

Article

# Private rented sector statistics from across the UK: 2025

A summary of private rented sector statistics from across the UK to assess their comparability and limitations, and improve statistical coherence.

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# 1 . Main points

- The devolved nature of UK housing policy means that each country has separate, and different, laws, regulations, and standards that apply to the private rented sector (PRS).
- There are several sources of data on the PRS across the UK, however, because of data collection and definitional differences, comparisons of these data are often not possible.
- The percentage of UK households within the PRS has remained relatively stable since 2017, according to data from the Family Resources Survey (FRS).
- The most common age group in the PRS was 25 to 34 years in the year ending March 2024, according to data from the FRS.
- One-person households were the most common household type in the PRS in all UK countries except England, where it was couple-family households, according to the latest census data.
- There has been a gradual increase in the average monthly rent price of private properties over time, across all UK countries, according to Price Index of Private Rents data.

## 2 . Overview of private rented sector statistics

Tenure refers to whether a household owns or rents the accommodation that it occupies and is split into three sectors:

- the private rented sector (PRS)
- the owner-occupied sector
- the social rented sector

This article focuses on the PRS, which refers to housing that is rented from private landlords or letting agents, not through a local council or housing associations. It aims to improve the statistical coherence and understanding of PRS data from across the UK.

The devolved nature of UK housing policy means that each country has separate, and different, laws, regulations, and standards that apply to the PRS. These differences are reflected in how each country's PRS data are defined and collected. There are also multiple data sources that cover the various aspects of the PRS, which adds challenges for statistical coherence and comparability.

Each UK country runs a household survey that collects data on housing across all tenures, including the PRS. These are:

- the [English Housing Survey \(EHS\)](#)
- the [Northern Ireland House Condition Survey \(NIHCS\)](#)
- the [Scottish Household Survey \(SHS\)](#)
- the [Welsh Housing Conditions Survey \(WHCS\)](#)

These surveys collect data on topics such as:

- characteristics and experiences of households
- housing conditions
- energy efficiency
- affordability

These surveys are comprehensive and official sources of housing statistics across the UK. They can be used to monitor performance against respective housing standards.

However, the latest data published from the WHCS are for the period 2017 to 2018, and the latest data published from the NIHCS are for the year 2016. This presents challenges when making timely cross-UK data comparisons of the official housing surveys.

This article therefore brings together PRS data from a wider range of data sources to provide a more up-to-date and complete UK-wide overview of the PRS, including:

- rent prices
- the characteristics of households
- dwellings

It also outlines where data comparisons can and cannot be made.

Information on and links to the data sources presented in this article, including their coverage and limitations, is available in [Section 7: Data sources and quality](#).

### 3 . Households in the private rented sector

A household refers to one person living alone, or a group of people (not necessarily related) who live at the same address and share facilities.

Each country's official housing survey collects data on the characteristics of households within the private rented sector (PRS). However, the timeliness of these statistics varies across the countries (more information is available in [Section 2: Overview of private rented sector statistics](#)). This section uses data from the Family Resources Survey (FRS) for UK-wide analysis, and census data for country-level analysis, to provide timelier analysis of private households within the PRS. We use these data sources together to address the limitations of the sample, including the coverage and timeliness of each source. Quality information for each source is available in [Section 7: Data sources and quality](#).

FRS data are collected for financial years. Census data are collected on a specific census day. The latest census data for England, Wales, and Northern Ireland are from 21 March 2021. The latest census data for Scotland are from 20 March 2022.

We advise caution when making direct comparisons of these data because of differences in the time periods covered by the FRS and census, and in how each data source disaggregates variables.

Because of differences in the time periods covered by the Family Resources Survey (FRS) and the census, and in how each data source disaggregates variables, we advise caution when directly comparing these data. Further quality information is available in [Section 7: Data sources and quality](#).

The PRS included 19% of all UK households in the year ending (YE) March 2024, according to the FRS (Figure 1). This compares with 17% in the social rented sector (renting through a local council or housing association) and 65% in the owner-occupied sector (owning a home outright or with a mortgage).

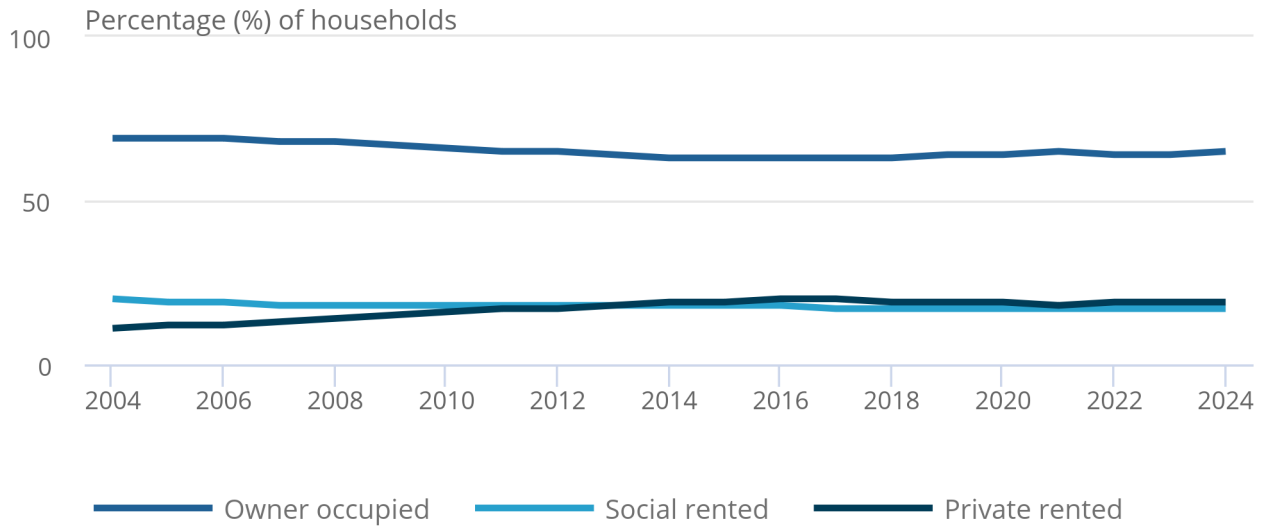
The proportion of households in the PRS has increased steadily from 2004 to 2017 and remained broadly stable since (Figure 1). The data tables published alongside the [Family Resources Survey: financial year 2023 to 2024](#) show that in the YE March 2024, approximately 15% of UK households in the PRS reported staying in the same tenancy for longer than 10 years. This compares with approximately 45% in the social rented sector and 58% for the owner-occupied sector.

**Figure 1: Percentage of UK households living in private rented accommodation has remained relatively stable since 2017**

Percentage of households by tenure, UK, year ending (YE) March 2004 to YE March 2024

**Figure 1: Percentage of UK households living in private rented accommodation has remained relatively stable since 2017**

Percentage of households by tenure, UK, year ending (YE) March 2004 to YE March 2024



Source: Family Resources Survey from the Department for Work and Pensions (DWP)

Notes:

1. Data may not sum to 100% because of the rounding process.

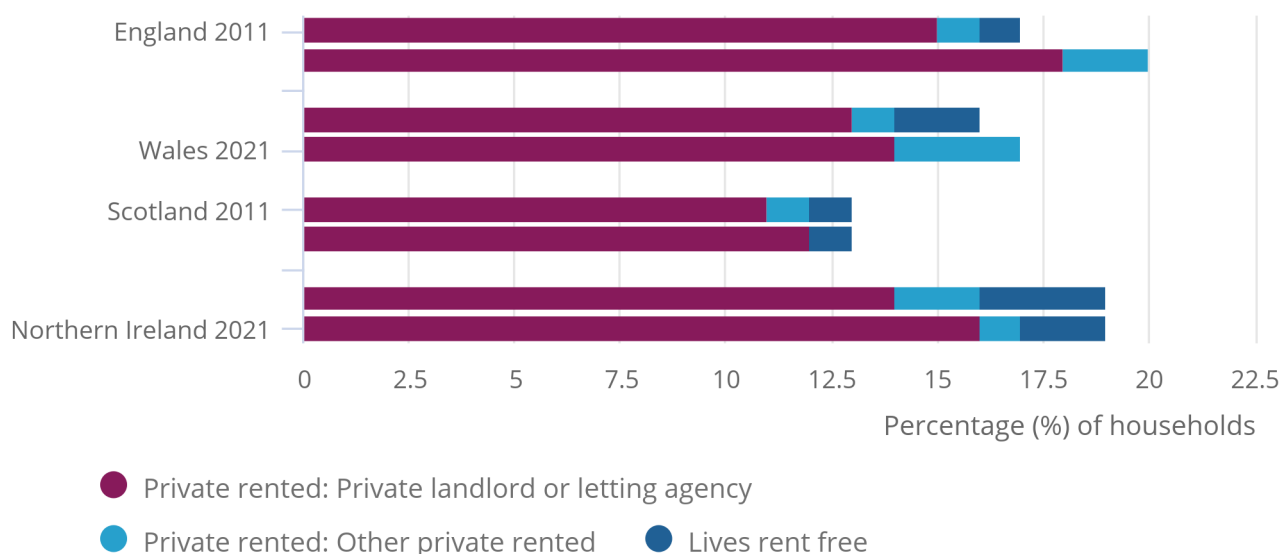
Figure 2 shows that most private rented households in each UK country reported renting from a private landlord or letting agency in the most recent census, as well as in the Census 2011.

