

## PEOPLE, COMMUNITIES AND PLACES

# Private Sector Rent Statistics, Scotland, 2010 to 2020

### Main findings for average rent changes in the latest year (2019 to 2020)<sup>1</sup>:

- In the year to end September 2020, average 2 bedroom rents increased above CPI inflation of 0.5% in 11 out of 18 areas, with the largest increase being 4.0% in East Dunbartonshire. Five areas saw little change in average rents compared with the previous year, with annual changes within +/-0.5%. Average rents decreased by more than 0.5% in the Ayrshires (-0.6%) and West Dunbartonshire (-1.3%).
- These regional trends combine to show an estimated 1.1% increase in average 2 bedroom monthly rents at a Scotland level.
- At a Scotland level there were also estimated increases in average rents for 1 bedroom (1.8%), 3 bedroom (2.2%), 4 bedroom (2.0%) and 1 bedroom shared properties (2.5%).

### Main findings for average rent changes between 2010 and 2020:

- Lothian and Greater Glasgow have seen average rents increase above the rate of inflation between 2010 and 2020 across all property sizes.
- Forth Valley and Fife have seen average rents rise above the rate of inflation for all property sizes except 1 bedroom properties.
- 5 Areas (Ayrshires, Dumfries and Galloway, North Lanarkshire, South Lanarkshire and West Dunbartonshire) have seen average rents rise less than the rate of inflation across all property sizes between 2010 and 2020.

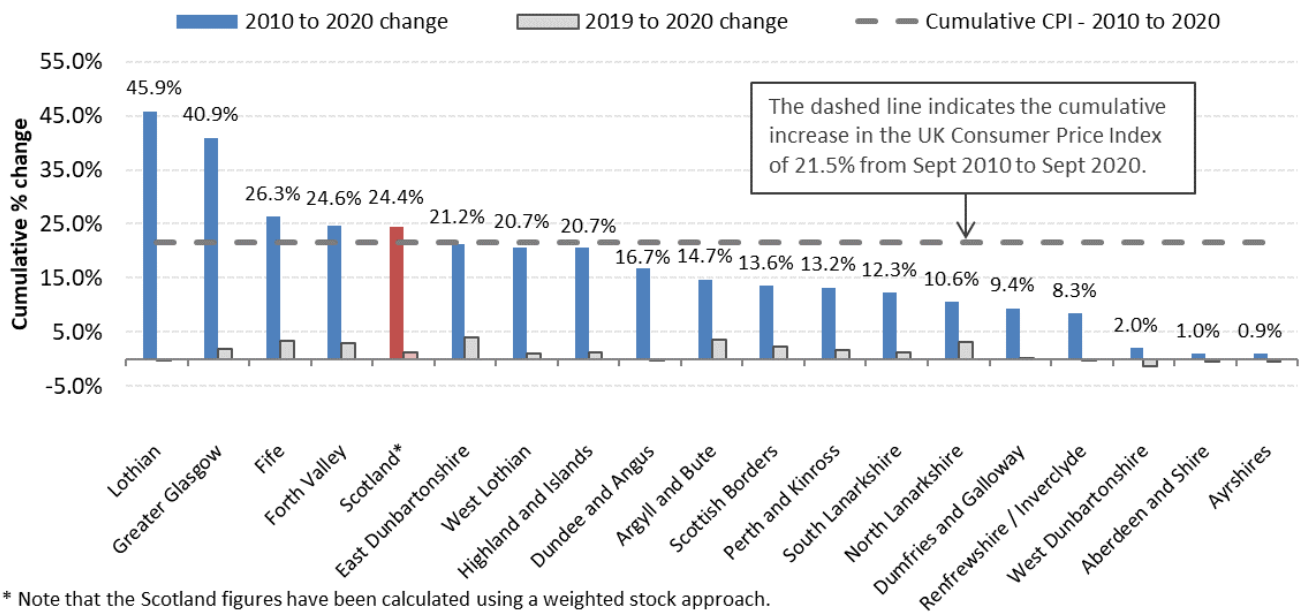
The latest figures presented in this publication cover average rents across the year from 1 October 2019 to 30 September 2020. Government measures to reduce the spread of Coronavirus (COVID-19) were introduced from mid-March 2020 onwards, with housing market related restrictions being eased towards the end of June 2020. Any COVID related impacts on the figures presented may therefore be limited, given that the time period relating to any potential impacts from COVID covers only part of the full annual period presented.

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<sup>1</sup> Note that average rents that have changed within +/- 0.5% could be considered as being fairly similar to previous periods, given that there can be some variation each year in the profile and number of records included in the rental sample.

**Chart 1: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 2 bedroom rents between 2010 and 2020**

2 bedroom properties - % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area



\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

This publication presents statistics on private sector rent levels in Scotland over the years 2010 to 2020 (years to end September) for different property sizes across each of the 18 Broad Rental Market Areas in Scotland<sup>2</sup>. It contains information on average rents as well as rents at the higher and lower end of the market<sup>3</sup>. 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.

**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 increases for existing tenants.**

**Also note that for this 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. This differs to previous publications which have presented unweighted Scotland average figures. Further information on this is available in Section 8 and Annex D.**

<sup>2</sup> A definition and map of Broad Rental Market Areas is included in this publication in the [Section on Broad Rental Market Area Profiles](#)

<sup>3</sup> Information is provided on means, medians, lower quartiles and upper quartiles. These statistical terms are defined in [Annex B – Glossary of Terms](#)

## 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 nearly half (49 per cent) of all private rented properties in Scotland estimated to be this size<sup>4</sup>. Findings relating to other sizes of properties can differ to this, and are provided later in this publication.

- In the year to end September 2020, average 2 bedroom rents increased above CPI inflation of 0.5% in 11 out of 18 areas, with the largest increase being 4.0% in East Dunbartonshire. Five areas saw little change in average rents compared with the previous year, with annual changes within +/-0.5%. Average rents decreased by more than 0.5% in the Ayrshires (-0.6%) and West Dunbartonshire (-1.3%).
- These regional trends combine to show an estimated 1.1% increase in average 2 bedroom monthly rents at a Scotland level. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to September 2020<sup>5</sup>.
- For the year to end-September 2020, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£969). Other areas with high rents included Greater Glasgow (£794) and East Dunbartonshire (£704). Areas with the lowest average rents for 2 bedroom properties included Dumfries and Galloway (£476) and the Ayrshires (£469).
- Figures on changes to rents over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20. Over the 10 year period from 2010 to 2020, four areas (Lothian, Greater Glasgow, Fife and Forth Valley) have seen rent increases above the level of CPI inflation.
- These regional trends combine to show an estimated 24.4% cumulative increase for average 2 bedroom properties in Scotland between 2010 and 2020, reaching £689 in 2020.

The changes in average rents for 2 bedroom properties between 2019 to 2020, and 2010 to 2020, are illustrated in the maps in Figure A and Figure B, respectively.

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<sup>4</sup> See Table 3.6d 'Housing characteristics by tenure - Number of bedrooms (Scotland, 2019)' at <https://scotland.shinyapps.io/sg-scottish-household-survey-data-explorer/>

<sup>5</sup> ONS Consumer Price Inflation Tables, published on 21 October 2020 <https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/september2020>

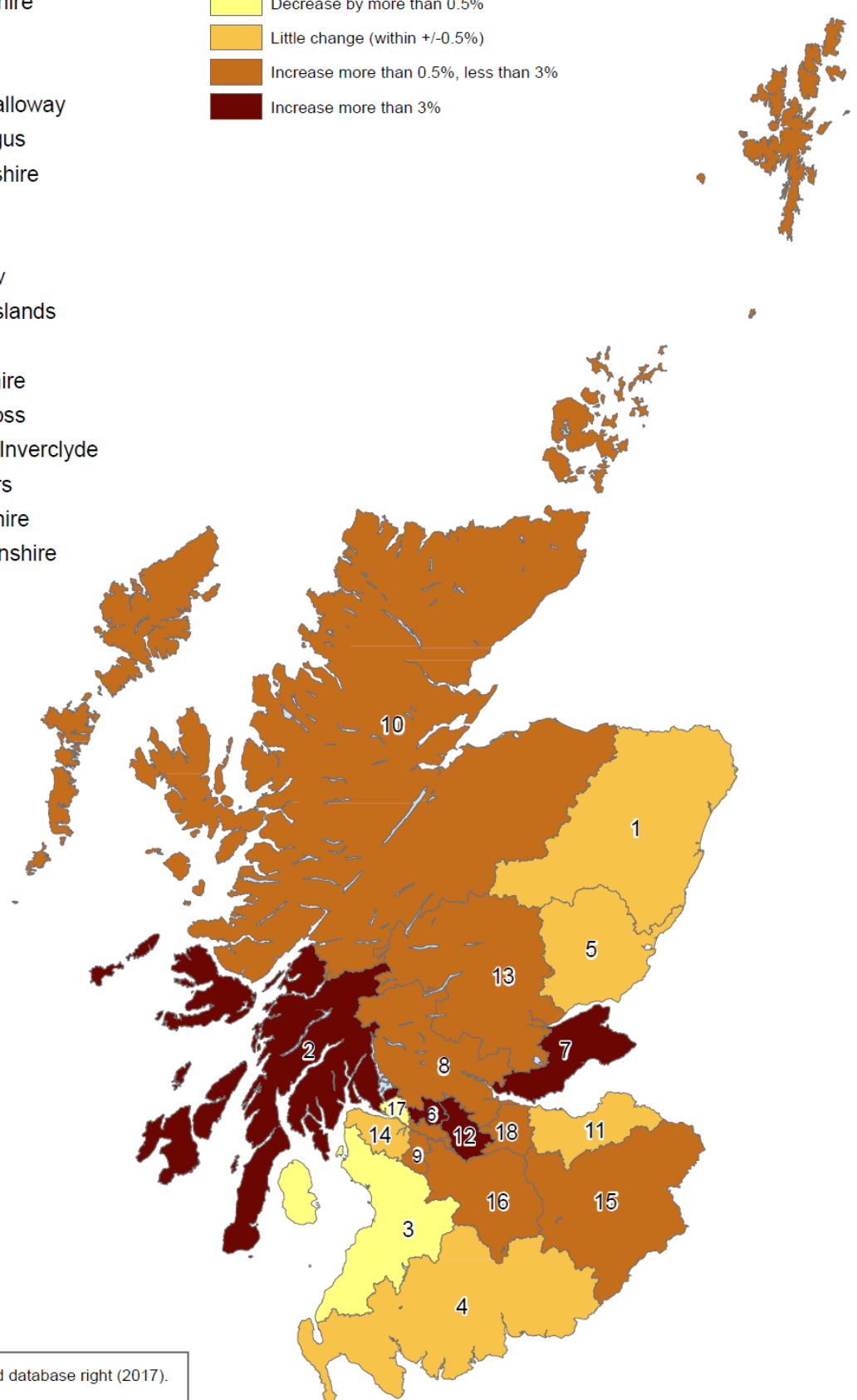
**Figure A: Change in average (mean) rents for 2 bedroom properties between 2019 and 2020**

**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

**Percentage change in private sector rents**

- Decrease by more than 0.5%
- Little change (within +/-0.5%)
- Increase more than 0.5%, less than 3%
- Increase more than 3%



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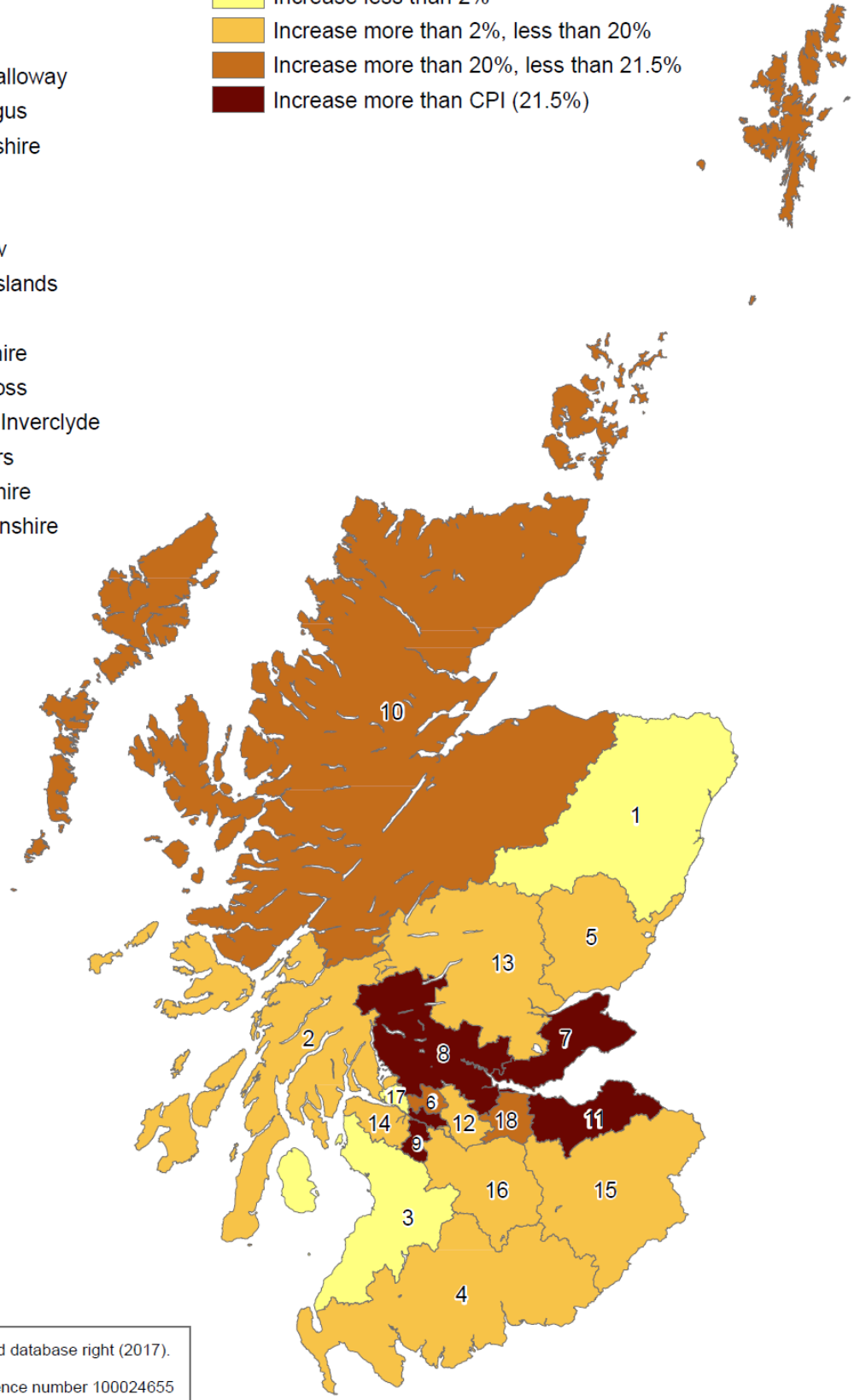
**Figure B: Percentage change in average (mean) rents for 2 bedroom properties between 2010 and 2020**

**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

**Percentage change in private sector rents**

- Increase less than 2%
- Increase more than 2%, less than 20%
- Increase more than 20%, less than 21.5%
- Increase more than CPI (21.5%)



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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<sup>6</sup> 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 an estimated 90% of records were based on advertised rents, with the remainder being based on actual rents from landlord returns or where advertised rents were followed up with data suppliers to obtain further information. Given the high proportion of records obtained from advertised rents, it is important to note that the statistics presented in this publication do not represent rent increases for existing tenants.

The rental values in this publication are based on data collected on about 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.

For this 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). This differs to previous publications which have presented unweighted Scotland average figures. Further information on this is available in Section 8, and also in the revisions note in Annex D. Also see Annex E 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.

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.

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<sup>6</sup> <https://www.gov.scot/publications/local-housing-allowance-rates-2020-2021/>



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](mailto:housingstatistics@gov.scot).

### 3. Main Findings for 1 Bedroom Properties

In the year to end September 2020, average 1 bedroom rents increased above CPI inflation of 0.5% in 13 out of 18 areas, with the largest increases being in Fife (4.5%) and Argyll and Bute (5.5%).

Three areas saw little change (within +/-0.5%) in average rents compared with the previous year, including Forth Valley, Perth and Kinross and West Dunbartonshire.

Average rents decreased by more than 0.5% in Aberdeen and Shire (-2.7%) and Dumfries and Galloway (-2.3%). The fall for Aberdeen and Shire is the 5th consecutive annual decrease since 2015, which is likely to reflect decreased demand for rental properties in recent years following the downturn in the oil industry.

Average rents for 1 bedroom properties at the Scotland level have increased by an estimated 1.8% between 2019 and 2020, to reach £542 in 2020. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to Sept-20.

Figures on longer term changes to rents for 1 bedroom properties over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20.

Over the 10 year period from 2010 to 2020, two areas have seen 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 46.1% (cumulative increase over 10 years) and average rents in the Greater Glasgow area have risen by 38.3% between 2010 and 2020.

For the remaining areas of Scotland, cumulative changes have been below CPI inflation. Aberdeen and Shire has seen a fall of 13.5% in average rents. These regional trends combine to show an estimated 22.7% cumulative increase for 1

bedroom properties between 2010 and 2020 to reach £542 in 2020. See Table 1 and Chart 2 below.

**Table 1: 1 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2020, by Broad Rental Market Area**

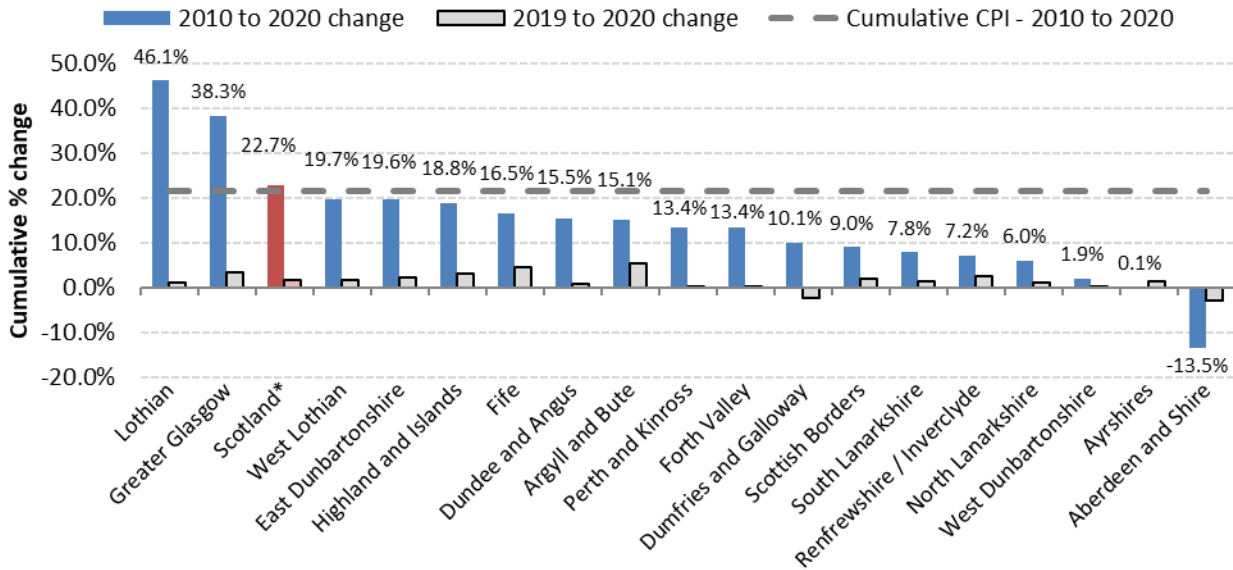
	2010	2019	2020	2010 to 2020 change	2019 to 2020 change
Lothian	520	752	760	46.1%	1.1%
Greater Glasgow	437	585	605	38.3%	3.4%
<b>Scotland*</b>	<b>442</b>	<b>532</b>	<b>542</b>	<b>22.7%</b>	<b>1.8%</b>
West Lothian	428	504	513	19.7%	1.8%
East Dunbartonshire	450	526	538	19.6%	2.3%
Highland and Islands	415	478	493	18.8%	3.2%
Fife	379	422	441	16.5%	4.5%
Dundee and Angus	351	402	405	15.5%	0.9%
Argyll and Bute	382	417	440	15.1%	5.5%
Perth and Kinross	377	427	428	13.4%	0.3%
Forth Valley	387	438	439	13.4%	0.1%
Dumfries and Galloway	359	404	395	10.1%	-2.3%
Scottish Borders	336	360	366	9.0%	1.9%
South Lanarkshire	382	406	412	7.8%	1.5%
Renfrewshire / Inverclyde	374	392	401	7.2%	2.5%
North Lanarkshire	373	391	396	6.0%	1.2%
West Dunbartonshire	397	403	404	1.9%	0.3%
Ayrshires	375	370	376	0.1%	1.5%
Aberdeen and Shire	529	470	457	-13.5%	-2.7%

See Reference Tables (Tables 7 to 17) for a more detailed breakdown of quartile and average rents for each year.

\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

**Chart 2: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 1 bedroom rents between 2010 and 2020, whilst Aberdeen and Shire average rents have dropped over the ten years**

1 bedroom properties - % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

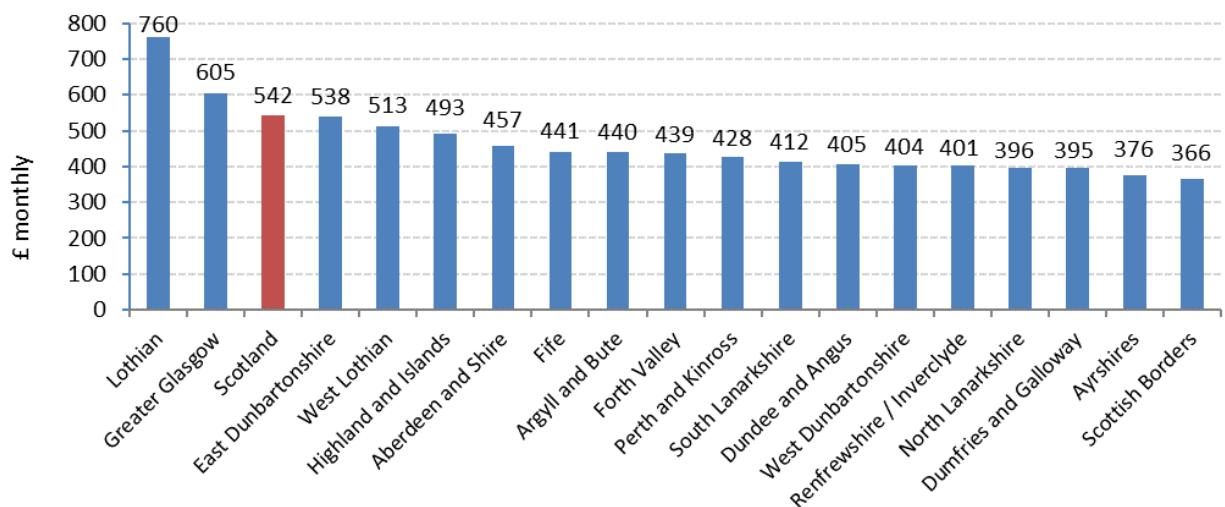


\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

For the year to end-September 2020, Lothian had the highest average monthly rents for 1 bedroom properties across Scotland (£760), with Greater Glasgow having rents of £605. Areas with the lowest average rents for 1 bedroom properties included Ayrshires (£376) and the Scottish Borders (£366). See Chart 3 below.

**Chart 3: In 2020, Lothian had the highest average monthly 1 bedroom rent (£760), with Scottish Borders having the lowest (£366)**

1 bedroom properties - average (mean) monthly rents in 2020 (year to end-Sept), by Broad Rental Market Area



## 4. Main Findings for 2 Bedroom Properties

In the year to end September 2020, average 2 bedroom rents increased above CPI inflation of 0.5% in 11 out of 18 areas, with the largest increase being 4.0% in East Dunbartonshire.

Five areas showed little change (within +/-0.5%) on the previous year, including Aberdeen and Shire, Dumfries and Galloway, Dundee and Angus, Lothian, and Renfrewshire / Inverclyde.

Average rents decreased by more than 0.5% in the Ayrshires (-0.6%) and West Dunbartonshire (-1.3%).

Average rents for 2 bedroom properties have increased by an estimated 1.1% between 2019 and 2020, at the Scotland level, to reach £689 in 2020. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to Sept-20.

Figures on longer term changes to rents for 2 bedroom properties over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20.

Over the 10 year period from 2010 to 2020, four areas (Lothian, Greater Glasgow, Fife and Forth Valley) have seen rent increases above the level of CPI inflation.

Lothian has seen the highest increase in private rents for 2 bedroom properties, with average rents rising by 45.9% (cumulative increase over 10 years), although average rents have remained at similar levels in 2020 compared with 2019 (a slight drop of 0.3%).

For the remaining areas of Scotland, cumulative increases have been below CPI inflation and have ranged from 0.9% in Ayrshires to 21.2% in East Dunbartonshire.

These regional trends combine to show an estimated 24.4% cumulative increase for 2 bedroom properties between 2010 and 2020 to reach £689 in 2020. See Table 2 and Chart 4 below.

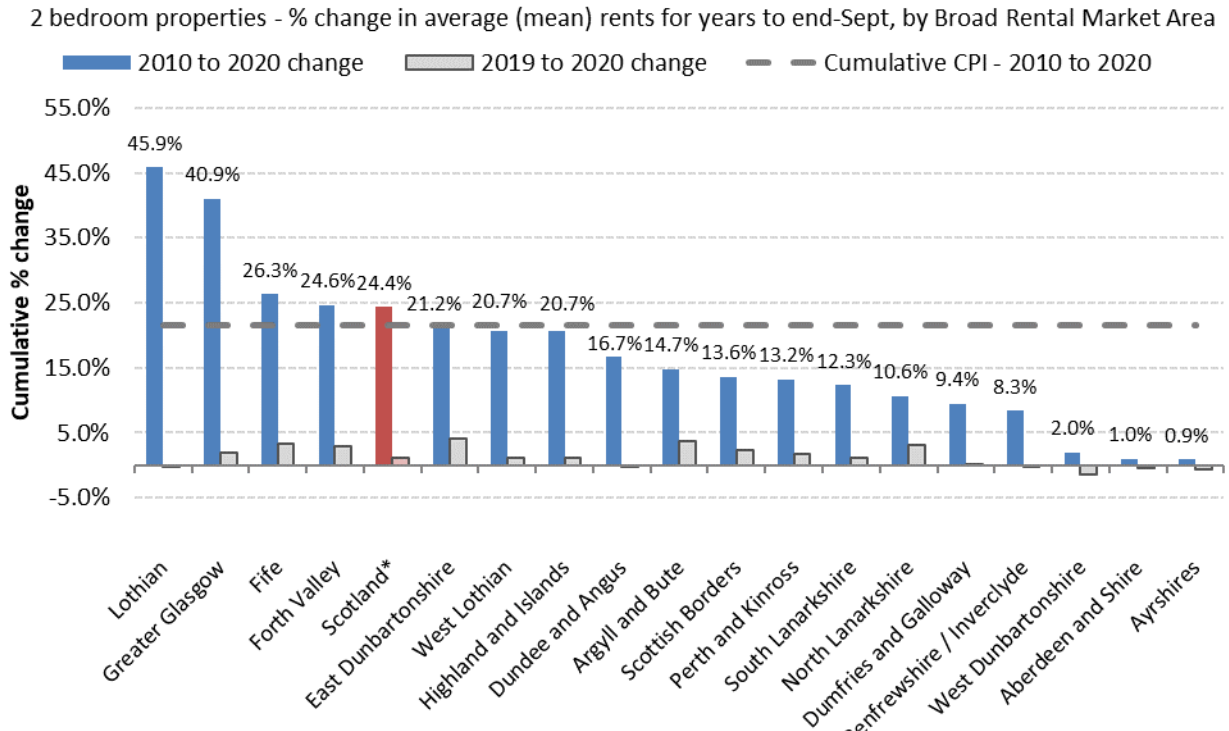
**Table 2: 2 Bedroom Properties - Average (mean) monthly rents (£):  
Cumulative changes 2010 to 2020, by Broad Rental Market Area**

	2010	2019	2020	2010 to 2020 change	2019 to 2020 change
Lothian	665	972	969	45.9%	-0.3%
Greater Glasgow	564	780	794	40.9%	1.9%
Fife	464	567	586	26.3%	3.4%
Forth Valley	492	596	614	24.6%	3.0%
<b>Scotland*</b>	<b>554</b>	<b>681</b>	<b>689</b>	<b>24.4%</b>	<b>1.1%</b>
East Dunbartonshire	581	677	704	21.2%	4.0%
West Lothian	527	630	636	20.7%	1.1%
Highland and Islands	503	601	607	20.7%	1.1%
Dundee and Angus	497	582	581	16.7%	-0.2%
Argyll and Bute	503	557	577	14.7%	3.6%
Scottish Borders	442	490	502	13.6%	2.3%
Perth and Kinross	506	564	573	13.2%	1.7%
South Lanarkshire	481	533	540	12.3%	1.2%
North Lanarkshire	455	488	503	10.6%	3.1%
Dumfries and Galloway	435	476	476	9.4%	0.1%
Renfrewshire / Inverclyde	473	513	512	8.3%	-0.03%
West Dunbartonshire	492	509	502	2.0%	-1.3%
Aberdeen and Shire	643	652	649	1.0%	-0.4%
Ayrshires	464	471	469	0.9%	-0.6%

See Reference Tables (Tables 7 to 17) for a more detailed breakdown of quartile and average rents for each year.

\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

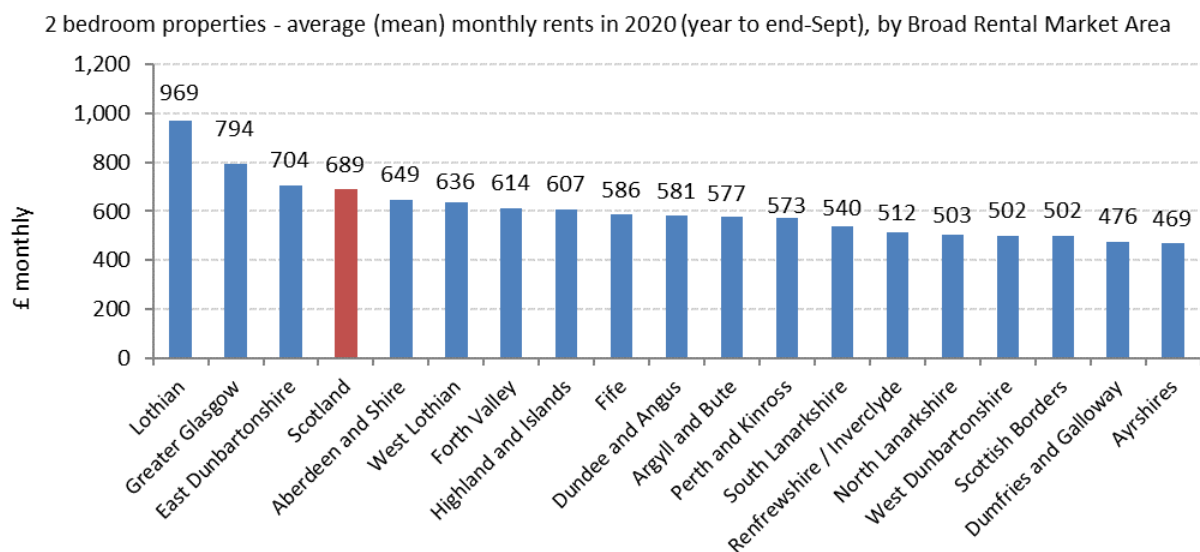
**Chart 4: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 2 bedroom rents between 2010 and 2020, although Lothian has seen a drop in the latest year**



\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

For the year to end-September 2020, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£969), with Greater Glasgow having rents of £794. Areas with the lowest average rents for 2 bedroom properties included Dumfries and Galloway (£476) and Ayrshires (£469). See Chart 5 below.

**Chart 5: In 2020, Lothian had the highest average monthly 2 bedroom rent (£969), with Scottish Borders having the lowest (£469)**



## 5. Main Findings for 3 Bedroom Properties

In the year to end September 2020, average 3 bedroom rents increased above CPI inflation of 0.5% in 10 out of 18 areas, with the largest increases being in Forth Valley (11.6%) and Argyll and Bute (13.2%).

Four areas saw little change (within +/-0.5%) in average rents compared with the previous year, including Aberdeen and Shire, Greater Glasgow, Highland and Islands and Perth and Kinross.

Average rents decreased by more than 0.5% in Dumfries and Galloway (-0.6%), West Lothian (-0.7%), Renfrewshire / Inverclyde (-1.3%) and Dundee and Angus (-1.5%).

Average rents for 3 bedroom properties at the Scotland level have increased by an estimated 2.2% between 2019 and 2020, to reach £844 in 2020. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to Sept-20.

Figures on longer term changes to rents for 3 bedroom properties over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20.

Over the 10 year period from 2010 to 2020, nine areas have seen rent increases above the level of CPI inflation, ranging from an increase of 22.2% in Highland and Islands up to 46.4% in Lothian.

For the remaining nine areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 6.7% in North Lanarkshire to 19.1% in Aberdeen and Shire.

These regional trends combine to show an estimated 25.3% cumulative increase for 3 bedroom properties between 2010 and 2020, to reach £844 in 2020. See Table 3 and Chart 6 below.

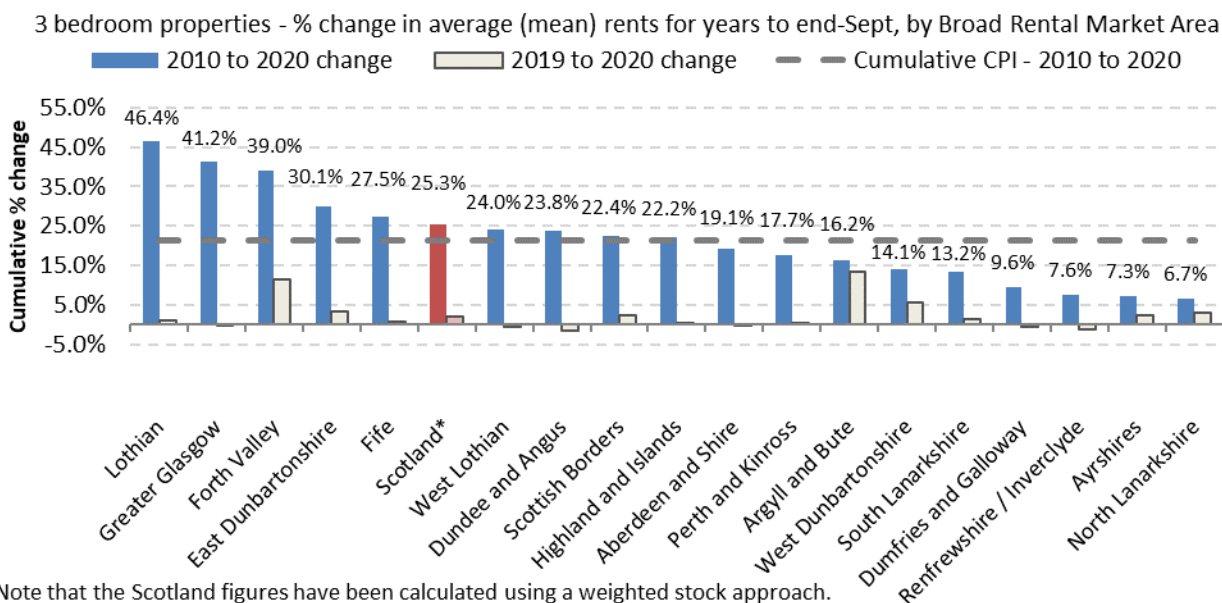
**Table 3: 3 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2020, by Broad Rental Market Area**

	2010	2019	2020	2010 to 2020 change	2019 to 2020 change
Lothian	918	1,329	1,344	46.4%	1.1%
Greater Glasgow	728	1,029	1,028	41.2%	-0.1%
Forth Valley	643	801	893	39.0%	11.6%
East Dunbartonshire	750	946	976	30.1%	3.2%
Fife	563	714	718	27.5%	0.6%
<b>Scotland*</b>	<b>674</b>	<b>826</b>	<b>844</b>	<b>25.3%</b>	<b>2.2%</b>
West Lothian	616	769	764	24.0%	-0.7%
Dundee and Angus	633	795	783	23.8%	-1.5%
Scottish Borders	515	616	630	22.4%	2.4%
Highland and Islands	595	726	727	22.2%	0.1%
Aberdeen and Shire	744	889	886	19.1%	-0.4%
Perth and Kinross	647	759	762	17.7%	0.4%
Argyll and Bute	638	654	741	16.2%	13.2%
West Dunbartonshire	591	639	674	14.1%	5.5%
South Lanarkshire	627	699	710	13.2%	1.5%
Dumfries and Galloway	500	551	547	9.6%	-0.6%
Renfrewshire / Inverclyde	612	666	658	7.6%	-1.3%
Ayrshires	556	583	597	7.3%	2.3%
North Lanarkshire	549	569	585	6.7%	2.9%

See Reference Tables (Tables 7 to 17) for a more detailed breakdown of quartile and average rents for each year.

