

PEOPLE, COMMUNITIES AND PLACES

Private Sector Rent Statistics, Scotland, 2010 to 2021

Main findings for average rent changes in the latest year (2020 to 2021)¹:

- In the year to end September 2021, average 2 bedroom rents increased above the average 12 month UK CPI inflation² rate of 1.5% in 10 out of 18 areas of Scotland, with the largest increases being 7.1% in West Dunbartonshire and 6.8% in the Ayrshires. An additional four areas saw an increase above 0.5% but below CPI inflation of 1.5%. Three areas saw little change in average rents compared with the previous year (annual changes within +/-0.5%), whilst the average rent in Lothian decreased by 2.9%.
- These regional trends combine to show an estimated 0.6% annual increase in average 2 bedroom monthly rents at a Scotland level.
- At a Scotland level there were estimated increases in average rents for 1 bedroom (0.6%), 2 bedroom (0.6%) and 4 bedroom (1.2%) properties, with average rents for 3 bedroom properties showing no change (0.0%), and rents for 1 bedroom shared properties falling by 0.4%.

Main findings for average rent changes between 2010 and 2021:

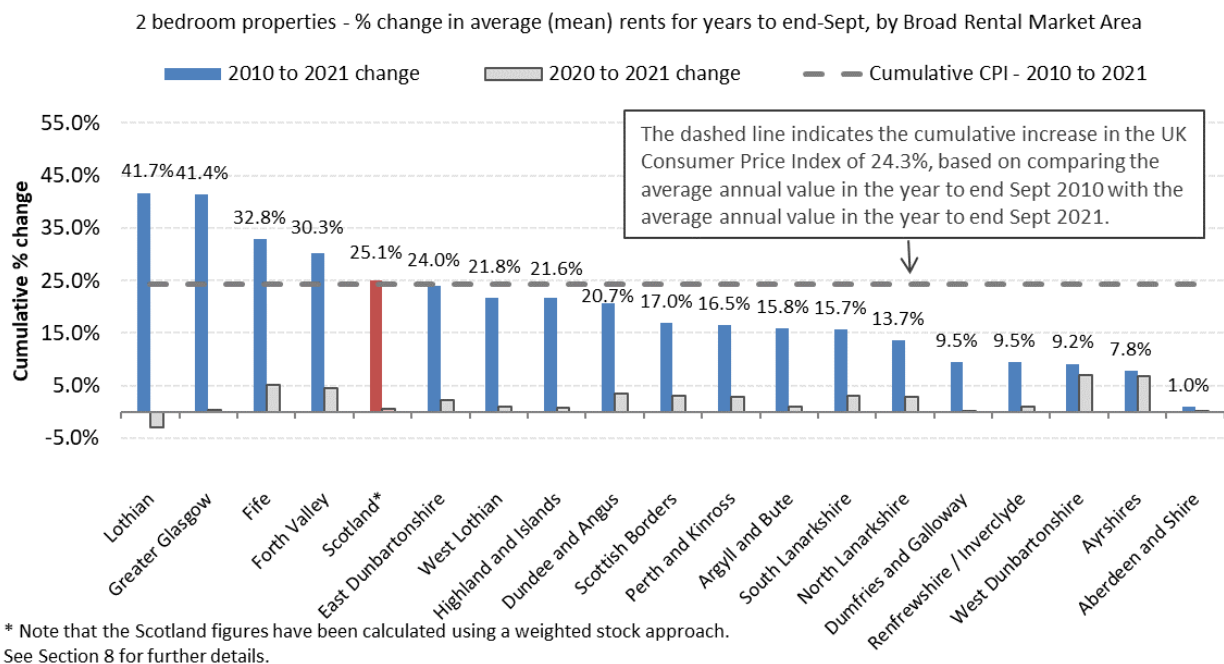
- Lothian and Greater Glasgow have seen cumulative increases in average rents above the rate of inflation between 2010 and 2021³ across all property sizes.
- Forth Valley and Fife have seen cumulative increases in average rents above the rate of inflation for all property sizes except 1 bedroom properties.
- Argyll and Bute and North Lanarkshire have seen cumulative increases in average rents of less than the rate of inflation across all property sizes between 2010 and 2021.

¹ Note that average rents that have changed within +/- 0.5% can 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 within each area.

² An increase in CPI inflation of 1.5%, based on the average CPI value across the latest 12 month period Oct-20 to Sep-21 compared with the average value in the previous year Oct-19 to Sep-20.

³ An increase in CPI inflation of 24.3%, based on the average CPI value across the latest 12 month period Oct-20 to Sep-21 compared with the average value in the year Oct-09 to Sep-10.

Chart 1: Lothian and Greater Glasgow have seen the largest cumulative % rises in average 2 bedroom rents between 2010 and 2021, although Lothian has seen a drop of 2.9% in the latest year



This publication presents statistics on private sector rent levels in Scotland over the years 2010 to 2021 (years to end September) for different property sizes across each of the 18 Broad Rental Market Areas in Scotland⁴. It contains information on average rents as well as rents at the higher and lower end of the market⁵.

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 any rent changes for existing tenants.

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

⁴ A definition and map of Broad Rental Market Areas is included in this publication in the [Section on Broad Rental Market Area Profiles](#)

⁵ 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 size⁶. Findings relating to other sizes of properties can differ to this, and are provided later in this publication.

- In the year to end September 2021, average 2 bedroom rents increased above UK CPI inflation of 1.5%⁷ in 10 out of 18 areas, with the largest increases being 7.1% in West Dunbartonshire and 6.8% in the Ayrshires.
- An additional four areas saw an increase above 0.5% but below CPI inflation of 1.5%. Three areas saw little change in average rents compared with the previous year, with annual changes within +/-0.5%, whilst the average 2 bedroom rent in Lothian decreased by 2.9%.
- These regional trends combine to show an estimated 0.6% increase in average 2 bedroom monthly rents at a Scotland level, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.
- In the year to end September 2021, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£942). Other areas with high rents included Greater Glasgow (£797) and East Dunbartonshire (£721). Areas with the lowest average rents for 2 bedroom properties included the Ayrshires (£500) and Dumfries and Galloway (£477).
- Figures on changes to rents over the period from 2010 to 2021 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 24.3% from the year to end September 2010 to the year to end September 2021.
- Over the 11 year period from 2010 to 2021, four areas (Lothian, Greater Glasgow, Fife and Forth Valley) have seen rent increases above the level of CPI inflation.
- Over the same period, 14 areas have seen increases below the level of CPI inflation, with average rents in Aberdeen and Shire just 1% higher in 2021 compared to 2010.
- These regional trends combine to show an estimated 25.1% cumulative increase for average 2 bedroom properties in Scotland between 2010 and 2021, reaching £693 in 2021.

⁶ See Table 3.6d 'Housing characteristics by tenure - Number of bedrooms (Scotland, 2019)' at [SHS Data Explorer \(shinyapps.io\)](https://shinyapps.io)

⁷ ONS Consumer Price Inflation Tables, published on 20 October 2021 [Consumer price inflation, UK - Office for National Statistics](https://www.ons.gov.uk/consumer-price-inflation). The annual increase of 1.5% is based on the average CPI value across the latest 12 month period Oct-20 to Sep-21 compared with the average value in the previous year Oct-19 to Sep-20. In a similar way, the cumulative 11 year increase of 24.3% is based on the average CPI value across the latest 12 month period Oct-20 to Sep-21, compared with the average value in the previous year Oct-19 to Sep-20.

The changes in average rents for 2 bedroom properties between 2020 to 2021, and 2010 to 2021, are illustrated in the maps in Figure A and Figure B, respectively.

Figure A shows that when looking at the 2 bedroom property size category between 2020 and 2021, that average rents have increased above CPI inflation of 1.5% in Ayrshires (6.8%), Dundee and Angus (3.4%), East Dunbartonshire (2.3%), Fife (5.2%), Forth Valley (4.6%), North Lanarkshire (2.7%), Perth and Kinross (2.9%), Scottish Borders (3.0%), South Lanarkshire (3.0%), and West Dunbartonshire (7.1%).

Average rents have increased by more than 0.5% but by less than CPI of 1.5% in Argyll and Bute (0.9%), Highland and Islands (0.8%), Renfrewshire / Inverclyde (1.0%) and West Lothian (0.9%), whilst average rents have shown little change (within +/-0.5%) in Aberdeen and Shire (0.0%), Dumfries and Galloway (0.1%) and Greater Glasgow (0.3%), and the average rent has fallen by more than 0.5% in Lothian (-2.9%).

Figure B shows that when looking at the 2 bedroom property size category between 2010 and 2021, that average rents have increased above CPI inflation of 24.3% in Fife (32.8%), Forth Valley (30.3%), Greater Glasgow (41.4%) and Lothian (41.7%).

Average rents have increased by more than 20% but below CPI inflation of 24.3% in Dundee and Angus (20.7%), East Dunbartonshire (24.0%), Highland and Islands (21.6%) and West Lothian (21.8%). Average rents have increased by more than 10% but less than 20% in Argyll and Bute (15.8%), North Lanarkshire (13.7%), Perth and Kinross (16.5%), Scottish Borders (17.0%) and South Lanarkshire (15.7%), whilst average rents have increased by less than 10% in Aberdeen and Shire (1.0%), Ayrshires (7.8%), Dumfries and Galloway (9.5%), Renfrewshire / Inverclyde (9.5%) and West Dunbartonshire (9.2%).

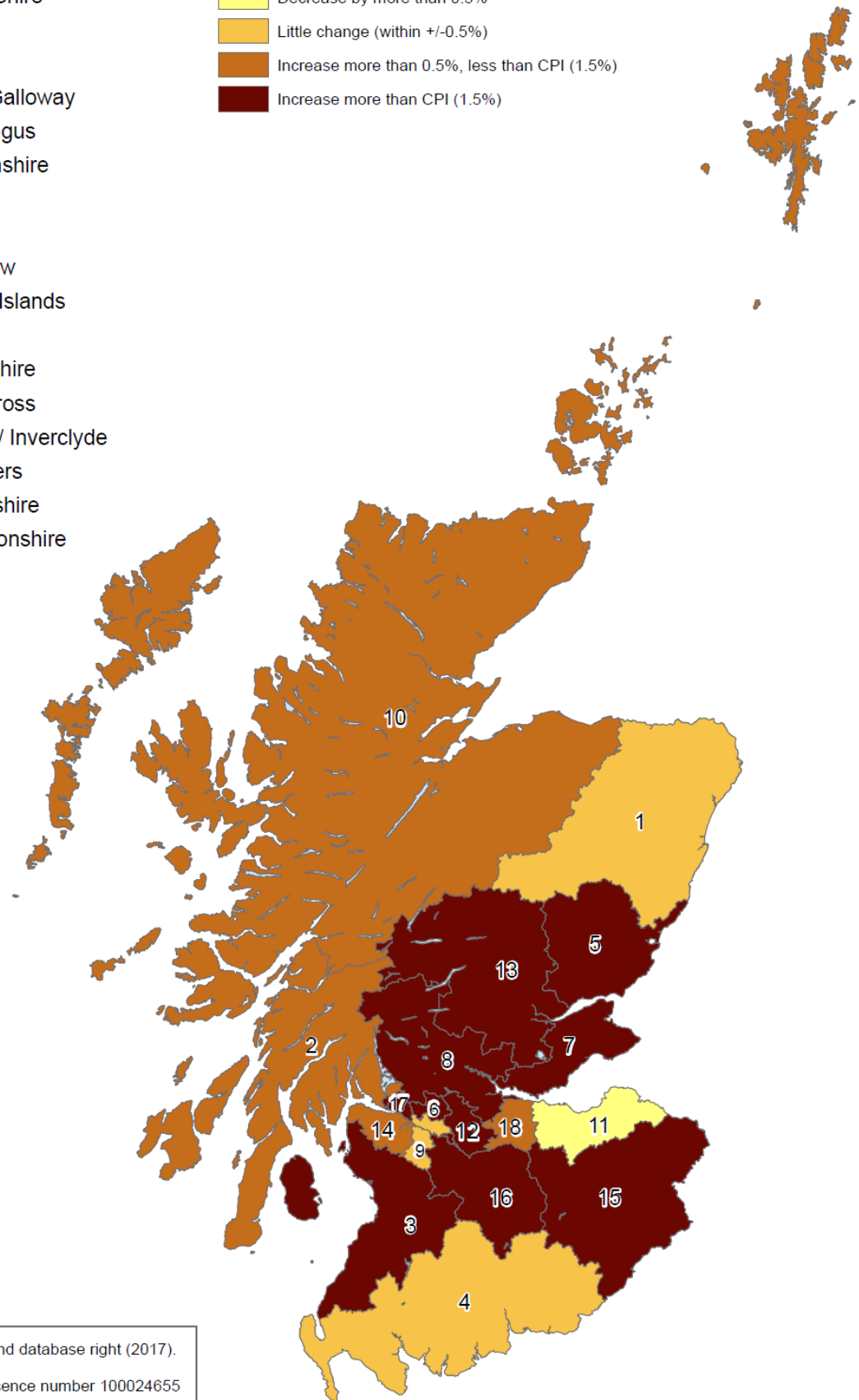
Figure A: Change in average (mean) rents for 2 bedroom properties between 2020 and 2021

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 CPI (1.5%)
- Increase more than CPI (1.5%)



© Crown copyright and database right (2017).
 All rights reserved.
 Ordnance Survey Licence number 100024655

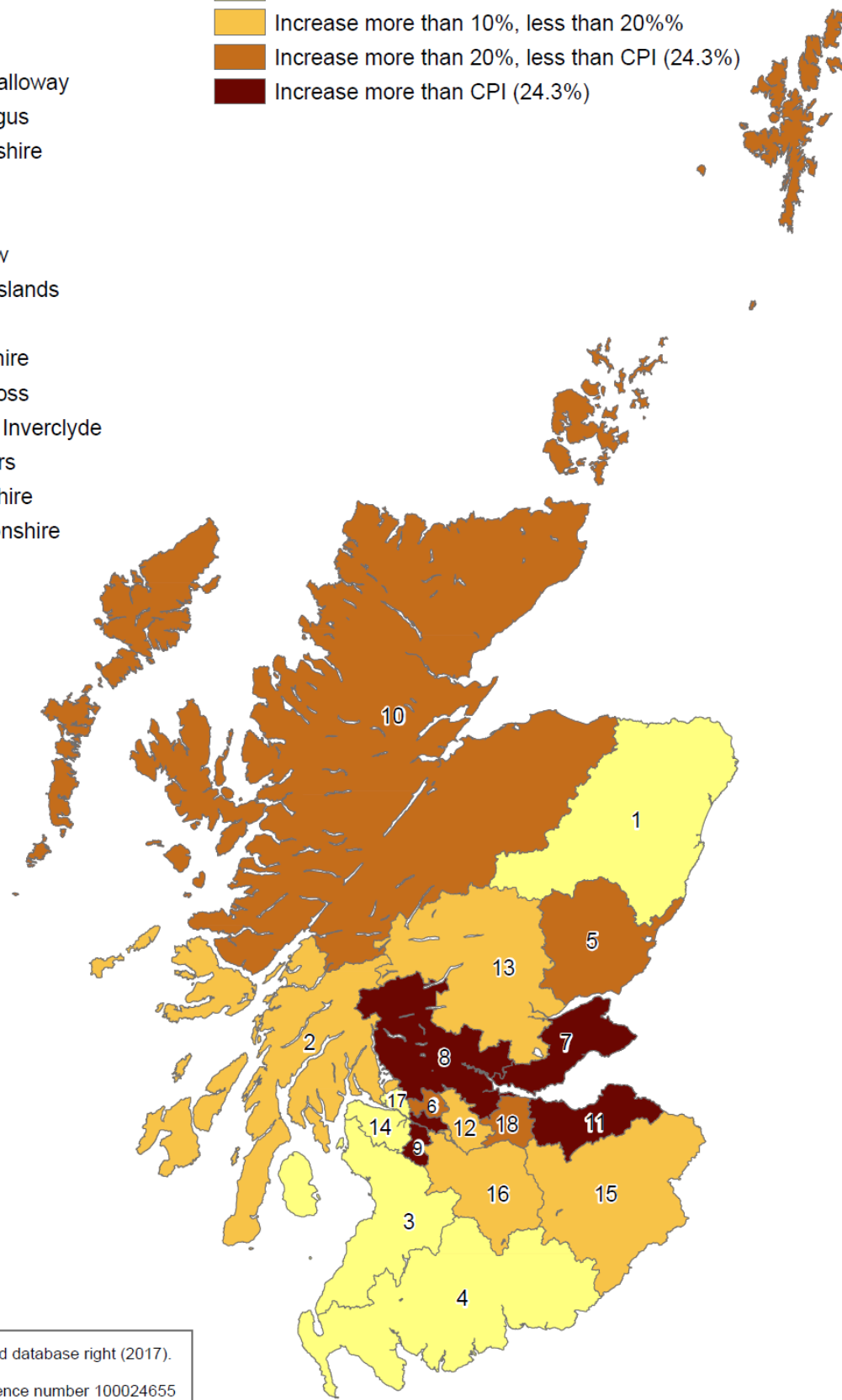
Figure B: Percentage change in average (mean) rents for 2 bedroom properties between 2010 and 2021

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 10%
- Increase more than 10%, less than 20%
- Increase more than 20%, less than CPI (24.3%)
- Increase more than CPI (24.3%)



© Crown copyright and database right (2017).
 All rights reserved.
 Ordnance Survey Licence number 100024655

Contents

Private Sector Rent Statistics, Scotland, 2010 to 2021	1
1. Key findings, based on 2 bedroom properties	3
Contents	7
2. Background.....	9
3. Main Findings for 1 Bedroom Properties	10
4. Main Findings for 2 Bedroom Properties	13
5. Main Findings for 3 Bedroom Properties	15
6. Main Findings for 4 Bedroom Properties	18
7. Main Findings for 1 Bedroom Shared Properties	20
8. Scotland-level Average Rents	23
9. Broad Rental Market Area Profiles	26
Broad Rental Market Area Profile – Aberdeen and Shire.....	28
Broad Rental Market Area Profile – Argyll and Bute	31
Broad Rental Market Area Profile – Ayrshires.....	34
Broad Rental Market Area Profile – Dumfries and Galloway.....	37
Broad Rental Market Area Profile – Dundee and Angus	40
Broad Rental Market Area Profile – East Dunbartonshire	43
Broad Rental Market Area Profile – Fife.....	46
Broad Rental Market Area Profile – Forth Valley.....	49
Broad Rental Market Area Profile – Greater Glasgow.....	52
Broad Rental Market Area Profile – Highland and Islands	55
Broad Rental Market Area Profile – Lothian	58
Broad Rental Market Area Profile – North Lanarkshire	61
Broad Rental Market Area Profile – Perth and Kinross	64
Broad Rental Market Area Profile – Renfrewshire / Inverclyde	67
Broad Rental Market Area Profile – Scottish Borders	70
Broad Rental Market Area Profile – South Lanarkshire.....	73
Broad Rental Market Area Profile – West Dunbartonshire	76
Broad Rental Market Area Profile – West Lothian.....	79
10. Reference Tables	82
Annex A – Trends in the Size of the Private Rented Sector in Scotland	94
Annex B – Glossary of Terms.....	95
Annex C – Methodology (Source Data, Sampling Methodology, Sample Sizes)	96

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 prices⁸ at Broad Rental Market Area level.

The market evidence data on private rents is sourced through a variety of means, including private landlord and letting agent returns, mailshot initiatives, as well as advertised rental information. In the latest year to end September 2021, an estimated 87% of records were based on advertised rents, with the remainder being based on sitting tenant rents from landlord returns.

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

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

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

⁸ [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/local-housing-allowance-rates-2021-2022/pages/10.aspx)

In addition:

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

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

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

3. Main Findings for 1 Bedroom Properties

In the year to end September 2021, average 1 bedroom rents increased above the average 12 month UK CPI inflation rate of 1.5% in 9 out of 18 areas of Scotland, with the largest increases being in Ayrshires (7.5%), Forth Valley (6.6%) and the Scottish Borders (5.7%), with North Lanarkshire also seeing an increase of 0.7% in the latest year but below CPI.

Five areas saw little change (within +/-0.5%) in average rents compared with the previous year, including Aberdeen and Shire, Argyll and Bute, Greater Glasgow, Highland and Islands, and South Lanarkshire.

Average rents decreased by more than 0.5% in Renfrewshire / Inverclyde (-2.4%), East Dunbartonshire (-0.6%) and Lothian (-0.6%).

Average rents for 1 bedroom properties at the Scotland level increased by an estimated 0.6% between 2020 and 2021, to reach £546 in 2021, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.

Figures on longer term changes to rents for 1 bedroom properties over the period from 2010 to 2021 should be considered in the context of the cumulative increase in UK CPI of 24.3% from the year to end September 2010 to the year to end September 2021.

Over the 11 year period from 2010 to 2021, 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 45.2% (cumulative increase over 11 years) and average rents in the Greater Glasgow area rising by 38.1% between 2010 and 2021.

These cumulative increases equate to annualised growth rates of 3.4% for Lothian and 3.0% for Greater Glasgow, when calculated on a compound annual increase basis between 2010 and 2021.

For the remaining areas of Scotland, cumulative changes have been below CPI inflation. Aberdeen and Shire has seen a fall of 13.9% in average rents, which is likely to reflect decreased demand for rental properties in recent years following the downturn in the oil industry.

These regional trends combine to show an estimated 23.5% cumulative increase for 1 bedroom properties between 2010 and 2021 (equating to an annualised growth rate of 1.9%), to reach £546 in 2021. See Table 1 and Chart 2 below.

Table 1: 1 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2021, by Broad Rental Market Area

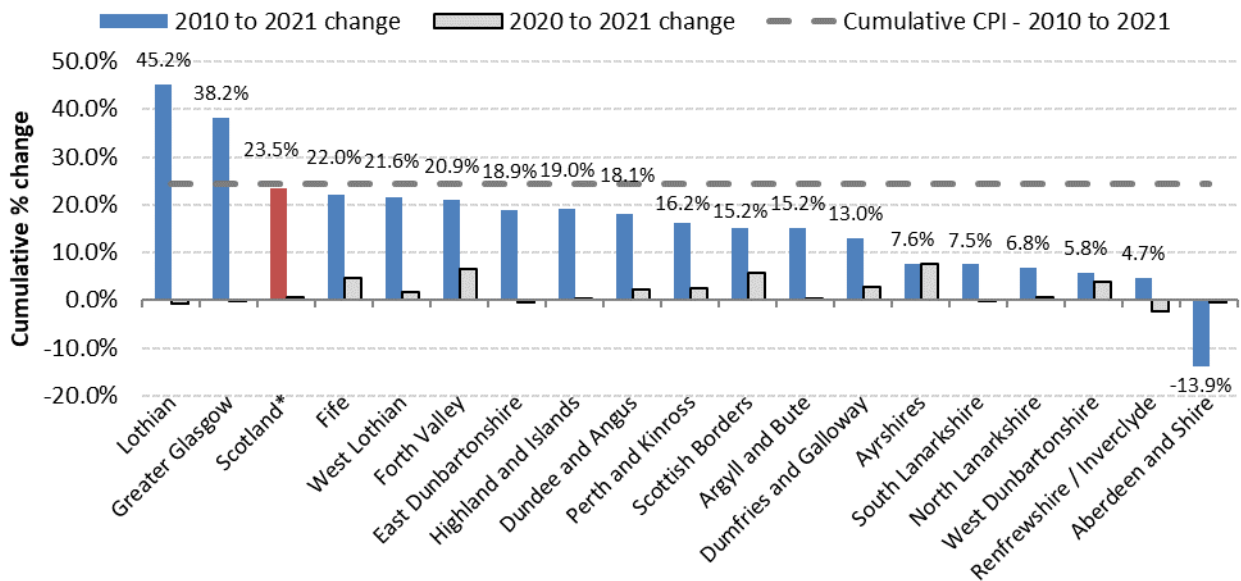
	2010	2020	2021	2010 to 2021 change	2020 to 2021 change
Lothian	520	760	755	45.2%	-0.6%
Greater Glasgow	437	605	604	38.2%	0.0%
Scotland*	442	542	546	23.5%	0.6%
Fife	379	441	462	22.0%	4.7%
West Lothian	428	513	521	21.6%	1.6%
Forth Valley	387	439	468	20.9%	6.6%
East Dunbartonshire	450	538	534	18.9%	-0.6%
Highland and Islands	415	493	494	19.0%	0.2%
Dundee and Angus	351	405	414	18.1%	2.3%
Perth and Kinross	377	428	439	16.2%	2.5%
Scottish Borders	336	366	387	15.2%	5.7%
Argyll and Bute	382	440	440	15.2%	0.1%
Dumfries and Galloway	359	395	406	13.0%	2.7%
Ayrshires	375	376	404	7.6%	7.5%
South Lanarkshire	382	412	411	7.5%	-0.3%
North Lanarkshire	373	396	398	6.8%	0.7%
West Dunbartonshire	397	404	420	5.8%	3.8%
Renfrewshire / Inverclyde	374	401	392	4.7%	-2.4%
Aberdeen and Shire	529	457	455	-13.9%	-0.5%

See Reference Tables (Tables 7 to 18) 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 2021, whilst Aberdeen and Shire average rents have dropped over the eleven years

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

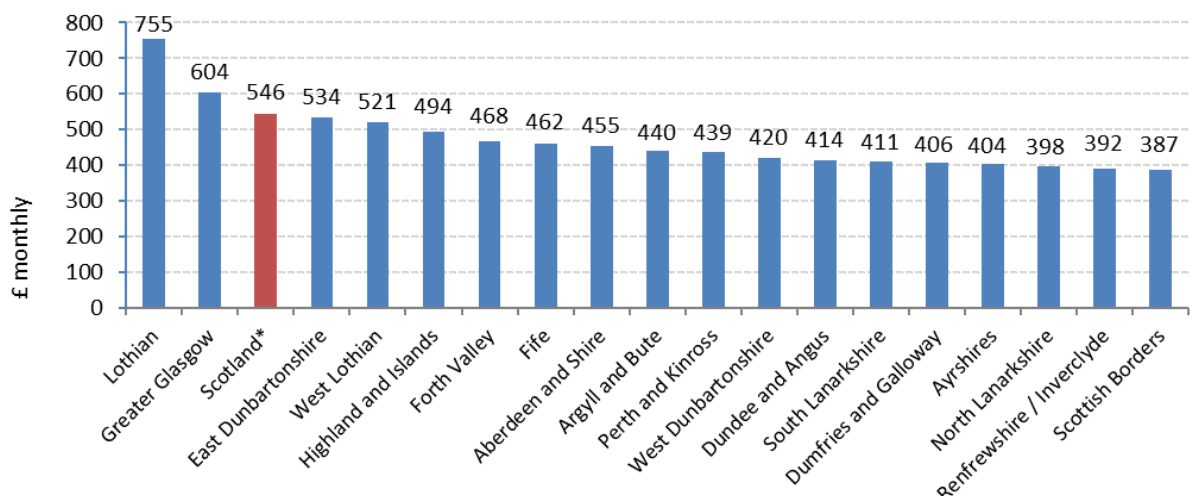


* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

In the year to end September 2021, Lothian had the highest average monthly rents for 1 bedroom properties across Scotland (£755), with Greater Glasgow having rents of £604. Areas with the lowest average rents for 1 bedroom properties included North Lanarkshire (£398), Renfrewshire / Inverclyde (£392), and the Scottish Borders (£387). See Chart 3 below.

Chart 3: In 2021, Lothian had the highest average monthly 1 bedroom rent (£755), with Scottish Borders having the lowest (£387)

1 bedroom properties - average (mean) monthly rents in 2021 (year to end-Sept), by Broad Rental Market Area



* Note that the Scotland figure has been calculated using a weighted stock approach. See Section 8 for further details.

4. Main Findings for 2 Bedroom Properties

In the year to end September 2021, average 2 bedroom rents increased above the average 12 month UK CPI inflation rate of 1.5% in 10 out of 18 areas, with the largest increases being in West Dunbartonshire (7.1%) and the Ayrshires (6.8%).

A further four areas saw increases in average rents but below CPI, including Highland and Islands (0.8%), Argyll and Bute (0.9%), West Lothian (0.9%), and Renfrewshire / Inverclyde (1.0%).

Three areas showed little change (within +/-0.5%) on the previous year, including Aberdeen and Shire, Dumfries and Galloway, and Greater Glasgow, whilst average rents decreased by more than 0.5% in the Lothian area (-2.9%).

Average rents for 2 bedroom properties at the Scotland level increased by an estimated 0.6% between 2020 and 2021, to reach £693 in 2021, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.

Figures on longer term changes to rents for 2 bedroom properties over the period from 2010 to 2021 should be considered in the context of the cumulative increase in UK CPI of 24.3% from the year to end September 2010 to the year to end September 2021.

Over the 11 year period from 2010 to 2021, 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 41.7% (cumulative increase over 11 years), although average rents have dropped in 2021 compared with 2020 (a decrease of 2.9%), and Glasgow has seen a cumulative increase of 41.4%.

These cumulative increases equate to annualised growth rates of 3.2% for both Lothian and Greater Glasgow, when calculated on a compound annual increase basis between 2010 and 2021.

For the remaining areas of Scotland, cumulative increases have been below CPI inflation and have ranged from 1.0% in Aberdeen and Shire to 24.0% in East Dunbartonshire.