**Figure 2: Majority of UK households in the private rented sector reported renting from a private landlord or letting agency**

Percentage of households in the private rented sector (PRS), by PRS category, UK countries, Census 2011 compared with Census 2021 or 2022

Figure 2: Majority of UK households in the private rented sector reported renting from a private landlord or letting agency

Percentage of households in the private rented sector (PRS), by PRS category, UK countries, Census 2011 compared with Census 2021 or 2022



Source: Census 2011 and Census 2021 from the Office for National Statistics, Census 2011 and Census 2022 from Scottish Government, Census 2011 and Census 2021 from the Northern Ireland Statistics and Research Agency

Notes:

1. The reference date for Census 2011 data is 27 March 2011 for England, Wales, Scotland and Northern Ireland.
2. The reference date for the latest census data in England, Wales and Northern Ireland is 21 March 2021. For Scotland it is 20 March 2022. See [Section 7: Data sources and quality](#) for more information and for the implications of comparing data across countries.
3. The "Other private rented" category includes properties rented from an employer of a household member, relative or friend of a household member, and other private rent types.
4. To allow for comparisons of census data between countries, data on those who are "living rent free" are counted as part of the private rented sector for all four UK countries.

## Age of tenants

Data on the PRS are typically collected at a household level and describe the household as a whole. However, data on the tenants living in the PRS, such as age, are collected at the individual level.

This section presents data on the household reference person (HRP), because it is challenging to analyse individual-level data on all members of a household. The HRP is one individual who serves as a reference point for their household, based on their economic activity, income, and age. More information is available in [Section 6: Glossary](#).

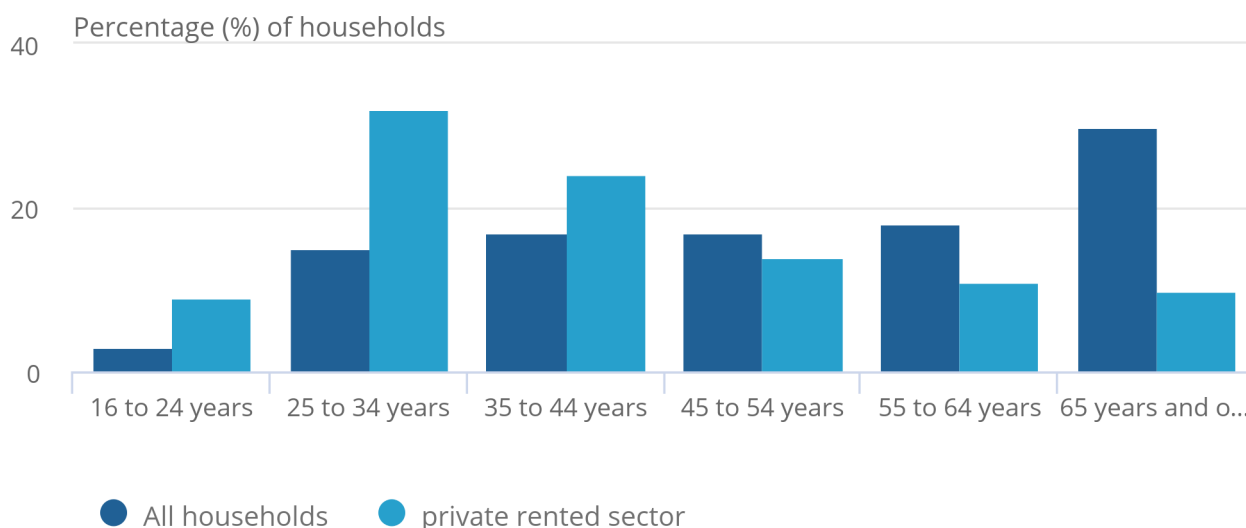
Across the UK, 32% of HRPs in the PRS were aged 25 to 34 years and 24% were aged 35 to 44 years, in the YE March 2024 (Figure 3). The PRS has a higher percentage of HRPs aged between 16 and 44 years, and a lower percentage of HRPs aged 45 years and over, compared with all households combined.

### Figure 3: Most common age group in the private rented sector was 25 to 34 years in the year ending March 2024

Percentage of households in the private rented sector and all households by age of the household reference person, UK, year ending March 2024

#### Figure 3: Most common age group in the private rented sector was 25 to 34 years in the year ending March 2024

Percentage of households in the private rented sector and all households by age of the household reference person, UK, year ending March 2024



Source: Family Resources Survey from the Department for Work and Pensions (DWP)

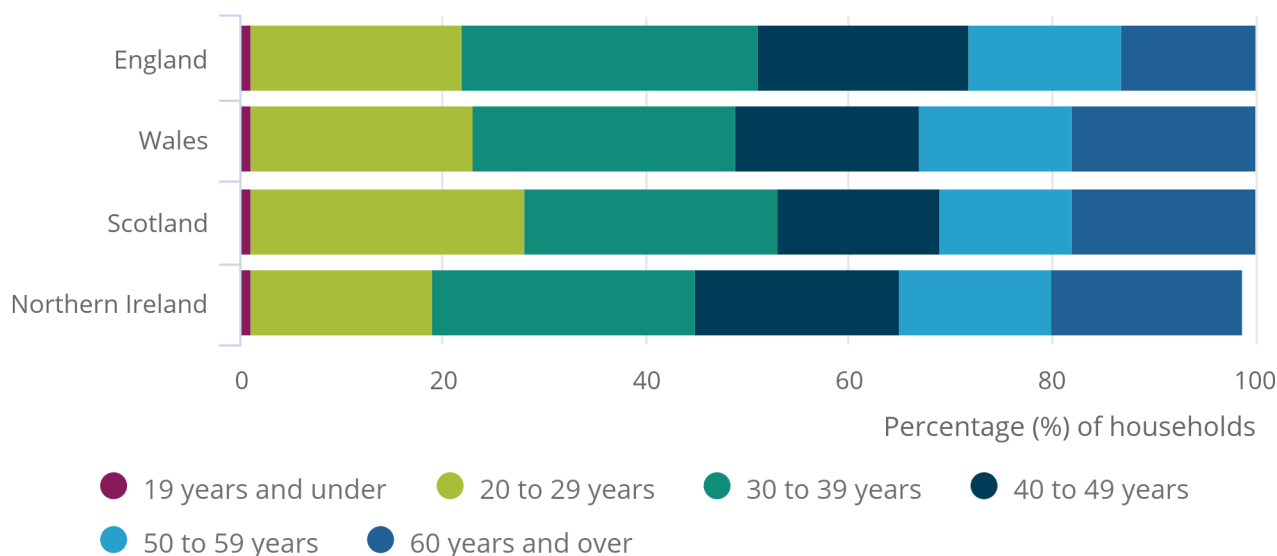
The latest census data uses different age bands than the FRS. The most common age group of HRPs in the PRS was 30 to 39 years in England, Wales and Northern Ireland. The most common age group was 20 to 29 years in Scotland (Figure 4).

**Figure 4: Most common age group in the private rented sector was 30 to 39 years in England, Wales and Northern Ireland in 2021**

Percentage of households in the private rented sector, by age of the household reference person and UK country, Census 2021 or 2022

Figure 4: Most common age group in the private rented sector was 30 to 39 years in England, Wales and Northern Ireland in 2021

Percentage of households in the private rented sector, by age of the household reference person and UK country, Census 2021 or 2022



Source: Census 2021 from the Office for National Statistics, Census 2022 from the Scottish Government, Census 2021 from Northern Ireland Statistics and Research Agency

**Notes:**

1. The reference date for the latest census data in England, Wales and Northern Ireland is 21 March 2021. For Scotland it is 20 March 2022. See [Section 7: Data sources and quality](#) for more information and for the implications of comparing data across countries.
2. To allow for comparisons of census data between countries, data on those who are “living rent free” are counted as part of the private rented sector for all four UK countries.

**Household composition**

Household composition refers to the relationship between household members. This section presents data from the census, where it provides a more detailed overview of household composition in the PRS than the FRS (which has limited detail).