\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

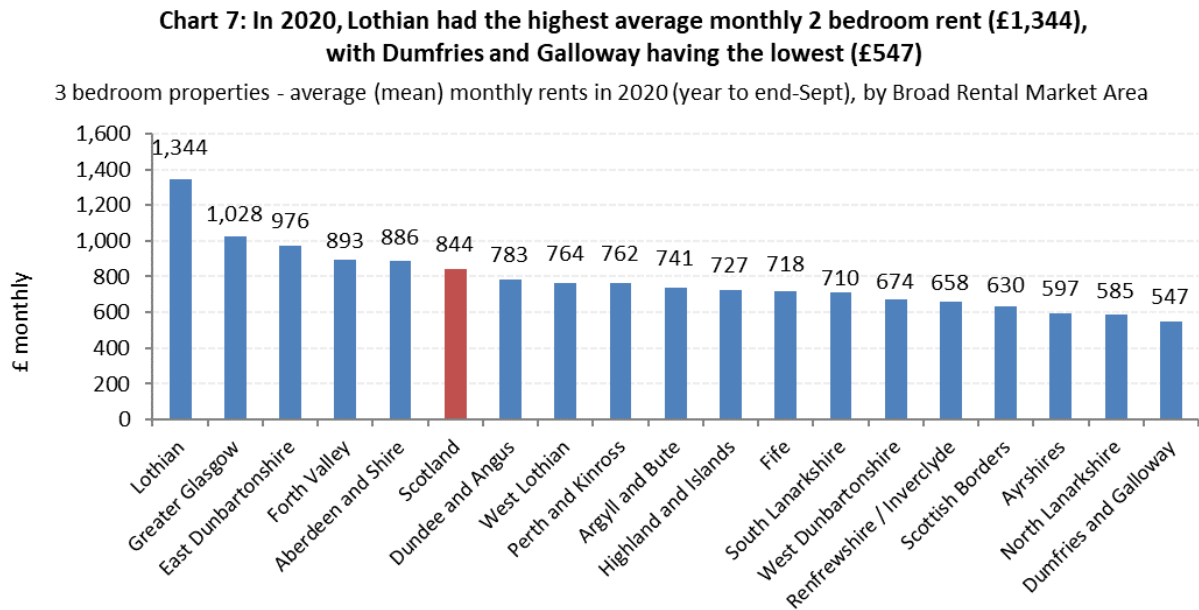
**Chart 6: Lothian, Greater Glasgow and Forth Valley have seen the largest cumulative % rises in average 3 bedroom rents between 2010 and 2020**



For the year to end-September 2020, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£1,344). Areas with the lowest



average rents for 2 bedroom properties included North Lanarkshire (£585) and Dumfries and Galloway (£547). See Chart 7 below.



## 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.**

Over the past year, average 4 bedroom rents increased above CPI inflation of 0.5% in 13 out of 18 areas, with the largest increases being in Forth Valley (11.3%) and Argyll and Bute (16.4%).

Average rents decreased by more than 0.5% in the remaining areas, with decreases seen for East Dunbartonshire (-3.0%), Aberdeen and Shire (-5.7%), South Lanarkshire (-5.8%), Renfrewshire / Inverclyde (-9.7%) and West Dunbartonshire (-23.8%).

Average rents for 4 bedroom properties at the Scotland level have increased by an estimated 2.0% between 2019 and 2020, to reach £1,342 in 2020. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to Sept-20.

Figures on longer term changes to rents for 4 bedroom properties over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20.

Over the 10 year period from 2010 to 2020, 13 areas have seen rent increases above the level of CPI inflation, ranging from an increase of 21.7% in Argyll and Bute up to 56.7% in Forth Valley.

For the remaining five areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 17.5% in West Dunbartonshire to 20.2% in North Lanarkshire.

These regional trends combine to show an estimated 43.0% cumulative increase for 4 bedroom properties between 2010 and 2020, to reach £1,342 in 2020. See Table 4 and Chart 8 below.

**Table 4: 4 Bedroom Properties - Average (mean) monthly rents (£):  
Cumulative changes 2010 to 2020, by Broad Rental Market Area**

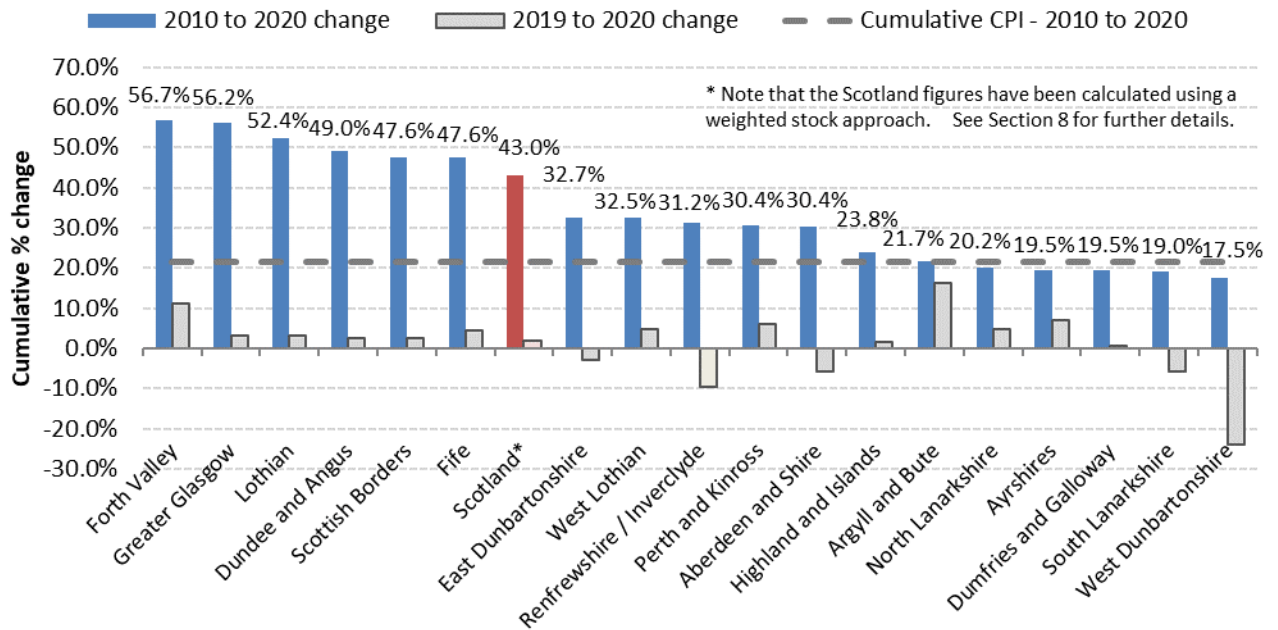
	2010	2019	2020	2010 to 2020 change	2019 to 2020 change
Forth Valley	857	1,207	1,343	56.7%	11.3%
Greater Glasgow	1,067	1,617	1,667	56.2%	3.1%
Lothian	1,291	1,905	1,966	52.4%	3.2%
Dundee and Angus	811	1,177	1,208	49.0%	2.7%
Scottish Borders	690	992	1,018	47.6%	2.7%
Fife	773	1,092	1,142	47.6%	4.5%
<b>Scotland*</b>	<b>939</b>	<b>1,316</b>	<b>1,342</b>	<b>43.0%</b>	<b>2.0%</b>
East Dunbartonshire	1,135	1,553	1,506	32.7%	-3.0%
West Lothian	834	1,055	1,105	32.5%	4.7%
Renfrewshire / Inverclyde	834	1,210	1,093	31.2%	-9.7%
Perth and Kinross	858	1,056	1,119	30.4%	5.9%
Aberdeen and Shire	944	1,306	1,231	30.4%	-5.7%
Highland and Islands	751	915	929	23.8%	1.6%
Argyll and Bute	924	967	1,125	21.7%	16.4%
North Lanarkshire	776	890	933	20.2%	4.8%
Ayrshires	758	848	906	19.5%	6.9%
Dumfries and Galloway	620	737	741	19.5%	0.6%
South Lanarkshire	924	1,167	1,099	19.0%	-5.8%
West Dunbartonshire	821	1,266	965	17.5%	-23.8%

See Reference Tables (Tables 7 to 17) for a more detailed breakdown of quartile and average rents for each year.

\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

**Chart 8: Forth Valley and Greater Glasgow have seen the largest cumulative % rises in average 4 bedroom rents between 2010 and 2020**

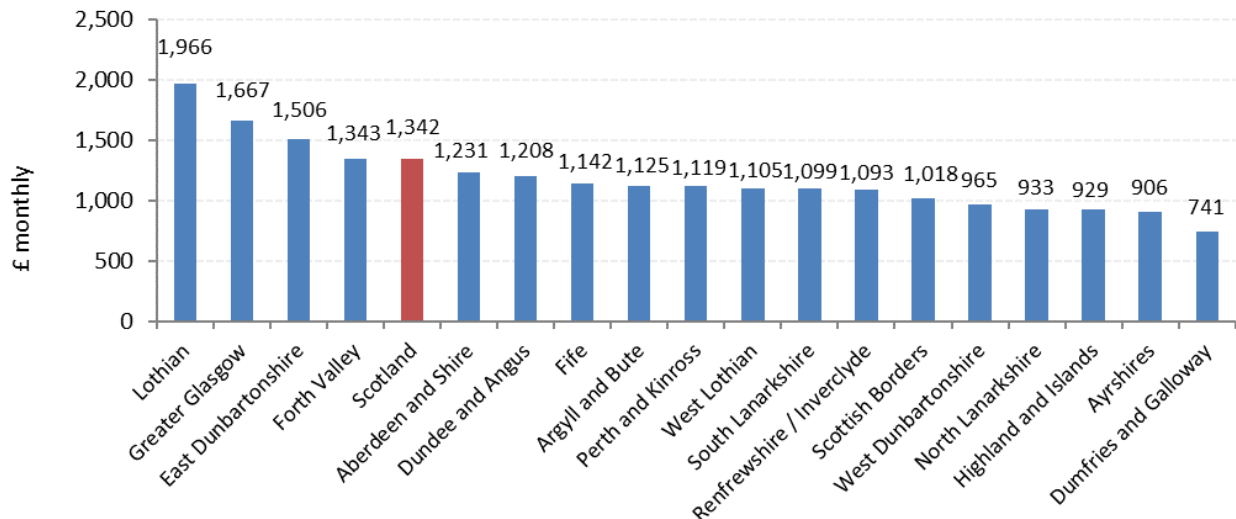
4 bedroom properties - % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area



For the year to end-September 2020, Lothian had the highest average monthly rents for 4 bedroom properties across Scotland (£1,966). The areas with the lowest average rents for 4 bedroom properties was Dumfries and Galloway (£741). See Chart 9 below.

**Chart 9: In 2020, Lothian had the highest average monthly 4 bedroom rent (£1,966), with Dumfries and Galloway having the lowest (£741)**

4 bedroom properties - average (mean) monthly rents in 2020 (year to end-Sept), by Broad Rental Market Area



## 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 2020, average 1 bedroom shared rents increased above CPI inflation of 0.5% in 13 out of 18 areas, with the largest increases being in Fife (10.7%) and Perth and Kinross (11.1%).

Two areas saw little change (within +/-0.5%) in average rents compared with the previous year, including Aberdeen and Shire, and Lothian.

Average rents decreased by more than 0.5% in the Ayrshires (-3.1%), Dundee and Angus (-3.7%) and Argyll and Bute (-10.2%).

Average rents for 1 bedroom shared properties at the Scotland level have increased by an estimated 2.5% between 2019 and 2020, to reach £400 in 2020. This compares to an increase in the UK Consumer Price Index of 0.5% in the year to Sept-20.

Figures on longer term changes to rents for 1 bedroom shared properties over the period from 2010 to 2020 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 21.5% from Sept-10 to Sept-20.

Over the 10 year period from 2010 to 2020, nine areas have seen rent increases above the level of CPI inflation, ranging from an increase of 22.1% in West Lothian up to 43.9% in Lothian.

For the remaining nine areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 6.4% in Argyll and Bute to 20.3% in Renfrewshire / Inverclyde.

These regional trends combine to show an estimated 31.0% cumulative increase for 1 bedroom shared properties between 2010 and 2020, to reach £400 in 2020. See Table 5 and Chart 10 below.

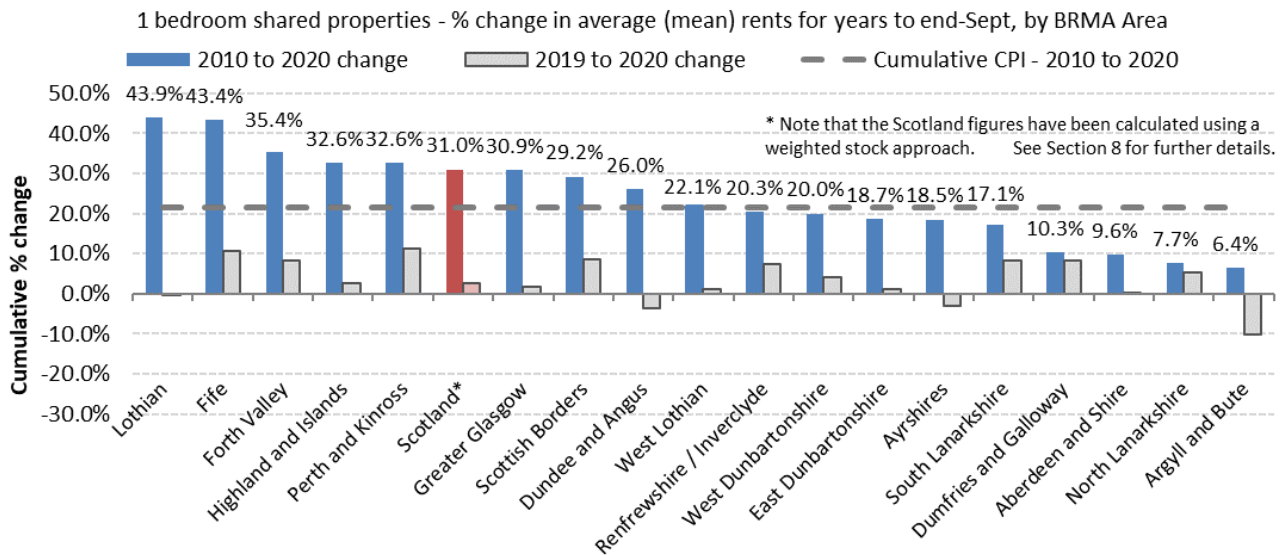
**Table 5: 1 Bedroom Shared Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2020, by Broad Rental Market Area**

	2010	2019	2020	2010 to 2020 change	2019 to 2020 change
Lothian	320	460	460	43.9%	0.0%
Fife	271	351	388	43.4%	10.7%
Forth Valley	276	345	373	35.4%	8.1%
Highland and Islands	287	371	381	32.6%	2.7%
Perth and Kinross	262	312	347	32.6%	11.1%
<b>Scotland*</b>	<b>305</b>	<b>390</b>	<b>400</b>	<b>31.0%</b>	<b>2.5%</b>
Greater Glasgow	313	403	410	30.9%	1.6%
Scottish Borders	256	304	330	29.2%	8.7%
Dundee and Angus	263	344	331	26.0%	-3.7%
West Lothian	279	337	340	22.1%	1.0%
Renfrewshire / Inverclyde	296	332	357	20.3%	7.5%
West Dunbartonshire	289	333	347	20.0%	4.2%
East Dunbartonshire	300	352	356	18.7%	1.2%
Ayrshires	302	369	358	18.5%	-3.1%
South Lanarkshire	309	334	362	17.1%	8.3%
Dumfries and Galloway	278	283	307	10.3%	8.3%
Aberdeen and Shire	328	359	360	9.6%	0.3%
North Lanarkshire	297	303	320	7.7%	5.4%
Argyll and Bute	316	374	336	6.4%	-10.2%

See Reference Tables (Tables 7 to 17) for a more detailed breakdown of quartile and average rents for each year.

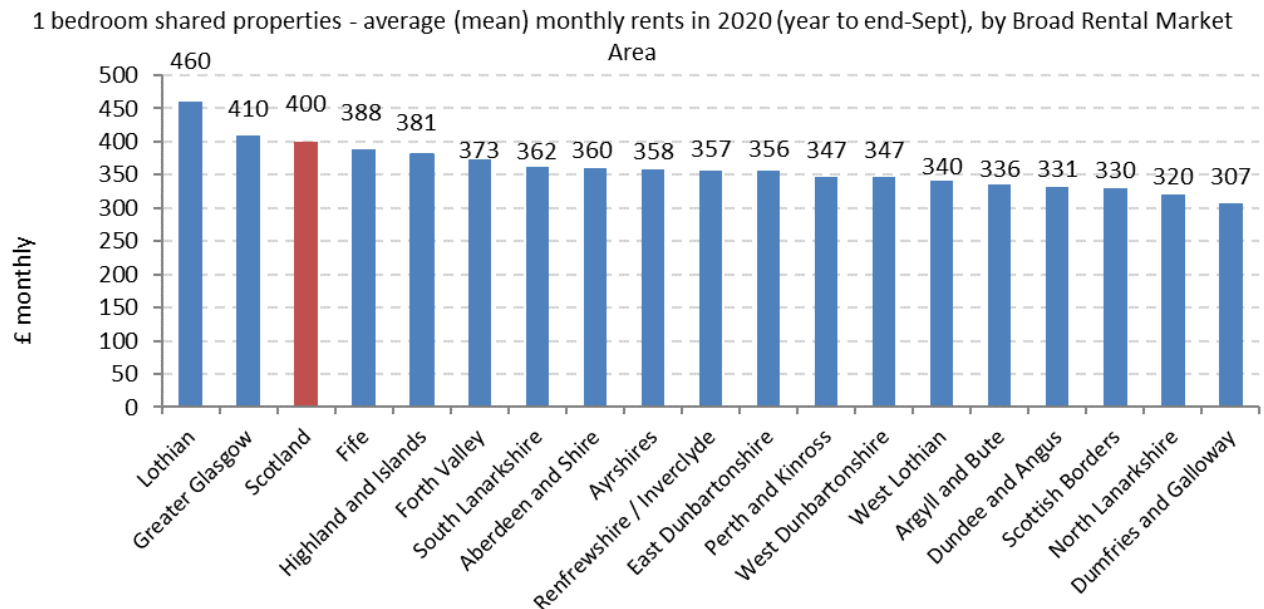
\* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

**Chart 10: Lothian and Fife have seen the largest cumulative % rises in average 1 bedroom shared rents between 2010 and 2020**



For the year to end-September 2020, Lothian had the highest average monthly rents for 1 bedroom shared properties across Scotland (£460). Areas with the lowest average rents for 1 bedroom shared properties included North Lanarkshire (£320) and Dumfries and Galloway (£307). See Chart 11 below.

**Chart 11: In 2020, Lothian had the highest average monthly 1 bedroom shared rent (£460), with Dumfries and Galloway having the lowest (£307)**



## 8. Scotland-level Average Rents

**Note for this publication that 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. This differs to previous publications which have presented unweighted Scotland average figures.**

**This is to help ensure that the national average figures presented reflect 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.**

Table 6 and Chart 12 below provide a summary of Scotland level changes to average (mean) rental prices over the years 2010 to 2020.

**Table 6: Summary of average (mean) private rents (£ monthly): Scotland, 2010 to 2020 (years to end Sept)**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom Property	442	451	449	457	480	498	503	515	520	532	542
2 Bedroom Property	554	570	573	594	619	636	632	649	659	681	689
3 Bedroom Property	674	693	704	717	737	759	776	788	827	826	844
4 Bedroom Property	939	985	1,010	1,092	1,096	1,109	1,104	1,138	1,237	1,316	1,342
1 Bedroom in Shared Property	305	299	306	318	330	344	356	363	376	390	400

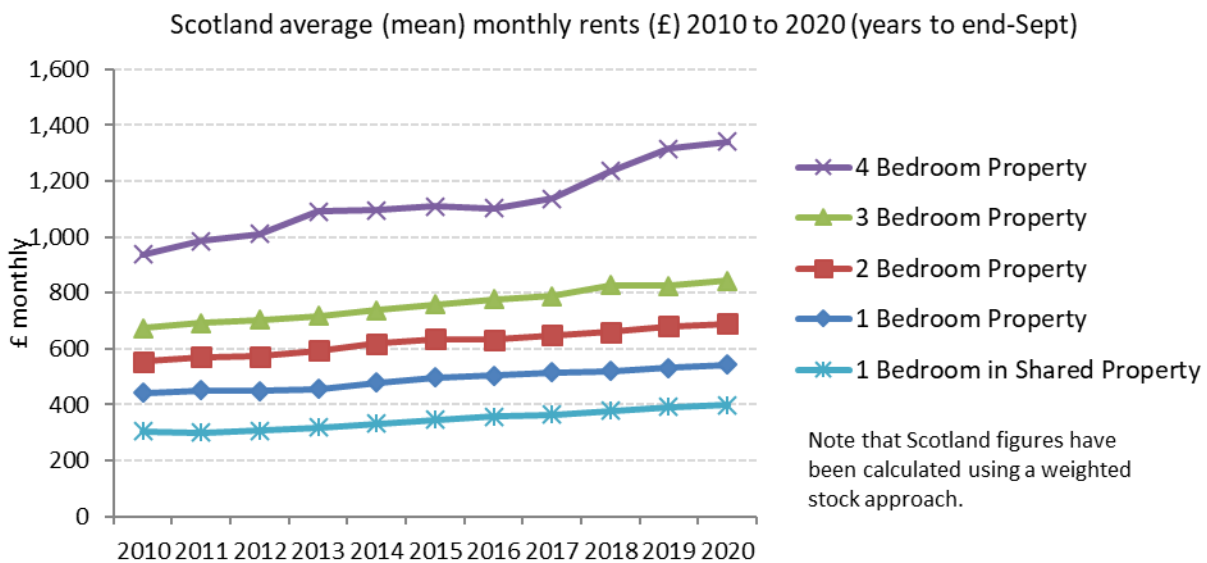
**Percentage Changes:**

	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2010 to 2020
	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(10 year cumulative change)
1 Bedroom Property	2.0%	-0.4%	1.8%	4.9%	3.8%	1.1%	2.3%	1.0%	2.4%	1.8%	22.7%
2 Bedroom Property	2.9%	0.5%	3.7%	4.2%	2.7%	-0.7%	2.7%	1.6%	3.3%	1.1%	24.4%
3 Bedroom Property	2.9%	1.5%	2.0%	2.7%	3.0%	2.3%	1.5%	4.9%	-0.1%	2.2%	25.3%
4 Bedroom Property	4.9%	2.6%	8.1%	0.3%	1.2%	-0.5%	3.1%	8.7%	6.4%	2.0%	43.0%
1 Bedroom in Shared Property	-2.1%	2.3%	4.0%	3.6%	4.4%	3.5%	1.9%	3.4%	3.9%	2.5%	31.0%

**Notes:**

Figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings.  
 Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services.  
 Note that Scotland figures have been calculated using a weighted stock approach.

**Chart 12: When looking at average rents across Scotland as a whole, each property size category has seen a cumulative increase between 2010 and 2020, with 4 bedroom properties seeing the largest overall % increase**



From Table 6, it can be seen that estimated average (mean) rents at a Scotland level have increased for all property sizes over the period from 2010 to 2020 (cumulative increases over 10 years).

The greatest cumulative increase over the 10 years from 2010 to 2020 has been for 4 bedroom properties (estimated 43.0% increase). Average rents for 1 bedroom shared properties have seen a cumulative estimated increase of 31.0%, whilst average rents for 3 bedroom properties have increased by 25.3%, average rents for 2 bedroom properties have increased by 24.4%, and average rents for 1 bedroom properties have increased by 22.7%.

In the latest year, average rents are estimated to have risen the most for 1 bedroom shared properties (2.5%). Increases for 1, 3 and 4 bedroom properties have been 1.8%, 2.2% and 2.0% respectively, whilst 2 bedroom properties are estimated to have had risen the lowest at 1.1%.

### **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, with 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 latest 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).

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 aim 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.

See Annex D for a revision note which sets out the impacts of these changes on the Scotland figures that were previously published.



## 9. Broad Rental Market Area Profiles

This section provides profiles for private rents in each of the 18 Broad Rental Market Areas<sup>7</sup>. The commentary focusses on annual changes and 10 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 does not 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 profile tables and charts<sup>8</sup>.

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 at <http://lha-direct.voa.gov.uk/search.aspx>. This website provides 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 at <https://www.gov.scot/collections/housing-statistics/>.

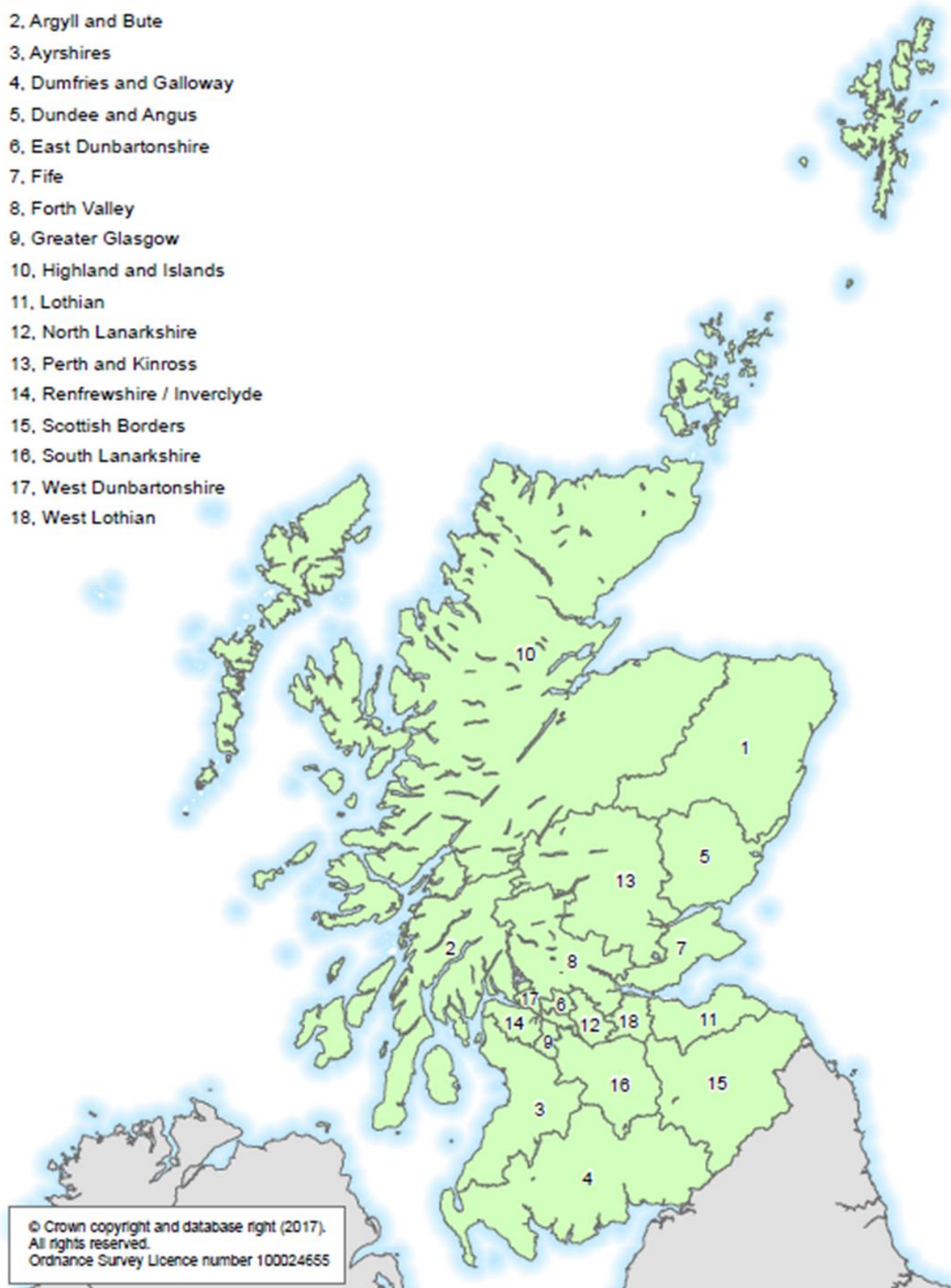
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<sup>7</sup> A Broad Rental Market Area for Local Housing Allowance purposes is defined as an area in which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal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

<sup>8</sup> Means, medians, and lower and upper quartiles are defined in Annex B – Glossary of Terms.

## 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



# Broad Rental Market Area Profile – Aberdeen and Shire

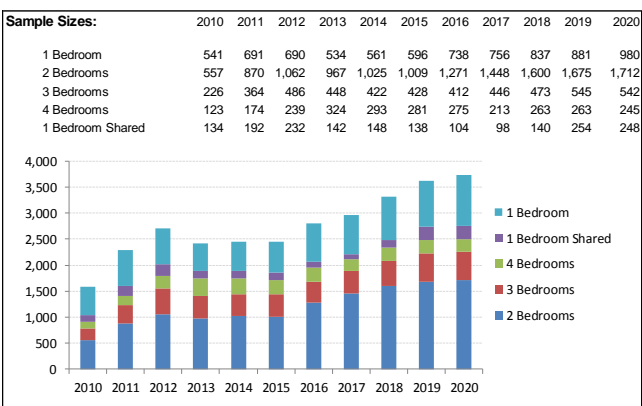
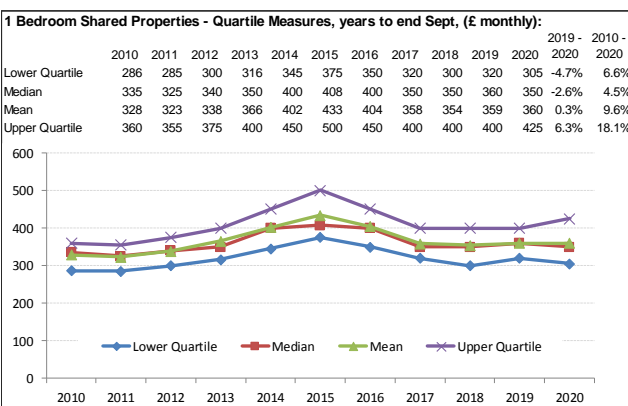
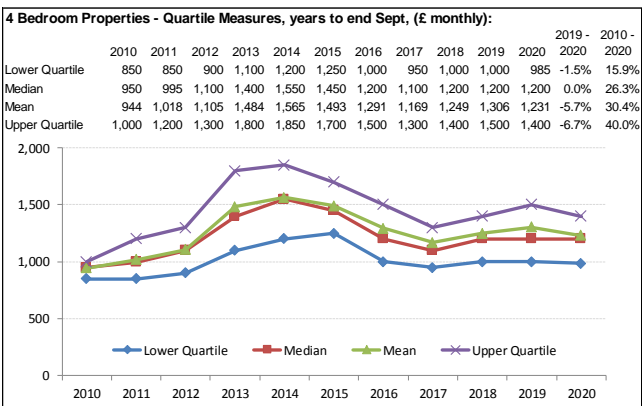
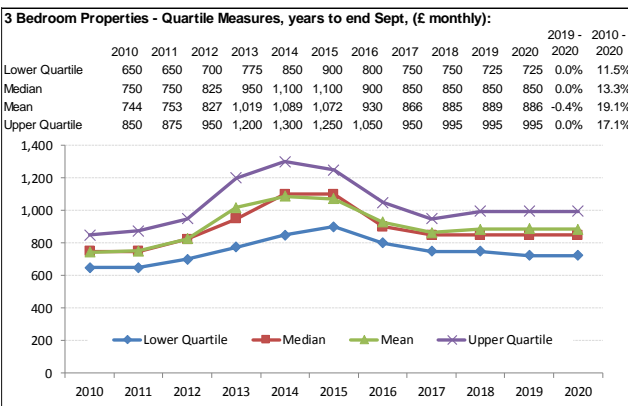
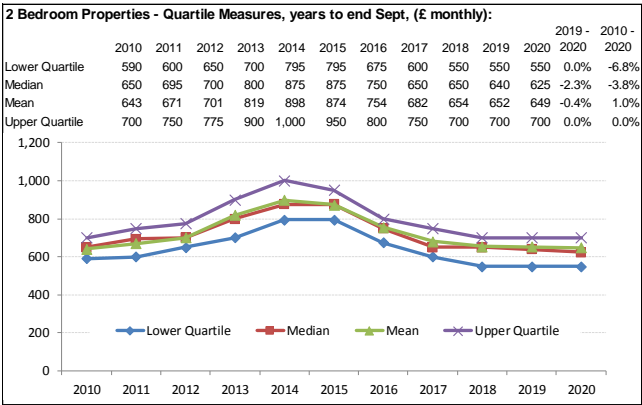
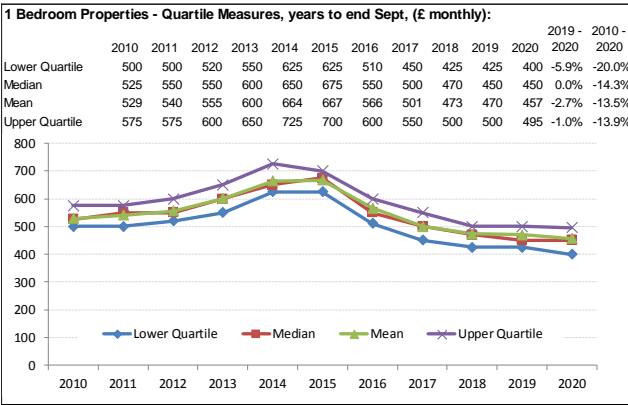
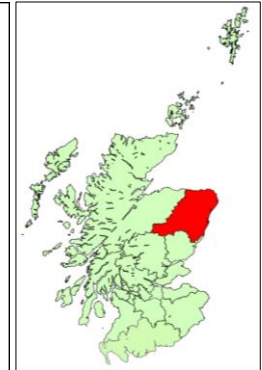
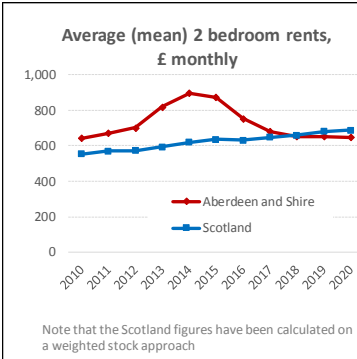
## Broad Rental Market Area Profile: Aberdeen and Shire

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.

Average rents in Aberdeen and Shire have dropped slightly across most property sizes in the latest year, with decreases in average (mean) rents between 2019 and 2020 for 1 bedroom (-2.7%), 2 bedroom (-0.4%), 3 bedroom (-0.4%) and 4 bedroom (-5.7%), but an increase for 1 bedroom shared (0.3%), which compares to CPI inflation of 0.5% 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 2020 are still higher than in 2010 except for 1 bedroom properties, for which rents are now 13.5% lower than in 2010. For 4 bedroom properties, rents in 2020 are 30.4% higher than in 2010, which is higher than CPI inflation (21.5%) 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 has since narrowed, although it slightly increased again from 2018 to 2019.

The average 2 bedroom rent in 2020 was £649 per month, lower than the Scotland average of £689 which is a reflection of rents in Aberdeen and Shire falling since 2014 and remaining relatively stable from 2018 onwards while the Scotland average has increased each year over this time period.



# Broad Rental Market Area Profile – Argyll and Bute

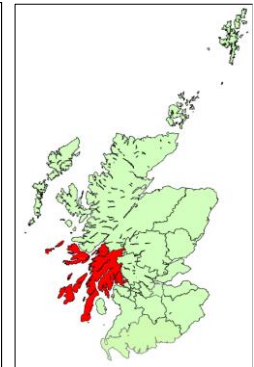
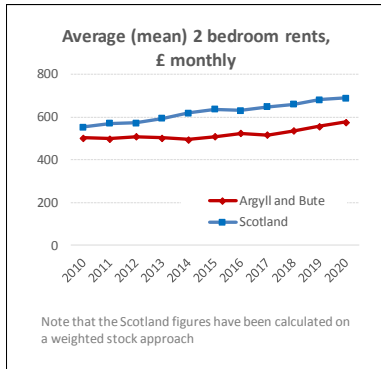
## Broad Rental Market Area Profile: Argyll and Bute

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) rents in Argyll and Bute have increased between 2019 and 2020 for 1 bedroom (5.5%), 2 bedroom (3.6%), 3 bedroom (13.2%), and 4 bedroom (16.4%) properties, with average 1 bedroom shared rents falling by 10.2%, which compares to CPI inflation of 0.5% across this time period. Between 2010 and 2020, average rents have increased for all property sizes, ranging from 6.4% for 1 bedroom shared properties to 21.7% for 4 bedroom, which compares to CPI inflation of 21.5% across this time period.

