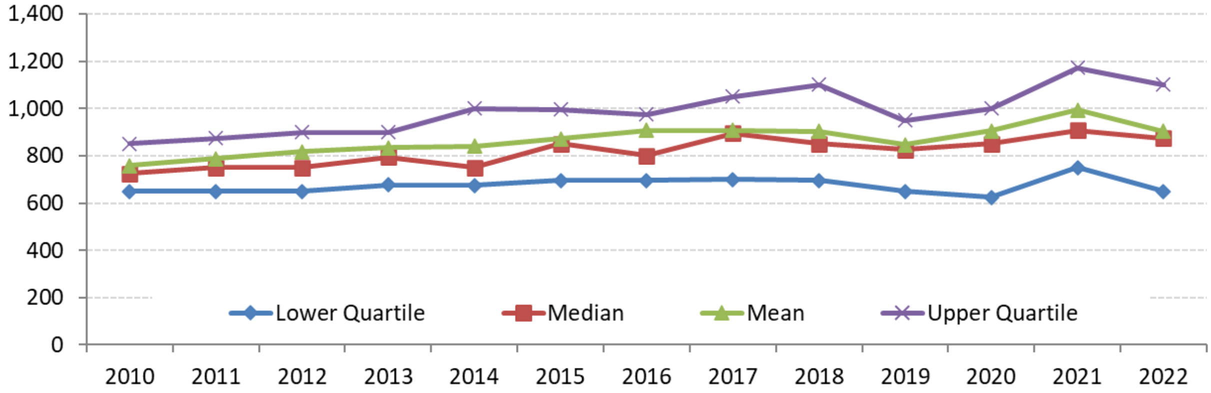
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Ayrshires



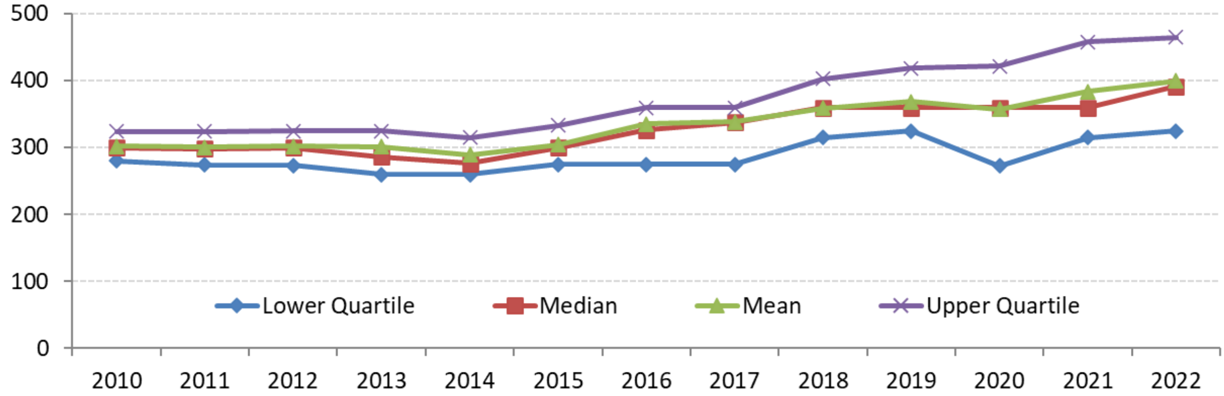
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Ayrshires



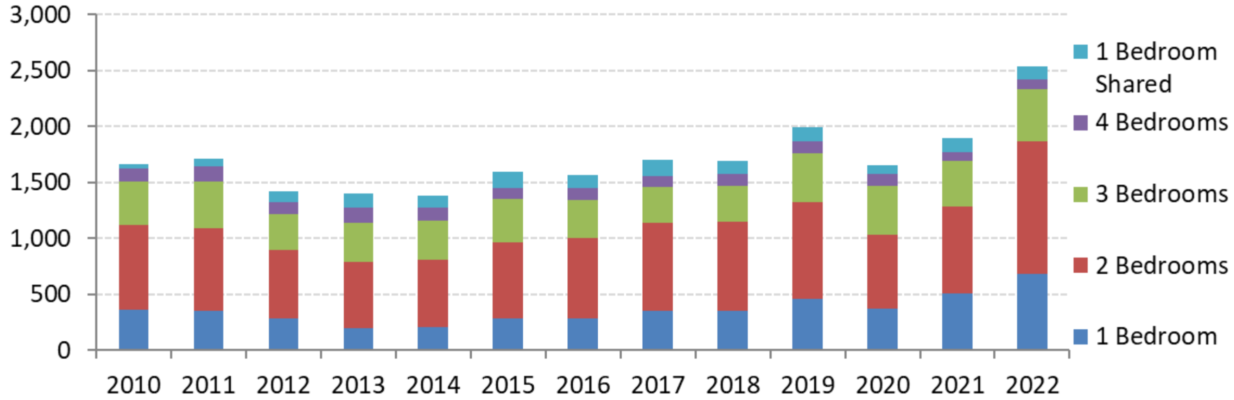
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Ayrshires



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Ayrshires



Profile Chart G – Sample Sizes (years to end Sept): Ayrshires



Broad Rental Market Area Profile – Dumfries and Galloway

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

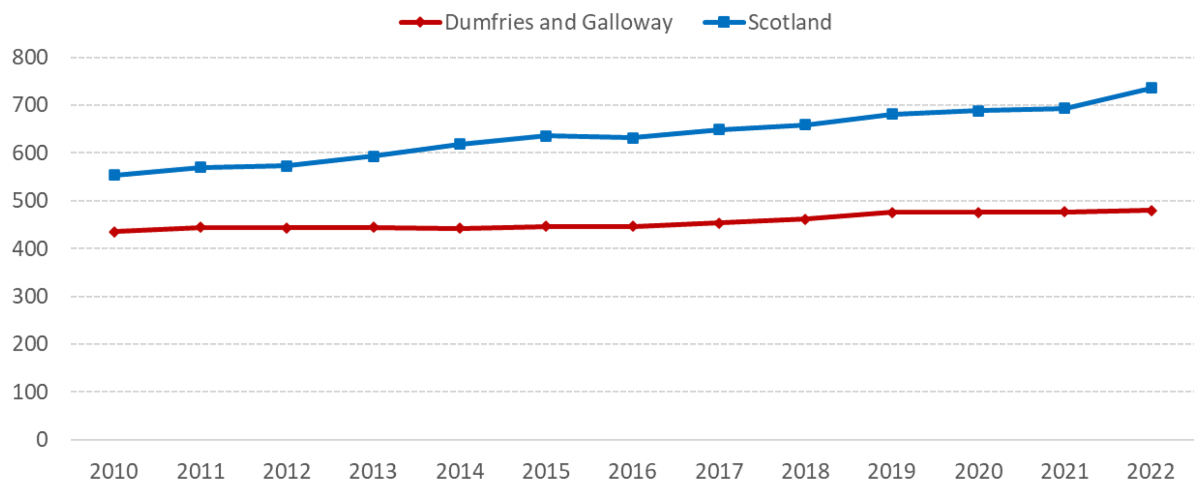
Average (mean) 2 bedroom rents in Dumfries and Galloway have been lower than the Scotland average in each year since 2010, and the gap has grown over the years, with the average rent in 2021 being £480 per month, compared to the Scotland average of £736.

Between 2021 and 2022 average rents have increased for 2 bedroom (0.6%), 4 bedroom (4.4%) and 1 bedroom shared properties (0.6%), the average rent for 3 bedroom properties (0.3%) has shown little change, and the average rent for 1 bedroom properties has decreased by 1.8%, which compares to CPI inflation of 7.6% across this time period.

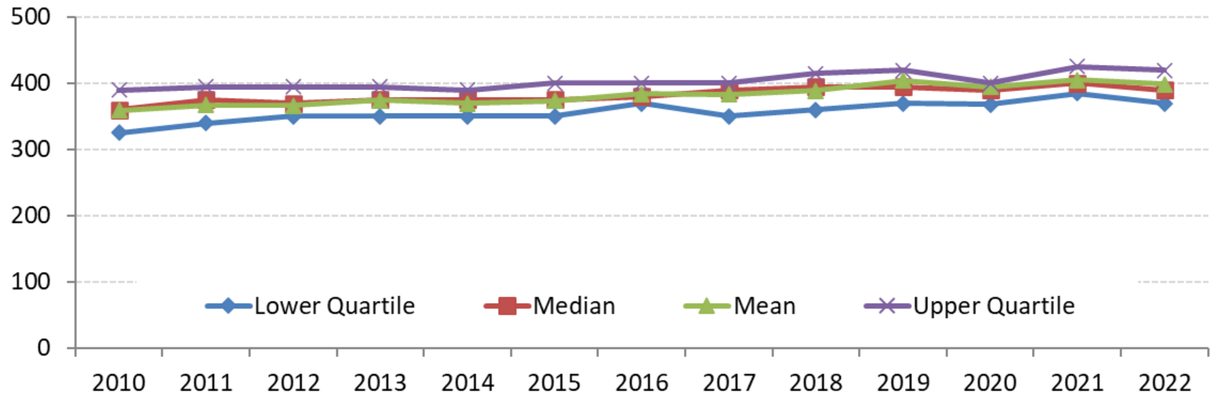
Between 2010 and 2022, average rents have increased well below the rate of CPI inflation of 33.7% for 1 bedroom (11.0%), 2 bedroom (10.2%), 3 bedroom (9.8%), and 1 bedroom shared properties (20.3%), whilst the average rent for 4 bedroom properties (33.0%) has increased just below the rate of inflation.

Over the latest two years, 4 bedroom properties have seen rents at the upper end (upper quartile) increase, slightly widening the gap between the lower end and the upper end, although some of this change may be due to the smaller sample size for this property category.

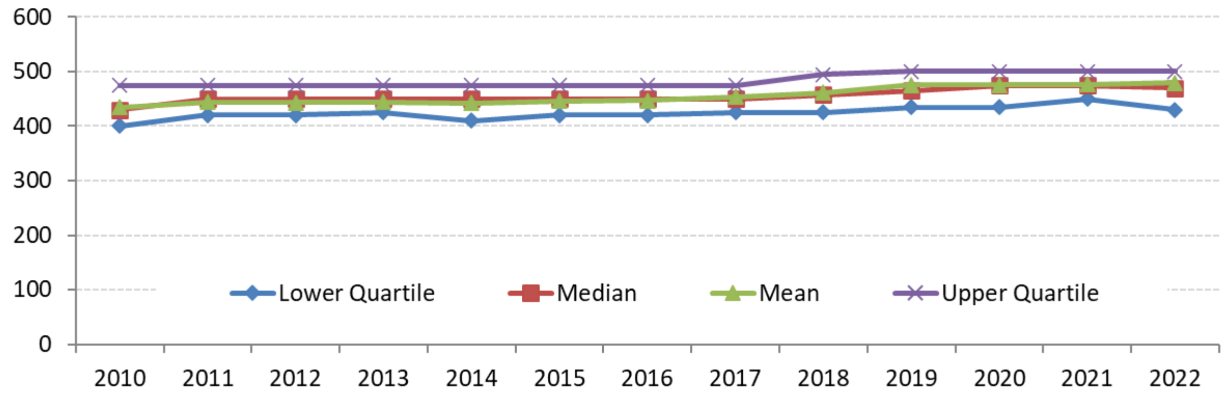
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Dumfries and Galloway



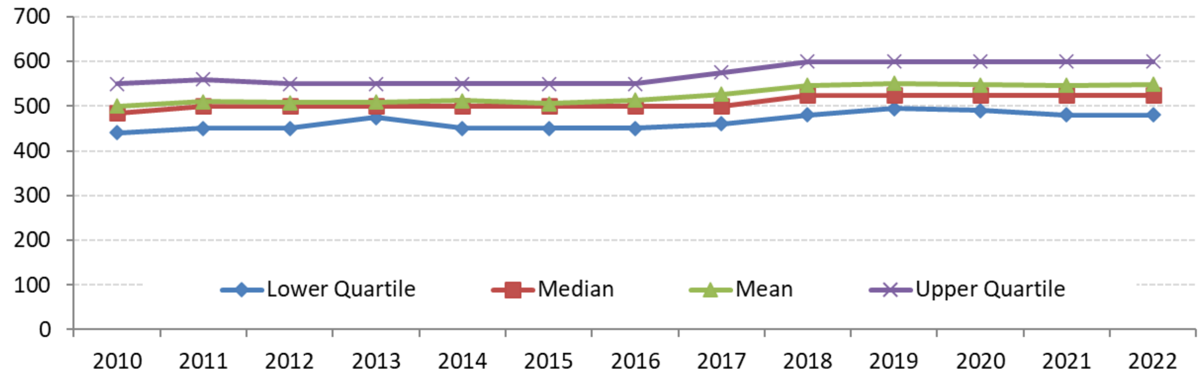
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Dumfries and Galloway



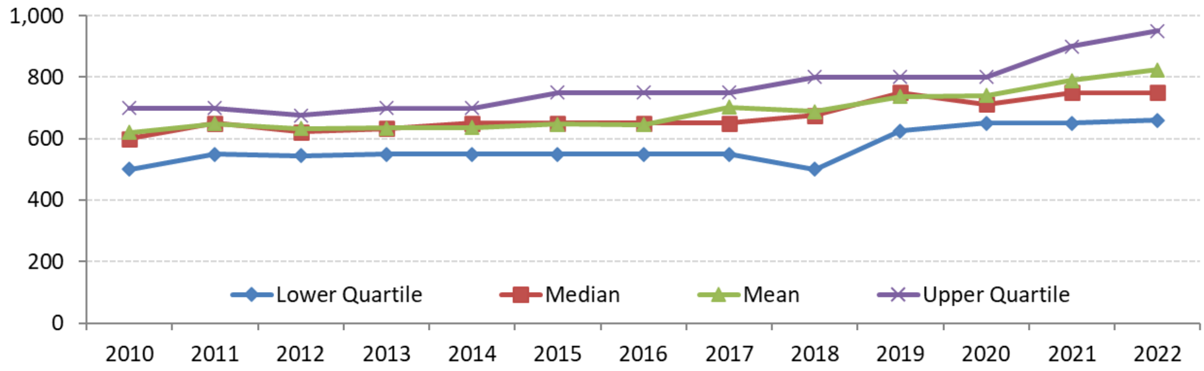
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Dumfries and Galloway



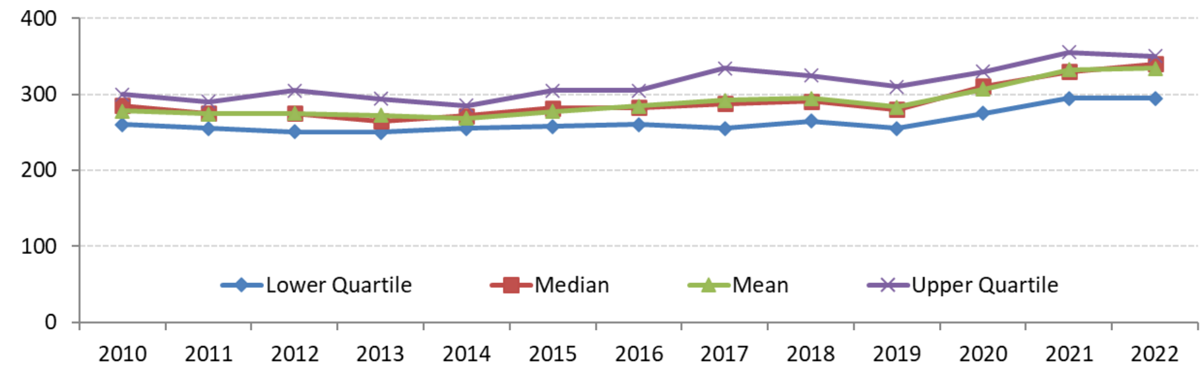
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Dumfries and Galloway



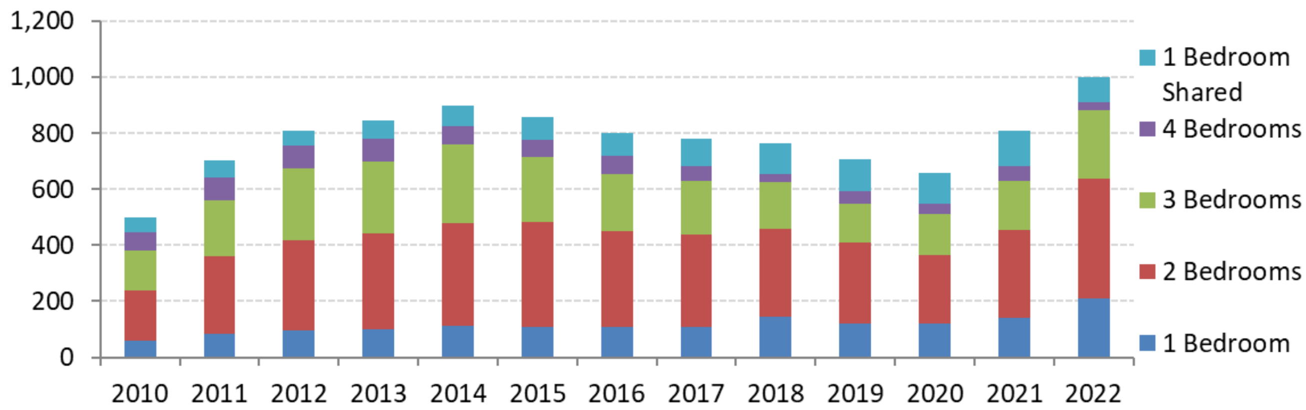
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Dumfries and Galloway



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Dumfries and Galloway



Profile Chart G – Sample Sizes (years to end Sept): Dumfries and Galloway



Broad Rental Market Area Profile – Dundee and Angus

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

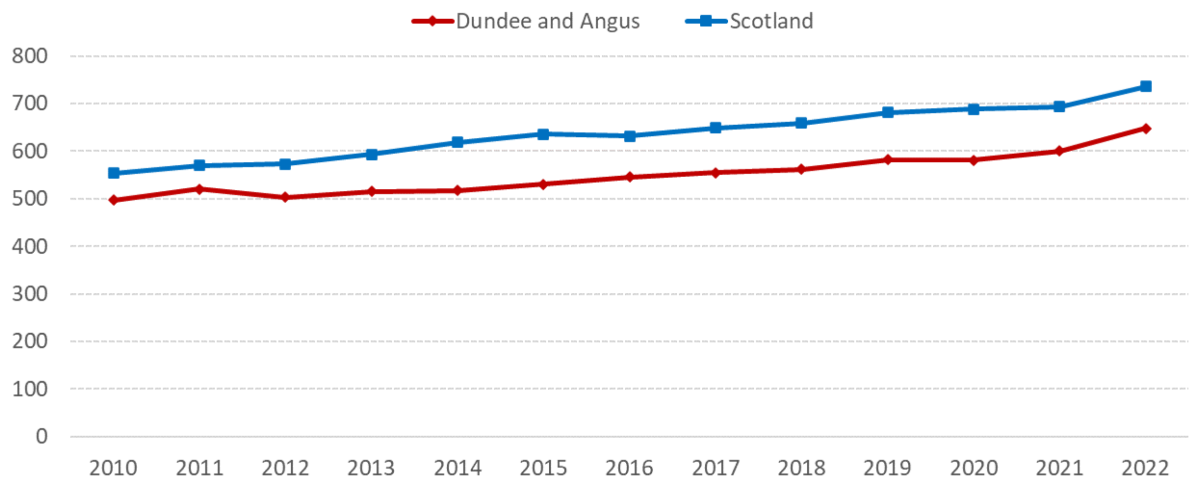
Average (mean) 2 bedroom rents in Dundee and Angus have been lower than the Scotland average in each year since 2010, although the difference has narrowed slightly in the last couple of years, with the average rent in 2022 being £648 per month, compared to the Scotland average of £736.

Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (5.8%), 2 bedroom (8.0%), 3 bedroom (9.3%), 4 bedroom (7.6%), and 1 bedroom shared properties (9.0%), which compares to CPI inflation of 7.6% across this time period.

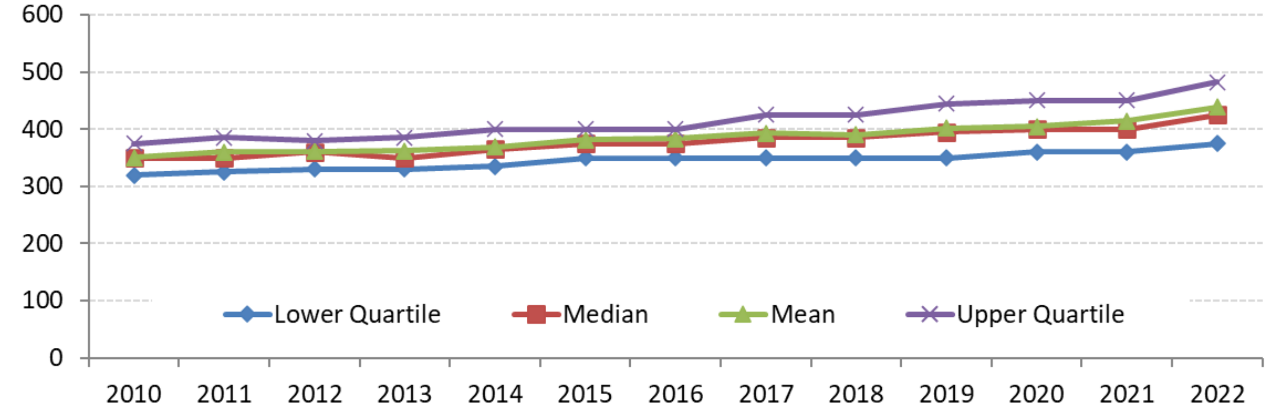
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (25.0%) and 2 bedroom (30.3%) properties, whilst the average rent for 3 bedroom (39.8%) and 1 bedroom shared properties (36.6%) has increased above inflation, and the average rent for 4 bedroom properties (62.4%) has increased well above the rate of inflation.

For all 1 to 4 bedroom properties, increases between 2010 and 2022 have been greater at the top end (upper quartile) than the bottom end (lower quartile), causing the gap between top and bottom ends of the market to widen.

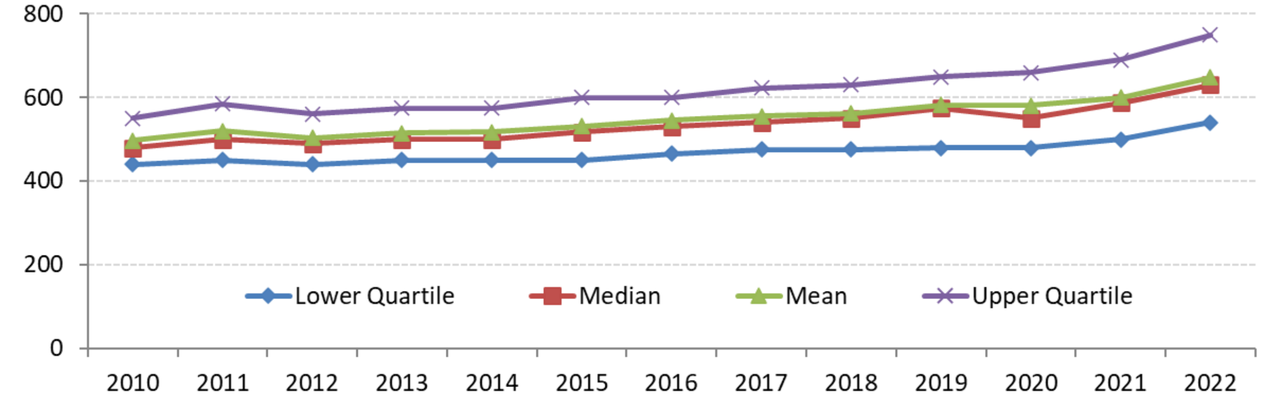
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Dundee and Angus



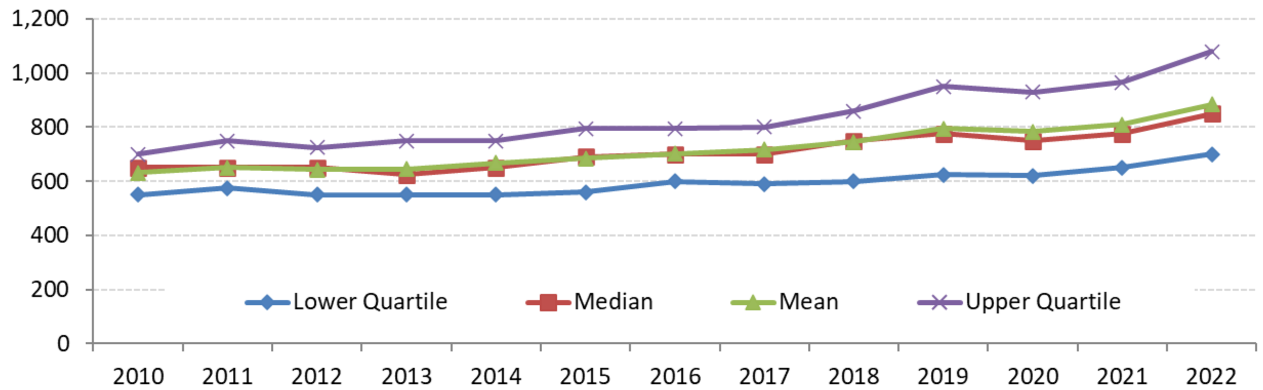
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Dundee and Angus



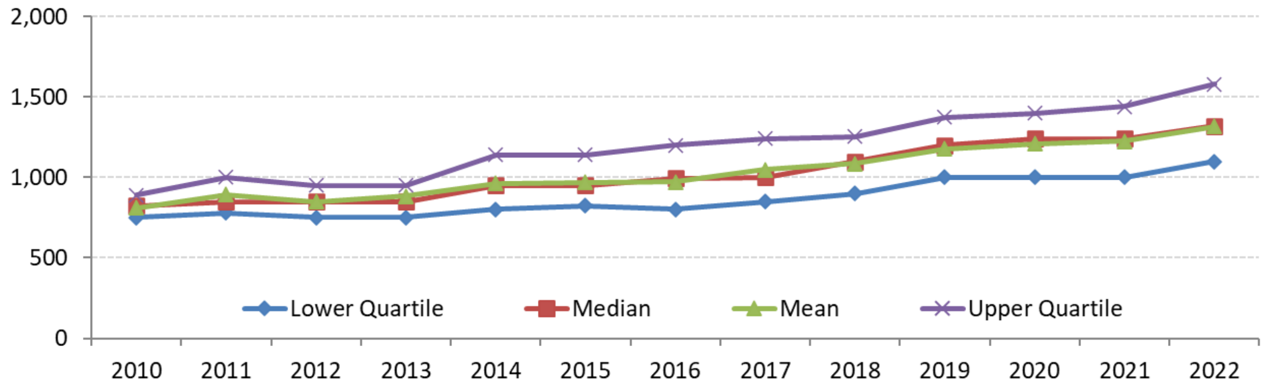
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Dundee and Angus



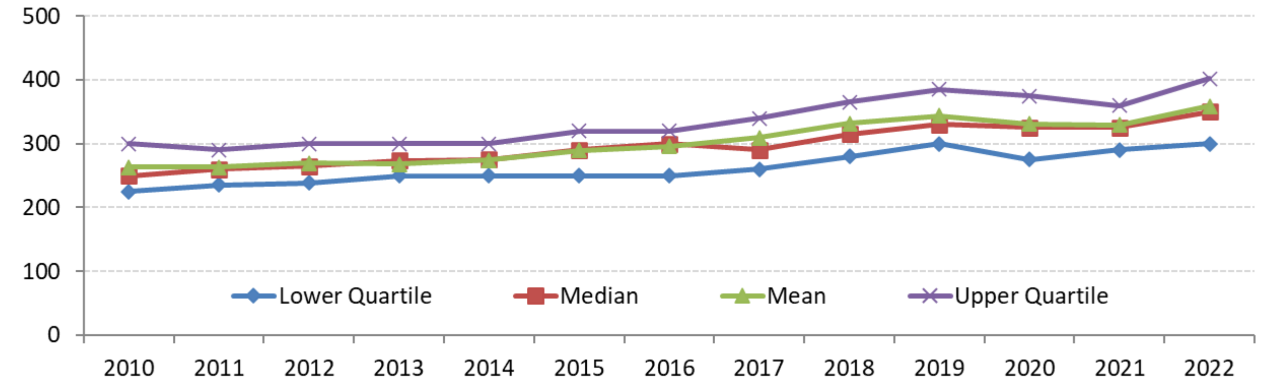
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Dundee and Angus



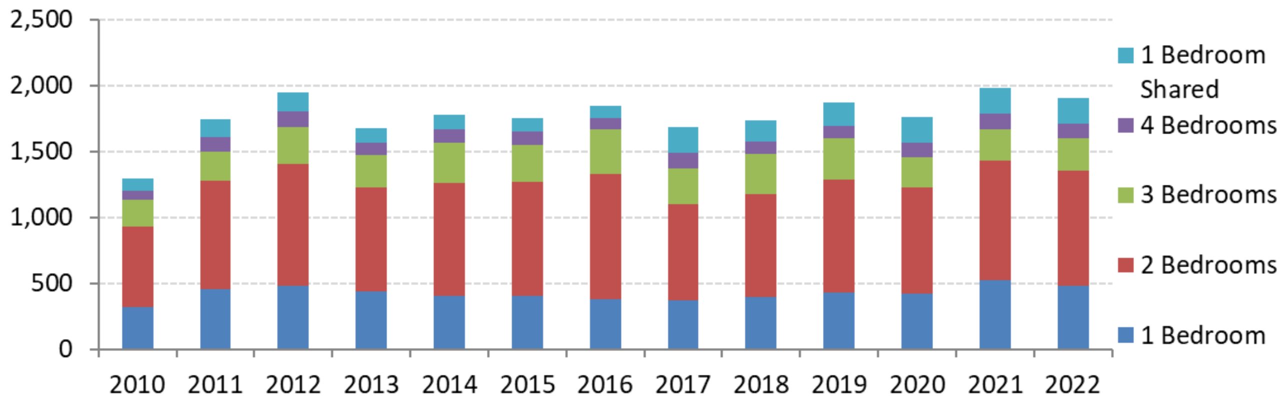
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Dundee and Angus



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Dundee and Angus



Profile Chart G – Sample Sizes (years to end Sept): Dundee and Angus



Broad Rental Market Area Profile – East Dunbartonshire

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in East Dunbartonshire have been broadly similar to the Scotland average in each year since 2010, with the average rent in 2022 being £780 per month, compared to the Scotland average of £736.

