

Statistical bulletin

Index of Private Housing Rental Prices, UK: January 2020

An experimental price index tracking the prices paid for renting property from private landlords in the UK.

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Next release:
25 March 2020

Correction

23 March 2020 09:34

A minor correction has been made to the Index of Private Housing Rental Prices for the United Kingdom excluding London (to both the index series and annual percentage change) back to October 2018, any revisions are no bigger than 0.1.

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1 . Main points

- Private rental prices paid by tenants in the UK rose by 1.5% in the 12 months to January 2020, up from 1.4% in December 2019.
- Private rental prices grew by 1.5% in England, 1.3% in Wales, and by 0.6% in Scotland in the 12 months to January 2020.
- London private rental prices rose by 1.3% in the 12 months to January 2020.

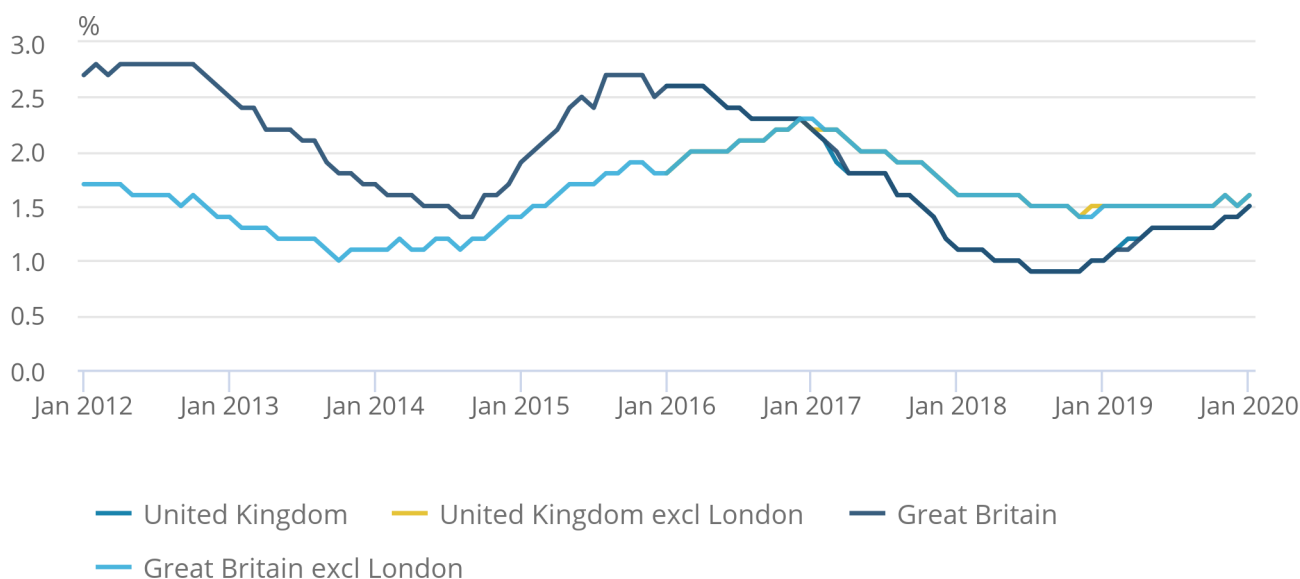
2 . UK private rental prices

Figure 1: The UK annual private rental price growth has been increasing since November 2018

Index of Private Housing Rental Prices percentage change over 12 months, UK and Great Britain, January 2012 to January 2020

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Index of Private Housing Rental Prices percentage change over 12 months, UK and Great Britain, January 2012 to January 2020



Source: Office for National Statistics – Index of Private Housing Rental Prices

Notes:

1. Data presented in this dataset are classified as Experimental Statistics and subject to revisions if improvements in the methodology are identified. Results should be interpreted with this in mind.

Private rental prices paid by tenants in the UK increased by 1.5% in the 12 months to January 2020, up from 1.4% in December 2019. For example, a property that was rented for £500 per month in January 2019, which had a rent increase of the average UK rate, would be rented for £507.50 in January 2020.