The most common household composition in the PRS was one-person households in Northern Ireland, Scotland, and Wales. Scotland had the highest proportion of one-person households, at 41% (Figure 5). The most common household composition in the PRS in England was "Single family household: couple family" (38%). Across all tenures, this is also the most common household composition for Northern Ireland, Scotland and Wales. For definitions of these terms, see [Section 6: Glossary](#).

## Figure 5: One-person households were the most common household type in the private rented sector in all UK countries except England

Percentage of households in the private rented sector and all households, by household composition and UK country, Census 2021 or 2022

### Notes:

1. The reference date for the latest census data in England, Wales and Northern Ireland is 21 March 2021, but for Scotland it is 20 March 2022. [See Section 7: Data Sources and Quality](#) for more information and implications of comparing data across countries.
2. To allow for cross-country comparisons of census data in this release, data on those who are 'living rent free' are counted as part of the private rented sector for all four UK countries.
3. "Other households" include households that do not fit into the "one-person household" or "single-family household" categories.

**Download the data**

## Accommodation type

Accommodation type refers to the type of building or structure used by a household. This section presents data from the census because the FRS does not collect data on accommodation type.

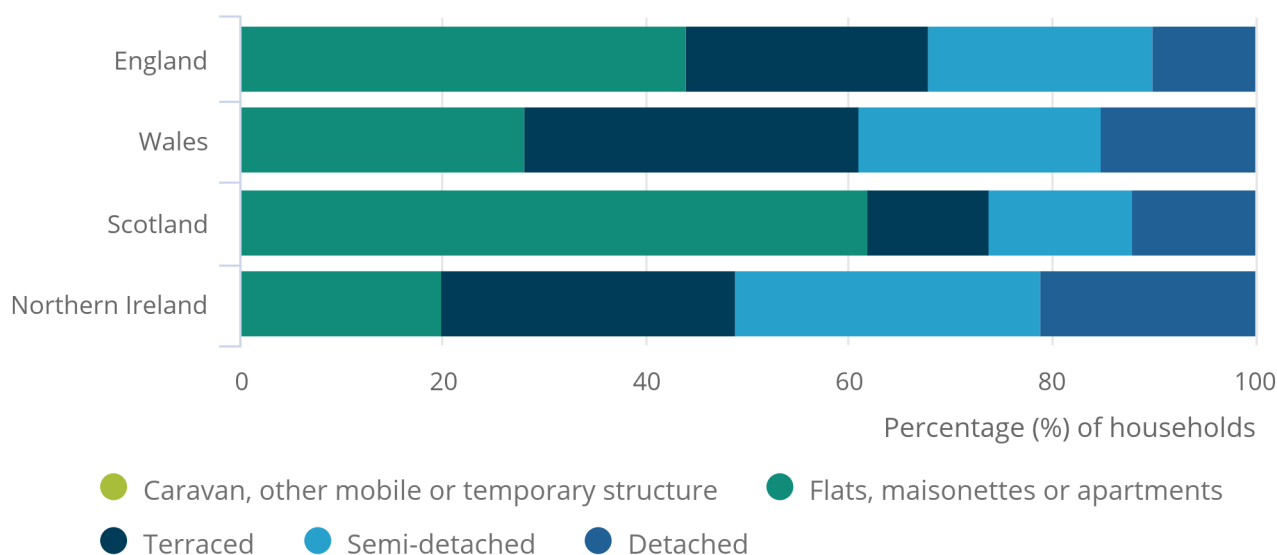
Figure 6 shows that, according to the latest census data, the most common accommodation type in the PRS in England and Scotland were flats, maisonettes, or apartments. Scotland had a higher proportion (44%) compared with England (62%). In Wales, the most common accommodation type in the PRS was terraced houses (33%). In Northern Ireland, it was semi-detached houses (30%), followed closely by terraced houses (29%).

### Figure 6: Majority of private rented households in Scotland are flats, maisonettes, or apartments

Percentage of households in the private rented sector by accommodation type for UK countries, Census 2021 or 2022

## Figure 6: Majority of private rented households in Scotland are flats, maisonettes, or apartments

Percentage of households in the private rented sector by accommodation type for UK countries, Census 2021 or 2022



Source: Census 2021 from the Office for National Statistics, Census 2022 from the Scottish Government, Census 2021 from Northern Ireland Statistics and Research Agency

#### Notes:

1. The reference date for the latest census data in England, Wales and Northern Ireland is 21 March 2021. For Scotland it is 20 March 2022. See [Section 7: Data sources and quality](#) for more information and for the implications of comparing data across countries.
2. To allow for comparisons of census data between countries, data on those who are “living rent free” are counted as part of the private rented sector for all four UK countries.

## Other characteristics

Data on other characteristics of households and HRP within the PRS (for example, gender, ethnicity, and disability) are published in the household surveys for each UK country. Links to these surveys are given in the Further Resources subsection in [Section 7. Data sources and quality](#).

## 4 . Dwellings in the private rented sector

A dwelling refers to a unit of accommodation where people live. This differs from a household, as a dwelling may be vacant (with no household living in it) or may contain more than one household (for example, shared accommodation). Direct comparisons should not be made between household-level and dwelling-level private rented sector (PRS) data because of this distinction.

There were around 5.5 million dwellings within the PRS in Great Britain, as of 31 March 2023, according to our [Dwelling stock, by tenure, UK dataset](#). In this section, we present data on the quality and energy efficiency of dwellings in the PRS and on houses in multiple occupation.

Household level data are presented separately in [Section 3: Households in the Private Rented Sector](#), as they are different to dwelling-level data. We advise against making direct comparisons between household-level and dwelling level private rented sector (PRS) data.

### Quality of dwellings

Each UK country has its own standards and regulations for the quality of dwellings in the PRS. The most recent data on compliance to quality standards of dwellings in the PRS are available in:

- the [English Housing Survey \(EHS\) 2023 to 2024: headline findings on housing quality and energy efficiency](#)
- the [Northern Ireland House Condition Survey \(NIHCS\): 2016: Main Report](#)
- the [Scottish House Conditions Survey \(SHCS\): 2023 Key Findings](#)
- the [Welsh Housing Conditions Survey \(assessment of elements of the Welsh Housing Quality Standard\): April 2017 to March 2018](#) (PDF, 732KB)

This article presents data on quality standards from England and Scotland only, as these data are the timeliest. Comparisons of these data between countries should not be made because of differences in how each country defines and assesses the quality of dwellings.

Regulatory standards of dwellings in the PRS in England are evaluated against the [Housing Health and Safety Rating System \(HHSRS\)](#). The HHSRS assesses health and safety risks in dwellings, especially those affecting vulnerable people like children and older adults. Under the HHSRS, a dwelling would not meet the legal minimum quality standard if a Category 1 (serious) hazard is found. Category 1 (serious) hazards include, for example, extensive damp, extensive mould growth, or excess cold or heat.

In this section, we present data on Category 1 (serious) hazards that were assessed under the HHSRS. Further data on this, as well as a broader range of quality metrics (including the Decent Homes Standard and dangerous levels of damp and mould), can be found in the [English Housing Survey 2023 to 2024: headline findings on housing quality and energy efficiency](#) and the [English Housing Survey 2023 to 2024: drivers and impacts of housing quality](#) reports.

There are differences in how each country defines and assesses the quality of dwellings. For this reason, we advise against making cross-country comparisons of data on the quality of dwellings in the private rented sector (PRS).

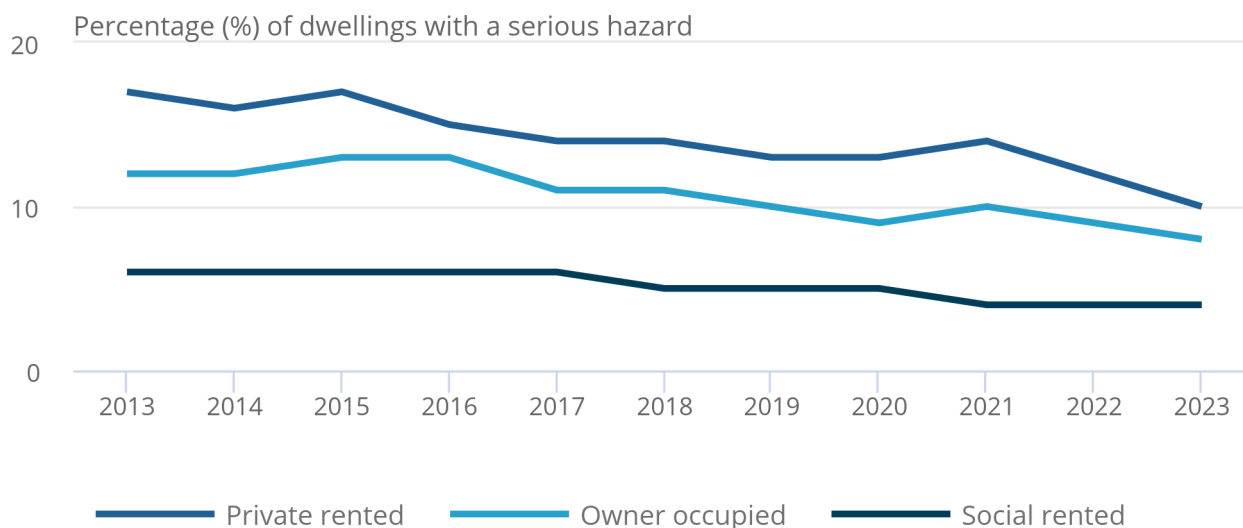
According to the EHS, 10% of dwellings in the PRS in England that were evaluated against the HHSRS had a Category 1 (serious) hazard in 2023, compared with 8% of owner-occupied dwellings and 4% of social rented dwellings (Figure 7). The PRS in England has had a consistently higher percentage of dwellings with Category 1 (serious) hazards since 2013, compared with the other tenures. However, this percentage has decreased for all tenures over time.