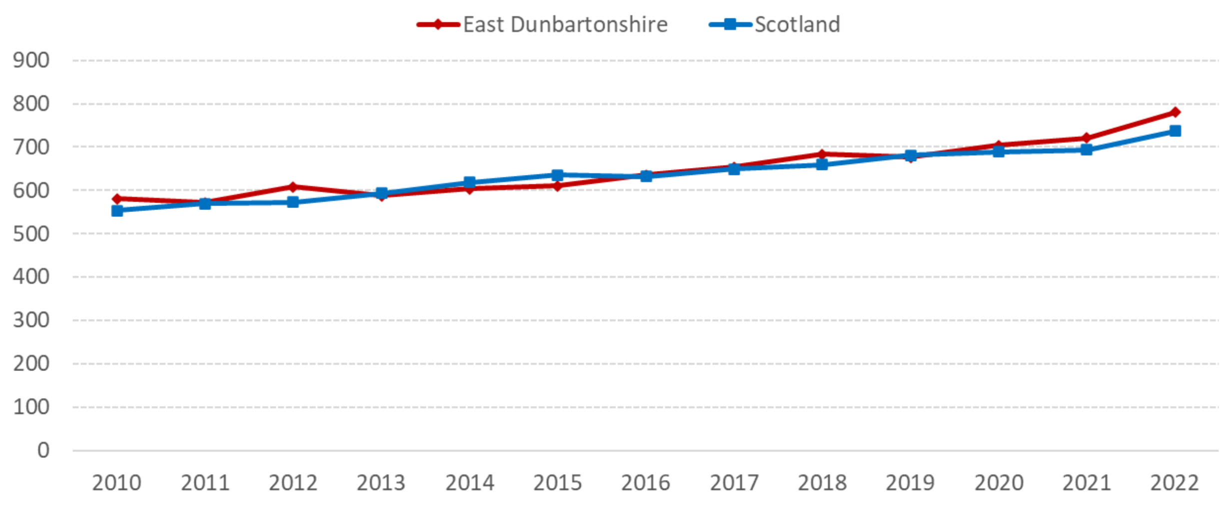
Between 2021 and 2022 average rents have increased for 1 bedroom (8.6%), 2 bedroom (8.2%) and 3 bedroom (11.9%) properties, but have decreased for 4 bedroom (-0.8%) and 1 bedroom shared properties (-3.7%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for all property size categories except 2 bedroom properties, given the smaller sample numbers for most categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

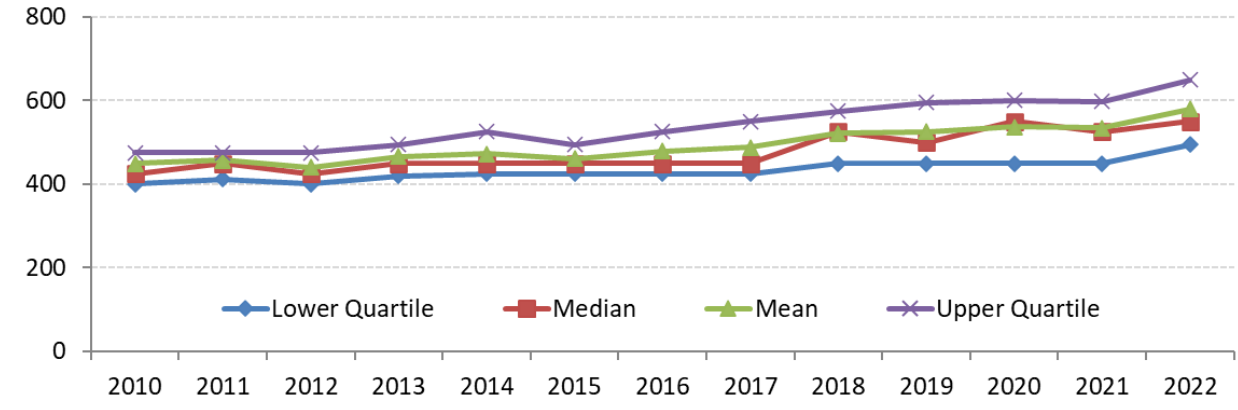
Between 2010 and 2022, average rents have increased slightly below the rate of CPI inflation of 33.7% for 1 bedroom properties (29.1%), slightly above the rate of inflation for 2 bedroom (34.2%) properties, and have increased higher than the rate of inflation for 3 bedroom (51.7%), 4 bedroom (44.2%) and and 1 bedroom shared properties (39.8%).

For 1 bedroom, 2 bedroom, 3 bedroom and 1 bedroom shared properties, rents between 2010 and 2022 have increased more at the top end (upper quartile) that at the bottom end (lower quartile) of the market, causing a slight widening of the gap between the top and bottom end of the market.

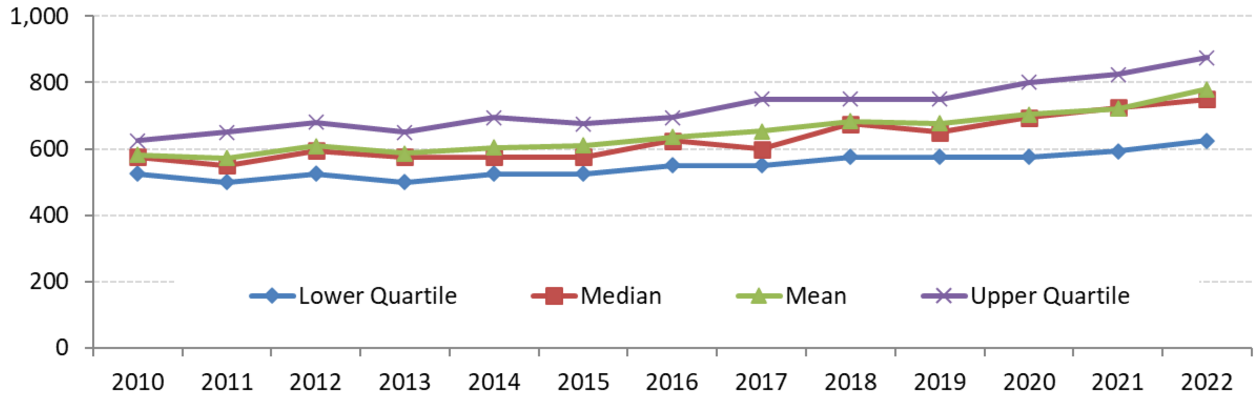
Profile Chart A – average 2 bedroom rents compared to the Scotland average: East Dunbartonshire



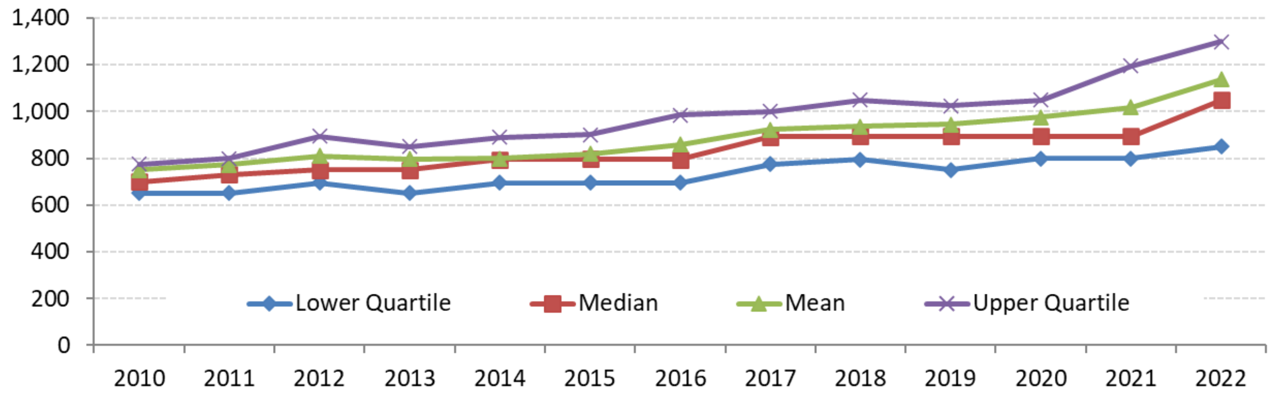
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): East Dunbartonshire



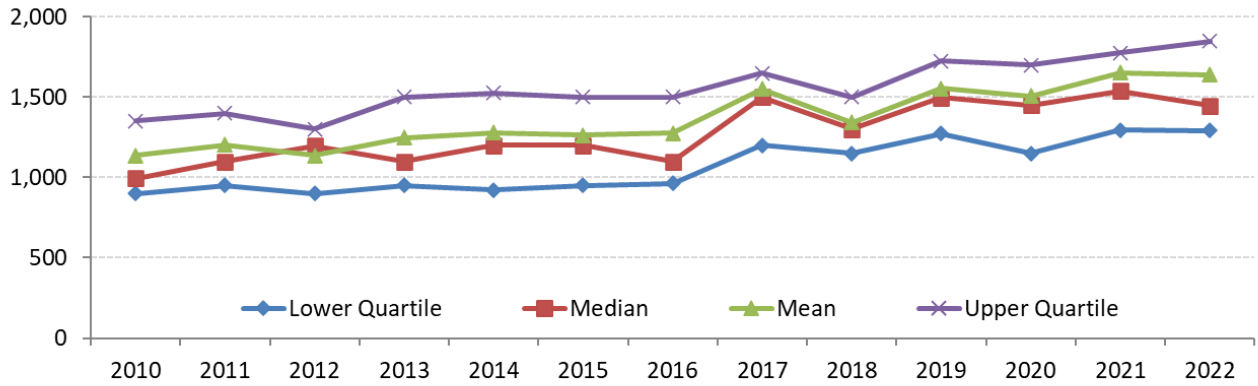
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): East Dunbartonshire



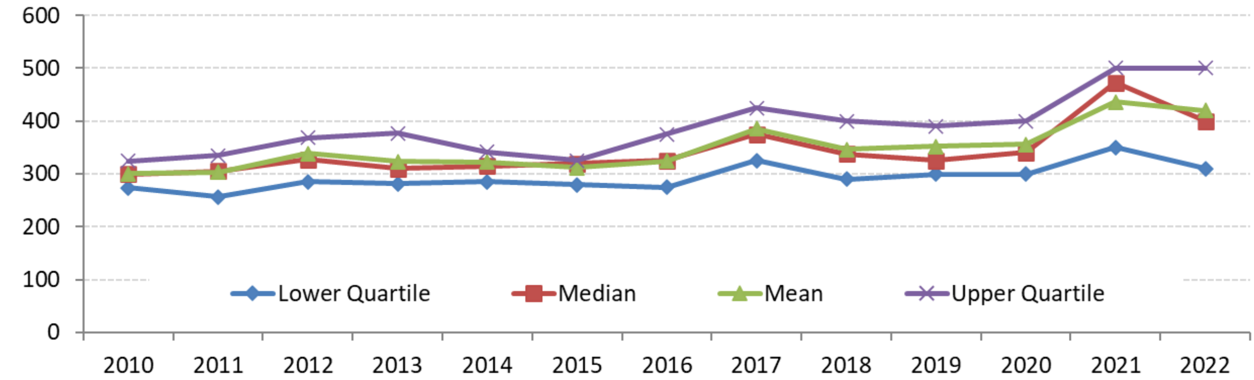
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): East Dunbartonshire



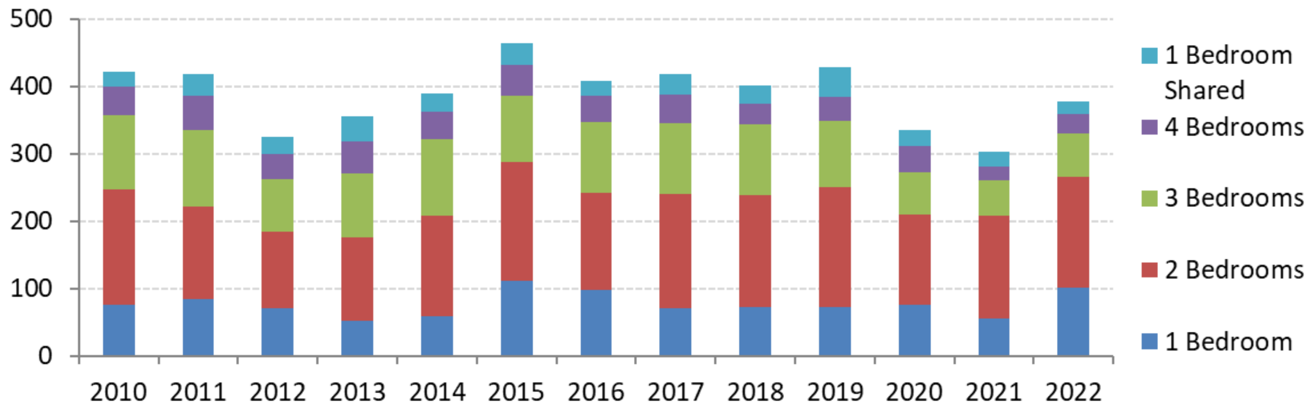
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): East Dunbartonshire



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): East Dunbartonshire



Profile Chart G – Sample Sizes (years to end Sept): East Dunbartonshire



Broad Rental Market Area Profile – Fife

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

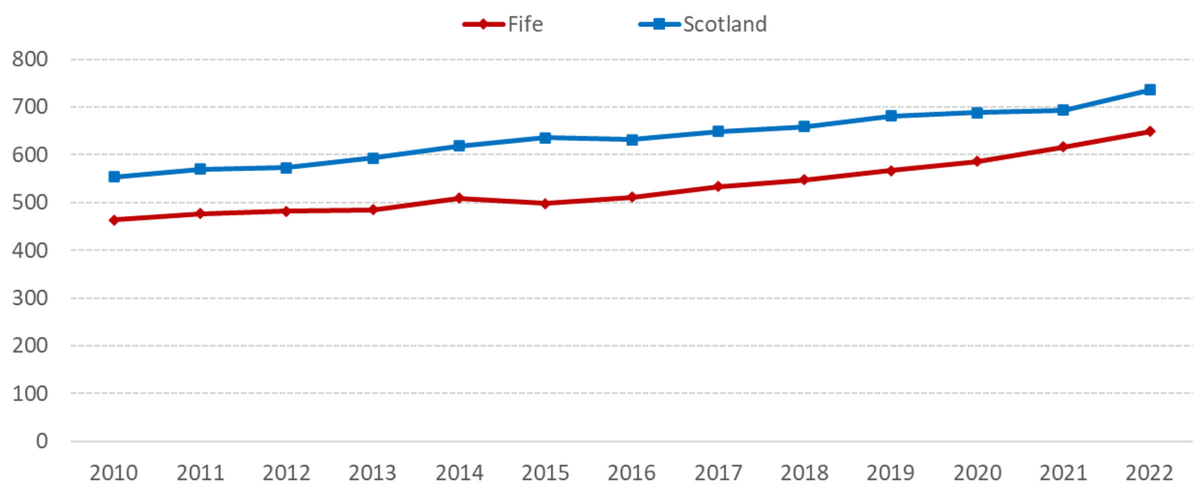
Average (mean) 2 bedroom rents in Fife have been lower than the Scotland average in each year since 2010, although the gap has generally narrowed over the latest three years, with the average rent in 2022 being £649 per month, compared to the Scotland average of £736.

Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (6.4%), 2 bedroom (5.3%), 3 bedroom (7.8%), 4 bedroom (1.1%) and 1 bedroom shared properties (8.5%), which compares to CPI inflation of 7.6% across this time period.

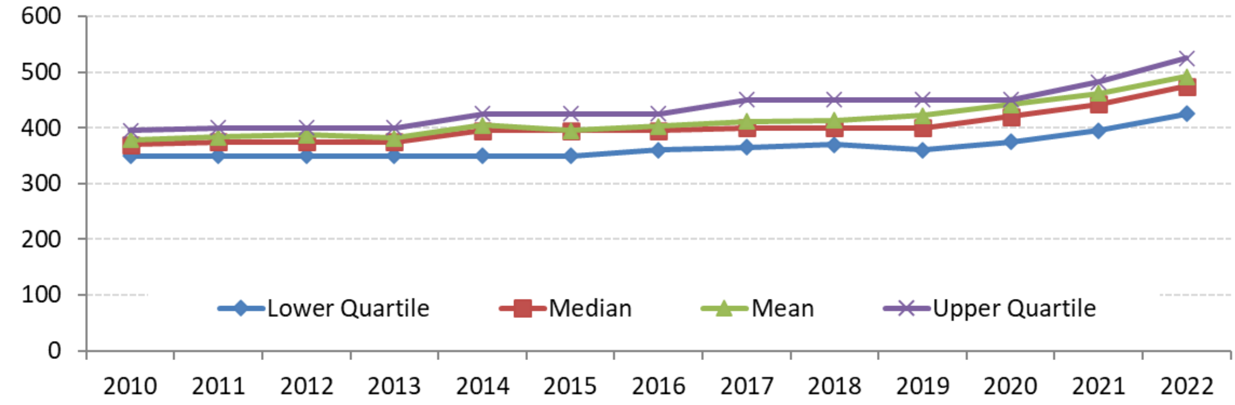
Between 2010 and 2022, average rents have increased slightly below the rate of CPI inflation of 33.7% for 1 bedroom properties (29.8%), have increased above the rate of inflation for 2 bedroom (39.9%), 3 bedroom (49.0%) and 1 bedroom shared properties (44.9%), and have increased well above the rate of inflation for 4 bedroom properties (73.9%).

Between 2019 and 2021, 4 bedroom properties saw increases in the top end (upper quartile) of rents compared with the bottom end (lower quartile) which widened the gap in rents between the top and bottom ends of the market, although this gap has narrowed in the latest year to 2022.

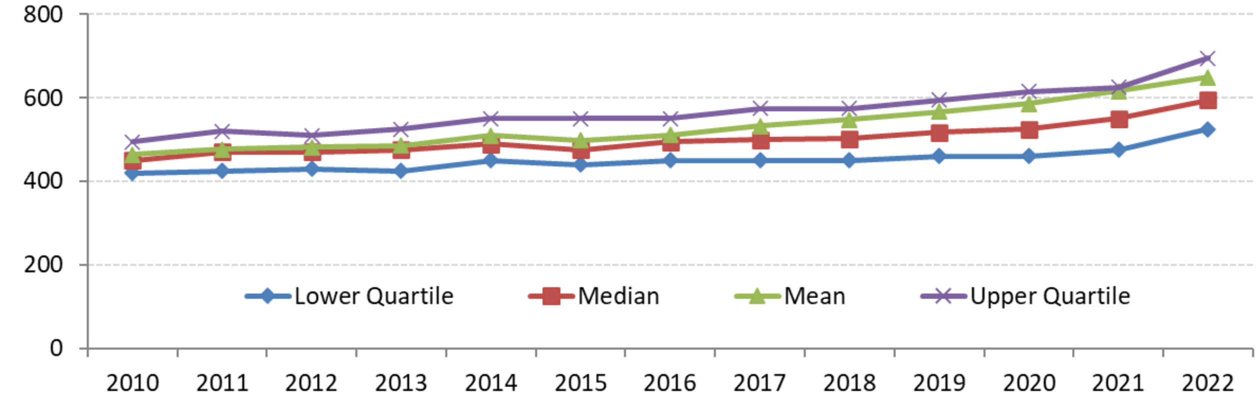
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Fife



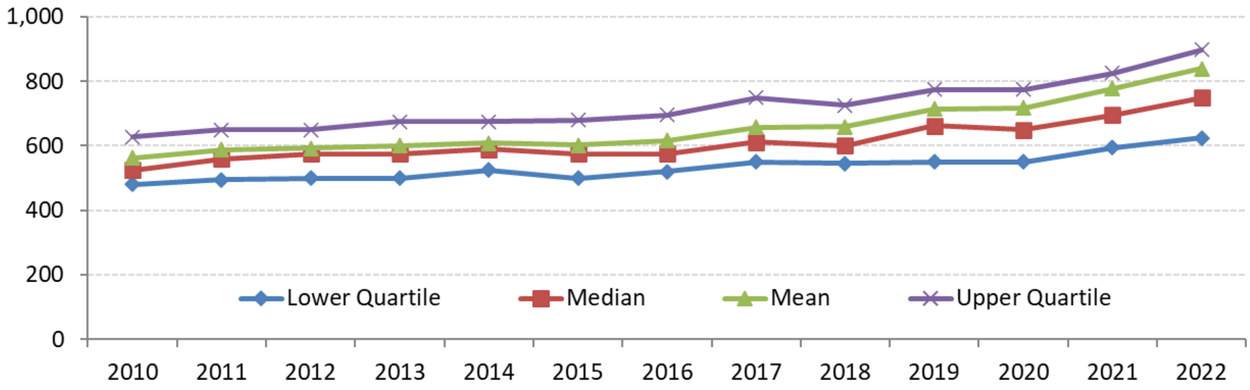
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Fife



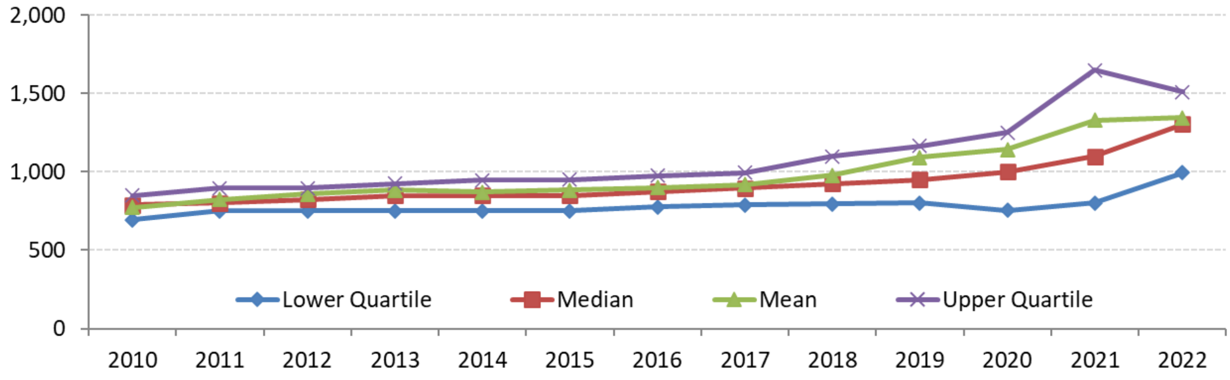
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Fife



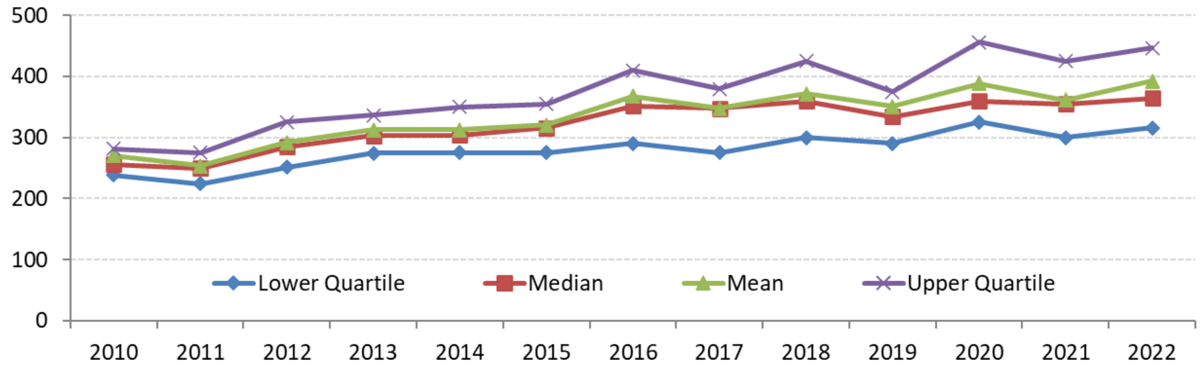
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Fife



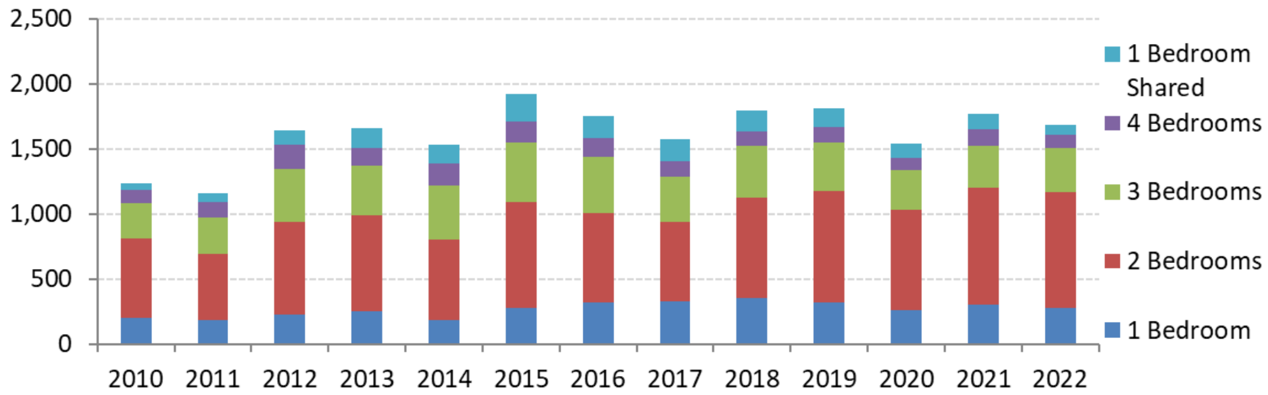
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Fife



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Fife



Profile Chart G – Sample Sizes (years to end Sept): Fife



Broad Rental Market Area Profile – Forth Valley

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average 2 (mean) bedroom rents in Forth Valley have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £697 per month, compared to the Scotland average of £736. The gap grew between 2012 and 2015, but has since narrowed, particularly over the latest two years.