Growth in private rental prices paid by tenants in the UK have generally slowed since the beginning of 2016, driven mainly by a slowdown in London over the same period. Rental growth has started to pick up since the end of 2018, driven by strengthening growth in London.

In the 12 months to January 2020, rental prices for the UK excluding London increased by 1.6%, up from 1.5% in December 2019 (Figure 1). London private rental prices increased by 1.3% in the 12 months to January 2020.

The [Royal Institution of Chartered Surveyors' \(RICS's\) December 2019 Residential Market Survey](#) reported that the majority of UK regions saw an increase in enquiries over the month. Alongside this, landlord instructions continued to decline.

The Association of Residential Letting Agents (ARLA) reported in their [Private Rented Sector Report: December 2019](#) that demand from prospective tenants continued to fall, while the number of landlords exiting the market remained the same.

These supply and demand pressures can take time to feed through to the Index of Private Housing Rental Prices (IPHRP), which reflects price changes for all private rental properties rather than only newly advertised rental properties.

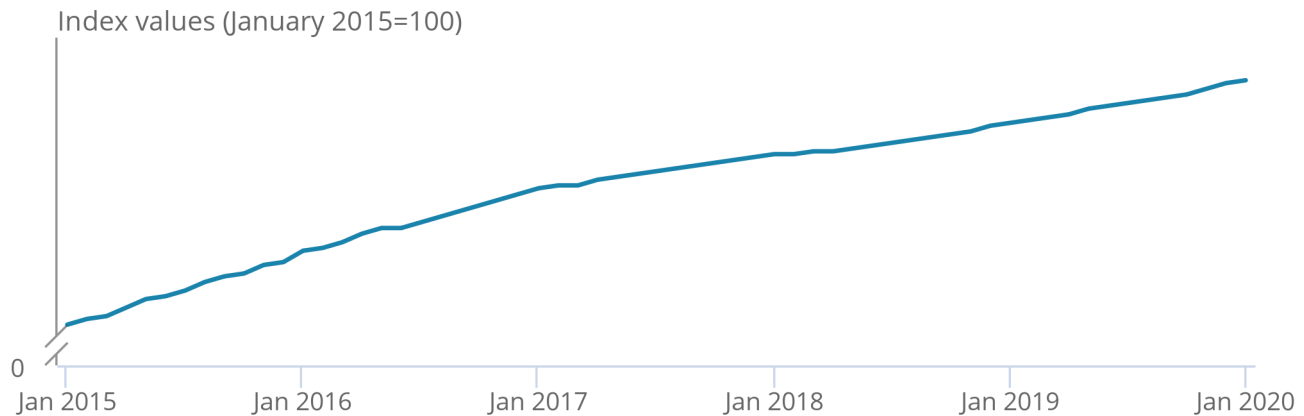
Focusing on the long-term trend, between January 2015 and December 2019, private rental prices in the UK increased by 8.6% (Figure 2).

Figure 2: UK rental prices have increased by 8.6% since January 2015

Index of Private Housing Rental Prices indices, UK, January 2015 to January 2020

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Index of Private Housing Rental Prices indices, UK, January 2015 to January 2020



Source: Office for National Statistics – Index of Private Housing Rental Prices

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3 . UK private rental growth rates by country

In England, private rental prices grew by 1.5% in the 12 months to January 2020, up from 1.4% in December 2019. When London is excluded from England, privately rented properties increased by 1.7% in the 12 months to January 2020.

Private rental prices in Wales grew by 1.3% in the 12 months to January 2020, up from 1.2% in December 2019.

Rental growth in Scotland increased by 0.6% in the 12 months to January 2020, unchanged since December 2019. The weaker growth in Scotland since 2016 may be the result of stronger supply and weaker demand in Scotland, as reported by the [Association of Residential Letting Agents \(ARLA\) December 2019 Report](#).