**Figure 7: Dwellings in England's private rented sector consistently have a higher proportion of serious hazards, compared with other tenures**

Percentage of dwellings with a Category 1 (serious) hazard, by tenure, England, 2013 to 2023

Figure 7: Dwellings in England's private rented sector consistently have a higher proportion of serious hazards, compared with other tenures

Percentage of dwellings with a Category 1 (serious) hazard, by tenure, England, 2013 to 2023



Source: English Housing Survey from the Ministry of Housing, Communities, and Local Government

Notes:

1. Dwellings presented in this chart were evaluated against the Housing Health and Safety Rating System (HHSRS).
2. Data for 2013 to 2019 and 2022 to 2023 are based on all dwellings (occupied or vacant).
3. Data for 2020 to 2021 are based on occupied dwellings only.
4. Data for 2020 and 2021 are estimated based on dwelling-level modelled data, because of the coronavirus (COVID-19) pandemic.
5. Data for 2022 used a hybrid variable, which combined actual measured data from 2022 to 2023 with modelled data from 2021 to 2022 (which included vacant dwellings).
6. Data from 2023 represents the first time since the pandemic that surveyors were able to undertake full surveys of dwellings. For this reason, comparisons between 2023 and 2020 to 2022 should be treated with caution.

The minimum quality standard that all dwellings in Scotland (including those in the PRS) must meet is called the tolerable standard, as explained on [Shelter Scotland's web page](#). The tolerable standard was extended in 2022 to assess the presence, type and condition of smoke, heat and carbon monoxide alarms when deciding if a dwelling meets the standard.

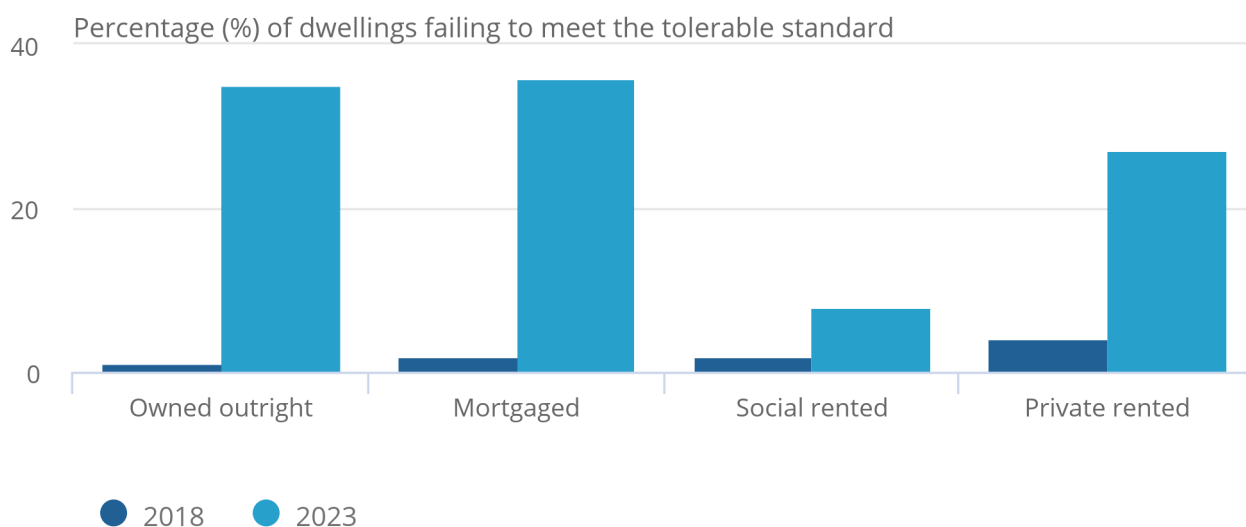
According to the SHCS, 27% of dwellings in the PRS in Scotland failed to meet the tolerable standard in 2023, compared with 4% in 2018 (Figure 8). Scottish Government explain that the increase in the percentage of dwellings failing to meet the tolerable standard in Scotland, across all tenures, is because of the recent change to assess for smoke and heat alarms as well as the presence of carbon monoxide alarms. Comprehensive guidance on these new criteria are available in the [Satisfactory fire and carbon monoxide detection: tolerable standard guidance](#).

**Figure 8: Percentage of dwellings failing to meet the tolerable standard in Scotland has increased across all tenures between 2018 and 2023 because of new smoke, heat, and carbon monoxide alarm criteria**

Percentage of dwellings failing to meet the tolerable standard, Scotland, 2018 and 2023

Figure 8: Percentage of dwellings failing to meet the tolerable standard in Scotland has increased across all tenures between 2018 and 2023 because of new smoke, heat, and carbon monoxide alarm criteria

Percentage of dwellings failing to meet the tolerable standard, Scotland, 2018 and 2023



Source: Scottish House Condition Survey from the Scottish Government

Notes:

1. The tolerable standard was amended by the Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criteria) Order 2019 and now includes a new element covering smoke, heat, and carbon monoxide alarms. For the first time in 2022, the Scottish House Condition Survey’s assessors considered the presence, type and condition of smoke, heat and carbon monoxide alarms in a house when deciding if the house meets the tolerable standard.

## Energy efficiency

The energy efficiency of a dwelling refers to how well a home uses energy for heating, lighting, and hot water. A more energy-efficient home requires less energy to maintain comfort (heat and power).

In the UK, the [Standard Assessment Procedure \(SAP\)](#) assesses the energy performance of a dwelling and assigns it a score (between "0" and "100 plus"). SAP scores are then grouped into energy efficiency bands from A to G. The most energy-efficient properties are assigned to Band A and the lowest are assigned to Band G.

Official statistics on the energy efficiency of dwellings in England, Wales, Scotland, and Northern Ireland, come from the EHS, WHCS, SHCS, and NIHCS, respectively. Specifically, a surveyor from each housing survey will inspect a dwelling, gather information, and then use the SAP methodology to estimate its energy efficiency.

As energy efficiency data from official housing surveys are based on a sample and include assessments conducted by surveyors at the time of collection, they offer a timelier and more representative picture of the PRS than alternative sources.

As the EHS and SHCS use comparable data definitions, cross-country comparisons of their energy efficiency data are possible. Analysis of energy efficiency data from the NIHCS and WHCS are not included in this article because of their timeliness.

Since April 2020, the legal minimum energy efficiency standard for dwellings in the PRS in England is Band E. In 2023, 97% of dwellings within the PRS in England were rated Band E or higher (Figure 9), according to data from the EHS.