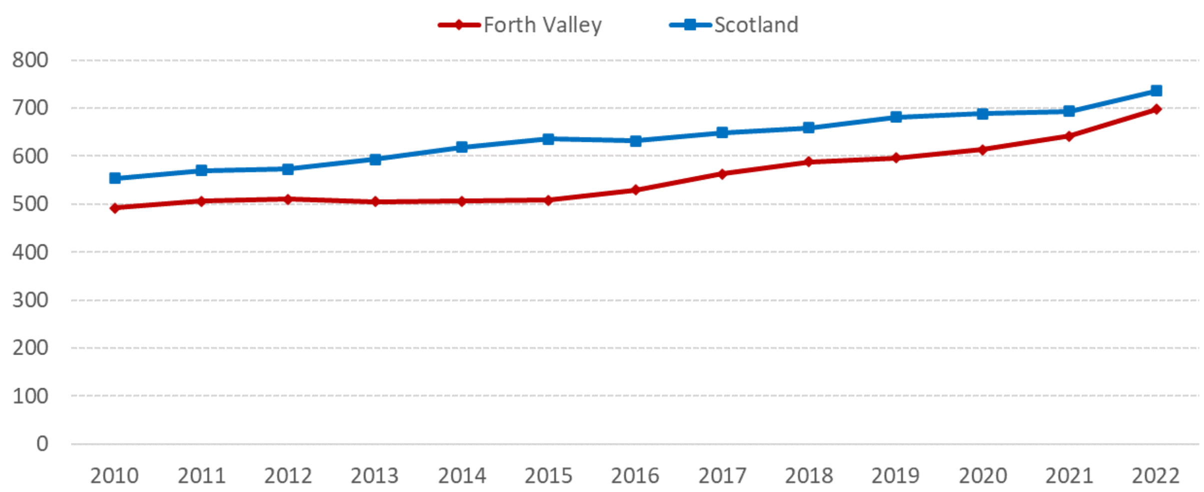
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (9.2%), 2 bedroom (8.7%), 3 bedroom (8.9%), 4 bedroom (19.9%), and 1 bedroom shared properties (19.6%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

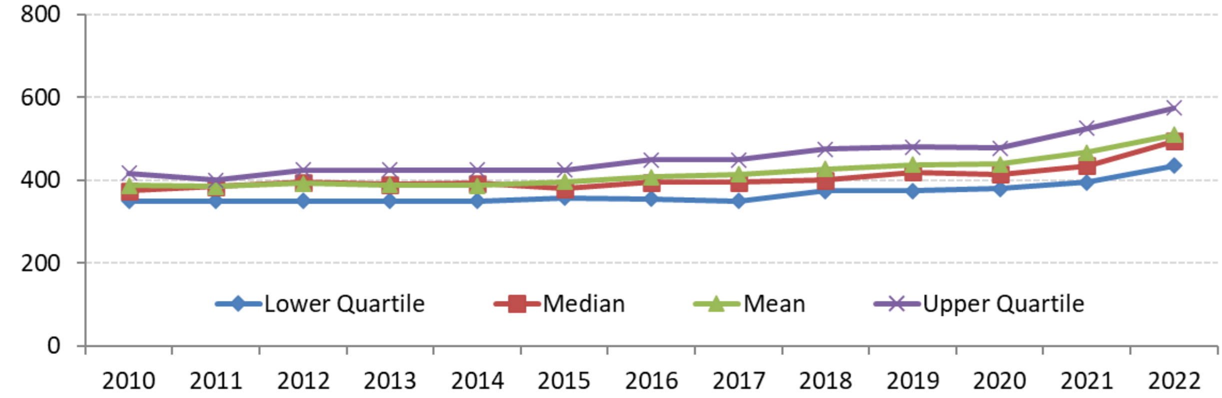
Between 2010 and 2022, average rents have increased slightly below the rate of CPI inflation of 33.7% for 1 bedroom properties (32.0%), have increased above the rate of inflation for 2 bedroom (41.6%), 3 bedroom (52.3%) and 1 bedroom shared properties (54.9%), and have increased well above the rate of inflation for 4 bedroom properties (71.4%).

Across 2 bedroom, 3 bedroom and 4 bedroom properties, since 2010 there have generally been greater increases in the top end rents (upper quartile) than the bottom end (lower quartile), resulting in the gap between top and bottom ends of the market widening.

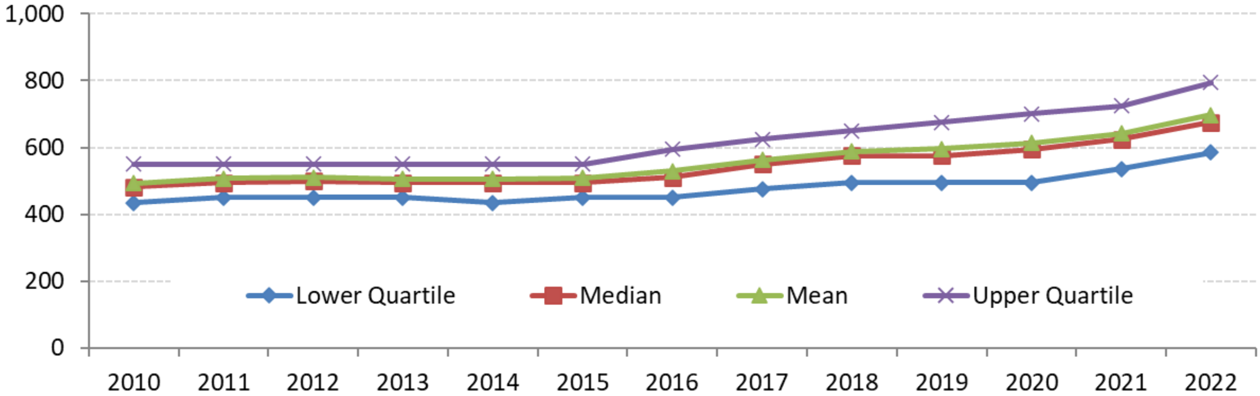
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Forth Valley



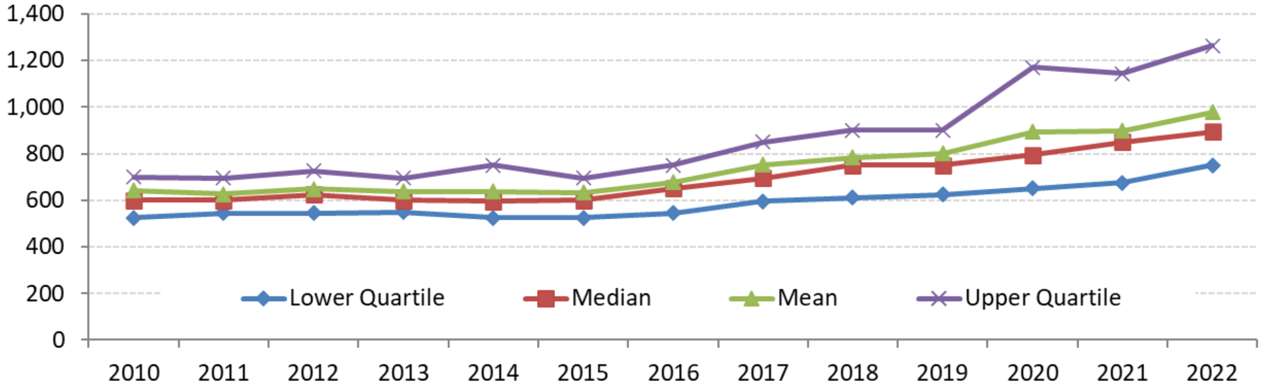
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Forth Valley



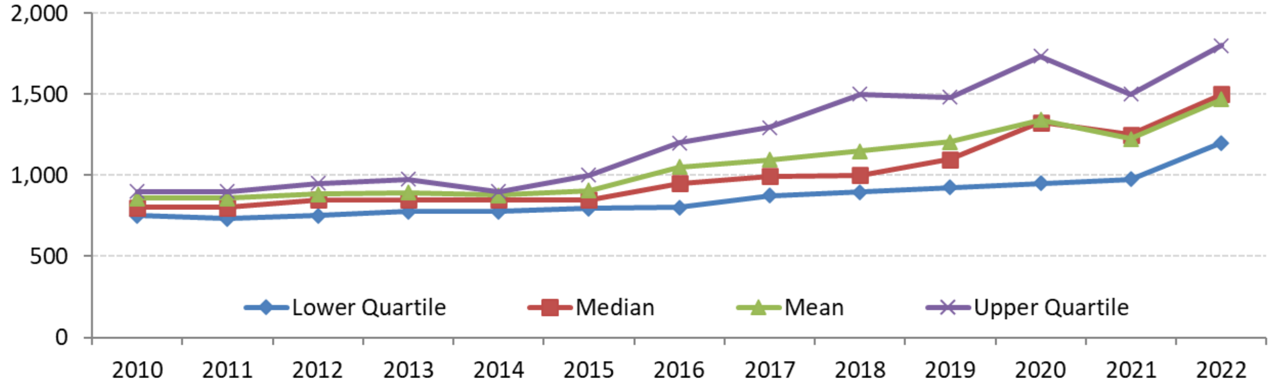
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Forth Valley



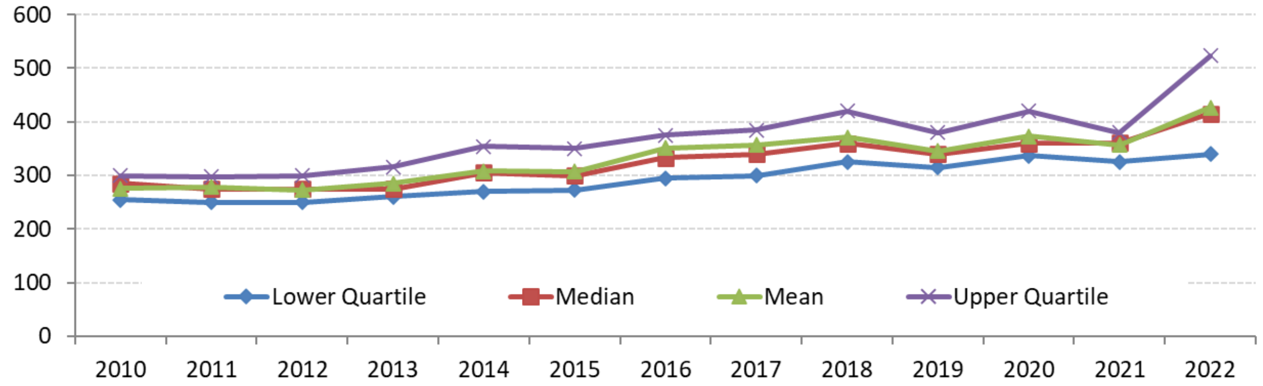
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Forth Valley



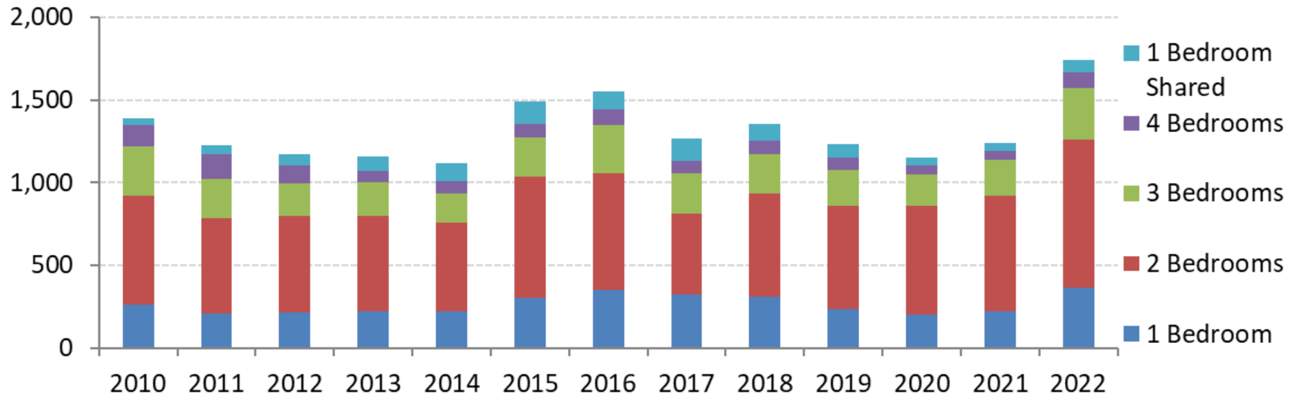
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Forth Valley



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Forth Valley



Profile Chart G – Sample Sizes (years to end Sept): Forth Valley



Broad Rental Market Area Profile – Greater Glasgow

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

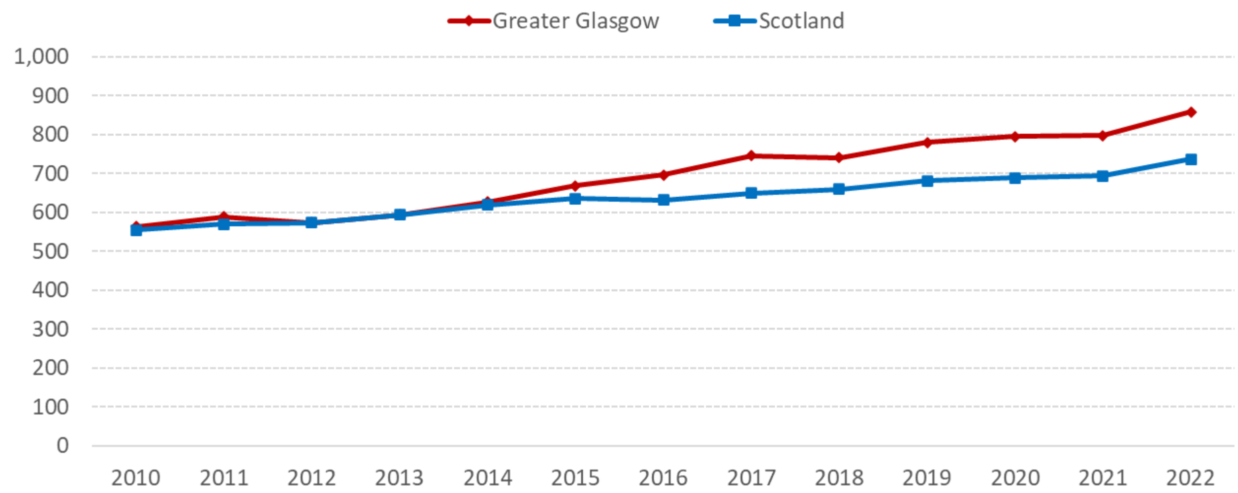
Average (mean) 2 bedroom rents in Greater Glasgow have been higher than the Scotland average since 2014, with the gap generally increasing over the past 8 years. The average rent in 2022 was £858 per month, compared to the Scotland average of £736.

Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (7.2%), 2 bedroom (7.7%), 3 bedroom (7.6%), 4 bedroom (5.7%) and 1 bedroom shared properties (8.3%), which compares to CPI inflation of 7.6% across this time period.

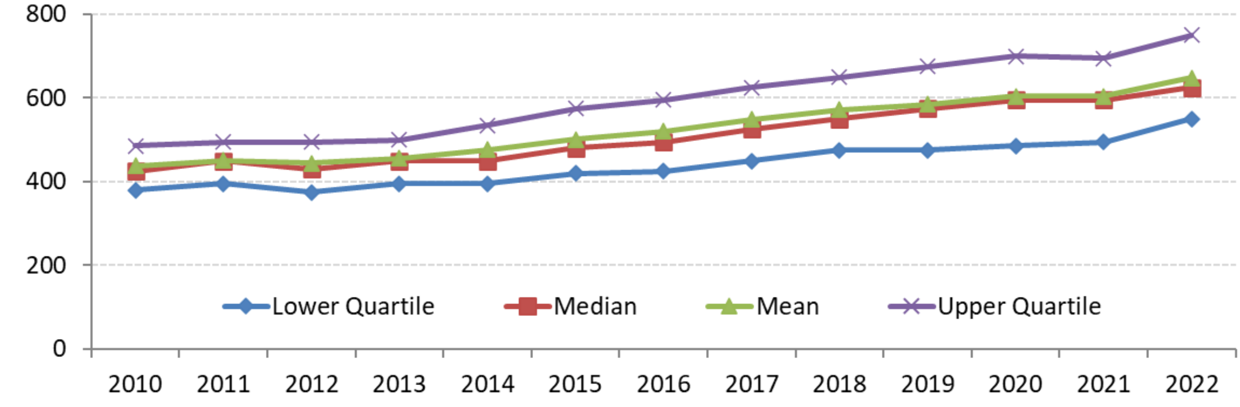
Between 2010 and 2022, average rents have increased above the rate of CPI inflation of 33.7% for 1 bedroom (48.3%), 2 bedroom (52.3%), 3 bedroom (50.1%) and 1 bedroom shared properties (36.8%), and have increased well above the rate of inflation for 4 bedroom properties (66.2%).

For most property sizes there have generally been greater increases in the top end (upper quartile) of rents between 2010 and 2022, which has widened the gap in rents compared to the bottom end of the market (lower quartile).

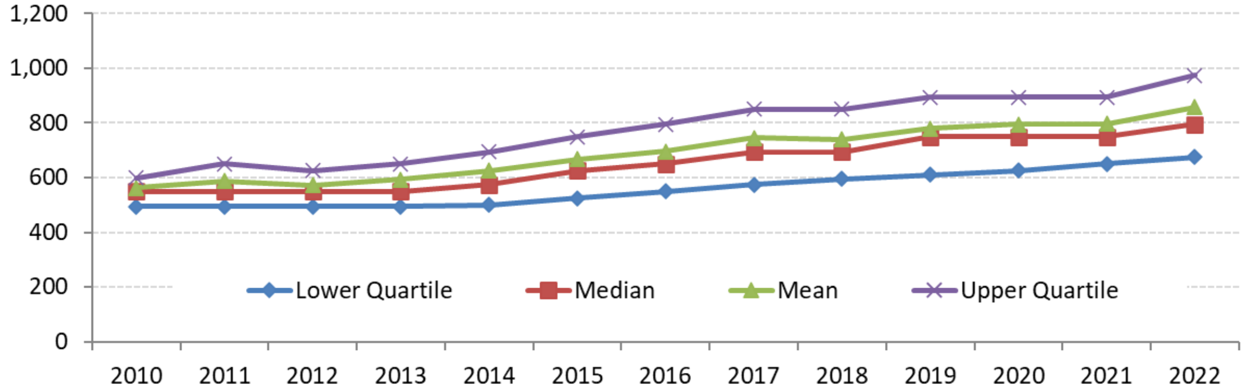
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Greater Glasgow



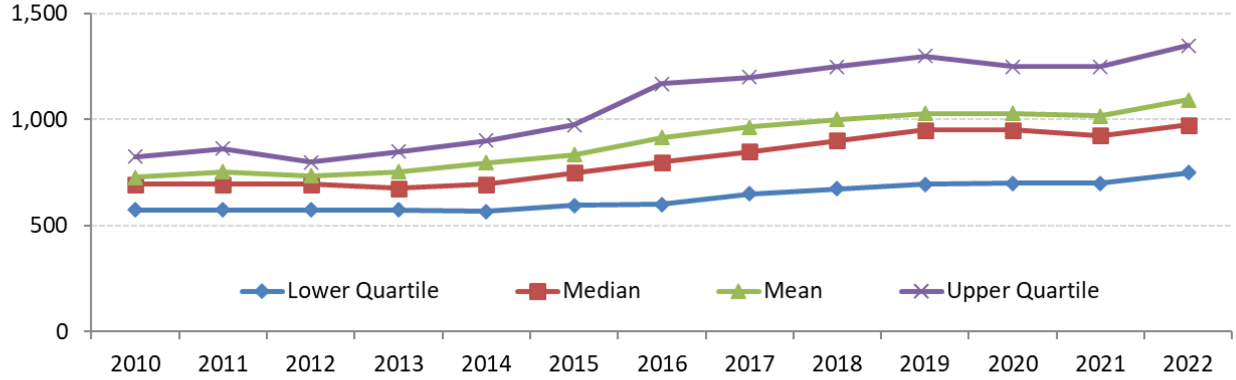
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Greater Glasgow



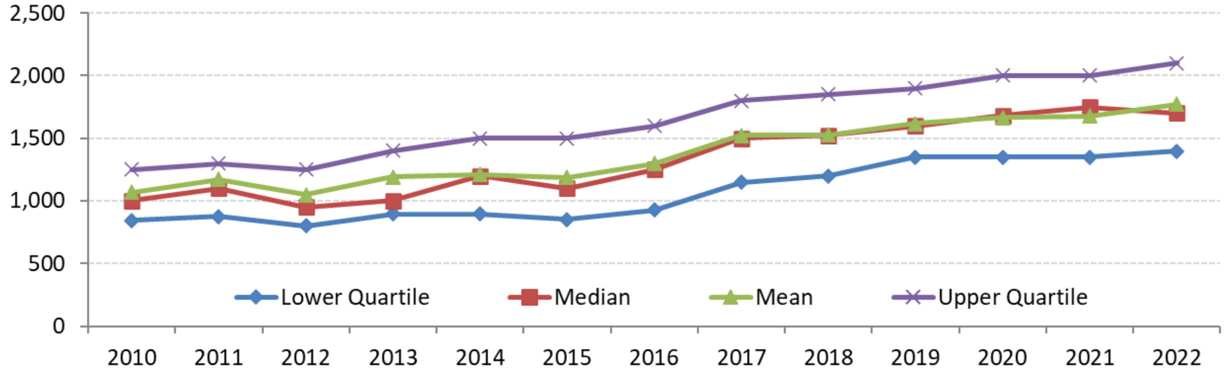
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Greater Glasgow



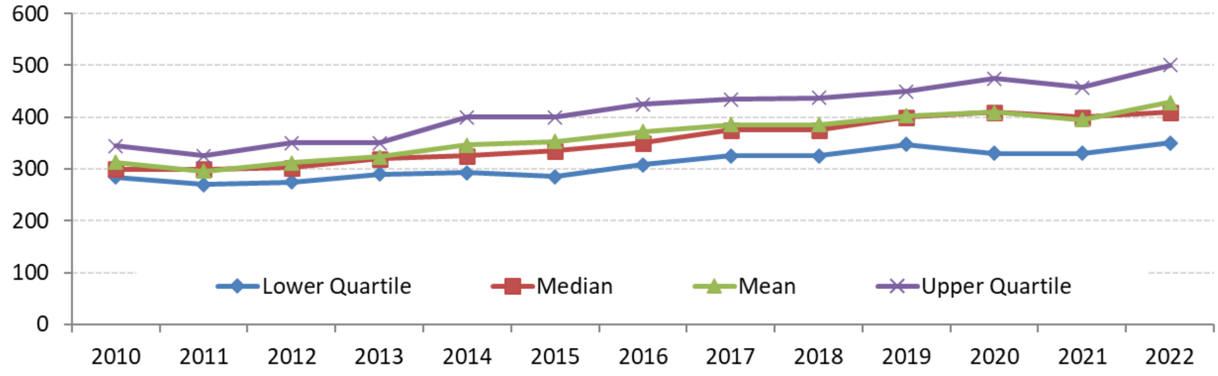
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Greater Glasgow



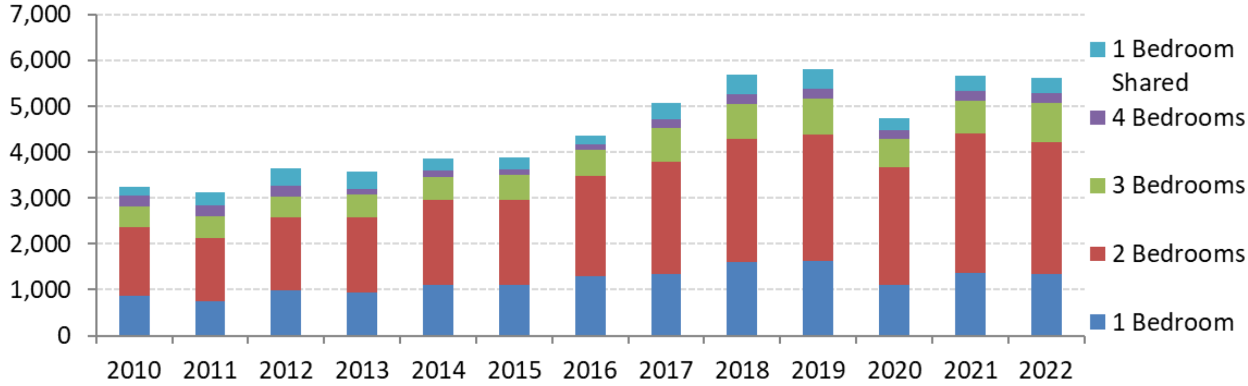
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Greater Glasgow



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Greater Glasgow



Profile Chart G – Sample Sizes (years to end Sept): Greater Glasgow



Broad Rental Market Area Profile – Highland and Islands

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in Highland and Islands have been lower than the Scotland average in each year since 2010, with the average rent in 2022 being £643 per month, compared to the Scotland average of £736.