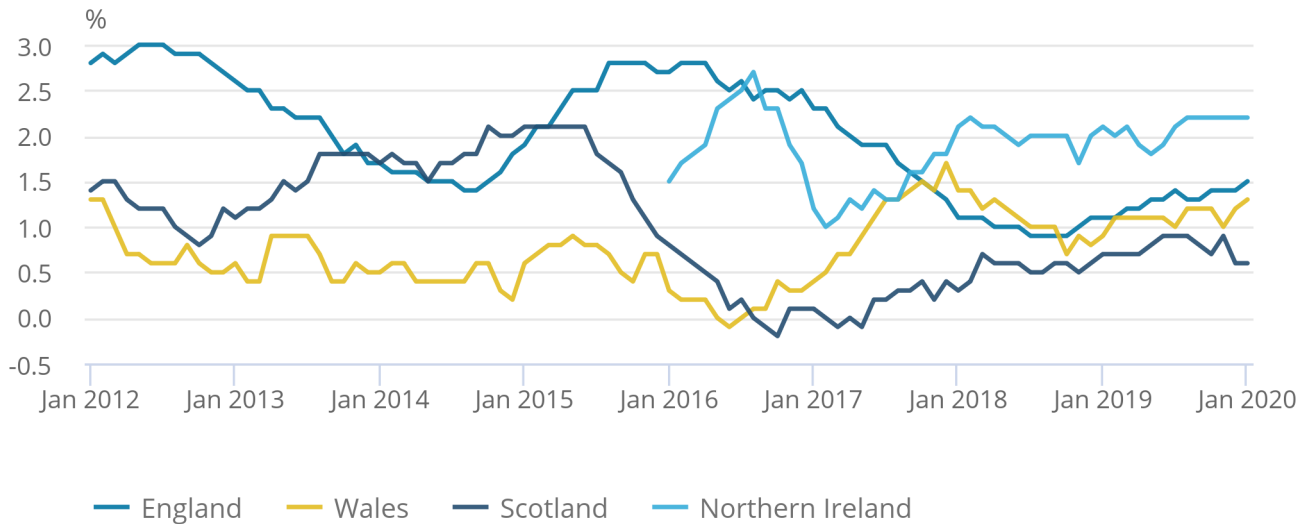
The annual rate of change for Northern Ireland (2.2%) in January 2020 is higher than the other countries of the UK. The Northern Ireland annual growth rate has remained broadly consistent –around 2% – since 2018. Northern Ireland data have been copied forward since September 2019. The next update to Northern Ireland data will be in the release on 25 March 2020.

Figure 3: The annual rental growth in Scotland was lower than in other countries of the UK

Index of Private Housing Rental Prices percentage change over 12 months for countries of the UK, January 2012 to January 2020

Figure 3: The annual rental growth in Scotland was lower than in other countries of the UK

Index of Private Housing Rental Prices percentage change over 12 months for countries of the UK, January 2012 to January 2020



Source: Office for National Statistics – Index of Private Housing Rental Prices

Notes:

1. Data presented in this dataset are classified as Experimental Statistics and subject to revisions if improvements in the methodology are identified. Results should be interpreted with this in mind.
2. Northern Ireland data are only available every three months. Northern Ireland data are copied forward until the next data are obtainable, which will be in the February 2020 bulletin released on 25 March 2020.