These regional trends combine to show an estimated 25.1% cumulative increase for 2 bedroom properties between 2010 and 2021 (equating to an annualised growth rate of 2.1%), to reach £693 in 2021. See Table 2 and Chart 4 below.

Table 2: 2 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2021, by Broad Rental Market Area

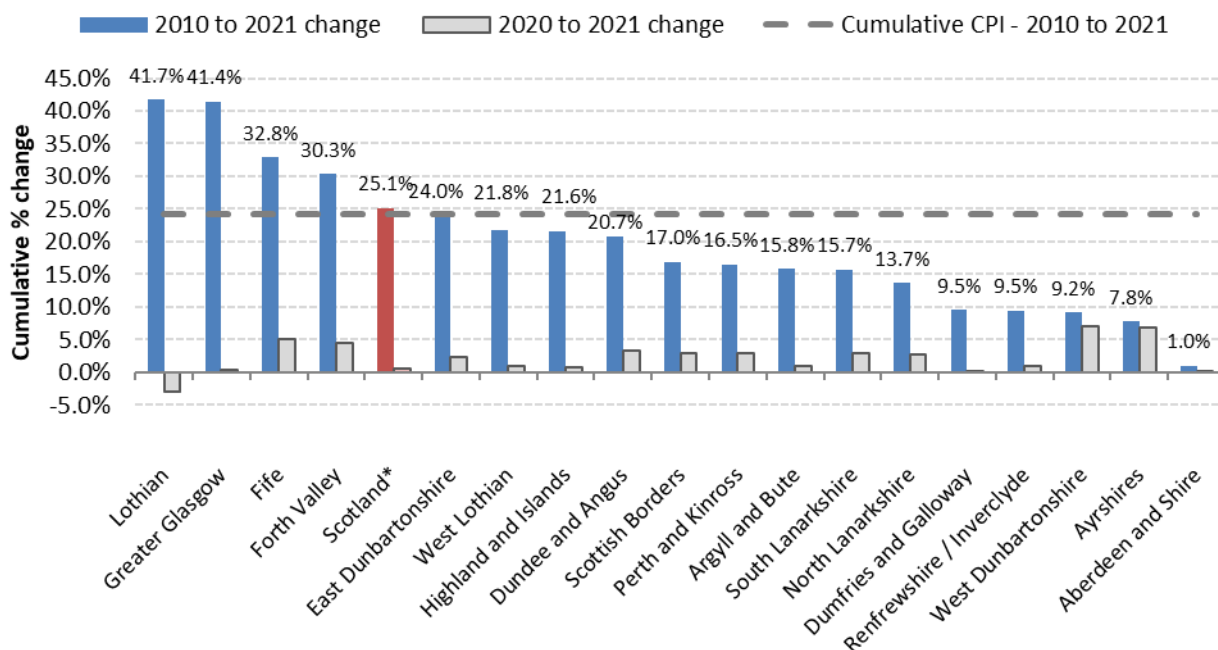
	2010	2020	2021	2010 to 2021 change	2020 to 2021 change
Lothian	665	969	942	41.7%	-2.9%
Greater Glasgow	564	794	797	41.4%	0.3%
Fife	464	586	616	32.8%	5.2%
Forth Valley	492	614	642	30.3%	4.6%
Scotland*	554	689	693	25.1%	0.6%
East Dunbartonshire	581	704	721	24.0%	2.3%
West Lothian	527	636	642	21.8%	0.9%
Highland and Islands	503	607	612	21.6%	0.8%
Dundee and Angus	497	581	601	20.7%	3.4%
Scottish Borders	442	502	516	17.0%	3.0%
Perth and Kinross	506	573	590	16.5%	2.9%
Argyll and Bute	503	577	583	15.8%	0.9%
South Lanarkshire	481	540	556	15.7%	3.0%
North Lanarkshire	455	503	517	13.7%	2.7%
Dumfries and Galloway	435	476	477	9.5%	0.1%
Renfrewshire / Inverclyde	473	512	518	9.5%	1.0%
West Dunbartonshire	492	502	537	9.2%	7.1%
Ayrshires	464	469	500	7.8%	6.8%
Aberdeen and Shire	643	649	649	1.0%	0.0%

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 2021, although Lothian has seen a drop in the latest year

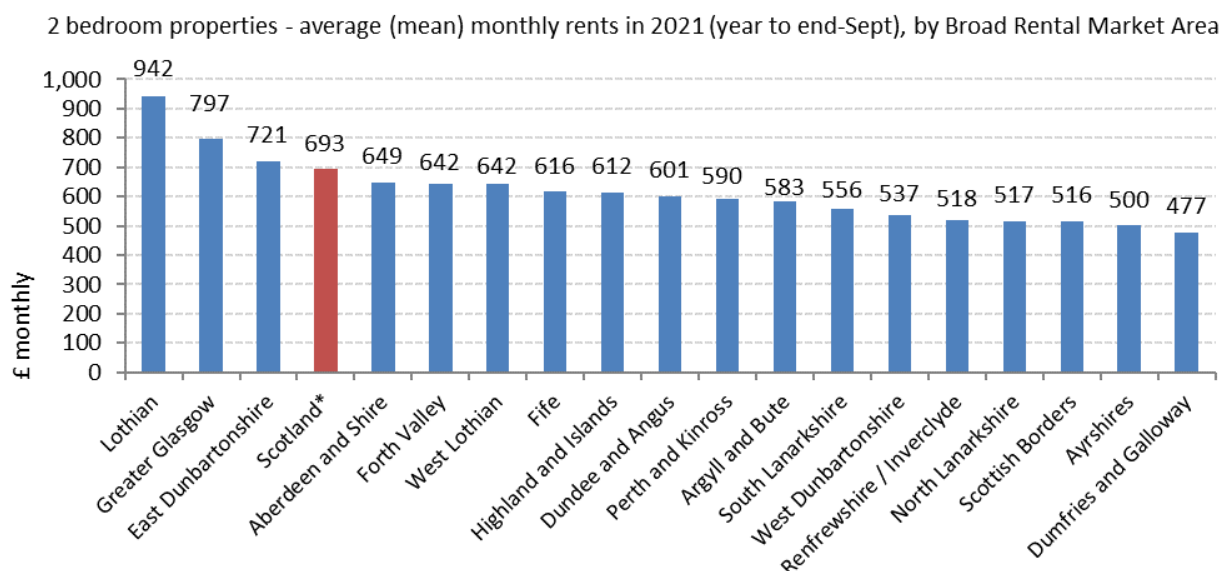
2 bedroom properties - % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area



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

In the year to end September 2021, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£942), with Greater Glasgow having an average rent of £797 and East Dunbartonshire an average rent of £721. Areas with the lowest average rents for 2 bedroom properties included the Ayrshires (£500) and Dumfries and Galloway (£477). See Chart 5 below.

Chart 5: In 2021, Lothian had the highest average monthly 2 bedroom rent (£942), with Dumfries and Galloway having the lowest (£477)



* Note that the Scotland figure has been calculated using a weighted stock approach. See Section 8 for further details.

5. Main Findings for 3 Bedroom Properties

In the year to end September 2021, average 3 bedroom rents increased above the average 12 month UK CPI inflation rate of 1.5% in 9 out of 18 areas, with the highest increasing being seen in Fife (8.4%), Scottish Borders (5.1%), and East Dunbartonshire (4.2%). A further two areas saw increases in average rents but below CPI, including Forth Valley (0.6%) and Highland and Islands (1.4%).

Two areas saw little change (within +/-0.5%) in average rents compared with the previous year, including Dumfries and Galloway and West Dunbartonshire.

Average rents decreased by more than 0.5% in Greater Glasgow (-1.2%), Aberdeen and Shire (-2.1%), Renfrewshire / Inverclyde (-2.5%), Lothian (-3.2%) and Argyll and Bute (-11.0%).

Average rents for 3 bedroom properties at the Scotland level showed no change (0.0%) between 2020 and 2021, remaining at £843 in 2021, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.

Figures on longer term changes to rents for 3 bedroom properties over the period from 2010 to 2021 should be considered in the context of the cumulative increase in UK CPI of 24.3% from the year to end September 2010 to the year to end September 2021.

Over the 11 year period from 2010 to 2021, eight areas have seen rent increases above the level of CPI inflation, ranging from an increase of 26.9% in West Lothian up to 41.8% in Lothian.

These cumulative increases equate to a range of annualised growth rates between 2.2% in West Lothian to 3.2% in Lothian, when calculated on a compound annual increase basis between 2010 and 2021.

For the remaining ten areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 3.4% in Argyll and Bute up to 24.0% in Highland and Islands.

These regional trends combine to show an estimated 25.3% cumulative increase for 3 bedroom properties between 2010 and 2021 (equating to an annualised growth rate of 2.1%), to £844 in 2021. See Table 3 and Chart 6 below.

Table 3: 3 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2021, by Broad Rental Market Area

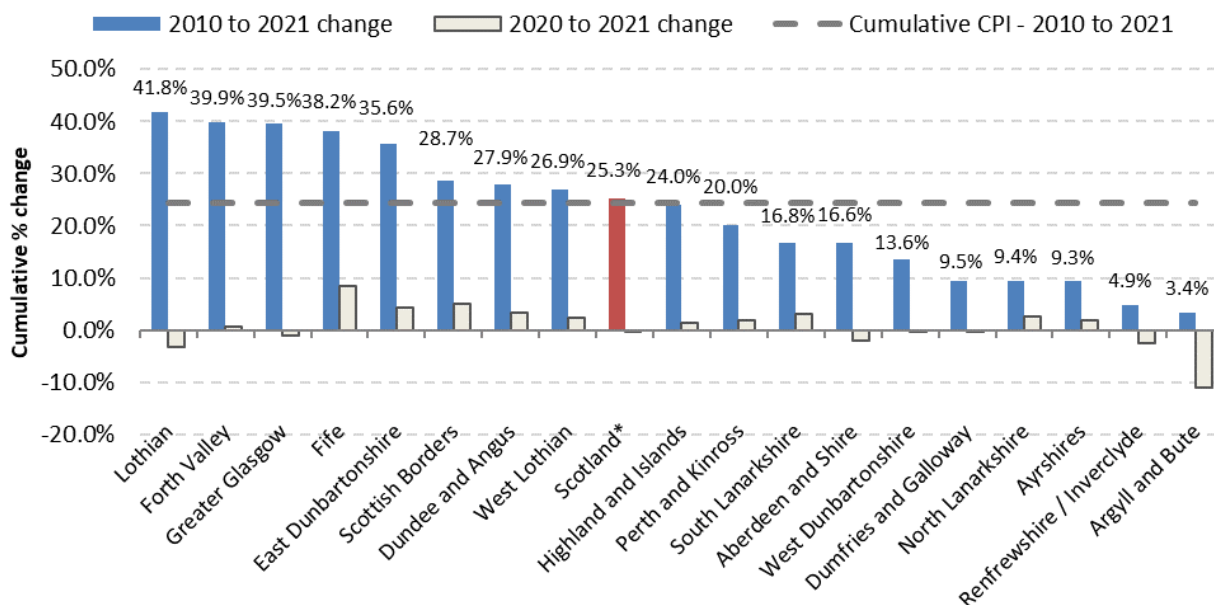
	2010	2020	2021	2010 to 2021 change	2020 to 2021 change
Lothian	918	1,344	1,301	41.8%	-3.2%
Forth Valley	643	893	899	39.9%	0.6%
Greater Glasgow	728	1,028	1,016	39.5%	-1.2%
Fife	563	718	778	38.2%	8.4%
East Dunbartonshire	750	976	1,017	35.6%	4.2%
Scottish Borders	515	630	663	28.7%	5.1%
Dundee and Angus	633	783	809	27.9%	3.4%
West Lothian	616	764	781	26.9%	2.3%
Scotland*	674	844	844	25.3%	0.0%
Highland and Islands	595	727	737	24.0%	1.4%
Perth and Kinross	647	762	777	20.0%	2.0%
South Lanarkshire	627	710	732	16.8%	3.1%
Aberdeen and Shire	744	886	867	16.6%	-2.1%
West Dunbartonshire	591	674	672	13.6%	-0.4%
Dumfries and Galloway	500	547	547	9.5%	-0.1%
North Lanarkshire	549	585	600	9.4%	2.5%
Ayrshires	556	597	608	9.3%	1.8%
Renfrewshire / Inverclyde	612	658	642	4.9%	-2.5%
Argyll and Bute	638	741	659	3.4%	-11.0%

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, Forth Valley, Greater Glasgow, Fife and East Dunbartonshire have seen the largest cumulative % rises in average 3 bedroom rents between 2010 and 2021

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

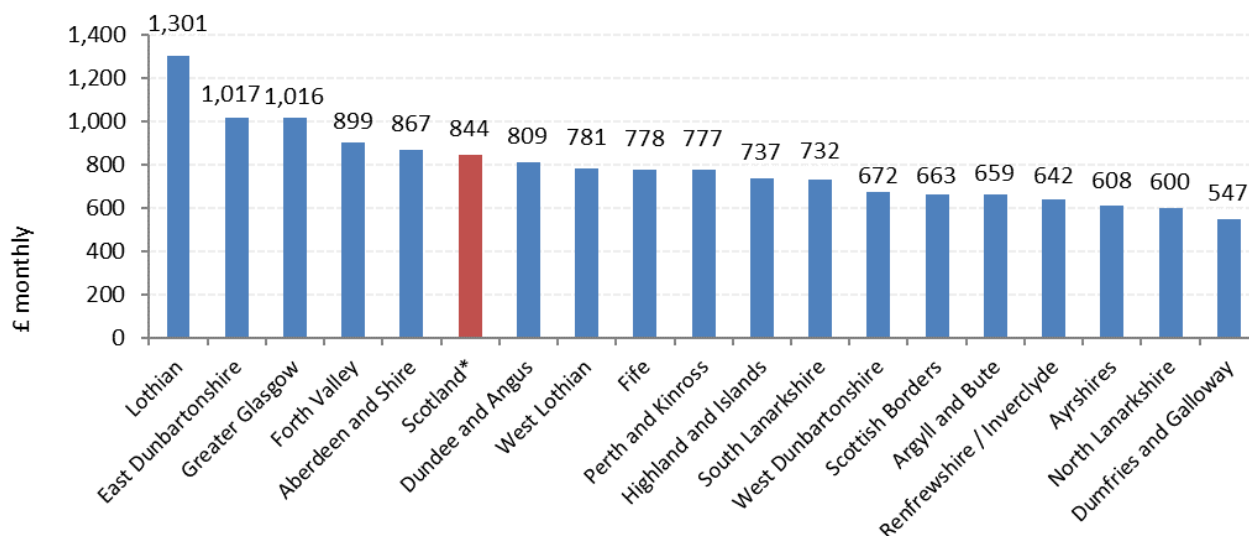


* Note that the Scotland figures have been calculated using a weighted stock approach. See Section 8 for further details.

In the year to end September 2021, Lothian had the highest average monthly rents for 3 bedroom properties across Scotland (£1,301). Areas with the lowest average rents for 3 bedroom properties included the Ayrshires (£608), North Lanarkshire (£600) and Dumfries and Galloway (£547). See Chart 7 below.

Chart 7: In 2021, Lothian had the highest average monthly 2 bedroom rent (£1,301), with Dumfries and Galloway having the lowest (£547)

3 bedroom properties - average (mean) monthly rents in 2021 (year to end-Sept), by Broad Rental Market Area



* Note that the Scotland figure has been calculated using a weighted stock approach. See Section 8 for further details.

6. Main Findings for 4 Bedroom Properties

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

In the year to end September 2021, average 4 bedroom rents increased above the average 12 month UK CPI inflation rate of 1.5% in 11 out of 18 areas, with the largest increases being in Fife (16.5%), Renfrewshire / Inverclyde (13.2%) and West Dunbartonshire (13.2%).

A further three areas saw increases in average rents but below CPI, including Greater Glasgow (0.6%), Highland and Islands (1.2%) and Dundee and Angus (1.3%).

Average rents decreased by more than 0.5% in the remaining areas, with decreases seen for Perth and Kinross (-3.4%), Lothian (-4.5%), Argyll and Bute (-5.5%), and Forth Valley (-8.8%).

Average rents for 4 bedroom properties at the Scotland level were estimated to increase by 1.2% between 2020 and 2021, to reach £1,358 in 2021, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.

Figures on longer term changes to rents for 4 bedroom properties over the period from 2010 to 2021 should be considered in the context of the cumulative increase in UK CPI of 24.3% from the year to end September 2010 to the year to end September 2021.

Over the 11 year period from 2010 to 2021, nearly all (16 out of 18) areas have seen rent increases above the level of CPI inflation, ranging from an increase of 25.3% in Highland and Islands up to 72.0% in Fife.

These cumulative increases equate to a range of annualised growth rates between 2.1% in Highland and Islands to 5.1% in Fife, when calculated on a compound annual increase basis between 2010 and 2021.

For the remaining two areas of Scotland, cumulative increases have been below CPI inflation, in Argyll and Bute (15.0%) and North Lanarkshire (22.6%).

These regional trends combine to show an estimated 44.7% cumulative increase for 4 bedroom properties between 2010 and 2021 (equating to an annualised growth rate of 3.4%), to reach £1,358 in 2021. See Table 4 and Chart 8 below.

Table 4: 4 Bedroom Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2021, by Broad Rental Market Area

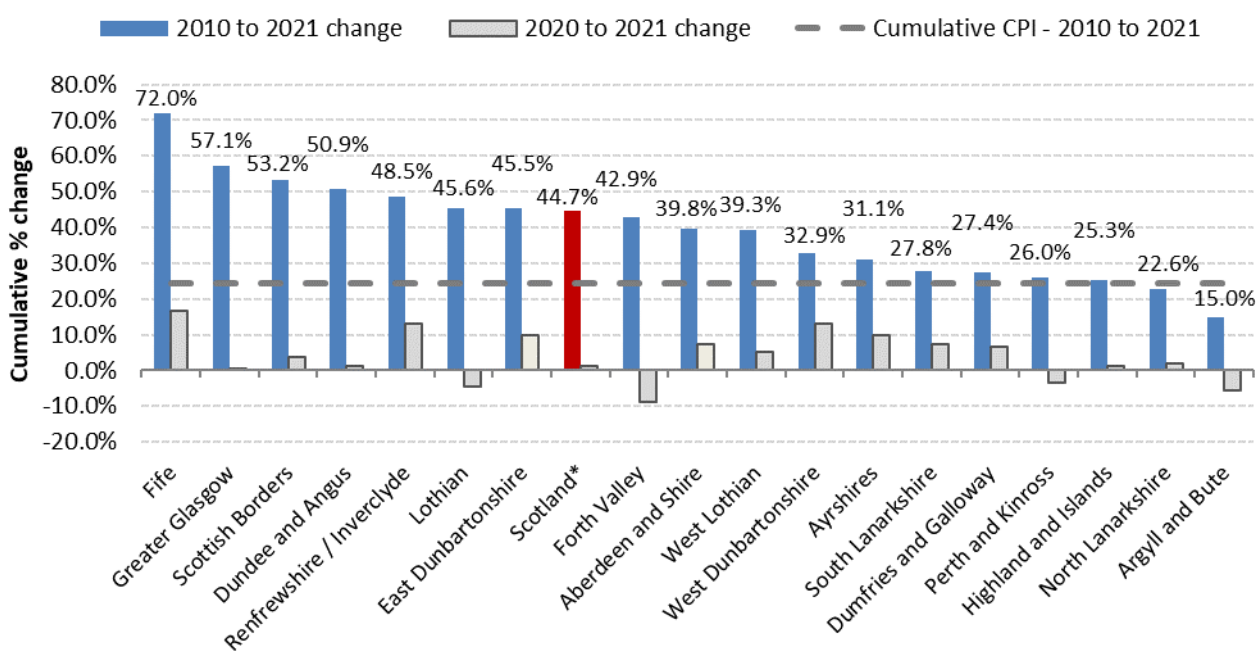
	2010	2020	2021	2010 to 2021 change	2020 to 2021 change
Fife	773	1,142	1,330	72.0%	16.5%
Greater Glasgow	1,067	1,667	1,677	57.1%	0.6%
Scottish Borders	690	1,018	1,057	53.2%	3.8%
Dundee and Angus	811	1,208	1,224	50.9%	1.3%
Renfrewshire / Inverclyde	834	1,093	1,238	48.5%	13.2%
Lothian	1,291	1,966	1,879	45.6%	-4.5%
East Dunbartonshire	1,135	1,506	1,651	45.5%	9.7%
Scotland*	939	1,342	1,358	44.7%	1.2%
Forth Valley	857	1,343	1,225	42.9%	-8.8%
Aberdeen and Shire	944	1,231	1,319	39.8%	7.2%
West Lothian	834	1,105	1,162	39.3%	5.1%
West Dunbartonshire	821	965	1,092	32.9%	13.2%
Ayrshires	758	906	994	31.1%	9.7%
South Lanarkshire	924	1,099	1,181	27.8%	7.4%
Dumfries and Galloway	620	741	790	27.4%	6.6%
Perth and Kinross	858	1,119	1,080	26.0%	-3.4%
Highland and Islands	751	929	940	25.3%	1.2%
North Lanarkshire	776	933	952	22.6%	2.0%
Argyll and Bute	924	1,125	1,063	15.0%	-5.5%

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: Fife has seen the largest cumulative % rises in average 4 bedroom rents between 2010 and 2021, with an increase of 16.5% in the latest year

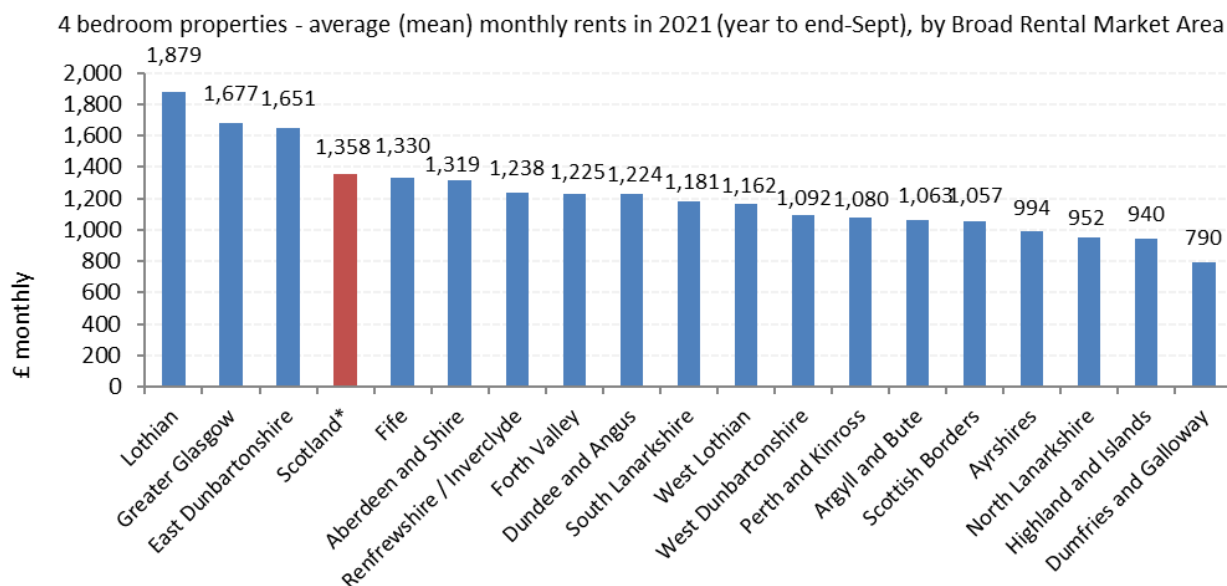
4 bedroom properties - % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area



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

In the year to end September 2021, Lothian had the highest average monthly rents for 4 bedroom properties across Scotland (£1,879). The area with the lowest average rents for 4 bedroom properties was Dumfries and Galloway (£790). See Chart 9 below.

Chart 9: In 2021, Lothian had the highest average monthly 4 bedroom rent (£1,879), with Dumfries and Galloway having the lowest (£790)



* Note that the Scotland figure has been calculated using a weighted stock approach. See Section 8 for further details.

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 2021, average 1 bedroom shared rents increased above the average 12 month UK CPI inflation rate of 1.5% in 8 out of 18 areas, with the largest increases being in East Dunbartonshire (22.4%) and Argyll and Bute (13.5%).

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

Average rents decreased by more than 0.5% in eight areas, ranging from a drop of 0.6% in Dundee and Angus to a decrease of 7.7% in Perth and Kinross.

Average rents for 1 bedroom shared properties at the Scotland level have decreased by an estimated 0.4% between 2020 and 2021, to reach £398 in 2021, which compares to an average increase in UK CPI of 1.5% across the year to September 2021.

Figures on longer term changes to rents for 1 bedroom shared properties over the period from 2010 to 2021 should be considered in the context of the cumulative

increase in UK CPI of 24.3% from the year to end September 2010 to the year to end September 2021.

Over the 11 year period from 2010 to 2021, nine areas have seen rent increases above the level of CPI inflation, ranging from an increase of 25.3% in Dundee and Angus up to 47.0% in Lothian.

These cumulative increases equate to a range of annualised growth rates between 2.1% in Dundee and Angus up to 3.6% in Lothian, when calculated on a compound annual increase basis between 2010 and 2021.

For the remaining nine areas of Scotland, cumulative increases have been below CPI inflation, and have ranged from 9.9% in Aberdeen and Shire to 23.6% in West Dunbartonshire.

These regional trends combine to show an estimated 30.4% cumulative increase for 1 bedroom shared properties between 2010 and 2021 (equating to an annualised growth rate of 2.4%), to reach £398 in 2021. See Table 5 and Chart 10 below.

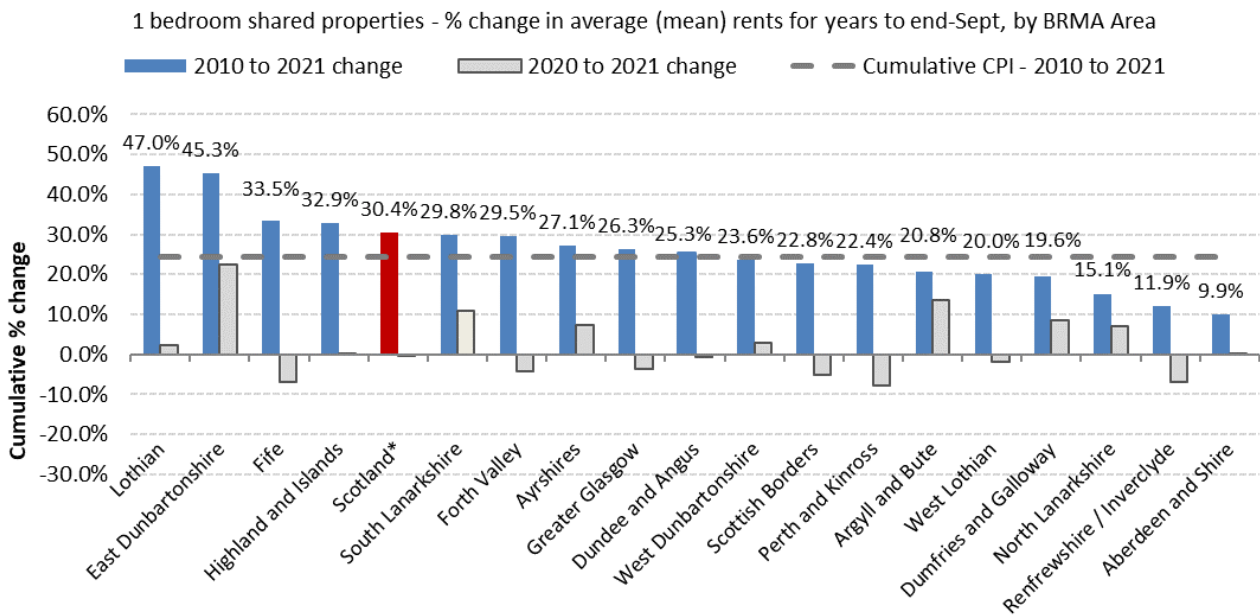
Table 5: 1 Bedroom Shared Properties - Average (mean) monthly rents (£): Cumulative changes 2010 to 2021, by Broad Rental Market Area

	2010	2020	2021	2010 to 2021 change	2020 to 2021 change
Lothian	320	460	470	47.0%	2.2%
East Dunbartonshire	300	356	436	45.3%	22.4%
Fife	271	388	361	33.5%	-6.9%
Highland and Islands	287	381	382	32.9%	0.2%
Scotland*	305	400	398	30.4%	-0.4%
South Lanarkshire	309	362	401	29.8%	10.9%
Forth Valley	276	373	357	29.5%	-4.3%
Ayrshires	302	358	384	27.1%	7.3%
Greater Glasgow	313	410	395	26.3%	-3.5%
Dundee and Angus	263	331	329	25.3%	-0.6%
West Dunbartonshire	289	347	357	23.6%	3.0%
Scottish Borders	256	330	314	22.8%	-5.0%
Perth and Kinross	262	347	320	22.4%	-7.7%
Argyll and Bute	316	336	381	20.8%	13.5%
West Lothian	279	340	334	20.0%	-1.7%
Dumfries and Galloway	278	307	332	19.6%	8.4%
North Lanarkshire	297	320	342	15.1%	6.9%
Renfrewshire / Inverclyde	296	357	332	11.9%	-7.0%
Aberdeen and Shire	328	360	361	9.9%	0.2%

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.