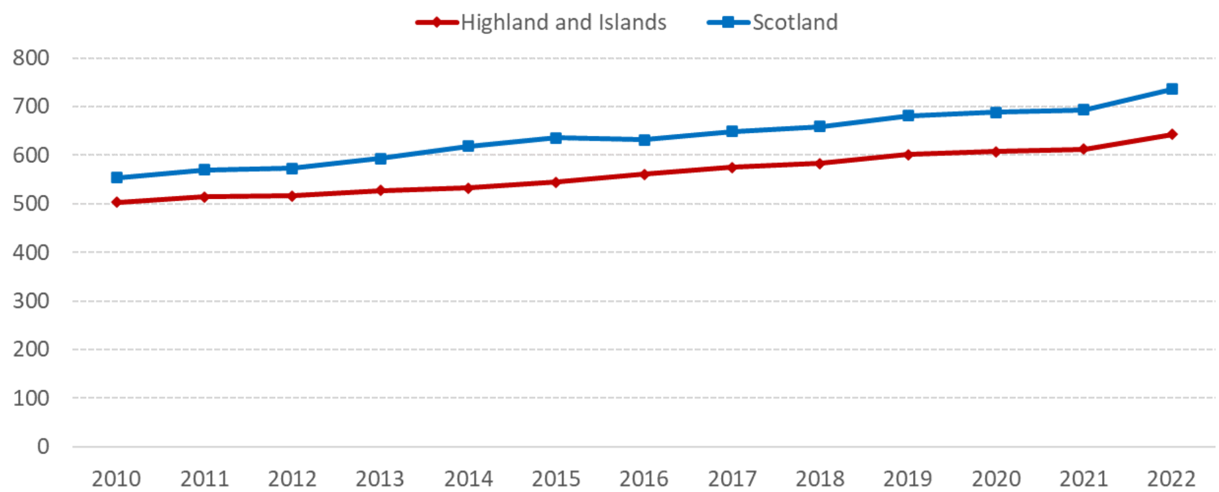
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (6.1%), 2 bedroom (4.9%), 3 bedroom (4.5%), 4 bedroom (7.9%) and 1 bedroom shared properties (9.1%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for the 4 bedroom property size category, given the smaller sample numbers for this category, which can lead to greater volatility in the results presented, particularly for year on year trends.

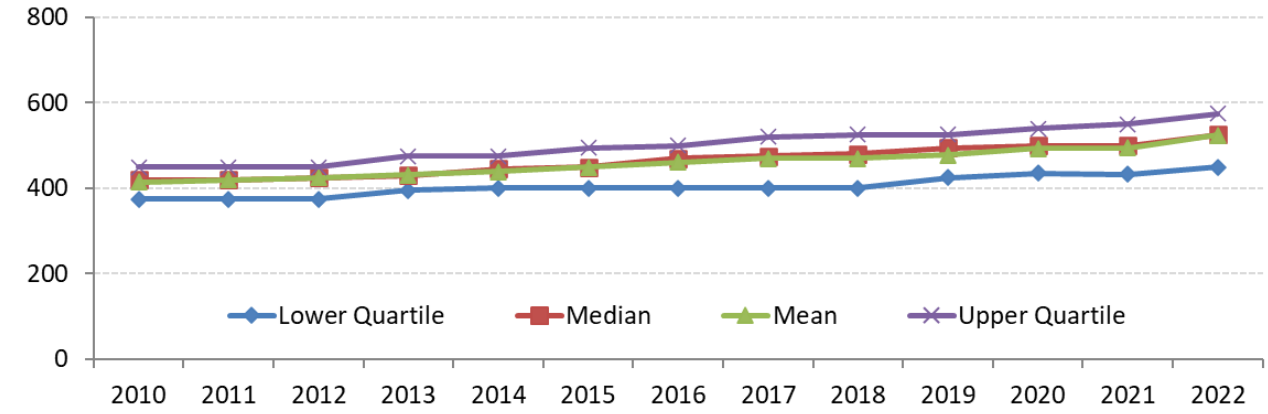
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (26.3%), 2 bedroom (27.6%) and 3 bedroom (29.5%) properties, and have increased above the rate of inflation for 4 bedroom (35.2%) and 1 bedroom shared properties (45.0%).

For all property sizes there have generally been slightly greater increases at the top end (upper quartile) than the bottom end (lower quartile) of the market between 2010 and 2022, which has resulted in a widening gap between top and bottom ends of the market.

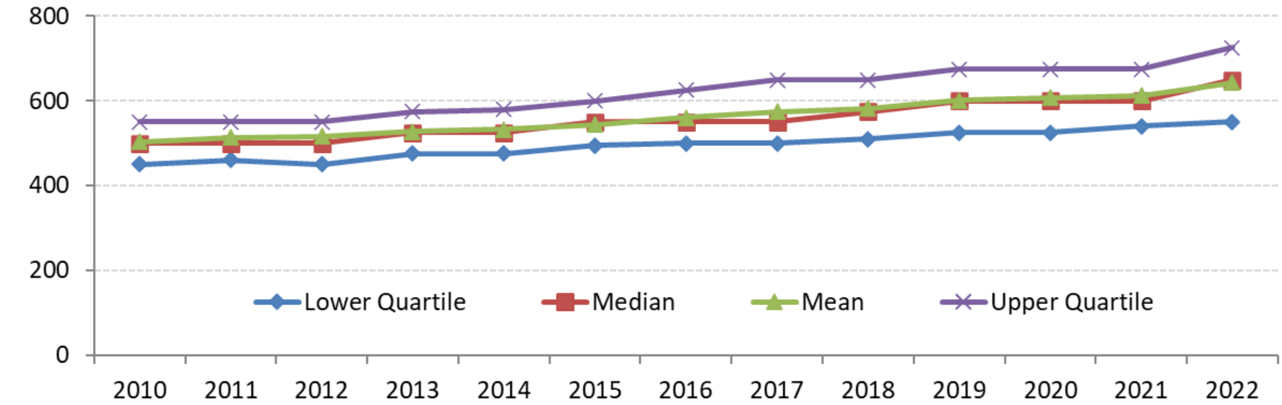
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Highland and Islands



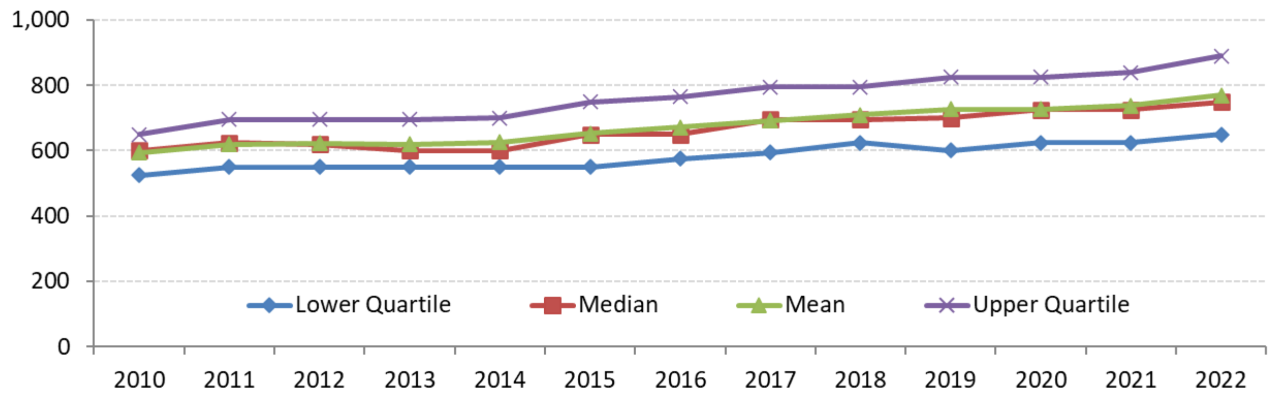
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Highland and Islands



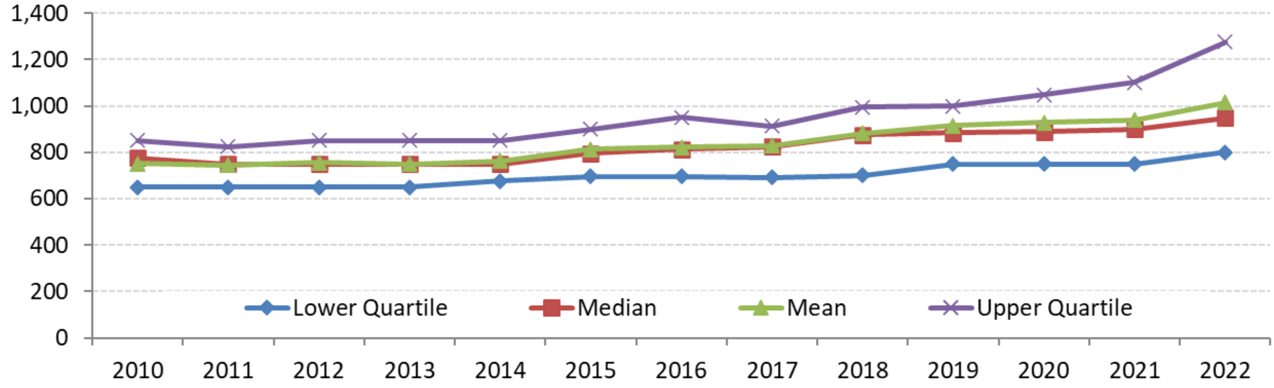
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Highland and Islands



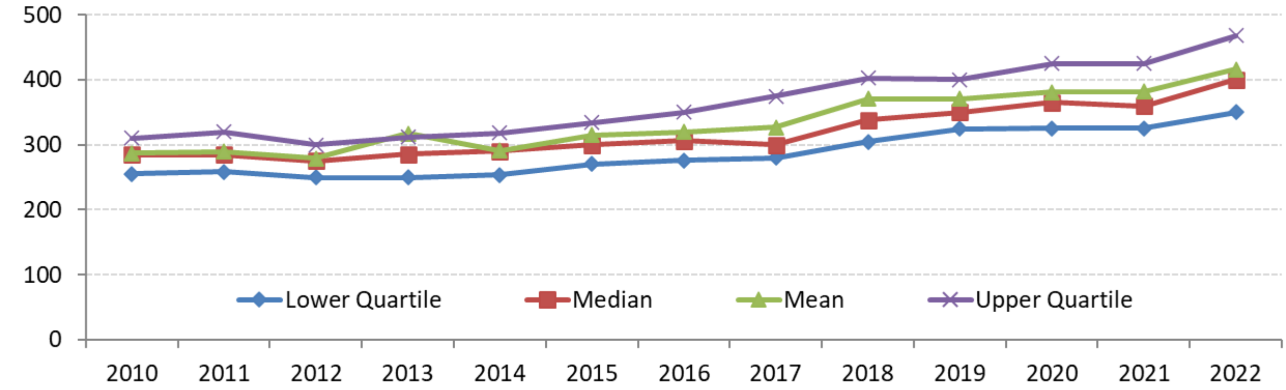
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Highland and Islands



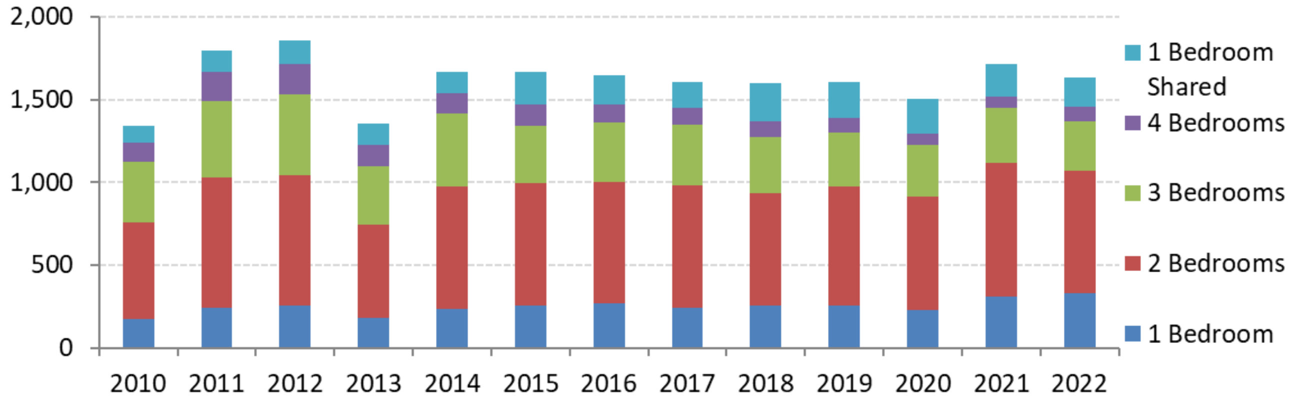
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Highland and Islands



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Highland and Islands



Profile Chart G – Sample Sizes (years to end Sept): Highland and Islands



Broad Rental Market Area Profile – Lothian

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

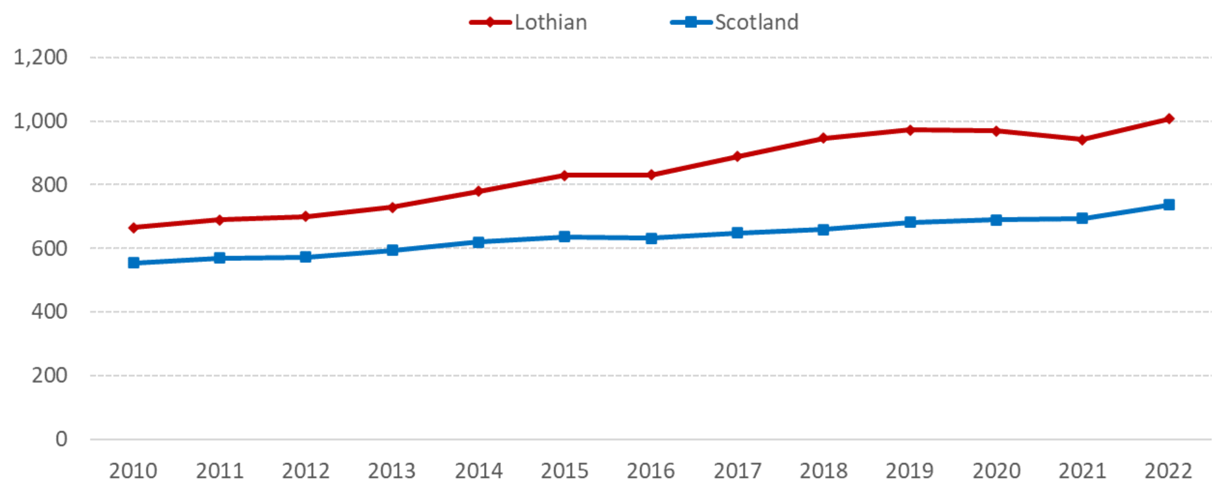
Average (mean) 2 bedroom rents in the Lothian area have been higher than the Scotland average in each year since 2010. This difference has grown more sharply since 2013, although has stabilised to some extent since 2018, with the average rent in 2022 being £1,006 per month, compared to the Scotland average of £736.

Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (6.8%), 2 bedroom (6.9%), 3 bedroom (6.2%), 4 bedroom (8.8%) and 1 bedroom shared properties (4.9%), which compares to CPI inflation of 7.6% across this time period.

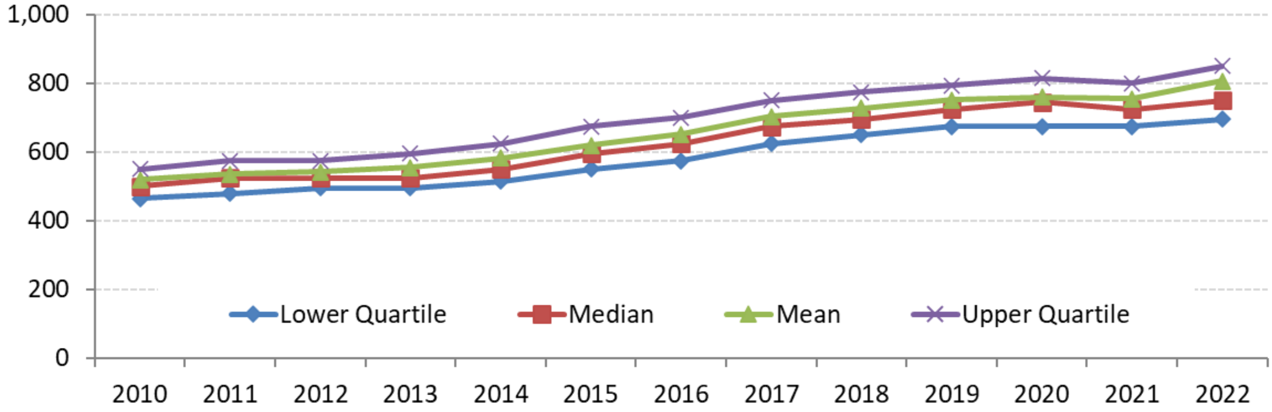
Between 2010 and 2022, average rents have increased above the rate of CPI inflation of 33.7% across all property sizes, with average rents increasing for 1 bedroom (55.1%), 2 bedroom (51.5%), 3 bedroom (50.6%), 4 bedroom (58.3%), and 1 bedroom shared properties (54.3%).

For all property sizes, since 2010 increases in the top end (upper quartile) of rents have generally been greater than increases in the bottom end (lower quartile), which has widened the gap in rents, although the gap narrowed slightly in 2021 for 2, 3, and 4 bedroom properties.

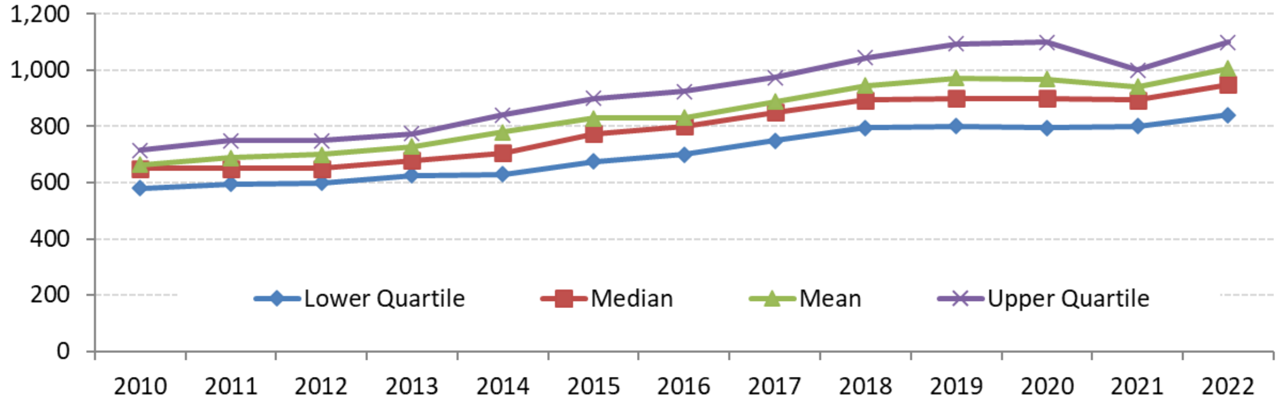
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Lothian



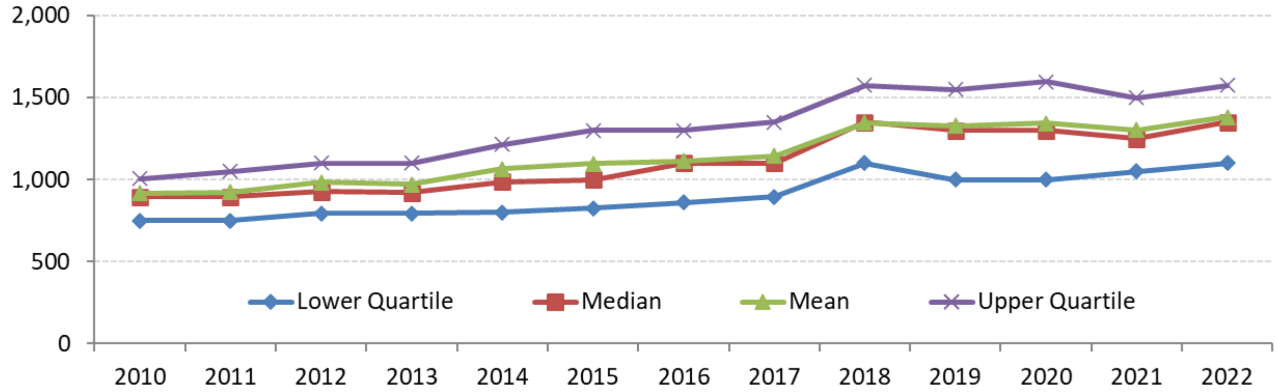
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Lothian



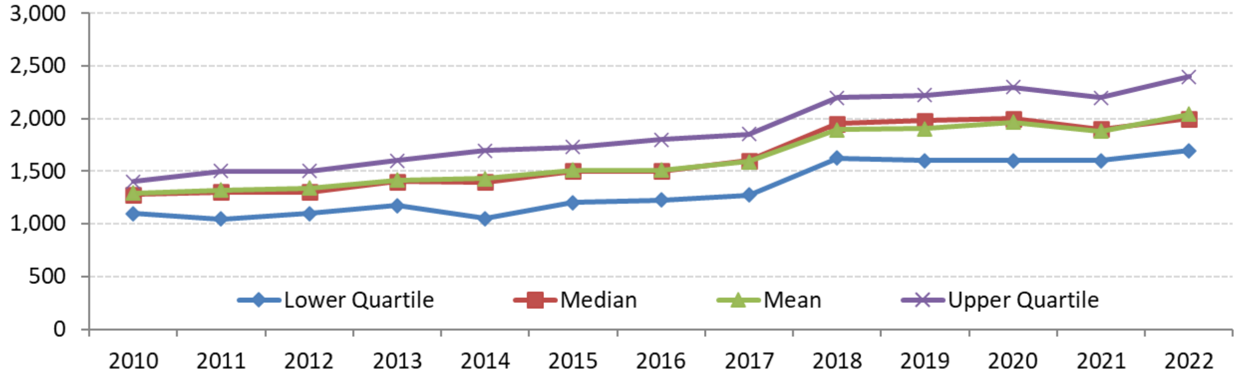
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Lothian



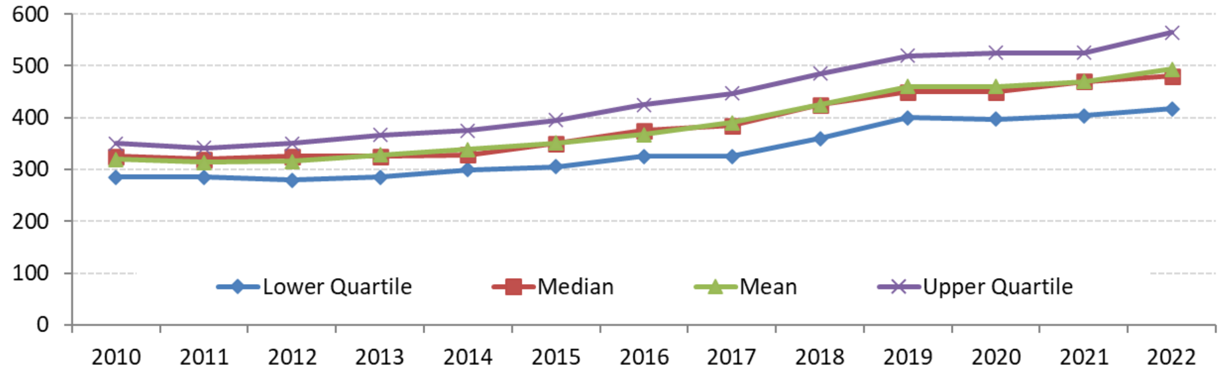
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Lothian



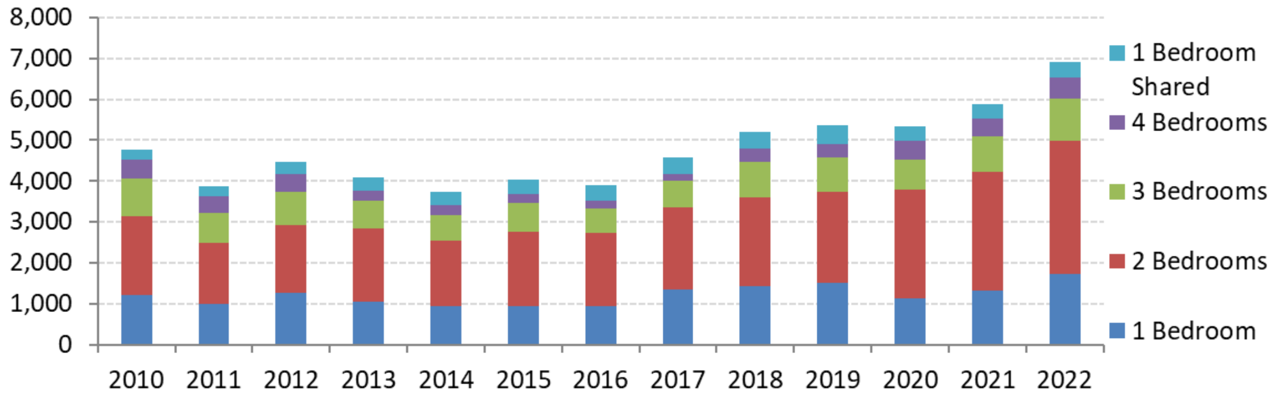
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Lothian



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Lothian



Profile Chart G – Sample Sizes (years to end Sept): Lothian



Broad Rental Market Area Profile – North Lanarkshire

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in North Lanarkshire have been lower than the Scotland average in each year since 2010. This gap has widened since 2012, although has since narrowed slightly over the latest three years, with the average rent in 2022 being £560 per month, compared to the Scotland average of £736.

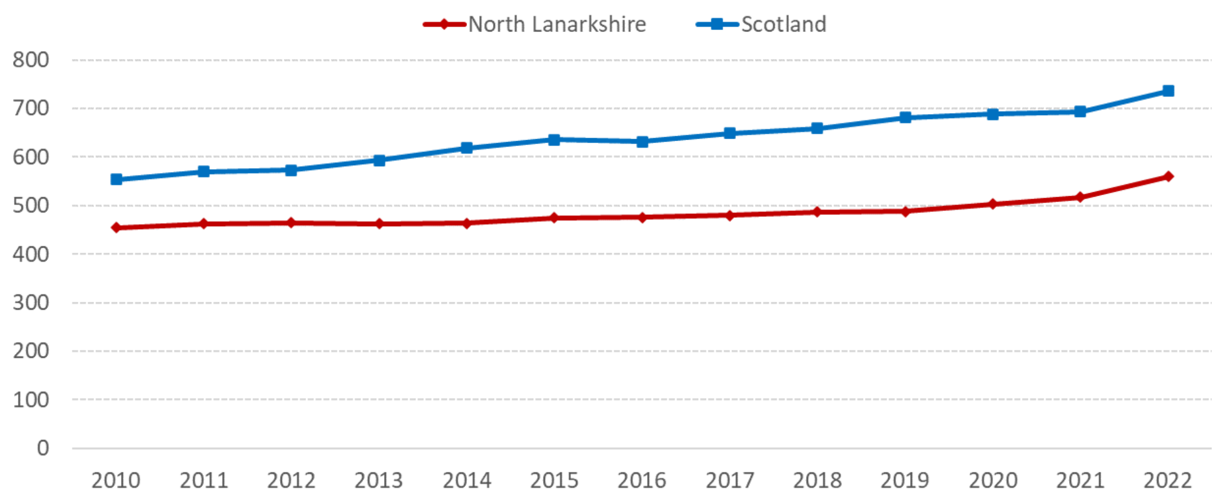
Between 2021 and 2022, average rents have increased for all property sizes, with increases seen for 1 bedroom (12.1%), 2 bedroom (8.3%), 3 bedroom (11.4%), 4 bedroom (8.5%) and 1 bedroom shared (10.2%) properties, which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

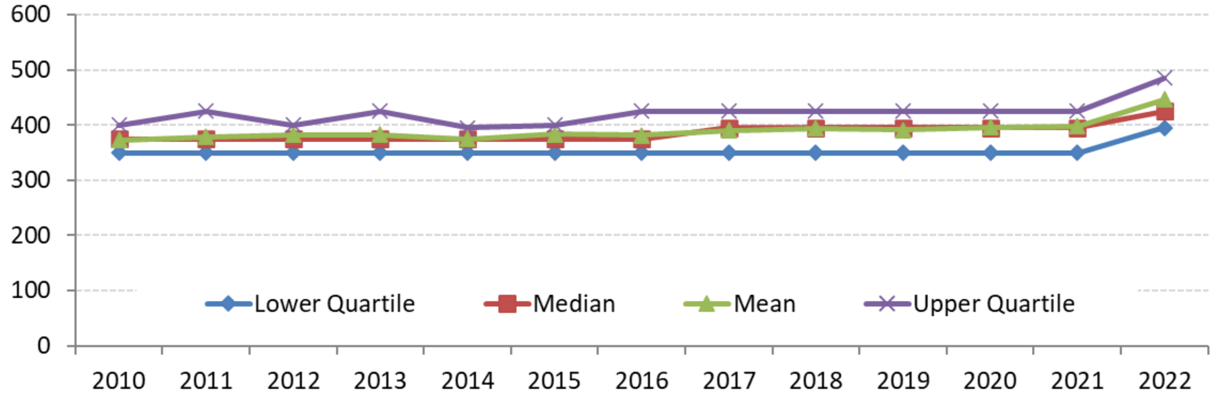
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (19.7%), 2 bedroom (23.1%), 3 bedroom (21.8%) and 1 bedroom shared properties (26.8%), and have increased just below the rate of inflation for 4 bedroom properties (33.1%).