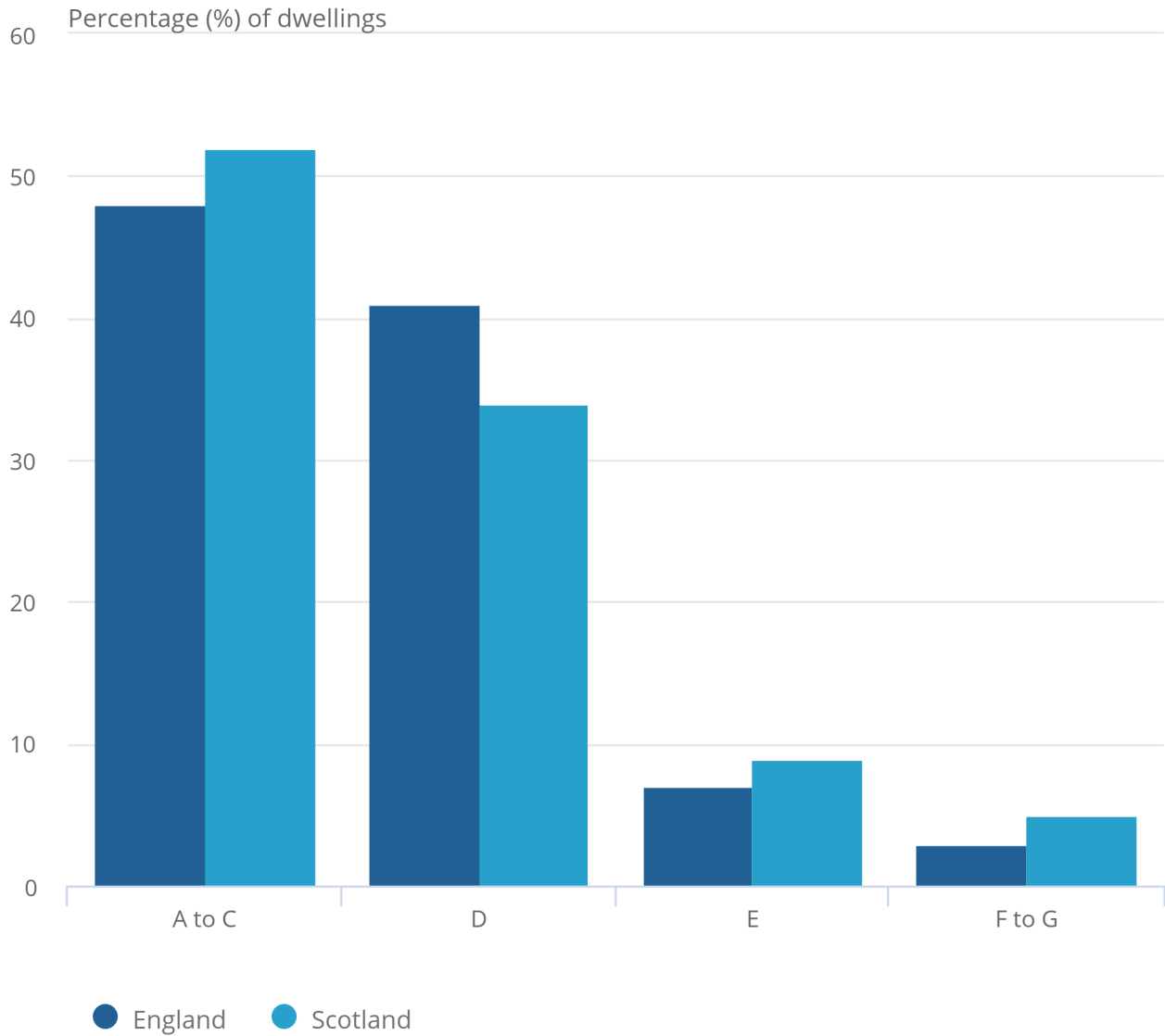
As stated in Scottish Government's [Draft Energy Efficiency \(Domestic Private Rented Property\) \(Scotland\) Regulations: consultation](#), Scotland are consulting on proposals for the introduction of minimum energy efficiency standard (MEES) regulations for domestic PRS dwellings. Figure 9 shows that 95% of dwellings in Scotland were rated Band E or higher in 2023, according to data from the SHCS.

**Figure 9: Around half of all dwellings in the private rented sector in England and Scotland are rated Band C or higher**

Percentage of private rented sector dwellings within energy efficiency rating bands, England and Scotland, 2023

**Figure 9: Around half of all dwellings in the private rented sector in England and Scotland are rated Band C or higher**

Percentage of private rented sector dwellings within energy efficiency rating bands, England and Scotland, 2023



Source: English Housing Survey from the Ministry of Housing, Communities, and Local Government, Scottish House Condition Survey from the Scottish Government

Notes:

1. Data for England are collected on an annual basis as part of the English Housing Survey for 2022 to 2023.
2. Data for Scotland are collected on an annual basis as part of the Scottish House Condition Survey for 2023.
3. Modelling is based on the ReducedDataStandard AssessmentProcedure (RdSAP) version 9.93 for England and Scotland.

An alternative source of energy efficiency data is Energy Performance Certificate (EPC) registers. An EPC is a UK legal document that provides the energy efficiency rating of a dwelling, as assessed through the SAP. An EPC is valid for 10 years and primarily required when a dwelling is built, sold, or rented, however an EPC assessment can be carried out at any time.

As EPCs are valid for 10 years, data from EPC registers exclude dwellings that have not had an EPC assessment within that time, and do not reflect any changes to a dwelling's energy efficiency that may have occurred during that time. As such, data from EPC registers are less representative of the private rental dwelling stock. That said, data from EPC registers still provide useful insights into energy performance trends over time. Energy efficiency ratings from the official housing surveys should not be compared with energy efficiency ratings from EPC registers, because of differences in coverage and data collection methods.

The Office for National Statistics (ONS) [Energy efficiency of housing in England and Wales articles](#) contain analysis of EPC data for England and Wales, from the Ministry of Housing, Communities and Local Government (MHCLG) [Open Data Communities web page](#). The Department for Communities (DfC) publish data from EPC registers for Northern Ireland in their [Energy rating of housing in Northern Ireland](#) reports. Scotland does not routinely publish aggregate EPC register data.

Comparisons of energy efficiency data from the ONS and DfC are possible because these sources use similar methods to collect and analyse their data.

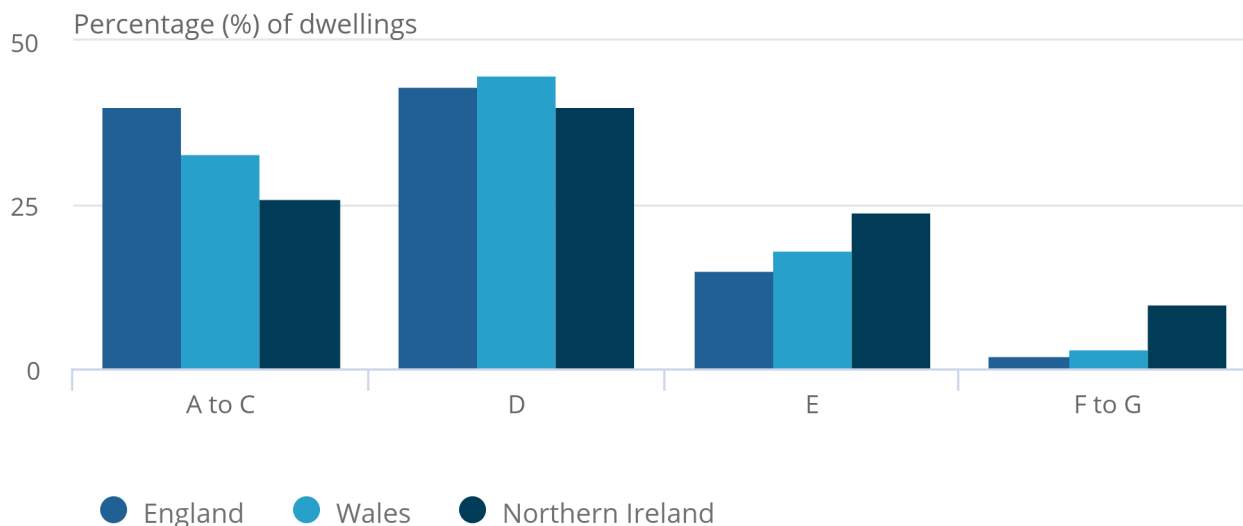
In the 10-year period up to March 2023, 98% of dwellings in the PRS were rated Band E or higher in England, compared with 97% in Wales, and 90% in Northern Ireland, according to EPC register data published by ONS and DfC (Figure 10). Since April 2020, the legal minimum energy efficiency standard for dwellings in the PRS in England and Wales is Band E. There are currently no minimum energy standards for dwellings in the PRS in Northern Ireland.

## Figure 10: Almost all dwellings in the private rented sector in England, Wales, and Northern Ireland are rated Band E or higher

Percentage of private rented sector dwellings within energy efficiency rating bands, England, Wales and Northern Ireland, 2023

### Figure 10: Almost all dwellings in the private rented sector in England, Wales, and Northern Ireland are rated Band E or higher

Percentage of private rented sector dwellings within energy efficiency rating bands, England, Wales and Northern Ireland, 2023



Source: Energy Efficiency of Housing in England and Wales from the Office for National Statistics, Energy rating of housing in Northern Ireland from the Department for Communities

#### Notes:

1. Data for England, Wales and Northern Ireland are collected from Energy Performance Certificate registers and include dwellings with a valid Energy Performance Certificate (EPC) lodged during the 10-year period up to March 2023.

2. Not every dwelling has an EPC. It is a requirement when a property is built, sold or rented and the EPC is valid for 10 years. Therefore these data are not representative of the full dwelling stock, as properties that have not been let or sold in the last 10 years may not have one.

3. There can be multiple EPC lodgements for the same dwelling, but only the latest is used so dwellings are not double counted.

4. No dwellings in the private rented sector in Northern Ireland were rated Band A in 2023.

Energy efficiency ratings from the English Housing Survey and Scottish House Conditions Survey should not be compared with energy efficiency ratings from EPC registers (for England, Wales, and Northern Ireland) because of differences in coverage and data collection methods.