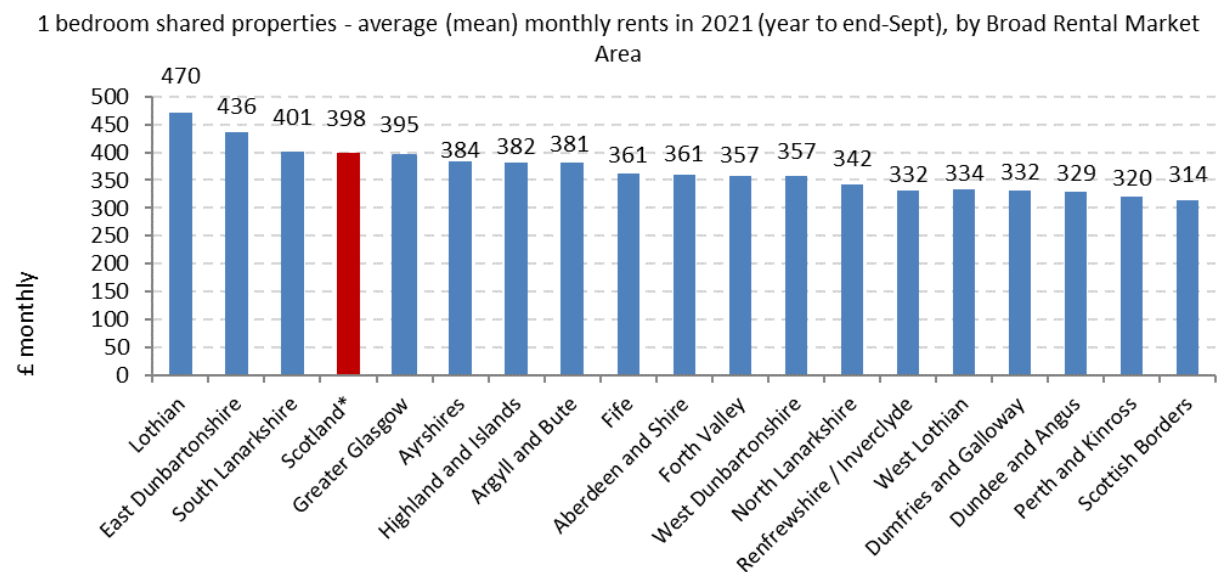
Chart 10: Lothian and East Dunbartonshire have seen the largest cumulative % rises in average 1 bedroom shared rents between 2010 and 2021



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

In the year to end September 2021, Lothian had the highest average monthly rents for 1 bedroom shared properties across Scotland (£470). Areas with the lowest average rents for 1 bedroom shared properties included Perth and Kinross (£320) and Scottish Borders (£314). See Chart 11 below.

Chart 11: In 2021, Lothian had the highest average monthly 1 bedroom shared rent (£470), with Scottish Borders having the lowest (£314)



* Note that the Scotland figure has been calculated using a weighted stock approach. See Section 8 for further details.

8. Scotland-level Average Rents

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

The use of a weighted stock approach aims 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 2021.

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

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom Property	442	451	449	457	480	498	503	515	520	532	542	546
2 Bedroom Property	554	570	573	594	619	636	632	649	659	681	689	693
3 Bedroom Property	674	693	704	717	737	759	776	788	827	826	844	844
4 Bedroom Property	939	985	1,010	1,092	1,096	1,109	1,104	1,138	1,237	1,316	1,342	1,358
1 Bedroom in Shared Property	305	299	306	318	330	344	356	363	376	390	400	398

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	2020 to 2021	2010 to 2021
	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(annual change)	(11 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%	0.6%	23.5%
2 Bedroom Property	2.9%	0.5%	3.7%	4.2%	2.7%	-0.7%	2.7%	1.6%	3.3%	1.1%	0.6%	25.1%
3 Bedroom Property	2.9%	1.5%	2.0%	2.7%	3.0%	2.3%	1.5%	4.9%	-0.1%	2.2%	0.0%	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%	1.2%	44.7%
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%	-0.4%	30.4%

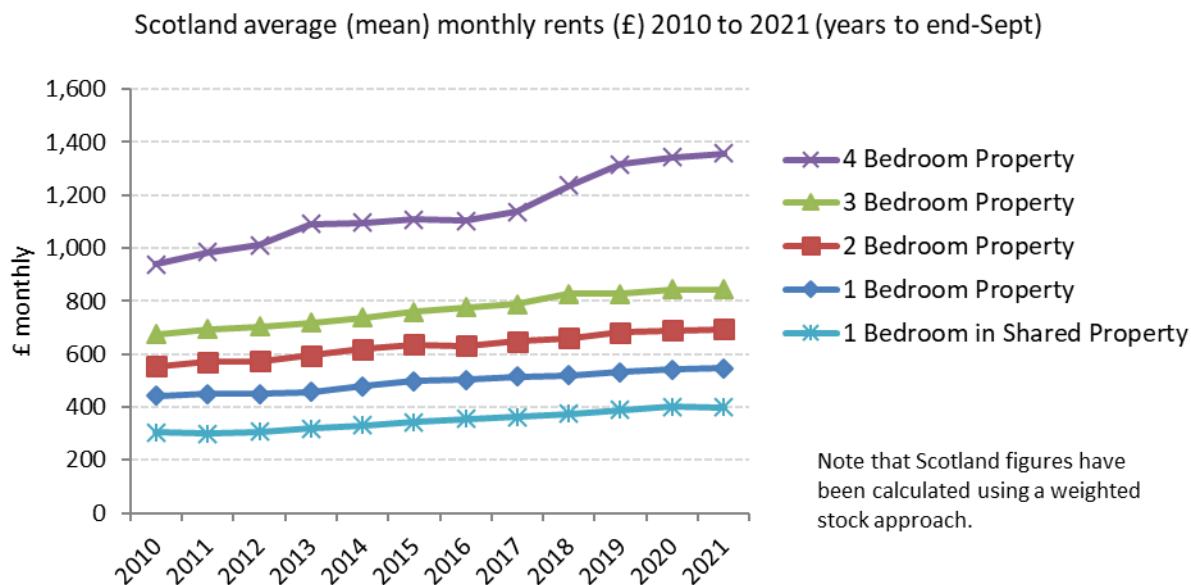
Notes:

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

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 2021, 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 2021 (cumulative increases over 11 years).

The greatest cumulative increase over the 10 years from 2010 to 2021 has been for 4 bedroom properties (estimated 44.7% increase). Average rents for 1 bedroom shared properties have seen a cumulative estimated increase of 30.4%, whilst average rents for 3 bedroom properties have increased by 25.3%, average rents for 2 bedroom properties have increased by 25.1%, and average rents for 1 bedroom properties have increased by 23.5%.

These cumulative increases equate to annualised growth rates of 1.9%, 2.1%, 2.1%, 3.4% and 2.4% for 1 to 4 bedroom and 1 bedroom shared properties respectively, when calculated on a compound annual increase basis between 2010 and 2021.

In the latest year, average rents are estimated to have risen for 1 bedroom (0.6%), 2 bedroom (0.6%) and 4 bedroom (1.2%) properties, with average rents for 3 bedroom properties showing no change (0.0%), and rents for 1 bedroom shared properties falling by 0.4%.

Summary of weighted stock methodology used in this publication:

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

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

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

One aspect to note for this publication is that given that the Scottish Household Survey results for the year 2020 are not available⁹, the previous set of weights based on the 3 year data period 2017 to 2019 have been rolled forward as the basis for the rental year 2021.

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

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

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

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

⁹ As set out in the Scottish Government Official statistics forthcoming publications update at [Official statistics: forthcoming publications - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/official-statistics/forthcoming-publications/), it was originally intended that the key findings from the 2020 Scottish Household Survey (SHS) would be published in October 2021. However due to the move to telephone/video interviewing in response to the COVID-19 pandemic, the publication has been delayed to allow the weighting methodology to be reviewed and to consider what it is appropriate to publish.

9. Broad Rental Market Area Profiles

This section provides profiles for private rents in each of the 18 Broad Rental Market Areas¹⁰.

The commentary focusses on annual changes and 11 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 charts¹¹.

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 postcode¹² including the provision of detailed PDF maps of each area.

Excel versions of each of the Broad Rental Market Area Profiles along with an online Interactive Excel Workbook, in which different rental measures, Broad Rental Market Areas and property sizes can be selected and compared in the same chart, are both available from the [Housing Statistics webpage](#).

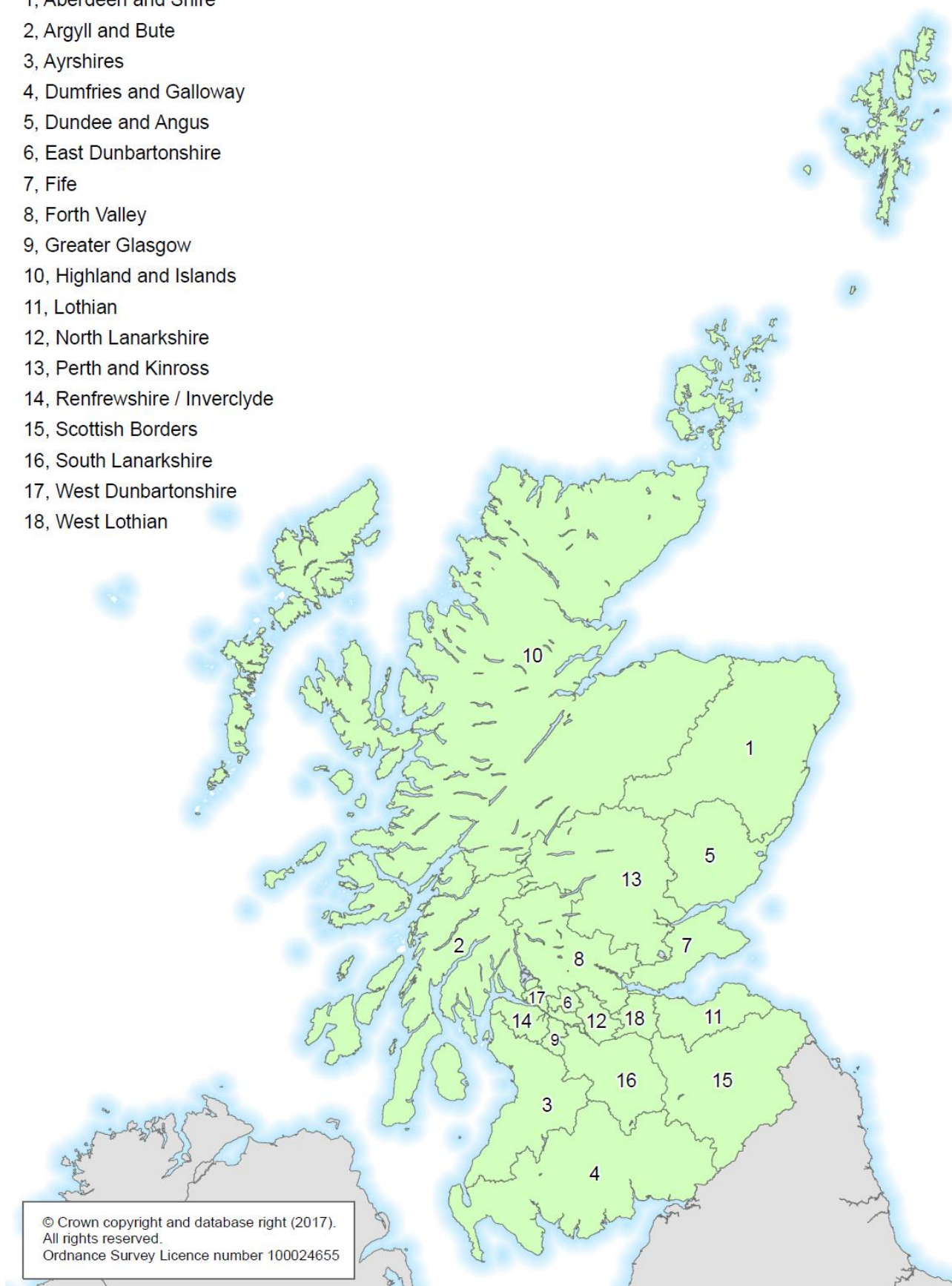
¹⁰ A Broad Rental Market Area for Local Housing Allowance purposes is defined as an area in which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services

¹¹ Means, medians, and lower and upper quartiles are defined in Annex B – Glossary of Terms.

¹² [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates \(voa.gov.uk\)](#)

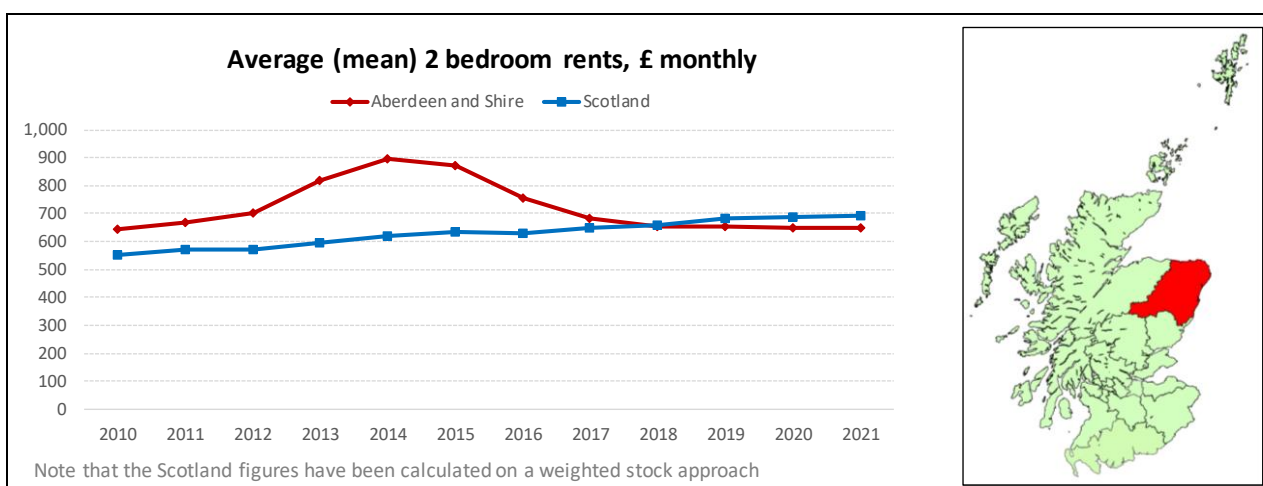
Broad Rental Market Area

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



Broad Rental Market Area Profile – Aberdeen and Shire

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



The average (mean) 2 bedroom rent in Aberdeen and Shire in 2021 was £649 per month, lower than the Scotland average of £693, and which is a reflection of rents in Aberdeen and Shire falling since 2014 due to the downturn in the oil industry, and remaining relatively stable from 2018 onwards while the Scotland average has increased each year over this time period.

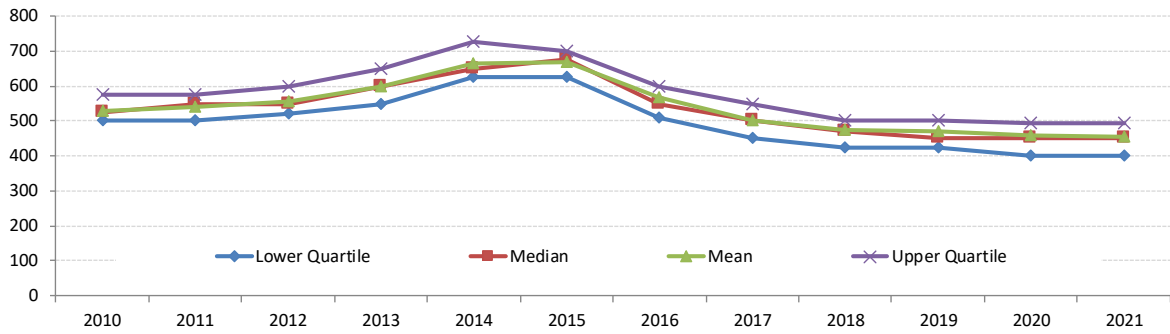
Average rents in Aberdeen and Shire in the latest year compared to the previous year have showed little change for 1 bedroom (-0.5%), 2 bedroom (0.0%) and 1 bedroom shared properties (0.2%), with a drop in the average rent for 3 bedroom properties (-2.1%) but an increase in the average rent for a 4 bedroom property (7.2%), which compares to CPI inflation of 1.5% 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 2021 are still higher than in 2010 except for 1 bedroom properties, for which rents are now 13.9% lower than in 2010. For 4 bedroom properties, rents in 2021 are 39.8% higher than in 2010, which is higher than CPI inflation (24.3%) 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 in 2021 for 4 bedroom properties.

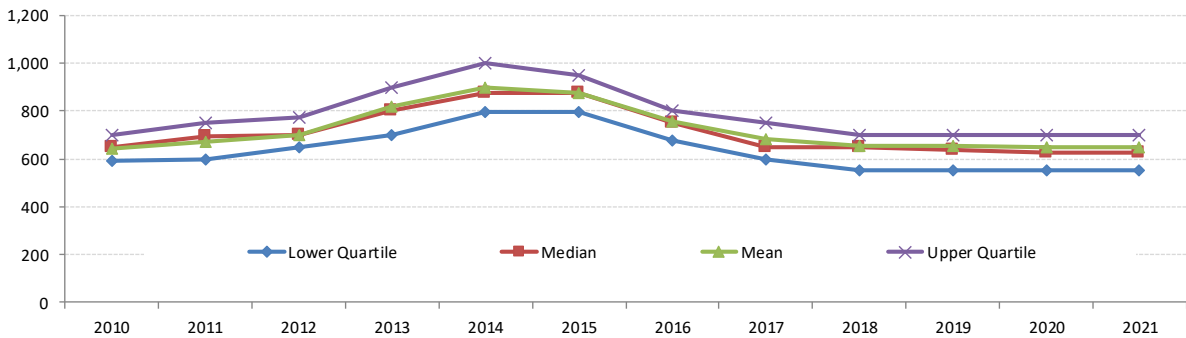
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	500	500	520	550	625	625	510	450	425	425	400	400	0.0%	-20.0%
Median	525	550	550	600	650	675	550	500	470	450	450	450	0.0%	-14.3%
Mean	529	540	555	600	664	667	566	501	473	470	457	455	-0.5%	-13.9%
Upper Quartile	575	575	600	650	725	700	600	550	500	500	495	495	0.0%	-13.9%



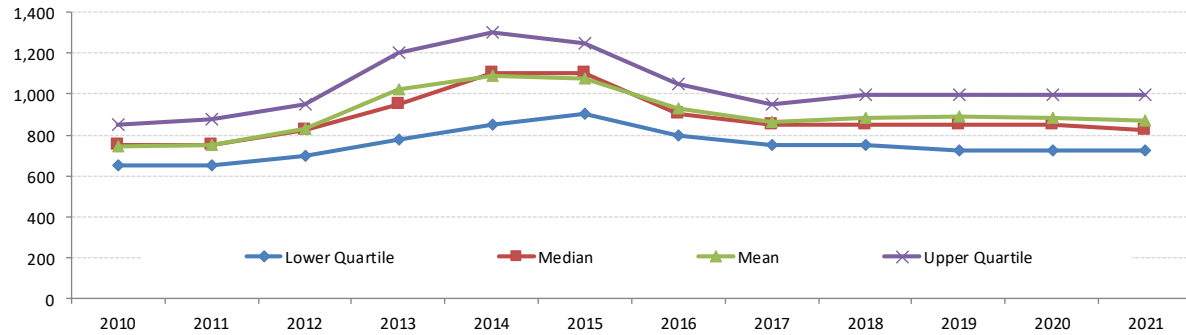
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	590	600	650	700	795	795	675	600	550	550	550	550	0.0%	-6.8%
Median	650	695	700	800	875	875	750	650	650	640	625	625	0.0%	-3.8%
Mean	643	671	701	819	898	874	754	682	654	652	649	649	0.0%	1.0%
Upper Quartile	700	750	775	900	1,000	950	800	750	700	700	700	700	0.0%	0.0%



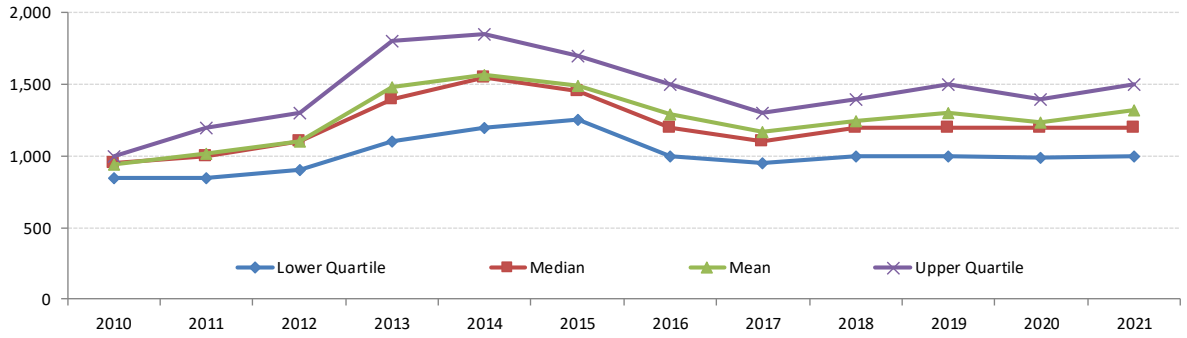
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	650	650	700	775	850	900	800	750	750	725	725	725	0.0%	11.5%
Median	750	750	825	950	1,100	1,100	900	850	850	850	850	825	-2.9%	10.0%
Mean	744	753	827	1,019	1,089	1,072	930	866	885	889	886	867	-2.1%	16.6%
Upper Quartile	850	875	950	1,200	1,300	1,250	1,050	950	995	995	995	995	0.0%	17.1%



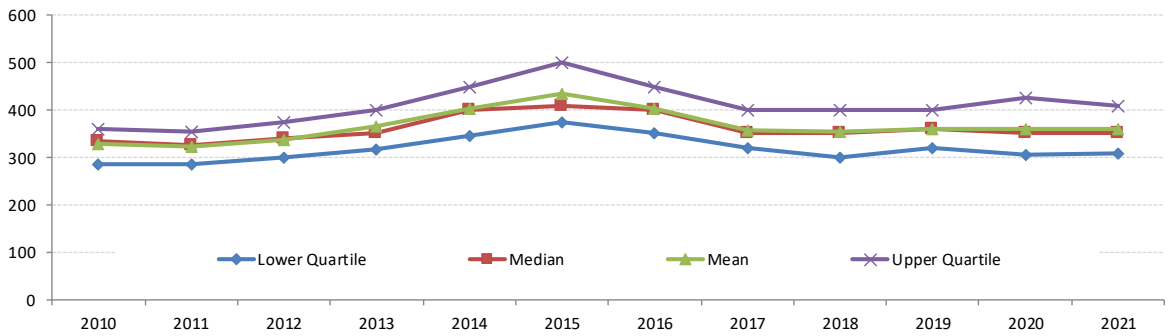
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	850	850	900	1,100	1,200	1,250	1,000	950	1,000	1,000	985	1,000	1.5%	17.6%
Median	950	995	1,100	1,400	1,550	1,450	1,200	1,100	1,200	1,200	1,200	1,200	0.0%	26.3%
Mean	944	1,018	1,105	1,484	1,565	1,493	1,291	1,169	1,249	1,306	1,231	1,319	7.2%	39.8%
Upper Quartile	1,000	1,200	1,300	1,800	1,850	1,700	1,500	1,300	1,400	1,500	1,400	1,500	7.1%	50.0%



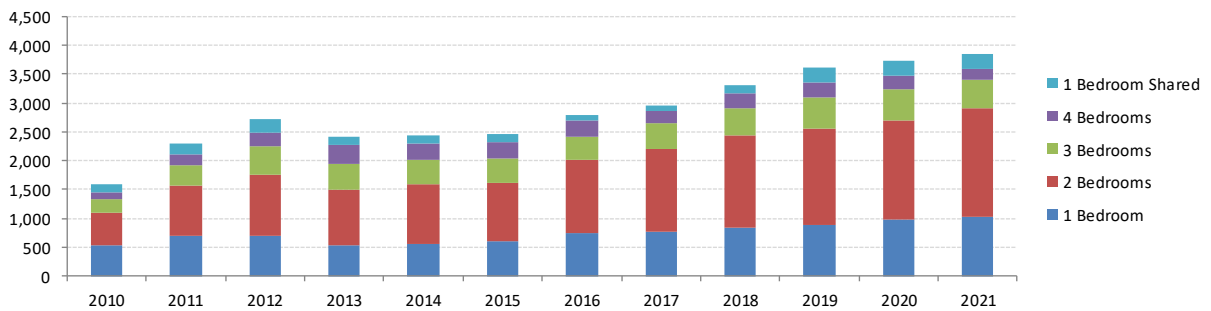
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	286	285	300	316	345	375	350	320	300	320	305	308	0.8%	7.5%
Median	335	325	340	350	400	408	400	350	350	360	350	350	0.0%	4.5%
Mean	328	323	338	366	402	433	404	358	354	359	360	361	0.2%	9.9%
Upper Quartile	360	355	375	400	450	500	450	400	400	400	425	408	-4.1%	13.2%



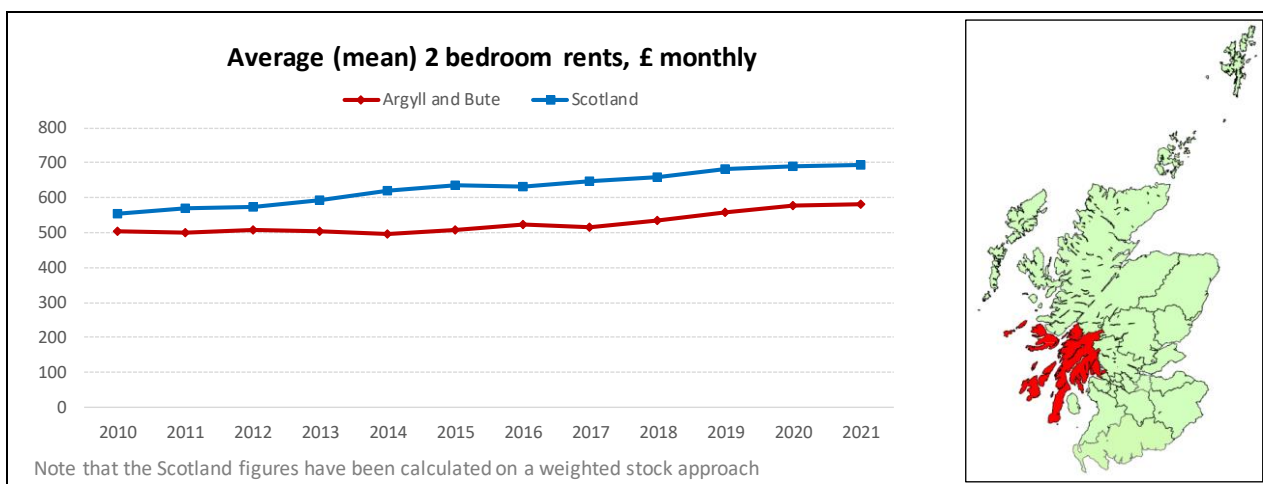
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	541	691	690	534	561	596	738	756	837	881	980	1,027
2 Bedrooms	557	870	1,062	967	1,025	1,009	1,271	1,448	1,600	1,675	1,712	1,888
3 Bedrooms	226	364	486	448	422	428	412	446	473	545	542	495
4 Bedrooms	123	174	239	324	293	281	275	213	263	263	245	191
1 Bedroom Shared	134	192	232	142	148	138	104	98	140	254	248	240



Broad Rental Market Area Profile – Argyll and Bute

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



Average (mean) 2 bedroom rents in Argyll and Bute have been lower than the Scotland average in each year since 2010. Although the gap has grown over the years, this has decreased slightly in the latest three years with the average rent in 2021 being £583 per month, compared to the Scotland average of £693.

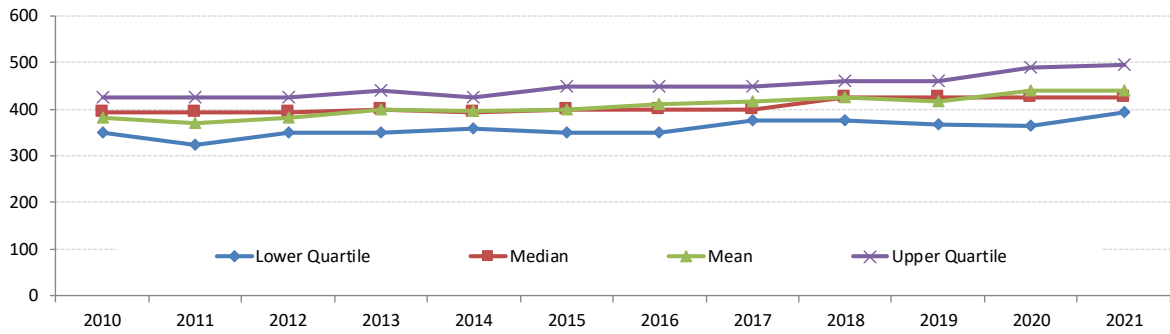
Between 2020 and 2021, average rents in Argyll and Bute have showed little change for 1 bedroom properties (0.1%), whilst average rents have increased for 2 bedroom (0.9%) and 1 bedroom shared properties (13.5%), and have dropped for 3 bedroom (-11.0%) and 4 bedroom (-5.5%) properties, compared to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 3 bedroom, 4 bedroom and 1 bedroom shared properties given the smaller sample numbers for these categories.