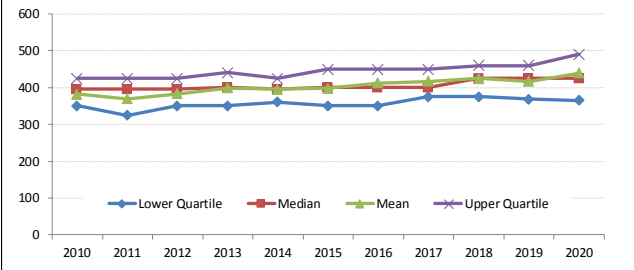
3, 4 and 1 bedroom shared properties have each seen some variation each year since 2010 in the gap between the higher end (upper quartile) and lower end (lower quartile) of the market.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010. Although the gap has grown over the years, this has decreased slightly in the latest two years with the average rent in 2020 being £577 per month, compared to the Scotland average of £689



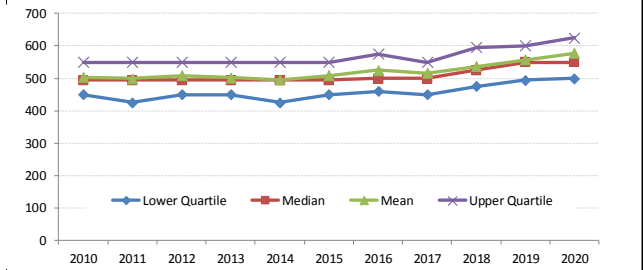
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	350	325	350	350	360	350	351	375	375	368	365	-0.8%	4.3%
Median	395	395	395	400	395	400	400	400	425	425	425	0.0%	7.6%
Mean	382	369	383	399	395	398	412	417	424	417	440	5.5%	15.1%
Upper Quartile	425	425	425	440	425	450	450	450	460	460	490	6.5%	15.3%



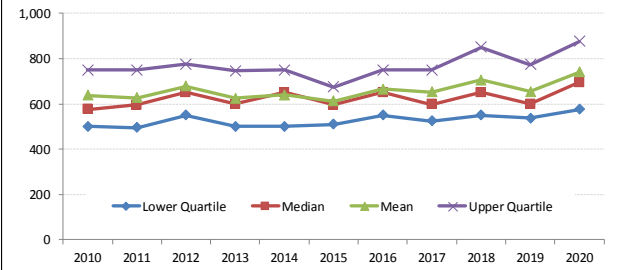
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	450	425	450	450	425	450	460	450	475	495	500	1.0%	11.1%
Median	495	495	495	495	495	495	500	500	525	550	550	0.0%	11.1%
Mean	503	500	508	503	495	509	525	516	536	557	577	3.6%	14.7%
Upper Quartile	550	550	550	550	550	550	575	550	595	600	625	4.2%	13.6%



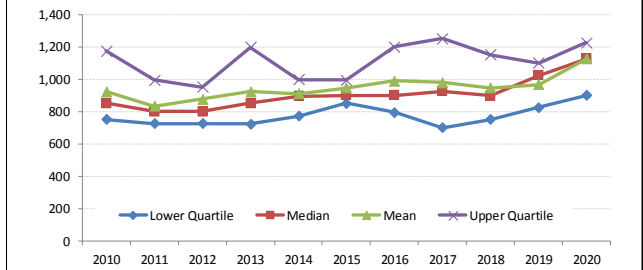
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	500	495	550	500	500	510	550	525	550	538	575	7.0%	15.0%
Median	575	595	650	600	650	595	650	598	650	600	695	15.8%	20.9%
Mean	638	627	679	625	640	612	666	652	706	654	741	13.2%	16.2%
Upper Quartile	750	750	775	745	750	675	750	750	850	773	875	13.3%	16.7%



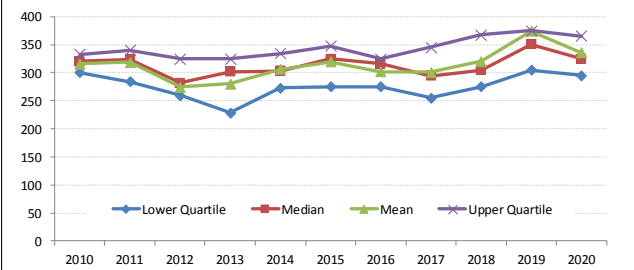
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	750	725	725	723	773	850	795	700	750	825	900	9.1%	20.0%
Median	850	800	800	850	895	900	900	925	898	1,023	1,125	10.0%	32.4%
Mean	924	834	878	922	909	947	989	980	945	967	1,125	16.4%	21.7%
Upper Quartile	1,175	995	950	1,198	998	995	1,200	1,250	1,150	1,100	1,225	11.4%	4.3%



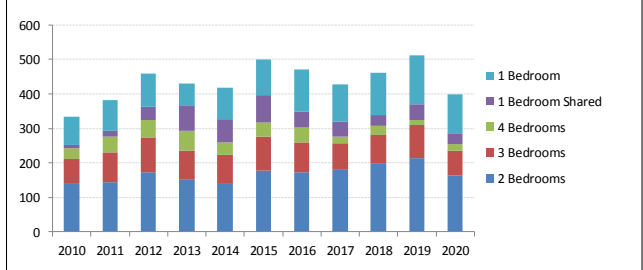
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	300	284	260	228	273	275	275	255	275	305	295	-3.3%	-1.7%
Median	320	324	282	302	303	325	316	294	305	351	325	-7.3%	1.5%
Mean	316	318	275	280	306	319	302	301	320	374	336	-10.2%	6.4%
Upper Quartile	333	340	325	325	335	348	325	345	368	375	365	-2.7%	9.6%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	80	89	95	65	91	102	124	107	123	142	113
2 Bedrooms	142	143	172	151	140	178	173	180	199	213	164
3 Bedrooms	69	87	102	83	82	98	85	76	82	96	70
4 Bedrooms	32	46	51	60	36	40	44	19	26	16	20
1 Bedroom Shared	10	17	38	70	68	81	46	45	32	46	31



# Broad Rental Market Area Profile – Ayrshires

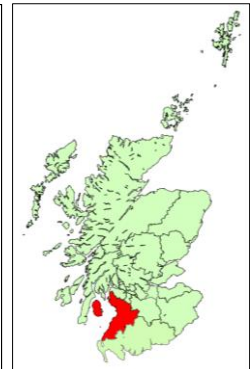
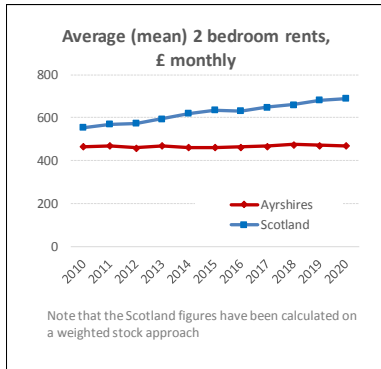
## Broad Rental Market Area Profile: Ayrshires

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.

Between 2019 and 2020 average (mean) rents have increased for 1 bedroom (1.5%), 3 bedroom (2.3%), and 4 bedroom (6.9%) properties, and have decreased for 2 bedroom (-0.6%) and 1 bedroom shared properties (-3.1%), which compares to CPI inflation of 0.5% across this time period. Between 2010 and 2020, average rents have increased for all property sizes, except 1 bedroom properties which have seen rents remain at similar levels. The largest increase has been seen for 4 bedroom properties (19.5%), although this is lower than CPI inflation of 21.5% across this time period.

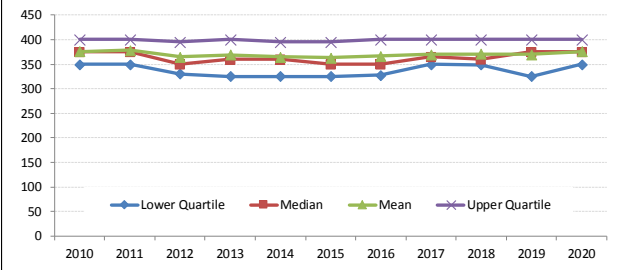
For 1 bedroom shared properties, a greater increase at the top end (upper quartile) than the bottom end (lower quartile) has caused the gap between the top end and bottom ends to widen in recent years.

Average 2 bedroom rents 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 2020 being £469 per month, compared to the Scotland average of £689.



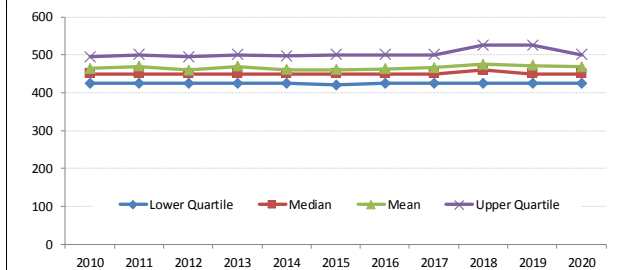
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	350	350	330	325	325	325	328	350	349	325	350	7.7%	0.0%
Median	375	375	350	360	360	350	350	365	360	375	375	0.0%	0.0%
Mean	375	378	365	369	365	363	366	370	370	370	376	1.5%	0.1%
Upper Quartile	400	400	395	400	395	395	400	400	400	400	400	0.0%	0.0%



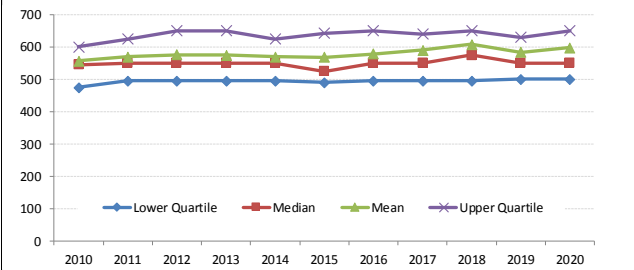
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	425	425	425	425	425	420	425	425	425	425	425	0.0%	0.0%
Median	450	450	450	450	450	450	450	450	460	450	450	0.0%	0.0%
Mean	464	469	459	470	461	461	463	467	475	471	469	-0.6%	0.9%
Upper Quartile	495	500	495	500	498	500	500	500	525	525	500	-4.8%	1.0%



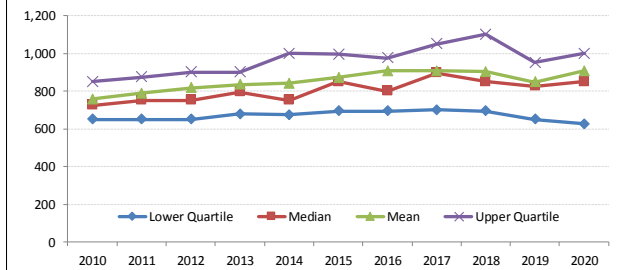
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	475	495	495	495	495	490	495	495	495	500	500	0.0%	5.3%
Median	545	550	550	550	550	525	550	550	575	550	550	0.0%	0.9%
Mean	556	570	576	575	569	568	579	590	608	583	597	2.3%	7.3%
Upper Quartile	600	625	650	650	625	643	650	640	650	630	650	8.3%	8.3%



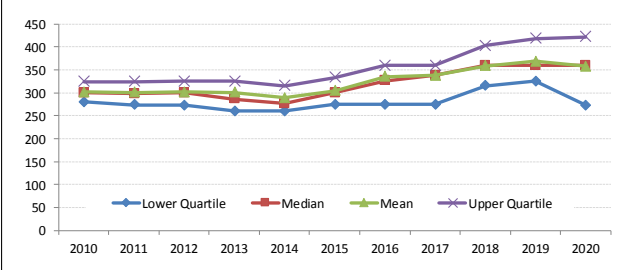
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	650	650	650	678	675	695	695	700	695	650	625	-3.8%	-3.8%
Median	725	750	750	795	750	850	800	895	850	825	850	3.0%	17.2%
Mean	758	789	816	834	840	872	908	907	903	848	906	6.9%	19.5%
Upper Quartile	850	875	900	900	1,000	995	975	1,050	1,100	950	1,000	5.3%	17.6%



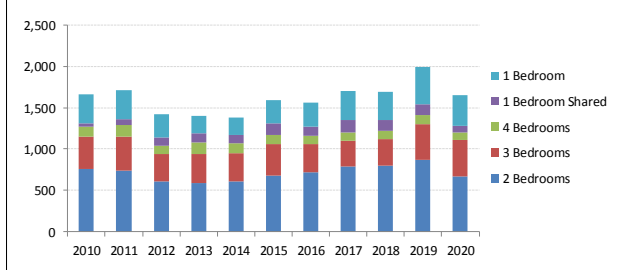
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	280	274	273	260	260	275	275	275	315	325	273	-16.1%	-2.6%
Median	300	298	300	287	277	300	326	338	360	360	360	0.0%	19.8%
Mean	302	301	302	301	290	304	335	338	359	369	358	-3.1%	18.5%
Upper Quartile	324	324	325	325	315	333	360	360	403	418	421	0.8%	30.1%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	359	354	284	201	206	286	288	351	348	456	367
2 Bedrooms	759	737	607	592	604	681	716	786	795	870	667
3 Bedrooms	390	417	328	347	346	380	341	317	327	434	438
4 Bedrooms	119	136	108	136	115	106	101	97	101	110	99
1 Bedroom Shared	38	67	97	120	107	139	115	146	125	124	79



# Broad Rental Market Area Profile – Dumfries and Galloway

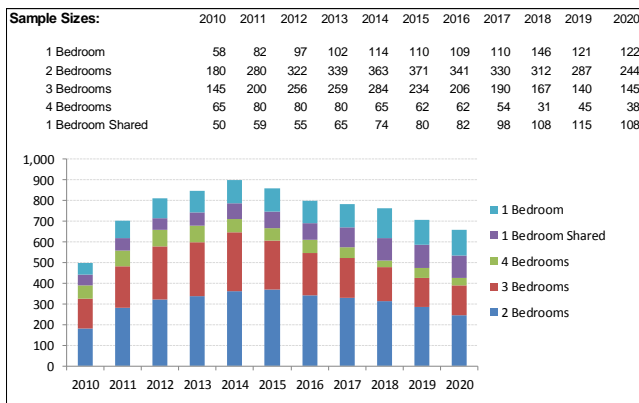
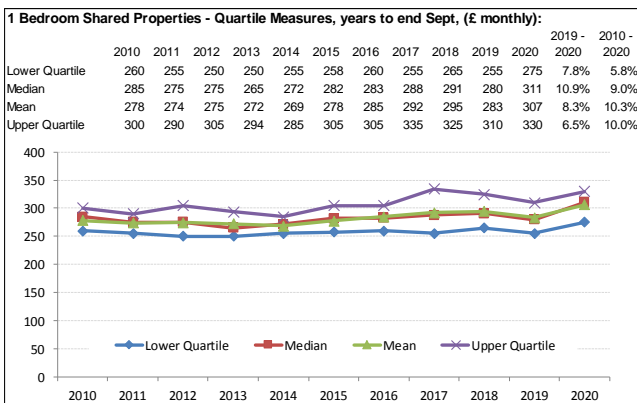
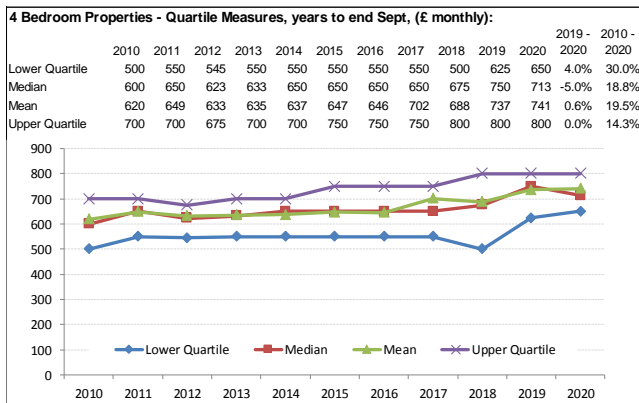
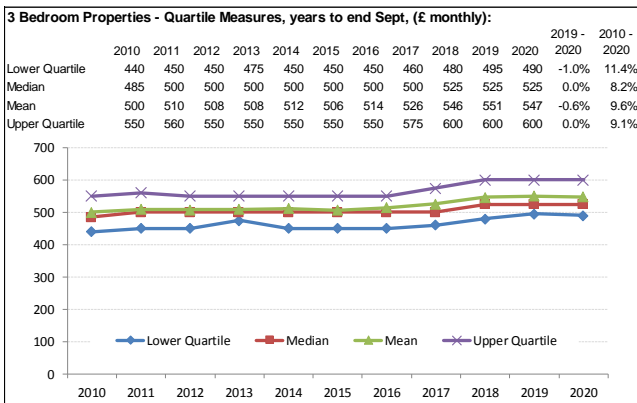
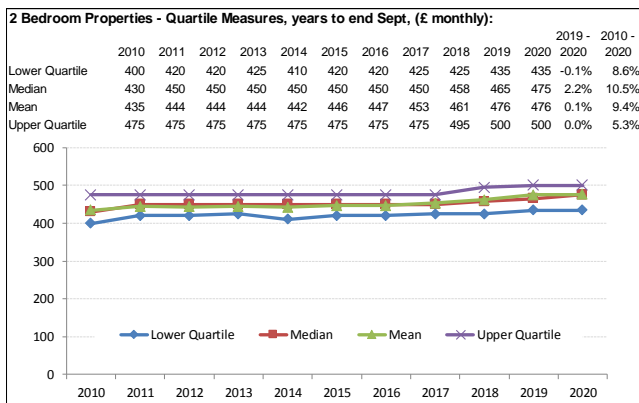
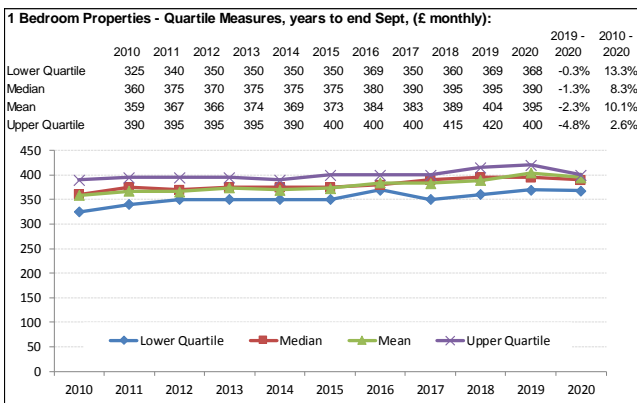
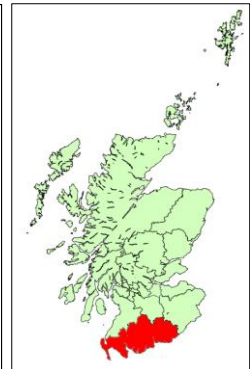
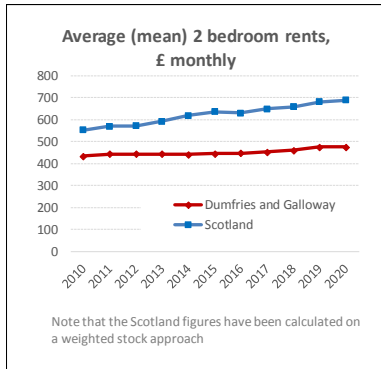
## Broad Rental Market Area Profile: Dumfries and Galloway

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) rents in Dumfries and Galloway between 2019 and 2020 have increased for 4 bedroom (0.6%) and 1 bedroom shared (8.3%) properties, have remained at a similar level (0.1%) for 2 bedroom properties, and have decreased for 1 bedroom (-2.3%) and 3 bedroom (-0.6%) properties, which compares to CPI inflation of 0.5% across this time period. Between 2010 and 2020 average rents have increased for all property sizes, ranging from 9.4% for 2 bedroom properties up to 19.5% for 4 bedroom properties. This compares to CPI inflation of 21.5% across this time period.

In the latest two years, 4 bedroom properties have seen rents at the bottom end (lower quartile) increase narrowing the gap between the lower end and the upper end.

Average 2 bedroom rents 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 2020 being £476 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – Dundee and Angus

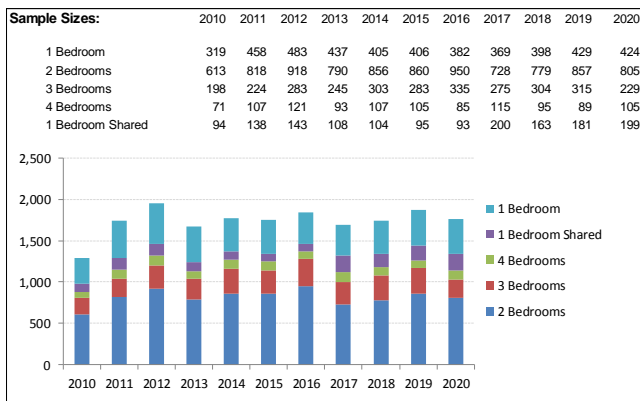
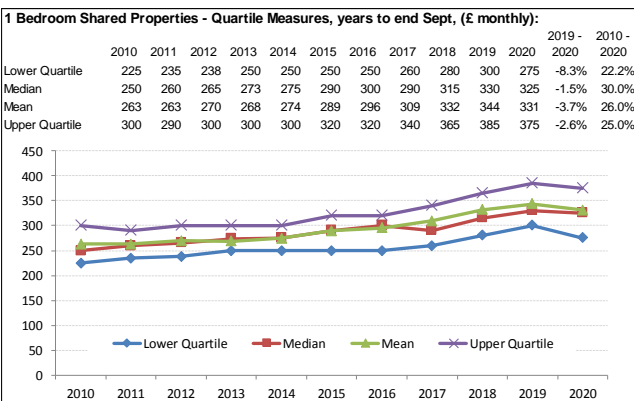
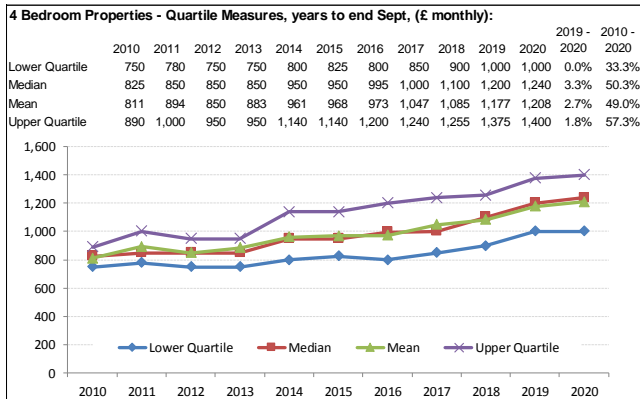
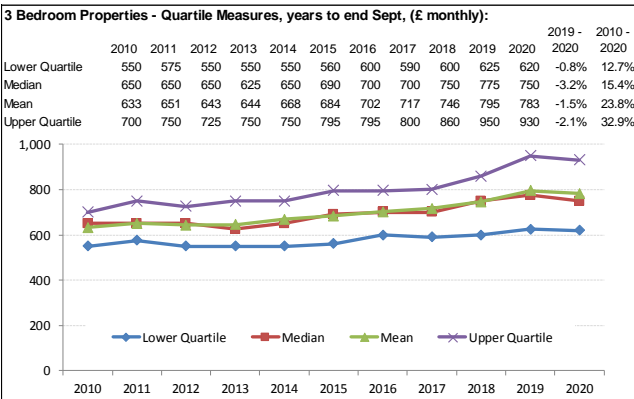
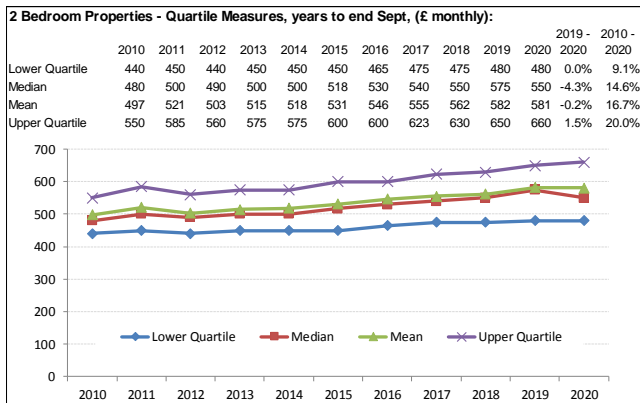
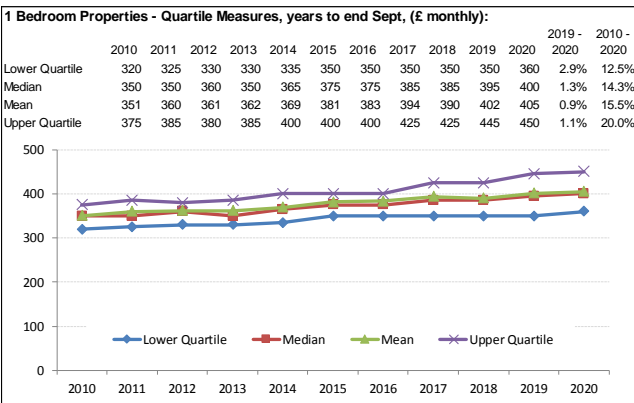
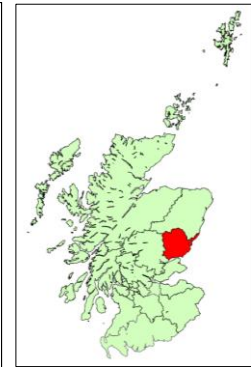
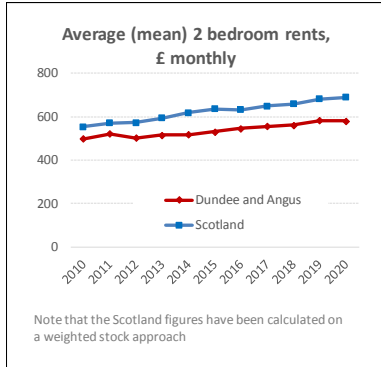
## Broad Rental Market Area Profile: Dundee and Angus

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) rents between 2019 and 2020 have increased for 1 bedroom (0.9%) and 4 bedroom (2.7%) properties, with decreases for 2 bedroom (-0.2%), 3 bedroom (-1.5%) and 1 bedroom shared (-3.7%) properties, which compares to CPI inflation of 0.5% across this time period. Average rents for all property sizes have also increased between 2010 and 2020, with increases ranging from 15.5% for 1 bedroom properties to 49.0% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

For 3 bedroom properties increases between 2010 and 2020 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.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £581 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – East Dunbartonshire

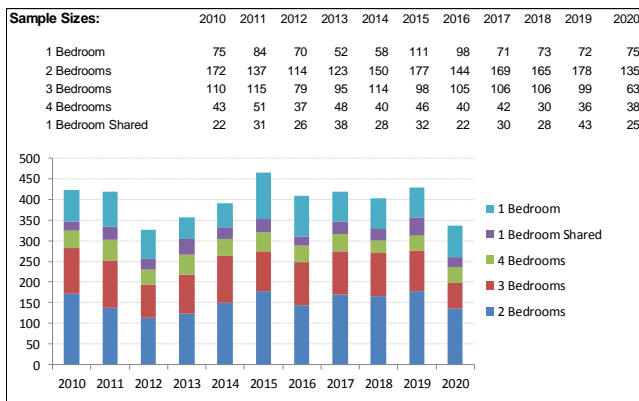
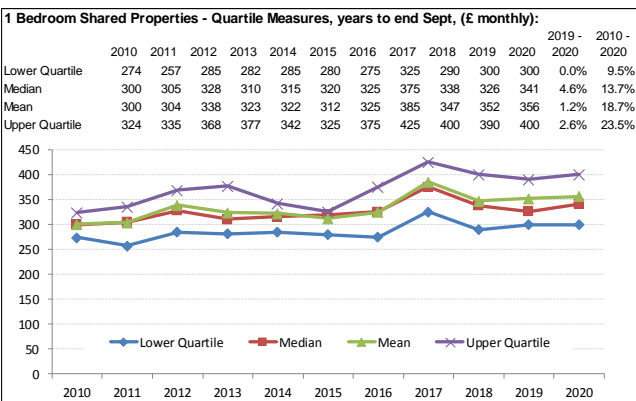
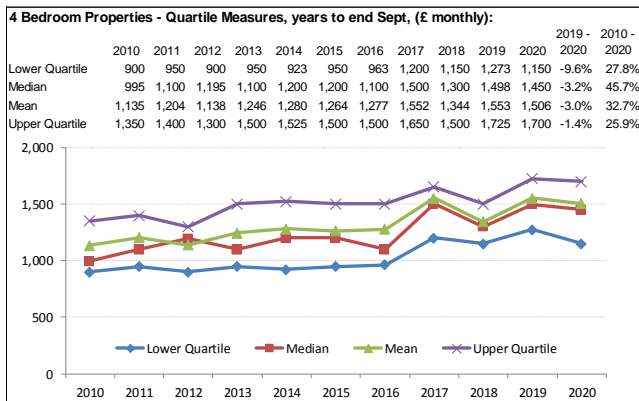
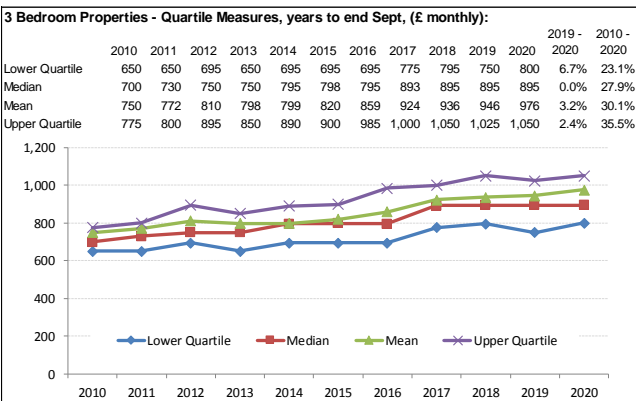
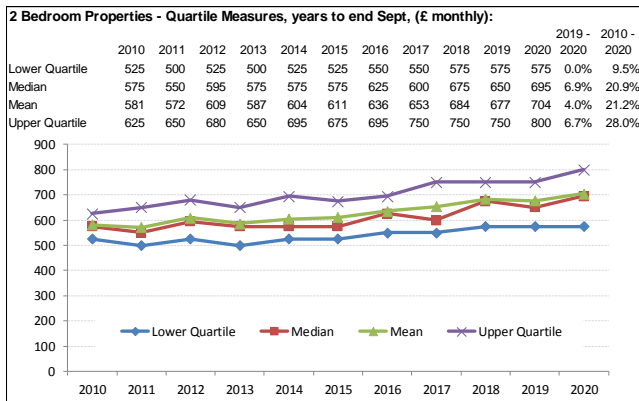
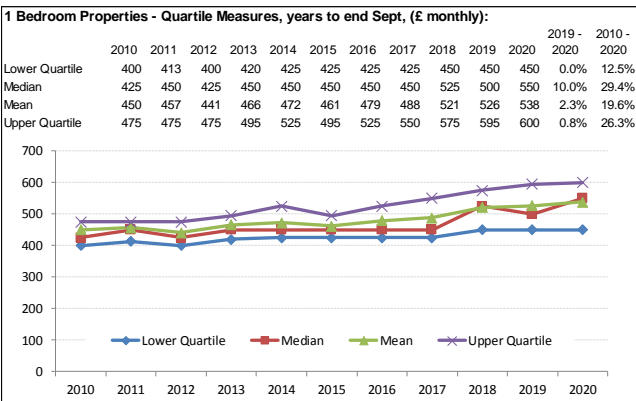
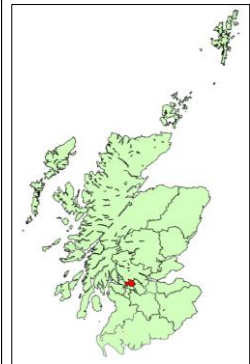
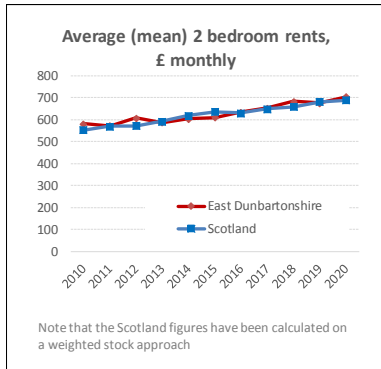
## Broad Rental Market Area Profile: East Dunbartonshire

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) rents in East Dunbartonshire have increased for 1 bedroom (2.3%), 2 bedroom (4.0%), 3 bedroom (3.2%), and 1 bedroom shared properties (1.2%), but have fallen for 4 bedroom properties (-3.0%), which compares to CPI inflation of 0.5% across this time period. Average rents for all property sizes have increased between 2010 and 2020, with increases ranging from 18.7% for 1 bedroom shared properties to 32.7% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

For 1 bedroom properties, rents between 2010 and 2020 have increased more at the top end (upper quartile) than at bottom end (lower quartile) of the market, causing a slight widening of the gap between the top and bottom end of the market.

Average 2 bedroom rents have been similar to the Scotland average in each year since 2010, with the average rent in 2020 being £704 per month, compared to the Scotland average of £689.





# Broad Rental Market Area Profile – Fife

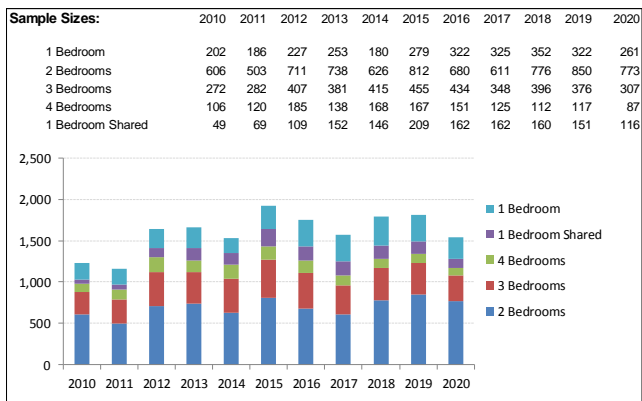
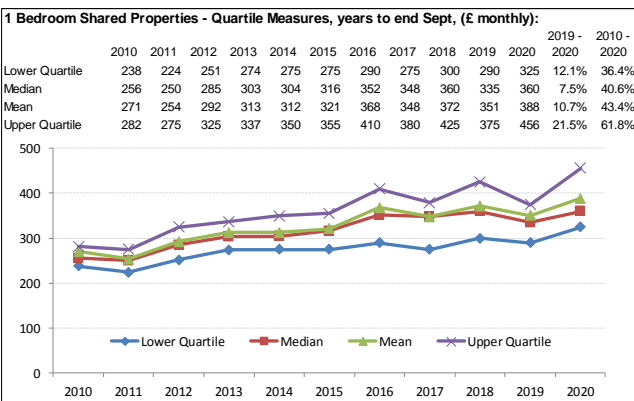
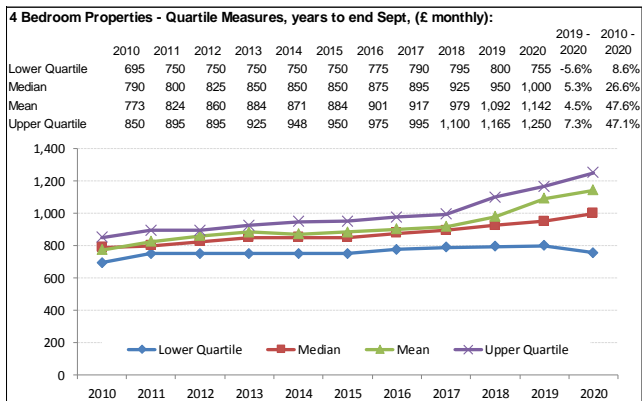
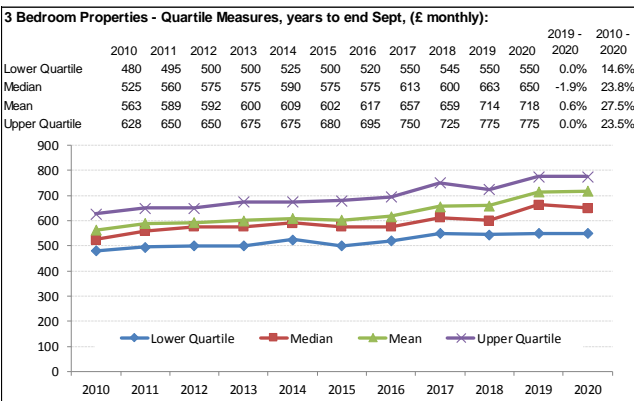
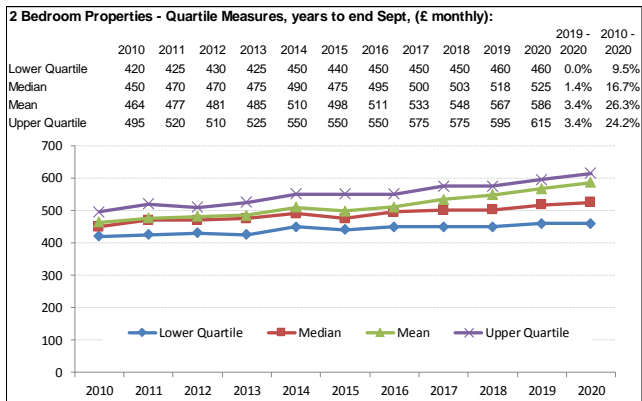
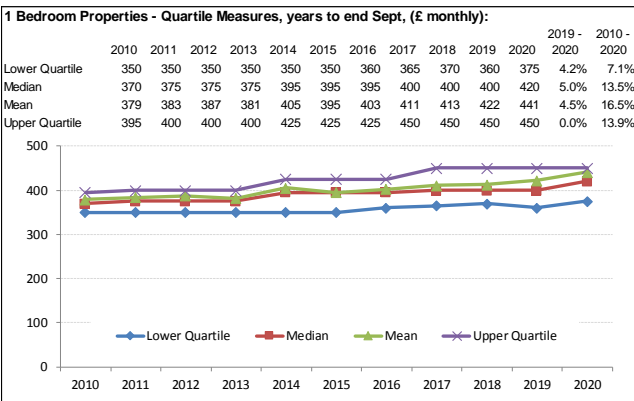
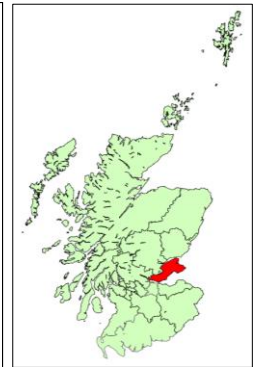
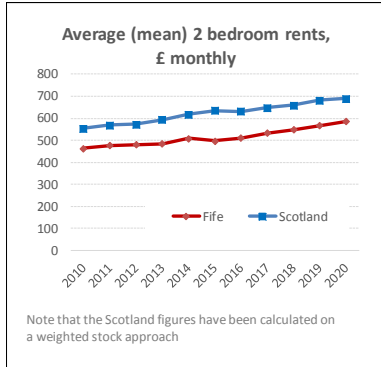
## Broad Rental Market Area Profile: Fife

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) rents in Fife have increased between 2010 and 2020 across all property sizes, with increases seen for 1 bedroom (4.5%), 2 bedroom (3.4%), 3 bedroom (0.6%), 4 bedroom (4.5%), and 1 bedroom shared properties (10.7%), which compares to CPI inflation of 0.5% across this time period. Between 2010 and 2020 average rents have increased across all property sizes, ranging from an increase of 16.5% for 1 bedroom properties to an increase of 47.6% for 4 bedroom properties. This compares to CPI inflation of 21.5% across this time period.