Another source of EPC register data in Wales is the Welsh Government's [Energy Performance Dashboard](#) by Rent Smart Wales (RSW). This dashboard shows that, as of 31 July 2025, 98.4% of private rental properties with an EPC in Wales were rated Band E or higher. The data are derived from Welsh EPC registers and are linked to properties registered with RSW. As private landlords in Wales are required to register with RSW, these data provide broad coverage of the Welsh PRS.

Because of the differences in identifying properties in the PRS, energy efficiency ratings from the RSW's Energy Performance Dashboard are not directly comparable with the ONS's Energy Efficiency of Housing estimates for Wales.

## Houses in multiple occupation

A house in multiple occupation (HMO) is a dwelling in which at least three tenants (who are not all from the same household) live together and share facilities. HMOs offer more affordable accommodation for tenants who may struggle to afford to rent self-contained flats or houses. They also allow landlords to maximise rental income, while offering lower-cost living arrangements.

Landlords must have a licence to rent an HMO. However, requirements differ across the UK.

In England and Wales, an HMO licence is required if renting out a large HMO (a dwelling of five or more people who form more than one household). Local authorities also have discretion to extend licensing to smaller HMOs.

In Scotland and Northern Ireland, an HMO licence is required for all dwellings that are rented out and shared by three or more people who form more than two households.

Data on HMO licensing for each country shows that:

- in England, the number of HMO licences is not available; published on the Property Data website, the [National Register](#) combines HMO registers from councils across England and Wales
- in Wales, there were 3,050 mandatory licences recorded according to Welsh Government's [Houses in multiple occupation \(HMO\) licensing: as at 31 March 2024](#) statistics
- in Scotland, there were 15,274 licences in force, as of 31 March 2024, according to Scottish Government's [Housing Statistics 2024: Key Trends Summary](#)
- in Northern Ireland, the number of licences is not available, although Belfast City Council maintains an [HMO licence register](#)

## 5 . Private Rent Prices

There are several sources of UK private rent price data, and these can differ in terms of their coverage of the rental market. For example, the English Housing Survey (EHS) collects data on both the open-market rental value of a property (market rents) and the below-market value (non-market rents), whereas the Price Index of Private Rents (PIPR) was designed to capture market rents only. Consequently, the interpretation of rent price data is dependent on the data source used.

In this article, we use PIPR data for analysis on rent prices, as it is the Office for National Statistics's (ONS) headline measure of private rent prices in the UK. The PIPR brings together rent price data from across the UK to measure the change in the price of renting residential property from private landlords. More information on the PIPR and its limitations is available in [Section 7: Data sources and quality](#). The PIPR aims to reflect price changes in the private rented sector (PRS) dwelling stock. However, there are data collection differences across the UK.

In England and Wales, private rent price data are collected from achieved rents for both new and existing tenancies. In Scotland, private rent price data are collected predominantly from advertised new lets, with a small proportion collected from achieved rents for new lets and existing tenancies. In Northern Ireland, private rent price data are collected from advertised new lets only. Therefore, price changes for existing tenancies are largely estimated for Scotland and Northern Ireland. Because of these data collection differences, caution should be taken when comparing Scotland and Northern Ireland PIPR data with other UK countries. More information and definitions are available in [Section 6: Glossary](#).

## England and Wales

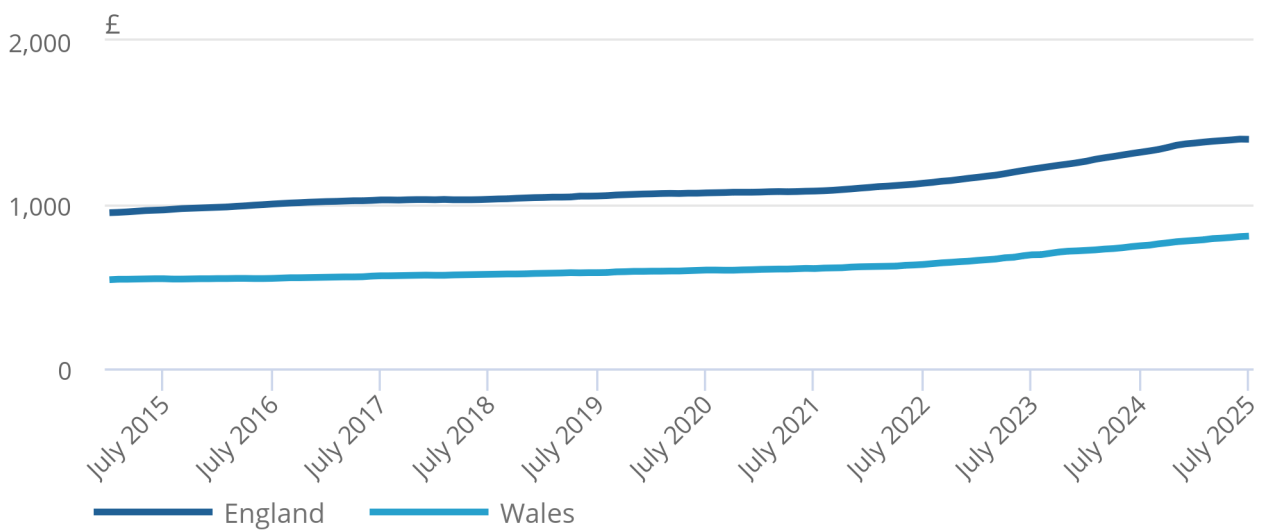
Figure 11 shows that, according to PIPR data, England has had consistently higher average monthly rent prices compared with Wales. There has been a gradual increase in average monthly rent prices in England and Wales since January 2015, with prices in Wales rising from £541 in January 2015 to £807 in July 2025, and prices in England rising from £950 in January 2015 to £1,398 in July 2025.

### Figure 11: Average monthly private rent price in England and Wales has increased gradually since January 2015

Average monthly private rent price, England and Wales, January 2015 to July 2025

#### Figure 11: Average monthly private rent price in England and Wales has increased gradually since January 2015

Average monthly private rent price, England and Wales, January 2015 to July 2025



Source: Price Index of Private Rents (PIPR) from the Office for National Statistics

## Scotland

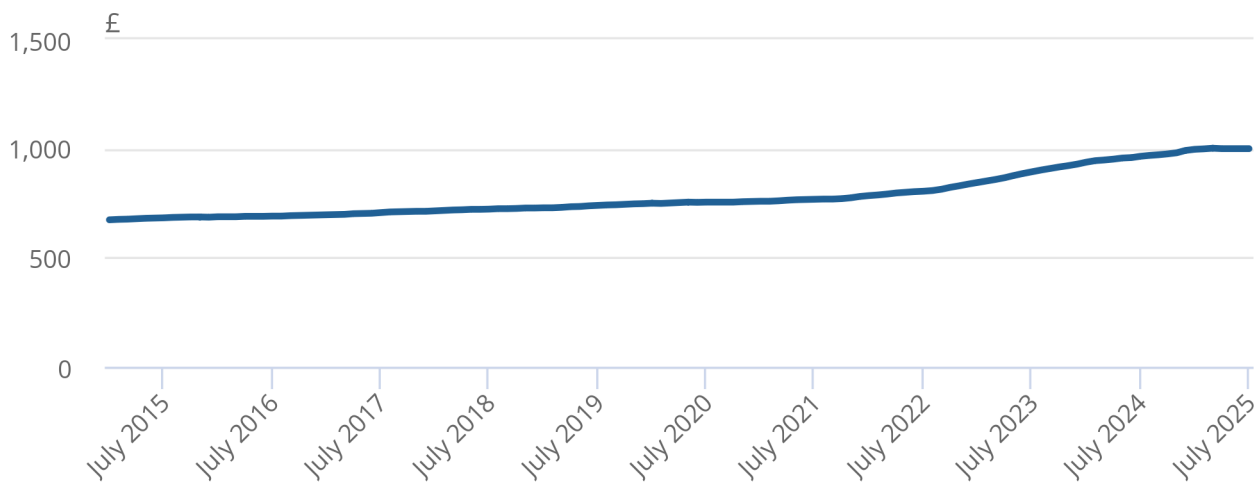
Figure 12 shows that, according to PIPR data, the average monthly rent price in Scotland has risen gradually from £673 in January 2015 to a peak of £1,001 in March 2025. Thereafter, the average monthly rent price has remained just below this level, at £999.