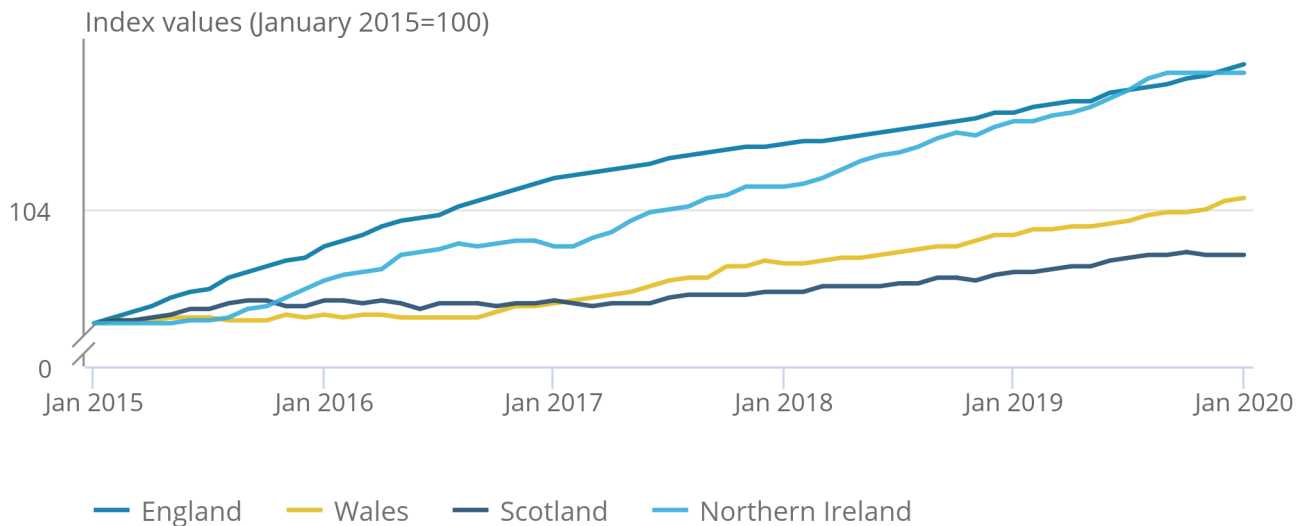
All UK countries have experienced a rise in their private rental prices between January 2015 (Figure 4) and January 2020. Since January 2015, rental prices in England and Northern Ireland have increased more than those in Wales and Scotland.

Figure 4: Rental prices have increased more in England and Northern Ireland than in Wales and Scotland since 2015

Index of Private Housing Rental Prices indices for countries of the UK, January 2015 to January 2020

Figure 4: Rental prices have increased more in England and Northern Ireland than in Wales and Scotland since 2015

Index of Private Housing Rental Prices indices for countries of the UK, January 2015 to January 2020



Source: Office for National Statistics – Index of Private Housing Rental Prices

Notes:

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4 . UK private rental growth by English regions

Focusing on the English regions, the largest annual rental price increase in the 12 months to January 2020 was in the South West at 2.3%, up from 2.2% in December 2019 (Figure 5). This was followed by the East Midlands at 2.2%.

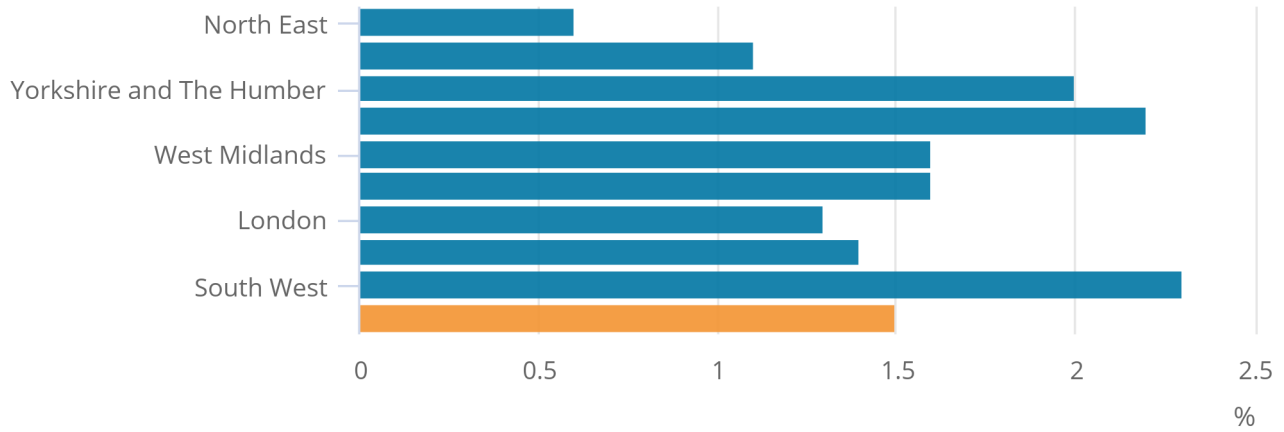
The lowest annual rental price growth was in the North East, where prices increased by 0.6% in the 12 months to January 2020, followed by the North West, which increased by 1.1%.