For 4 bedroom properties, over the last three years increases in the top end (upper quartile) of rents and decreases in the bottom end (lower quartile) have widened the gap in rents between the top and bottom ends of the market.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £586 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – Forth Valley

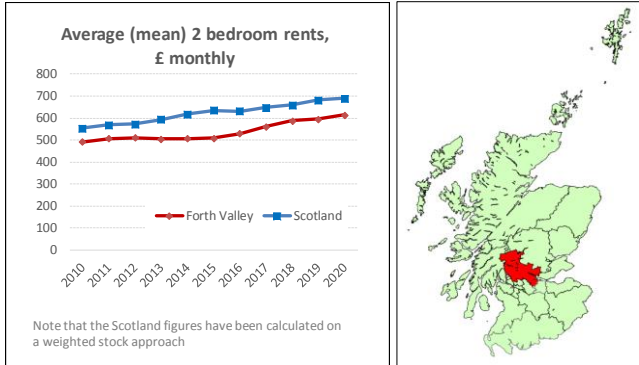
## Broad Rental Market Area Profile: Forth Valley

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.

Between 2019 and 2020, average (mean) rents in Forth Valley have increased across all property sizes, except for 1 bedroom properties which saw rents remain similar (0.1%). There were increases in 2 bedroom (3.0%), 3 bedroom (11.6%), 4 bedroom (11.3%) properties, and 1 bedroom shared properties (8.1%), which compares to CPI inflation of 0.5% across this time period. Average rents between 2010 and 2020 have increased for all property sizes. Increases range from 13.4% for 1 bedroom properties to 56.8% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

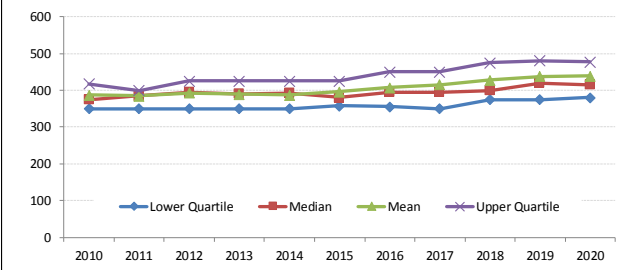
Across 2, 3 and 4 bedroom properties, since 2010 there have generally been greater increases in the top end rents (upper quartile) than the bottom end (lower quartile), resulting in the gap between top and bottom ends of the market widening.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £614 per month, compared to the Scotland average of £689. The gap grew between 2011 and 2015, but has since narrowed.



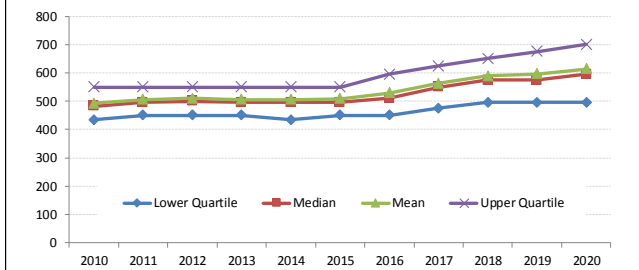
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	350	350	350	350	350	358	355	350	375	375	380	1.3%	8.6%
Median	375	385	395	390	393	380	395	395	400	420	415	-1.2%	10.7%
Mean	387	385	393	389	387	396	408	415	428	438	439	0.1%	13.4%
Upper Quartile	418	400	425	425	425	425	450	450	475	480	478	-0.5%	14.4%



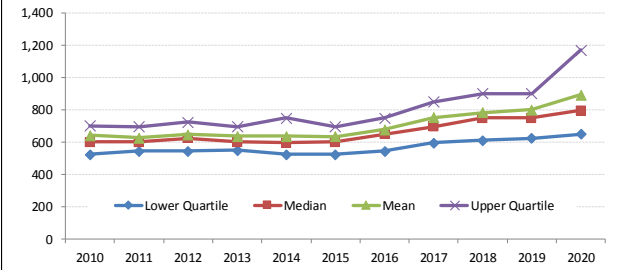
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	435	450	450	450	435	450	450	475	495	495	495	0.0%	13.8%
Median	483	495	500	495	495	495	510	550	575	575	595	3.5%	23.3%
Mean	492	507	510	506	506	508	530	563	589	596	614	3.0%	24.6%
Upper Quartile	550	550	550	550	550	550	595	625	650	675	700	3.7%	27.3%



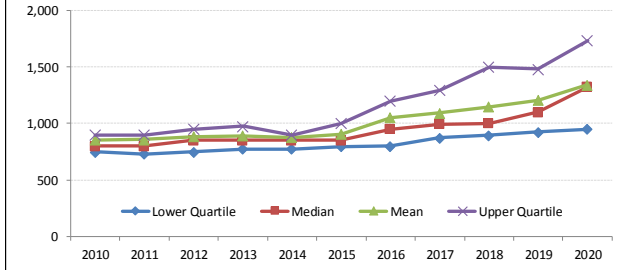
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	525	545	545	550	525	545	595	610	625	650	650	4.0%	23.8%
Median	600	600	625	600	595	600	650	695	750	750	795	6.0%	32.5%
Mean	643	627	648	637	637	634	678	752	783	801	893	11.6%	39.0%
Upper Quartile	700	695	725	695	750	695	750	850	900	900	1,170	30.0%	67.1%



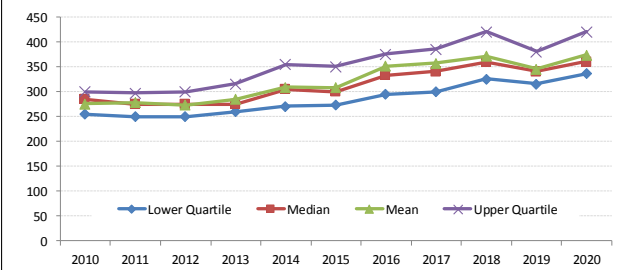
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	750	733	750	775	775	795	800	875	895	925	950	2.7%	26.7%
Median	800	800	850	850	850	850	950	995	1,000	1,100	1,325	20.5%	65.6%
Mean	857	858	884	892	879	906	1,052	1,095	1,148	1,207	1,343	11.3%	56.7%
Upper Quartile	900	900	950	975	900	1,000	1,200	1,295	1,500	1,480	1,735	17.2%	92.8%



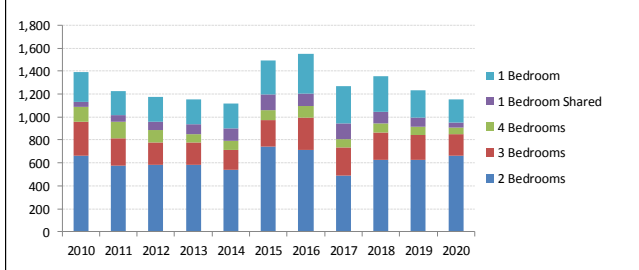
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	255	250	250	260	270	273	294	300	325	315	337	6.8%	32.0%
Median	285	275	275	275	305	300	333	340	360	340	360	5.9%	26.3%
Mean	276	278	273	285	308	308	351	357	371	345	373	8.1%	35.4%
Upper Quartile	300	298	300	315	354	350	375	385	420	380	421	10.7%	40.2%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	260	208	217	219	218	300	350	321	307	237	200
2 Bedrooms	660	576	581	582	540	739	709	491	627	623	660
3 Bedrooms	301	241	194	199	176	236	286	244	240	216	188
4 Bedrooms	130	144	114	71	73	83	100	75	78	75	56
1 Bedroom Shared	37	56	67	85	108	135	105	137	100	83	48



# Broad Rental Market Area Profile – Greater Glasgow

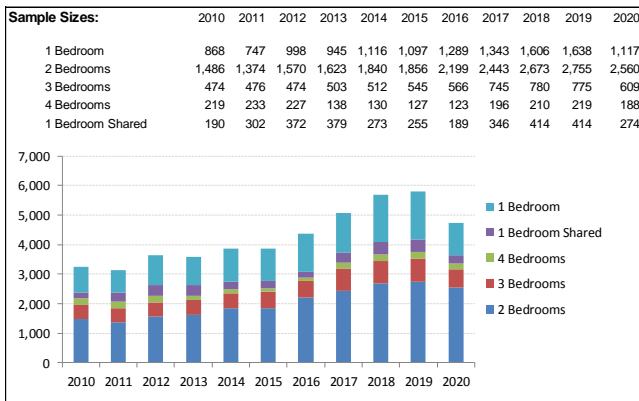
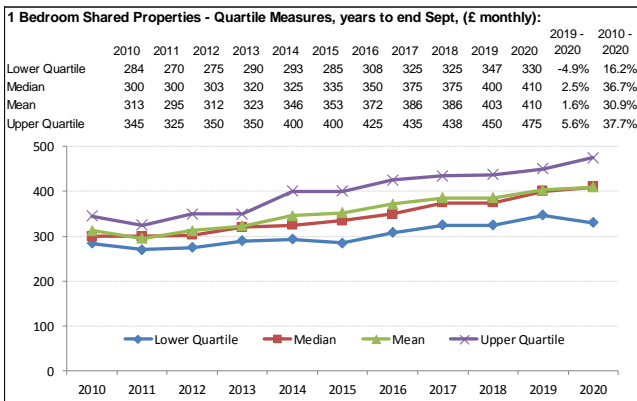
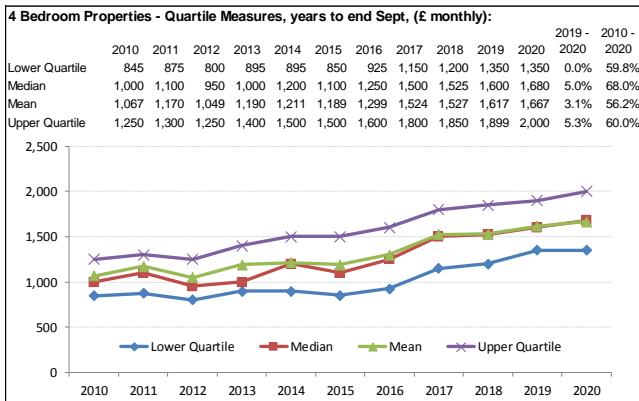
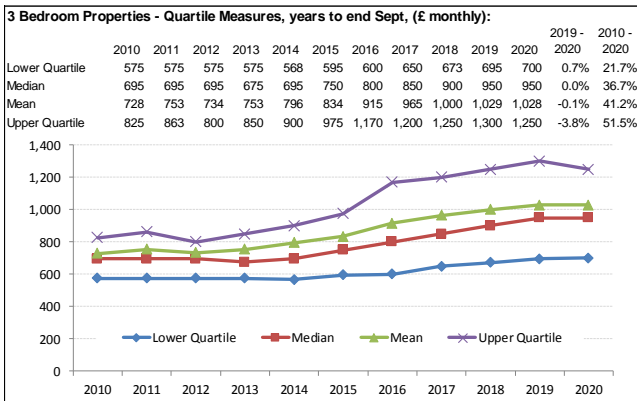
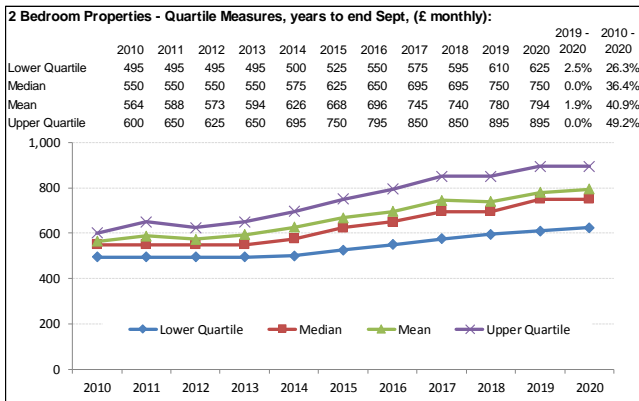
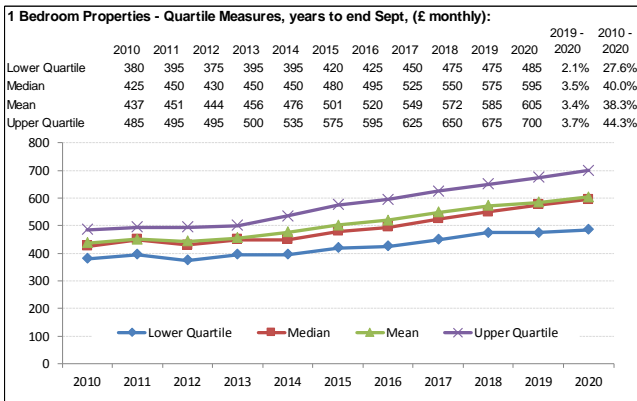
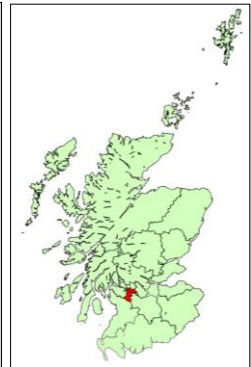
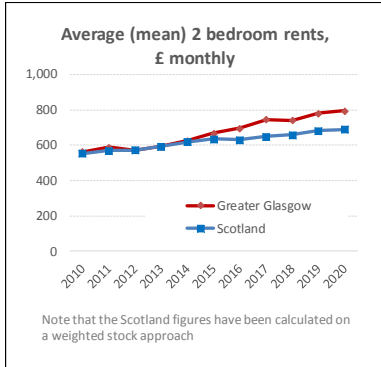
## Broad Rental Market Area Profile: Greater Glasgow

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) rents in the Greater Glasgow area between 2019 and 2020 have increased for 1 bedroom (3.4%), 2 bedroom (1.9%), 4 bedroom (3.1%), and 1 bedroom shared properties (1.6%), with average rents for 3 bedroom properties remaining at similar levels (a drop of 0.1%), which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all properties between 2010 and 2020, with increases ranging from 30.9% for 1 bedroom shared properties to 56.2% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

For most property sizes there have generally been greater increases in the top end (upper quartile) of rents between 2010 and 2020, which has widened the gap in rents compared to the bottom end of the market (lower quartile).

Average 2 bedroom rents have been higher than the Scotland average since 2015, with the average rent in 2020 being £794 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – Highland and Islands

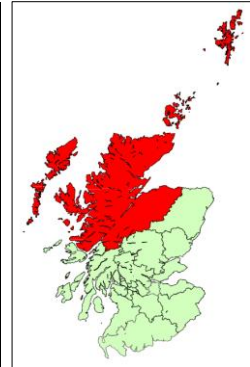
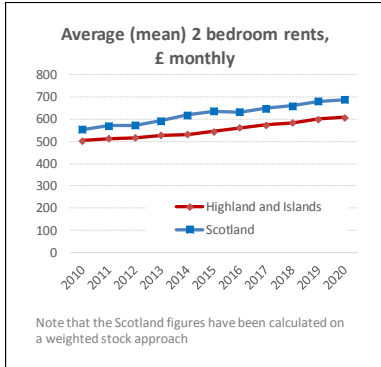
## Broad Rental Market Area Profile: Highland and Islands

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) rents in the Highlands and Islands have increased for all property sizes between 2010 and 2020, with increases seen for 1 bedroom (3.2%), 2 bedroom (1.1%), 3 bedroom (0.1%), 4 bedroom (1.6%), and 1 bedroom shared properties (2.7%), which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all property sizes between 2010 and 2020, ranging from an increase of 18.8% for 1 bedroom properties to an increase of 32.6% for 1 bedroom shared properties. This compares to CPI inflation of 21.5% across this time period.

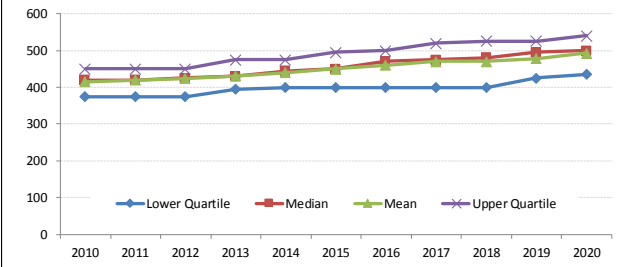
For all property sizes there have generally been slightly greater increases at the top end (upper quartile) than the bottom end (lower quartile) of the market between 2010 and 2020, which has resulted in a widening gap between top and bottom ends of the market.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £607 per month, compared to the Scotland average of £689.



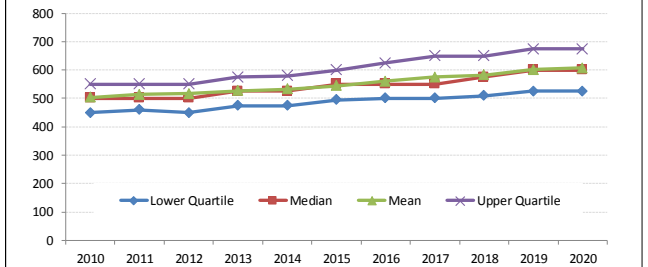
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	375	375	375	395	400	400	400	400	400	425	435	2.4%	16.0%
Median	420	420	425	430	445	450	470	475	480	495	500	1.0%	19.0%
Mean	415	420	424	431	440	450	461	470	471	478	493	3.2%	18.8%
Upper Quartile	450	450	450	475	475	495	500	520	525	525	540	2.9%	20.0%



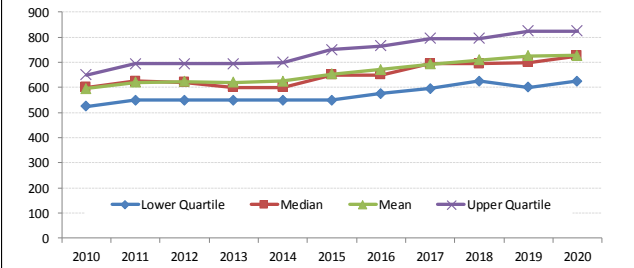
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	450	460	450	475	475	495	500	500	510	525	525	0.0%	16.7%
Median	500	500	500	525	525	550	550	550	575	600	600	0.0%	20.0%
Mean	503	514	516	527	532	545	561	575	583	601	607	1.1%	20.7%
Upper Quartile	550	550	550	575	580	600	625	650	650	675	675	0.0%	22.7%



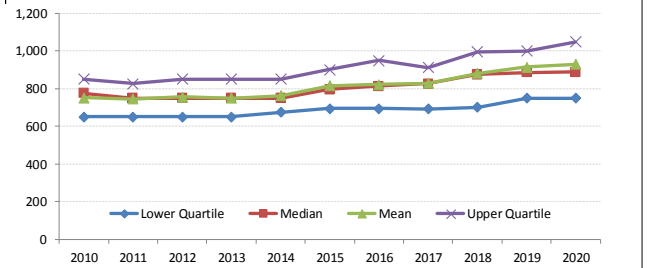
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	525	550	550	550	550	550	575	595	625	600	625	4.2%	19.0%
Median	600	625	620	600	600	650	650	695	695	700	725	3.6%	20.8%
Mean	595	620	623	620	625	652	672	692	710	726	727	0.1%	22.2%
Upper Quartile	650	695	695	695	700	750	765	795	795	825	825	0.0%	26.9%



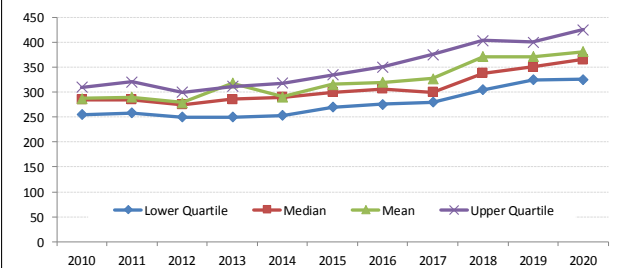
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	650	650	650	650	675	695	695	693	700	750	750	0.0%	15.4%
Median	775	750	750	750	750	795	813	825	875	885	888	0.3%	14.5%
Mean	751	745	755	749	762	814	822	828	882	915	929	1.6%	23.8%
Upper Quartile	850	825	850	850	850	900	950	913	995	1,000	1,048	4.8%	23.2%



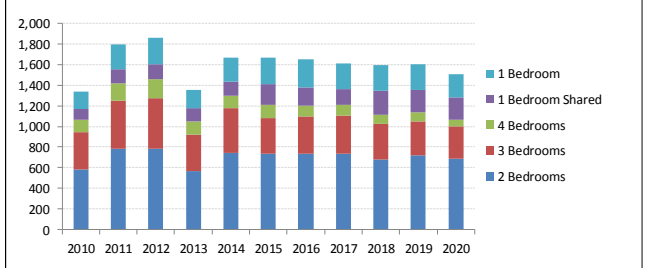
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	255	258	250	250	253	270	276	280	305	325	325	0.1%	27.5%
Median	285	285	275	285	290	300	306	300	338	350	365	4.3%	28.1%
Mean	287	289	279	318	291	315	320	327	371	371	381	2.7%	32.6%
Upper Quartile	310	320	300	312	318	335	350	375	403	400	425	6.3%	37.1%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	175	244	257	179	236	258	269	243	253	252	227
2 Bedrooms	585	783	785	566	741	734	733	738	683	720	688
3 Bedrooms	362	467	491	355	436	347	361	370	338	326	311
4 Bedrooms	117	170	184	128	123	129	108	100	94	90	68
1 Bedroom Shared	101	133	143	126	134	201	178	157	229	217	212



# Broad Rental Market Area Profile – Lothian

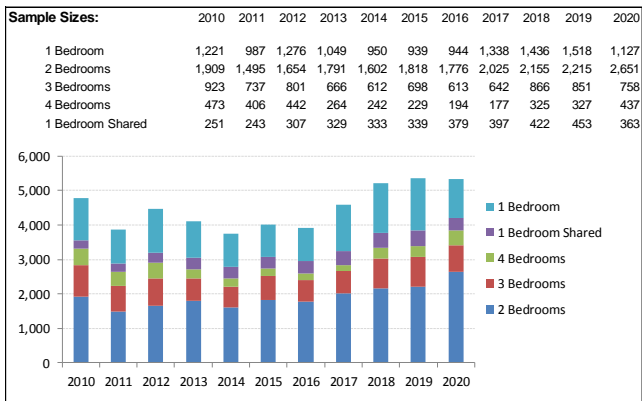
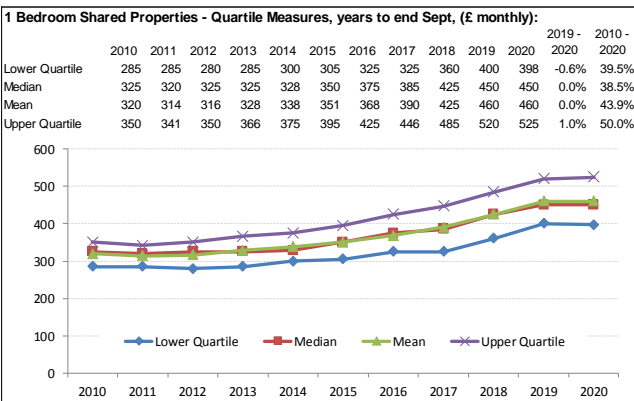
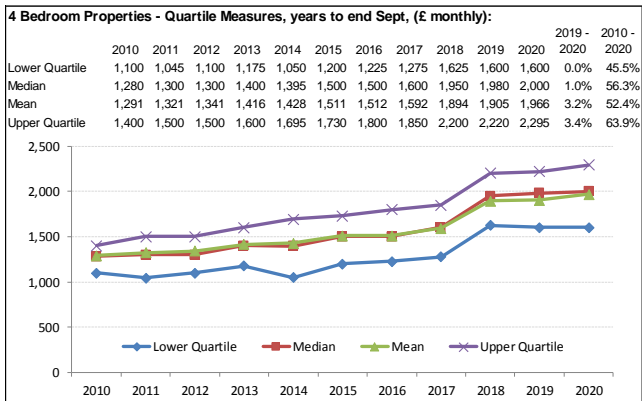
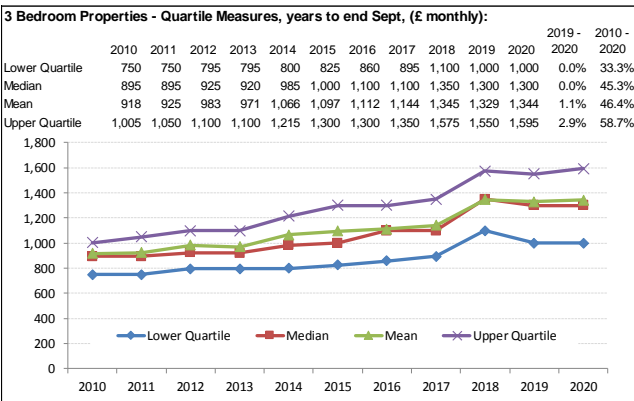
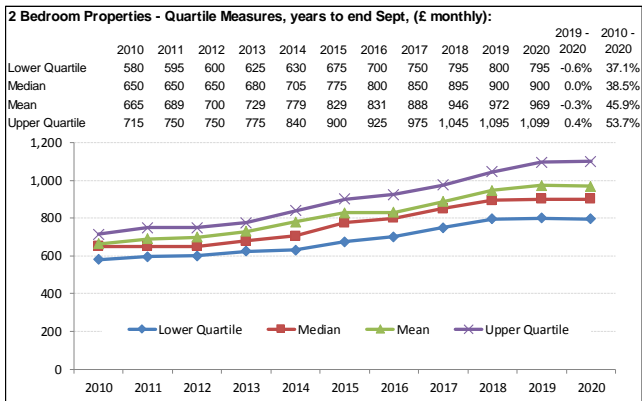
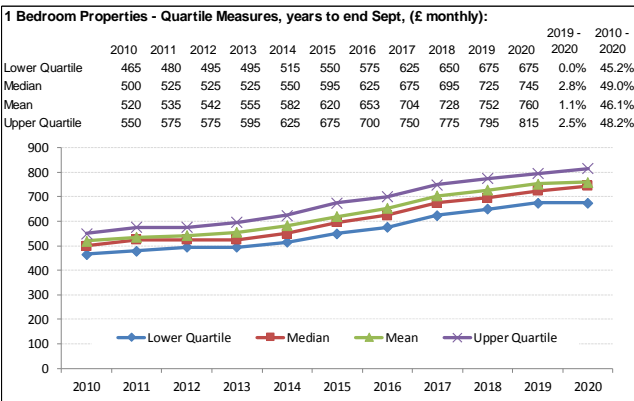
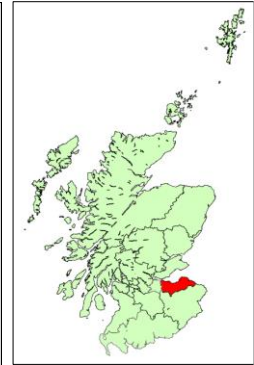
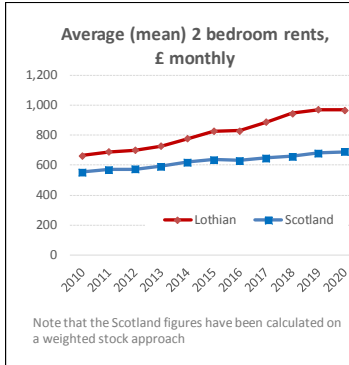
## Broad Rental Market Area Profile: Lothian

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) rents in the Lothian area have increased between 2010 and 2020 for 1 bedroom (1.1%), 3 bedroom (1.1%) and 4 bedroom (3.2%) properties, whilst 2 bedroom properties have seen a drop of 0.3% and the average rent for 1 bedroom shared properties has stayed the same. This compares to CPI inflation of 1.7% across this time period between 2010 and 2020. Average rents have increased for all property sizes between 2010 and 2020. Increases over this time period ranged from 43.9% for 1 bedroom shared properties to 52.4% for 4 bedroom properties, which compares to CPI inflation of 21.5%.

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.

Average 2 bedroom rents have been higher than the Scotland average in each year since 2010, and this difference has grown since 2013, with the average rent in 2020 being £969 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – North Lanarkshire

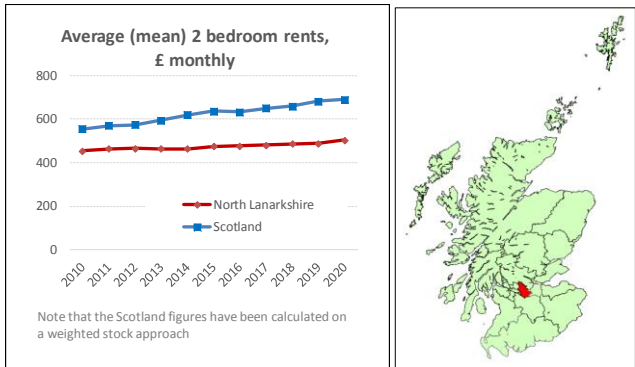
## Broad Rental Market Area Profile: North Lanarkshire

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.

Between 2010 and 2020, average (mean) rents in North Lanarkshire have increased for all property sizes, with increases seen for 1 bedroom (1.2%), 2 bedroom (3.1%), 3 bedroom (2.9%), 4 bedroom (4.8%) and 1 bedroom shared (5.4%) properties, which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all property sizes between 2010 and 2020 with the largest increase of 20.2% being seen for 4 bedroom properties. This compares to CPI inflation of 21.5% across this time period.

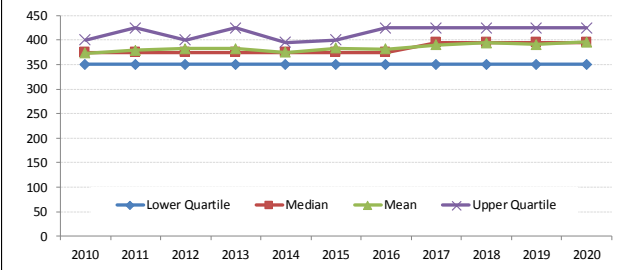
For 4 bedroom properties, since 2010 increases in the top end (upper quartile) of rents have generally been greater than increases in the bottom end (lower quartile), which has widened the gap in rents.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and this gap has widened over the years, with the average rent in 2020 being £503 per month, compared to the Scotland average of £689



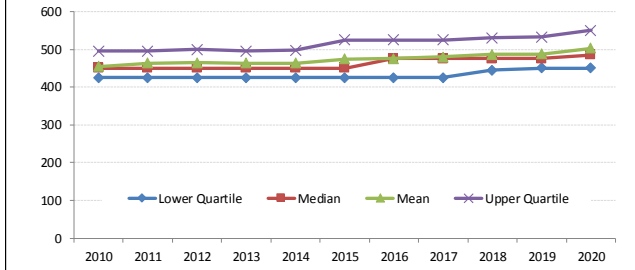
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	350	350	350	350	350	350	350	350	350	350	350	0.0%	0.0%
Median	375	375	375	375	375	375	375	395	395	395	395	0.0%	5.3%
Mean	373	379	382	383	375	384	381	390	394	391	396	1.2%	6.0%
Upper Quartile	400	425	400	425	395	400	425	425	425	425	425	0.0%	6.3%



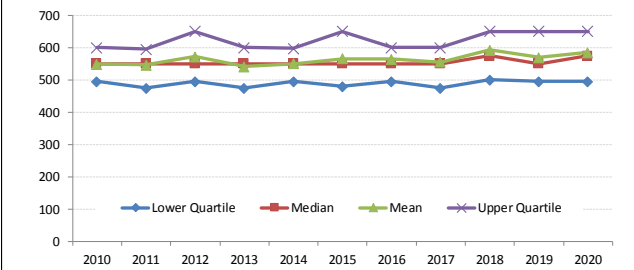
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	425	425	425	425	425	425	425	425	445	450	450	0.0%	5.9%
Median	450	450	450	450	450	450	475	475	475	475	485	2.1%	7.8%
Mean	455	463	464	463	464	475	476	480	487	488	503	3.1%	10.6%
Upper Quartile	495	495	500	495	498	525	525	525	530	533	550	3.3%	11.1%



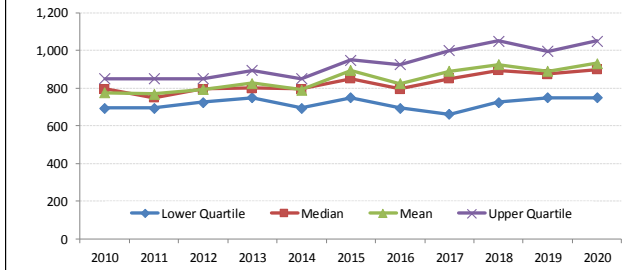
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	495	475	495	475	495	479	495	475	500	495	495	0.0%	0.0%
Median	550	550	550	550	550	550	550	575	575	550	575	4.5%	4.5%
Mean	549	546	571	541	551	565	564	555	583	569	585	2.9%	6.7%
Upper Quartile	600	595	650	600	598	650	600	600	650	650	650	0.0%	8.3%



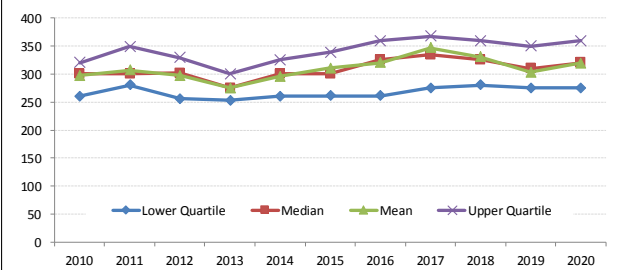
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	695	695	725	750	695	750	695	663	725	750	750	0.0%	7.9%
Median	795	750	795	800	795	850	795	850	895	875	900	2.9%	13.2%
Mean	776	769	793	827	792	895	823	889	926	890	933	4.8%	20.2%
Upper Quartile	850	850	850	895	850	950	925	1,000	1,050	995	1,050	5.5%	23.5%



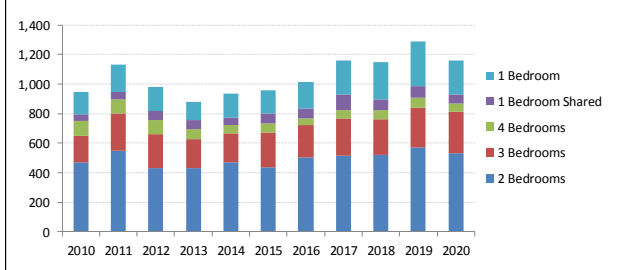
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	260	280	256	253	260	261	261	275	280	275	275	0.0%	5.8%
Median	300	300	302	275	300	300	325	334	325	310	320	3.2%	6.7%
Mean	297	307	297	275	296	310	320	347	331	303	320	5.4%	7.7%
Upper Quartile	320	349	329	300	325	339	360	367	360	350	360	2.7%	12.2%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	153	185	162	127	164	160	181	233	255	305	232
2 Bedrooms	468	548	430	431	468	437	505	513	519	572	531
3 Bedrooms	180	251	229	199	200	237	215	253	241	267	280
4 Bedrooms	102	97	96	66	55	62	47	60	66	71	57
1 Bedroom Shared	44	51	64	59	51	64	69	104	71	75	61



# Broad Rental Market Area Profile – Perth and Kinross

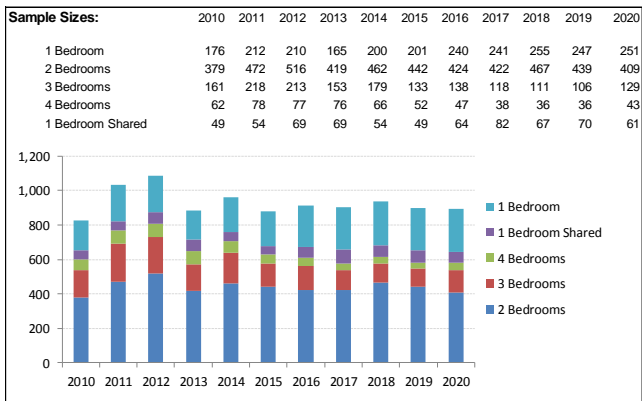
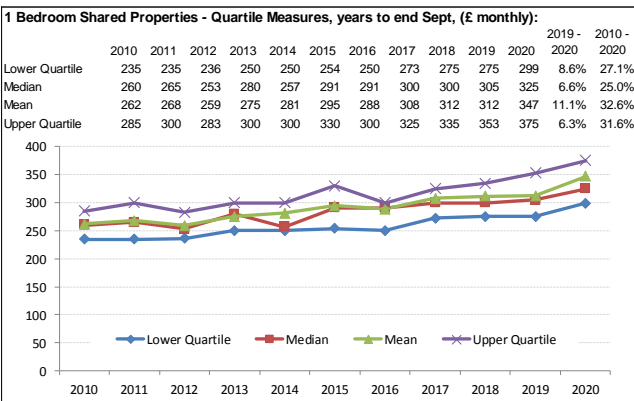
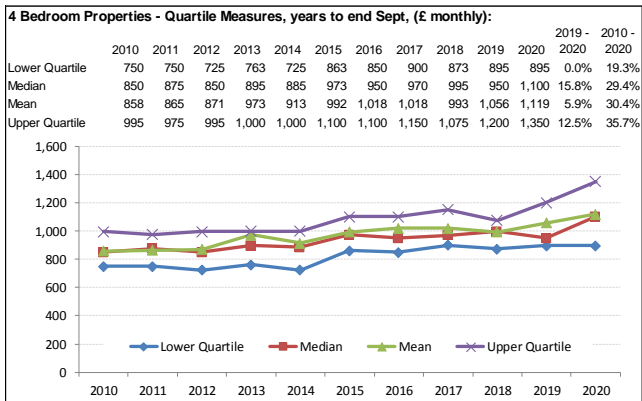
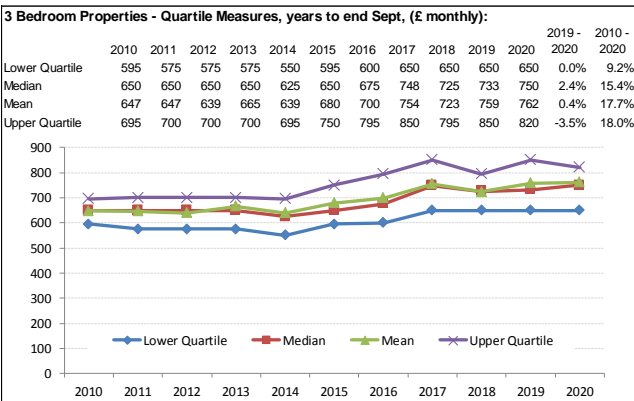
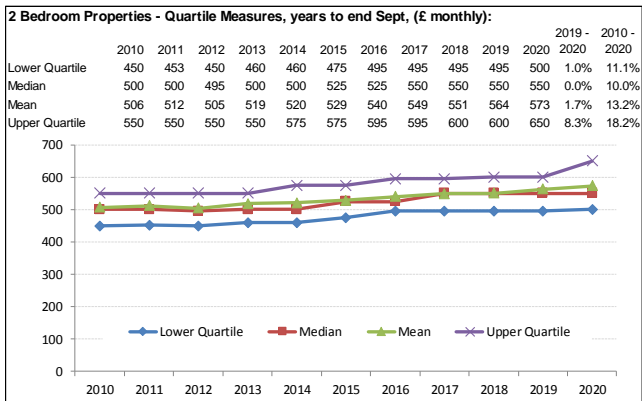
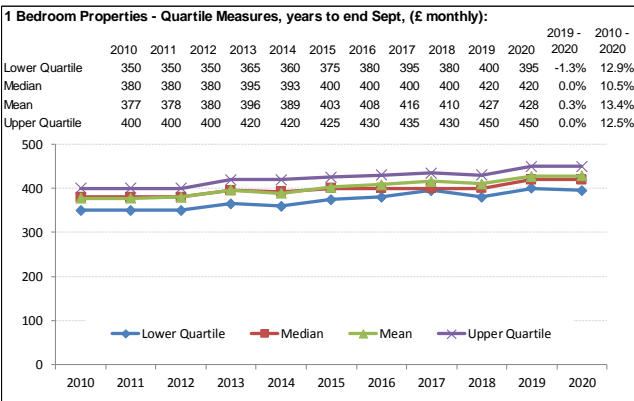
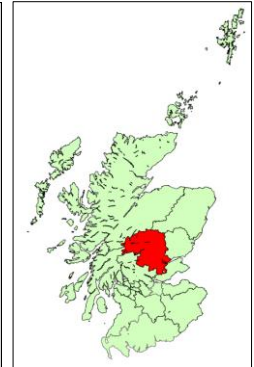
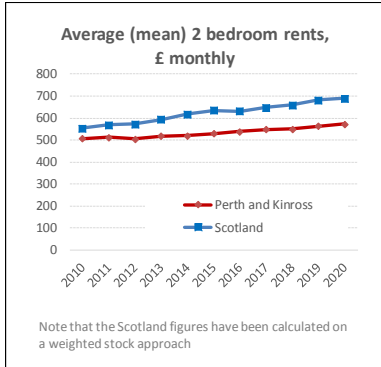
## Broad Rental Market Area Profile: Perth and Kinross

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.