Between 2010 and 2021, average rents have increased for all property sizes, ranging from 3.4% for 3 bedroom properties to 20.8% for 1 bedroom shared properties, which compares to CPI inflation of 24.3% 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, although some of this may be due to the smaller sample numbers for these categories.

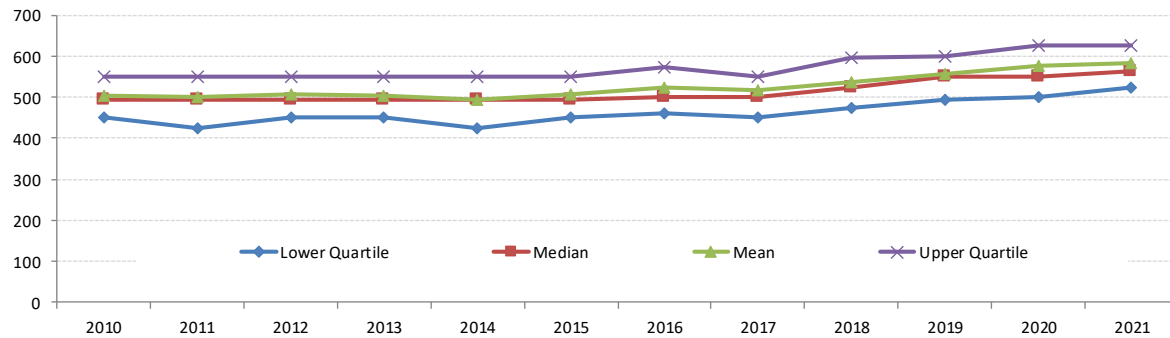
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	325	350	350	360	350	351	375	375	368	365	395	8.2%	12.9%
Median	395	395	395	400	395	400	400	400	425	425	425	425	0.0%	7.6%
Mean	382	369	383	399	395	398	412	417	424	417	440	440	0.1%	15.2%
Upper Quartile	425	425	425	440	425	450	450	450	460	460	490	495	1.0%	16.5%



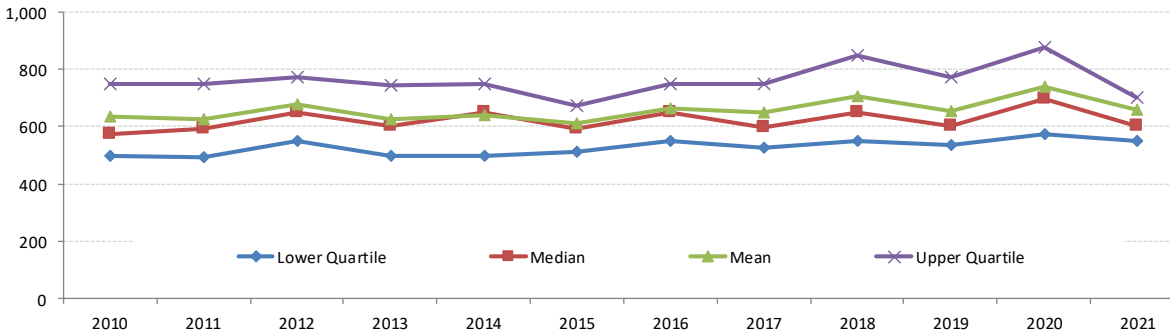
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	450	425	450	450	425	450	460	450	475	495	500	525	5.0%	16.7%
Median	495	495	495	495	495	495	500	500	525	550	550	565	2.7%	14.1%
Mean	503	500	508	503	495	509	525	516	536	557	577	583	0.9%	15.8%
Upper Quartile	550	550	550	550	550	550	575	550	595	600	625	625	0.0%	13.6%



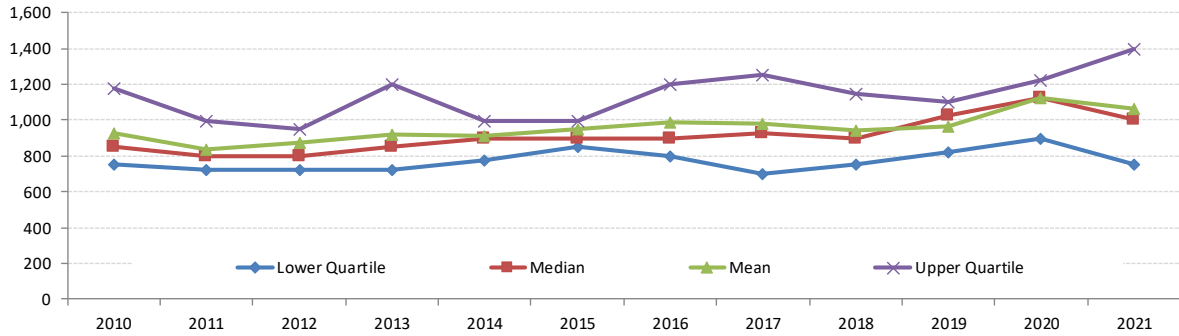
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	500	495	550	500	500	510	550	525	550	538	575	550	-4.3%	10.0%
Median	575	595	650	600	650	595	650	598	650	600	695	600	-13.7%	4.3%
Mean	638	627	679	625	640	612	666	652	706	654	741	659	-11.0%	3.4%
Upper Quartile	750	750	775	745	750	675	750	750	850	773	875	700	-20.0%	-6.7%



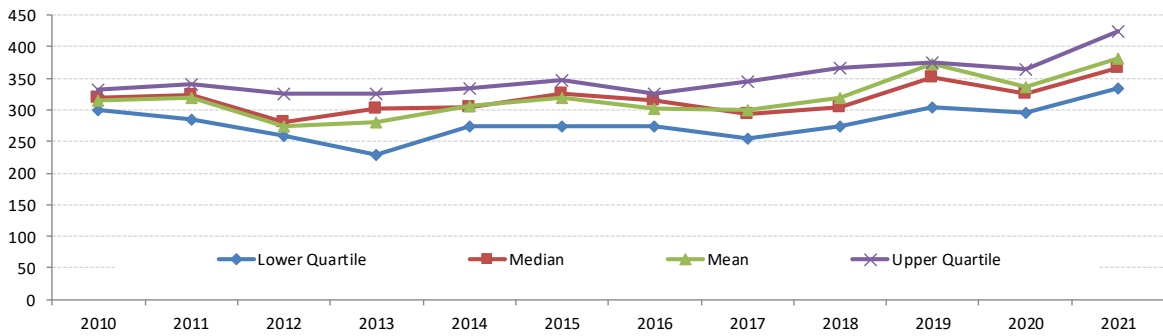
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	725	725	723	773	850	795	700	750	825	900	750	-16.7%	0.0%
Median	850	800	800	850	895	900	900	925	898	1,023	1,125	1,000	-11.1%	17.6%
Mean	924	834	878	922	909	947	989	980	945	967	1,125	1,063	-5.5%	15.0%
Upper Quartile	1,175	995	950	1,198	998	995	1,200	1,250	1,150	1,100	1,225	1,400	14.3%	19.1%



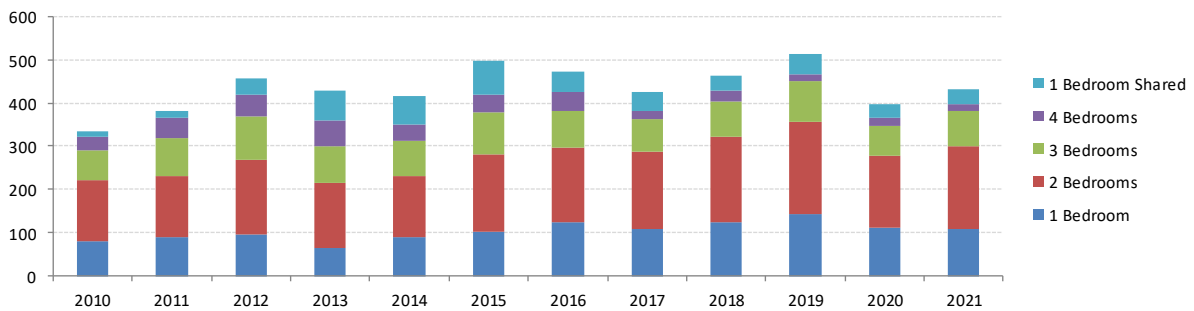
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	300	284	260	228	273	275	275	255	275	305	295	335	13.6%	11.7%
Median	320	324	282	302	303	325	316	294	305	351	325	367	13.0%	14.7%
Mean	316	318	275	280	306	319	302	301	320	374	336	381	13.5%	20.8%
Upper Quartile	333	340	325	325	335	348	325	345	368	375	365	425	16.4%	27.6%



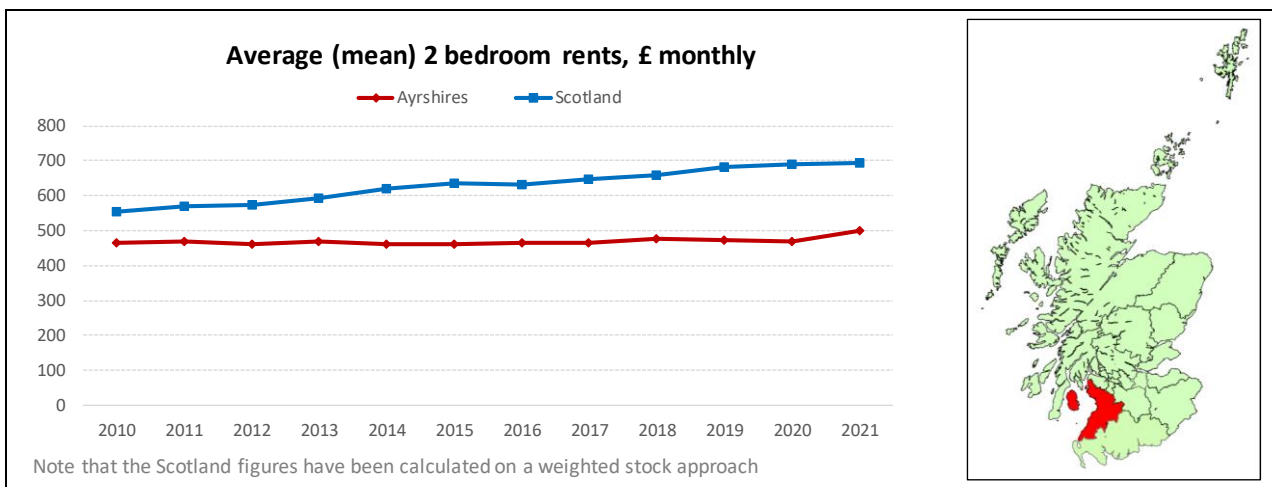
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	80	89	95	65	91	102	124	107	123	142	113	107
2 Bedrooms	142	143	172	151	140	178	173	180	199	213	164	193
3 Bedrooms	69	87	102	83	82	98	85	76	82	96	70	82
4 Bedrooms	32	46	51	60	36	40	44	19	26	16	20	15
1 Bedroom Shared	10	17	38	70	68	81	46	45	32	46	31	34



Broad Rental Market Area Profile – Ayrshires

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



Average (mean) 2 bedroom rents have been lower than the Scotland average in each year since 2010. Although the gap has grown over the years, it has narrowed slightly in the latest year 2021, with the average rent in 2021 being £500 per month, compared to the Scotland average of £693.

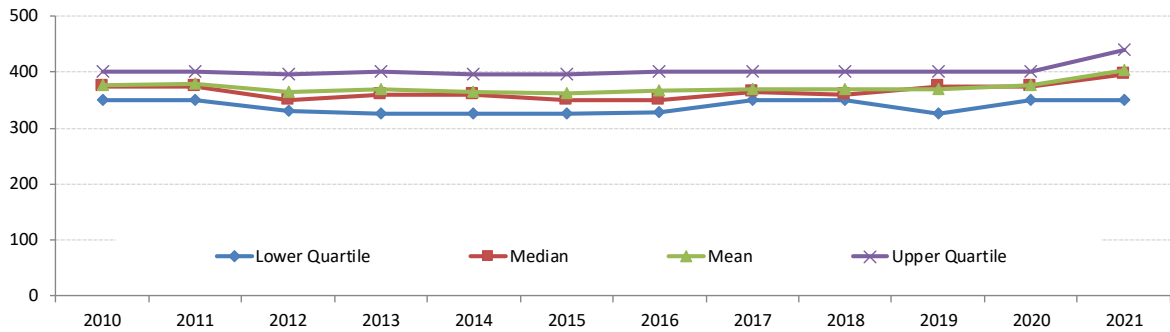
Between 2020 and 2021 average rents have increased across each property size category, with increases seen for 1 bedroom (7.5%), 2 bedroom (6.8%), 3 bedroom (1.8%), 4 bedroom (9.6%), and 1 bedroom shared properties (7.3%), which compares to CPI inflation of 1.5% across this time period.

Between 2010 and 2021, average rents have increased for all property sizes, with the largest increase being for 4 bedroom properties (31.1%), higher than CPI inflation of 24.3% 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.

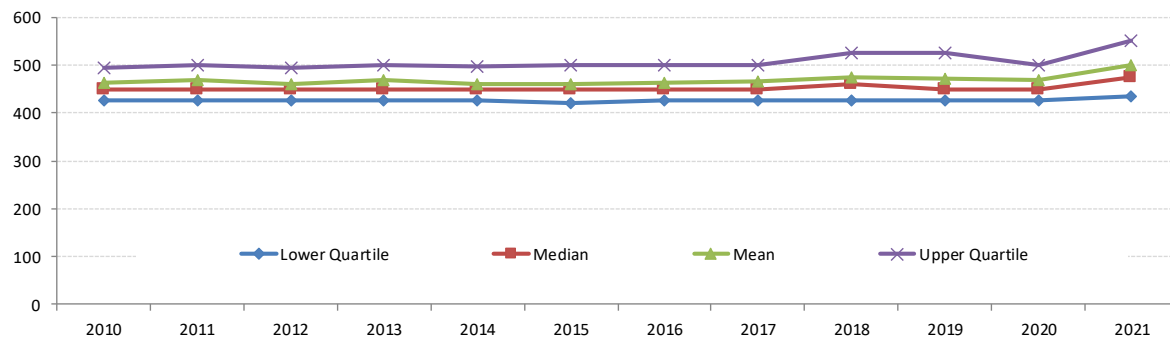
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	330	325	325	325	328	350	349	325	350	350	0.0%	0.0%
Median	375	375	350	360	360	350	350	365	360	375	375	395	5.3%	5.3%
Mean	375	378	365	369	365	363	366	370	370	370	376	404	7.5%	7.6%
Upper Quartile	400	400	395	400	395	395	400	400	400	400	400	440	10.0%	10.0%



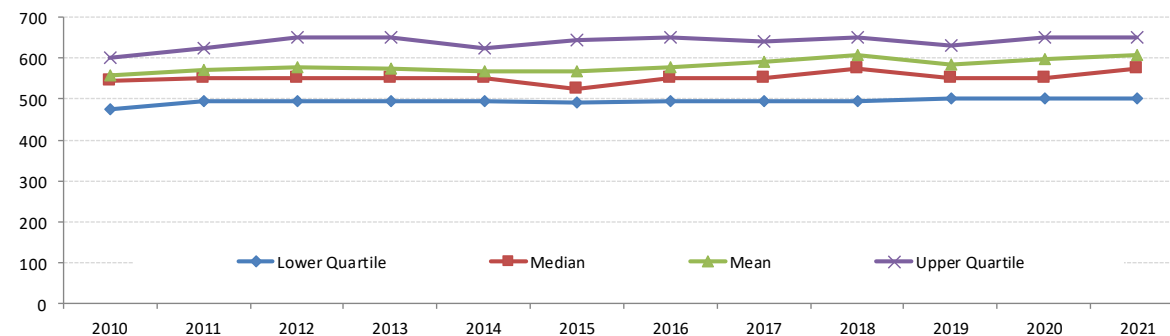
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	425	425	425	425	425	420	425	425	425	425	425	435	2.4%	2.4%
Median	450	450	450	450	450	450	450	450	460	450	450	475	5.6%	5.6%
Mean	464	469	459	470	461	461	463	467	475	471	469	500	6.8%	7.8%
Upper Quartile	495	500	495	500	498	500	500	500	525	525	500	550	10.0%	11.1%



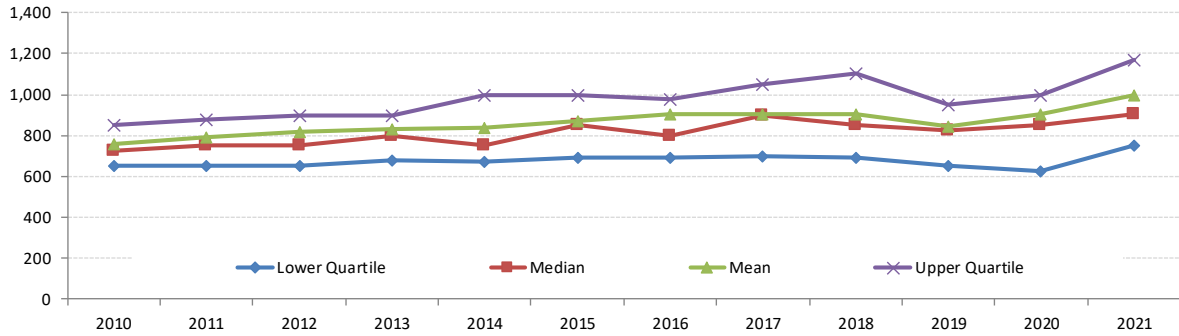
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	475	495	495	495	495	490	495	495	495	500	500	500	0.0%	5.3%
Median	545	550	550	550	550	525	550	550	575	550	550	575	4.5%	5.5%
Mean	556	570	576	575	569	568	579	590	608	583	597	608	1.8%	9.3%
Upper Quartile	600	625	650	650	625	643	650	640	650	630	650	650	0.0%	8.3%



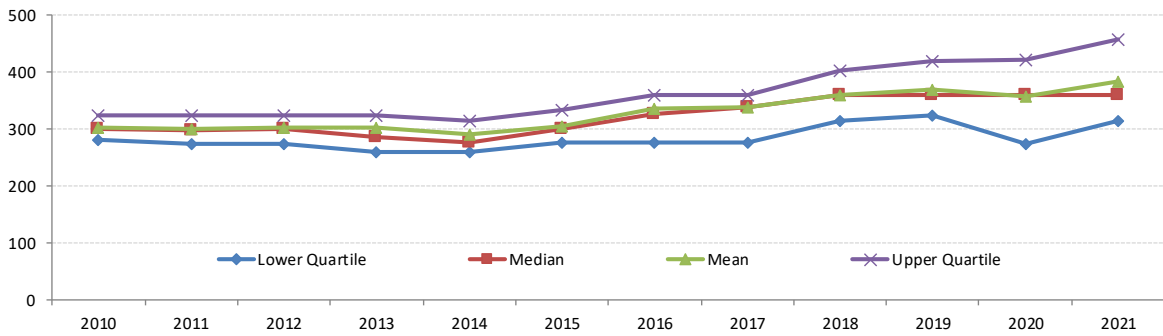
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	650	650	650	678	675	695	695	700	695	650	625	750	20.0%	15.4%
Median	725	750	750	795	750	850	800	895	850	825	850	908	6.8%	25.2%
Mean	758	789	816	834	840	872	908	907	903	848	906	994	9.7%	31.1%
Upper Quartile	850	875	900	900	1,000	995	975	1,050	1,100	950	1,000	1,173	17.3%	37.9%



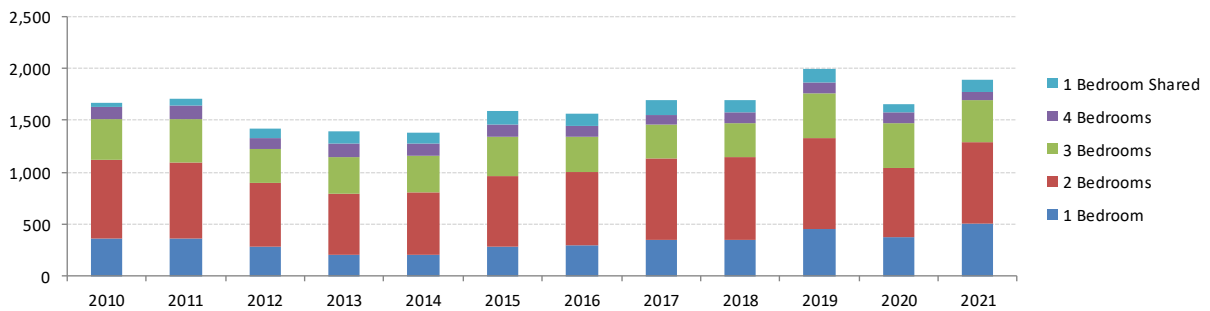
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	280	274	273	260	260	275	275	275	315	325	273	315	15.5%	12.5%
Median	300	298	300	287	277	300	326	338	360	360	360	360	0.0%	19.8%
Mean	302	301	302	301	290	304	335	338	359	369	358	384	7.3%	27.1%
Upper Quartile	324	324	325	325	315	333	360	360	403	418	421	457	8.5%	41.2%



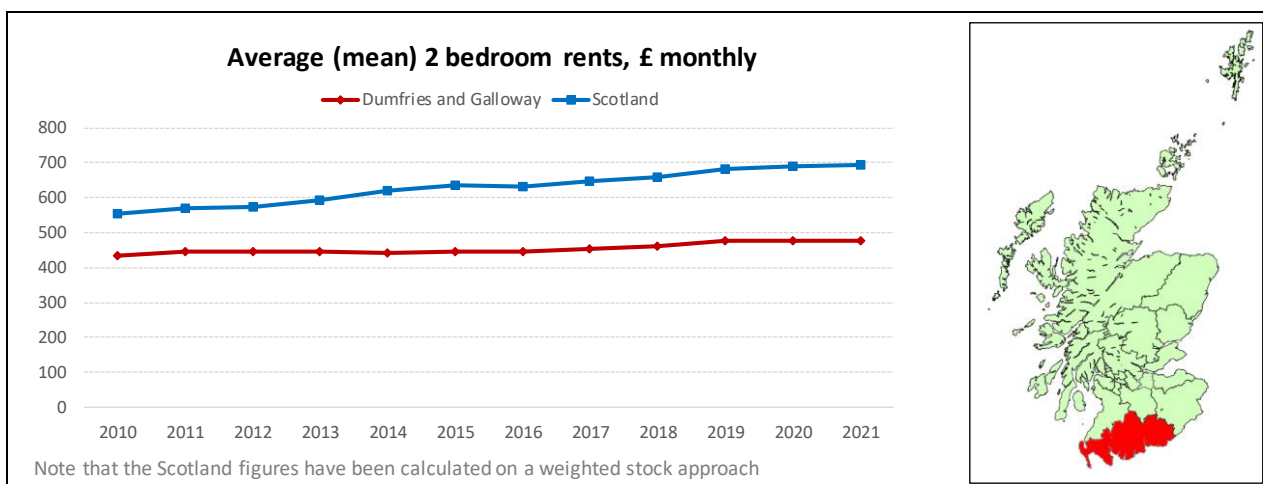
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	359	354	284	201	206	286	288	351	348	456	367	503
2 Bedrooms	759	737	607	592	604	681	716	786	795	870	667	785
3 Bedrooms	390	417	328	347	346	380	341	317	327	434	438	405
4 Bedrooms	119	136	108	136	115	106	101	97	101	110	99	76
1 Bedroom Shared	38	67	97	120	107	139	115	146	125	124	79	128



Broad Rental Market Area Profile – Dumfries and Galloway

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



Average (mean) 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has grown over the years, with the average rent in 2021 being £477 per month, compared to the Scotland average of £693.

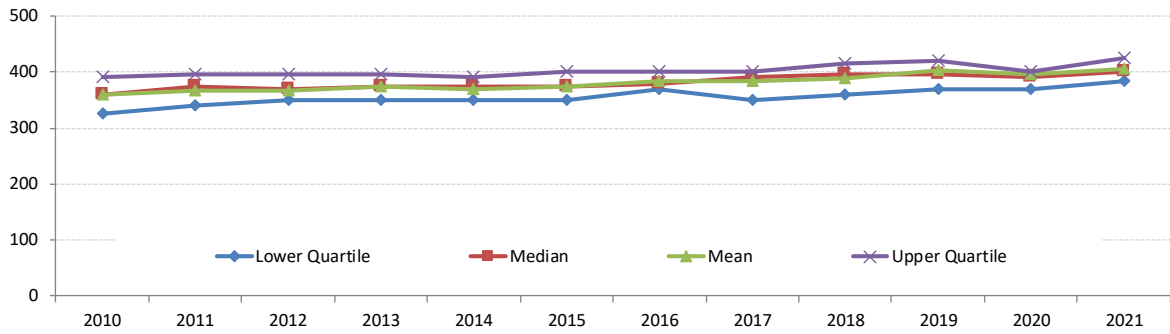
Between 2020 and 2021 average rents have showed little change for 2 bedroom (0.1%) and 3 bedroom (-0.1%) properties, whilst average rents have increased for 1 bedroom (2.7%), 4 bedroom (6.6%) and 1 bedroom shared properties (8.4%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom properties given the smaller sample numbers for this category.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 9.5% for both 2 bedroom and 3 bedroom properties up to 27.4% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

Over the latest three 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, although some of these changes may be due to the smaller sample size for this property category.