### Figure 12: Average monthly private rent price in Scotland has increased gradually since January 2015

Average monthly private rent price, Scotland, January 2015 to July 2025

#### Figure 12: Average monthly private rent price in Scotland has increased gradually since January 2015

Average monthly private rent price, Scotland, January 2015 to July 2025



Source: Price Index of Private Rents (PIPR) from the Office for National Statistics

#### Notes:

1. Scotland rents data (used in the PIPR) are mainly for advertised new lets, which were not subject to measures relating to in-tenancy rent increases implemented in Scotland between September 2022 and March 2025. These temporary measures included Scotland's in-tenancy price-increase cap (September 2022 to March 2024) and temporary changes to the Rent Adjudication system (April 2024 to March 2025), as described in the [Cost of Living \(Tenant Protection\) Scotland Bill](#) and the Scottish Government's [Cost of living: rent and eviction guidance](#), respectively. We advise users to bear this in mind when interpreting estimates for Scotland and comparing with other UK countries

## Northern Ireland

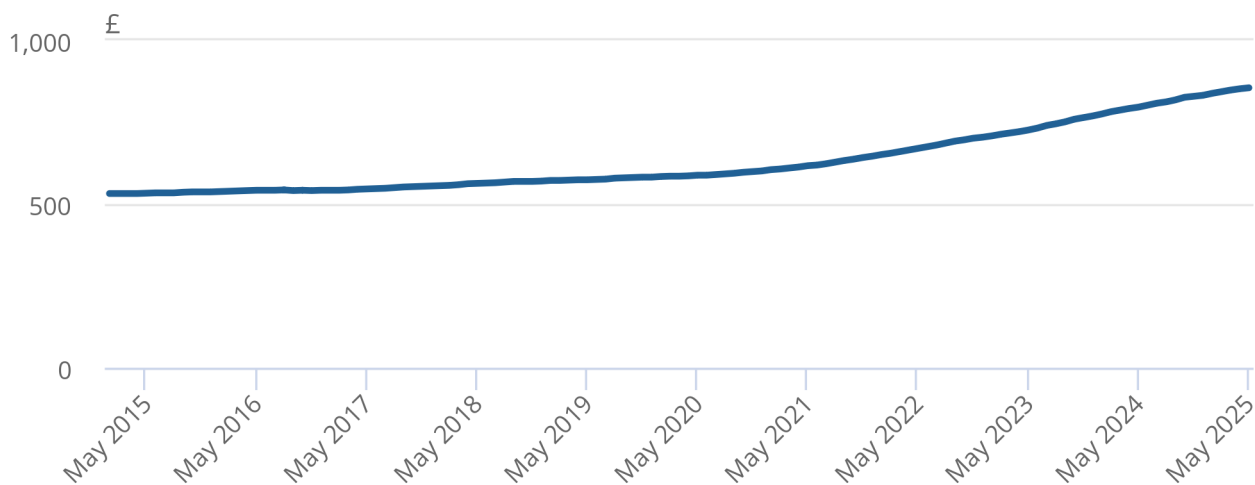
Figure 13 shows that, according to PIPR data, there has been a gradual increase in average monthly rent prices in Northern Ireland, with prices rising from £532 in January 2015 to their highest level of £855 per month in May 2025.

### Figure 13: Average monthly private rent price in Northern Ireland has increased gradually since January 2015

Average monthly private rent price, Northern Ireland, January 2015 to May 2025

#### Figure 13: Average monthly private rent price in Northern Ireland has increased gradually since January 2015

Average monthly private rent price, Northern Ireland, January 2015 to May 2025



Source: Price Index of Private Rents (PIPR) from the Office for National Statistics

#### Notes:

1. Northern Ireland rents data (used in PIPR) are for advertised new lets. Users should bear this in mind when interpreting estimates for Northern Ireland and comparing with other areas of the UK.
2. Northern Ireland rents data are currently available up to May 2025.

## 6 . Glossary

### Achieved rents

The actual rental income a landlord receives from new tenancies or tenancy renewals that have officially entered into their tenancy agreement period (the amount of time a tenant has the right to occupy the property as stated in their tenancy agreement).

## **Achieved rents for existing tenancies**

The actual rent being paid by tenants who have been living in the property for a year or more.

## **Advertised new lets**

The rental price of a property that landlords advertise through private sector organisations, such as Homelet, Rightmove, or Zoopla. Data on advertised new lets include properties that are advertised but do not lead to a tenancy agreement. These data do not capture where the achieved rent price differs from the advertised rent price.

## **Household reference person**

Typically, the member of a household whose name the accommodation is owned or rented under, or the person who is otherwise responsible for the accommodation. However, the exact definition can vary across data sources.

In the Family Resources Survey, an HRP is the household member with the highest income. In a single-adult household, the HRP is simply the sole householder (for example, the person in whose name the accommodation is owned or rented). If there are two or more householders, the HRP is the householder with the highest personal income, taking all sources of income into account. If there are two or more householders who have the same income, the HRP is the older householder.

In census data, an HRP is defined as the person who serves as a reference point to characterise a whole household, mainly based on economic activity.

## **Living rent free**

When a household resides in a property without paying rent to a landlord or property owner. For example, those with live-in jobs, such as carers, housekeepers and nannies, would be classified as living rent free. Households that are living rent free are typically categorised under the private rented sector (even though they do not pay rent), or within their own separate tenure category, for statistical analysis purposes.

## **One-person household**

A census category within the "household composition" variable. It refers to a household consisting of one resident individual.

## **Private rented sector**

Housing that is privately owned and rented through a private landlord, letting agent, or other types, including renting from an employer, relative or friend of a household member. They are not rented as part of the social rented sector (for example, renting through a local council or housing association).

## **Shared ownership (part-own and part-rent)**

A household with a shared stake in the ownership of a property. In these circumstances, the household pays rent on the stake of the property that they do not yet own. This means that the property is both owner-occupied and privately rented. These properties are typically not categorised under the private rented sector for statistical analysis but are categorised under the owner-occupied sector instead.

## **Single-family household: couple family**

This is a category within the "household composition" variable from the census and refers to a household consisting of one couple who are married or in a civil partnership (with or without children).

## **Tenure**

Tenure refers to whether a household owns or rents the accommodation that it occupies. Tenure categories include:

- owner-occupied (owned outright, with a mortgage or loan, or shared ownership)
- privately rented (through a private landlord, letting agent, employer, relative or friend)
- social rented (through a local council or housing association).

## 7 . Data sources and quality

This article brings together data on the private rented sector (PRS) from a range of data sources to provide a more up-to-date and complete UK-wide picture of the PRS.

### Family Resources Survey

The [Family Resources Survey \(FRS\)](#) is a continuous private household survey conducted by the Office for National Statistics (ONS) on behalf of the Department for Work and Pensions (DWP). The ONS commissions the National Centre for Social Research (NatCen) to carry out a proportion of the Great Britain data collection, and the Northern Ireland Statistics and Research Agency (NISRA) to collect data in Northern Ireland. It collects data on a representative sample of private households across the UK on topics such as:

- housing tenure
- income
- living circumstances

Data from the FRS are [accredited official statistics](#), and are published annually in the [Family Resources Survey annual report](#).

In this article, data from the FRS have been used to calculate:

- the percentage of UK households by tenure
- the percentage of UK households in the PRS by age

The FRS was selected for this analysis because it provides up-to-date data on the PRS, for each UK country, and for the UK overall.

The achieved sample for the FRS was 16,758 households across the United Kingdom for the year ending March 2024, according to [the Family Resources Survey: background information and methodology report](#). As discussed in [Section 3. Households in the private rented sector](#), 19% of those households were in the PRS. A survey sample size is small in relation to the total number of all UK households (approximately 28.7 million households). This should therefore be considered when analysing FRS data, which may have been disaggregated further by tenure, country or personal characteristics.

Data from the FRS will differ from both census data and from official housing survey data because of differences in sample size and data collection methods. DWP publish data on the uncertainty of the FRS household proportion estimates by tenure in Table [SE 5 of their FRS Methodology and standard error data tables](#).

## Census

The census collects data on all people and households within a specific area. It is conducted every 10 years on a specific census day.

We conduct and publish census data for England and Wales. The Northern Ireland Statistics Research Agency (NISRA) collects and publishes census data for Northern Ireland. The Scottish Government collects and publishes census data for Scotland. Census data are published every 10 years.

In this article, census data have been used to calculate the percentage of households within the PRS (disaggregated by age, household composition, and accommodation type) for each UK country.

Census data was selected for this analysis because they capture information on the PRS from the whole population. This allows for a more accurate and detailed overview (particularly at the individual country level) than survey data sources. However, census data only provides data every 10 years. This means that census data on the PRS in this article may be less relevant now, compared with other, more up-to-date, survey data sources.

It is also important to consider the differences in the census day between Scotland and the other UK countries when making cross-country comparisons of the latest census data. The last census day was 21 March 2021 in England, Wales, and Northern Ireland. Scotland's census day was delayed, because of the coronavirus (COVID-19) pandemic, and took place on 20 March 2022.