Between 2019 and 2020, average (mean) rents in Perth and Kinross increased for all property sizes, with increases seen for 1 bedroom (0.3%), 2 bedroom (1.7%), 3 bedroom (0.4%), 4 bedroom (5.9%) properties, and 1 bedroom shared properties (11.1%), which compares to CPI inflation of 0.5% across this time period.. Between 2010 and 2020 there have been increases in the average rent for all property sizes, ranging from 13.2% for 2 bedroom properties to 32.6% for 1 bedroom shared properties. This compares to CPI inflation of 21.5% across this time period.

For 2 bedroom, 4 bedroom and 1 bedroom shared properties, between 2019 and 2020 there has been a greater increase in the top end (upper quartile) rents compared to the bottom end (lower quartile), which has caused an increase in the gap between the top and the bottom of the market.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2020 being £573 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – Renfrewshire / Inverclyde

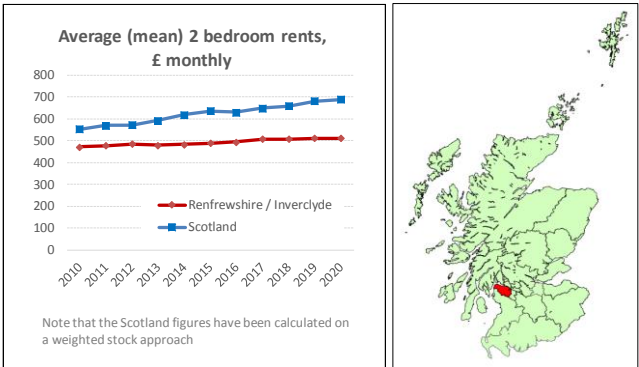
## Broad Rental Market Area Profile: Renfrewshire / Inverclyde

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.

Between 2019 and 2020, average (mean) rents have increased for 1 bedroom (2.5%) and 1 bedroom shared properties (7.5%), whilst rents have dropped slightly for 2 bedroom properties (-0.03%), and have fallen for 3 bedroom properties (-1.3%) and 4 bedroom properties (-9.7%). This compares to CPI inflation of 0.5% across this time period. Between 2010 and 2020 average rents increased for all property sizes. Increases have ranged from 7.2% for 1 bedroom properties to 31.2% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

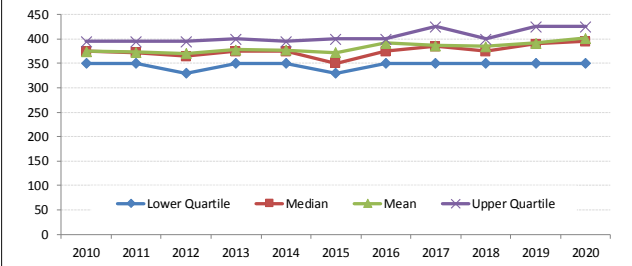
For 4 bedroom properties sizes, there was an increase in both the top end (upper quartile) rents and the bottom end (lower quartile) between 2018 and 2019, although these have both decreased back down in the latest year 2020.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2020 being £512 per month, compared to the Scotland average of £689.



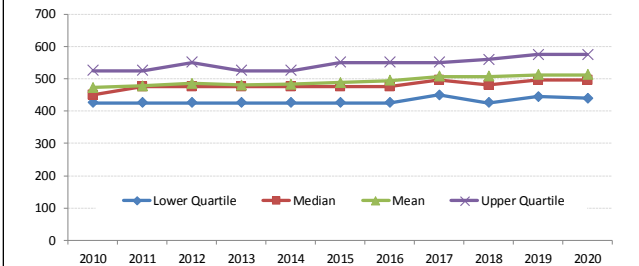
### 1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	350	350	330	350	350	330	350	350	350	350	350	0.0%	0.0%
Median	375	373	365	375	375	350	375	385	375	390	395	1.3%	5.3%
Mean	374	373	370	378	378	372	392	387	384	392	401	2.5%	7.2%
Upper Quartile	395	395	395	400	395	400	400	425	400	425	425	0.0%	7.6%



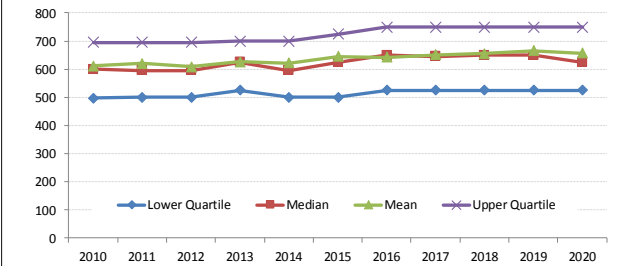
### 2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	425	425	425	425	425	425	425	450	425	445	440	-1.1%	3.5%
Median	450	475	475	475	475	475	475	495	480	495	495	0.0%	10.0%
Mean	473	478	485	480	483	488	494	508	508	513	512	0.0%	8.3%
Upper Quartile	525	525	550	525	525	550	550	550	560	575	575	0.0%	9.5%



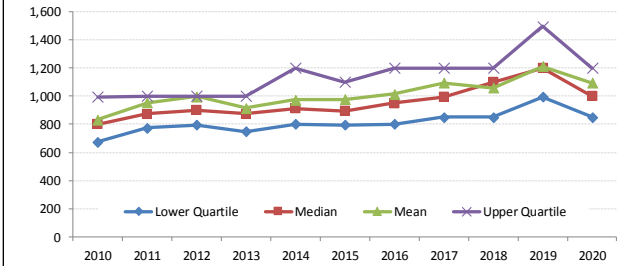
### 3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	498	500	500	525	500	500	525	525	525	525	525	0.0%	5.5%
Median	600	595	595	625	595	625	650	645	650	650	625	-3.8%	4.2%
Mean	612	620	609	626	622	646	643	652	656	666	658	-1.3%	7.6%
Upper Quartile	695	695	695	700	700	725	750	750	750	750	750	0.0%	7.9%



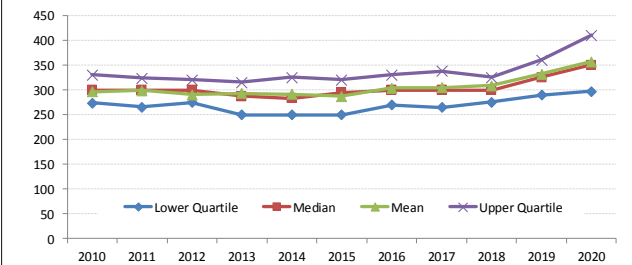
### 4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	675	775	795	750	800	795	800	850	850	995	850	-14.6%	25.9%
Median	800	875	900	875	913	895	950	995	1,100	1,200	1,000	-16.7%	25.0%
Mean	834	954	998	915	975	977	1,015	1,095	1,061	1,210	1,093	-9.7%	31.2%
Upper Quartile	995	1,000	1,000	1,000	1,200	1,100	1,200	1,200	1,200	1,495	1,200	-19.7%	20.6%



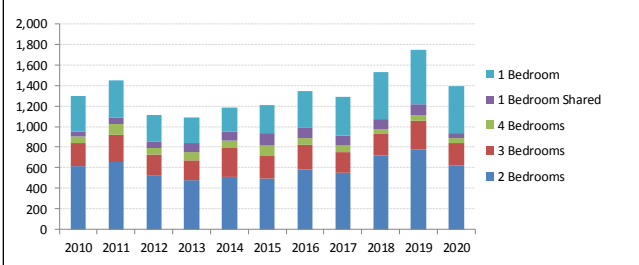
### 1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	274	266	275	250	250	250	270	265	276	290	298	2.6%	8.6%
Median	300	300	300	288	283	294	300	300	300	325	350	7.7%	16.7%
Mean	296	299	291	293	291	287	304	304	309	332	357	7.5%	20.3%
Upper Quartile	330	324	320	315	325	320	330	338	325	360	410	13.9%	24.2%



### Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	346	360	257	244	232	277	352	373	456	530	456
2 Bedrooms	613	653	528	478	513	493	583	551	720	774	624
3 Bedrooms	228	269	199	195	276	227	237	203	206	280	215
4 Bedrooms	62	100	66	81	74	95	71	59	52	61	45
1 Bedroom Shared	46	64	65	88	92	118	105	102	95	105	52





# Broad Rental Market Area Profile – Scottish Borders

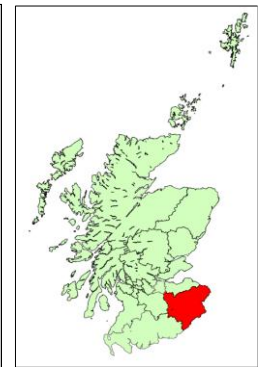
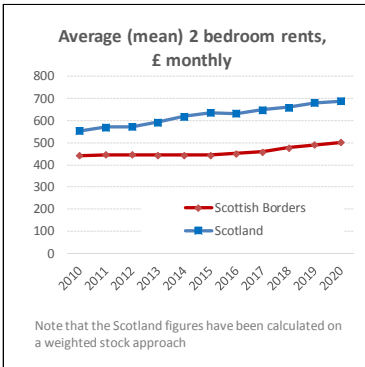
## Broad Rental Market Area Profile: Scottish Borders

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.

Between 2010 and 2020, average (mean) rent in the Scottish Borders have increased for all property sizes, with increases seen for 1 bedroom (1.9%), 2 bedroom (2.3%), 3 bedroom (2.4%), 4 bedroom (2.7%) and 1 bedroom shared (8.7%) properties, which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all property sizes between 2010 and 2020, with increases ranging from 9.0% for 1 bedroom properties to 47.6% for 4 bedroom shared properties, which compares to CPI inflation of 21.5% across this time period.

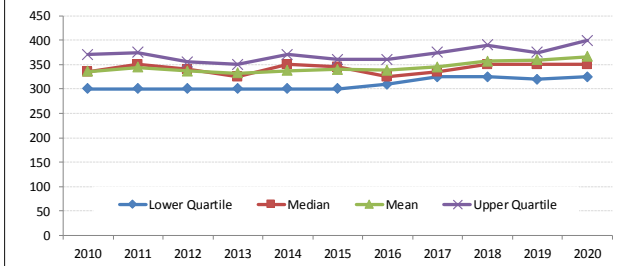
In the latest year, the gap between the top end rents (upper quartile) and the bottom end (lower quartile) has increased for 3 bedroom and 4 bedroom properties.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £502 per month, compared to the Scotland average of £689.



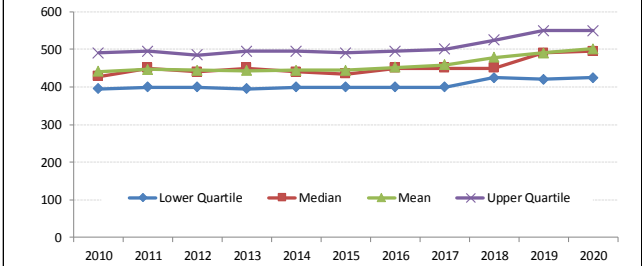
**1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	300	300	300	300	300	300	310	325	325	320	325	1.6%	8.3%
Median	335	350	340	325	350	345	325	335	350	350	350	0.0%	4.5%
Mean	336	345	337	332	337	340	338	345	357	360	366	1.9%	9.0%
Upper Quartile	370	375	355	350	370	360	360	375	390	375	399	6.4%	7.8%



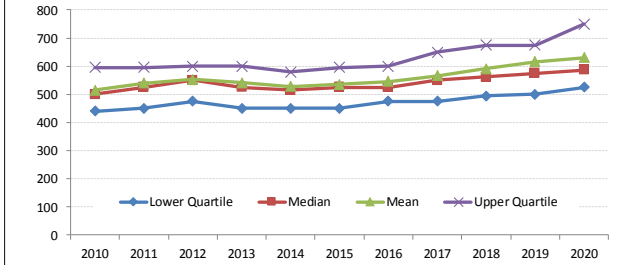
**2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	395	400	400	395	400	400	400	400	425	420	425	1.2%	7.6%
Median	428	450	440	450	440	435	450	450	450	490	495	1.0%	15.8%
Mean	442	446	445	444	444	444	452	459	478	490	502	2.3%	13.6%
Upper Quartile	490	495	485	495	495	490	495	500	525	550	550	0.0%	12.2%



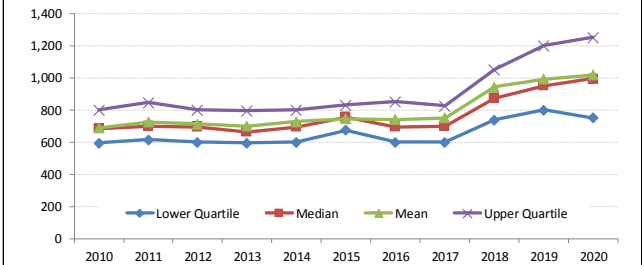
**3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	440	450	475	450	450	450	475	475	495	500	525	5.0%	19.3%
Median	500	525	550	525	515	525	525	550	563	575	588	2.2%	17.5%
Mean	515	539	553	542	528	535	546	566	591	616	630	2.4%	22.4%
Upper Quartile	595	595	600	600	580	595	600	650	675	675	750	11.1%	26.1%



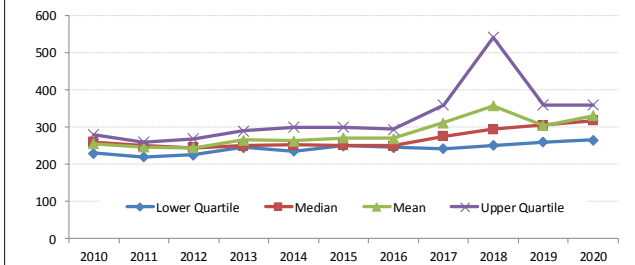
**4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	595	615	600	595	600	675	600	600	738	800	750	-6.3%	26.1%
Median	685	700	695	665	695	755	695	700	875	950	995	4.7%	45.3%
Mean	690	725	712	701	727	746	740	750	942	992	1,018	2.7%	47.6%
Upper Quartile	800	845	800	795	800	830	850	825	1,050	1,200	1,250	4.2%	56.3%



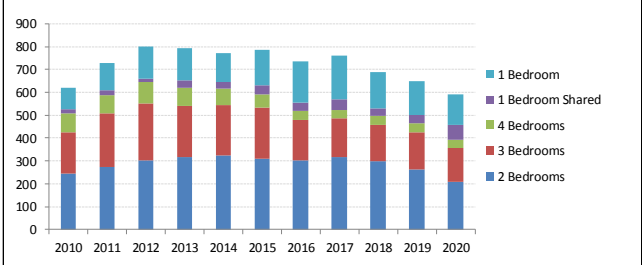
**1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 - 2019	2010 - 2020
Lower Quartile	230	220	225	245	235	250	245	243	251	260	265	1.9%	15.2%
Median	260	250	244	250	252	251	250	275	294	305	318	4.1%	22.1%
Mean	256	247	245	265	263	271	270	312	357	304	330	8.7%	29.2%
Upper Quartile	280	260	269	290	300	300	294	360	541	360	360	0.1%	28.6%



**Sample Sizes:**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	95	118	138	141	126	157	179	194	158	148	134
2 Bedrooms	244	272	301	317	325	309	303	318	298	262	210
3 Bedrooms	182	235	250	222	218	223	175	169	160	162	146
4 Bedrooms	82	81	94	81	73	60	41	37	40	40	35
1 Bedroom Shared	17	22	16	32	30	37	37	44	31	35	66



# Broad Rental Market Area Profile – South Lanarkshire

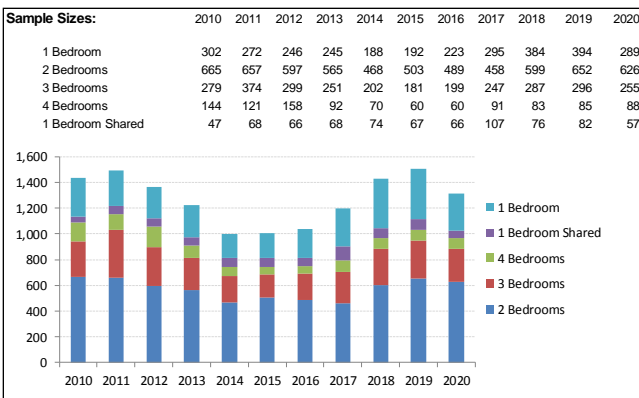
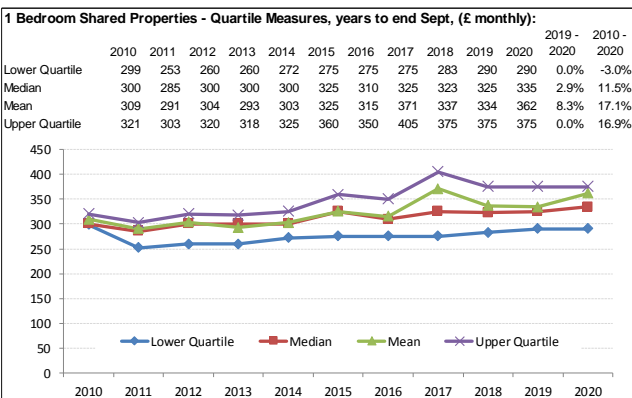
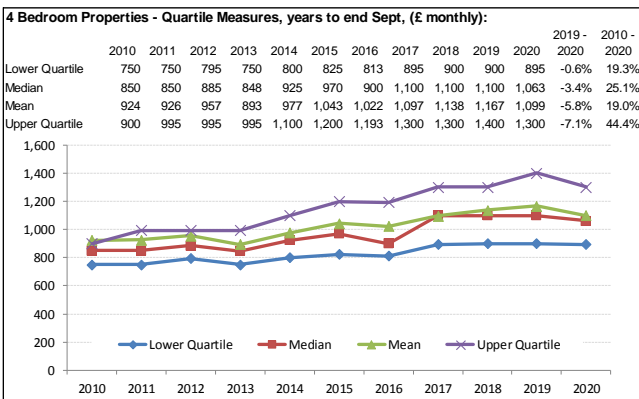
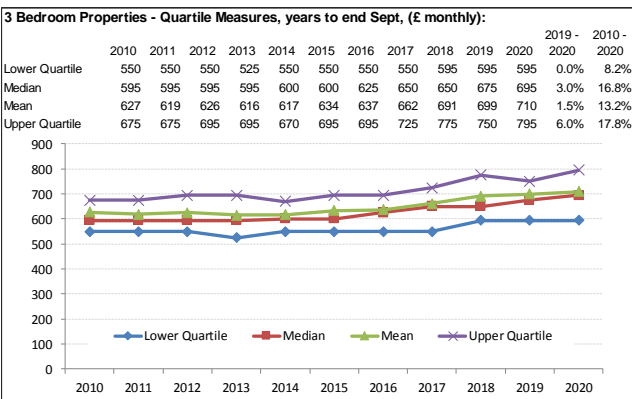
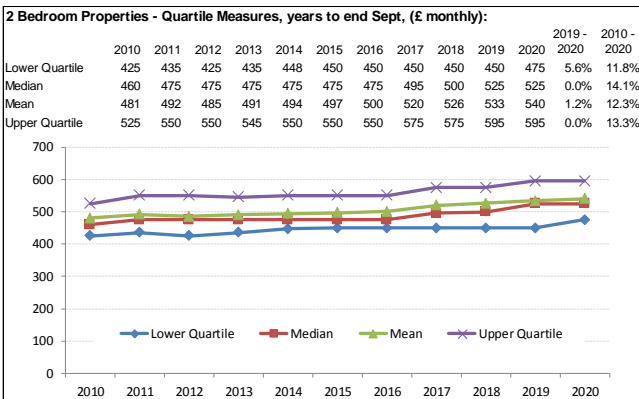
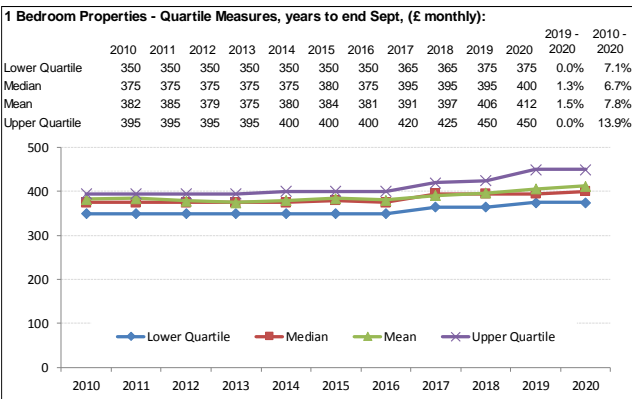
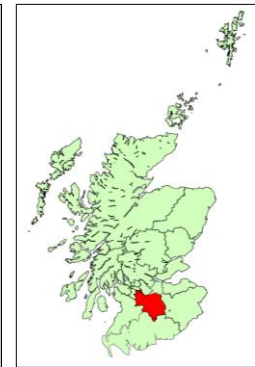
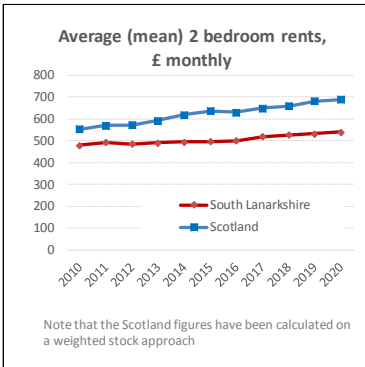
## Broad Rental Market Area Profile: South Lanarkshire

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) rents in South Lanarkshire have increased between 2019 and 2020 for 1 bedroom (1.5%), 2 bedroom (1.2%), 3 bedroom (1.5%), and 1 bedroom shared properties (8.3%), with 4 bedroom properties seeing a fall of 5.8%, which compares to CPI inflation of 0.5% across this time period. Average rents have increased between 2010 and 2020 for all property sizes, ranging from 7.8% for 1 bedroom properties to 19.0% for 4 bedroom properties. This compares to CPI inflation of 21.5% across this time period.

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.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, the gap has widened over the years, with the average rent in 2020 being £540 per month, compared to the Scotland average of £689.



# Broad Rental Market Area Profile – West Dunbartonshire

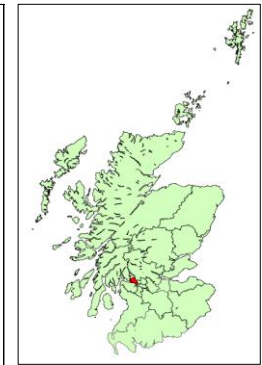
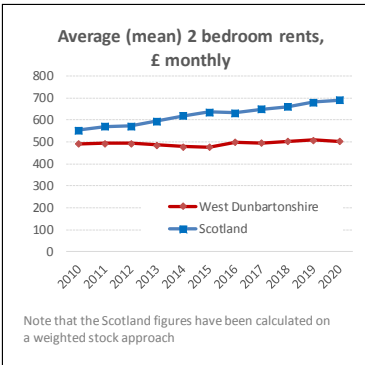
## Broad Rental Market Area Profile: West Dunbartonshire

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) rents between 2019 and 2020 have increased for 1 bedroom (0.3%), 3 bedroom (5.5%), and 1 bedroom shared properties (4.2%), but have fallen for 2 bedroom (-1.3%) and 4 bedroom (-23.8%) properties, which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all property sizes between 2010 and 2020, ranging from 1.9% for 1 bedroom properties up to 20.0% for 1 bedroom shared properties. This compares to CPI inflation of 21.5% across this time period. When interpreting these figures, it is important to note the very small sample sizes for 4 bedroom properties, especially in recent years.

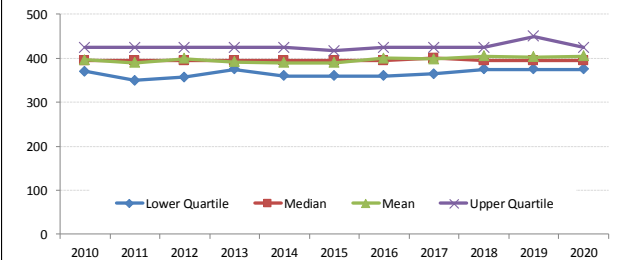
For 4 bedroom properties, since 2017 increases in the top end (upper quartile) greater than for those in the bottom end (lower quartile) have widened the gap between the top and bottom of the market, although this has narrowed slightly in the most recent year.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2020 being £502 per month, compared to the Scotland average of £689.



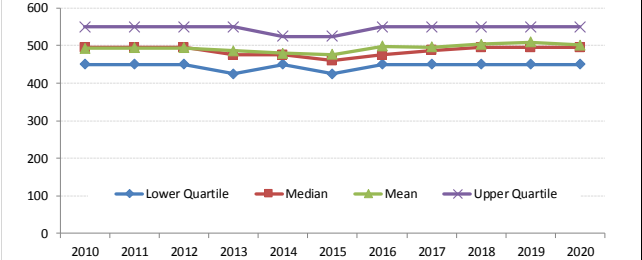
**1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	370	350	358	375	360	360	360	365	375	375	375	0.0%	1.4%
Median	395	395	395	395	395	395	395	400	395	395	395	0.0%	0.0%
Mean	397	390	399	392	390	390	400	399	405	403	404	0.3%	1.9%
Upper Quartile	425	425	425	425	425	418	425	425	425	450	425	-5.6%	0.0%



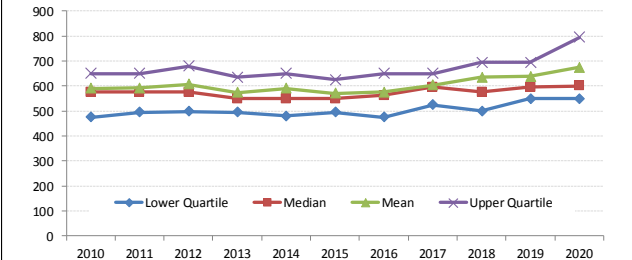
**2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	450	450	450	425	450	425	450	450	450	450	450	0.0%	0.0%
Median	495	495	495	475	475	460	475	488	495	495	495	0.0%	0.0%
Mean	492	494	494	486	479	476	498	496	503	509	502	-1.3%	2.0%
Upper Quartile	550	550	550	550	525	525	550	550	550	550	550	0.0%	0.0%



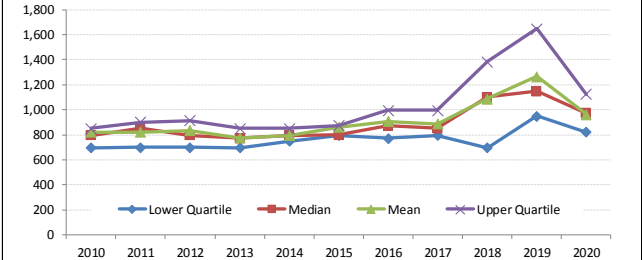
**3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	475	495	498	495	480	495	475	525	500	550	550	0.0%	15.8%
Median	575	575	575	560	550	550	563	595	575	595	600	0.8%	4.3%
Mean	591	592	607	574	591	571	575	604	634	639	674	5.5%	14.1%
Upper Quartile	650	650	680	635	650	625	650	650	695	695	795	14.4%	22.3%



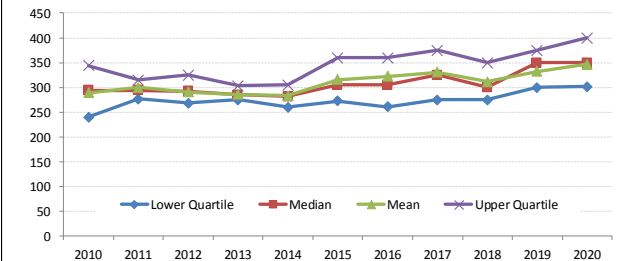
**4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	695	700	700	695	750	795	772	795	695	950	820	-13.7%	18.0%
Median	795	850	795	773	795	800	873	850	1,100	1,148	973	-15.3%	22.3%
Mean	821	821	834	774	796	862	907	886	1,089	1,266	965	-23.8%	17.5%
Upper Quartile	850	900	913	850	850	875	998	995	1,385	1,650	1,125	-31.8%	32.4%



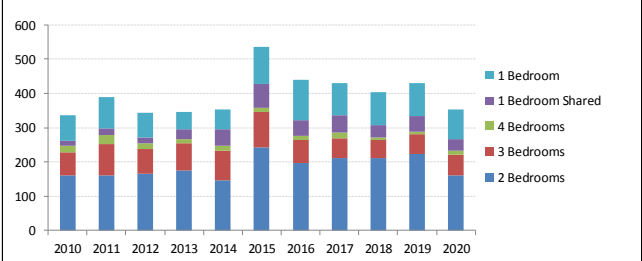
**1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 - 2020	2010 - 2020
Lower Quartile	240	277	268	275	260	273	261	275	275	300	302	0.7%	25.8%
Median	294	294	293	285	282	305	305	325	300	350	350	0.0%	19.0%
Mean	289	300	291	286	283	316	322	331	312	333	347	4.2%	20.0%
Upper Quartile	344	315	325	303	305	360	360	375	350	375	400	6.7%	16.3%



**Sample Sizes:**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1 Bedroom	74	90	72	50	56	108	118	95	95	97	85
2 Bedrooms	160	161	165	175	145	243	197	210	210	222	161
3 Bedrooms	67	92	73	79	87	103	68	60	55	60	59
4 Bedrooms	19	25	16	12	15	13	12	15	7	6	12
1 Bedroom Shared	15	20	18	30	49	69	45	51	36	45	35



# Broad Rental Market Area Profile – West Lothian

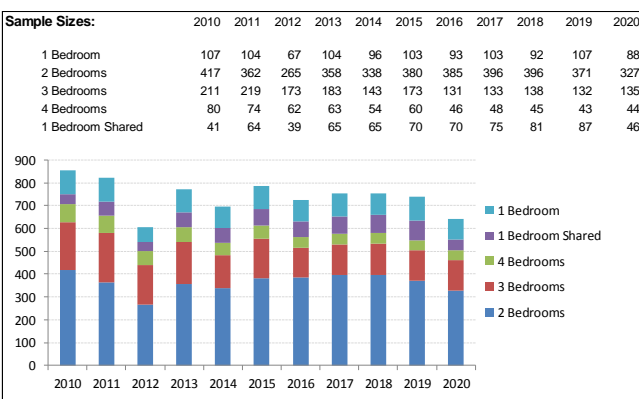
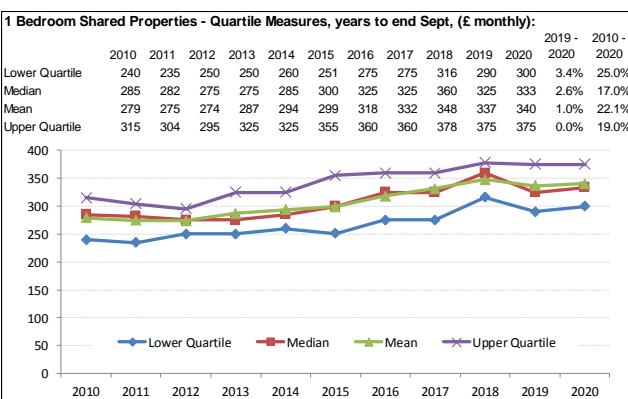
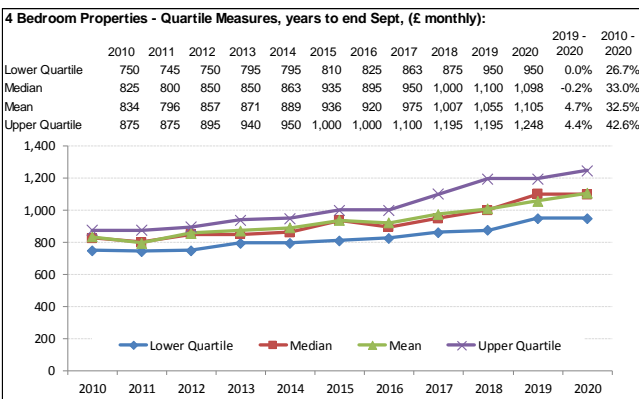
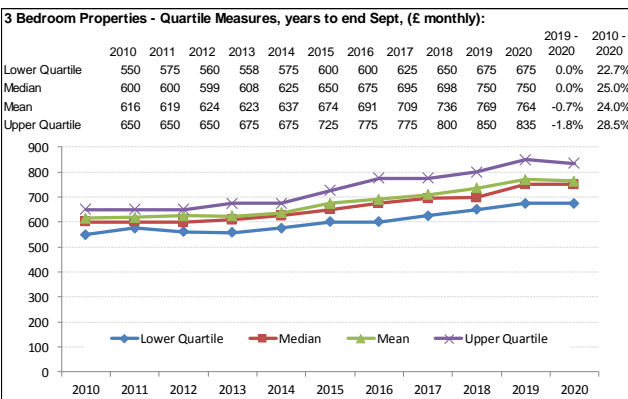
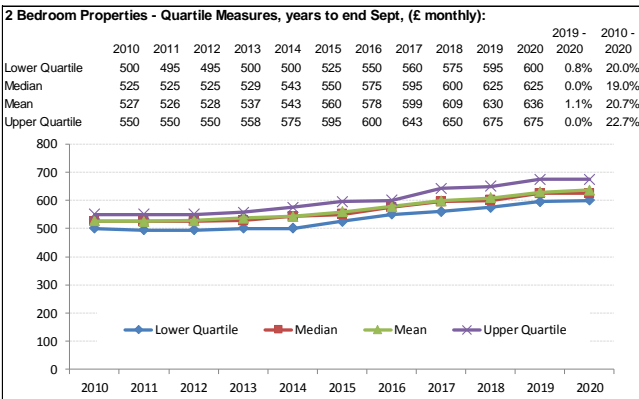
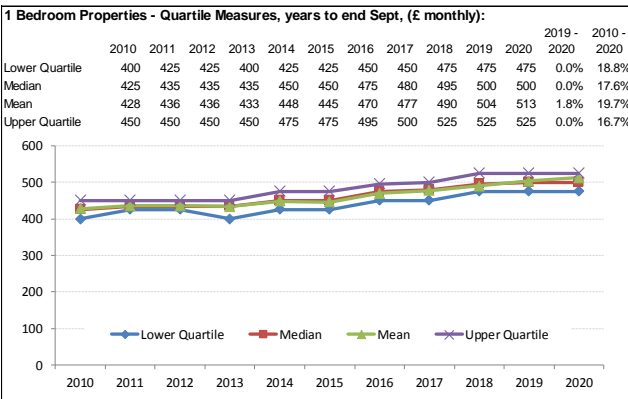
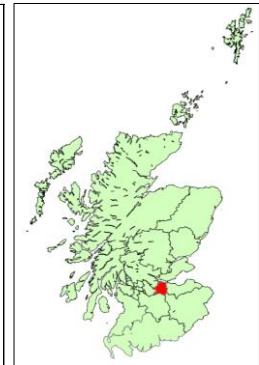
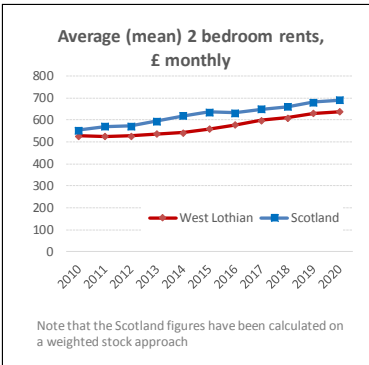
## Broad Rental Market Area Profile: West Lothian

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) rents in West Lothian between 2019 and 2020 have increased for 1 bedroom (1.8%), 2 bedroom (1.1%), 4 bedroom (4.7%) and 1 bedroom shared properties (1.0%), but have decreased for 3 bedroom properties (-0.7%), which compares to CPI inflation of 0.5% across this time period. Average rents have increased for all property sizes between 2010 and 2020, ranging from 19.7% for 1 bedroom properties up to 32.5% for 4 bedroom properties, which compares to CPI inflation of 21.5% across this time period.