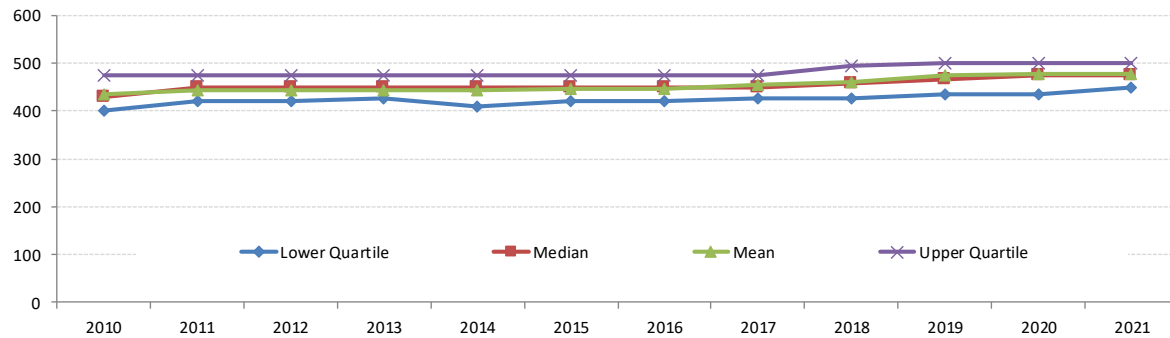
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	325	340	350	350	350	350	369	350	360	369	368	385	4.5%	18.5%
Median	360	375	370	375	375	375	380	390	395	395	390	400	2.6%	11.1%
Mean	359	367	366	374	369	373	384	383	389	404	395	406	2.7%	13.0%
Upper Quartile	390	395	395	395	390	400	400	400	415	420	400	425	6.3%	9.0%



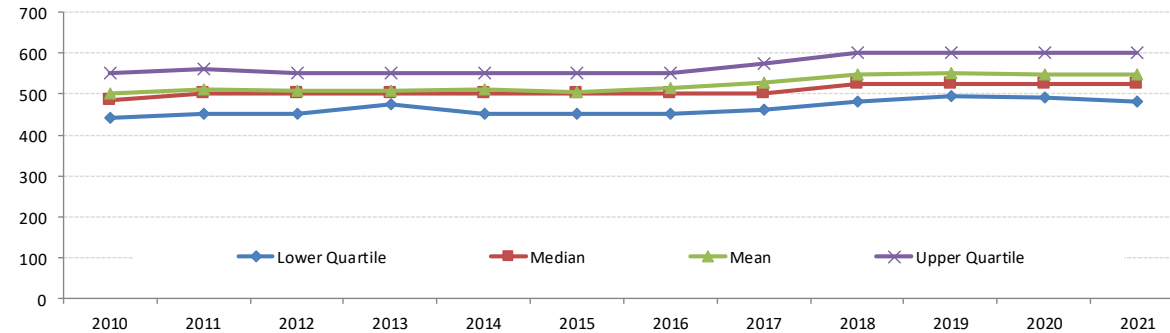
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	400	420	420	425	410	420	420	425	425	435	435	450	3.6%	12.5%
Median	430	450	450	450	450	450	450	450	458	465	475	475	0.0%	10.5%
Mean	435	444	444	444	442	446	447	453	461	476	476	477	0.1%	9.5%
Upper Quartile	475	475	475	475	475	475	475	475	495	500	500	500	0.0%	5.3%



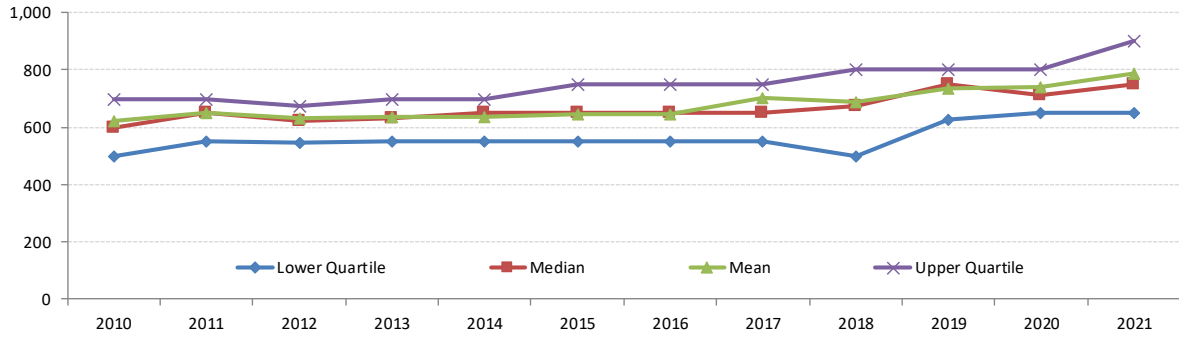
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	440	450	450	475	450	450	450	460	480	495	490	480	-2.0%	9.1%
Median	485	500	500	500	500	500	500	500	525	525	525	525	0.0%	8.2%
Mean	500	510	508	508	512	506	514	526	546	551	547	547	-0.1%	9.5%
Upper Quartile	550	560	550	550	550	550	550	575	600	600	600	600	0.0%	9.1%



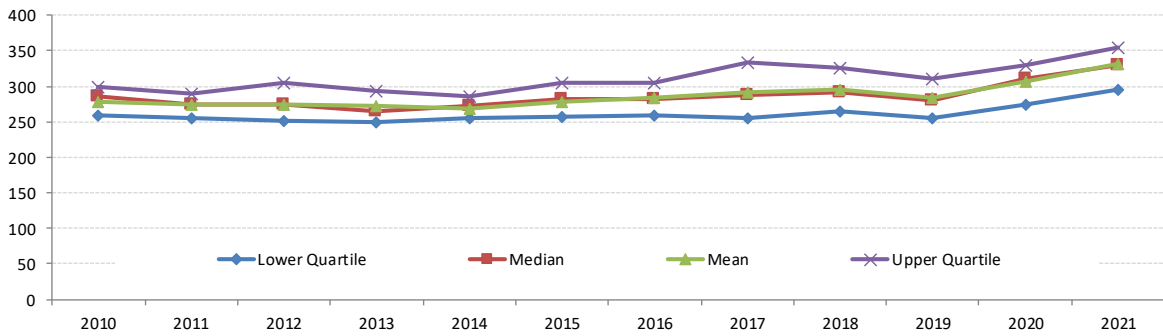
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	500	550	545	550	550	550	550	550	500	625	650	650	0.0%	30.0%
Median	600	650	623	633	650	650	650	650	675	750	713	750	5.3%	25.0%
Mean	620	649	633	635	637	647	646	702	688	737	741	790	6.6%	27.4%
Upper Quartile	700	700	675	700	700	750	750	750	800	800	800	900	12.5%	28.6%



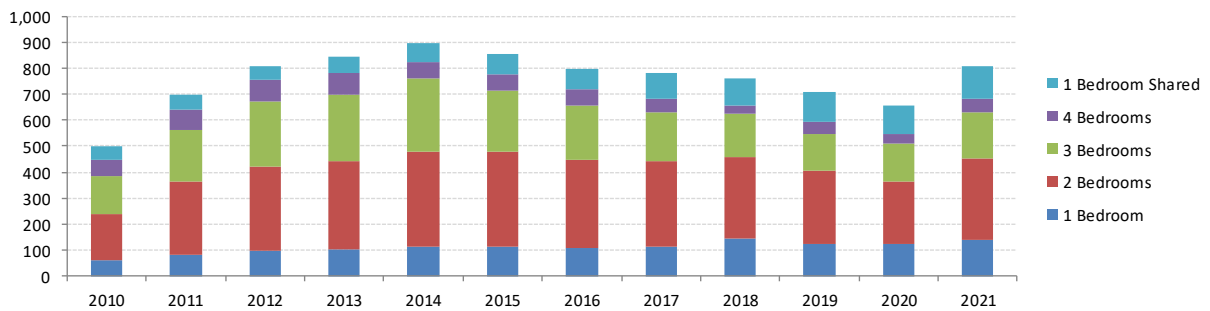
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	260	255	250	250	255	258	260	255	265	255	275	295	7.3%	13.5%
Median	285	275	275	265	272	282	283	288	291	280	311	330	6.3%	15.8%
Mean	278	274	275	272	269	278	285	292	295	283	307	332	8.4%	19.6%
Upper Quartile	300	290	305	294	285	305	305	335	325	310	330	355	7.6%	18.3%



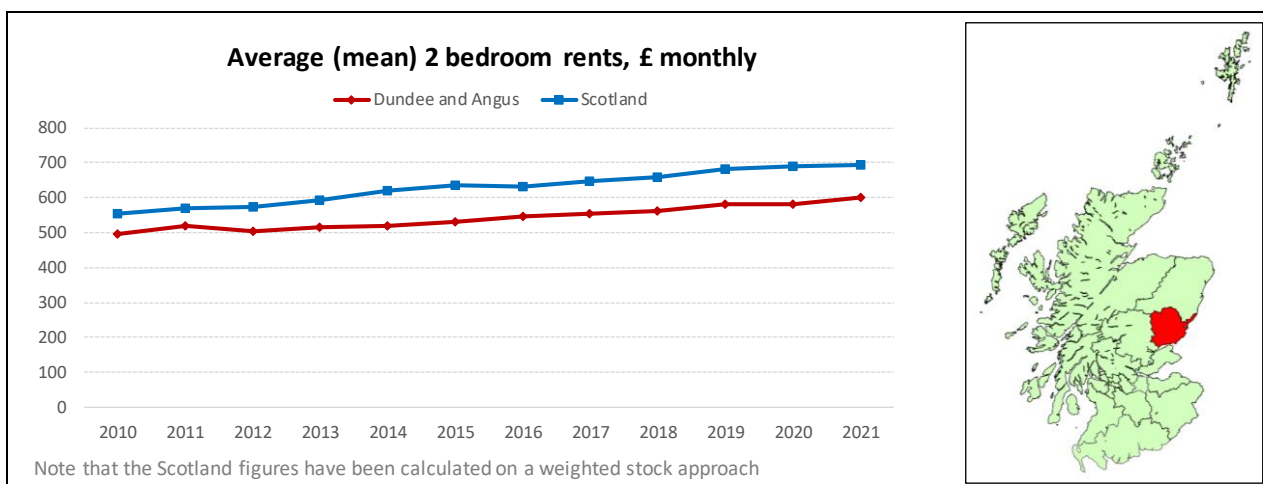
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	58	82	97	102	114	110	109	110	146	121	122	139
2 Bedrooms	180	280	322	339	363	371	341	330	312	287	244	315
3 Bedrooms	145	200	256	259	284	234	206	190	167	140	145	177
4 Bedrooms	65	80	80	80	65	62	62	54	31	45	38	52
1 Bedroom Shared	50	59	55	65	74	80	82	98	108	115	108	127



Broad Rental Market Area Profile – Dundee and Angus

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



Average (mean) 2 bedroom rents in Dundee and Angus have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £601 per month, compared to the Scotland average of £693.

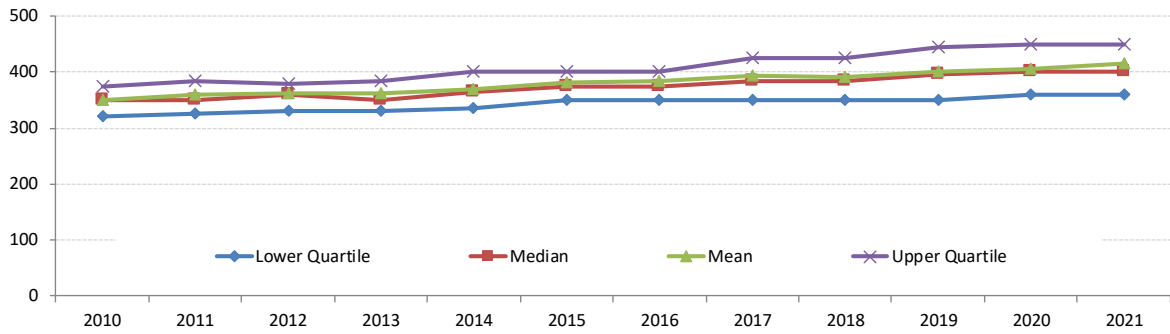
Between 2020 and 2021 average rents have increased for 1 bedroom (2.3%), 2 bedroom (3.4%), 3 bedroom (3.4%) and 4 bedroom (1.3%) properties, with the average rent decreasing for 1 bedroom shared properties (-0.6%), which compares to CPI inflation of 1.5% across this time period.

Between 2010 and 2021, average rents have increased across all property size categories, with increases ranging from 18.1% for 1 bedroom properties to 50.9% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

For 3 and 4 bedroom properties, increases between 2010 and 2021 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.

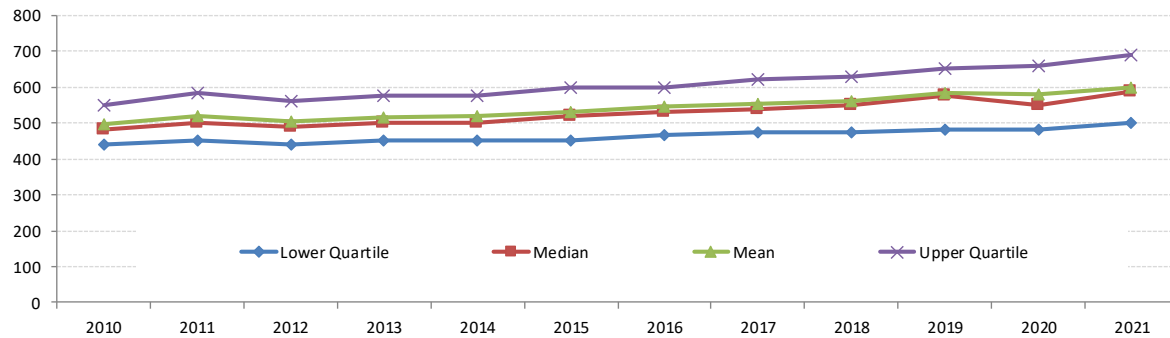
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	320	325	330	330	335	350	350	350	350	350	360	360	0.0%	12.5%
Median	350	350	360	350	365	375	375	385	385	395	400	400	0.0%	14.3%
Mean	351	360	361	362	369	381	383	394	390	402	405	414	2.3%	18.1%
Upper Quartile	375	385	380	385	400	400	400	425	425	445	450	450	0.0%	20.0%



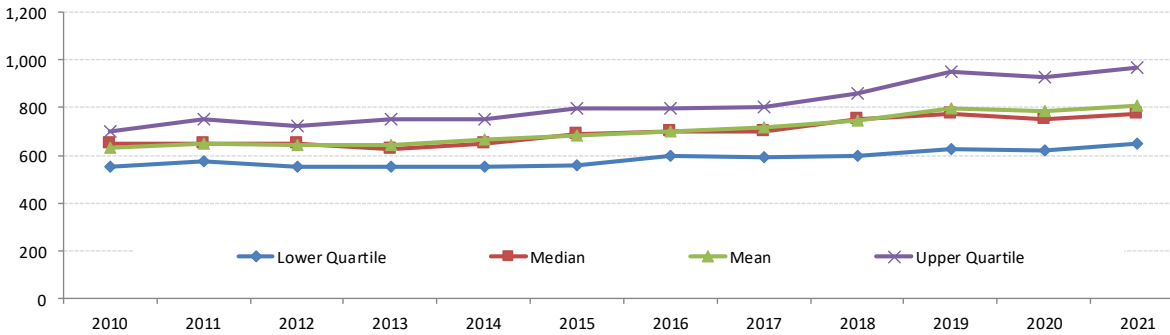
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	440	450	440	450	450	450	465	475	475	480	480	500	4.2%	13.6%
Median	480	500	490	500	500	518	530	540	550	575	550	588	6.8%	22.4%
Mean	497	521	503	515	518	531	546	555	562	582	581	601	3.4%	20.7%
Upper Quartile	550	585	560	575	575	600	600	623	630	650	660	690	4.5%	25.5%



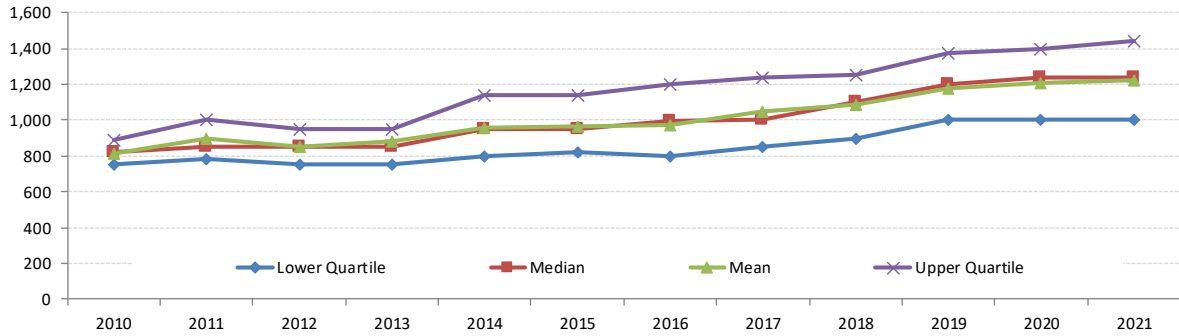
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	550	575	550	550	550	560	600	590	600	625	620	650	4.8%	18.2%
Median	650	650	650	625	650	690	700	700	750	775	750	775	3.3%	19.2%
Mean	633	651	643	644	668	684	702	717	746	795	783	809	3.4%	27.9%
Upper Quartile	700	750	725	750	750	795	795	800	860	950	930	965	3.8%	37.9%



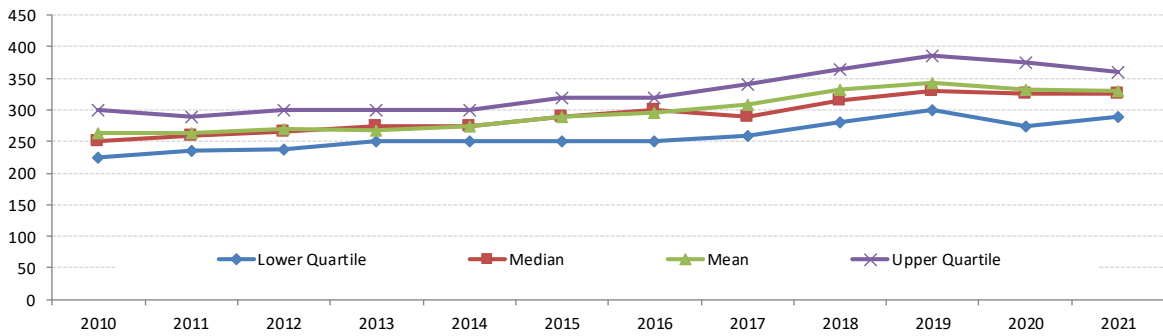
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	780	750	750	800	825	800	850	900	1,000	1,000	1,000	0.0%	33.3%
Median	825	850	850	850	950	950	995	1,000	1,100	1,200	1,240	1,240	0.0%	50.3%
Mean	811	894	850	883	961	968	973	1,047	1,085	1,177	1,208	1,224	1.3%	50.9%
Upper Quartile	890	1,000	950	950	1,140	1,140	1,200	1,240	1,255	1,375	1,400	1,440	2.9%	61.8%



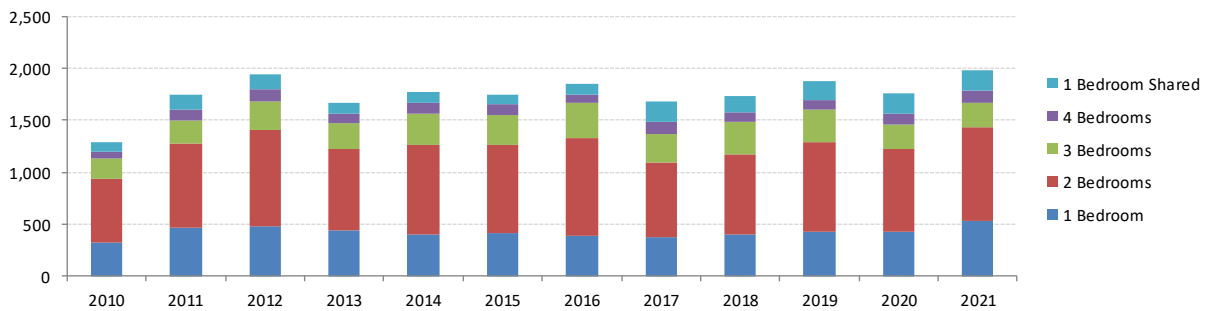
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	225	235	238	250	250	250	250	260	280	300	275	290	5.5%	28.9%
Median	250	260	265	273	275	290	300	290	315	330	325	325	0.0%	30.0%
Mean	263	263	270	268	274	289	296	309	332	344	331	329	-0.6%	25.3%
Upper Quartile	300	290	300	300	300	320	320	340	365	385	375	360	-4.0%	20.0%



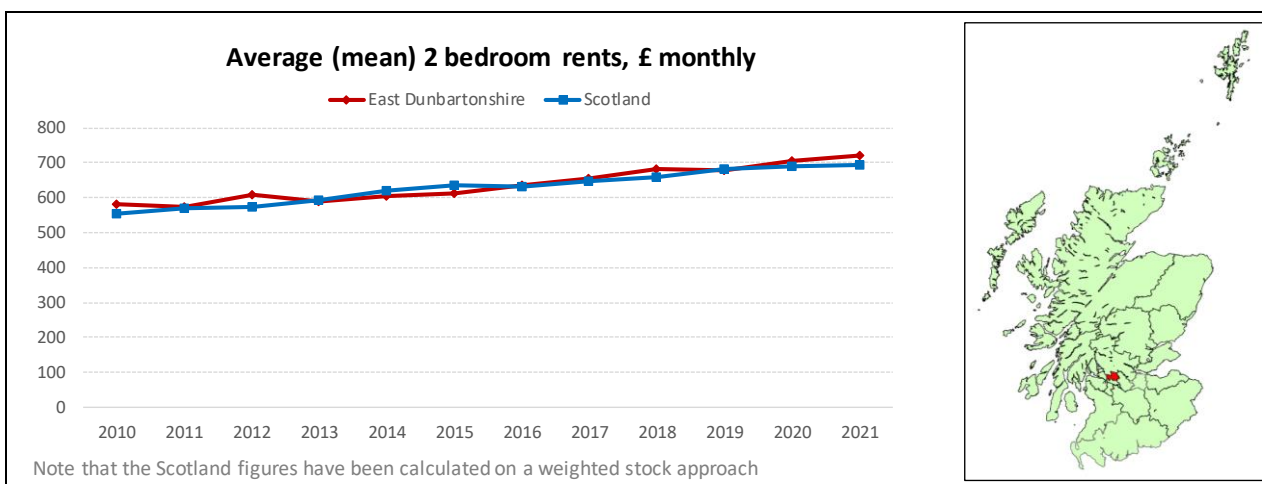
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	319	458	483	437	405	406	382	369	398	429	424	525
2 Bedrooms	613	818	918	790	856	860	950	728	779	857	805	906
3 Bedrooms	198	224	283	245	303	283	335	275	304	315	229	233
4 Bedrooms	71	107	121	93	107	105	85	115	95	89	105	122
1 Bedroom Shared	94	138	143	108	104	95	93	200	163	181	199	199



Broad Rental Market Area Profile – East Dunbartonshire

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



Average (mean) 2 bedroom rents in East Dunbartonshire have been broadly similar to the Scotland average in each year since 2010, with the average rent in 2021 being £721 per month, compared to the Scotland average of £693.

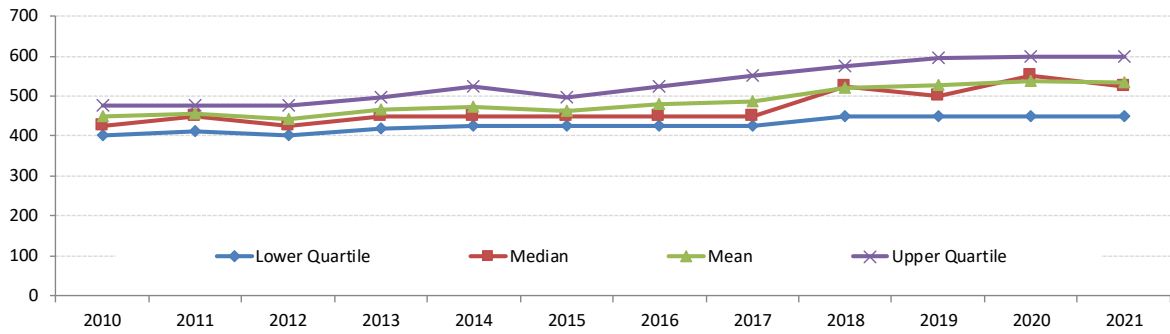
Between 2020 and 2021 average rents have increased for increased for 2 bedroom (2.3%), 3 bedroom (4.2%), 4 bedroom (9.7%) and 1 bedroom shared properties (22.4%), but have fallen for 1 bedroom properties (-0.6%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for all property size categories except 2 bedroom properties, given the smaller sample numbers for most categories.

Between 2010 and 2021, average rents have increased for all property size categories, with increases ranging from 18.9% for 1 bedroom properties to 45.5% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

For 1 bedroom, 2 bedroom and 3 bedroom properties, rents between 2010 and 2021 have increased more at the top end (upper quartile) than at the bottom end (lower quartile) of the market, causing a slight widening of the gap between the top and bottom end of the market.

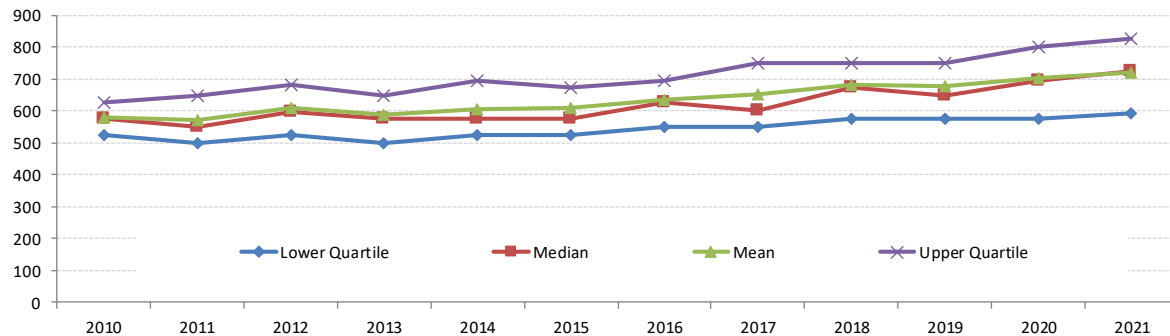
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	400	413	400	420	425	425	425	425	450	450	450	450	0.0%	12.5%
Median	425	450	425	450	450	450	450	450	525	500	550	525	-4.5%	23.5%
Mean	450	457	441	466	472	461	479	488	521	526	538	534	-0.6%	18.9%
Upper Quartile	475	475	475	495	525	495	525	550	575	595	600	598	-0.4%	25.8%



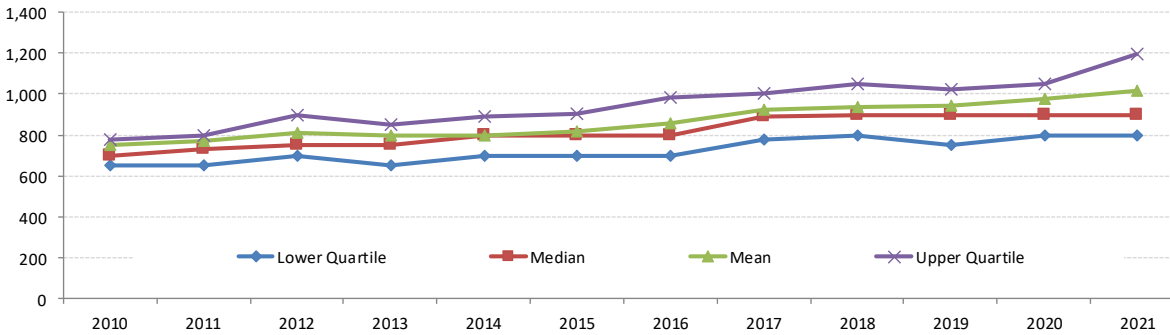
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	525	500	525	500	525	525	550	550	575	575	575	593	3.0%	12.9%
Median	575	550	595	575	575	575	625	600	675	650	695	725	4.3%	26.1%
Mean	581	572	609	587	604	611	636	653	684	677	704	721	2.3%	24.0%
Upper Quartile	625	650	680	650	695	675	695	750	750	750	800	825	3.1%	32.0%



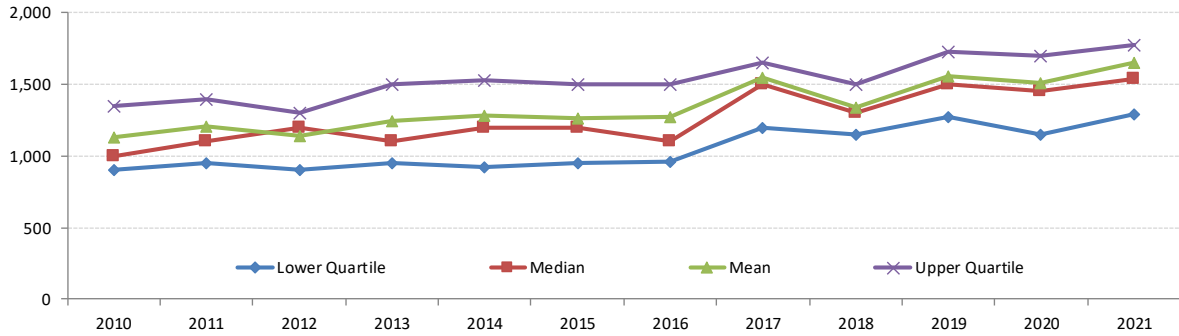
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	650	650	695	650	695	695	695	775	795	750	800	800	0.0%	23.1%
Median	700	730	750	750	795	798	795	893	895	895	895	895	0.0%	27.9%
Mean	750	772	810	798	799	820	859	924	936	946	976	1,017	4.2%	35.6%
Upper Quartile	775	800	895	850	890	900	985	1,000	1,050	1,025	1,050	1,195	13.8%	54.2%



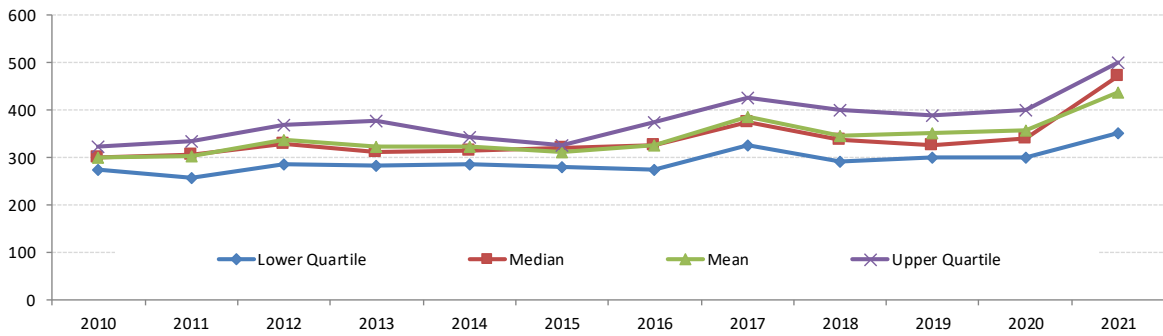
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	900	950	900	950	923	950	963	1,200	1,150	1,273	1,150	1,295	12.6%	43.9%
Median	995	1,100	1,195	1,100	1,200	1,200	1,100	1,500	1,300	1,498	1,450	1,538	6.0%	54.5%
Mean	1,135	1,204	1,138	1,246	1,280	1,264	1,277	1,552	1,344	1,553	1,506	1,651	9.7%	45.5%
Upper Quartile	1,350	1,400	1,300	1,500	1,525	1,500	1,500	1,650	1,500	1,725	1,700	1,775	4.4%	31.5%



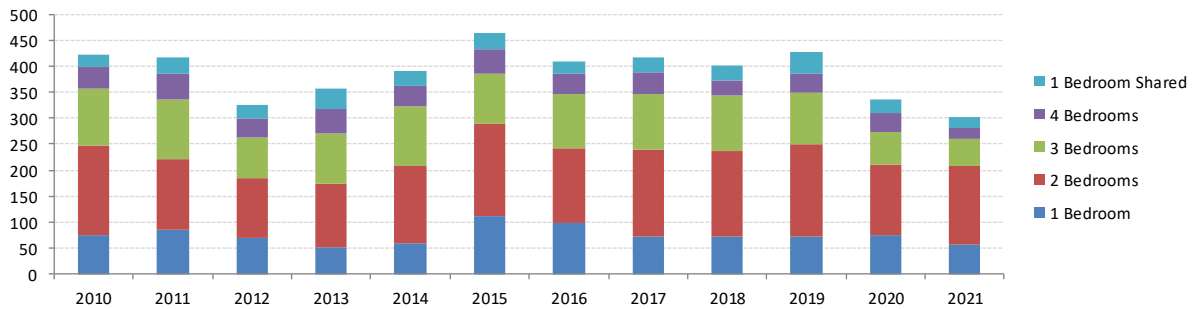
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	274	257	285	282	285	280	275	325	290	300	300	350	16.7%	27.7%
Median	300	305	328	310	315	320	325	375	338	326	341	473	38.6%	57.5%
Mean	300	304	338	323	322	312	325	385	347	352	356	436	22.4%	45.3%
Upper Quartile	324	335	368	377	342	325	375	425	400	390	400	500	25.0%	54.3%



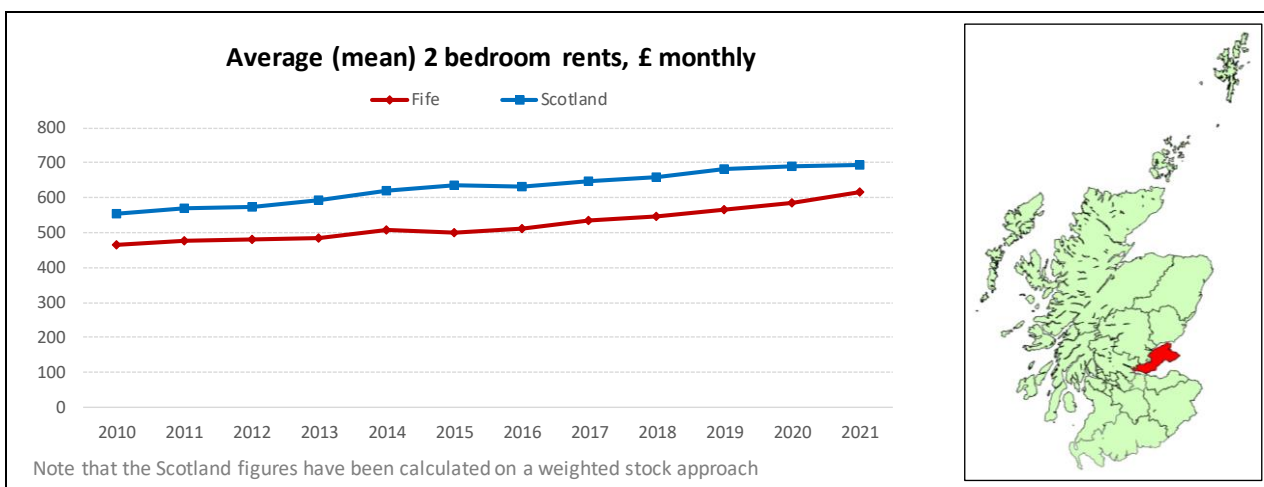
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	75	84	70	52	58	111	98	71	73	72	75	56
2 Bedrooms	172	137	114	123	150	177	144	169	165	178	135	152
3 Bedrooms	110	115	79	95	114	98	105	106	106	99	63	53
4 Bedrooms	43	51	37	48	40	46	40	42	30	36	38	20
1 Bedroom Shared	22	31	26	38	28	32	22	30	28	43	25	22



Broad Rental Market Area Profile – Fife

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



Average (mean) 2 bedroom rents in Fife have been lower than the Scotland average in each year since 2010, although the gap has narrowed in the most recent year, with the average rent in 2021 being £616 per month, compared to the Scotland average of £693.