When making cross-country comparisons of census data, users should be aware that:

- households moving to Scotland from other UK nations between 21 March 2021 and 20 March 2022 may have been counted in both censuses
- data for England, Wales, and Northern Ireland have not been adjusted for house building or tenure changes between the Census 2011 and Census 2021
- the pandemic may have affected the living situation of households captured in the latest census data across the UK

## English Housing Survey

The [English Housing Survey \(EHS\)](#) is a continuous national survey conducted by the Ministry of Housing, Communities and Local Government (MHCLG). It collects information about people's housing circumstances, and the condition and energy efficiency of housing in England, through interviews and a physical inspection of properties. Data from the EHS are designated as [accredited official statistics](#) and are published annually in our EHS reports.

In this article, EHS data have been used to calculate the percentage of PRS dwellings with a Category 1 (serious) hazard, by tenure, in England. EHS data have also been used to calculate the percentage of PRS dwellings in energy efficiency rating bands in England.

The EHS was selected for analysing the quality of dwellings in this article because it provides the most recent data on compliance to quality standards of dwellings in the PRS. It is also used for the analysis of energy efficiency ratings in England, as it provides timely data collected through assessors who visit properties to gather information for the Standard Assessment Procedure (SAP) estimates. The survey uses a sample that is more representative of the private rented sector dwelling stock because it does not require a valid Energy Performance Certificate (EPC).

Energy efficiency ratings from the EHS should not be compared with energy efficiency ratings from EPC registers because of the differences in coverage and data collection methods.

The achieved sample for the EHS was 16,308 interviews for the year ending March 2024, which is higher than in previous years, according to the [English Housing Survey 2023 to 2024: technical report from the MHCLG \(PDF, 3.5MB\)](#).

## Scottish House Conditions Survey

The [Scottish House Condition Survey \(SHCS\)](#) is a national survey, conducted by Scottish Government. It assesses the physical condition and energy efficiency of Scotland's housing stock through interviews with a householder and a physical inspection of properties. Data from the SHCS are [accredited official statistics](#) and are published in the [annual Scottish Household Survey results report](#).

In this article, SHCS data have been used to present the percentage of PRS dwellings failing to meet the tolerable standard in Scotland. SHCS data have also been used to present the percentage of PRS dwellings within energy efficiency rating bands in Scotland.

The SHCS was selected for analysing the quality of dwellings in this article because it provides the most recent data on compliance to the tolerable standard for dwellings in the PRS. It is also used for the analysis of energy efficiency ratings in Scotland, as it provides up-to-date data collected through assessors who visit properties to gather information for Standard Assessment Procedure (SAP) estimates. The survey uses a sample that is more representative of the PRS dwelling stock, because it does not require a valid Energy Performance Certificate (EPC). Scotland does not routinely publish aggregate EPC register data.

Energy efficiency ratings from the SHCS should not be compared with energy efficiency ratings from EPC registers because of the differences in coverage and data collection methods.

## Energy Performance Certificate Register Data

We publish our [Energy efficiency of housing in England and Wales articles](#), which contain analysis of EPC data for England and Wales available on the MHCLG [Open Data Communities web page](#). The Northern Ireland Department for Communities publishes their annual [Energy rating of housing report](#). Both use data from EPCs to provide information on the energy rating for dwellings with a valid EPC.

In this article, EPC register data were used to present the percentage of the PRS within energy efficiency rating bands in England, Wales, and Northern Ireland. These figures were taken from valid EPCs lodged in the 10-year period up to March 2023.

EPC register data were selected for this analysis, as they provide comparable data across three UK countries and useful insights into energy performance trends.

EPCs are not representative of the entire private rental dwelling stock, as not every dwelling has a valid EPC (these are only required when a dwelling is constructed, converted, sold, or newly let). EPCs are valid for 10 years and data is correct at the time of assessment, so do not necessarily reflect energy efficiency improvements or changes in tenure since the EPC assessment, such as a privately rented dwelling changing to become owner-occupied.

Because of the differences in coverage and data collection methods, energy efficiency ratings from the official housing surveys should not be compared with energy efficiency ratings from EPC registers.

## Price Index of Private Rents

Our Price Index of Private Rents (PIPR) provides the headline measure of private rent prices in the UK. PIPR brings together rent price data from across the UK to measure the change in the price of renting residential property from private landlords. This article uses PIPR data to present average monthly private rent prices in England, Wales, Scotland, and Northern Ireland.

PIPR data were selected for this analysis, as they are the headline measure and are designated as [official statistics in development](#). They provide the most recent private rent price data from each UK country in one place. PIPR data only include market rents, not rent price data from regulated tenancies, or tenancies associated with employment that are not processed through the mainstream PRS market.

The PIPR aims to reflect the changes in rent prices for the stock of all private rental properties in the UK, not just newly advertised properties. However, there are data collection differences across the UK.

In England and Wales, private rent price data are collected from achieved rents - for both new and existing tenancies.

In Scotland, private rent price data are collected predominantly from advertised new lets, with a small proportion collected from achieved rents for new lets and existing tenancies. More information is available in [Section 6: Glossary](#). Scotland's advertised new lets were not subject to measures relating to in-tenancy rent increases implemented in Scotland between September 2022 and March 2025. These temporary measures included Scotland's in-tenancy price-increase cap (September 2022 to March 2024) and temporary changes to the Rent Adjudication system (April 2024 to March 2025), as described in the [Cost of Living \(Tenant Protection\) Scotland Bill](#) and the Scottish Government's [Cost of living: rent and eviction guidance](#), respectively.

In Northern Ireland, private rent price data are collected from advertised new lets only. Therefore, price changes for existing tenancies are largely estimated for Scotland and Northern Ireland.

Caution should be taken when comparing Scotland and Northern Ireland PIPR data with other UK countries because of these data collection differences.

## Further Resources

There are several official housing surveys used in the UK. Each provides statistics on the private rented sector, including the characteristics of properties and tenants, affordability, and house conditions. These are:

- the [English Housing Survey](#) by the MHCLG
- the [Scottish Household Survey](#) by the Scottish Government
- the [Scottish House Condition Survey](#) by the Scottish Government
- the [Welsh Housing Conditions Survey](#) by the Welsh Government
- the [Northern Ireland House Condition Survey](#) by the Northern Ireland Housing Executive (NIHE)

Census data tables for UK countries can be created using:

- our [Create a custom dataset tool](#) for England and Wales
- the [Flexible table builder](#) for Scotland, by the National Records of Scotland
- the [Flexible Table Builder](#) for Northern Ireland, by NISRA

Further data on dwelling stock by tenure is available in:

- the [Live tables on dwelling stock \(including vacants\)](#) for England, by the MHCLG
- the [Dwelling Stock Estimates](#) for Wales, by the Welsh Government
- the [Housing statistics: Stock by tenure figures](#) for Scotland, by the Scottish Government
- the [Annual housing stock statistics](#) for Northern Ireland, by the Department for Finance
- our [Subnational estimates of dwellings and households by tenure, England article](#)

Further data on rent prices and affordability is available in:

- the [Annex tables for English Housing Survey 2023 to 2024, headline findings on demographics and household resilience](#) for England, by the MHCLG
- the [Private Sector Rent Statistics](#) for Scotland, by the Scottish Government
- the [Private sector rents statistics](#) for Wales, by the Welsh Government
- the [Average weekly market rent data](#) for Northern Ireland, by the NIHE.
- the [HomeLet Rental Index](#) for the UK
- the [Rightmove Rental Trends Tracker](#) for the UK
- the [Zoopla Rental Market Report](#) for the UK
- the [Goodlord Rental Index](#) for England
- our [Private rental affordability, England, Wales and Northern Ireland bulletin](#)
- the [DataLoft Renter affordability for new tenancies dataset](#) for the UK
- the [Wellbeing of Wales report](#) for Wales, by the Welsh Government
- the [Data mapping and visualisation on the housing rental market in Wales report](#) for Wales, by the Welsh Government
- the [Exploring the Provision of an Intermediate Rent Product for Northern Ireland report](#) for Northern Ireland, by the NIHE

Further data on houses in multiple occupation is available in:

- the [Local authority housing datasets](#) for England, by the MHCLG
- the [Houses in multiple occupation by local authority area dataset](#) for Wales, by the Welsh Government

Other related data are available in:

- the [Property rental income statistics report](#) for the UK, by HM Revenue and Customs
- the [EPCs for homes interactive dashboard](#) for Wales, by the Welsh Government
- the [English Private Landlord Survey](#) by the MHCLG

## 8 . Future developments

Over the next year, we plan to bring together empty homes statistics from across the UK to assess their comparability and limitations, and improve statistical coherence.

We will continue working with analysts across the Government Statistical Service to improve the statistical coherence of our housing and planning statistics and to increase the value of these statistics to inform current public policy and debate.

## 9 . Cite this article

Office for National Statistics (ONS), released 25 September 2025, ONS website, article, [Private rented sector statistics from across the UK: 2025](#)