

## Rent and wage inflation calculation summary 2011-2023

### BRIGHTON AND HOVE

Refs	DATA	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
[1]	Number of private rented homes	36,827	37,339	37,872	38,427	39,031	39,800	40,341	40,915	41,472	42,089	42,784	43,592	44,408
[2]	Average monthly rent (median)	£850	£825	£825	£900	£950	£1,100	£1,125	£1,100	£1,100	£1,134	£1,095	£1,100	£1,250
[3]	Rent inflation vs previous year		-2.9%	0.0%	9.1%	5.6%	15.8%	2.3%	-2.2%	0.0%	3.1%	-3.4%	0.5%	13.6%
[4]	Wage inflation vs previous year		1.4%	0.0%	0.9%	1.9%	2.4%	1.7%	2.5%	4.2%	-1.5%	5.0%	4.5%	7.4%
ANALYSIS														
[5]	Total annual rent paid in Brighton and Hove	£375,639,806	£369,651,368	£374,929,889	£415,014,354	£444,953,309	£525,355,459	£544,604,918	£540,075,809	£547,425,054	£572,745,697	£562,182,102	£575,418,888	£666,123,210
[6]	Median rent if same inflation as wages since 2011	£850	£862	£862	£870	£886	£907	£923	£946	£986	£971	£1,019	£1,065	£1,144
[7]	Total annual rent if inflation matched wages	£375,639,806	£386,184,865	£391,699,481	£401,022,422	£415,062,088	£433,393,858	£446,757,834	£464,439,389	£490,531,283	£490,365,306	£523,387,264	£557,272,963	£609,712,894
[8]	OVERCHARGED TOTAL added in year		£-16,533,498	£-16,769,591	£13,991,932	£29,891,221	£91,961,601	£97,847,084	£75,636,419	£56,893,771	£82,380,391	£38,794,838	£18,145,925	£56,410,316
	OVERCHARGED cumulative TOTAL since 2011		£-16,533,498	£-33,303,089	£-19,311,157	£10,580,064	£102,541,666	£200,388,749	£276,025,169	£332,918,939	£415,299,330	£454,094,168	£472,240,093	£528,650,409

#### FURTHER TOTALS FROM ANALYSIS

Actual total rent paid to 2023 **£6,514,119,862**  
 Total if rents had only gone up with wages **£5,985,469,453**

(This could buy: 14,573 homes outright at £447,000

the average house price in Brighton and Hove this May.)

<https://www.theargus.co.uk/news/23521373.brighton-hove-house-prices-average-house-prices-fall-6-000/>

Rent inflation total since 2011 **47%**  
 Wage inflation total since 2011 **35%**

#### REFERENCES AND LINKS

- Calculated from Dwelling stock estimates by local authority district: 2001 - 2018, published by the Office for National Statistics. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> and from Tenure split data for the LA area in Census 2011 and 2021, assuming a smooth trend between years.
- Average private rents by local authority area, published by the Valuation Office Agency historically from 2011. Now by ONS. <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatisticsinengland> (older VOA data <https://www.gov.uk/government/collections/private-rental-market-statistics#2019> and archived even earlier data which can be filtered by year [https://web.archive.org/web/20190101000000/http://www.voa.gov.uk/search/result?q=%22private+rental+market+statistics%22&include=&exclude=&site=www.voa.gov.uk&site\\_exclude=](https://web.archive.org/web/20190101000000/http://www.voa.gov.uk/search/result?q=%22private+rental+market+statistics%22&include=&exclude=&site=www.voa.gov.uk&site_exclude=))
- Calculated comparing years in [2]
- Annual Survey of Hours and Earnings. Regional data on real wages received - median weekly wage for full time workers, ONS\* <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/ashe1997to2015selectedestimates>
- Calculated from [1] x [2] x 12
- Calculated from [2] increased by [4] in each year
- Calculated from [1] x [6] x 12
- Calculated from difference between [5] and [7]

\* Wage inflation figure for 2023 is B&H ONS estimate from monthly real time PAYE data: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/earningsandemploymentfrompayasyouearnrealtimeinformationuk/previousReleases>  
 2023 South East regional national statistics will be available around October 26.