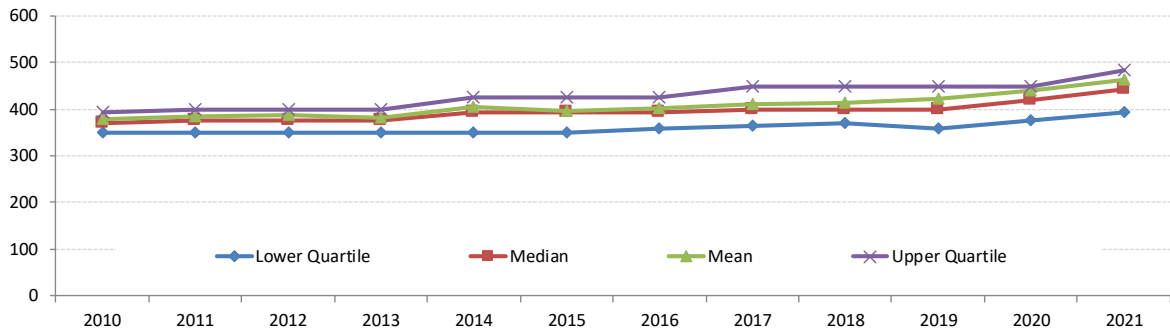
Between 2020 and 2021 average rents have increased for 1 bedroom (4.7%), 2 bedroom (5.2%), 3 bedroom (8.4%), and 4 bedroom (16.5%) properties, and have decreased for 1 bedroom shared properties (6.9%), which compares to CPI inflation of 1.5% across this time period.

Between 2010 and 2021 average rents have increased across all property sizes, ranging from an increase of 22.0% for 1 bedroom properties to an increase of 72.0% for 4 bedroom properties. This compares to CPI inflation of 24.3% across this time period.

Over the last four years, 4 bedroom properties have seen increases in the top end (upper quartile) of rents compared with the bottom end (lower quartile) which has widened the gap in rents between the top and bottom ends of the market.

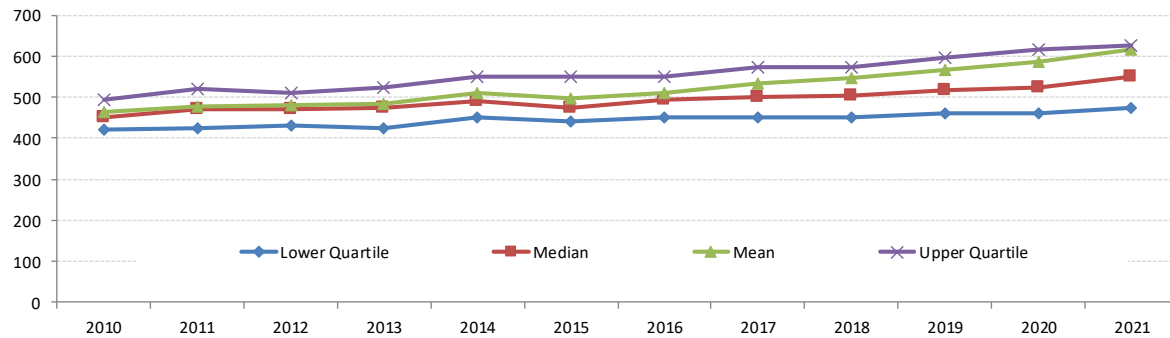
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	350	350	350	350	360	365	370	360	375	395	5.3%	12.9%
Median	370	375	375	375	395	395	395	400	400	400	420	443	5.4%	19.6%
Mean	379	383	387	381	405	395	403	411	413	422	441	462	4.7%	22.0%
Upper Quartile	395	400	400	400	425	425	425	450	450	450	450	483	7.2%	22.2%



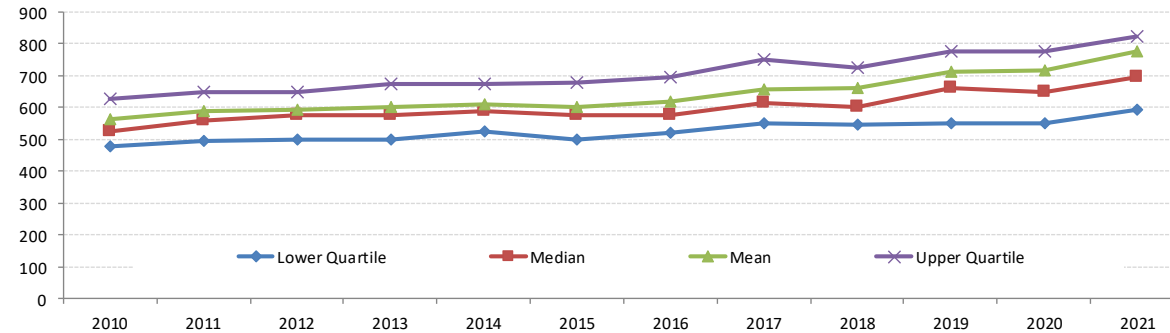
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	420	425	430	425	450	440	450	450	450	460	460	475	3.3%	13.1%
Median	450	470	470	475	490	475	495	500	503	518	525	550	4.8%	22.2%
Mean	464	477	481	485	510	498	511	533	548	567	586	616	5.2%	32.8%
Upper Quartile	495	520	510	525	550	550	550	575	575	595	615	625	1.6%	26.3%



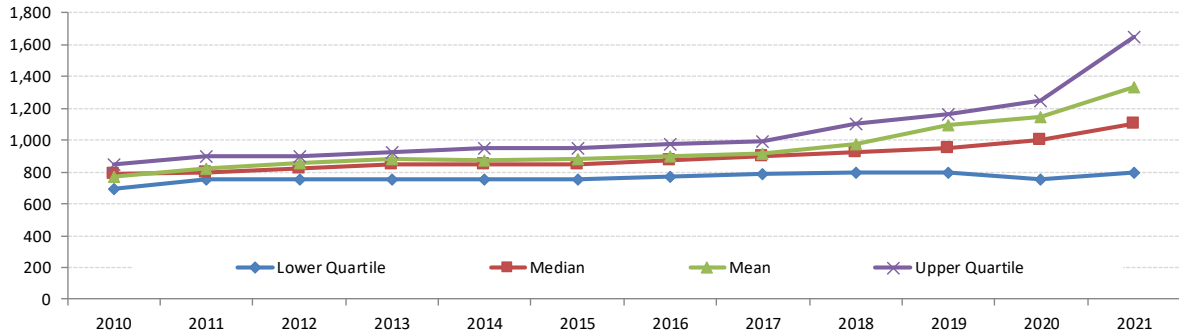
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	480	495	500	500	525	500	520	550	545	550	550	595	8.2%	24.0%
Median	525	560	575	575	590	575	575	613	600	663	650	695	6.9%	32.4%
Mean	563	589	592	600	609	602	617	657	659	714	718	778	8.4%	38.2%
Upper Quartile	628	650	650	675	675	680	695	750	725	775	775	825	6.5%	31.5%



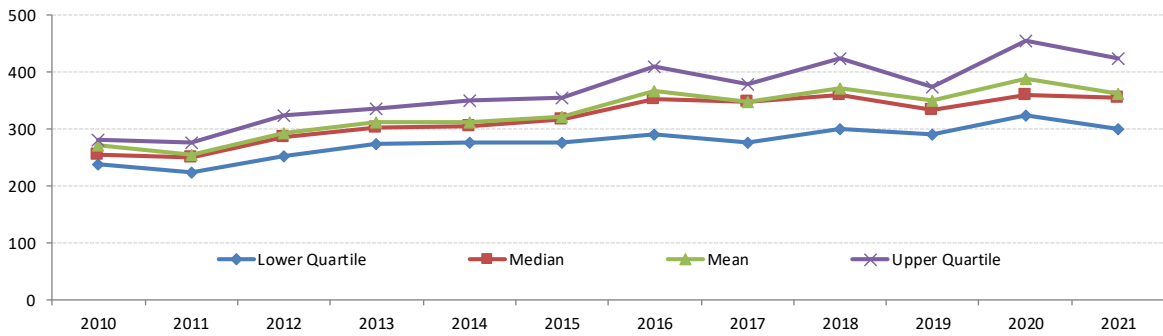
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	695	750	750	750	750	750	775	790	795	800	755	800	6.0%	15.1%
Median	790	800	825	850	850	850	875	895	925	950	1,000	1,100	10.0%	39.2%
Mean	773	824	860	884	871	884	901	917	979	1,092	1,142	1,330	16.5%	72.0%
Upper Quartile	850	895	895	925	948	950	975	995	1,100	1,165	1,250	1,650	32.0%	94.1%



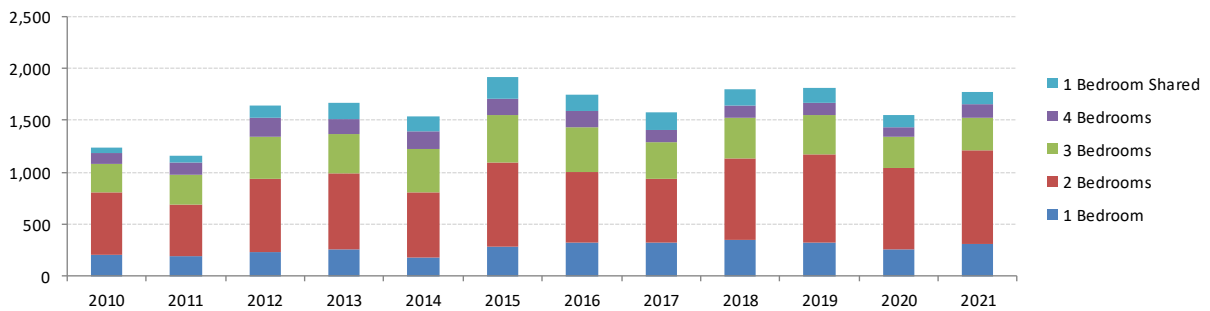
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	238	224	251	274	275	275	290	275	300	290	325	300	-7.7%	25.9%
Median	256	250	285	303	304	316	352	348	360	335	360	355	-1.3%	38.8%
Mean	271	254	292	313	312	321	368	348	372	351	388	361	-6.9%	33.5%
Upper Quartile	282	275	325	337	350	355	410	380	425	375	456	425	-6.8%	50.8%



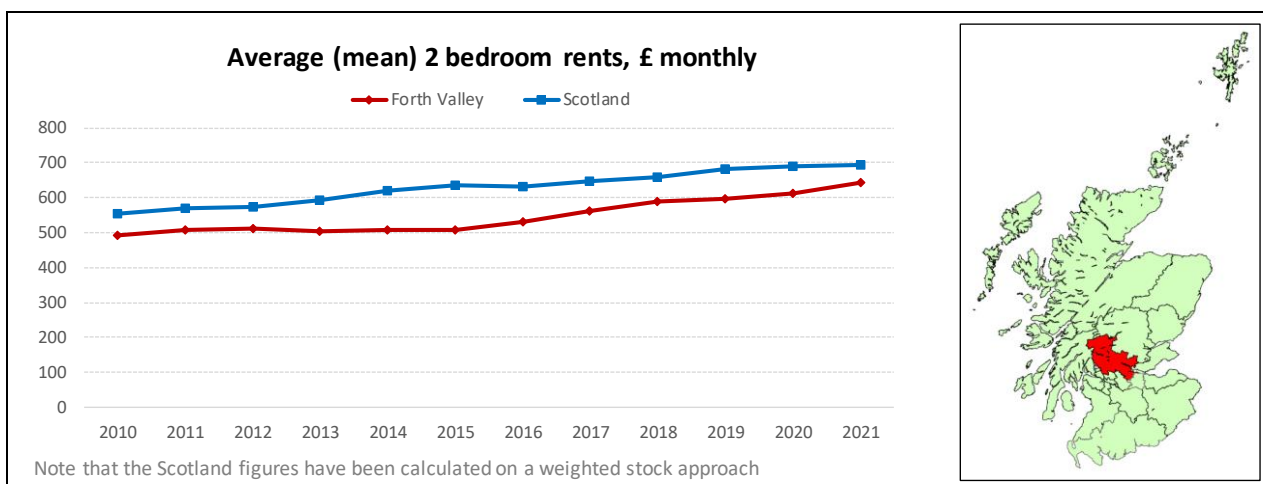
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	202	186	227	253	180	279	322	325	352	322	261	304
2 Bedrooms	606	503	711	738	626	812	680	611	776	850	773	901
3 Bedrooms	272	282	407	381	415	455	434	348	396	376	307	319
4 Bedrooms	106	120	185	138	168	167	151	125	112	117	87	126
1 Bedroom Shared	49	69	109	152	146	209	162	162	160	151	116	120



Broad Rental Market Area Profile – Forth Valley

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



Average 2 (mean) bedroom rents in Forth Valley have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £642 per month, compared to the Scotland average of £693. The gap grew between 2011 and 2015, but has since narrowed, particularly in the latest year.

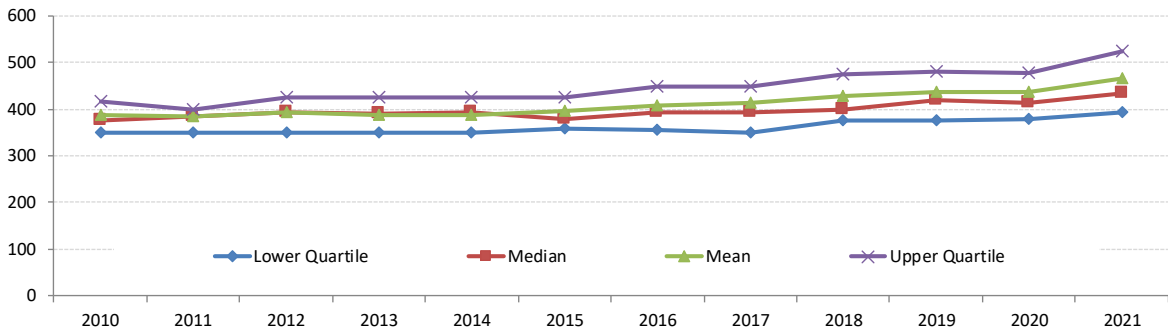
Between 2020 and 2021, average rents have increased for 1 bedroom (6.6%), 2 bedroom (4.6%) and 3 bedroom (0.6%) properties, but have dropped for 4 bedroom (-8.8%) and 1 bedroom shared properties (-4.3%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 20.9% for 1 bedroom properties to 42.9% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

Across 2 and 3 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.

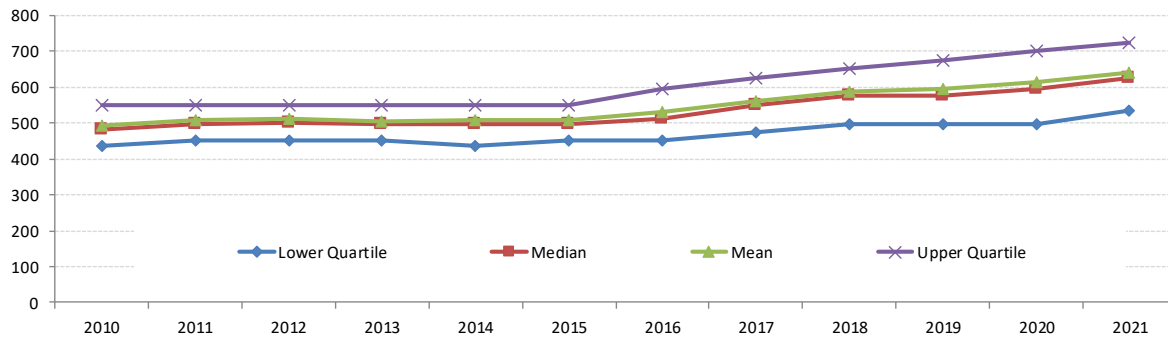
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	350	350	350	358	355	350	375	375	380	395	3.9%	12.9%
Median	375	385	395	390	393	380	395	395	400	420	415	435	4.8%	16.0%
Mean	387	385	393	389	387	396	408	415	428	438	439	468	6.6%	20.9%
Upper Quartile	418	400	425	425	425	425	450	450	475	480	478	525	9.9%	25.7%



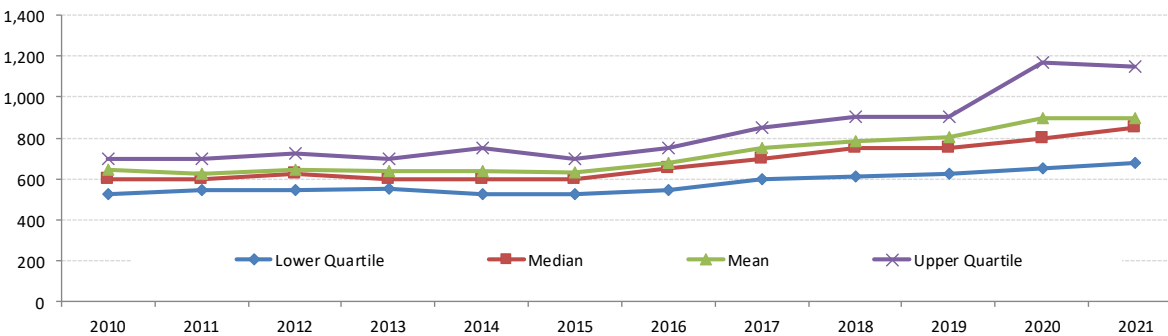
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	435	450	450	450	435	450	450	475	495	495	495	535	8.1%	23.0%
Median	483	495	500	495	495	495	510	550	575	575	595	625	5.0%	29.5%
Mean	492	507	510	506	506	508	530	563	589	596	614	642	4.6%	30.3%
Upper Quartile	550	550	550	550	550	550	595	625	650	675	700	725	3.6%	31.8%



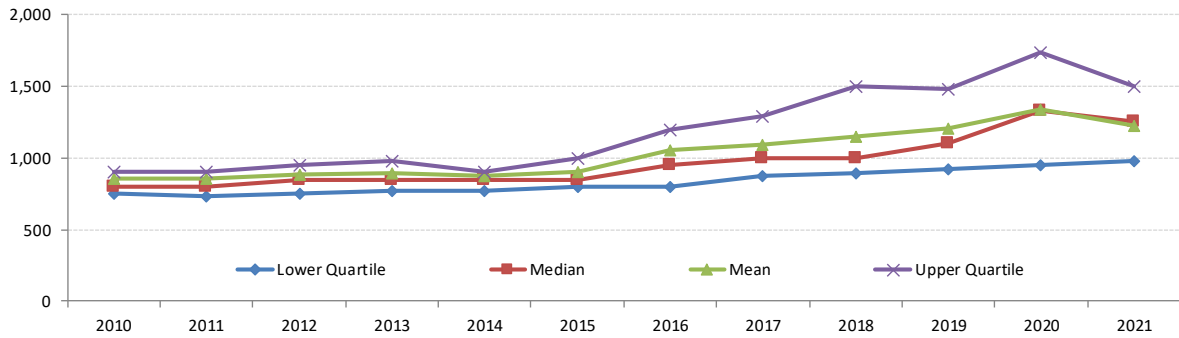
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	525	545	545	550	525	525	545	595	610	625	650	675	3.8%	28.6%
Median	600	600	625	600	595	600	650	695	750	750	795	850	6.9%	41.7%
Mean	643	627	648	637	637	634	678	752	783	801	893	899	0.6%	39.9%
Upper Quartile	700	695	725	695	750	695	750	850	900	900	1,170	1,145	-2.1%	63.6%



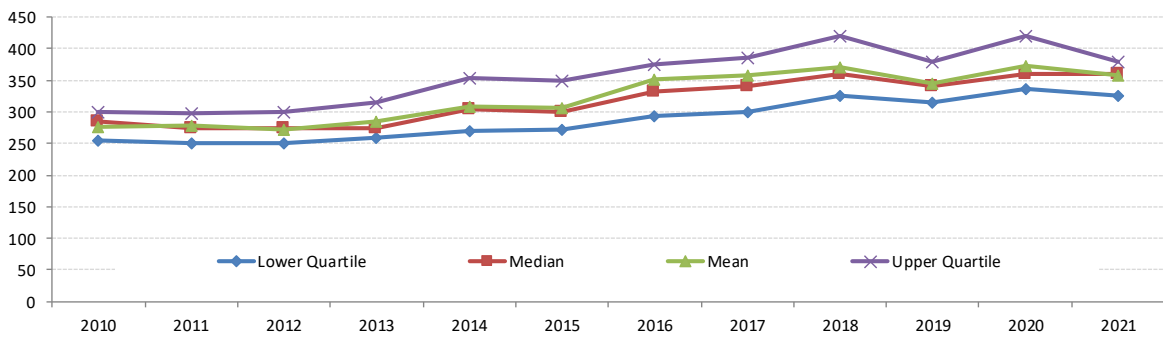
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	733	750	775	775	795	800	875	895	925	950	975	2.6%	30.0%
Median	800	800	850	850	850	850	950	995	1,000	1,100	1,325	1,250	-5.7%	56.3%
Mean	857	858	884	892	879	906	1,052	1,095	1,148	1,207	1,343	1,225	-8.8%	42.9%
Upper Quartile	900	900	950	975	900	1,000	1,200	1,295	1,500	1,480	1,735	1,500	-13.5%	66.7%



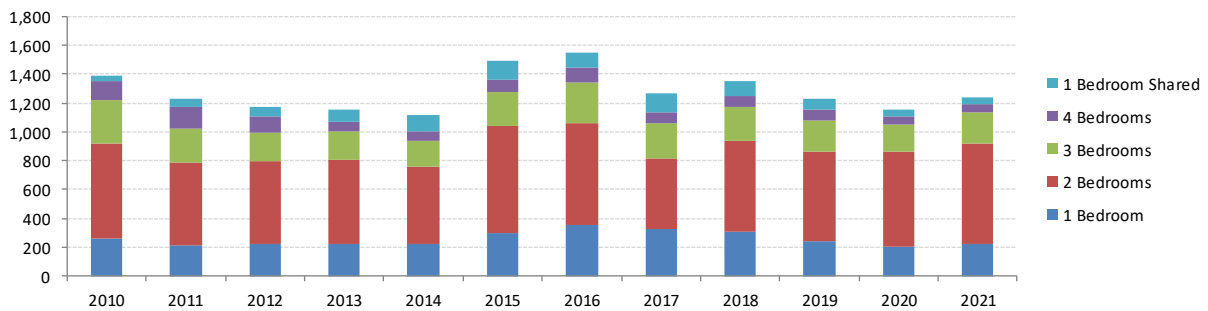
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	255	250	250	260	270	273	294	300	325	315	337	325	-3.4%	27.5%
Median	285	275	275	275	305	300	333	340	360	340	360	361	0.2%	26.6%
Mean	276	278	273	285	308	308	351	357	371	345	373	357	-4.3%	29.5%
Upper Quartile	300	298	300	315	354	350	375	385	420	380	421	380	-9.6%	26.7%



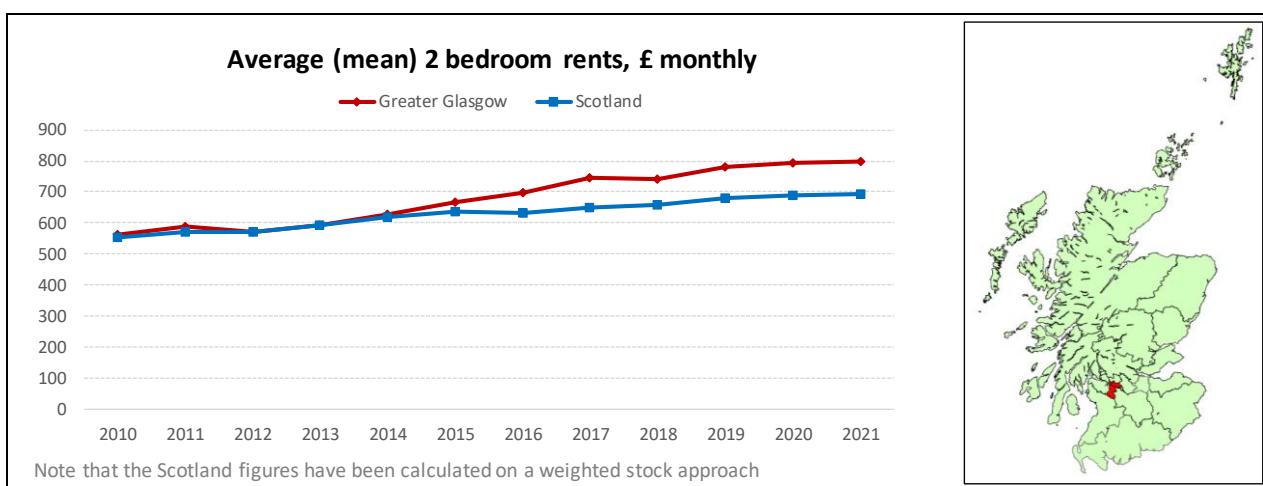
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	260	208	217	219	218	300	350	321	307	237	200	223
2 Bedrooms	660	576	581	582	540	739	709	491	627	623	660	696
3 Bedrooms	301	241	194	199	176	236	286	244	240	216	188	220
4 Bedrooms	130	144	114	71	73	83	100	75	78	75	56	54
1 Bedroom Shared	37	56	67	85	108	135	105	137	100	83	48	46



Broad Rental Market Area Profile – Greater Glasgow

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



Average (mean) 2 bedroom rents in Greater Glasgow have been higher than the Scotland average since 2015, with the average rent in 2021 being £797 per month, compared to the Scotland average of £693.

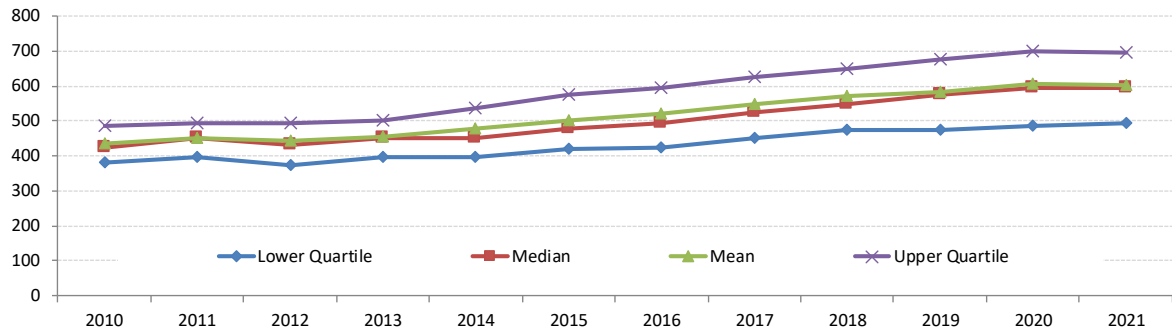
Between 2020 and 2021 average rents have increased for 4 bedroom properties (0.6%), whilst average rents have shown little change for 1 bedroom (0.0%) and 2 bedroom (0.3%) properties, and have decreased for 3 bedroom (-1.2%) and 1 bedroom shared properties (-3.5%), which compares to CPI inflation of 1.5% across this time period.