For 3 and 4 bedroom properties, increases at the top end of the market (upper quartile) between 2010 and 2020 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.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2020 being £636 per month, compared to the Scotland



## 10. Reference Tables

**TABLE 7 - Private Rents (£ Monthly), by Broad Rental Market Area, 2010 (year to end Sept)**

<b>1 Bedroom Properties</b>						<b>2 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,411	n/a	n/a	442	n/a	10,615	n/a	n/a	554	n/a
Aberdeen and Shire	541	500	525	529	575	557	590	650	643	700
Argyll and Bute	80	350	395	382	425	142	450	495	503	550
Ayrshires	359	350	375	375	400	759	425	450	464	495
Dumfries and Galloway	58	325	360	359	390	180	400	430	435	475
Dundee and Angus	319	320	350	351	375	613	440	480	497	550
East Dunbartonshire	75	400	425	450	475	172	525	575	581	625
Fife	202	350	370	379	395	606	420	450	464	495
Forth Valley	260	350	375	387	418	660	435	483	492	550
Greater Glasgow	868	380	425	437	485	1,486	495	550	564	600
Highland and Islands	175	375	420	415	450	585	450	500	503	550
Lothian	1,221	465	500	520	550	1,909	580	650	665	715
North Lanarkshire	153	350	375	373	400	468	425	450	455	495
Perth and Kinross	176	350	380	377	400	379	450	500	506	550
Renfrewshire / Inverclyde	346	350	375	374	395	613	425	450	473	525
Scottish Borders	95	300	335	336	370	244	395	428	442	490
South Lanarkshire	302	350	375	382	395	665	425	460	481	525
West Dunbartonshire	74	370	395	397	425	160	450	495	492	550
West Lothian	107	400	425	428	450	417	500	525	527	550

<b>3 Bedroom Properties</b>						<b>4 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	4,778	n/a	n/a	674	n/a	2,049	n/a	n/a	939	n/a
Aberdeen and Shire	226	650	750	744	850	123	850	950	944	1,000
Argyll and Bute	69	500	575	638	750	32	750	850	924	1,175
Ayrshires	390	475	545	556	600	119	650	725	758	850
Dumfries and Galloway	145	440	485	500	550	65	500	600	620	700
Dundee and Angus	198	550	650	633	700	71	750	825	811	890
East Dunbartonshire	110	650	700	750	775	43	900	995	1,135	1,350
Fife	272	480	525	563	628	106	695	790	773	850
Forth Valley	301	525	600	643	700	130	750	800	857	900
Greater Glasgow	474	575	695	728	825	219	845	1,000	1,067	1,250
Highland and Islands	362	525	600	595	650	117	650	775	751	850
Lothian	923	750	895	918	1,005	473	1,100	1,280	1,291	1,400
North Lanarkshire	180	495	550	549	600	102	695	795	776	850
Perth and Kinross	161	595	650	647	695	62	750	850	858	995
Renfrewshire / Inverclyde	228	498	600	612	695	62	675	800	834	995
Scottish Borders	182	440	500	515	595	82	595	685	690	800
South Lanarkshire	279	550	595	627	675	144	750	850	924	900
West Dunbartonshire	67	475	575	591	650	19	695	795	821	850
West Lothian	211	550	600	616	650	80	750	825	834	875

<b>1 Bedroom Shared Properties</b>					
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	1,235	n/a	n/a	305	n/a
Aberdeen and Shire	134	286	335	328	360
Argyll and Bute	10	300	320	316	333
Ayrshires	38	280	300	302	324
Dumfries and Galloway	50	260	285	278	300
Dundee and Angus	94	225	250	263	300
East Dunbartonshire	22	274	300	300	324
Fife	49	238	256	271	282
Forth Valley	37	255	285	276	300
Greater Glasgow	190	284	300	313	345
Highland and Islands	101	255	285	287	310
Lothian	251	285	325	320	350
North Lanarkshire	44	260	300	297	320
Perth and Kinross	49	235	260	262	285
Renfrewshire / Inverclyde	46	274	300	296	330
Scottish Borders	17	230	260	256	280
South Lanarkshire	47	299	300	309	321
West Dunbartonshire	15	240	294	289	344
West Lothian	41	240	285	279	315

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings  
 Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 8 - Private Rents (£ Monthly), by Broad Rental Market Area, 2011 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,471	n/a	n/a	451	n/a	10,841	n/a	n/a	570	n/a
Aberdeen and Shire	691	500	550	540	575	870	600	695	671	750
Argyll and Bute	89	325	395	369	425	143	425	495	500	550
Ayrshires	354	350	375	378	400	737	425	450	469	500
Dumfries and Galloway	82	340	375	367	395	280	420	450	444	475
Dundee and Angus	458	325	350	360	385	818	450	500	521	585
East Dunbartonshire	84	413	450	457	475	137	500	550	572	650
Fife	186	350	375	383	400	503	425	470	477	520
Forth Valley	208	350	385	385	400	576	450	495	507	550
Greater Glasgow	747	395	450	451	495	1,374	495	550	588	650
Highland and Islands	244	375	420	420	450	783	460	500	514	550
Lothian	987	480	525	535	575	1,495	595	650	689	750
North Lanarkshire	185	350	375	379	425	548	425	450	463	495
Perth and Kinross	212	350	380	378	400	472	453	500	512	550
Renfrewshire / Inverclyde	360	350	373	373	395	653	425	475	478	525
Scottish Borders	118	300	350	345	375	272	400	450	446	495
South Lanarkshire	272	350	375	385	395	657	435	475	492	550
West Dunbartonshire	90	350	395	390	425	161	450	495	494	550
West Lothian	104	425	435	436	450	362	495	525	526	550

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,268	n/a	n/a	693	n/a	2,243	n/a	n/a	985	n/a
Aberdeen and Shire	364	650	750	753	875	174	850	995	1,018	1,200
Argyll and Bute	87	495	595	627	750	46	725	800	834	995
Ayrshires	417	495	550	570	625	136	650	750	789	875
Dumfries and Galloway	200	450	500	510	560	80	550	650	649	700
Dundee and Angus	224	575	650	651	750	107	780	850	894	1,000
East Dunbartonshire	115	650	730	772	800	51	950	1,100	1,204	1,400
Fife	282	495	560	589	650	120	750	800	824	895
Forth Valley	241	545	600	627	695	144	733	800	858	900
Greater Glasgow	476	575	695	753	863	233	875	1,100	1,170	1,300
Highland and Islands	467	550	625	620	695	170	650	750	745	825
Lothian	737	750	895	925	1,050	406	1,045	1,300	1,321	1,500
North Lanarkshire	251	475	550	546	595	97	695	750	769	850
Perth and Kinross	218	575	650	647	700	78	750	875	865	975
Renfrewshire / Inverclyde	269	500	595	620	695	100	775	875	954	1,000
Scottish Borders	235	450	525	539	595	81	615	700	725	845
South Lanarkshire	374	550	595	619	675	121	750	850	926	995
West Dunbartonshire	92	495	575	592	650	25	700	850	821	900
West Lothian	219	575	600	619	650	74	745	800	796	875

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	1,650	n/a	n/a	299	n/a
Aberdeen and Shire	192	285	325	323	355
Argyll and Bute	17	284	324	318	340
Ayrshires	67	274	298	301	324
Dumfries and Galloway	59	255	275	274	290
Dundee and Angus	138	235	260	263	290
East Dunbartonshire	31	257	305	304	335
Fife	69	224	250	254	275
Forth Valley	56	250	275	278	298
Greater Glasgow	302	270	300	295	325
Highland and Islands	133	258	285	289	320
Lothian	243	285	320	314	341
North Lanarkshire	51	280	300	307	349
Perth and Kinross	54	235	265	268	300
Renfrewshire / Inverclyde	64	266	300	299	324
Scottish Borders	22	220	250	247	260
South Lanarkshire	68	253	285	291	303
West Dunbartonshire	20	277	294	300	315
West Lothian	64	235	282	275	304

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings  
 Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 9 - Private Rents (£ Monthly), by Broad Rental Market Area, 2012 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,846	n/a	n/a	449	n/a	11,298	n/a	n/a	573	n/a
Aberdeen and Shire	690	520	550	555	600	1,062	650	700	701	775
Argyll and Bute	95	350	395	383	425	172	450	495	508	550
Ayrshires	284	330	350	365	395	607	425	450	459	495
Dumfries and Galloway	97	350	370	366	395	322	420	450	444	475
Dundee and Angus	483	330	360	361	380	918	440	490	503	560
East Dunbartonshire	70	400	425	441	475	114	525	595	609	680
Fife	227	350	375	387	400	711	430	470	481	510
Forth Valley	217	350	395	393	425	581	450	500	510	550
Greater Glasgow	998	375	430	444	495	1,570	495	550	573	625
Highland and Islands	257	375	425	424	450	785	450	500	516	550
Lothian	1,276	495	525	542	575	1,654	600	650	700	750
North Lanarkshire	162	350	375	382	400	430	425	450	464	500
Perth and Kinross	210	350	380	380	400	516	450	495	505	550
Renfrewshire / Inverclyde	257	330	365	370	395	528	425	475	485	550
Scottish Borders	138	300	340	337	355	301	400	440	445	485
South Lanarkshire	246	350	375	379	395	597	425	475	485	550
West Dunbartonshire	72	358	395	399	425	165	450	495	494	550
West Lothian	67	425	435	436	450	265	495	525	528	550

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,337	n/a	n/a	704	n/a	2,357	n/a	n/a	1,010	n/a
Aberdeen and Shire	486	700	825	827	950	239	900	1,100	1,105	1,300
Argyll and Bute	102	550	650	679	775	51	725	800	878	950
Ayrshires	328	495	550	576	650	108	650	750	816	900
Dumfries and Galloway	256	450	500	508	550	80	545	623	633	675
Dundee and Angus	283	550	650	643	725	121	750	850	850	950
East Dunbartonshire	79	695	750	810	895	37	900	1,195	1,138	1,300
Fife	407	500	575	592	650	185	750	825	860	895
Forth Valley	194	545	625	648	725	114	750	850	884	950
Greater Glasgow	474	575	695	734	800	227	800	950	1,049	1,250
Highland and Islands	491	550	620	623	695	184	650	750	755	850
Lothian	801	795	925	983	1,100	442	1,100	1,300	1,341	1,500
North Lanarkshire	229	495	550	571	650	96	725	795	793	850
Perth and Kinross	213	575	650	639	700	77	725	850	871	995
Renfrewshire / Inverclyde	199	500	595	609	695	66	795	900	998	1,000
Scottish Borders	250	475	550	553	600	94	600	695	712	800
South Lanarkshire	299	550	595	626	695	158	795	885	957	995
West Dunbartonshire	73	498	575	607	680	16	700	795	834	913
West Lothian	173	560	599	624	650	62	750	850	857	895

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	1,926	n/a	n/a	306	n/a
Aberdeen and Shire	232	300	340	338	375
Argyll and Bute	38	260	282	275	325
Ayrshires	97	273	300	302	325
Dumfries and Galloway	55	250	275	275	305
Dundee and Angus	143	238	265	270	300
East Dunbartonshire	26	285	328	338	368
Fife	109	251	285	292	325
Forth Valley	67	250	275	273	300
Greater Glasgow	372	275	303	312	350
Highland and Islands	143	250	275	279	300
Lothian	307	280	325	316	350
North Lanarkshire	64	256	302	297	329
Perth and Kinross	69	236	253	259	283
Renfrewshire / Inverclyde	65	275	300	291	320
Scottish Borders	16	225	244	245	269
South Lanarkshire	66	260	300	304	320
West Dunbartonshire	18	268	293	291	325
West Lothian	39	250	275	274	295

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings. Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services.

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 10 - Private Rents (£ Monthly), by Broad Rental Market Area, 2013 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,112	n/a	n/a	457	n/a	11,005	n/a	n/a	594	n/a
Aberdeen and Shire	534	550	600	600	650	967	700	800	819	900
Argyll and Bute	65	350	400	399	440	151	450	495	503	550
Ayrshires	201	325	360	369	400	592	425	450	470	500
Dumfries and Galloway	102	350	375	374	395	339	425	450	444	475
Dundee and Angus	437	330	350	362	385	790	450	500	515	575
East Dunbartonshire	52	420	450	466	495	123	500	575	587	650
Fife	253	350	375	381	400	738	425	475	485	525
Forth Valley	219	350	390	389	425	582	450	495	506	550
Greater Glasgow	945	395	450	456	500	1,623	495	550	594	650
Highland and Islands	179	395	430	431	475	566	475	525	527	575
Lothian	1,049	495	525	555	595	1,791	625	680	729	775
North Lanarkshire	127	350	375	383	425	431	425	450	463	495
Perth and Kinross	165	365	395	396	420	419	460	500	519	550
Renfrewshire / Inverclyde	244	350	375	378	400	478	425	475	480	525
Scottish Borders	141	300	325	332	350	317	395	450	444	495
South Lanarkshire	245	350	375	375	395	565	435	475	491	545
West Dunbartonshire	50	375	395	392	425	175	425	475	486	550
West Lothian	104	400	435	433	450	358	500	529	537	558

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	4,863	n/a	n/a	717	n/a	1,951	n/a	n/a	1,092	n/a
Aberdeen and Shire	448	775	950	1,019	1,200	324	1,100	1,400	1,484	1,800
Argyll and Bute	83	500	600	625	745	60	723	850	922	1,198
Ayrshires	347	495	550	575	650	136	678	795	834	900
Dumfries and Galloway	259	475	500	508	550	80	550	633	635	700
Dundee and Angus	245	550	625	644	750	93	750	850	883	950
East Dunbartonshire	95	650	750	798	850	48	950	1,100	1,246	1,500
Fife	381	500	575	600	675	138	750	850	884	925
Forth Valley	199	550	600	637	695	71	775	850	892	975
Greater Glasgow	503	575	675	753	850	138	895	1,000	1,190	1,400
Highland and Islands	355	550	600	620	695	128	650	750	749	850
Lothian	666	795	920	971	1,100	264	1,175	1,400	1,416	1,600
North Lanarkshire	199	475	550	541	600	66	750	800	827	895
Perth and Kinross	153	575	650	665	700	76	763	895	973	1,000
Renfrewshire / Inverclyde	195	525	625	626	700	81	750	875	915	1,000
Scottish Borders	222	450	525	542	600	81	595	665	701	795
South Lanarkshire	251	525	595	616	695	92	750	848	893	995
West Dunbartonshire	79	495	550	574	635	12	695	773	774	850
West Lothian	183	558	608	623	675	63	795	850	871	940

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	2,025	n/a	n/a	318	n/a
Aberdeen and Shire	142	316	350	366	400
Argyll and Bute	70	228	302	280	325
Ayrshires	120	260	287	301	325
Dumfries and Galloway	65	250	265	272	294
Dundee and Angus	108	250	273	268	300
East Dunbartonshire	38	282	310	323	377
Fife	152	274	303	313	337
Forth Valley	85	260	275	285	315
Greater Glasgow	379	290	320	323	350
Highland and Islands	126	250	285	318	312
Lothian	329	285	325	328	366
North Lanarkshire	59	253	275	275	300
Perth and Kinross	69	250	280	275	300
Renfrewshire / Inverclyde	88	250	288	293	315
Scottish Borders	32	245	250	265	290
South Lanarkshire	68	260	300	293	318
West Dunbartonshire	30	275	285	286	303
West Lothian	65	250	275	287	325

**Notes:**

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings  
 Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.



**TABLE 11 - Private Rents (£ Monthly), by Broad Rental Market Area, 2014 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,197	n/a	n/a	480	n/a	11,206	n/a	n/a	619	n/a
Aberdeen and Shire	561	625	650	664	725	1,025	795	875	898	1,000
Argyll and Bute	91	360	395	395	425	140	425	495	495	550
Ayrshires	206	325	360	365	395	604	425	450	461	498
Dumfries and Galloway	114	350	375	369	390	363	410	450	442	475
Dundee and Angus	405	335	365	369	400	856	450	500	518	575
East Dunbartonshire	58	425	450	472	525	150	525	575	604	695
Fife	180	350	395	405	425	626	450	490	510	550
Forth Valley	218	350	393	387	425	540	435	495	506	550
Greater Glasgow	1,116	395	450	476	535	1,840	500	575	626	695
Highland and Islands	236	400	445	440	475	741	475	525	532	580
Lothian	950	515	550	582	625	1,602	630	705	779	840
North Lanarkshire	164	350	375	375	395	468	425	450	464	498
Perth and Kinross	200	360	393	389	420	462	460	500	520	575
Renfrewshire / Inverclyde	232	350	375	378	395	513	425	475	483	525
Scottish Borders	126	300	350	337	370	325	400	440	444	495
South Lanarkshire	188	350	375	380	400	468	448	475	494	550
West Dunbartonshire	56	360	395	390	425	145	450	475	479	525
West Lothian	96	425	450	448	475	338	500	543	543	575

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,007	n/a	n/a	737	n/a	1,799	n/a	n/a	1,096	n/a
Aberdeen and Shire	422	850	1,100	1,089	1,300	293	1,200	1,550	1,565	1,850
Argyll and Bute	82	500	650	640	750	36	773	895	909	998
Ayrshires	346	495	550	569	625	115	675	750	840	1,000
Dumfries and Galloway	284	450	500	512	550	65	550	650	637	700
Dundee and Angus	303	550	650	668	750	107	800	950	961	1,140
East Dunbartonshire	114	695	795	799	890	40	923	1,200	1,280	1,525
Fife	415	525	590	609	675	168	750	850	871	948
Forth Valley	176	525	595	637	750	73	775	850	879	900
Greater Glasgow	512	568	695	796	900	130	895	1,200	1,211	1,500
Highland and Islands	436	550	600	625	700	123	675	750	762	850
Lothian	612	800	985	1,066	1,215	242	1,050	1,395	1,428	1,695
North Lanarkshire	200	495	550	551	598	55	695	795	792	850
Perth and Kinross	179	550	625	639	695	66	725	885	913	1,000
Renfrewshire / Inverclyde	276	500	595	622	700	74	800	913	975	1,200
Scottish Borders	218	450	515	528	580	73	600	695	727	800
South Lanarkshire	202	550	600	617	670	70	800	925	977	1,100
West Dunbartonshire	87	480	550	591	650	15	750	795	796	850
West Lothian	143	575	625	637	675	54	795	863	889	950

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	1,938	n/a	n/a	330	n/a
Aberdeen and Shire	148	345	400	402	450
Argyll and Bute	68	273	303	306	335
Ayrshires	107	260	277	290	315
Dumfries and Galloway	74	255	272	269	285
Dundee and Angus	104	250	275	274	300
East Dunbartonshire	28	285	315	322	342
Fife	146	275	304	312	350
Forth Valley	108	270	305	308	354
Greater Glasgow	273	293	325	346	400
Highland and Islands	134	253	290	291	318
Lothian	333	300	328	338	375
North Lanarkshire	51	260	300	296	325
Perth and Kinross	54	250	257	281	300
Renfrewshire / Inverclyde	92	250	283	291	325
Scottish Borders	30	235	252	263	300
South Lanarkshire	74	272	300	303	325
West Dunbartonshire	49	260	282	283	305
West Lothian	65	260	285	294	325

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings  
 Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 12 - Private Rents (£ Monthly), by Broad Rental Market Area, 2015 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,682	n/a	n/a	498	n/a	12,042	n/a	n/a	636	n/a
Aberdeen and Shire	596	625	675	667	700	1,009	795	875	874	950
Argyll and Bute	102	350	400	398	450	178	450	495	509	550
Ayrshires	286	325	350	363	395	681	420	450	461	500
Dumfries and Galloway	110	350	375	373	400	371	420	450	446	475
Dundee and Angus	406	350	375	381	400	860	450	518	531	600
East Dunbartonshire	111	425	450	461	495	177	525	575	611	675
Fife	279	350	395	395	425	812	440	475	498	550
Forth Valley	300	358	380	396	425	739	450	495	508	550
Greater Glasgow	1,097	420	480	501	575	1,856	525	625	668	750
Highland and Islands	258	400	450	450	495	734	495	550	545	600
Lothian	939	550	595	620	675	1,818	675	775	829	900
North Lanarkshire	160	350	375	384	400	437	425	450	475	525
Perth and Kinross	201	375	400	403	425	442	475	525	529	575
Renfrewshire / Inverclyde	277	330	350	372	400	493	425	475	488	550
Scottish Borders	157	300	345	340	360	309	400	435	444	490
South Lanarkshire	192	350	380	384	400	503	450	475	497	550
West Dunbartonshire	108	360	395	390	418	243	425	460	476	525
West Lothian	103	425	450	445	475	380	525	550	560	595

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,079	n/a	n/a	759	n/a	1,777	n/a	n/a	1,109	n/a
Aberdeen and Shire	428	900	1,100	1,072	1,250	281	1,250	1,450	1,493	1,700
Argyll and Bute	98	510	595	612	675	40	850	900	947	995
Ayrshires	380	490	525	568	643	106	695	850	872	995
Dumfries and Galloway	234	450	500	506	550	62	550	650	647	750
Dundee and Angus	283	560	690	684	795	105	825	950	968	1,140
East Dunbartonshire	98	695	798	820	900	46	950	1,200	1,264	1,500
Fife	455	500	575	602	680	167	750	850	884	950
Forth Valley	236	525	600	634	695	83	795	850	906	1,000
Greater Glasgow	545	595	750	834	975	127	850	1,100	1,189	1,500
Highland and Islands	347	550	650	652	750	129	695	795	814	900
Lothian	698	825	1,000	1,097	1,300	229	1,200	1,500	1,511	1,730
North Lanarkshire	237	479	550	565	650	62	750	850	895	950
Perth and Kinross	133	595	650	680	750	52	863	973	992	1,100
Renfrewshire / Inverclyde	227	500	625	646	725	95	795	895	977	1,100
Scottish Borders	223	450	525	535	595	60	675	755	746	830
South Lanarkshire	181	550	600	634	695	60	825	970	1,043	1,200
West Dunbartonshire	103	495	550	571	625	13	795	800	862	875
West Lothian	173	600	650	674	725	60	810	935	936	1,000

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	2,178	n/a	n/a	344	n/a
Aberdeen and Shire	138	375	408	433	500
Argyll and Bute	81	275	325	319	348
Ayrshires	139	275	300	304	333
Dumfries and Galloway	80	258	282	278	305
Dundee and Angus	95	250	290	289	320
East Dunbartonshire	32	280	320	312	325
Fife	209	275	316	321	355
Forth Valley	135	273	300	308	350
Greater Glasgow	255	285	335	353	400
Highland and Islands	201	270	300	315	335
Lothian	339	305	350	351	395
North Lanarkshire	64	261	300	310	339
Perth and Kinross	49	254	291	295	330
Renfrewshire / Inverclyde	118	250	294	287	320
Scottish Borders	37	250	251	271	300
South Lanarkshire	67	275	325	325	360
West Dunbartonshire	69	273	305	316	360
West Lothian	70	251	300	299	355

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 13 - Private Rents (£ Monthly), by Broad Rental Market Area, 2016 (year to end Sept)**

	<b>1 Bedroom Properties</b>					<b>2 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	6,299	n/a	n/a	503	n/a	12,578	n/a	n/a	632	n/a
Aberdeen and Shire	738	510	550	566	600	1,271	675	750	754	800
Argyll and Bute	124	351	400	412	450	173	460	500	525	575
Ayrshires	288	328	350	366	400	716	425	450	463	500
Dumfries and Galloway	109	369	380	384	400	341	420	450	447	475
Dundee and Angus	382	350	375	383	400	950	465	530	546	600
East Dunbartonshire	98	425	450	479	525	144	550	625	636	695
Fife	322	360	395	403	425	680	450	495	511	550
Forth Valley	350	355	395	408	450	709	450	510	530	595
Greater Glasgow	1,289	425	495	520	595	2,199	550	650	696	795
Highland and Islands	269	400	470	461	500	733	500	550	561	625
Lothian	944	575	625	653	700	1,776	700	800	831	925
North Lanarkshire	181	350	375	381	425	505	425	475	476	525
Perth and Kinross	240	380	400	408	430	424	495	525	540	595
Renfrewshire / Inverclyde	352	350	375	392	400	583	425	475	494	550
Scottish Borders	179	310	325	338	360	303	400	450	452	495
South Lanarkshire	223	350	375	381	400	489	450	475	500	550
West Dunbartonshire	118	360	395	400	425	197	450	475	498	550
West Lothian	93	450	475	470	495	385	550	575	578	600

	<b>3 Bedroom Properties</b>					<b>4 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	4,907	n/a	n/a	776	n/a	1,607	n/a	n/a	1,104	n/a
Aberdeen and Shire	412	800	900	930	1,050	275	1,000	1,200	1,291	1,500
Argyll and Bute	85	550	650	666	750	44	795	900	989	1,200
Ayrshires	341	495	550	579	650	101	695	800	908	975
Dumfries and Galloway	206	450	500	514	550	62	550	650	646	750
Dundee and Angus	335	600	700	702	795	85	800	995	973	1,200
East Dunbartonshire	105	695	795	859	985	40	963	1,100	1,277	1,500
Fife	434	520	575	617	695	151	775	875	901	975
Forth Valley	286	545	650	678	750	100	800	950	1,052	1,200
Greater Glasgow	566	600	800	915	1,170	123	925	1,250	1,299	1,600
Highland and Islands	361	575	650	672	765	108	695	813	822	950
Lothian	613	860	1,100	1,112	1,300	194	1,225	1,500	1,512	1,800
North Lanarkshire	215	495	550	564	600	47	695	795	823	925
Perth and Kinross	138	600	675	700	795	47	850	950	1,018	1,100
Renfrewshire / Inverclyde	237	525	650	643	750	71	800	950	1,015	1,200
Scottish Borders	175	475	525	546	600	41	600	695	740	850
South Lanarkshire	199	550	625	637	695	60	813	900	1,022	1,193
West Dunbartonshire	68	475	563	575	650	12	772	873	907	998
West Lothian	131	600	675	691	775	46	825	895	920	1,000

	<b>1 Bedroom Shared Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	1,931	n/a	n/a	356	n/a
Aberdeen and Shire	104	350	400	404	450
Argyll and Bute	46	275	316	302	325
Ayrshires	115	275	326	335	360
Dumfries and Galloway	82	260	283	285	305
Dundee and Angus	93	250	300	296	320
East Dunbartonshire	22	275	325	325	375
Fife	162	290	352	368	410
Forth Valley	105	294	333	351	375
Greater Glasgow	189	308	350	372	425
Highland and Islands	178	276	306	320	350
Lothian	379	325	375	368	425
North Lanarkshire	69	261	325	320	360
Perth and Kinross	64	250	291	288	300
Renfrewshire / Inverclyde	105	270	300	304	330
Scottish Borders	37	245	250	270	294
South Lanarkshire	66	275	310	315	350
West Dunbartonshire	45	261	305	322	360
West Lothian	70	275	325	318	360

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings. Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services.

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 14 - Private Rents (£ Monthly), by Broad Rental Market Area, 2017 (year to end Sept)**

	1 Bedroom Properties					2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	6,868	n/a	n/a	515	n/a	12,817	n/a	n/a	649	n/a
Aberdeen and Shire	756	450	500	501	550	1,448	600	650	682	750
Argyll and Bute	107	375	400	417	450	180	450	500	516	550
Ayrshires	351	350	365	370	400	786	425	450	467	500
Dumfries and Galloway	110	350	390	383	400	330	425	450	453	475
Dundee and Angus	369	350	385	394	425	728	475	540	555	623
East Dunbartonshire	71	425	450	488	550	169	550	600	653	750
Fife	325	365	400	411	450	611	450	500	533	575
Forth Valley	321	350	395	415	450	491	475	550	563	625
Greater Glasgow	1,343	450	525	549	625	2,443	575	695	745	850
Highland and Islands	243	400	475	470	520	738	500	550	575	650
Lothian	1,338	625	675	704	750	2,025	750	850	888	975
North Lanarkshire	233	350	395	390	425	513	425	475	480	525
Perth and Kinross	241	395	400	416	435	422	495	550	549	595
Renfrewshire / Inverclyde	373	350	385	387	425	551	450	495	508	550
Scottish Borders	194	325	335	345	375	318	400	450	459	500
South Lanarkshire	295	365	395	391	420	458	450	495	520	575
West Dunbartonshire	95	365	400	399	425	210	450	488	496	550
West Lothian	103	450	480	477	500	396	560	595	599	643

	3 Bedroom Properties					4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	4,942	n/a	n/a	788	n/a	1,561	n/a	n/a	1,138	n/a
Aberdeen and Shire	446	750	850	866	950	213	950	1,100	1,169	1,300
Argyll and Bute	76	525	598	652	750	19	700	925	980	1,250
Ayrshires	317	495	550	590	640	97	700	895	907	1,050
Dumfries and Galloway	190	460	500	526	575	54	550	650	702	750
Dundee and Angus	275	590	700	717	800	115	850	1,000	1,047	1,240
East Dunbartonshire	106	775	893	924	1,000	42	1,200	1,500	1,552	1,650
Fife	348	550	613	657	750	125	790	895	917	995
Forth Valley	244	595	695	752	850	75	875	995	1,095	1,295
Greater Glasgow	745	650	850	965	1,200	196	1,150	1,500	1,524	1,800
Highland and Islands	370	595	695	692	795	100	693	825	828	913
Lothian	642	895	1,100	1,144	1,350	177	1,275	1,600	1,592	1,850
North Lanarkshire	253	475	550	555	600	60	663	850	889	1,000
Perth and Kinross	118	650	748	754	850	38	900	970	1,018	1,150
Renfrewshire / Inverclyde	203	525	645	652	750	59	850	995	1,095	1,200
Scottish Borders	169	475	550	566	650	37	600	700	750	825
South Lanarkshire	247	550	650	662	725	91	895	1,100	1,097	1,300
West Dunbartonshire	60	525	595	604	650	15	795	850	886	995
West Lothian	133	625	695	709	775	48	863	950	975	1,100

	1 Bedroom Shared Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	2,381	n/a	n/a	363	n/a
Aberdeen and Shire	98	320	350	358	400
Argyll and Bute	45	255	294	301	345
Ayrshires	146	275	338	338	360
Dumfries and Galloway	98	255	288	292	335
Dundee and Angus	200	260	290	309	340
East Dunbartonshire	30	325	375	385	425
Fife	162	275	348	348	380
Forth Valley	137	300	340	357	385
Greater Glasgow	346	325	375	386	435
Highland and Islands	157	280	300	327	375
Lothian	397	325	385	390	446
North Lanarkshire	104	275	334	347	367
Perth and Kinross	82	273	300	308	325
Renfrewshire / Inverclyde	102	265	300	304	338
Scottish Borders	44	243	275	312	360
South Lanarkshire	107	275	325	371	405
West Dunbartonshire	51	275	325	331	375
West Lothian	75	275	325	332	360

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 15 - Private Rents (£ Monthly), by Broad Rental Market Area, 2018 (year to end Sep)**

1 Bedroom Properties						2 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	7,574	n/a	n/a	520	n/a	13,973	n/a	n/a	659	n/a
Aberdeen and Shire	837	425	470	473	500	1,600	550	650	654	700
Argyll and Bute	123	375	425	424	460	199	475	525	536	595
Ayrshires	348	349	360	370	400	795	425	460	475	525
Dumfries and Galloway	146	360	395	389	415	312	425	458	461	495
Dundee and Angus	398	350	385	390	425	779	475	550	562	630
East Dunbartonshire	73	450	525	521	575	165	575	675	684	750
Fife	352	370	400	413	450	776	450	503	548	575
Forth Valley	307	375	400	428	475	627	495	575	589	650
Greater Glasgow	1,606	475	550	572	650	2,673	595	695	740	850
Highland and Islands	253	400	480	471	525	683	510	575	583	650
Lothian	1,436	650	695	728	775	2,155	795	895	946	1,045
North Lanarkshire	255	350	395	394	425	519	445	475	487	530
Perth and Kinross	255	380	400	410	430	467	495	550	551	600
Renfrewshire / Inverclyde	456	350	375	384	400	720	425	480	508	560
Scottish Borders	158	325	350	357	390	298	425	450	478	525
South Lanarkshire	384	365	395	397	425	599	450	500	526	575
West Dunbartonshire	95	375	395	405	425	210	450	495	503	550
West Lothian	92	475	495	490	525	396	575	600	609	650
3 Bedroom Properties						4 Bedroom Properties				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,277	n/a	n/a	827	n/a	1,694	n/a	n/a	1,237	n/a
Aberdeen and Shire	473	750	850	885	995	263	1,000	1,200	1,249	1,400
Argyll and Bute	82	550	650	706	850	26	750	898	945	1,150
Ayrshires	327	495	575	608	650	101	695	850	903	1,100
Dumfries and Galloway	167	480	525	546	600	31	500	675	688	800
Dundee and Angus	304	600	750	746	860	95	900	1,100	1,085	1,255
East Dunbartonshire	106	795	895	936	1,050	30	1,150	1,300	1,344	1,500
Fife	396	545	600	659	725	112	795	925	979	1,100
Forth Valley	240	610	750	783	900	78	895	1,000	1,148	1,500
Greater Glasgow	780	673	900	1,000	1,250	210	1,200	1,525	1,527	1,850
Highland and Islands	338	625	695	710	795	94	700	875	882	995
Lothian	866	1,100	1,350	1,345	1,575	325	1,625	1,950	1,894	2,200
North Lanarkshire	241	500	575	593	650	66	725	895	926	1,050
Perth and Kinross	111	650	725	723	795	36	873	995	993	1,075
Renfrewshire / Inverclyde	206	525	650	656	750	52	850	1,100	1,061	1,200
Scottish Borders	160	495	563	591	675	40	738	875	942	1,050
South Lanarkshire	287	595	650	691	775	83	900	1,100	1,138	1,300
West Dunbartonshire	55	500	575	634	695	7	695	1,100	1,089	1,385
West Lothian	138	650	698	736	800	45	875	1,000	1,007	1,195
1 Bedroom Shared Properties										
	Number of records	Lower Quartile	Median	Mean	Upper Quartile					
Scotland*	2,378	n/a	n/a	376	n/a					
Aberdeen and Shire	140	300	350	354	400					
Argyll and Bute	32	275	305	320	368					
Ayrshires	125	315	360	359	403					
Dumfries and Galloway	108	265	291	295	325					
Dundee and Angus	163	280	315	332	365					
East Dunbartonshire	28	290	338	347	400					
Fife	160	300	360	372	425					
Forth Valley	100	325	360	371	420					
Greater Glasgow	414	325	375	386	438					
Highland and Islands	229	305	338	371	403					
Lothian	422	360	425	425	485					
North Lanarkshire	71	280	325	331	360					
Perth and Kinross	67	275	300	312	335					
Renfrewshire / Inverclyde	95	276	300	309	325					
Scottish Borders	31	251	294	357	541					
South Lanarkshire	76	283	323	337	375					
West Dunbartonshire	36	275	300	312	350					
West Lothian	81	316	360	348	378					

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 16 - Private Rents (£ Monthly), by Broad Rental Market Area, 2019 (year to end Sep)**