For 4 bedroom properties, since 2010 increases in the top end (upper quartile) of rents have generally been greater than increases in the bottom end (lower quartile), which has widened the gap in rents, although some caution is needed in interpreting this trend given the smaller sample numbers for this category.

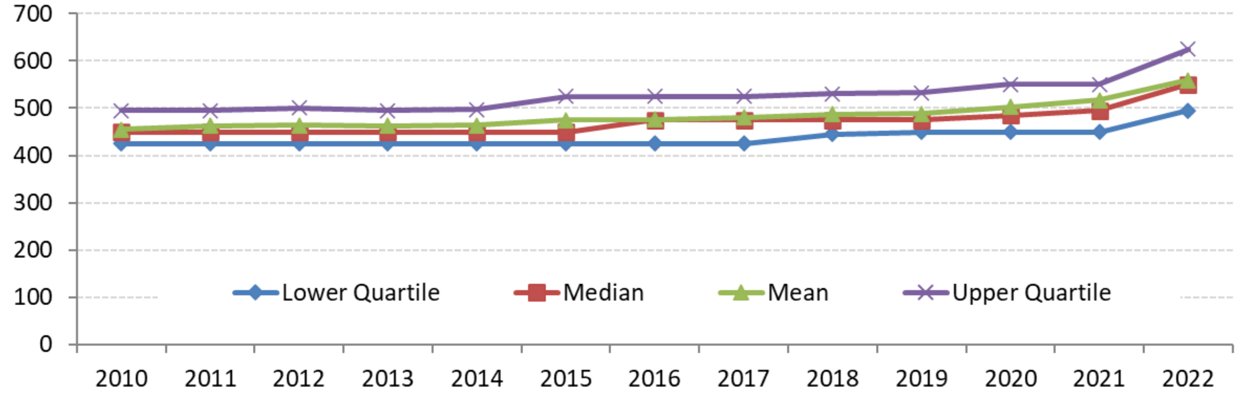
Profile Chart A – average 2 bedroom rents compared to the Scotland average: North Lanarkshire



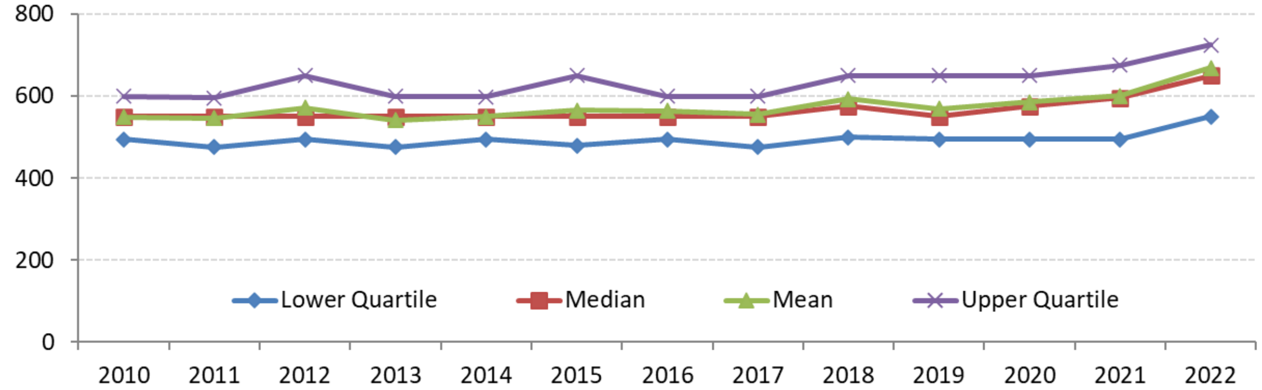
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): North Lanarkshire



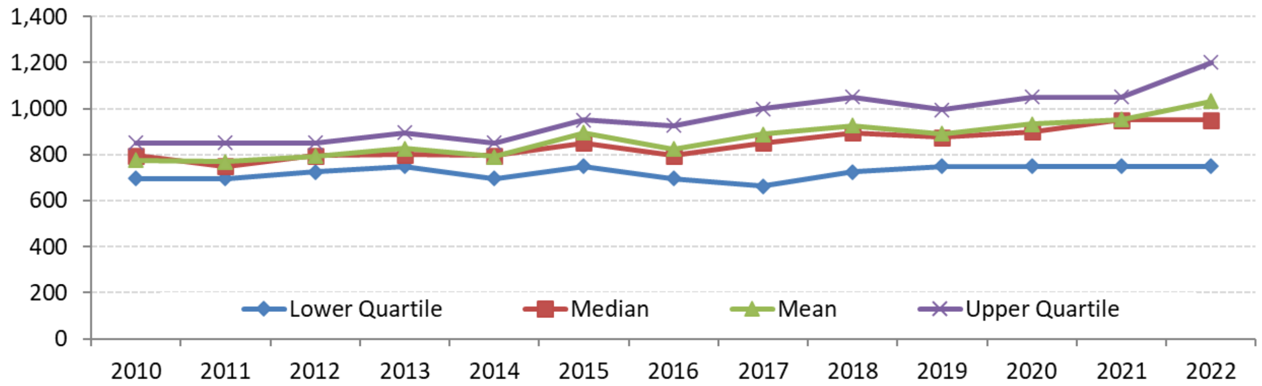
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): North Lanarkshire



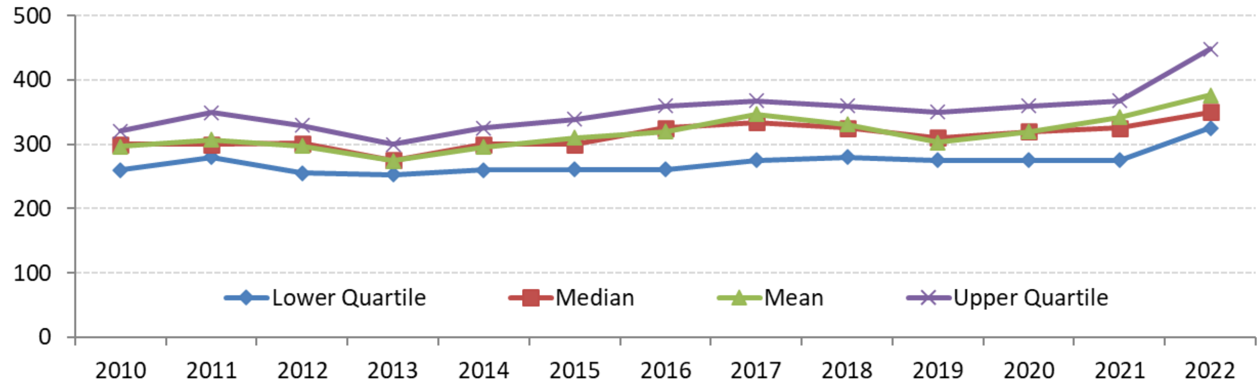
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): North Lanarkshire



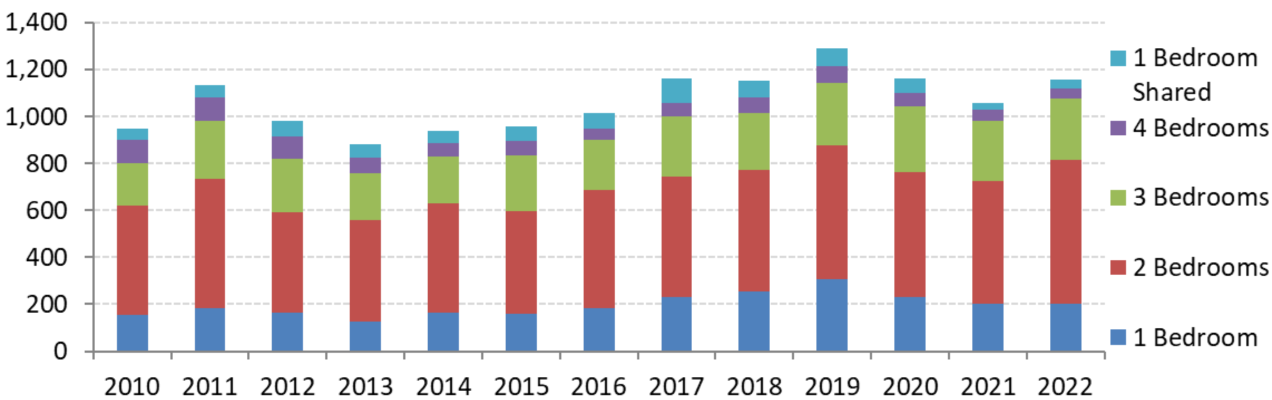
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): North Lanarkshire



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): North Lanarkshire



Profile Chart G – Sample Sizes (years to end Sept): North Lanarkshire



Broad Rental Market Area Profile – Perth and Kinross

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in Perth and Kinross have been lower than the Scotland average in each year since 2010. The gap has widened since 2010, although has narrowed slightly in the latest two years, with the average rent in 2022 being £626 per month, compared to the Scotland average of £736.

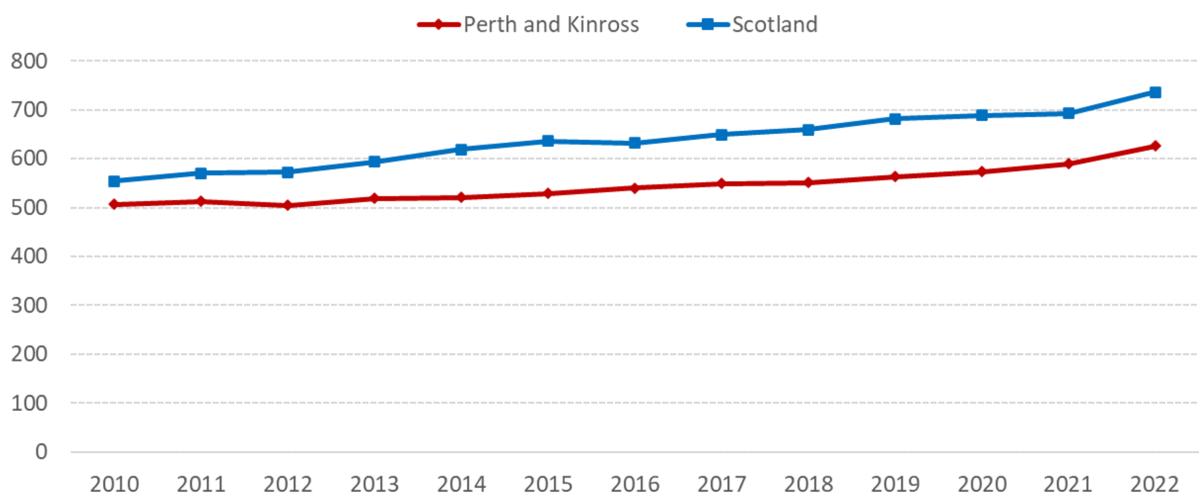
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (4.3%), 2 bedroom (6.1%), 3 bedroom (10.3%), 4 bedroom (12.1%) and 1 bedroom shared properties (20.2%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

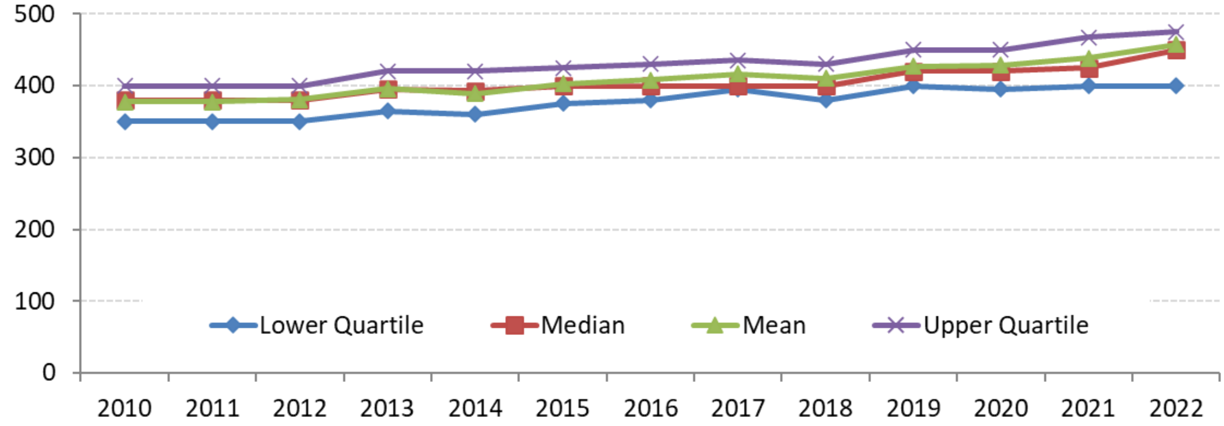
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (21.2%) and 2 bedroom (23.6%) properties, have increased by just under the rate of inflation for 3 bedroom (32.4%) properties, and and have increased above the rate of inflation for 4 bedroom (41.2%) and 1 bedroom shared properties (47.1%).

For 2, 3 and 4 bedroom properties, since 2019 there has been a greater increase in the top end (upper quartile) rents compared to the bottom end (lower quartile), which has caused a slight increase in the gap between the top and the bottom of the market.

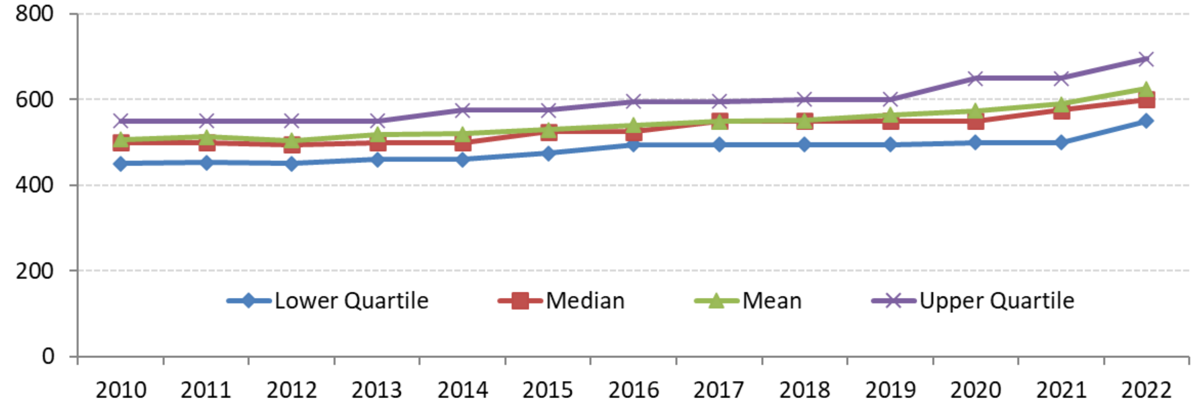
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Perth and Kinross



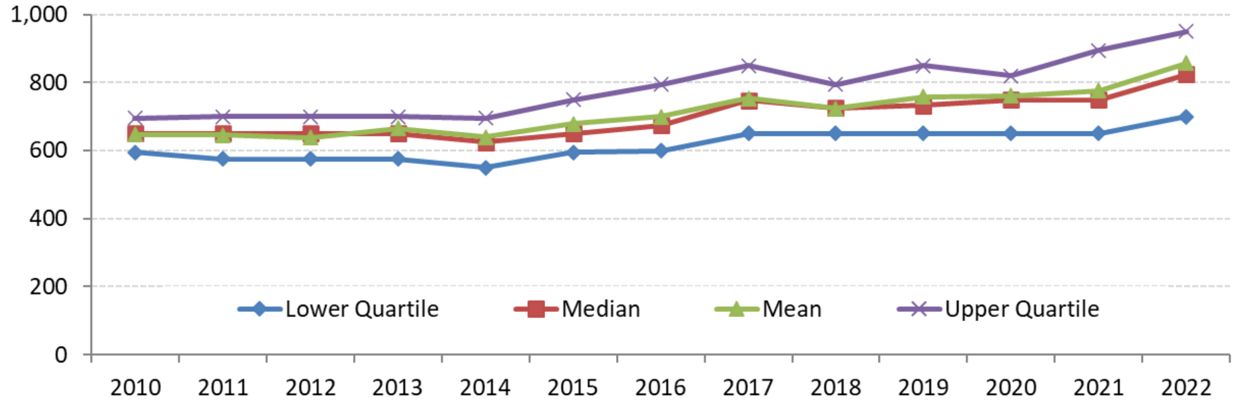
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Perth and Kinross



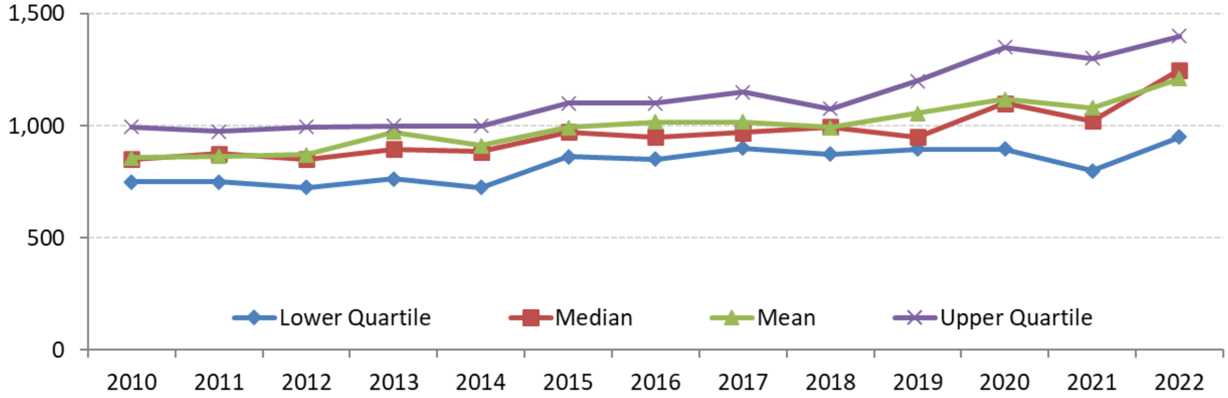
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Perth and Kinross



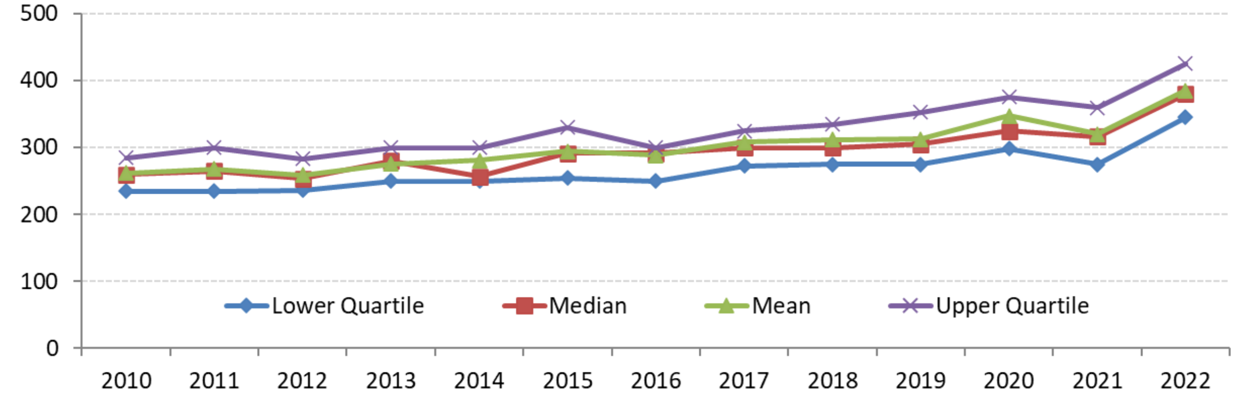
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Perth and Kinross



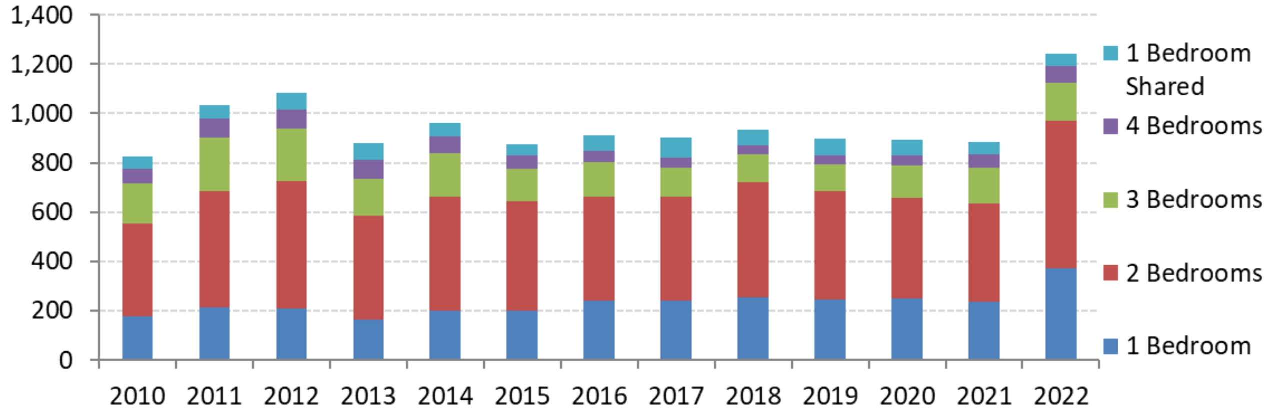
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Perth and Kinross



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Perth and Kinross



Profile Chart G – Sample Sizes (years to end Sept): Perth and Kinross



Broad Rental Market Area Profile – Renfrewshire / Inverclyde

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in Renfrewshire / Inverclyde have been lower than the Scotland average in each year since 2010, and the gap has widened since 2012, with the average rent in 2022 being £547 per month, compared to the Scotland average of £736.

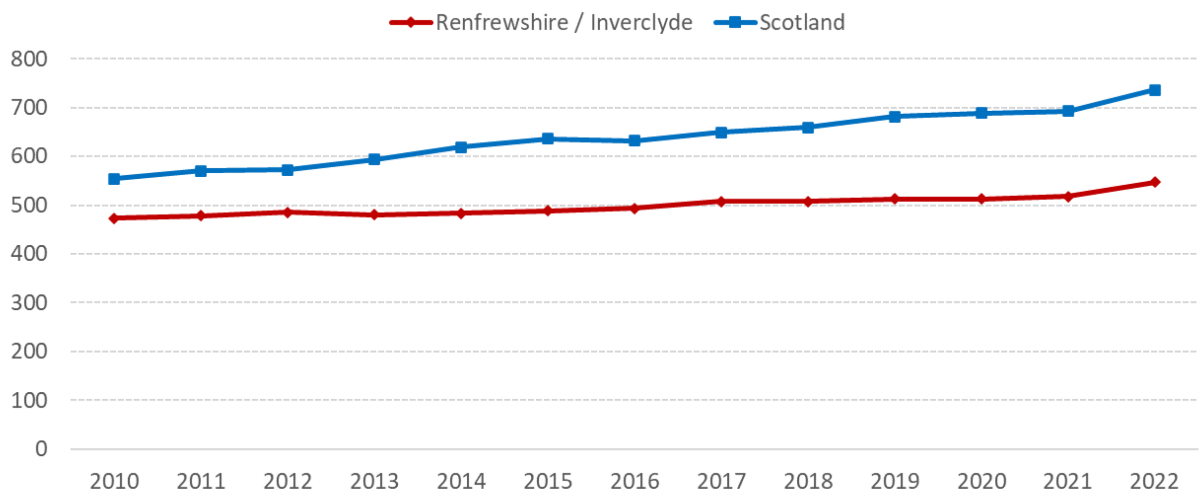
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (8.4%), 2 bedroom (5.6%), 3 bedroom (8.1%), 4 bedroom (5.5%) and 1 bedroom shared properties (11.7%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

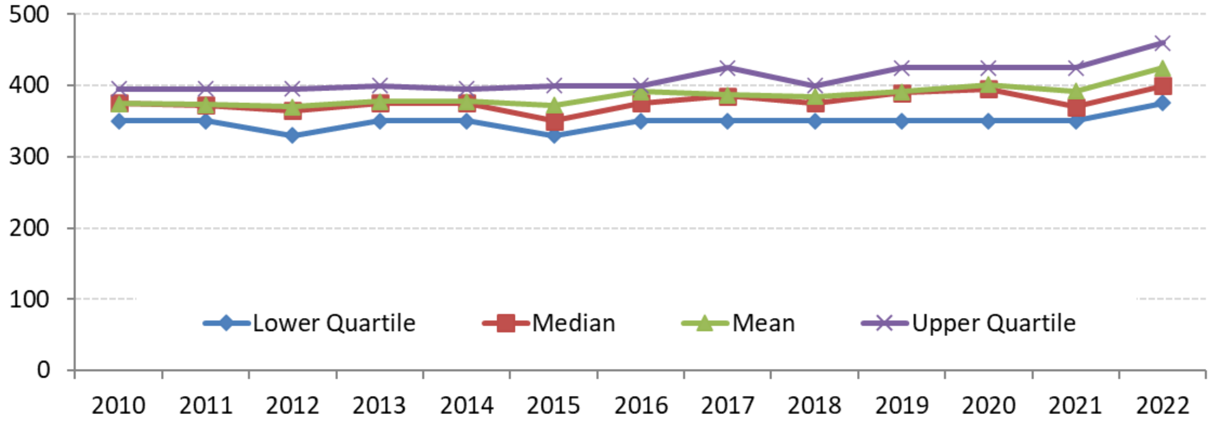
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (13.4%), 2 bedroom (15.6%), 3 bedroom (13.4%) and 1 bedroom shared properties (25.0%), and have increased above the rate of inflation for 4 bedroom properties (56.7%).

For 1 bedroom shared properties, the gap between the top (upper quartile) and the bottom (lower quartile) of the market has increased slightly since 2019.