Between 2010 and 2021, average rents have increased for all property size categories, with increases ranging from 26.3% for 1 bedroom shared properties to 57.1% for 4 bedroom properties, which compares to CPI inflation of 24.3% 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 2021, which has widened the gap in rents compared to the bottom end of the market (lower quartile), although this appears to have stabilised over the most recent year.

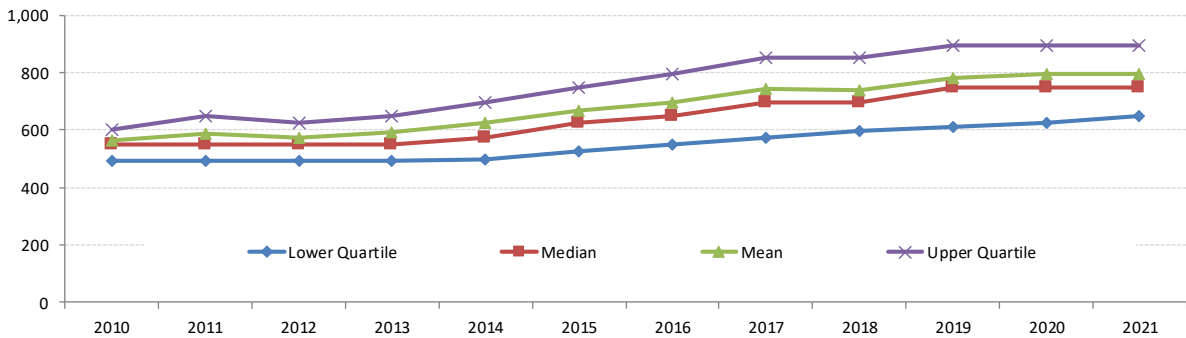
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	380	395	375	395	395	420	425	450	475	475	485	495	2.1%	30.3%
Median	425	450	430	450	450	480	495	525	550	575	595	595	0.0%	40.0%
Mean	437	451	444	456	476	501	520	549	572	585	605	604	0.0%	38.2%
Upper Quartile	485	495	495	500	535	575	595	625	650	675	700	695	-0.7%	43.3%



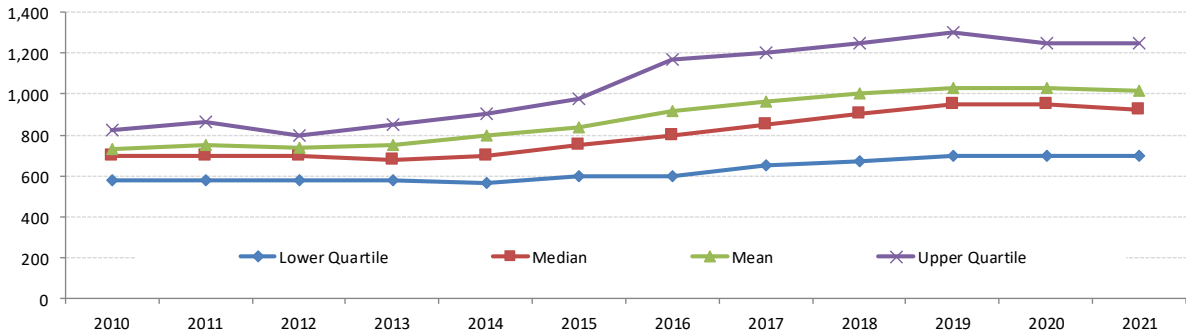
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	495	495	495	495	500	525	550	575	595	610	625	650	4.0%	31.3%
Median	550	550	550	550	575	625	650	695	695	750	750	750	0.0%	36.4%
Mean	564	588	573	594	626	668	696	745	740	780	794	797	0.3%	41.4%
Upper Quartile	600	650	625	650	695	750	795	850	850	895	895	895	0.0%	49.2%



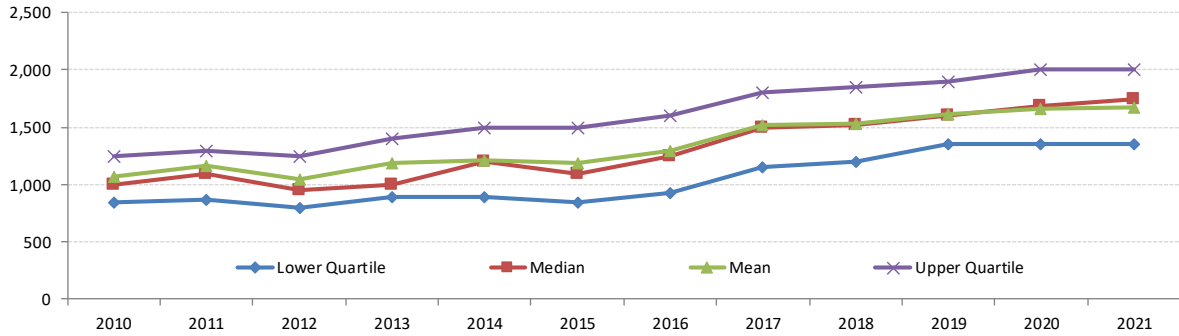
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	575	575	575	575	568	595	600	650	673	695	700	700	0.0%	21.7%
Median	695	695	695	675	695	750	800	850	900	950	950	925	-2.6%	33.1%
Mean	728	753	734	753	796	834	915	965	1,000	1,029	1,028	1,016	-1.2%	39.5%
Upper Quartile	825	863	800	850	900	975	1,170	1,200	1,250	1,300	1,250	1,250	0.0%	51.5%



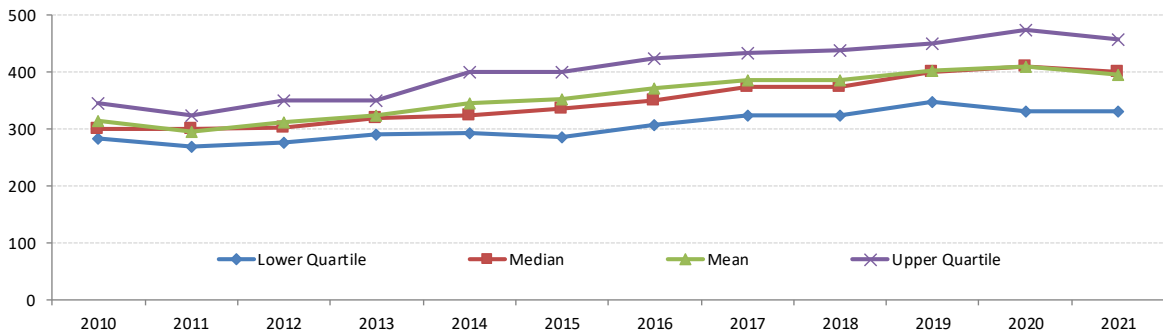
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	845	875	800	895	895	850	925	1,150	1,200	1,350	1,350	1,350	0.0%	59.8%
Median	1,000	1,100	950	1,000	1,200	1,100	1,250	1,500	1,525	1,600	1,680	1,750	4.2%	75.0%
Mean	1,067	1,170	1,049	1,190	1,211	1,189	1,299	1,524	1,527	1,617	1,667	1,677	0.6%	57.1%
Upper Quartile	1,250	1,300	1,250	1,400	1,500	1,500	1,600	1,800	1,850	1,899	2,000	2,000	0.0%	60.0%



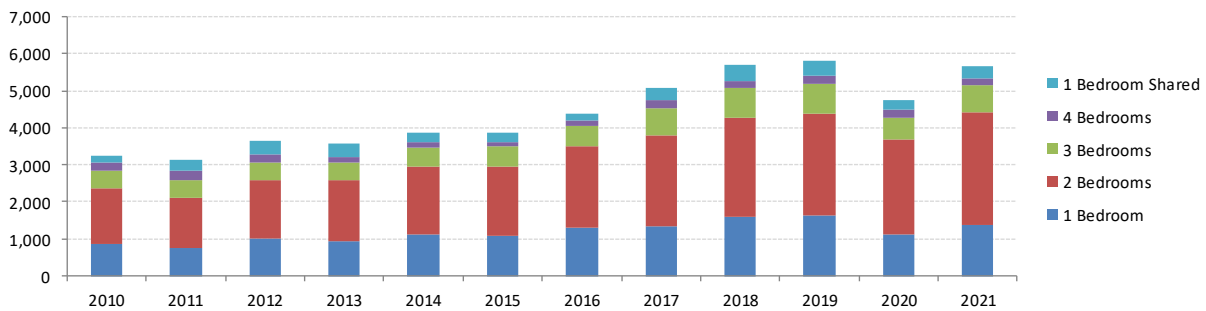
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	284	270	275	290	293	285	308	325	325	347	330	330	0.0%	16.2%
Median	300	300	303	320	325	335	350	375	375	400	410	400	-2.4%	33.3%
Mean	313	295	312	323	346	353	372	386	386	403	410	395	-3.5%	26.3%
Upper Quartile	345	325	350	350	400	400	425	435	438	450	475	458	-3.7%	32.6%



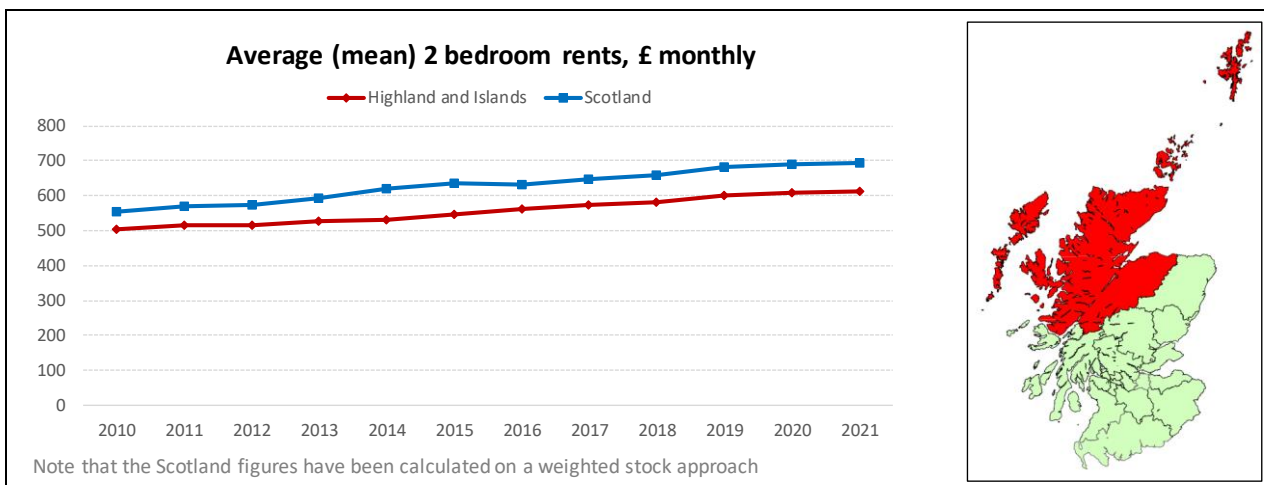
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	868	747	998	945	1,116	1,097	1,289	1,343	1,606	1,638	1,117	1,376
2 Bedrooms	1,486	1,374	1,570	1,623	1,840	1,856	2,199	2,443	2,673	2,755	2,560	3,029
3 Bedrooms	474	476	474	503	512	545	566	745	780	775	609	726
4 Bedrooms	219	233	227	138	130	127	123	196	210	219	188	209
1 Bedroom Shared	190	302	372	379	273	255	189	346	414	414	274	328



Broad Rental Market Area Profile – Highland and Islands

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



Average (mean) 2 bedroom rents in Highland and Islands have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £612 per month, compared to the Scotland average of £693.

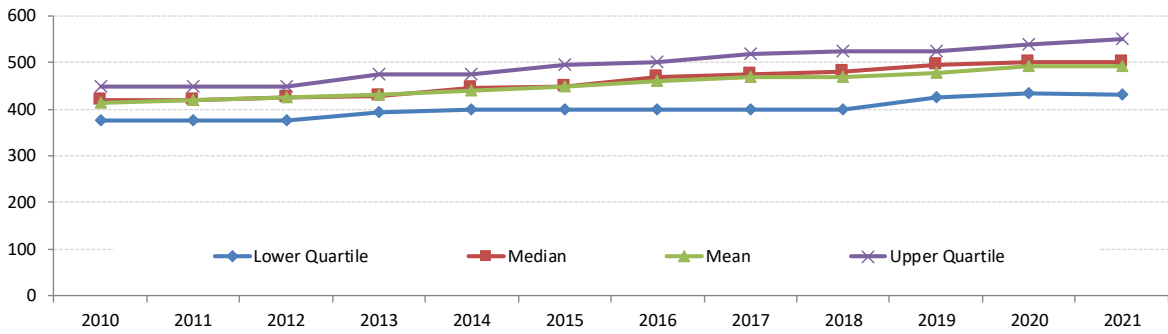
Between 2020 and 2021 average rents have increased for 2 bedroom (0.8%), 3 bedroom (1.4%) and 4 bedroom (1.2%) properties, whilst average rents have shown little change for 1 bedroom (0.2%) and 1 bedroom shared properties (0.2%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for the 4 bedroom property size category, given the smaller sample numbers for this category.

Between 2010 and 2021, average rents have increased for all property size categories, ranging from an increase of 19.0% for 1 bedroom properties to an increase of 32.9% for 1 bedroom shared properties, which compares to CPI inflation of 24.3% 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 2021, which has resulted in a widening gap between top and bottom ends of the market.

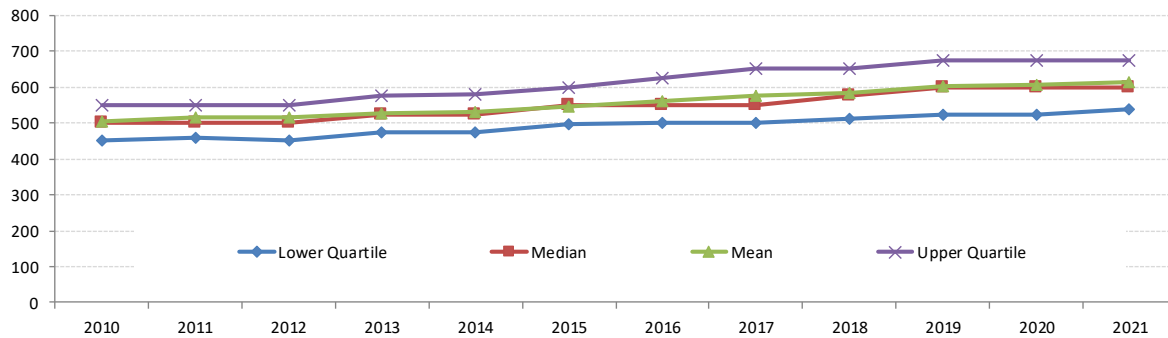
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	375	375	375	395	400	400	400	400	400	425	435	433	-0.6%	15.3%
Median	420	420	425	430	445	450	470	475	480	495	500	500	0.0%	19.0%
Mean	415	420	424	431	440	450	461	470	471	478	493	494	0.2%	19.0%
Upper Quartile	450	450	450	475	475	495	500	520	525	525	540	550	1.9%	22.2%



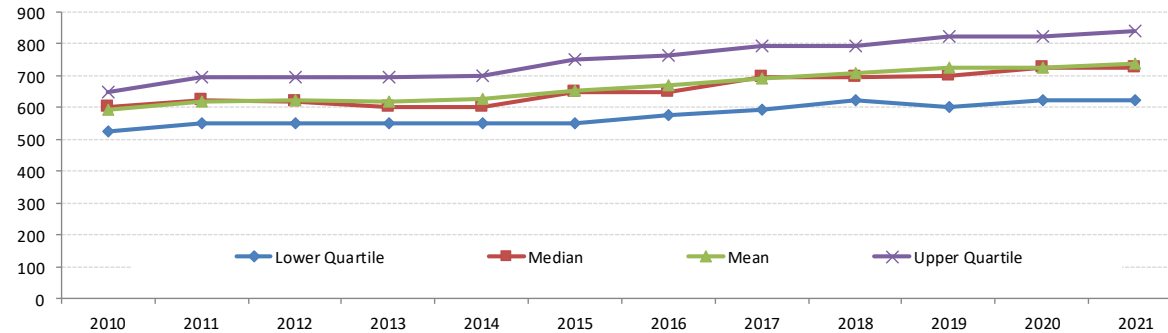
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	450	460	450	475	475	495	500	500	510	525	525	540	2.9%	20.0%
Median	500	500	500	525	525	550	550	550	575	600	600	600	0.0%	20.0%
Mean	503	514	516	527	532	545	561	575	583	601	607	612	0.8%	21.6%
Upper Quartile	550	550	550	575	580	600	625	650	650	675	675	675	0.0%	22.7%



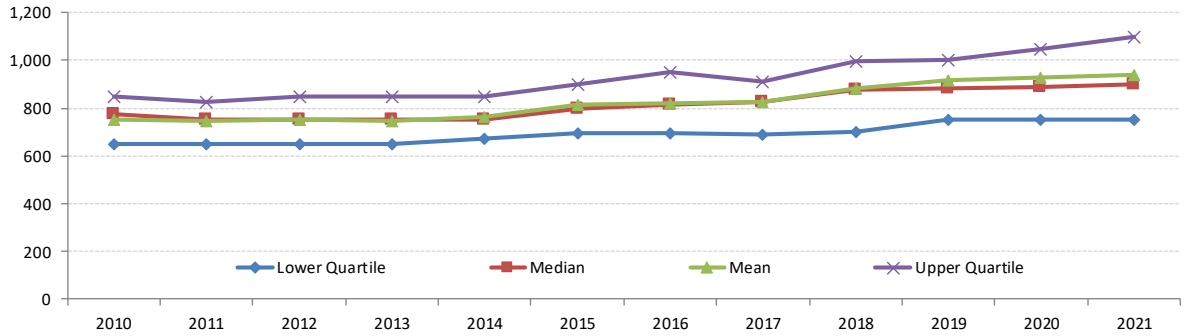
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	525	550	550	550	550	550	575	595	625	600	625	625	0.0%	19.0%
Median	600	625	620	600	600	650	650	695	695	700	725	725	0.0%	20.8%
Mean	595	620	623	620	625	652	672	692	710	726	727	737	1.4%	24.0%
Upper Quartile	650	695	695	695	700	750	765	795	795	825	825	840	1.8%	29.2%



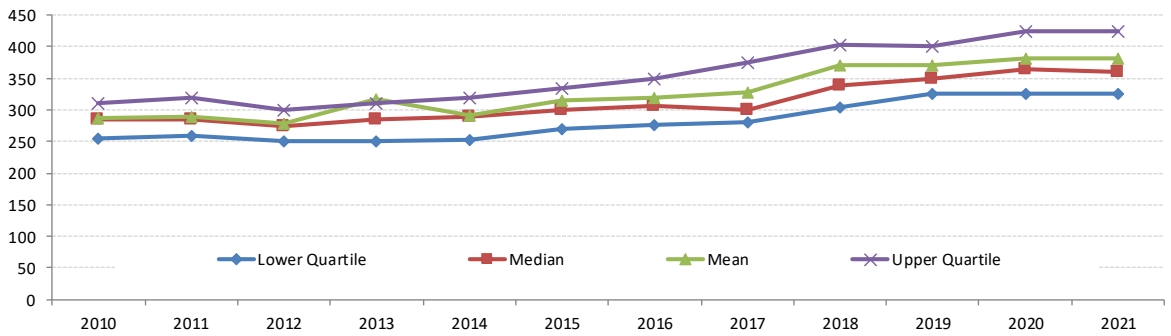
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	650	650	650	650	675	695	695	693	700	750	750	750	0.0%	15.4%
Median	775	750	750	750	750	795	813	825	875	885	888	900	1.4%	16.1%
Mean	751	745	755	749	762	814	822	828	882	915	929	940	1.2%	25.3%
Upper Quartile	850	825	850	850	850	900	950	913	995	1,000	1,048	1,100	5.0%	29.4%



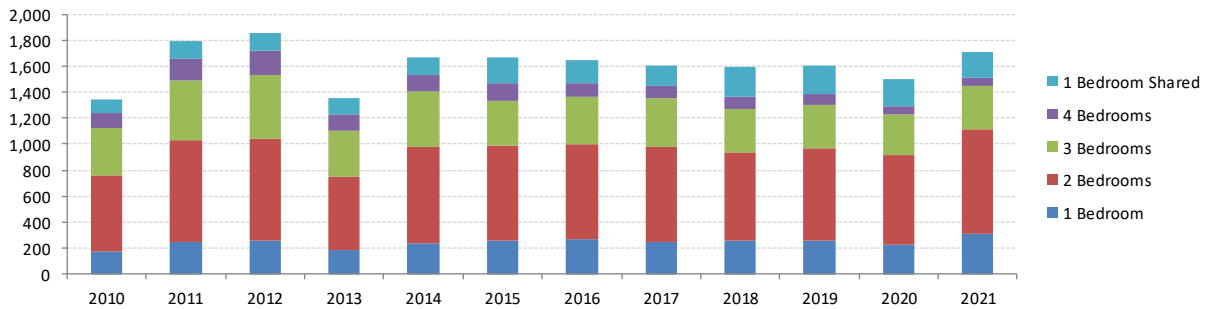
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	255	258	250	250	253	270	276	280	305	325	325	325	0.0%	27.5%
Median	285	285	275	285	290	300	306	300	338	350	365	360	-1.5%	26.1%
Mean	287	289	279	318	291	315	320	327	371	371	381	382	0.2%	32.9%
Upper Quartile	310	320	300	312	318	335	350	375	403	400	425	425	0.0%	37.1%



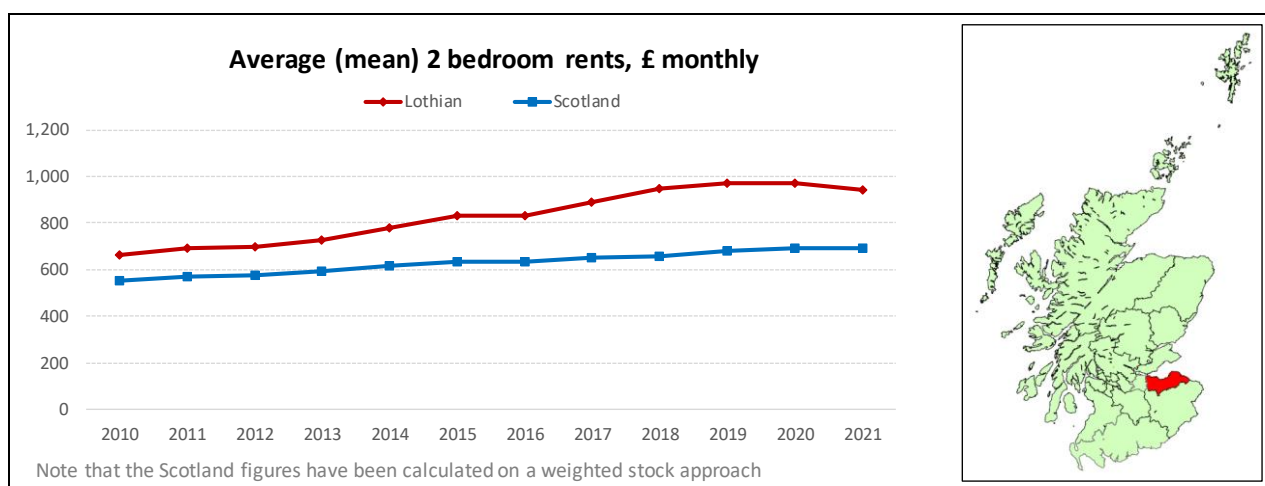
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	175	244	257	179	236	258	269	243	253	252	227	308
2 Bedrooms	585	783	785	566	741	734	733	738	683	720	688	809
3 Bedrooms	362	467	491	355	436	347	361	370	338	326	311	334
4 Bedrooms	117	170	184	128	123	129	108	100	94	90	68	65
1 Bedroom Shared	101	133	143	126	134	201	178	157	229	217	212	196



Broad Rental Market Area Profile – Lothian

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



Average (mean) 2 bedroom rents in the Lothian area have been higher than the Scotland average in each year since 2010. This difference has grown since 2013, although has narrowed slightly in the latest year, with the average rent in 2021 being £942 per month, compared to the Scotland average of £693.

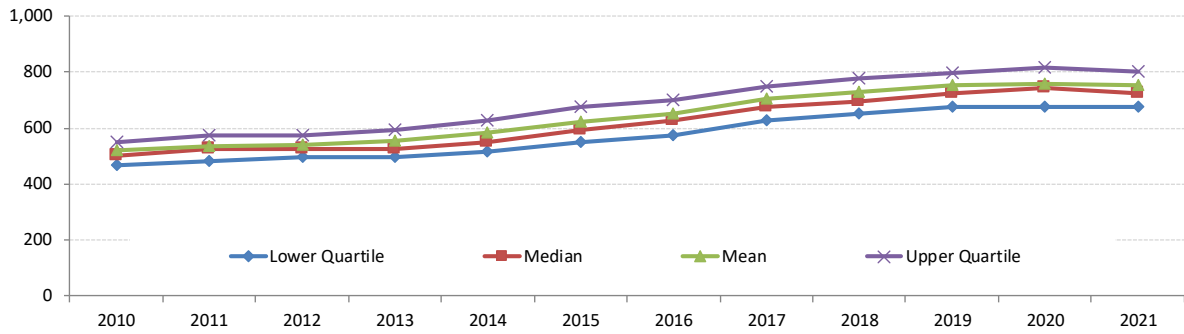
Between 2020 and 2021 average rents have decreased for 1 bedroom (-0.6%), 2 bedroom (-2.9%), 3 bedroom (-3.2%) and 4 bedroom (-4.5%) properties, whilst the average rent has increased for 1 bedroom shared properties (2.2%), which compares to CPI inflation of 1.5% across this time period.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 41.7% for 2 bedroom properties and 41.8% for 3 bedroom properties up to 47.0% for 1 bedroom shared properties, which compares to CPI inflation of 24.3%.