<b>1 Bedroom Properties</b>						<b>2 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	7,897	n/a	n/a	532	n/a	14,535	n/a	n/a	681	n/a
Aberdeen and Shire	881	425	450	470	500	1,675	550	640	652	700
Argyll and Bute	142	368	425	417	460	213	495	550	557	600
Ayrshires	456	325	375	370	400	870	425	450	471	525
Dumfries and Galloway	121	369	395	404	420	287	435	465	476	500
Dundee and Angus	429	350	395	402	445	857	480	575	582	650
East Dunbartonshire	72	450	500	526	595	178	575	650	677	750
Fife	322	360	400	422	450	850	460	518	567	595
Forth Valley	237	375	420	438	480	623	495	575	596	675
Greater Glasgow	1,638	475	575	585	675	2,755	610	750	780	895
Highland and Islands	252	425	495	478	525	720	525	600	601	675
Lothian	1,518	675	725	752	795	2,215	800	900	972	1,095
North Lanarkshire	305	350	395	391	425	572	450	475	488	533
Perth and Kinross	247	400	420	427	450	439	495	550	564	600
Renfrewshire / Inverclyde	530	350	390	392	425	774	445	495	513	575
Scottish Borders	148	320	350	360	375	262	420	490	490	550
South Lanarkshire	394	375	395	406	450	652	450	525	533	595
West Dunbartonshire	97	375	395	403	450	222	450	495	509	550
West Lothian	107	475	500	504	525	371	595	625	630	675
<b>3 Bedroom Properties</b>						<b>4 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	5,476	n/a	n/a	826	n/a	1,729	n/a	n/a	1,316	n/a
Aberdeen and Shire	545	725	850	889	995	263	1,000	1,200	1,306	1,500
Argyll and Bute	96	538	600	654	773	16	825	1,023	967	1,100
Ayrshires	434	500	550	583	630	110	650	825	848	950
Dumfries and Galloway	140	495	525	551	600	45	625	750	737	800
Dundee and Angus	315	625	775	795	950	89	1,000	1,200	1,177	1,375
East Dunbartonshire	99	750	895	946	1,025	36	1,273	1,498	1,553	1,725
Fife	376	550	663	714	775	117	800	950	1,092	1,165
Forth Valley	216	625	750	801	900	75	925	1,100	1,207	1,480
Greater Glasgow	775	695	950	1,029	1,300	219	1,350	1,600	1,617	1,899
Highland and Islands	326	600	700	726	825	90	750	885	915	1,000
Lothian	851	1,000	1,300	1,329	1,550	327	1,600	1,980	1,905	2,220
North Lanarkshire	267	495	550	569	650	71	750	875	890	995
Perth and Kinross	106	650	733	759	850	36	895	950	1,056	1,200
Renfrewshire / Inverclyde	280	525	650	666	750	61	995	1,200	1,210	1,495
Scottish Borders	162	500	575	616	675	40	800	950	992	1,200
South Lanarkshire	296	595	675	699	750	85	900	1,100	1,167	1,400
West Dunbartonshire	60	550	595	639	695	6	950	1,148	1,266	1,650
West Lothian	132	675	750	769	850	43	950	1,100	1,055	1,195
<b>1 Bedroom Shared Properties</b>										
	Number of records	Lower Quartile	Median	Mean	Upper Quartile					
Scotland*	2,581	n/a	n/a	390	n/a					
Aberdeen and Shire	254	320	360	359	400					
Argyll and Bute	46	305	351	374	375					
Ayrshires	124	325	360	369	418					
Dumfries and Galloway	115	255	280	283	310					
Dundee and Angus	181	300	330	344	385					
East Dunbartonshire	43	300	326	352	390					
Fife	151	290	335	351	375					
Forth Valley	83	315	340	345	380					
Greater Glasgow	414	347	400	403	450					
Highland and Islands	217	325	350	371	400					
Lothian	453	400	450	460	520					
North Lanarkshire	75	275	310	303	350					
Perth and Kinross	70	275	305	312	353					
Renfrewshire / Inverclyde	105	290	325	332	360					
Scottish Borders	35	260	305	304	360					
South Lanarkshire	82	290	325	334	375					
West Dunbartonshire	45	300	350	333	375					
West Lothian	87	290	325	337	375					

**Notes:**

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

**TABLE 17 - Private Rents (£ Monthly), by Broad Rental Market Area, 2020 (year to end Sep)**

	<b>1 Bedroom Properties</b>					<b>2 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	6,548	n/a	n/a	542	n/a	13,947	n/a	n/a	689	n/a
Aberdeen and Shire	980	400	450	457	495	1,712	550	625	649	700
Argyll and Bute	113	365	425	440	490	164	500	550	577	625
Ayrshires	367	350	375	376	400	667	425	450	469	500
Dumfries and Galloway	122	368	390	395	400	244	435	475	476	500
Dundee and Angus	424	360	400	405	450	805	480	550	581	660
East Dunbartonshire	75	450	550	538	600	135	575	695	704	800
Fife	261	375	420	441	450	773	460	525	586	615
Forth Valley	200	380	415	439	478	660	495	595	614	700
Greater Glasgow	1,117	485	595	605	700	2,560	625	750	794	895
Highland and Islands	227	435	500	493	540	688	525	600	607	675
Lothian	1,127	675	745	760	815	2,651	795	900	969	1,099
North Lanarkshire	232	350	395	396	425	531	450	485	503	550
Perth and Kinross	251	395	420	428	450	409	500	550	573	650
Renfrewshire / Inverclyde	456	350	395	401	425	624	440	495	512	575
Scottish Borders	134	325	350	366	399	210	425	495	502	550
South Lanarkshire	289	375	400	412	450	626	475	525	540	595
West Dunbartonshire	85	375	395	404	425	161	450	495	502	550
West Lothian	88	475	500	513	525	327	600	625	636	675

	<b>3 Bedroom Properties</b>					<b>4 Bedroom Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	4,879	n/a	n/a	844	n/a	1,705	n/a	n/a	1,342	n/a
Aberdeen and Shire	542	725	850	886	995	245	985	1,200	1,231	1,400
Argyll and Bute	70	575	695	741	875	20	900	1,125	1,125	1,225
Ayrshires	438	500	550	597	650	99	625	850	906	1,000
Dumfries and Galloway	145	490	525	547	600	38	650	713	741	800
Dundee and Angus	229	620	750	783	930	105	1,000	1,240	1,208	1,400
East Dunbartonshire	63	800	895	976	1,050	38	1,150	1,450	1,506	1,700
Fife	307	550	650	718	775	87	755	1,000	1,142	1,250
Forth Valley	188	650	795	893	1,170	56	950	1,325	1,343	1,735
Greater Glasgow	609	700	950	1,028	1,250	188	1,350	1,680	1,667	2,000
Highland and Islands	311	625	725	727	825	68	750	888	929	1,048
Lothian	758	1,000	1,300	1,344	1,595	437	1,600	2,000	1,966	2,295
North Lanarkshire	280	495	575	585	650	57	750	900	933	1,050
Perth and Kinross	129	650	750	762	820	43	895	1,100	1,119	1,350
Renfrewshire / Inverclyde	215	525	625	658	750	45	850	1,000	1,093	1,200
Scottish Borders	146	525	588	630	750	35	750	995	1,018	1,250
South Lanarkshire	255	595	695	710	795	88	895	1,063	1,099	1,300
West Dunbartonshire	59	550	600	674	795	12	820	973	965	1,125
West Lothian	135	675	750	764	835	44	950	1,098	1,105	1,248

	<b>1 Bedroom Shared Properties</b>				
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	2,081	n/a	n/a	400	n/a
Aberdeen and Shire	248	305	350	360	425
Argyll and Bute	31	295	325	336	365
Ayrshires	79	273	360	358	421
Dumfries and Galloway	108	275	311	307	330
Dundee and Angus	199	275	325	331	375
East Dunbartonshire	25	300	341	356	400
Fife	116	325	360	388	456
Forth Valley	48	337	360	373	421
Greater Glasgow	274	330	410	410	475
Highland and Islands	212	325	365	381	425
Lothian	363	398	450	460	525
North Lanarkshire	61	275	320	320	360
Perth and Kinross	61	299	325	347	375
Renfrewshire / Inverclyde	52	298	350	357	410
Scottish Borders	66	265	318	330	360
South Lanarkshire	57	290	335	362	375
West Dunbartonshire	35	302	350	347	400
West Lothian	46	300	333	340	375

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services

\* Note that the Scotland figures presented in this table include Mean figures calculated on a new weighted stock approach (see Section 8 and Annex D for further details of this methodology). Previously published unweighted Quartile and Median figures are no longer included.

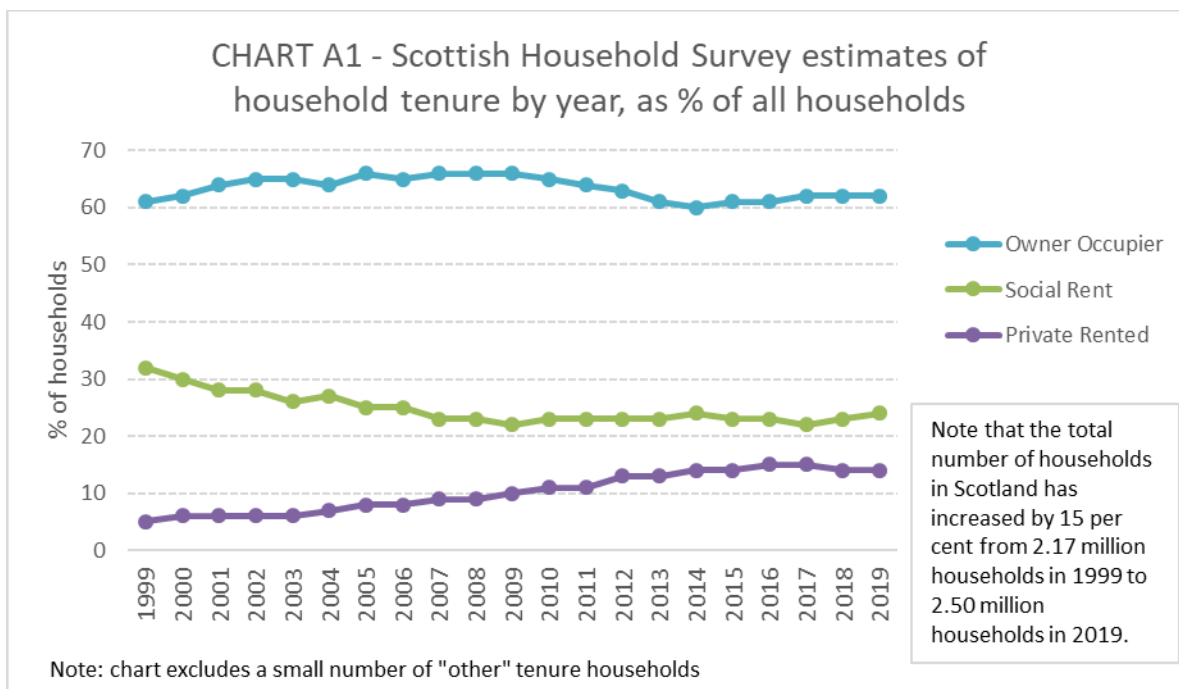
## Annex A – Trends in the Size of the Private Rented Sector in Scotland

Scottish Household Survey figures show that the private rented sector in Scotland has more than doubled in size since 1999, and now accounts for around a seventh of all homes in Scotland<sup>9</sup>. However, whilst private rented stock has increased substantially in size in the period between 2002 and 2016, the number of private rented households has since dropped slightly between 2016 and 2018.

The proportion of households in the private rented sector grew steadily from five per cent in 1999 (120,000 households) to 15 per cent in 2016 (370,000 households), an increase of a quarter of a million households. The proportion has since dropped slightly to 14 per cent in 2018, to stand at 340,000 households, after which it has remained at a similar size in the latest year 2019.

Chart A1 below illustrates these trends, along with figures for other tenures. The percentage of households in owner occupation grew from 61 per cent in 1999 to 66 per cent in 2005, was stable at around 65 and 66 per cent until 2009 but then declined by an estimated 90,000 households between 2009 and 2014 to 60 per cent. The level has since remained around 61 and 62 per cent each year, but has grown back in absolute numbers by 80,000 between 2014 and 2019.

The percentage of households in the social rented sector declined from 32 per cent in 1999 to 23 per cent in 2007, an estimated drop of 150,000 households, but has since stabilised and has remained at between 22 and 24 per cent of all households since then, which represents an estimated increase of approximately 50,000 households since 2007.



<sup>9</sup> See SHS 2019 results in Table 3.1a at <https://scotland.shinyapps.io/sg-scottish-household-survey-data-explorer/>



Separate stock by tenure estimates are available from annual housing statistics publications, with the latest available publication covering stock estimates up to the year 2018<sup>10</sup>.

## 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 at <http://lha-direct.voa.gov.uk/search.aspx>.
- **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 <https://www.gov.scot/publications/local-housing-allowance-rates-2020-2021/>.
- **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'.

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<sup>10</sup> <https://www.gov.scot/publications/housing-statistics-stock-by-tenure/>

- **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 2020, an estimated 90% of records were based on advertised rents, with the remainder being based on actual rents from landlord returns or where advertised rents were followed up with data suppliers to obtain further information.

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 methodological improvements have been made to the publication this year 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, along with a revisions note provided in Annex D.

Table C1 and Chart C1 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 19% of all sample records and 3 bedroom properties make up 22% of the total. This compares to Perth and Kinross for which 28% of records are 1 bedroom properties, and 14% 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, 2020 (year to end Sept)**

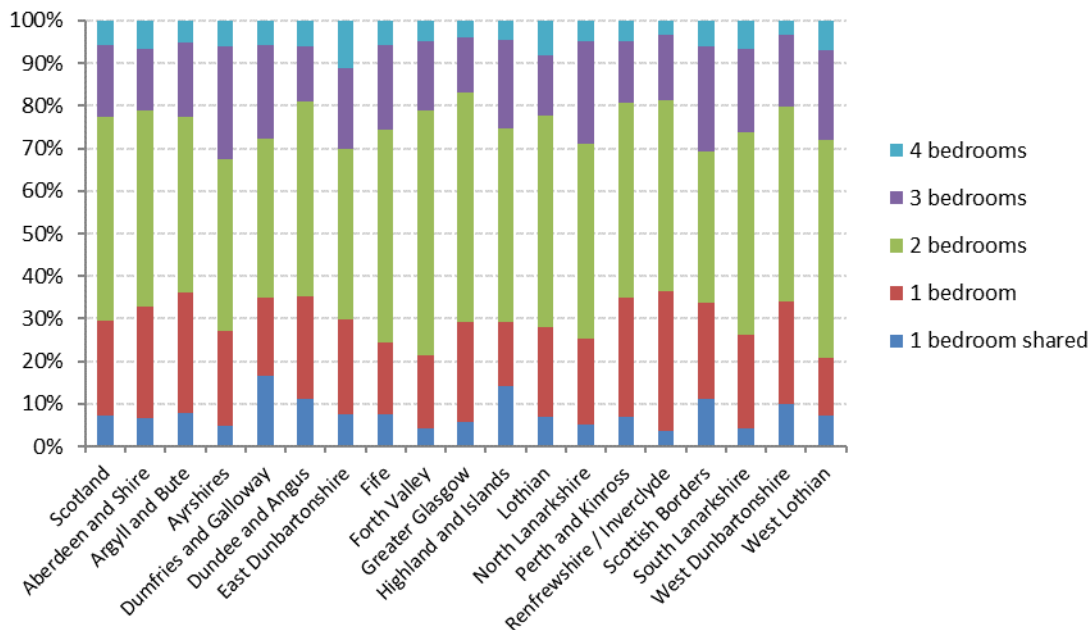
	1 bedroom				
	shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
<b>Scotland</b>	<b>2,081</b>	<b>6,548</b>	<b>13,947</b>	<b>4,879</b>	<b>1,705</b>
Aberdeen and Shire	248	980	1,712	542	245
Argyll and Bute	31	113	164	70	20
Ayrshires	79	367	667	438	99
Dumfries and Galloway	108	122	244	145	38
Dundee and Angus	199	424	805	229	105
East Dunbartonshire	25	75	135	63	38
Fife	116	261	773	307	87
Forth Valley	48	200	660	188	56
Greater Glasgow	274	1,117	2,560	609	188
Highland and Islands	212	227	688	311	68
Lothian	363	1,127	2,651	758	437
North Lanarkshire	61	232	531	280	57
Perth and Kinross	61	251	409	129	43
Renfrewshire / Inverclyde	52	456	624	215	45
Scottish Borders	66	134	210	146	35
South Lanarkshire	57	289	626	255	88
West Dunbartonshire	35	85	161	59	12
West Lothian	46	88	327	135	44

Notes:

Total figures exclude any studio properties, properties with 5 or more bedrooms, or room rents associated with bed and breakfast lodgings

If there is more than one piece of market evidence for a particular address in a given year, then only the most recent piece of evidence is counted

**CHART C1 - 2020 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 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 7% in 2020. Whilst the proportion of records relating to 2 bedroom properties decreased from 43% to 34% from 2010 to 2014 but then increased back to 50% in 2019, and then dropping back to 38% in 2020. This would likely add bias to the trends if an overall “average” rent figure was calculated (averaged across all property sizes) each year.

**CHART C2 - An Example of Sample Data Profiles that can Change Over Time - Argyll and Bute broad rental market area**

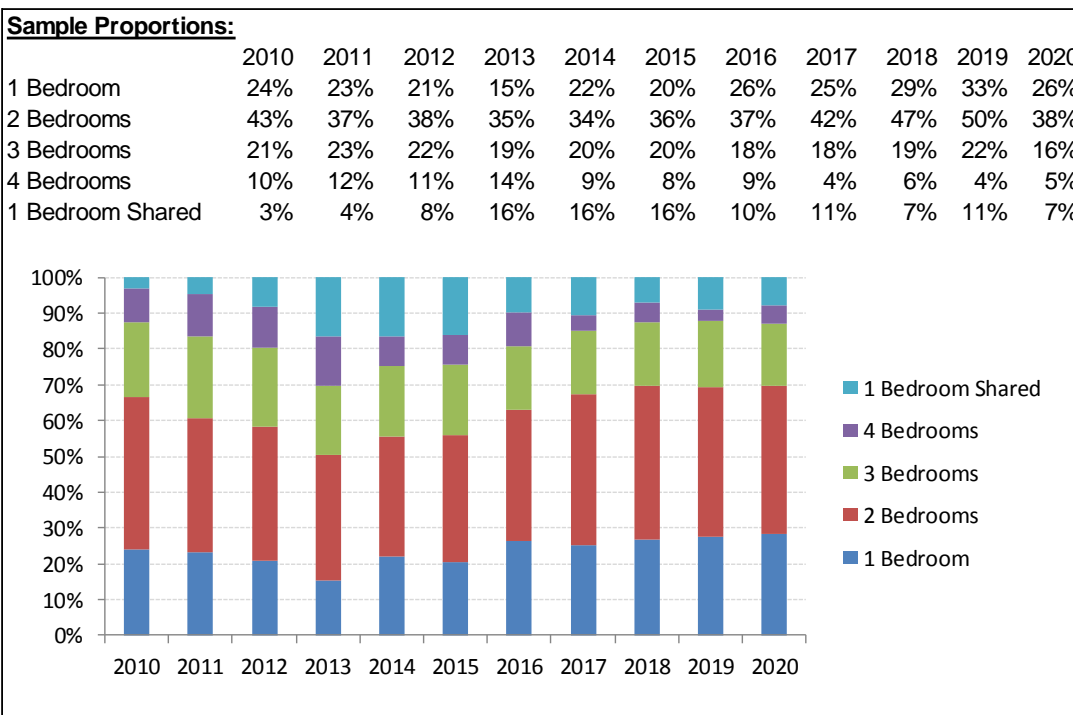
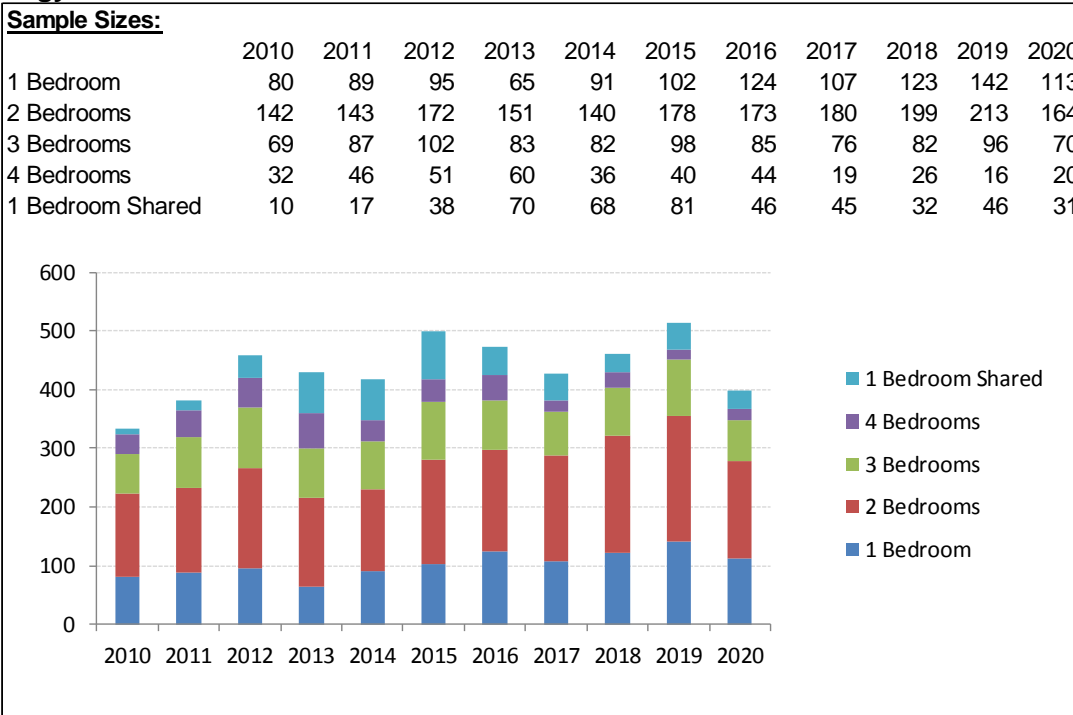


Table C3 and Chart C3 show the proportions of the total samples that are within each Broad Rental Market Area each year, by property size.

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 latest year the proportion of all 2 bedroom records that are located in Lothian has increased by 4 percentage points compared to the previous year, and the proportion of all 4 bedroom records that are located in Lothian has increased by 7 percentage points compared to the previous year.

**TABLE C3 - Sample numbers as proportions of the Scotland total**

**1 bedroom properties**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	10%	13%	12%	10%	11%	10%	12%	11%	11%	11%	15%
Argyll and Bute	1%	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%
Ayrshires	7%	6%	5%	4%	4%	5%	5%	5%	5%	6%	6%
Dumfries and Galloway	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Dundee and Angus	6%	8%	8%	9%	8%	7%	6%	5%	5%	5%	6%
East Dunbartonshire	1%	2%	1%	1%	1%	2%	2%	1%	1%	1%	1%
Fife	4%	3%	4%	5%	3%	5%	5%	5%	5%	4%	4%
Forth Valley	5%	4%	4%	4%	4%	5%	6%	5%	4%	3%	3%
Greater Glasgow	16%	14%	17%	18%	21%	19%	20%	20%	21%	21%	17%
Highland and Islands	3%	4%	4%	4%	5%	5%	4%	4%	3%	3%	3%
Lothian	23%	18%	22%	21%	18%	17%	15%	19%	19%	19%	17%
North Lanarkshire	3%	3%	3%	2%	3%	3%	3%	3%	3%	4%	4%
Perth and Kinross	3%	4%	4%	3%	4%	4%	4%	4%	3%	3%	4%
Renfrewshire / Inverclyde	6%	7%	4%	5%	4%	5%	6%	5%	6%	7%	7%
Scottish Borders	2%	2%	2%	3%	2%	3%	3%	3%	2%	2%	2%
South Lanarkshire	6%	5%	4%	5%	4%	3%	4%	4%	5%	5%	4%
West Dunbartonshire	1%	2%	1%	1%	1%	2%	2%	1%	1%	1%	1%
West Lothian	2%	2%	1%	2%	2%	2%	1%	1%	1%	1%	1%

**2 bedroom properties**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	5%	8%	9%	9%	9%	8%	10%	11%	11%	12%	12%
Argyll and Bute	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%
Ayrshires	7%	7%	5%	5%	5%	6%	6%	6%	6%	6%	5%
Dumfries and Galloway	2%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%
Dundee and Angus	6%	8%	8%	7%	8%	7%	8%	6%	6%	6%	6%
East Dunbartonshire	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Fife	6%	5%	6%	7%	6%	7%	5%	5%	6%	6%	6%
Forth Valley	6%	5%	5%	5%	5%	6%	6%	4%	4%	4%	5%
Greater Glasgow	14%	13%	14%	15%	16%	15%	17%	19%	19%	19%	18%
Highland and Islands	6%	7%	7%	5%	7%	6%	6%	6%	5%	5%	5%
Lothian	18%	14%	15%	16%	14%	15%	14%	16%	15%	15%	19%
North Lanarkshire	4%	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Perth and Kinross	4%	4%	5%	4%	4%	4%	3%	3%	3%	3%	3%
Renfrewshire / Inverclyde	6%	6%	5%	4%	5%	4%	5%	4%	5%	5%	4%
Scottish Borders	2%	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%
South Lanarkshire	6%	6%	5%	5%	4%	4%	4%	4%	4%	4%	4%
West Dunbartonshire	2%	1%	1%	2%	1%	2%	2%	2%	2%	2%	1%
West Lothian	4%	3%	2%	3%	3%	3%	3%	3%	3%	3%	2%

### 3 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	5%	7%	9%	9%	8%	8%	8%	9%	9%	10%	11%
Argyll and Bute	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%
Ayrshires	8%	8%	6%	7%	7%	7%	7%	6%	6%	8%	9%
Dumfries and Galloway	3%	4%	5%	5%	6%	5%	4%	4%	3%	3%	3%
Dundee and Angus	4%	4%	5%	5%	6%	6%	7%	6%	6%	6%	5%
East Dunbartonshire	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	1%
Fife	6%	5%	4%	8%	8%	9%	9%	7%	8%	7%	6%
Forth Valley	6%	5%	4%	4%	4%	5%	6%	5%	5%	4%	4%
Greater Glasgow	10%	9%	9%	10%	10%	11%	12%	15%	15%	14%	12%
Highland and Islands	8%	9%	9%	7%	9%	7%	7%	7%	6%	6%	6%
Lothian	19%	14%	15%	14%	12%	14%	12%	13%	16%	16%	16%
North Lanarkshire	4%	4%	4%	4%	4%	5%	4%	5%	5%	5%	6%
Perth and Kinross	3%	4%	4%	3%	4%	3%	3%	2%	2%	2%	3%
Renfrewshire / Inverclyde	5%	5%	4%	4%	6%	4%	5%	4%	4%	5%	4%
Scottish Borders	4%	4%	5%	5%	4%	4%	4%	3%	3%	3%	3%
South Lanarkshire	6%	7%	6%	5%	4%	4%	4%	5%	5%	5%	5%
West Dunbartonshire	1%	2%	1%	2%	2%	2%	1%	1%	1%	1%	1%
West Lothian	4%	4%	3%	4%	3%	3%	3%	3%	3%	2%	3%

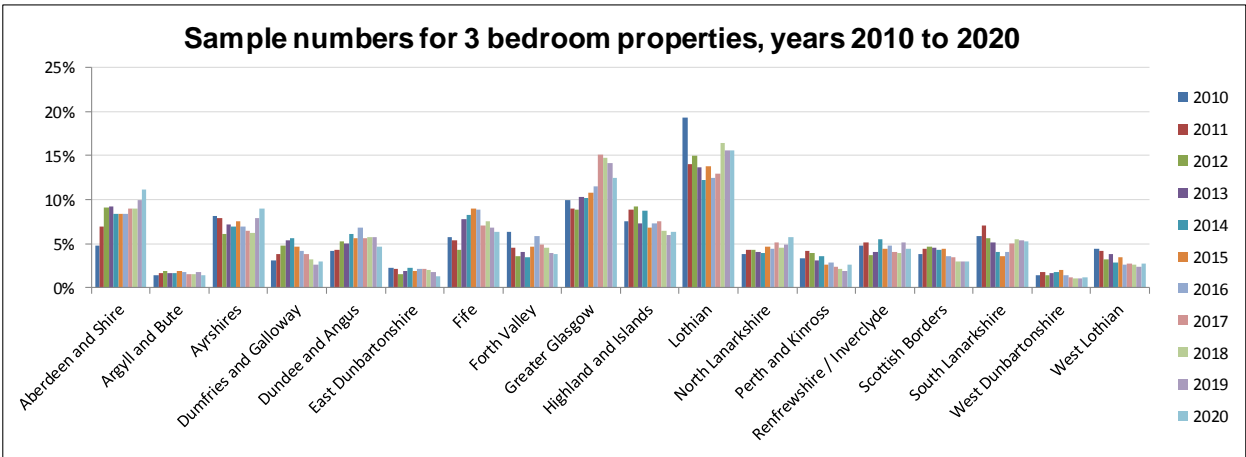
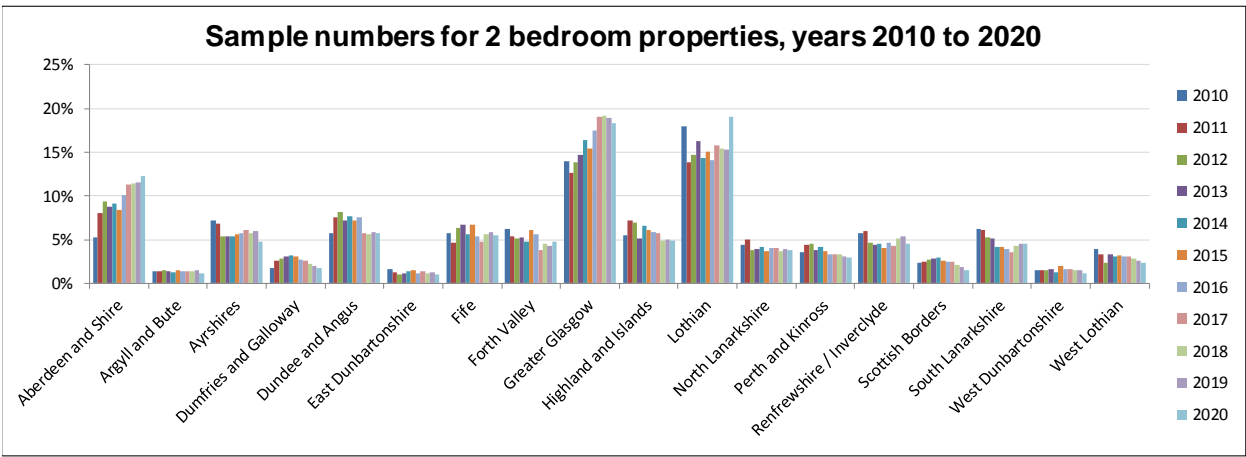
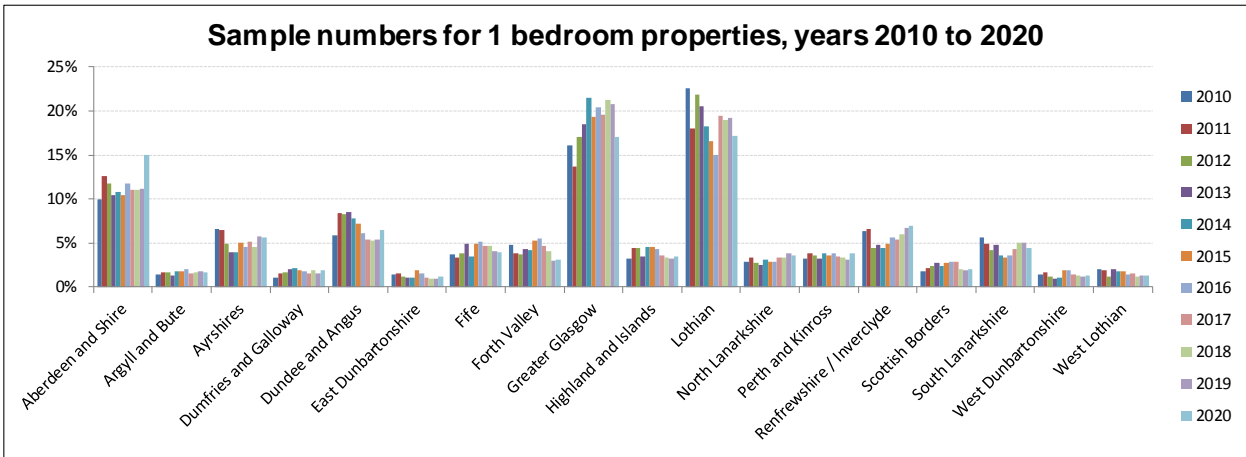
### 4 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	6%	8%	10%	17%	16%	16%	17%	14%	16%	15%	14%
Argyll and Bute	2%	2%	2%	3%	2%	2%	3%	1%	2%	1%	1%
Ayrshires	6%	6%	5%	7%	6%	6%	6%	6%	6%	6%	6%
Dumfries and Galloway	3%	4%	3%	4%	4%	3%	4%	3%	2%	3%	2%
Dundee and Angus	3%	5%	5%	5%	6%	6%	5%	7%	6%	5%	6%
East Dunbartonshire	2%	2%	2%	2%	2%	3%	2%	3%	2%	2%	2%
Fife	5%	5%	8%	7%	9%	9%	9%	8%	7%	7%	5%
Forth Valley	6%	6%	5%	4%	4%	5%	6%	5%	5%	4%	3%
Greater Glasgow	11%	10%	10%	7%	7%	7%	8%	13%	12%	13%	11%
Highland and Islands	6%	8%	8%	7%	7%	7%	7%	6%	6%	5%	4%
Lothian	23%	18%	19%	14%	13%	13%	12%	11%	19%	19%	26%
North Lanarkshire	5%	4%	4%	3%	3%	3%	3%	4%	4%	4%	3%
Perth and Kinross	3%	3%	3%	4%	4%	3%	3%	2%	2%	2%	3%
Renfrewshire / Inverclyde	3%	4%	3%	4%	4%	5%	4%	4%	3%	4%	3%
Scottish Borders	4%	4%	4%	4%	4%	3%	3%	2%	2%	2%	2%
South Lanarkshire	7%	5%	7%	5%	4%	3%	4%	6%	5%	5%	5%
West Dunbartonshire	1%	1%	1%	1%	1%	1%	1%	1%	0%	0%	1%
West Lothian	4%	3%	3%	3%	3%	3%	3%	3%	3%	2%	3%

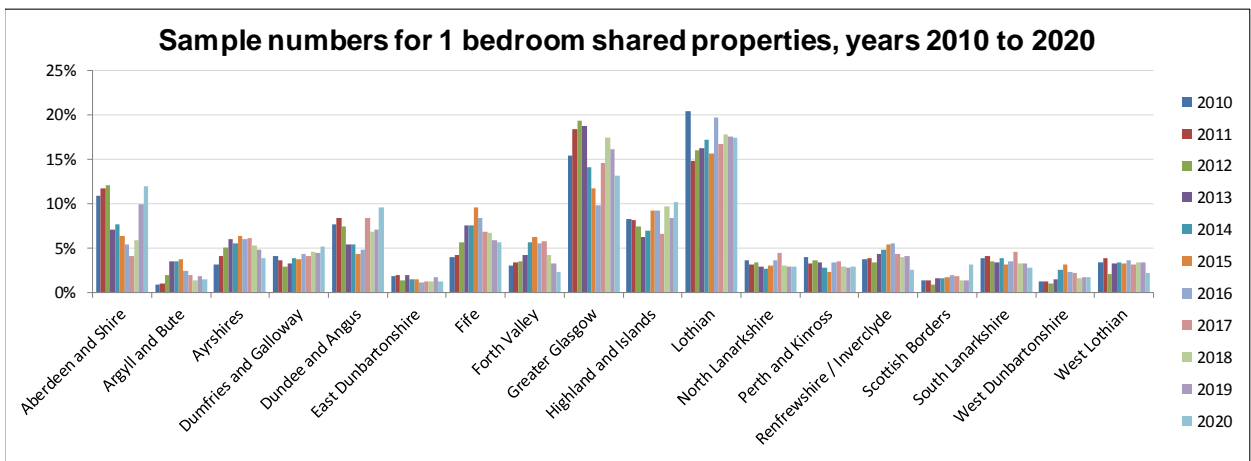
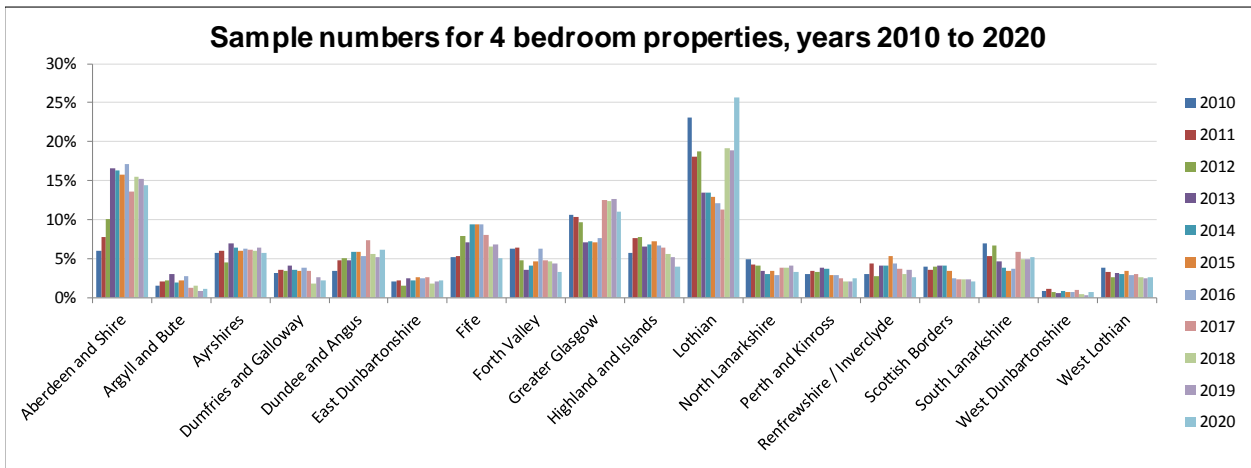
### 1 bedroom shared properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	11%	12%	12%	7%	8%	6%	5%	4%	6%	10%	12%
Argyll and Bute	1%	1%	2%	3%	4%	4%	2%	2%	1%	2%	1%
Ayrshires	3%	4%	5%	6%	6%	6%	6%	6%	5%	5%	4%
Dumfries and Galloway	4%	4%	3%	3%	4%	4%	4%	4%	5%	4%	5%
Dundee and Angus	8%	8%	7%	5%	5%	4%	5%	8%	7%	7%	10%
East Dunbartonshire	2%	2%	1%	2%	1%	1%	1%	1%	1%	2%	1%
Fife	4%	4%	6%	8%	8%	10%	8%	7%	7%	6%	6%
Forth Valley	3%	3%	3%	4%	6%	6%	5%	6%	4%	3%	2%
Greater Glasgow	15%	18%	19%	19%	14%	12%	10%	15%	17%	16%	13%
Highland and Islands	8%	8%	7%	6%	7%	9%	9%	7%	10%	8%	10%
Lothian	20%	15%	16%	16%	17%	16%	20%	17%	18%	18%	17%
North Lanarkshire	4%	3%	3%	3%	3%	3%	4%	4%	3%	3%	3%
Perth and Kinross	4%	3%	4%	3%	3%	2%	3%	3%	3%	3%	3%
Renfrewshire / Inverclyde	4%	4%	3%	4%	5%	5%	5%	4%	4%	4%	2%
Scottish Borders	1%	1%	1%	2%	2%	2%	2%	2%	1%	1%	3%
South Lanarkshire	4%	4%	3%	3%	4%	3%	3%	4%	3%	3%	3%
West Dunbartonshire	1%	1%	1%	1%	3%	3%	2%	2%	2%	2%	2%
West Lothian	3%	4%	2%	3%	3%	3%	4%	3%	3%	3%	2%

**CHART C3 - Sample Numbers in Broad Rental Market Areas, as proportions of the Scotland total**







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, see Table C4 and Charts C4 below. These SHS weights have been used to estimate Scotland level average rents in this publication (see Section 8 and Annex D for more information on this).