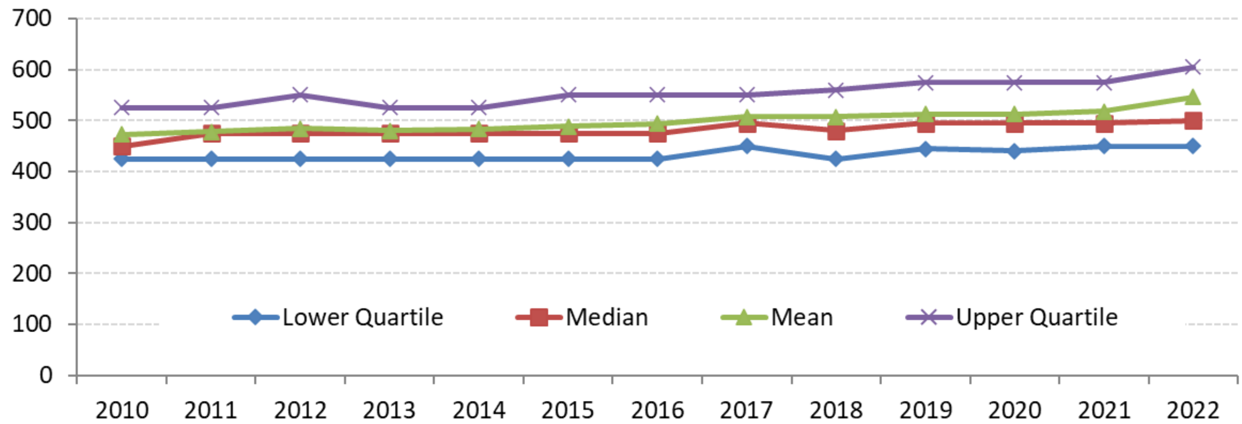
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Renfrewshire / Inverclyde



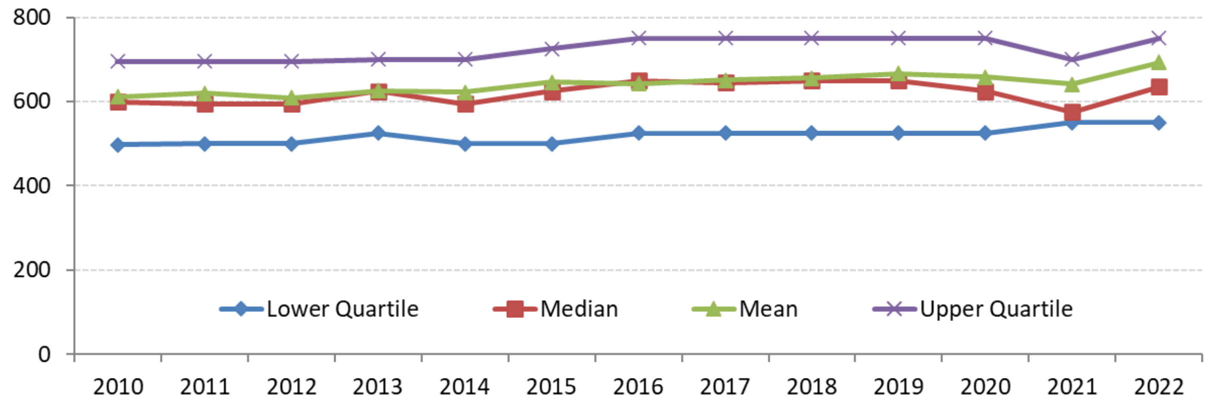
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Renfrewshire / Inverclyde



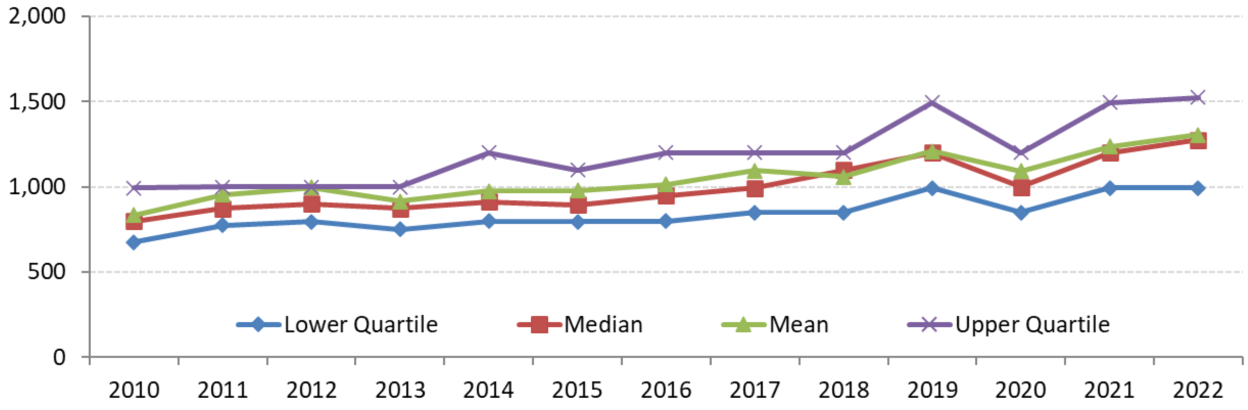
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Renfrewshire / Inverclyde



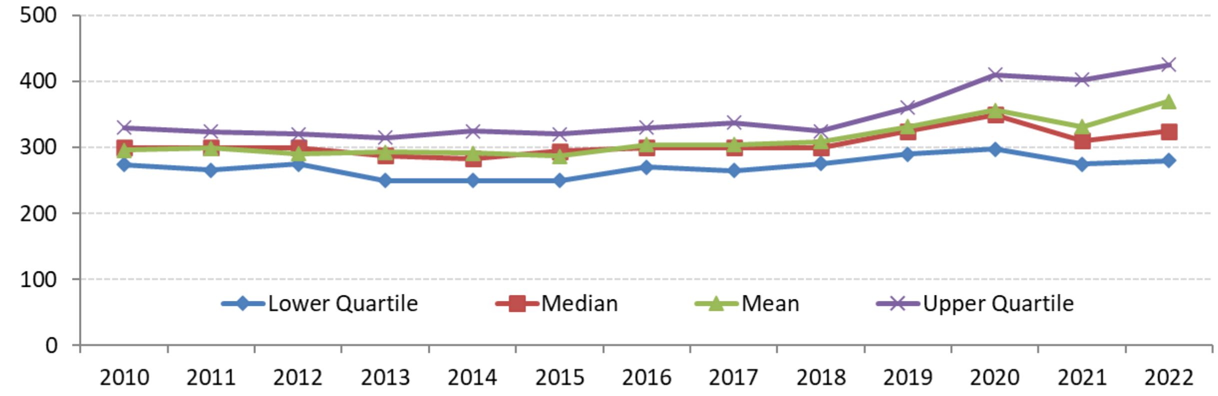
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Renfrewshire / Inverclyde



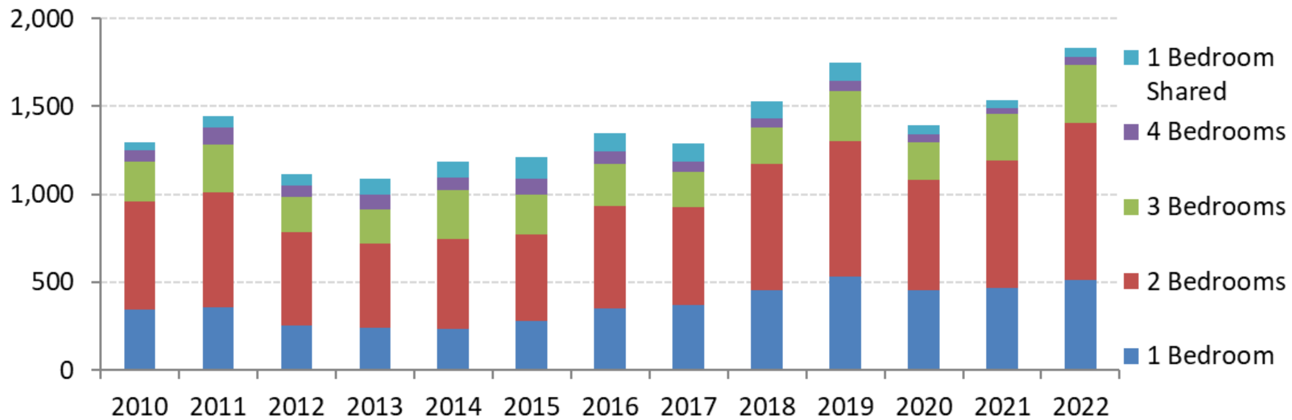
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Renfrewshire / Inverclyde



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Renfrewshire / Inverclyde



Profile Chart G – Sample Sizes (years to end Sept): Renfrewshire / Inverclyde



Broad Rental Market Area Profile – Scottish Borders

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in the Scottish Borders have been lower than the Scotland average in each year since 2010, with the gap widening between 2010 and 2015 and then remaining fairly stable until the latest year when it increased again.The average rent in 2022 being £525 per month, compared to the Scotland average of £736.

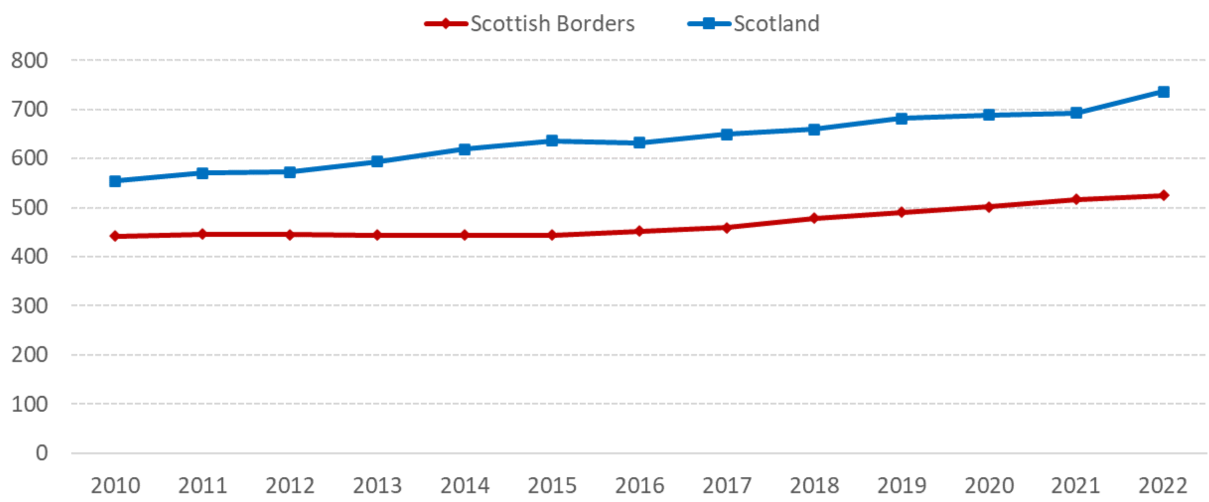
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (2.6%), 2 bedroom (1.7%), 3 bedroom (1.0%), 4 bedroom (7.1%) and 1 bedroom shared properties (13.9%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

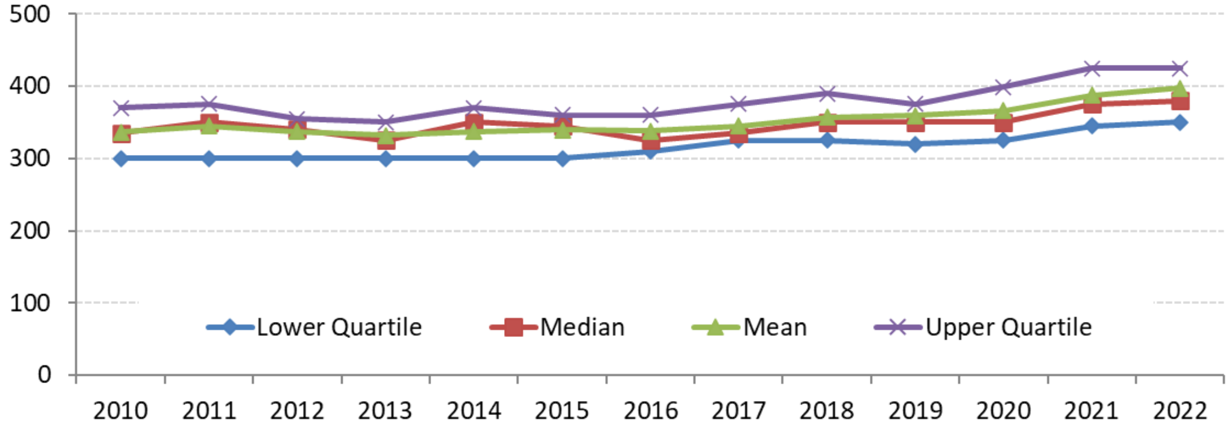
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (18.1%) and 2 bedroom (18.9%) properties, have increased just under the rate of inflation for 3 bedroom (30.1%), have increased above the rate of inflation for 1 bedroom shared properties (39.8%), and have increased well above the rate of inflation for 4 bedroom properties (64.1%).

Since 2019, the gap between the top end rents (upper quartile) and the bottom end (lower quartile) has increased most for 3 bedroom and 4 bedroom properties.

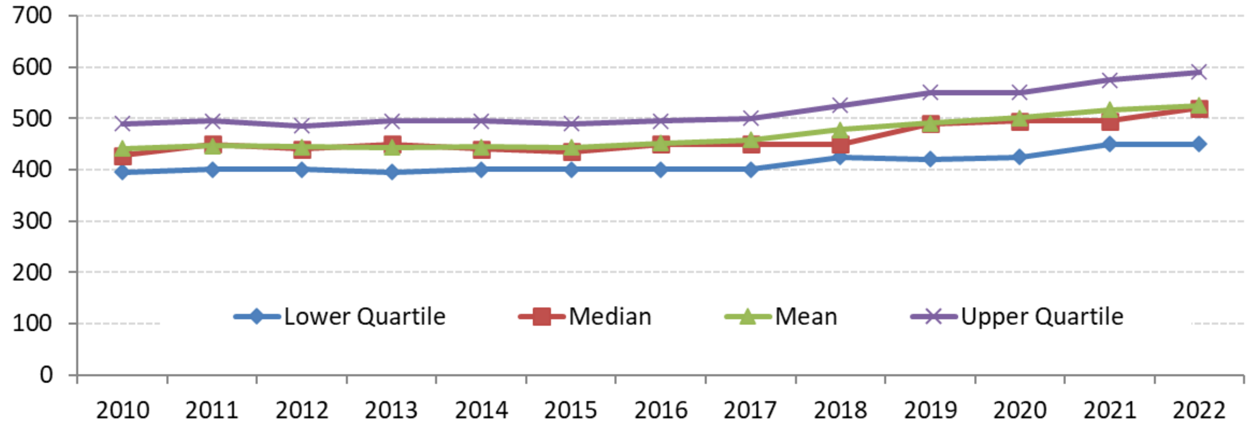
Profile Chart A – average 2 bedroom rents compared to the Scotland average: Scottish Borders



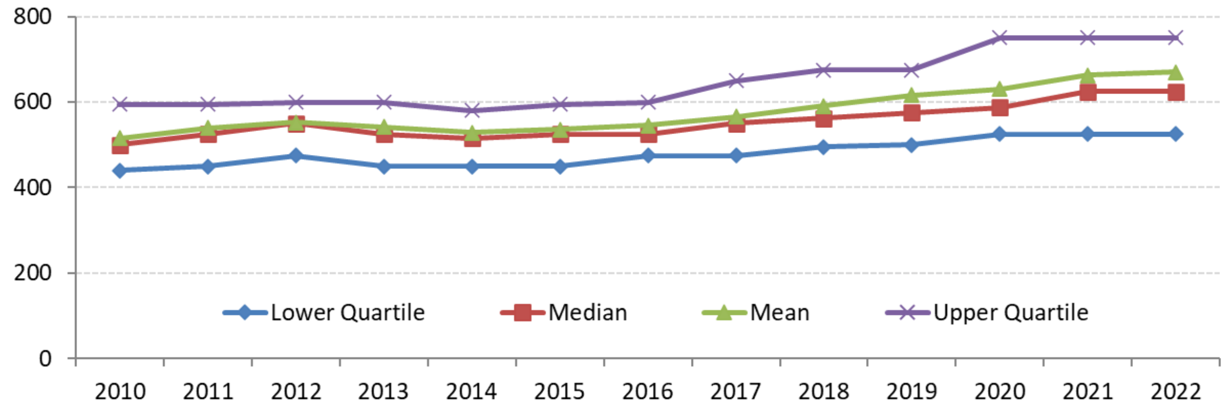
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): Scottish Borders



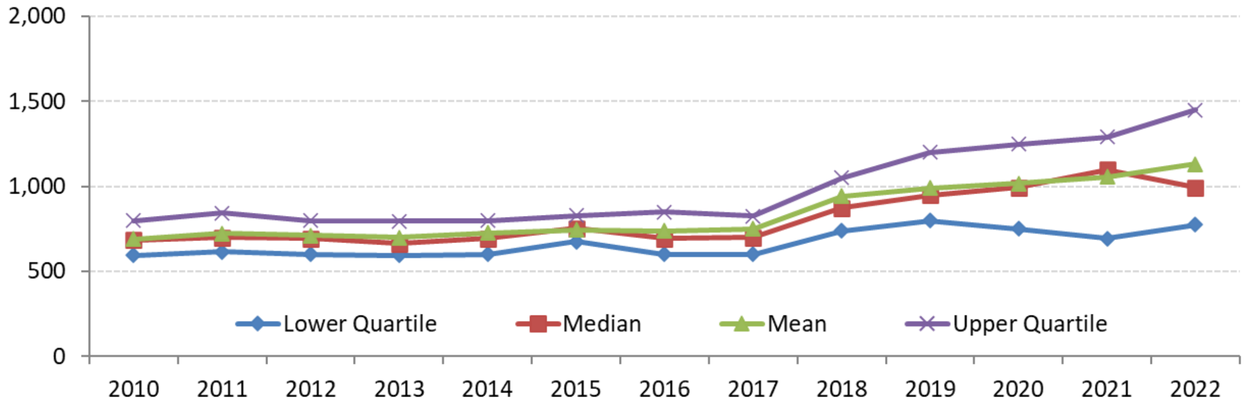
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): Scottish Borders



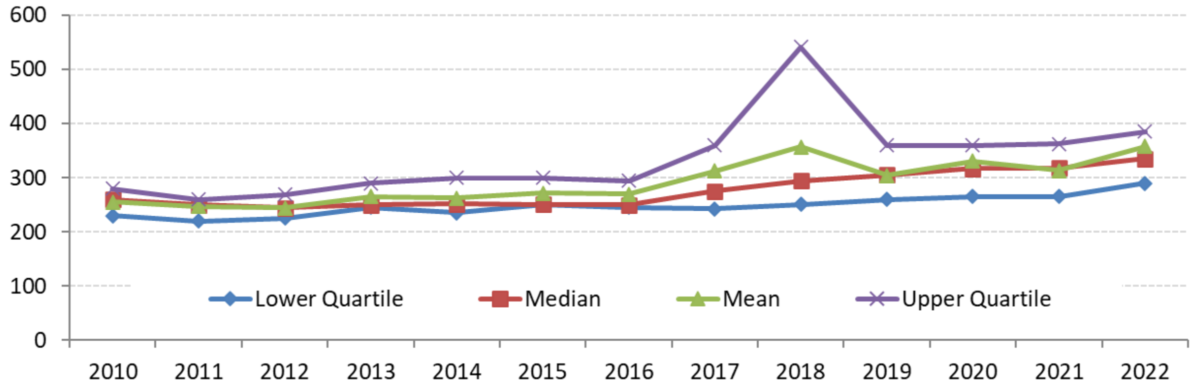
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): Scottish Borders



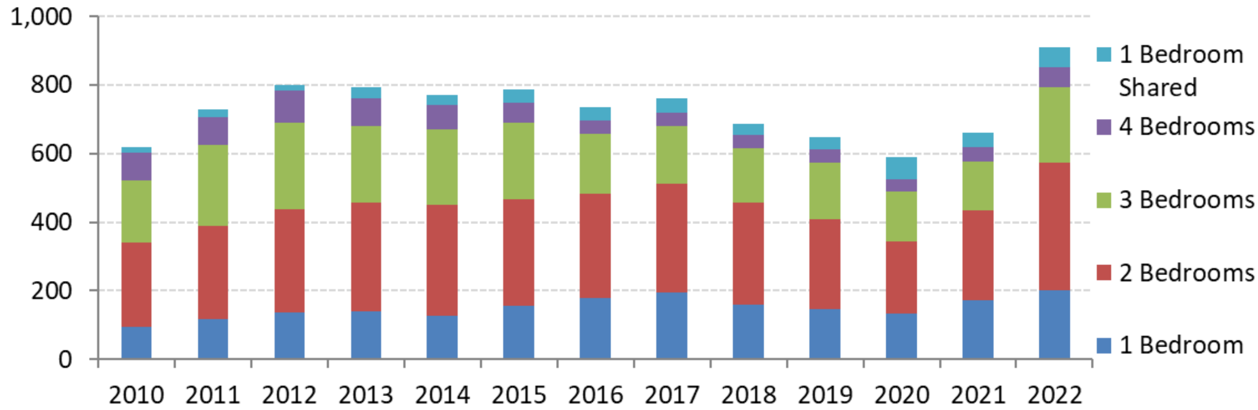
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): Scottish Borders



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): Scottish Borders



Profile Chart G – Sample Sizes (years to end Sept): Scottish Borders



Broad Rental Market Area Profile – South Lanarkshire

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in South Lanarkshire have been lower than the Scotland average in each year since 2010. The gap widened after 2011 although has since narrowed slightly in the latest two years, with the average rent in 2022 being £613 per month, compared to the Scotland average of £736.

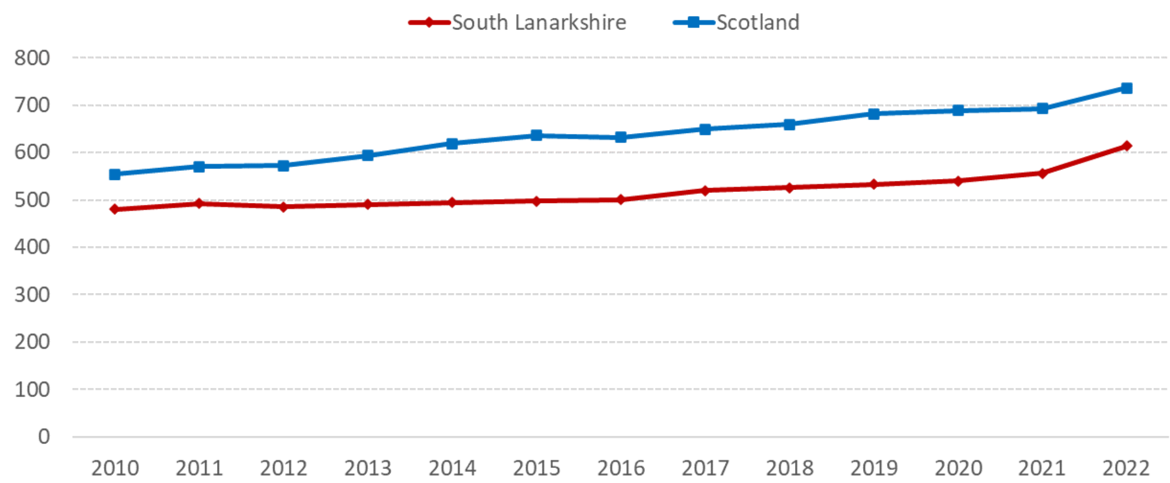
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (9.0%), 2 bedroom (10.3%), 3 bedroom (11.0%), 4 bedroom (17.7%) and 1 bedroom shared properties (2.9%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

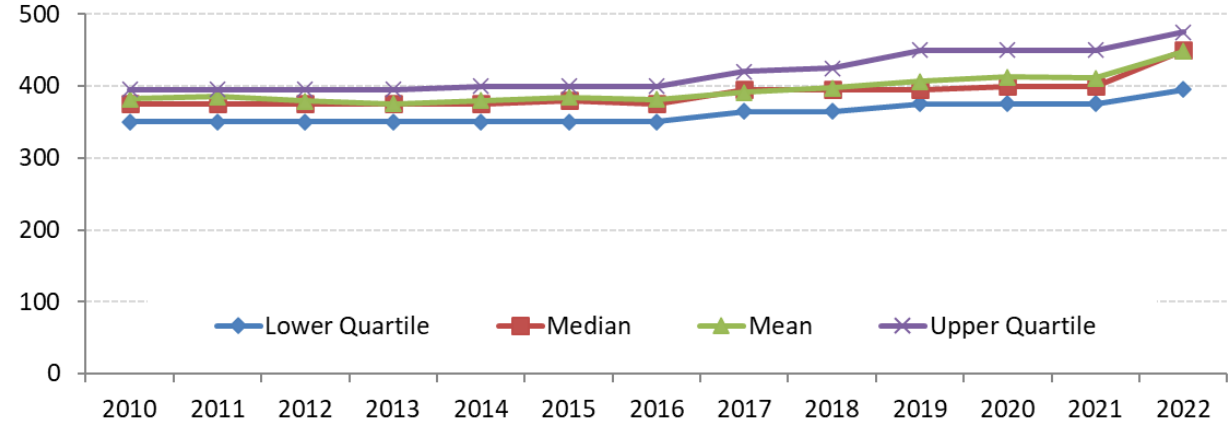
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (17.2%), 2 bedroom (27.7%) and 3 bedroom (29.6%) properties, have increased around the same as the rate of inflation for 1 bedroom shared properties (33.6%), and have increased above the rate of inflation for 4 bedroom properties (50.4%).

For all property sizes, since 2010 increases in the top end (upper quartile) of rents have generally been slightly greater than increases in the bottom end (lower quartile), which has widened the gap in rents slightly.