Figure 5: The strongest annual rental price growth was in the South West

Index of Private Housing Rental Prices percentage change over the 12 months to January 2020, by English region

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Index of Private Housing Rental Prices percentage change over the 12 months to January 2020, by English region

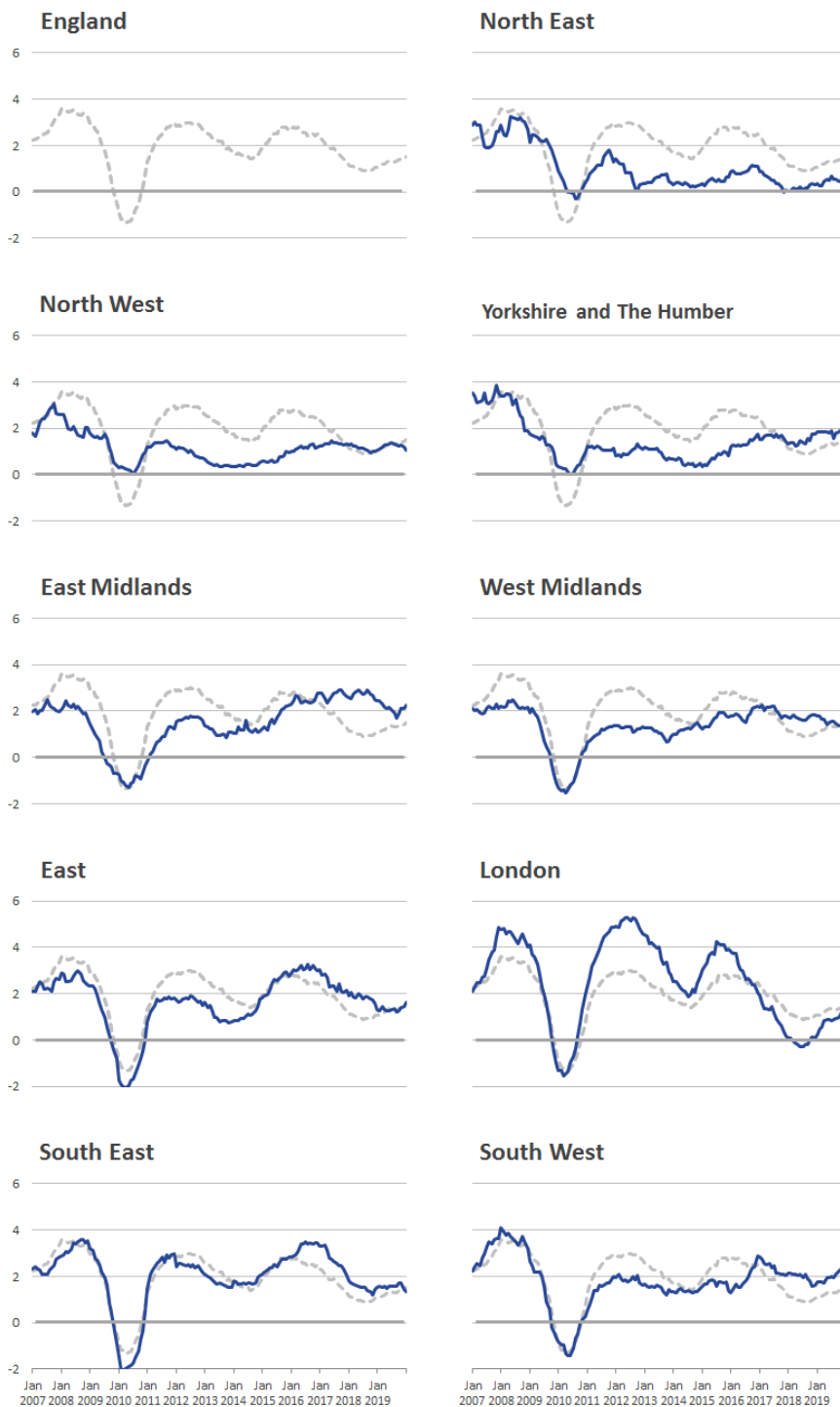


Source: Office for National Statistics – Index of Private Housing Rental Prices

Figure 6 shows the historical 12-month percentage growth rate in the rental prices of each of the English regions.