**TABLE C4 - SHS derived weights****1 bedroom properties**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	10.3	10.6	9.1	7.8	8.4	10.4	10.1	9.9	9.8	9.2	10.0
Argyll and Bute	2.1	1.2	1.1	1.4	1.4	1.7	1.9	1.9	1.5	1.0	1.0
Ayrshires	4.5	4.5	4.2	4.4	4.7	5.2	4.6	4.2	4.4	3.9	3.5
Dumfries and Galloway	2.3	2.5	2.6	2.0	1.5	1.2	1.5	1.7	1.6	1.6	1.7
Dundee and Angus	7.9	8.4	9.1	9.2	7.0	6.3	7.0	7.2	8.7	8.7	8.5
East Dunbartonshire	0.9	1.0	1.1	0.9	0.9	1.0	0.9	0.9	0.8	1.0	1.0
Fife	5.7	6.3	6.0	4.9	4.8	5.4	4.7	5.3	4.8	6.7	6.1
Forth Valley	2.4	2.8	3.7	3.7	3.0	3.2	3.4	3.9	3.7	3.4	3.1
Greater Glasgow	19.7	19.8	19.0	19.1	21.0	19.3	18.7	17.5	18.8	20.8	21.4
Highland and Islands	3.5	4.0	4.2	4.0	3.2	2.8	3.3	3.7	3.8	4.2	4.2
Lothian	26.0	24.9	24.6	25.1	26.1	25.4	25.7	25.2	23.6	22.9	22.8
North Lanarkshire	2.0	1.4	1.4	1.3	2.2	2.9	3.4	3.4	2.8	2.6	2.2
Perth and Kinross	3.0	2.8	2.6	2.3	2.0	3.1	2.8	2.8	2.4	2.8	2.2
Renfrewshire / Inverclyde	4.2	2.8	4.3	5.1	5.3	4.5	4.9	5.4	5.7	4.4	3.7
Scottish Borders	1.2	1.7	1.4	2.4	2.5	2.8	1.9	1.8	1.3	1.3	2.3
South Lanarkshire	2.0	2.3	2.8	3.3	3.6	3.0	2.5	2.3	2.6	3.2	3.7
West Dunbartonshire	1.1	1.4	1.4	1.6	1.0	1.0	1.2	1.7	2.2	1.7	1.4
West Lothian	1.4	1.6	1.4	1.5	1.4	0.9	1.7	1.4	1.3	0.6	1.4

**2 bedroom properties**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	7.8	7.7	8.4	8.9	9.4	8.8	8.6	8.2	8.2	8.7	8.4
Argyll and Bute	2.4	1.9	1.3	0.8	1.1	1.4	1.5	1.4	1.4	1.4	1.3
Ayrshires	3.9	4.1	4.3	4.7	4.9	5.0	4.8	5.1	4.6	4.4	4.2
Dumfries and Galloway	2.8	2.3	2.3	2.8	2.8	3.0	2.3	2.5	2.6	2.7	2.8
Dundee and Angus	6.5	6.4	6.0	6.7	6.9	6.9	6.1	5.9	6.0	6.0	5.9
East Dunbartonshire	0.4	0.6	0.8	0.7	0.8	0.6	0.9	0.9	1.1	1.0	0.9
Fife	5.0	5.3	5.8	5.8	5.6	5.4	5.8	6.0	6.6	6.3	6.8
Forth Valley	5.2	4.2	3.9	4.1	4.6	4.7	4.9	5.3	6.1	6.0	5.3
Greater Glasgow	18.5	18.5	18.2	17.5	17.0	17.3	17.6	17.7	16.9	17.1	17.4
Highland and Islands	6.6	6.4	5.7	5.2	5.9	5.7	5.9	5.0	5.1	5.5	5.4
Lothian	23.9	23.3	23.7	22.7	21.8	21.8	20.2	19.4	18.7	19.5	19.9
North Lanarkshire	3.0	3.8	4.1	3.8	3.1	2.4	3.6	3.9	4.3	3.8	4.1
Perth and Kinross	3.6	3.8	2.9	2.6	2.4	3.0	3.1	3.1	3.0	3.1	2.8
Renfrewshire / Inverclyde	2.5	2.9	3.3	4.0	4.2	4.6	4.7	5.0	4.4	4.3	4.2
Scottish Borders	2.6	2.4	2.5	2.3	2.2	1.7	2.0	1.9	2.0	1.7	2.0
South Lanarkshire	2.8	3.2	3.5	4.0	3.8	4.0	3.8	4.1	4.4	4.6	5.0
West Dunbartonshire	0.9	0.9	0.9	0.8	0.9	1.0	1.2	1.4	1.3	1.2	0.9
West Lothian	1.6	2.1	2.5	2.8	2.7	2.8	3.2	3.4	3.5	3.1	2.9

**3 bedroom properties**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	8.9	9.6	9.1	8.0	6.6	7.5	7.9	8.7	8.4	8.6	8.0
Argyll and Bute	2.1	1.7	1.7	1.8	2.1	2.3	2.0	2.1	2.0	2.1	2.4
Ayrshires	6.8	6.8	7.2	6.9	7.6	7.0	6.5	7.5	9.0	8.9	8.3
Dumfries and Galloway	4.3	3.9	4.5	3.9	4.1	4.0	4.2	4.3	3.4	3.2	3.4
Dundee and Angus	6.2	5.3	5.8	5.5	5.8	5.9	6.7	7.0	5.9	5.9	5.0
East Dunbartonshire	0.7	0.7	0.7	1.0	1.1	1.2	0.9	1.0	0.9	1.2	1.0
Fife	6.6	7.7	8.0	9.4	8.9	8.2	6.8	7.3	6.7	6.6	5.5
Forth Valley	3.7	4.1	4.1	4.0	3.7	3.9	4.3	5.5	5.9	6.6	6.0
Greater Glasgow	13.7	14.2	14.3	14.3	13.1	12.2	11.0	11.5	11.3	11.2	12.0
Highland and Islands	11.2	9.6	9.5	8.6	8.7	9.9	10.2	9.2	8.6	9.1	10.5
Lothian	15.7	17.2	15.8	16.0	16.2	16.5	18.1	15.5	14.1	12.3	13.1
North Lanarkshire	2.5	2.5	3.7	3.9	5.0	4.3	4.5	4.5	5.1	5.6	4.5
Perth and Kinross	3.0	3.4	3.8	4.1	3.8	3.5	2.7	2.8	3.4	3.5	3.4
Renfrewshire / Inverclyde	2.9	3.0	2.9	2.9	3.0	3.6	3.3	3.0	3.7	4.4	5.0
Scottish Borders	4.3	3.4	3.4	3.2	3.3	2.7	2.5	2.4	2.2	2.2	2.4
South Lanarkshire	3.6	3.0	2.3	2.3	2.4	2.4	2.8	2.8	3.8	3.7	4.6
West Dunbartonshire	0.1	0.5	0.5	1.0	1.3	1.4	1.1	1.0	1.1	1.0	1.3
West Lothian	3.6	3.3	2.7	3.2	3.5	3.7	4.3	3.9	4.6	3.8	3.8

#### 4 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	12.3	13.4	13.8	12.9	12.2	11.4	12.2	12.5	11.1	12.2	9.7
Argyll and Bute	2.3	1.9	2.8	3.2	3.8	3.5	2.8	3.0	2.4	2.0	2.9
Ayrshires	2.9	2.9	3.9	4.2	3.3	2.1	3.7	5.2	5.6	3.2	3.1
Dumfries and Galloway	6.6	4.6	4.3	5.4	6.3	6.9	5.7	3.8	3.5	2.9	4.0
Dundee and Angus	4.3	5.6	2.8	3.3	3.7	5.9	5.4	5.1	4.0	5.3	7.7
East Dunbartonshire	1.9	1.8	1.5	0.3	0.9	0.9	0.9	0.3	0.6	0.6	0.7
Fife	7.7	6.9	8.6	10.6	10.3	6.9	4.2	3.1	6.9	8.9	8.7
Forth Valley	7.1	6.7	6.7	5.9	4.4	3.9	2.8	2.6	4.1	4.3	3.0
Greater Glasgow	10.3	11.2	9.4	10.2	9.7	9.3	9.0	8.2	8.5	8.6	9.1
Highland and Islands	10.8	9.7	8.4	6.9	9.6	11.6	11.4	12.9	10.0	10.4	8.5
Lothian	20.2	20.2	23.7	24.0	22.4	21.4	19.7	19.4	20.0	23.0	23.2
North Lanarkshire	2.9	3.3	3.3	1.9	1.9	2.4	3.4	3.8	2.5	3.5	4.9
Perth and Kinross	3.4	2.8	1.7	0.7	1.6	2.7	4.6	5.3	5.8	5.0	4.1
Renfrewshire / Inverclyde	2.1	1.4	2.4	1.6	2.6	2.2	3.3	2.7	1.7	1.4	2.0
Scottish Borders	2.7	2.8	2.5	2.9	2.9	3.3	2.7	3.1	4.2	3.5	2.5
South Lanarkshire	1.2	1.6	1.3	1.4	1.9	2.9	4.5	4.9	5.1	3.1	3.6
West Dunbartonshire	0.0	0.0	0.0	0.4	0.4	0.5	0.3	0.7	1.1	0.8	1.0
West Lothian	1.4	3.2	2.9	4.2	2.1	2.5	3.4	3.5	2.9	1.3	1.4

#### 1 bedroom shared properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aberdeen and Shire	11.0	11.7	11.6	12.4	11.9	12.3	13.5	14.2	13.9	12.2	11.4
Argyll and Bute	1.3	1.2	1.3	1.4	1.7	1.4	1.3	1.2	1.3	1.1	1.6
Ayrshires	2.1	2.1	2.1	2.0	2.5	1.7	1.9	1.6	2.0	1.8	1.5
Dumfries and Galloway	1.2	1.0	0.9	0.9	1.0	0.8	1.0	1.2	1.5	1.4	1.0
Dundee and Angus	5.6	6.0	6.2	7.9	8.3	7.7	6.0	6.8	6.3	6.1	5.6
East Dunbartonshire	0.3	0.1	0.1	0.5	1.0	0.8	0.7	0.8	0.9	0.7	0.5
Fife	4.4	3.9	4.2	5.7	6.8	5.2	4.2	3.0	3.7	4.6	4.1
Forth Valley	5.3	4.7	5.5	3.4	3.4	4.9	5.6	5.9	4.7	4.9	5.7
Greater Glasgow	25.5	26.6	26.3	27.9	23.8	23.3	20.9	23.8	26.5	29.4	30.5
Highland and Islands	4.4	3.8	4.1	3.2	4.1	3.7	5.1	3.5	3.7	3.1	3.6
Lothian	28.9	29.9	28.5	25.3	24.4	27.1	28.6	25.8	24.1	24.0	25.7
North Lanarkshire	1.7	1.8	1.6	1.4	1.7	1.6	1.5	1.9	2.0	1.8	1.0
Perth and Kinross	2.0	1.2	1.3	0.7	1.6	1.6	3.1	2.9	2.7	1.5	1.7
Renfrewshire / Inverclyde	1.8	2.2	2.6	2.6	2.2	2.0	1.7	1.7	2.0	1.8	2.1
Scottish Borders	0.5	0.5	0.1	0.4	0.4	0.4	0.4	0.4	0.5	0.4	0.6
South Lanarkshire	1.3	1.2	1.3	1.2	1.4	1.9	1.7	2.3	2.4	3.6	2.7
West Dunbartonshire	0.2	0.1	0.1	0.5	0.7	0.5	0.6	0.8	0.8	0.6	0.3
West Lothian	2.4	2.1	2.2	2.5	3.3	3.1	2.1	1.9	1.0	1.0	0.5

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

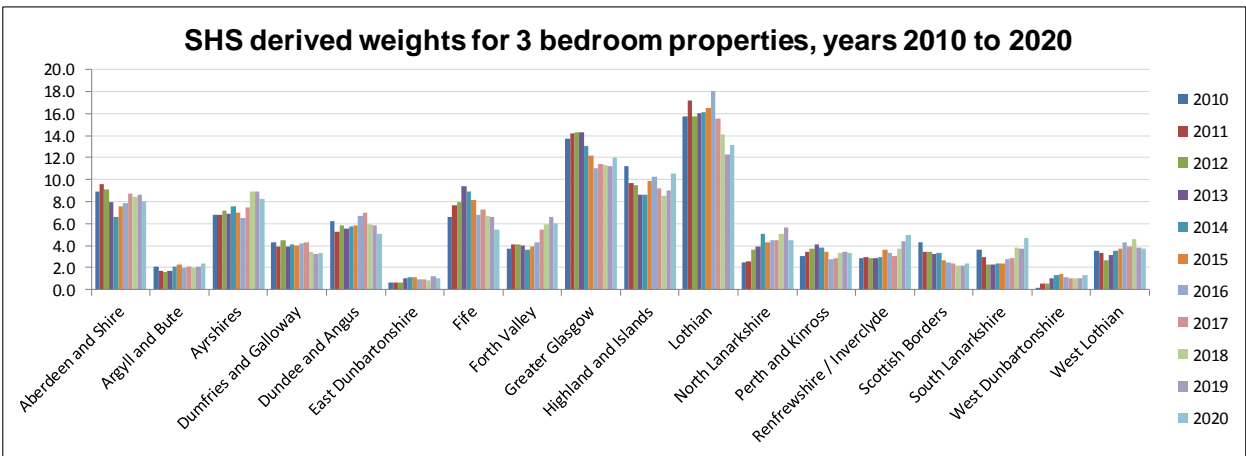
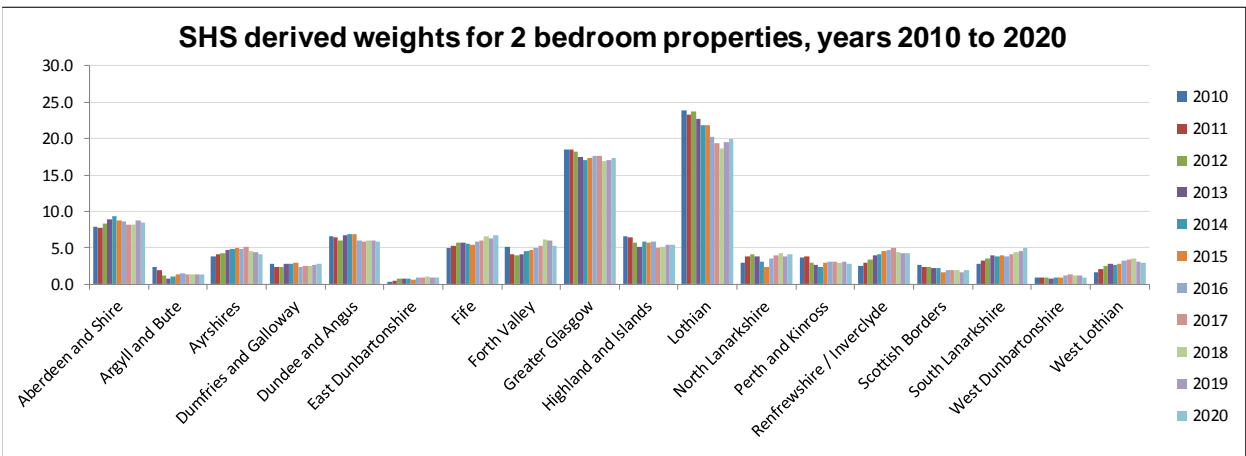
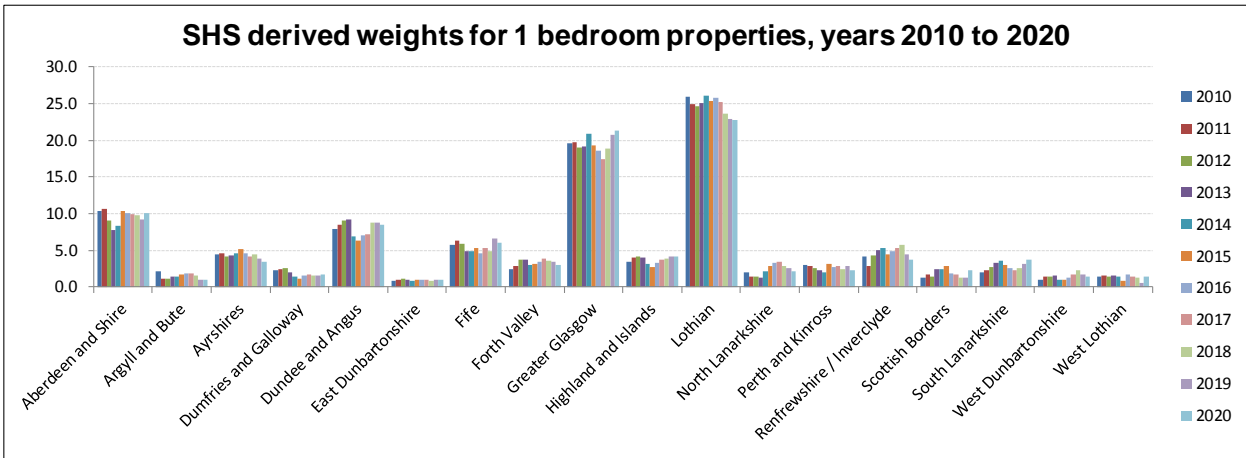
The weights from the survey data have been constructed using 3 year rolling data periods, with each 3 year data period being centred on the rental year to be estimated with a lag applied of 2 years, due to the time delay between 3 year survey results being available and the latest rental year in question.

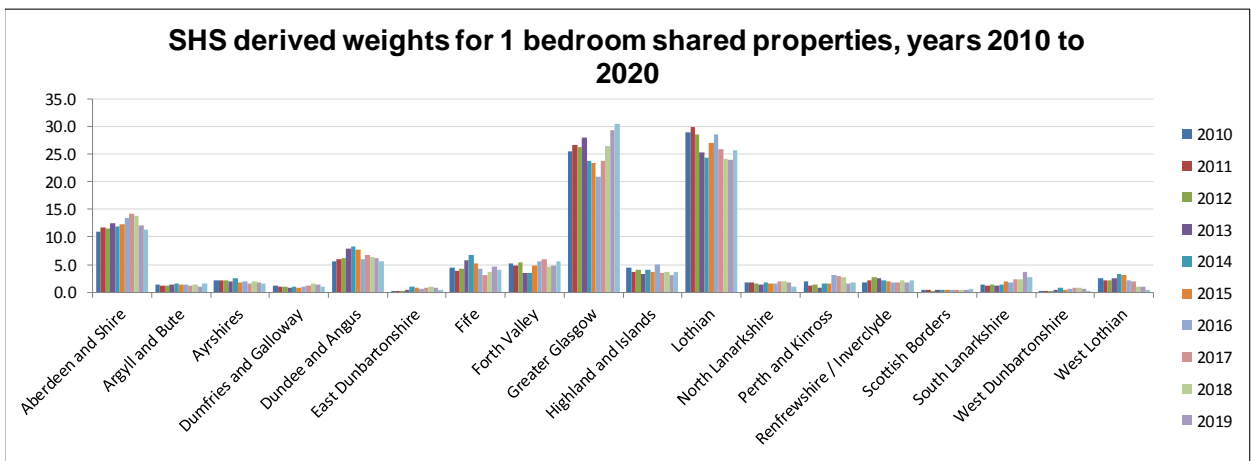
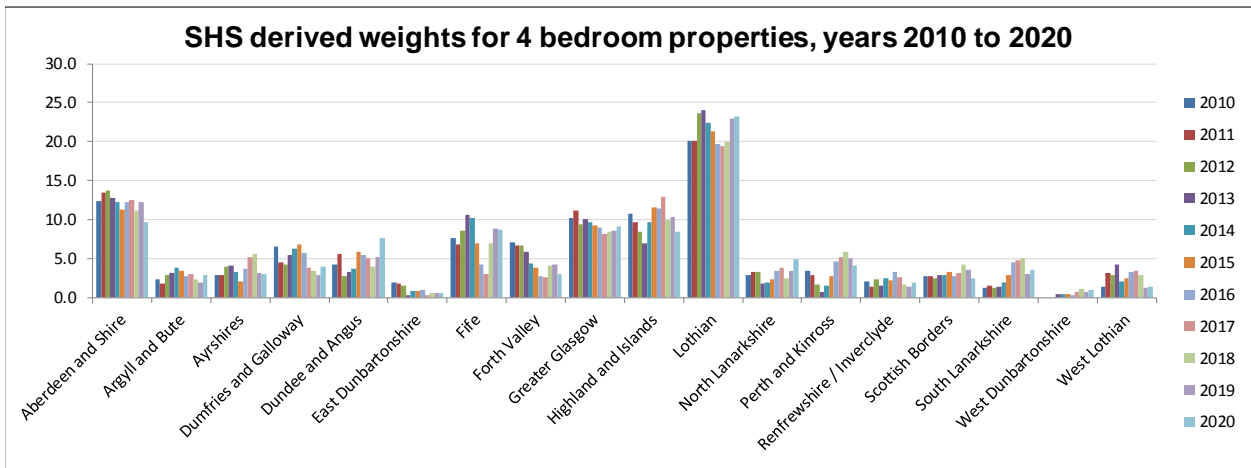
For example, for the latest rental year 2020, a 3 year data period 2017 to 2019 has been used to construct the stock based weights, which equates to the year 2020 lagged by two years (i.e. to be centred on 2018).

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.

**CHART C4 - SHS derived weights**





## Annex D – Revisions Note: Methodology for calculating Scotland level figures

This section sets out the methodological improvements that have been applied to the publication figures this year in relation to how Scotland level estimates have been calculated, and provides information on the impact of this change on the Scotland level figures previously published.

It is important to note that this methodological change only relates to the Scotland level estimates of average (mean) rents, and doesn't impact on any figures presented at Broad Rental Market Area level.

Section 8 of this publication provides a summary of the approach to how Scotland level average rents 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. This differs to previous publications which have presented unweighted Scotland average figures. We will no longer be publishing unweighted estimates, as we consider the weighted estimates to be more robust and representative.

This methodological change has been applied to help ensure that the national average figures presented reflect 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.

As Section 8 has set out, the weights from the Scottish Household Survey data have been constructed using 3 year rolling data periods. Each 3 year data period has been 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 latest 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).

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.

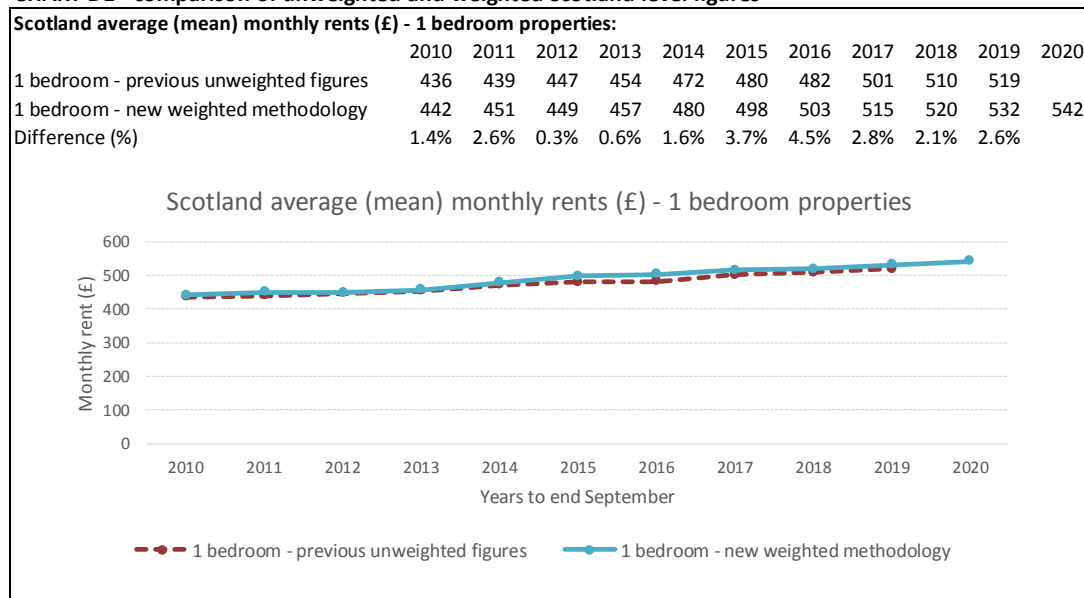
The exception is for 1 bedroom shared properties, where the weightings are instead based on the estimated proportions of owner occupier or private rented households in each areas that contain two or more adults who are not related or who are not in a married / civil partnership or a co-habiting partnership,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

The calculated weights are set out in Annex C, in Table C3 and Charts C3.

These weights are then used as part of a weighted average calculation to construct the Scotland level average rent estimates.

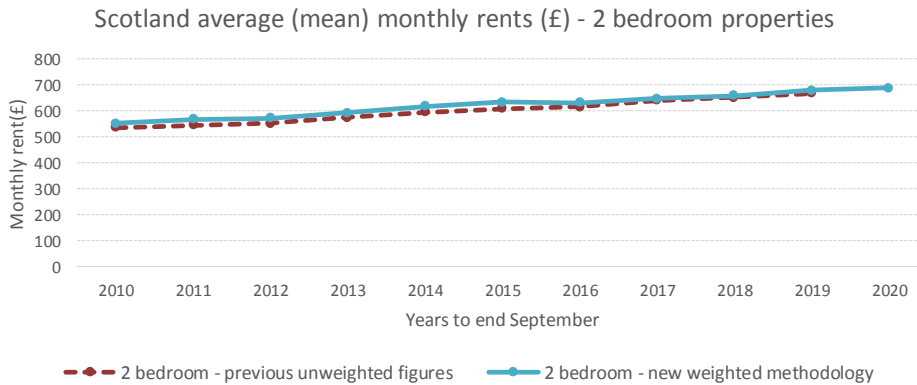
Chart D1 below illustrates how the weighted estimates differ to the previously published unweighted figures for each property size category.

**CHART D1 - comparison of unweighted and weighted Scotland level figures**



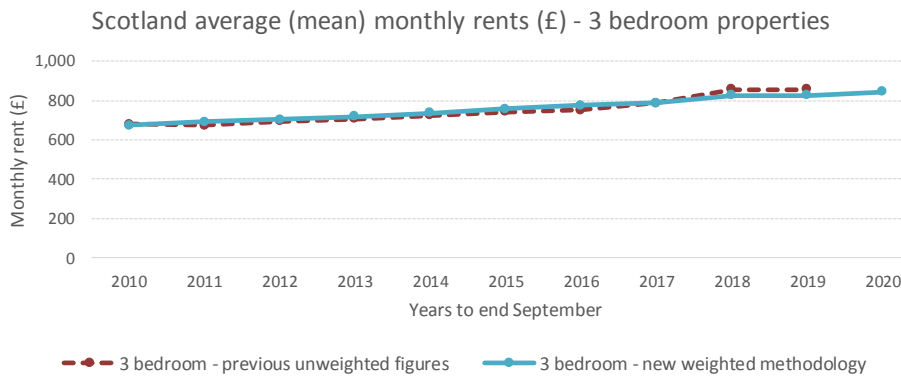
**Scotland average (mean) monthly rents (£) - 2 bedroom properties:**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
2 bedroom - previous unweighted figures	536	546	553	576	596	610	616	643	652	668	
2 bedroom - new weighted methodology	554	570	573	594	619	636	632	649	659	681	689
Difference (%)	3.3%	4.3%	3.6%	3.1%	3.8%	4.3%	2.6%	1.0%	1.1%	2.0%	



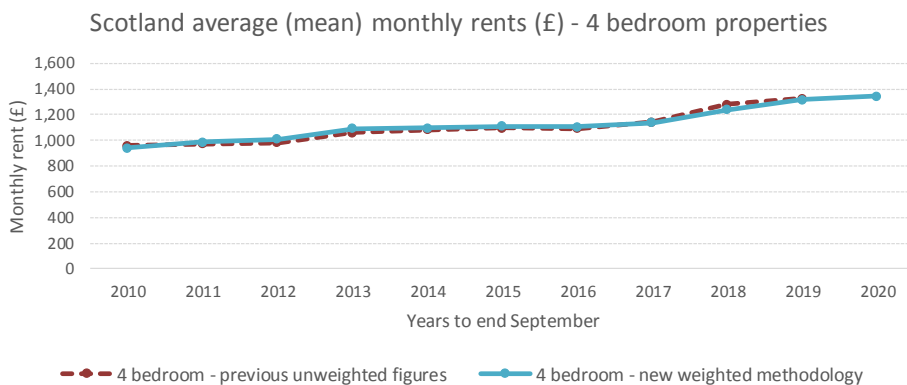
**Scotland average (mean) monthly rents (£) - 3 bedroom properties:**

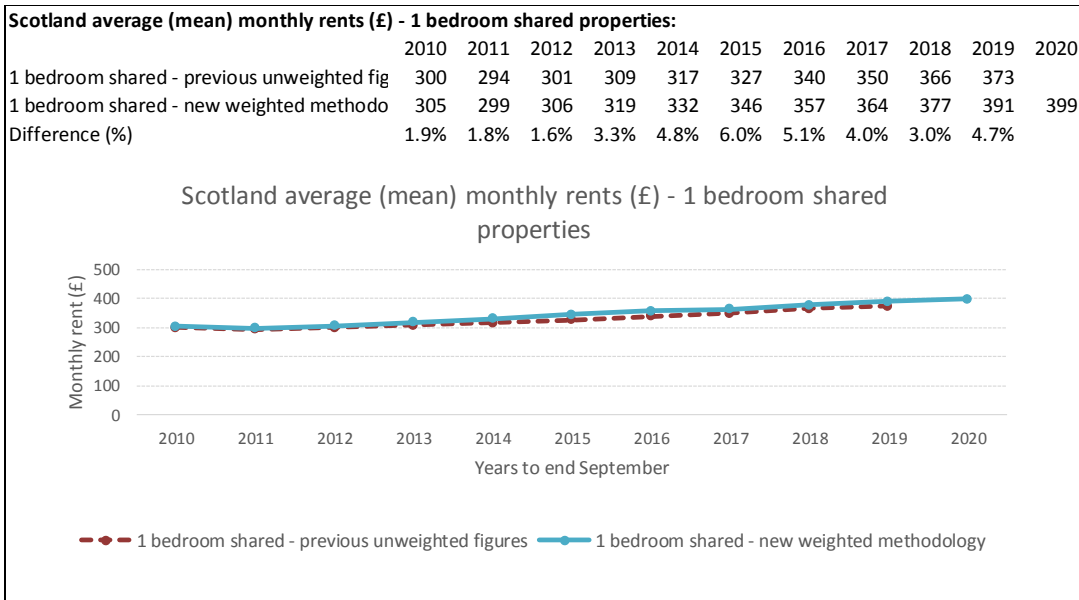
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
3 bedroom - previous unweighted figures	679	672	695	707	724	744	753	787	855	857	
3 bedroom - new weighted methodology	674	693	704	717	737	759	776	788	827	826	844
Difference (%)	-0.8%	3.1%	1.2%	1.4%	1.9%	2.0%	3.1%	0.1%	-3.3%	-3.6%	



**Scotland average (mean) monthly rents (£) - 4 bedroom properties:**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
4 bedroom - previous unweighted figures	959	971	983	1,060	1,083	1,097	1,089	1,143	1,278	1,325	
4 bedroom - new weighted methodology	939	985	1,010	1,092	1,096	1,109	1,104	1,138	1,237	1,316	1,342
Difference (%)	-2.1%	1.4%	2.8%	3.0%	1.2%	1.1%	1.3%	-0.4%	-3.2%	-0.7%	





It can be seen that whilst the use of weights does change some of the individual year average figures, that the overall trends over time broadly remain similar for each property size category.

For 1 bedroom properties, the weighted figures calculated are slightly higher than the unweighted figures for each year, with an average annual difference of 2.2%. This has the effect of slightly bringing up the Scotland level average rents across each year, although for some years the effect is only marginal.

For 2 bedroom properties, the weighted figures calculated are slightly higher than unweighted figures across all of the series, with an average annual difference of 2.9%.

When looking at 3 bedroom properties, the weighted figures are above the unweighted figures for each year between 2011 and 2017 (average annual difference of 1.8%), after which the weighted figures are then lower than the unweighted figures for the years 2018 and 2019 (average annual difference of -3.5%). This has the effect of slightly smoothing out the full series, in particular the relatively large increase seen in the unweighted figures between 2016 and 2018.

For 4 bedroom properties, the weighted figures are above the unweighted figures for each year between 2011 and 2016 (average annual difference of 1.8%), after which the weighted figures are then lower than the unweighted figures for the years 2017 to 2019 (average annual difference of -1.4%). However for some years the differences are only relatively marginal.

When looking at 1 bedroom shared properties, the weighted figures are above the unweighted figures for each year, with the annual differences generally being slightly higher across the period 2014 to 2019 (average annual difference of 4.6%) compared with 2010 to 2013 (average annual difference of 2.1%). This has the effect of slightly increasing the average rent in each year, with the differences being more pronounced in later years.



Differences in the calculated weighted figures compared to the unweighted figures will be due to differences in the composition of the underlying stock weights compared with the rental data sample numbers, particularly where these differences in weighting / sample numbers are in areas in which average rents are particularly high or low. For example, for 1 and 2 bedroom properties, the stock weights for Lothian across the 2010 to 2019 period average at 25% and 21% for each of these size categories respectively. These are larger percentage weight figures across this time period than the equivalent rental data sample proportions (averages of 19% and 15% for 1 and 2 bedroom properties respectively), which therefore leads to Lothian being given slightly higher weight in the calculations, slightly increasing the Scotland average rent level figures.

Other differences seen in the weighted figures compared to the unweighted figures reflect how changes over time to the profile of private rented stock differs between the weighted figures compared to the rental sample numbers. For example, for 3 bedroom properties the stock weights calculated are slightly lower than the equivalent rental sample numbers in Lothian and Greater Glasgow across more recent years. And so the use of the stock weights therefore helps to correct for any bias over time introduced by the increased number of rental records achieved for these areas in more recent years.

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 E – Comparability to Other Government Sources of Rental Data**

### **ONS Index of Private Housing Rental Prices:**

The ONS Index of Private Housing Rental Prices (IPHRP)<sup>11</sup> 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**

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<https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/indexofprivatehousingrentalprices/september2020>

**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**.

Full details of the methodology used to calculate the IPHRP can be found in the June 2013 IPHRP article at

<http://webarchive.nationalarchives.gov.uk/20160106022839/http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/historical-series/iphrp-article.html>.

This article can also be supplemented by the January 2015 article 'Improvements to the measurement of Owner Occupiers' Housing Costs and Private Housing Rental Prices' available at

<http://webarchive.nationalarchives.gov.uk/20160106041638/http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/cpi-and-rpi/index.html>.

ONS have also produced an article on comparing measures of private rental growth in the UK, available at

<https://www.ons.gov.uk/economy/inflationandpriceindices/articles/comparingmeasuresofprivaterentalgrowthintheuk/julytoseptember2018>.

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, 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.

### **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<sup>12</sup>, alongside corresponding information on Local Housing Allowance (LHA) Rates.

There may be a small number of minor differences in the data that was used for previous 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

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<sup>12</sup> <https://www.gov.scot/publications/local-housing-allowance-rates-2020-2021/>

additional statistical quality assurance or the exact 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.

### **Private Rental Market Statistics for England:**

The Office for National Statistics (ONS) publish 'Private rental market summary statistics in England'<sup>13</sup>, which is published twice-yearly. Whilst it presents similar looking statistics to this publication, there are some minor differences which may affect any comparisons. In particular, 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. These differences may impact on any comparisons when looking at average rents for these types of properties.

In addition to this, the ONS statistics present average rents for English Government Region and Local Authority areas, and not by Broad Rental Market Area.

### **Private Rental Market Statistics for Wales:**

The Welsh Government publish annual statistics<sup>14</sup> on rents paid in the private sector in Wales. The Welsh report includes statistics that look similar to those presented in this publication, however there are some minor differences in the underlying data which may affect comparisons. In particular, rent for 1 bedroom shared properties is presented as gross rather than net of any shared services.

In addition to this, the statistics also present average rents by Local Authority areas, and not by Broad Rental Market Area.

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<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatisticsinengland>

<sup>14</sup> <https://gov.wales/private-sector-rents-2019>

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### **How to access background or source data**

The data collected for this statistical bulletin:

may be made available on request, subject to consideration of legal and ethical factors. Please contact [housingstatistics@gov.scot](mailto:housingstatistics@gov.scot) for further information.

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ISBN 978-1-80004-337-4

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Published by APS Group PPDAS779766 (11/20)