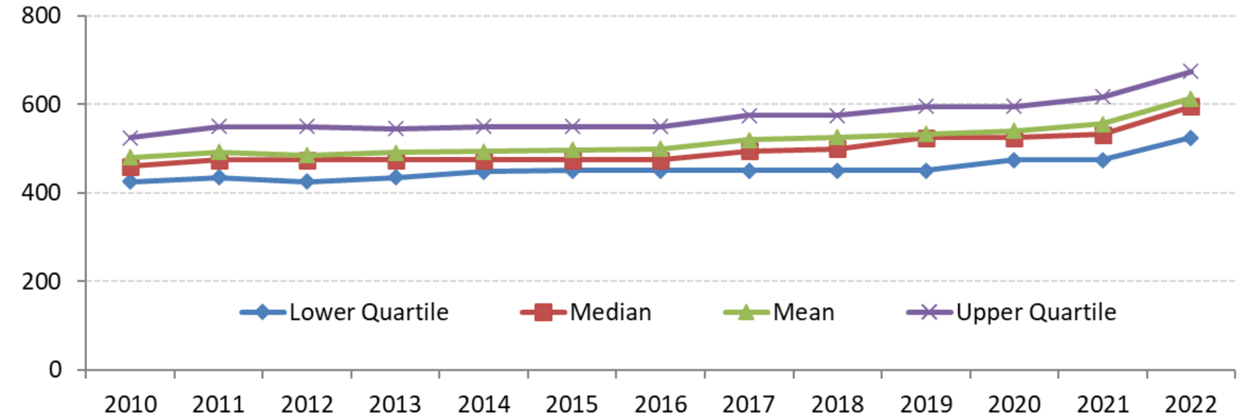
Profile Chart A – average 2 bedroom rents compared to the Scotland average: South Lanarkshire



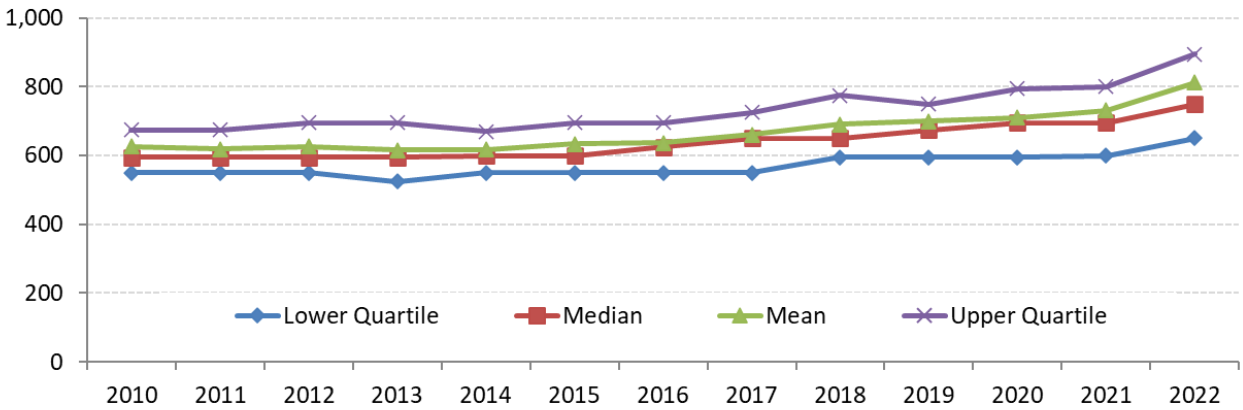
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): South Lanarkshire



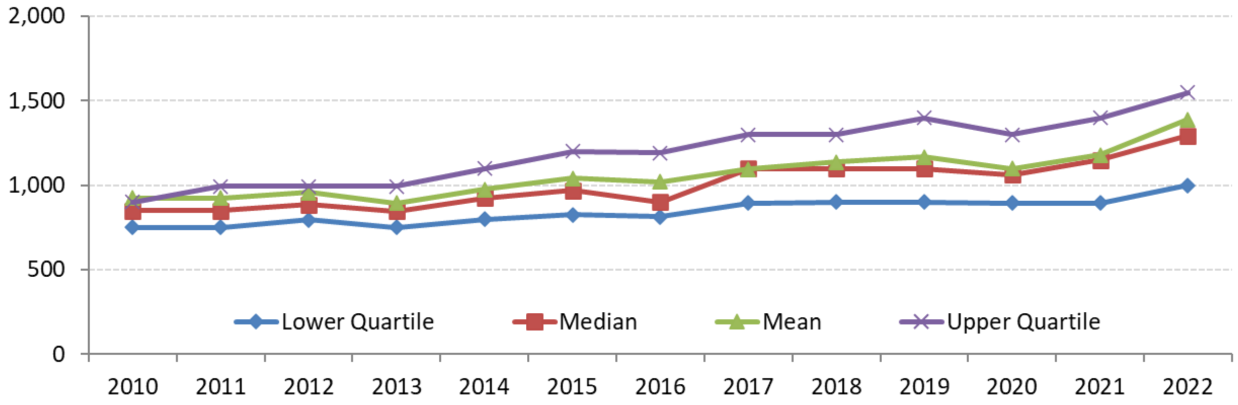
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): South Lanarkshire



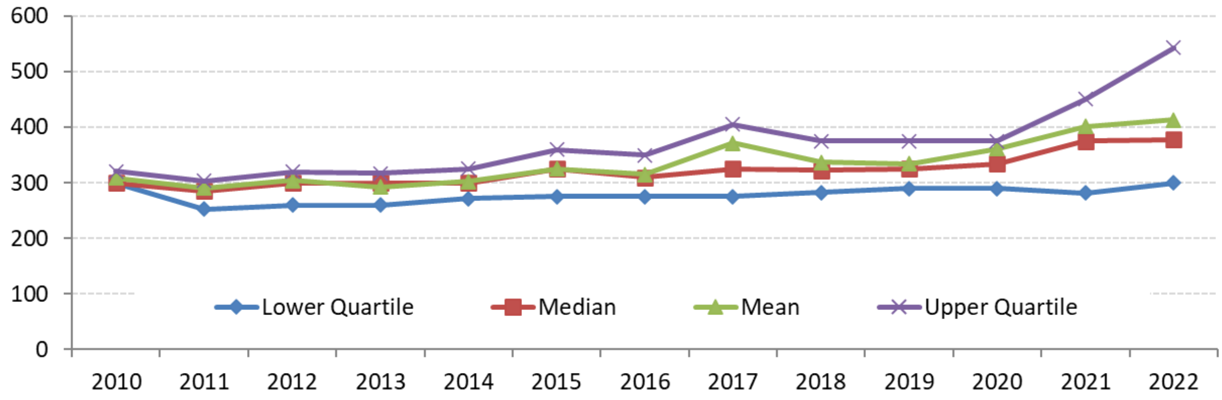
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): South Lanarkshire



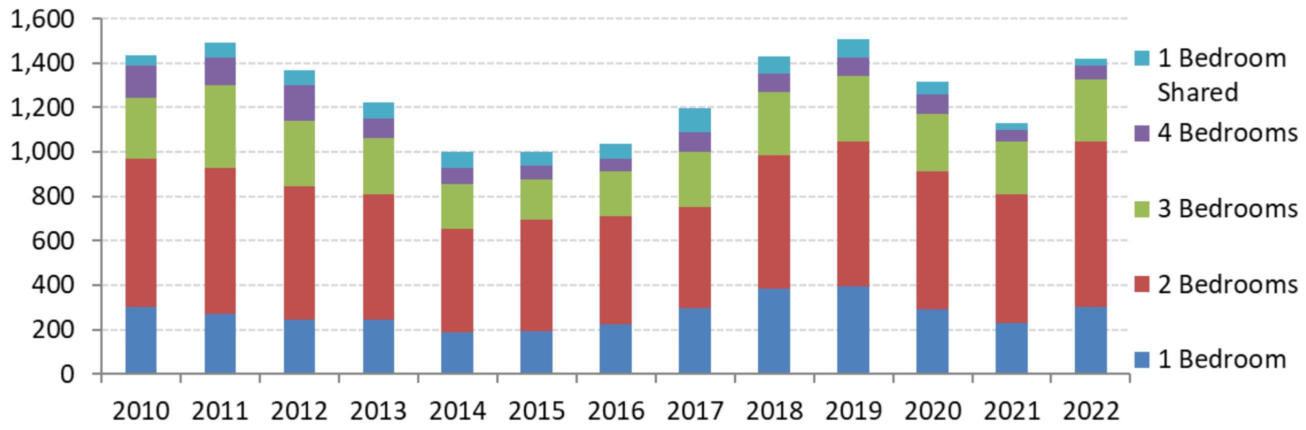
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): South Lanarkshire



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): South Lanarkshire



Profile Chart G – Sample Sizes (years to end Sept): South Lanarkshire



Broad Rental Market Area Profile – West Dunbartonshire

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in West Dunbartonshire have been lower than the Scotland average in each year since 2010. The gap has widened since 2012, although has since narrowed in the latest two years, with the average rent in 2022 being £582 per month, compared to the Scotland average of £736.

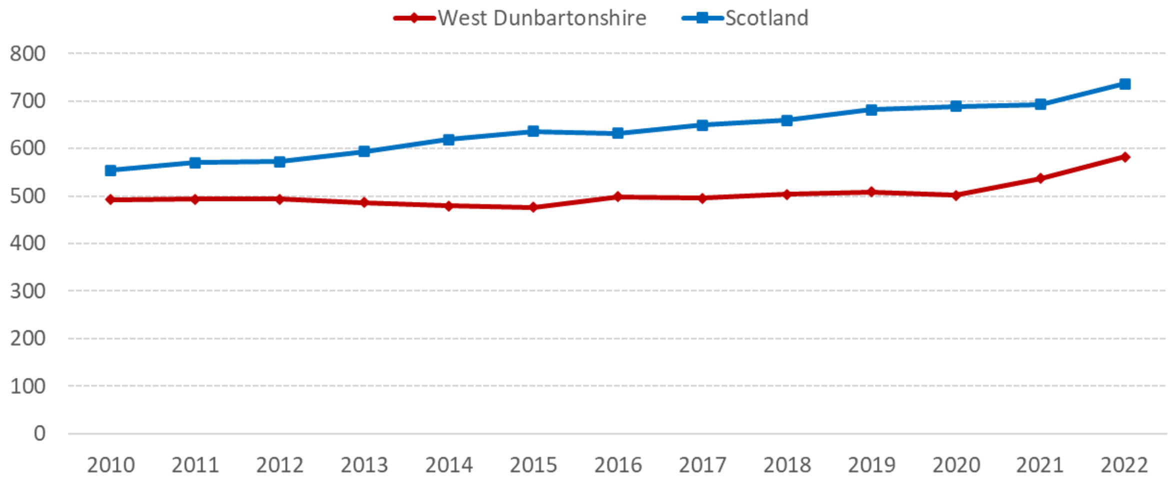
Between 2021 and 2022 average rents have increased for 1 bedroom (6.0%), 2 bedroom (8.3%), 3 bedroom (8.4%), and 1 bedroom shared (7.2%) properties, and have decreased for 4 bedroom properties (-6.2%), which compares to CPI inflation of 1.5% across this time period.

Note that some caution is needed when interpreting the changes over time for 3 and 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, particularly the 4 bedroom category which has seen some very small sample sizes in recent years. This can lead to greater volatility in the results presented, particularly for year on year trends.

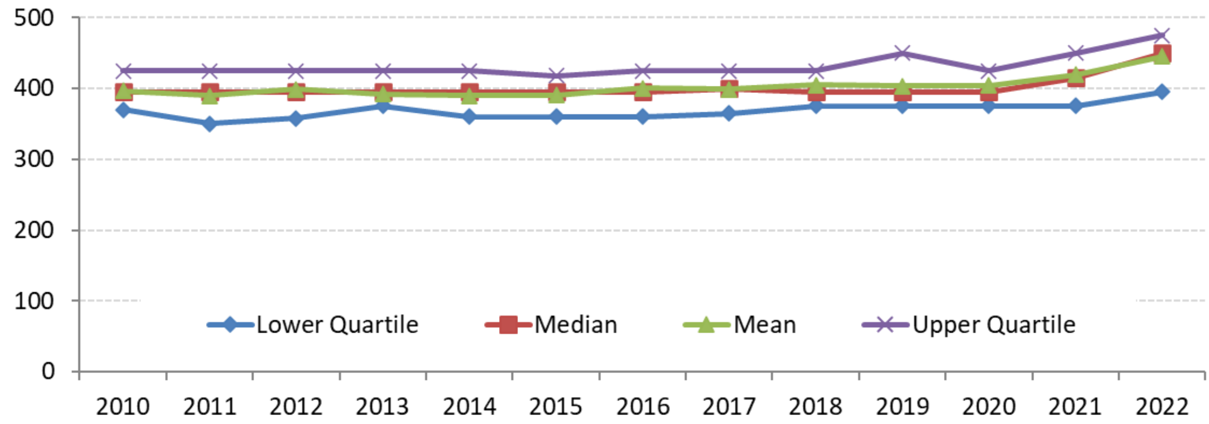
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (12.1%), 2 bedroom (18.2%), 3 bedroom (23.2%) and 4 bedroom (24.7%) properties, and have increased just below the rate of inflation for 1 bedroom shared properties (32.4%).

Since 2019 the gaps between rents at the top end (upper quartile) and the bottom end (lower quartile) has widened the most for 3 bedroom properties.

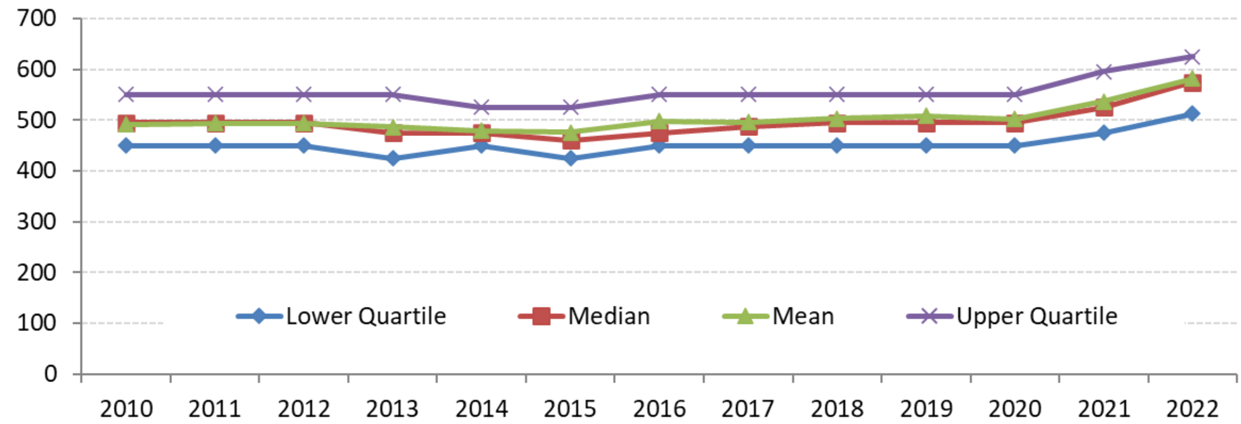
Profile Chart A – average 2 bedroom rents compared to the Scotland average: West Dunbartonshire



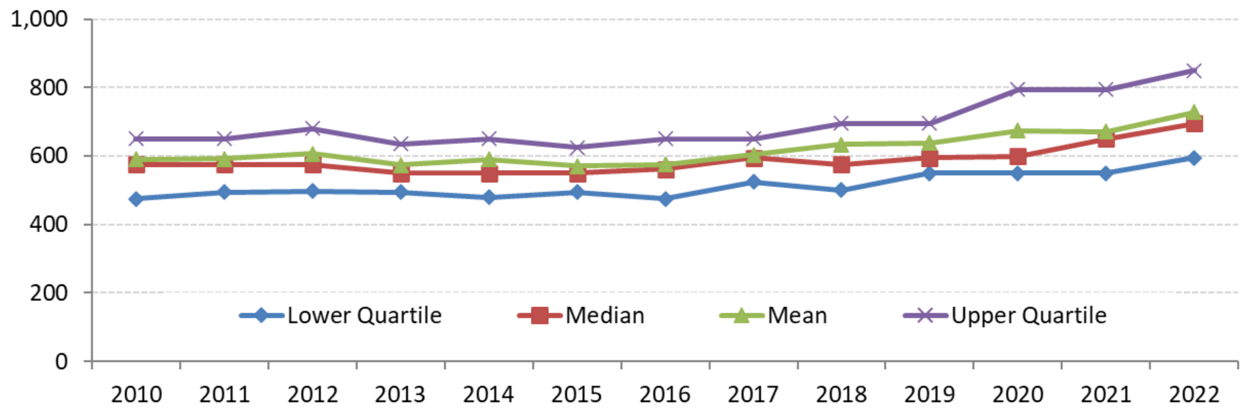
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept): West Dunbartonshire



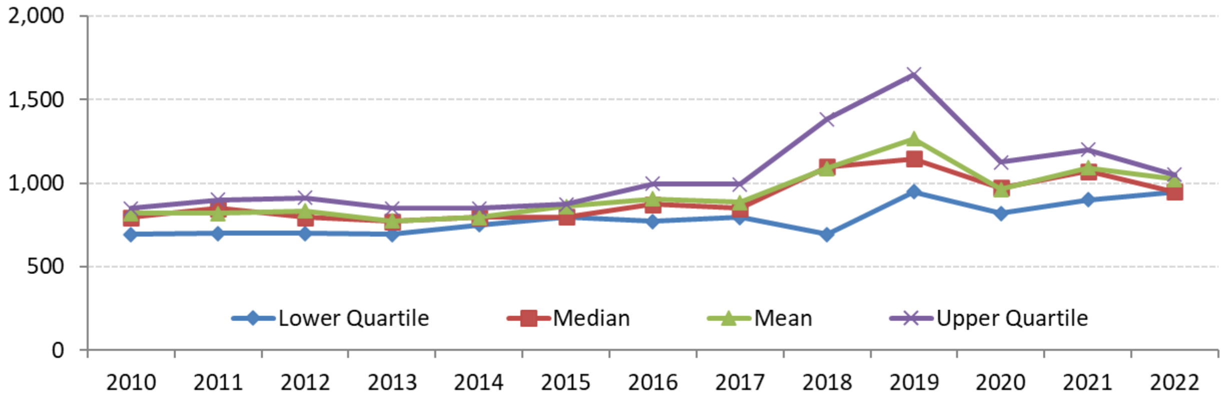
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept): West Dunbartonshire



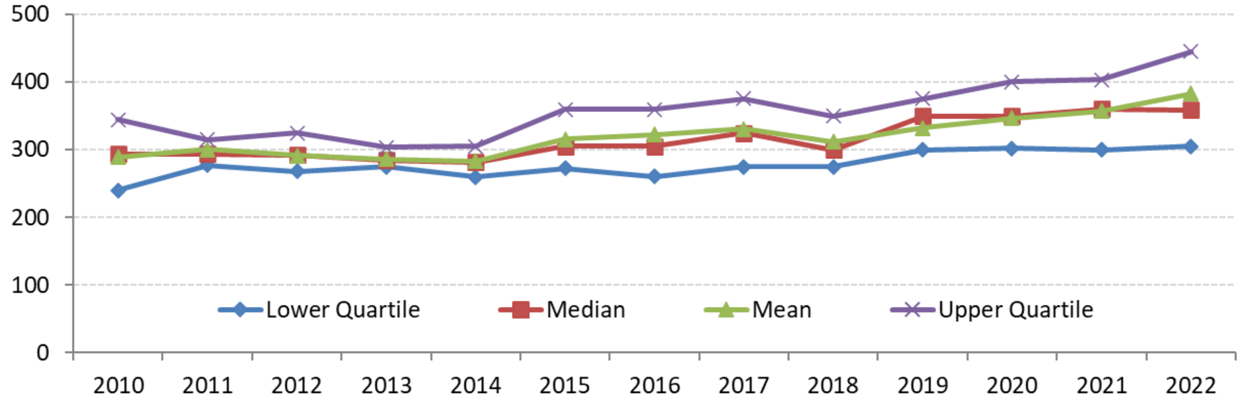
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept): West Dunbartonshire



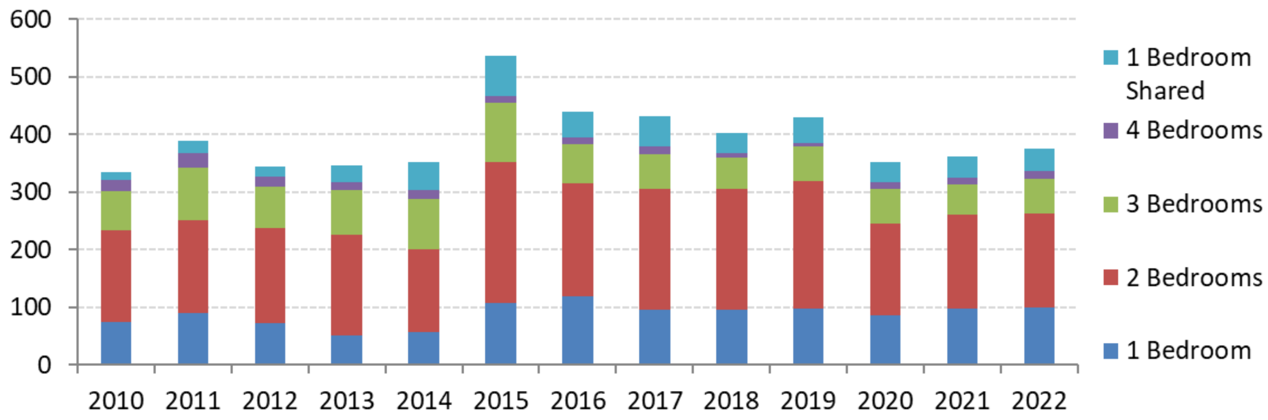
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept): West Dunbartonshire



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept): West Dunbartonshire



Profile Chart G – Sample Sizes (years to end Sept): West Dunbartonshire



Broad Rental Market Area Profile – West Lothian

Note in the following text and charts that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods.

Average (mean) 2 bedroom rents in West Lothian have been lower than the Scotland average in each year since 2010, with the average rent in 2022 being £673 per month, compared to the Scotland average of £736.

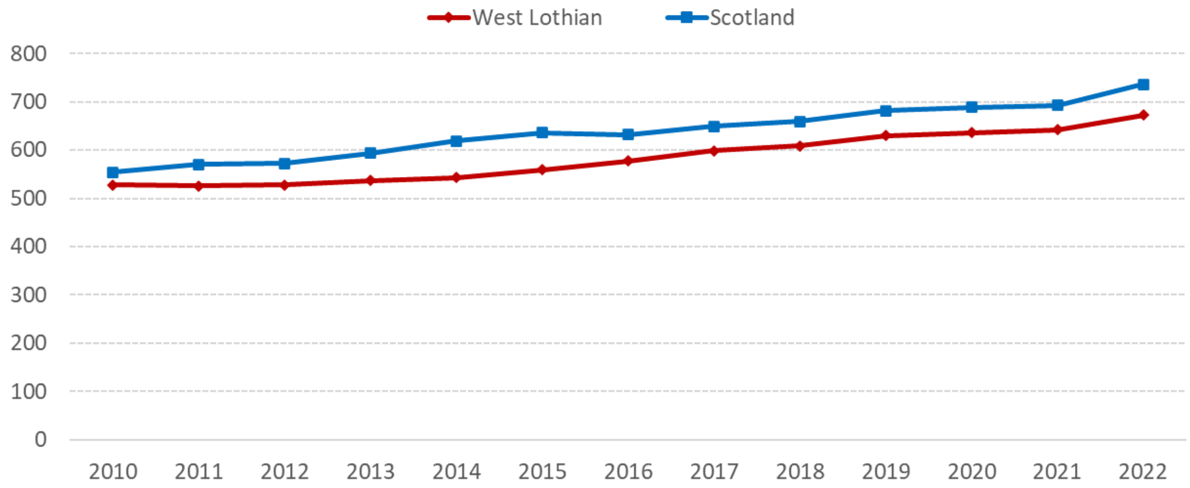
Between 2021 and 2022, average rents have increased across all property sizes, with increases for 1 bedroom (3.5%), 2 bedroom (4.7%), 3 bedroom (12.1%), 4 bedroom (8.3%) and 1 bedroom shared properties (15.6%), which compares to CPI inflation of 7.6% across this time period.

Note that some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, which can lead to greater volatility in the results presented, particularly for year on year trends.

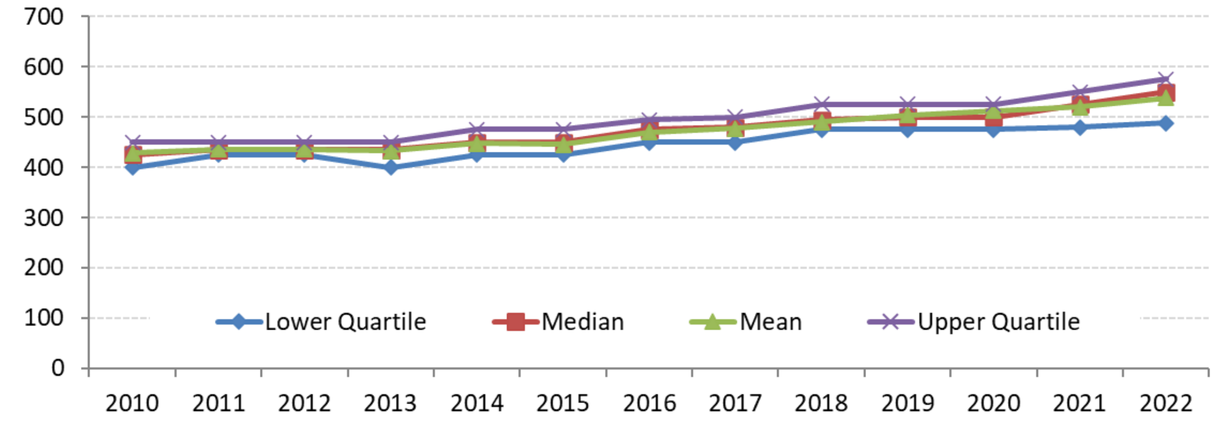
Between 2010 and 2022, average rents have increased below the rate of CPI inflation of 33.7% for 1 bedroom (25.8%) and 2 bedroom (27.5%) properties, and have increased above the rate of inflation for 3 bedroom (42.2%), 4 bedroom (50.8%) and 1 bedroom shared properties (38.7%).

For 3 and 4 bedroom properties, increases at the top end of the market (upper quartile) between 2010 and 2021 have generally been higher than increases in the bottom end (lower quartile) increasing the gap in rents between the top and bottom of the market slightly.