Figure 6: London rental prices experience higher increases and falls than other regions

Index of Private Housing Rental Prices percentage change over 12 months by English region, January 2007 to January 2020



Source: Office for National Statistics – Index of Private Housing Rental Prices

Notes:

1. The grey line shows England's 12-month average private rental price growth.

5 . Private rental data

[Index of Private Housing Rental Prices, UK: annual weights analysis](#)

Dataset | Released 15 January 2020

Aggregate weights information used in the experimental Index of Private Housing Rental Prices.

[Index of Private Housing Rental Prices, UK: monthly estimates](#)

Dataset | Released 19 February 2020

Rental price index historical time series (index values and annual percentage change).

6 . Glossary

Index of Private Housing Rental Prices (IPHRP)

This measures the change in the price tenants face when renting residential property from private landlords.

Administrative data

These are data that people have already provided to government through day-to-day activities, for example, health records, social security payments, or educational attainment information.

7 . Measuring the data

After EU withdrawal

As the UK leaves the EU, it is important that our statistics continue to be of high quality and are internationally comparable. During the transition period, those UK statistics that align with EU practice and rules will continue to do so in the same way as before 31 January 2020.

After the transition period, we will continue to produce our inflation statistics in line with the UK Statistics Authority's [Code of Practice for Statistics](#) and in accordance with internationally agreed statistical guidance and standards.

Sources

The Index of Private Housing Rental Prices (IPHRP) is constructed using administrative data, that is, the index makes use of data that are already collected for other purposes to estimate rental prices. The sources of private rental prices are the [Valuation Office Agency](#) (VOA), [Scottish Government](#), [Welsh Government](#) and [Northern Ireland Housing Executive](#) (NIHE). Data for Northern Ireland also include data provided by [propertynews.com](#). Estimates are based on a known sample rather than a census.

The sources of the annually updated [expenditure weights](#) are the [Ministry of Housing, Communities and Local Government](#) (MHCLG), Scottish Government, Welsh Government, Northern Ireland Housing Executive and the VOA.

The IPHRP's indices are updated on a monthly basis with the new monthly estimate. Data are indexed with January 2015 as a base year. Data for England are provided from January 2005, data for Wales from January 2009, and data for Scotland from January 2011. UK data are from January 2015.

Quality

More quality and methodology information on strengths, limitations, appropriate uses, and how the data were created is available in the [Index of Private Rental Prices QMI](#).

8 . Strengths and limitations

Strengths

The Index of Private Housing Rental Prices (IPHRP) is constructed using large administrative sources, specified in [Section 5: Private rental data](#). Annually, over 450,000 private rents prices are collected in England, 30,000 in Wales, 25,000 in Scotland and 15,000 in Northern Ireland.

The index does not only measure the change in newly advertised rental prices but reflects price changes for all private rental properties.

Limitations

The IPHRP is published as price indices, rather than average prices. It is also only published down to a country and regional level. While actual rental prices cannot currently be published in the IPHRP because of data access constraints, we are actively working to acquire the necessary data.

The IPHRP is released as an [Experimental Statistic](#).

9 . Related links

[Private rental growth measures, a UK comparison: October to December 2019](#)

Bulletin | Released 15 January 2020

Compares growth in the Index of Private Housing Rental Prices (IPHRP) with other measures of private rental growth.

[UK House Price Index: December 2019](#)

Bulletin | Released 19 February 2020

Monthly house price inflation in the UK, calculated using data from HM Land Registry, Registers of Scotland, and Land and Property Services Northern Ireland.

[Consumer price inflation, UK: December 2019](#)

Bulletin | Released 19 February 2020

Price indices, percentage changes and weights for the different measures of consumer price inflation.

[Private rental market summary statistics in England: October 2018 to September 2019](#)

Bulletin | Released 13 December 2019

Summary of monthly private rent statistics by region, local authority and bedroom category for England.