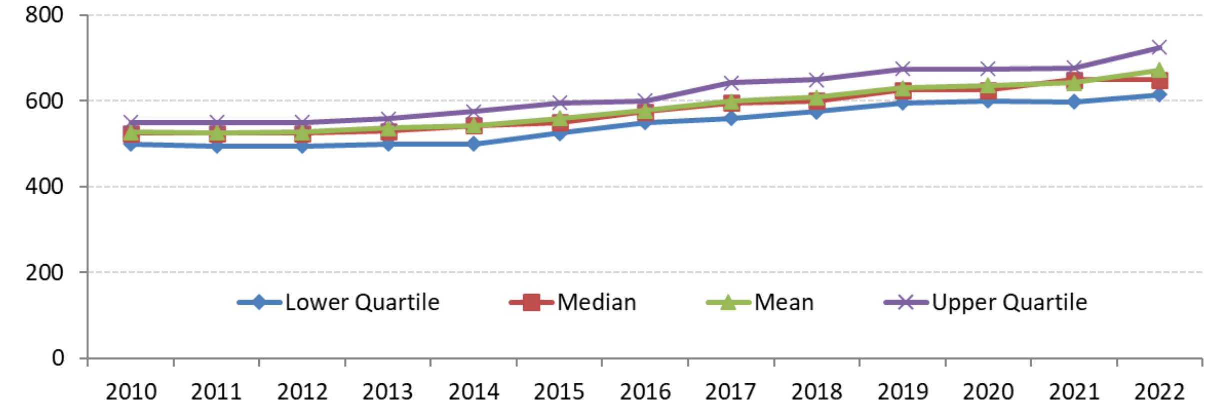
Profile Chart A – average 2 bedroom rents compared to the Scotland average



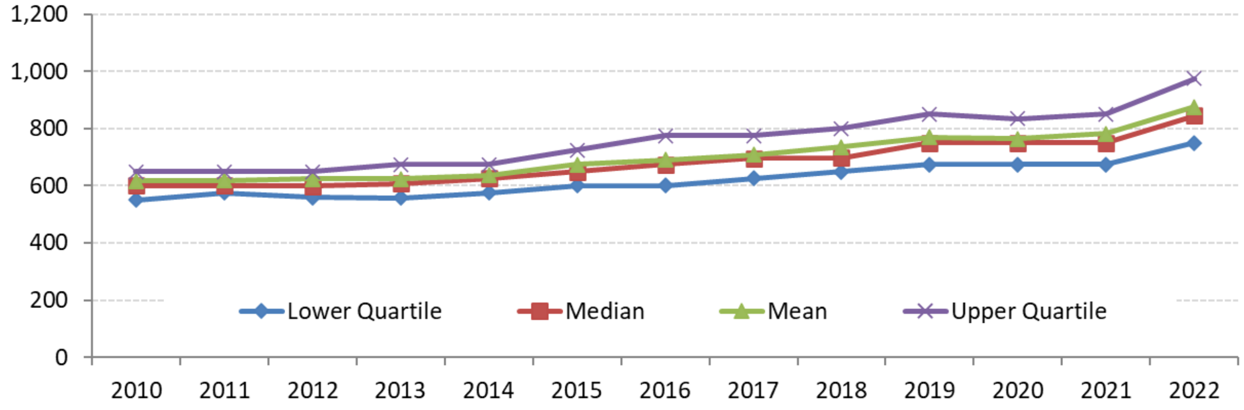
Profile Chart B – 1 bedroom properties: Quartile measures (years to end Sept)



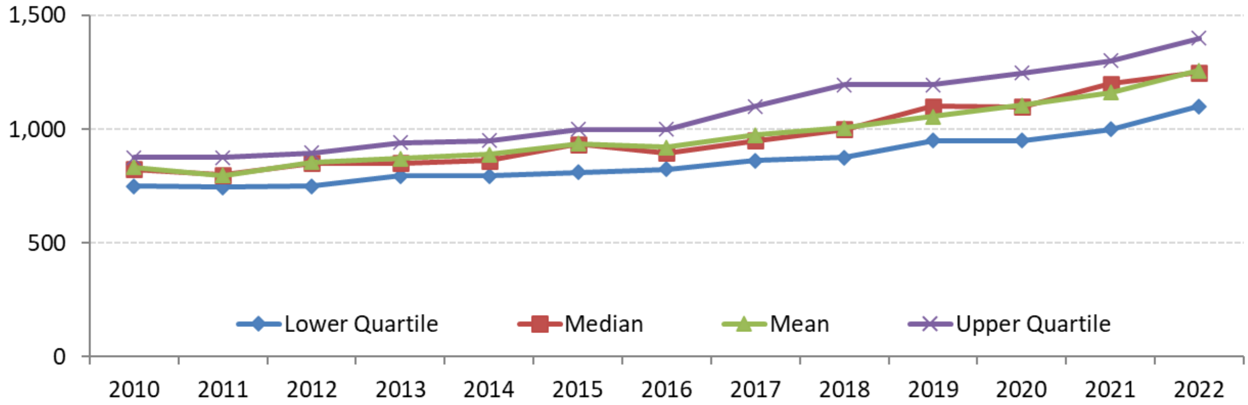
Profile Chart C – 2 bedroom properties: Quartile measures (years to end Sept)



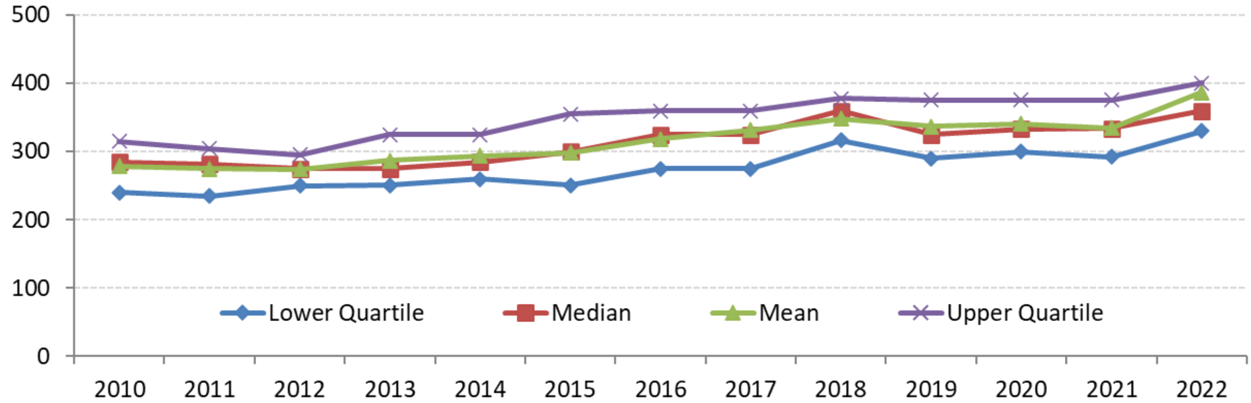
Profile Chart D – 3 bedroom properties: Quartile measures (years to end Sept)



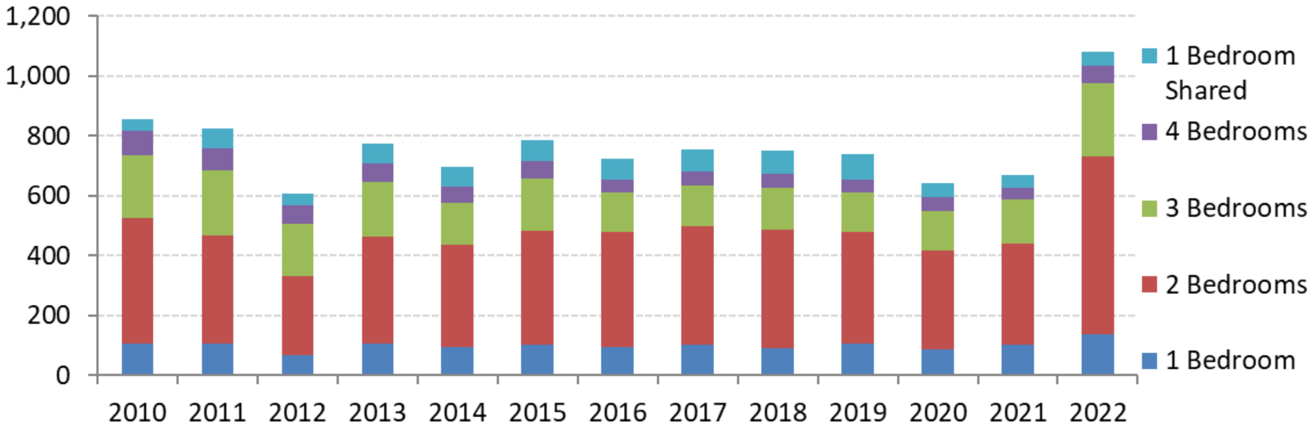
Profile Chart E – 4 bedroom properties: Quartile measures (years to end Sept)



Profile Chart F – 1 bedroom shared properties: Quartile measures (years to end Sept)



Profile Chart G – Sample Sizes (years to end Sept)



Annex A – Trends in the Size of the Private Rented Sector in Scotland

Scottish Household Survey figures up to 2019 show that the private rented sector in Scotland has more than doubled in size since 1999, and now accounts for around 340,000 households, a seventh of all homes in Scotland[10]. However, whilst private rented stock increased substantially in size in the period between 2002 and 2016, the number of private rented households dropped slightly between 2016 and 2018.

The figures show that the number of households in the private rented sector grew steadily from 120,000 (5% of all households) in 1999 to 370,000 households (15% of all households) in 2016, an increase of a quarter of a million households. The number has since dropped slightly, to stand at 340,000 (14% of all households) in 2018, after which it has remained at a similar size in the latest year 2019. More recent estimates are available for 2020[11], although these are not directly comparable to previous figures due to the impacts from the Covid period on the survey.

Chart A1 below illustrates these trends, along with figures for other tenures. The number of households in owner occupation grew from 1.32 million (61% of all households) in 1999 to 1.55 million (66% of all households) in 2009. Following this, the number declined by 90,000 households to 1.46 million (60% of all households) in 2014, before growing back by 80,000 households to 1.54 million (62 of all households) in 2019.

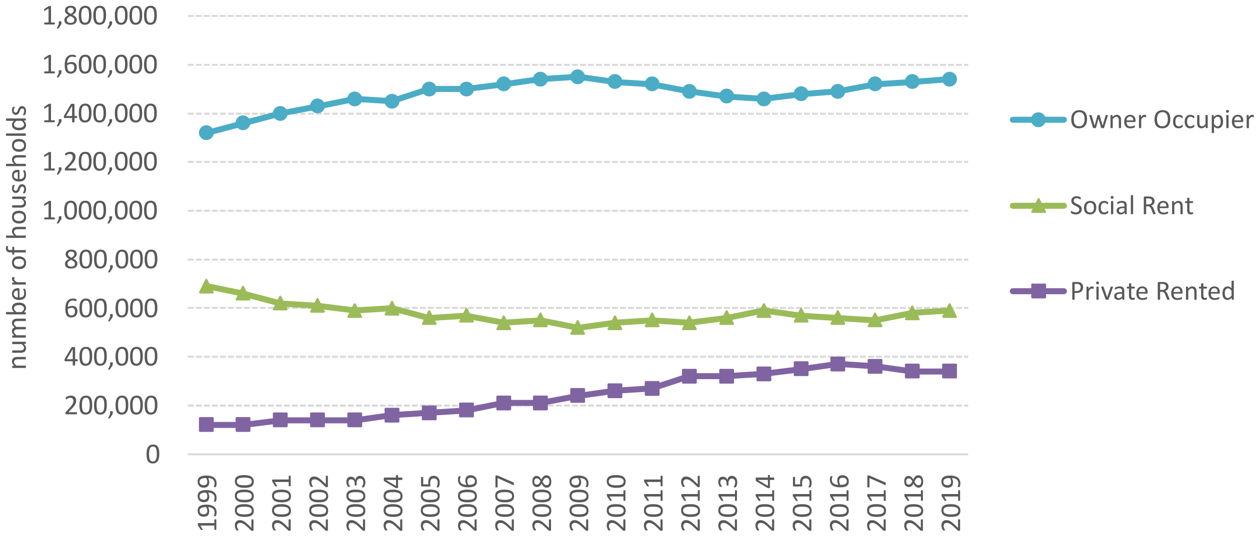
The number of households in the social rented sector fell from 690,000 (32% of all households) in 1999 to 520,000 (22% of all households) in 2009, but has since stabilised, and was 590,000 (24% of all households) in 2019.

Note when interpreting percentage figures that that the total number of households in Scotland has increased by 15% from 2.17 million households in 1999 to 2.50 million households in 2019.

[10] See SHS 2019 results in Table 3.1a within the SHS Data Explorer

[11] Scottish Household Survey 2020 - telephone survey: key findings

Chart A1 - Scottish Household Survey estimates of household tenure by year - estimated numbers of households (note this chart excludes a small proportion of "other" tenure households)



Separate stock by tenure estimates are available from annual housing statistics publications[12].

[12] Scottish Government annual housing statistics on stock by tenure

Annex B – Glossary of Terms

- **Broad Rental Market Area (BRMA)** – a Broad Rental Market Area for Local Housing Allowance purposes is defined as an area in which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services. There are 18 Broad Rental Market Areas in Scotland. A map is given in Section 9 on Broad Rental Market Area Profiles. It is also possible to search for the Broad Rental Market Area associated with a particular postcode[13].
- **Local Housing Allowance (LHA)** – the Local Housing Allowance (LHA) system provides a way of working out Housing Benefit for claimants who rent from a private landlord. Local authorities use LHA rates based on the size of household and the area in which a person lives to work out the amount of rent which can be met with Housing Benefit. Information on current LHA calculations and rates is published at Local Housing Allowance Rates: 2021-2022 - gov.scot (www.gov.scot).
- **Lower Quartile** – the lower quartile is a way of summarising the spread of rental values into a single figure, and represents (for each particular area and size of property) the rental value at which 25% of rents are below this figure and 75% of rents are above it.
- **Market Evidence Database** – the database that holds lettings information collected as part of the Rent Service Scotland's responsibility to administer the rent officer functions related to Housing Benefit, such as Local Housing Allowance.
- **Mean** – a measure of central tendency often referred to as the average. Given a series of values the arithmetic mean is calculated by summing all these values together and dividing by the count of these values.
- **Median** – when a series of numbers are arranged by order of magnitude the median represents the middle value (i.e. 50% of rents are below this and 50% of rents are above it). Where there is an even number of values the median is the mean of the two values closest to value in the centre of that distribution.
- **Rent Officer** – an independent, statutory officer appointed by Scottish Ministers. They are responsible for providing advice to Local Authorities in assessing claims for Housing Benefit made before 7th April 2008; undertaking Fair Rent valuations for regulated tenancies; gathering rental information; analysing local rental markets to provide Local Authorities with Local Housing Allowance figures and maintaining the Rent Service Scotland 'Market Evidence Database'.

[13] Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates (voa.gov.uk)

- **Upper Quartile** – the upper quartile is a way of summarising the spread of rental values into a single figure, and represents the rental value at which 75% of rents are below this figure and 25% of rents are above it.

Annex C – Methodology (Source Data, Sampling Methodology, Sample Sizes)

This publication uses data from the Rent Service Scotland ‘Market Evidence Database’, which is a database used to meet the needs of determining annual Local Housing Allowance levels.

The market evidence data on private rents is sourced through a variety of means, including advertised rental information, private landlord and letting agent returns, and mailshot initiatives.

The database excludes any rents related to social housing, mid-market rents, halls of residence, and private tenancies known to be the subject of housing benefit and regulated tenancies.

In the latest year to end September 2022, an estimated 86% of records were based on advertised rents, with the remainder being based on sitting tenant rents from landlord returns.

The data collected includes a minimum level of address, property attributes and tenancy details. Rents relating to studio/bedsit properties, properties with 5 or more bedrooms, and bed and breakfast lodgings have been excluded from this publication due to small sample sizes. Rents for bedrooms in shared properties are presented as ‘rent only’ figures, i.e. do not include the additional cost of shared services where these are known.

If a particular property has more than one piece of market evidence available in a given year, then only the most recent item of evidence for that year has been used in the average rent calculations for this publication.

The private rented sector is de-regulated, meaning that landlords are free to charge an open market rent for their property. There is currently no legal obligation for landlords or agents to provide Government, or any other organisations, with details of the rents achieved on their lettings. Therefore rent officers have to actively seek, collect, validate and maintain a suitable dataset.

There is no requirement for rent officers to collect 100% of rents that are agreed between landlord and tenant. Neither is it realistic to assume that all landlords and letting agents would be able to co-operate with this requirement.

Rent Officers instead aim to capture a representative sample of around 10% of private rents based on the total number of records obtained (the amount of records used in average rent calculations may be slightly less than this due to removal of any multiple records for a single property/address in a given year). Landlord registration data and census data is used as a baseline for establishing and monitoring the total sample proportion that is aimed to be achieved.

As rent officers do not have access to every letting that takes place in the market the use of a random sample is not feasible, and given the variations in the size of the markets in each Broad Rental Market Area a simple quota based sample would be unlikely to produce representative results either. The sample should ideally reflect the profile of the market in terms of the type of property, its distribution, and the letting sources within each Broad Rental Market Area.

There are no definitive measures for these so rent officers monitor local market activity and take every opportunity to acquire feedback from landlords, agents and tenants. This market intelligence means that rent officers are able to continually evaluate the composition of the list of rents used for Local Housing Allowance, and where necessary divert resources from their regular program of data collection to address any perceived weakness in the data.

This combined approach of regular and targeted collection based on market intelligence aims to produce a representative sample for each property size for each Broad Rental Market Area. This approach in turn reflects the structure of the legislation which allows for rent officer judgment on a number of these factors.

The private rented sector is very complex and is continually changing as it reacts to market forces. The overall target of a 10% sample therefore only represents a guide figure at Broad Rental Market Area level. Local knowledge, confidence testing and interpretation of other available data may be applied to refine the guide level. This contributes towards achieving a representative sample for each property size category at a Broad Rental Market Area level.

It is important to note that the data collected on individual rents may encompass different property types and addresses for each data collection year. The Broad Rental Market Area Profiles in Section 9 show the sample sizes for each rental area. It can be seen that there have been some variations in the number of records by rental areas over time, and also the proportions by size of property. Some of this may be due to changes in the underlying rental stock over time, and some may be due to sampling variations over time.

Also note that some methodological improvements were made to the 2020 publication, which have been carried forward again to this publication, in relation to how Scotland level average rent figures have been estimated. These include the use of a weighted stock approach, which is set in further detail in Section 8.

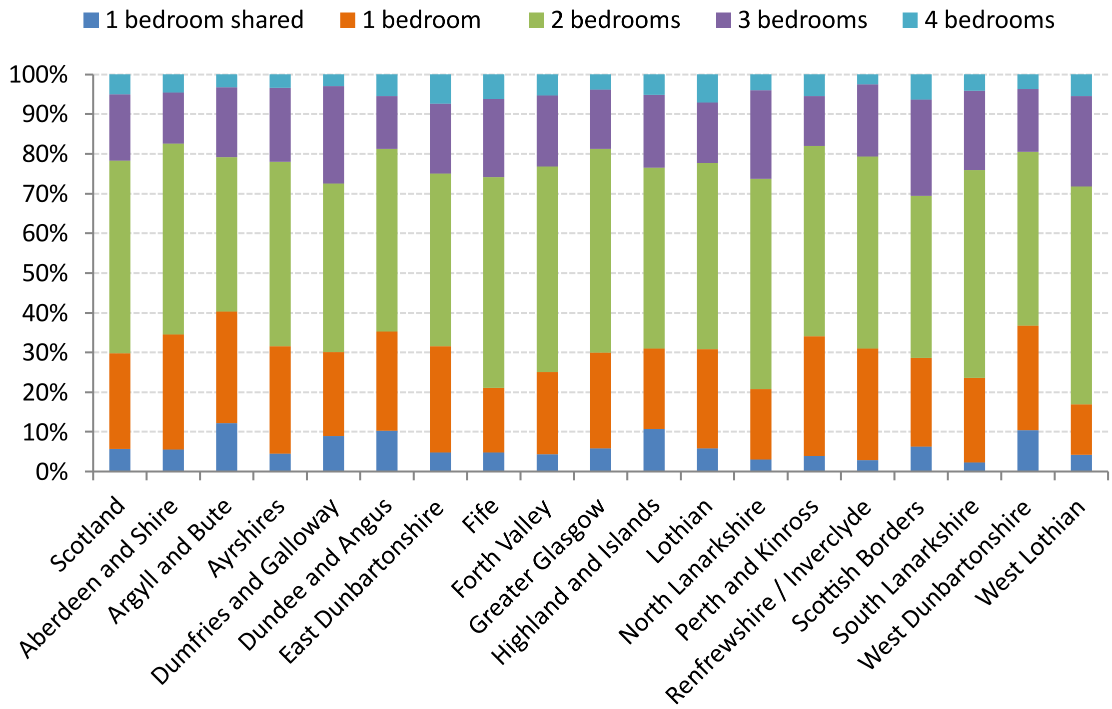
Table C1 and Chart C1 below illustrate the different sample data profiles by rental market area.

It can be seen that the sample data profiles differ by rental area. For example for Dumfries and Galloway, 1 bedroom properties make up 21% of all sample records and 3 bedroom properties make up 25% of the total. This compares to Perth and Kinross for which 30% of records are 1 bedroom properties, and 13% of records are 3 bedroom properties. This emphasises that it is generally not appropriate to compare an overall “average” rent figure (averaged across all property sizes) between different areas of the country.

Table C1 - Sample Sizes by Broad Rental Market Area and size of property, 2022 (year to end Sept)

Broad Rental Market Area	1 bedroom shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Scotland	**2,065**	**8,608**	**17,300**	**5,996**	**1,774**
Aberdeen and Shire	220	1,135	1,879	505	178
Argyll and Bute	49	112	156	70	13
Ayrshires	115	685	1,177	470	86
Dumfries and Galloway	90	211	425	246	29
Dundee and Angus	195	476	877	251	105
East Dunbartonshire	18	101	164	66	28
Fife	82	275	896	332	104
Forth Valley	75	361	900	312	91
Greater Glasgow	329	1,352	2,875	840	215
Highland and Islands	176	330	743	298	84
Lothian	403	1,735	3,240	1,051	494
North Lanarkshire	36	204	613	259	45
Perth and Kinross	49	374	595	157	67
Renfrewshire / Inverclyde	53	515	888	332	46
Scottish Borders	57	203	371	220	58
South Lanarkshire	33	303	744	282	59
West Dunbartonshire	39	99	164	59	14
West Lothian	46	137	593	246	58

Chart C1 - 2021 Sample Data Profiles



It is also important to note that there are some sample data profiles that have changed over time by property size, which may also introduce some bias into comparing overall Broad Rental Market Area averages over time.

Chart C2 available in the Supporting Documents Excel Workbook shows an example of this for Argyll and Bute, for which the sample data profile has changed over time both in the total number of records and the proportion in each property size category. The proportion of records relating to 1 bedroom shared properties increased from 3% in 2010 to 16% in 2013, after which this percentage has dropped to 8% in 2021. Whilst the proportion of records relating to 2 bedroom properties decreased from 43% to 34% from 2010 to 2014 but then increased to 45% in 2021. This would likely add bias to the trends if an overall “average” rent figure was calculated (averaged across all property sizes) each year.

Table C3 and Chart C3 available in the Supporting Documents Excel Workbook show the proportions of the total samples that are within each Broad Rental Market Area each year, by property size.

For most property sizes each rental area has a relatively consistent proportion each year, however there have been some changes over time. For example in the 2020, the proportion of all 2 bedroom records that are located in Lothian increased by 4 percentage points compared to the previous year, and the proportion of all 4 bedroom records that are located in Lothian increased by 7 percentage points compared to the previous year.

Given the variability in some years of the sampling numbers by area and property size as shown in Table C3 and Charts C3, separate weights by area and property size have been calculated based on Scottish Household Survey (SHS) data, which are also available in the Supporting Documents Excel Workbook. These SHS weights have been used to estimate Scotland level average rents in this publication.

The Scottish Household Survey (SHS) weights have been built up by using an approximate mapping of local authority areas to Broad Rental Market Areas.

The weights from the survey data have been constructed using 3 year rolling data periods to help with precision of results at Broad Rental Market Area and to smooth out annual variations seen in the survey results. Each 3 year data period being centred on the rental year to be estimated with a lag applied of 2 years, due to the time delay between 3 year survey results being available and the latest rental year in question.

For example in the 2020 publication, for the rental year 2020, a 3 year data period 2017 to 2019 was used to construct the stock based weights, which equates to the year 2020 lagged by two years (i.e. to be centred on 2018).

One aspect to note for this publication is that given that the Scottish Household Survey results for the year 2020 are not available, the previous set of weights based on the 3 year data period 2017 to 2019 have been rolled forward as the basis for the rental year 2021.

For each property size category, the stock based weights have been calculated based on the proportion of private rented households in each category that are located in each of the Broad Rental Market Areas.

The exception is for 1 bedroom shared properties, where the weightings are instead based on the estimated proportions of owner occupier or private rented households in each areas that contain two or more adults who are not related or who are not in a married / civil partnership or a co-habiting partnership, with the aim to identify households where there may be an individual room being rented in some form.

To note one limitation of the weighting approach applied is that there may be some level of mis-match between the SHS weights (covering all PRS stock) and the sample of records collected from Rent Service Scotland (i.e. excluding those with housing benefit and regulated tenancies)

Annex D – Comparability to Other Government Sources of Rental Data

Rent Service Scotland 30th Percentile Rent Figures:

Annual information on the **30th percentile** of weekly private sector rents by bedroom size is published on the Scottish Government website, for example see Local Housing Allowance Rates: 2022-2023.

There may be a small number of minor differences in the data that has been used for 30th percentile calculations compared with the data used for this publication, because the Market Evidence Database is a live database and therefore over time there may be some records that are updated to reflect that more up-to-date information becomes available. In addition, there may be some minor differences to how the data is extracted for statistical purposes, including the use of additional statistical quality assurance or due to different points in time that the data is extracted, compared to management information reports obtained from the operational database.

The 30th percentile rents are also presented as weekly rents, rather than the calendar month figures presented in this statistical publication. Monthly rents are seen as a more user friendly way of presenting the data in this publication given that private rents are typically paid in periods of calendar months.

ONS Index of Private Housing Rental Prices:

The ONS Index of Private Housing Rental Prices (IPHRP) is a monthly experimental price index. It tracks the prices paid for renting property from private landlords in the UK, including an index at a Scotland level.

Whilst the ONS Index uses same raw data as the Rent Service Scotland 'Market Evidence Database' in compiling the Scotland level results, there are some important differences to how the data are processed and used:

- The ONS Index uses the rental data to create a matched-sample dataset to ensure that only like-for-like properties are compared over time.
- The ONS matched-sample dataset retains rental records for a period of time (an assumption based on average tenancy length), and it is therefore an attempt to measure rental price changes for all rents (a 'stock' based measure) and not just a measure of recent rental market evidence (a 'flow' based measure).
- The ONS Index is mix-adjusted in that it uses expenditure weights to adjust to the overall distribution of types of properties in the rental market (by expenditure).
- The Index does not provide any information on actual rental levels, and the Index values provided are not available at a sub-Scotland basis.

Further details of the methodology used to calculate the IPHRP can be found in a June 2013 IPHRP article, supplemented by a January 2015 article on Improvements to the measurement of Owner Occupiers' Housing Costs and Private Housing Rental Prices. Additional information is available in documents on Quality and Methodology Information and Quality Assurance of Administrative Data. ONS have also produced a recent May 2022 blog post explaining how they measure price changes within the IPHRP index.

Given the different methodologies used we would not always expect the ONS Index and Private Sector Rent Statistics for Scotland to show the same results. The ONS Index results provide estimates of like-for-like changes over time in rental prices across all private rented households (whether existing tenants or new lets) in Scotland, but do not provide any information on actual rent levels or on trends below the Scotland level. Whereas the Private Sector Rent Statistics for Scotland publication allows an assessment of market-evidence average rents (largely based on advertised rent data), along with changes over time at a BRMA level and by property size, although some caution is needed in interpreting the results given that the composition and quality of private rental stock can vary by area and can change over time.

Following the Digital Economy Act 2017, the ONS gained access to Valuation Office Agency (VOA) private rental microdata. ONS are now carrying out some work to re-develop the IPHRP and private rental market summary statistics (PRMS) to produce mix-adjusted average rental prices that are comparable over time and geography down to lower geographic levels, to better meet user needs.

The latest summary of this planned work is available in the ONS Private rental prices development plan, UK: updated February 2022.

ONS Private Rental Market Statistics for England:

The Office for National Statistics (ONS) publish Private rental market summary statistics in England (PRMS), which is published twice-yearly. Whilst it presents similar looking statistics to this publication, there are some differences which may affect any comparisons including that the ONS statistics present average rents for English Government Region and Local Authority areas, and not by Broad Rental Market Area.

In addition, rent for 1 bedroom shared properties is presented as gross rather than net of any shared services, and also properties with 5 or more bedrooms are included, not excluded.

Private Rental Market Statistics for Wales:

The Welsh Government publish annual statistics on rents paid in the private sector in Wales. These present average rents by Local Authority areas, and not by Broad Rental Market Area, and rent for 1 bedroom shared properties is presented as gross rather than net of any shared services, which may impact on any comparisons made.

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