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

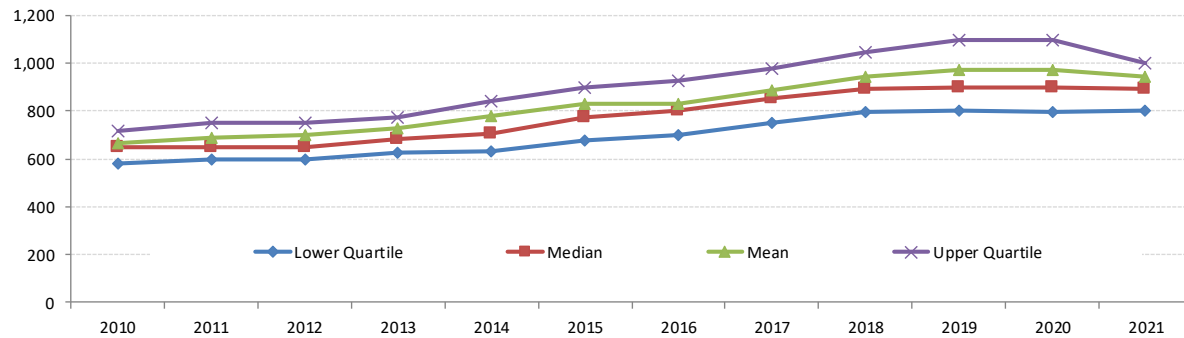
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	465	480	495	495	515	550	575	625	650	675	675	675	0.0%	45.2%
Median	500	525	525	525	550	595	625	675	695	725	745	725	-2.7%	45.0%
Mean	520	535	542	555	582	620	653	704	728	752	760	755	-0.6%	45.2%
Upper Quartile	550	575	575	595	625	675	700	750	775	795	815	800	-1.8%	45.5%



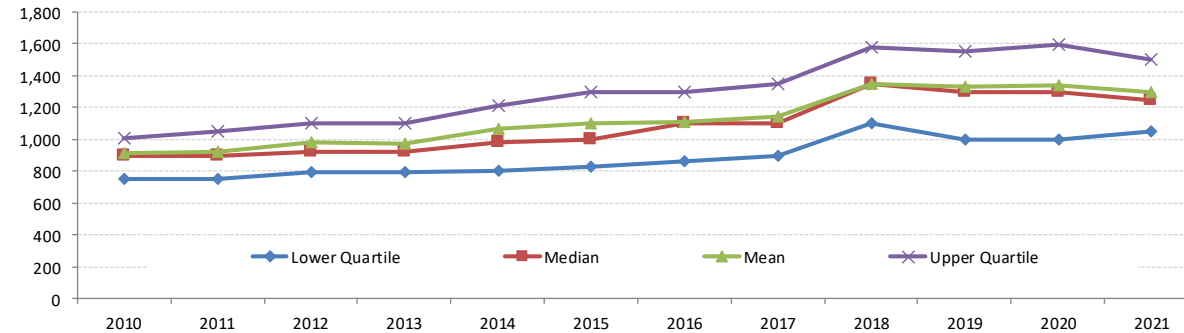
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	580	595	600	625	630	675	700	750	795	800	795	800	0.6%	37.9%
Median	650	650	650	680	705	775	800	850	895	900	900	895	-0.6%	37.7%
Mean	665	689	700	729	779	829	831	888	946	972	969	942	-2.9%	41.7%
Upper Quartile	715	750	750	775	840	900	925	975	1,045	1,095	1,099	1,000	-9.0%	39.9%



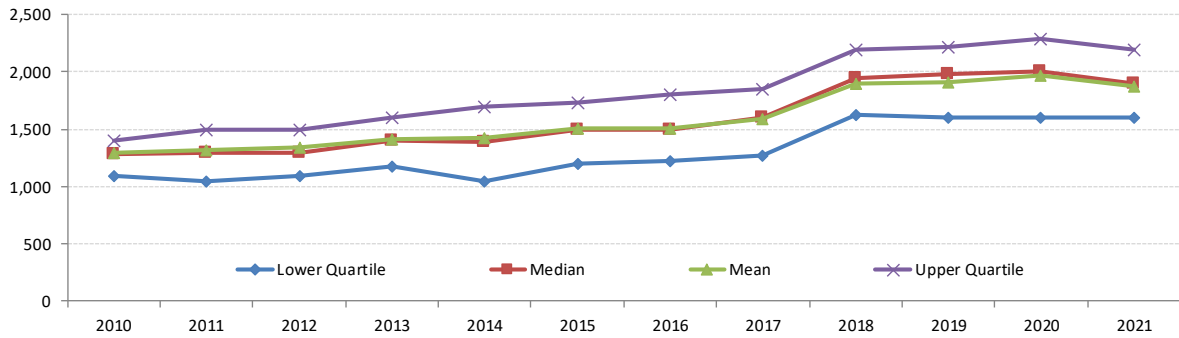
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	750	750	795	795	800	825	860	895	1,100	1,000	1,000	1,050	5.0%	40.0%
Median	895	895	925	920	985	1,000	1,100	1,100	1,350	1,300	1,300	1,250	-3.8%	39.7%
Mean	918	925	983	971	1,066	1,097	1,112	1,144	1,345	1,329	1,344	1,301	-3.2%	41.8%
Upper Quartile	1,005	1,050	1,100	1,100	1,215	1,300	1,300	1,350	1,575	1,550	1,595	1,500	-6.0%	49.3%



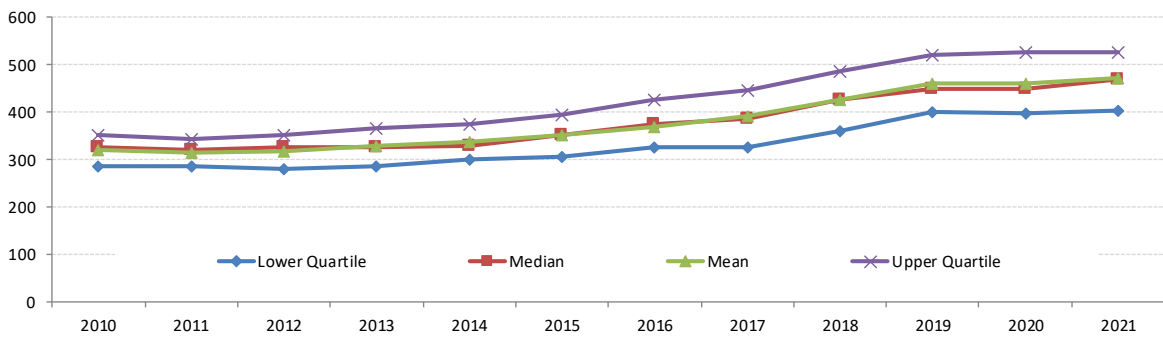
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	1,100	1,045	1,100	1,175	1,050	1,200	1,225	1,275	1,625	1,600	1,600	1,600	0.0%	45.5%
Median	1,280	1,300	1,300	1,400	1,395	1,500	1,500	1,600	1,950	1,980	2,000	1,900	-5.0%	48.4%
Mean	1,291	1,321	1,341	1,416	1,428	1,511	1,512	1,592	1,894	1,905	1,966	1,879	-4.5%	45.6%
Upper Quartile	1,400	1,500	1,500	1,600	1,695	1,730	1,800	1,850	2,200	2,220	2,295	2,200	-4.1%	57.1%



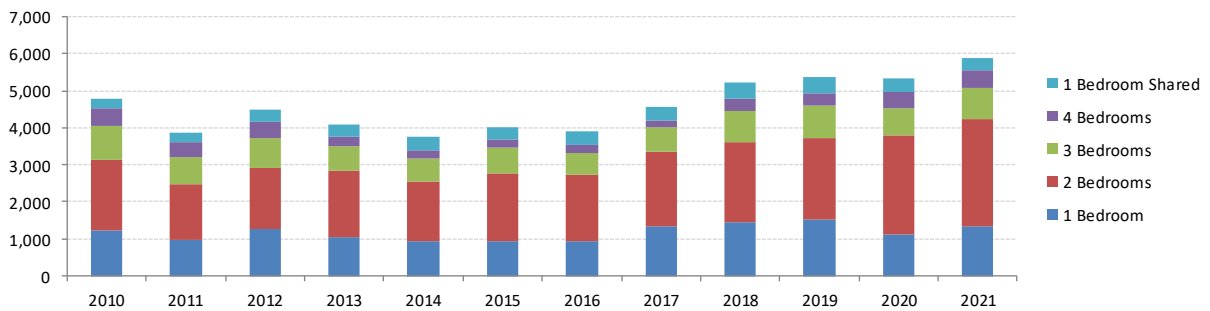
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	285	285	280	285	300	305	325	325	360	400	398	404	1.5%	41.6%
Median	325	320	325	325	328	350	375	385	425	450	450	470	4.4%	44.6%
Mean	320	314	316	328	338	351	368	390	425	460	460	470	2.2%	47.0%
Upper Quartile	350	341	350	366	375	395	425	446	485	520	525	525	0.0%	50.0%



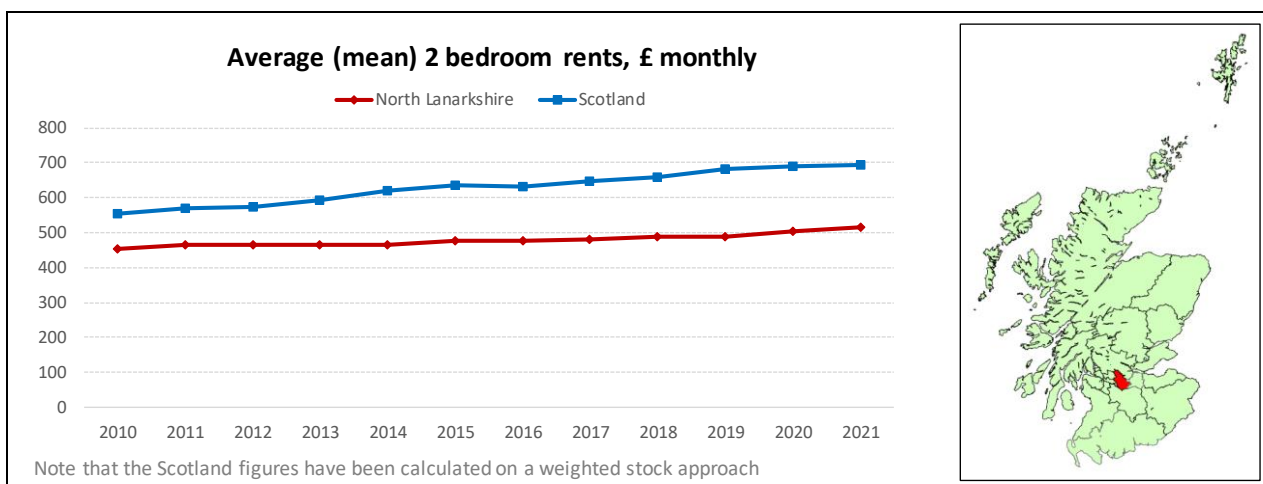
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	1,221	987	1,276	1,049	950	939	944	1,338	1,436	1,518	1,127	1,324
2 Bedrooms	1,909	1,495	1,654	1,791	1,602	1,818	1,776	2,025	2,155	2,215	2,651	2,906
3 Bedrooms	923	737	801	666	612	698	613	642	866	851	758	861
4 Bedrooms	473	406	442	264	242	229	194	177	325	327	437	450
1 Bedroom Shared	251	243	307	329	333	339	379	397	422	453	363	340



Broad Rental Market Area Profile – North Lanarkshire

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



Average (mean) 2 bedroom rents in North Lanarkshire have been lower than the Scotland average in each year since 2010. This gap has widened since 2012, although has since narrowed slightly over the last two years, with the average rent in 2021 being £517 per month, compared to the Scotland average of £693.

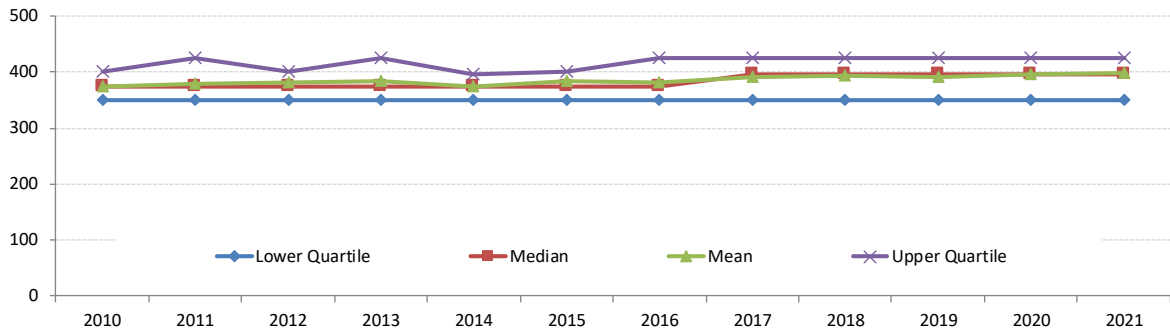
Between 2020 and 2021, average rents have increased for all property sizes, with increases seen for 1 bedroom (0.7%), 2 bedroom (2.7%), 3 bedroom (2.5%), 4 bedroom (2.0%) and 1 bedroom shared (6.9%) properties, which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 6.8% for 1 bedroom properties to 22.6% for 4 bedroom properties, which compares to CPI inflation of 24.3% 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, although some caution is needed in interpreting this trend given the smaller sample numbers for this category.

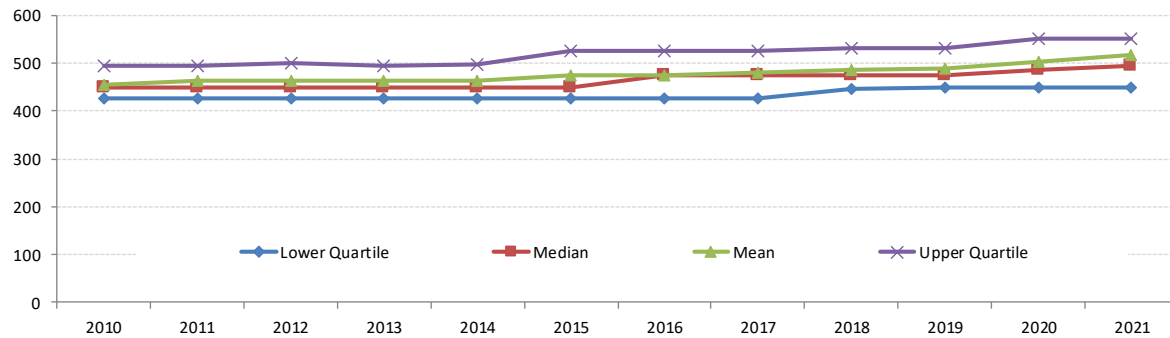
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	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	395	0.0%	5.3%
Mean	373	379	382	383	375	384	381	390	394	391	396	398	0.7%	6.8%
Upper Quartile	400	425	400	425	395	400	425	425	425	425	425	425	0.0%	6.3%



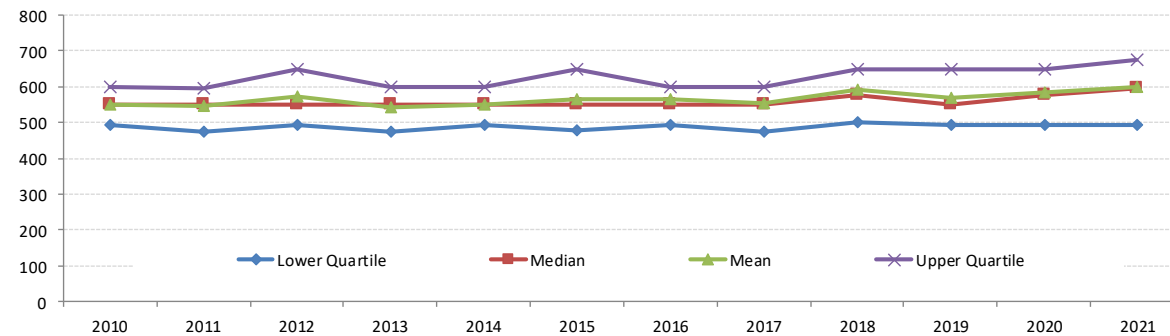
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	425	425	425	425	425	425	425	425	445	450	450	450	0.0%	5.9%
Median	450	450	450	450	450	450	475	475	475	475	485	495	2.1%	10.0%
Mean	455	463	464	463	464	475	476	480	487	488	503	517	2.7%	13.7%
Upper Quartile	495	495	500	495	498	525	525	525	530	533	550	550	0.0%	11.1%



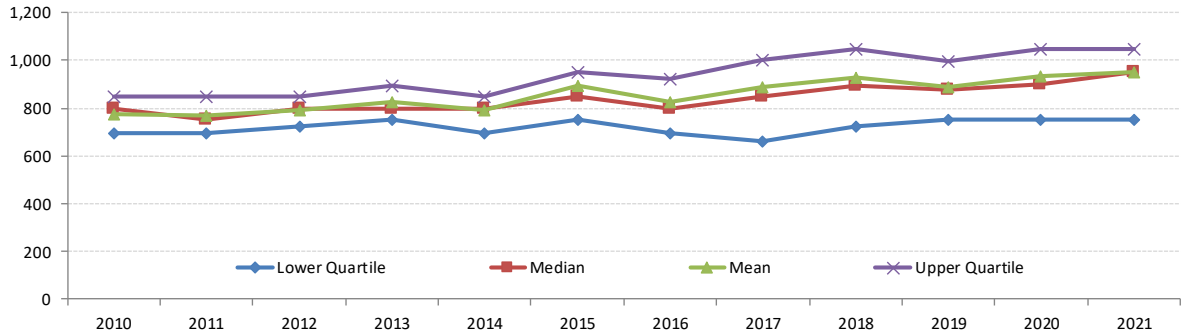
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	495	475	495	475	495	479	495	475	500	495	495	495	0.0%	0.0%
Median	550	550	550	550	550	550	550	550	575	550	575	595	3.5%	8.2%
Mean	549	546	571	541	551	565	564	555	593	569	585	600	2.5%	9.4%
Upper Quartile	600	595	650	600	598	650	600	600	650	650	650	675	3.8%	12.5%



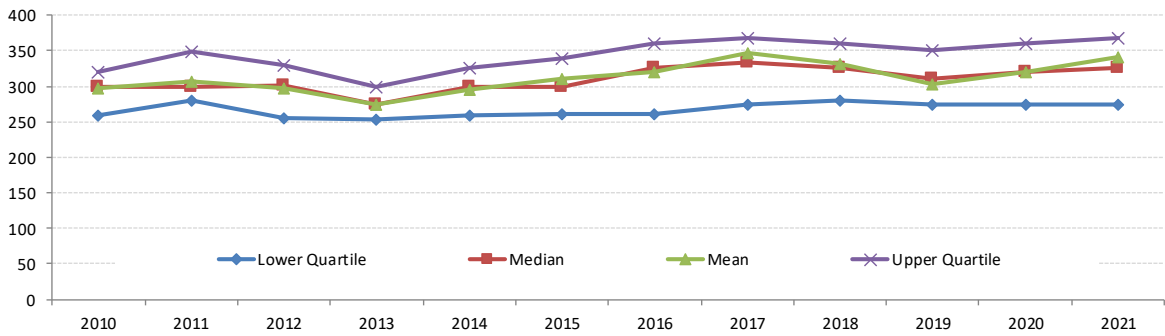
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	695	695	725	750	695	750	695	663	725	750	750	750	0.0%	7.9%
Median	795	750	795	800	795	850	795	850	895	875	900	950	5.6%	19.5%
Mean	776	769	793	827	792	895	823	889	926	890	933	952	2.0%	22.6%
Upper Quartile	850	850	850	895	850	950	925	1,000	1,050	995	1,050	1,050	0.0%	23.5%



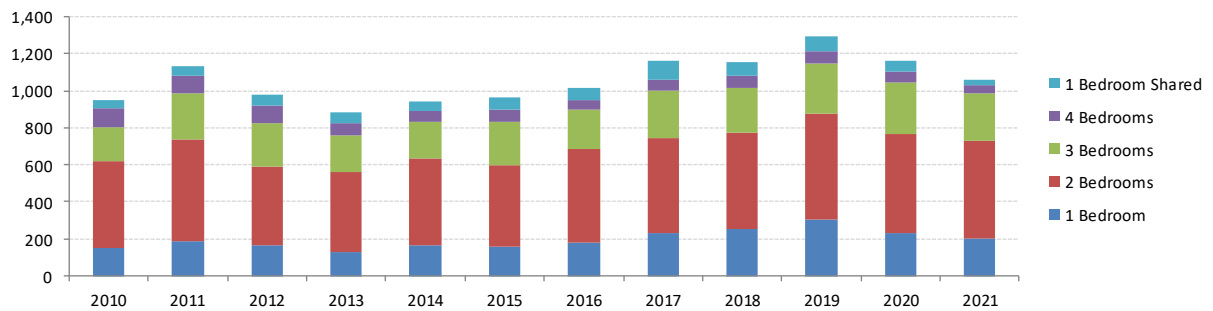
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	260	280	256	253	260	261	261	275	280	275	275	275	0.0%	5.8%
Median	300	300	302	275	300	300	325	334	325	310	320	325	1.6%	8.3%
Mean	297	307	297	275	296	310	320	347	331	303	320	342	6.9%	15.1%
Upper Quartile	320	349	329	300	325	339	360	367	360	350	360	368	2.2%	14.7%



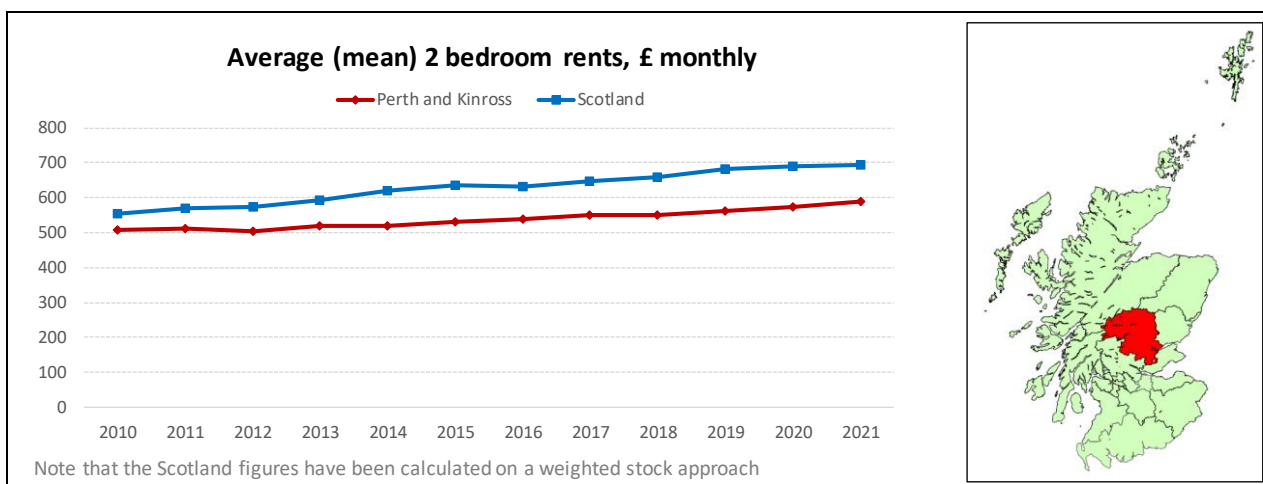
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	153	185	162	127	164	160	181	233	255	305	232	203
2 Bedrooms	468	548	430	431	468	437	505	513	519	572	531	523
3 Bedrooms	180	251	229	199	200	237	215	253	241	267	280	258
4 Bedrooms	102	97	96	66	55	62	47	60	66	71	57	44
1 Bedroom Shared	44	51	64	59	51	64	69	104	71	75	61	28



Broad Rental Market Area Profile – Perth and Kinross

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



Average (mean) 2 bedroom rents in Perth and Kinross have been lower than the Scotland average in each year since 2010. The gap has widened since 2013, although has narrowed slightly in the most recent year, with the average rent in 2021 being £590 per month, compared to the Scotland average of £693.

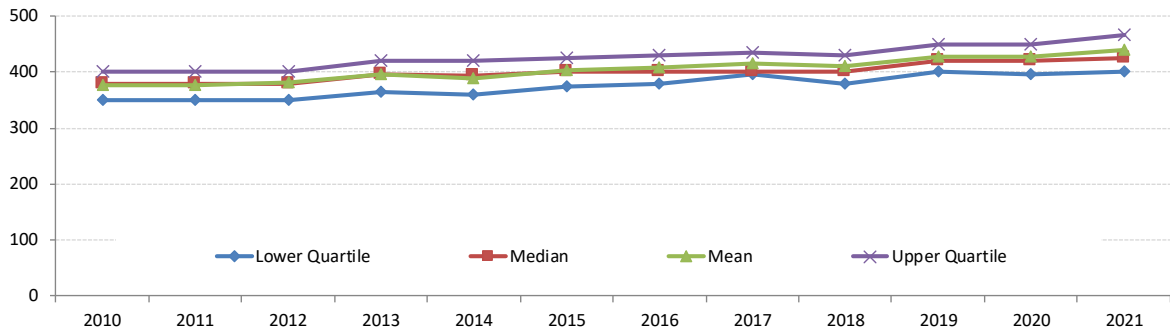
Between 2020 and 2021, average rents have increased for 1 bedroom (2.5%), 2 bedroom (2.9%), and 3 bedroom (2.0%) properties, with decreases for 4 bedroom (-3.4%) and 1 bedroom shared properties (-7.7%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 there have been increases in average rents for all property sizes, ranging from 16.2% for 1 bedroom properties to 26.0% for 4 bedroom properties. This compares to CPI inflation of 24.3% across this time period.

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

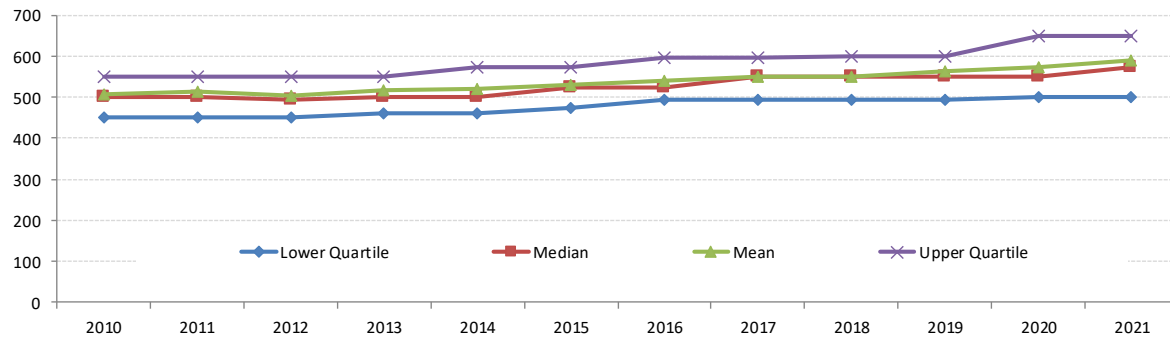
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	350	365	360	375	380	395	380	400	395	400	1.3%	14.3%
Median	380	380	380	395	393	400	400	400	400	420	420	425	1.2%	11.8%
Mean	377	378	380	396	389	403	408	416	410	427	428	439	2.5%	16.2%
Upper Quartile	400	400	400	420	420	425	430	435	430	450	450	468	3.9%	16.9%



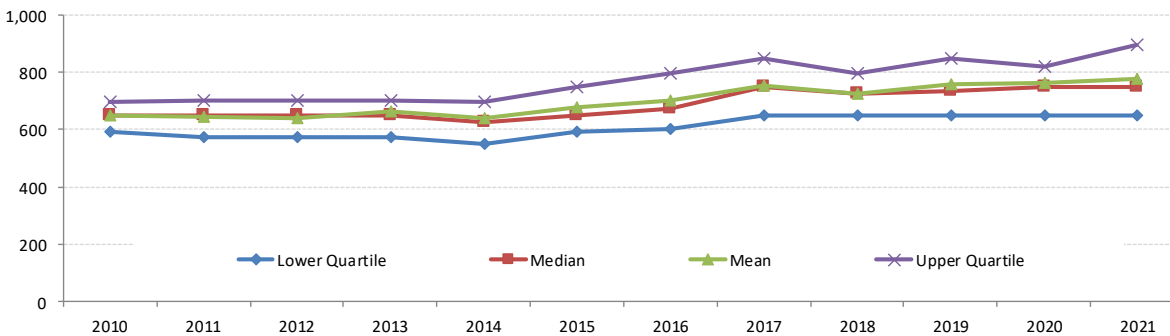
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	450	453	450	460	460	475	495	495	495	495	500	500	0.0%	11.1%
Median	500	500	495	500	500	525	525	550	550	550	550	575	4.5%	15.0%
Mean	506	512	505	519	520	529	540	549	551	564	573	590	2.9%	16.5%
Upper Quartile	550	550	550	550	575	575	595	595	600	600	650	650	0.0%	18.2%



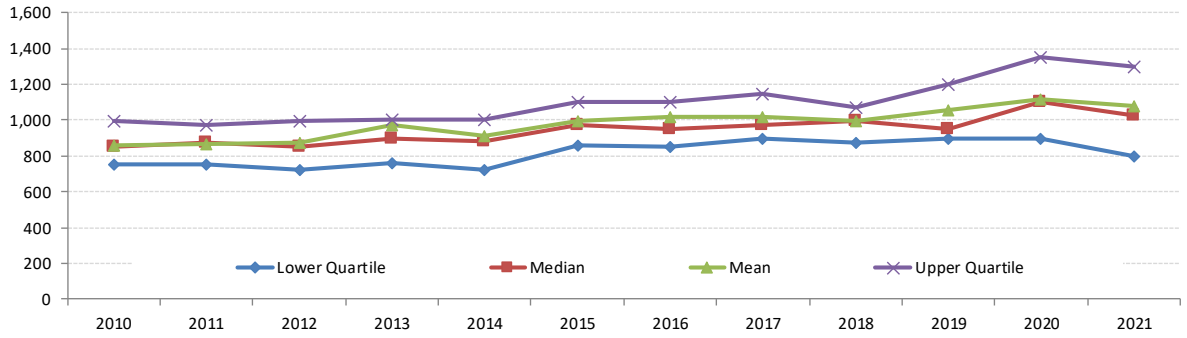
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	595	575	575	575	550	595	600	650	650	650	650	650	0.0%	9.2%
Median	650	650	650	650	625	650	675	748	725	733	750	750	0.0%	15.4%
Mean	647	647	639	665	639	680	700	754	723	759	762	777	2.0%	20.0%
Upper Quartile	695	700	700	700	695	750	795	850	795	850	820	895	9.1%	28.8%



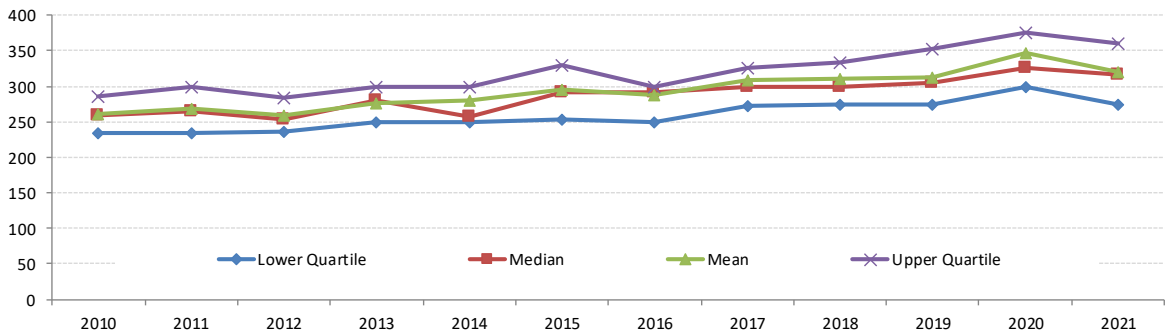
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	750	725	763	725	863	850	900	873	895	895	800	-10.6%	6.7%
Median	850	875	850	895	885	973	950	970	995	950	1,100	1,023	-7.0%	20.3%
Mean	858	865	871	973	913	992	1,018	1,018	993	1,056	1,119	1,080	-3.4%	26.0%
Upper Quartile	995	975	995	1,000	1,000	1,100	1,100	1,150	1,075	1,200	1,350	1,300	-3.7%	30.7%



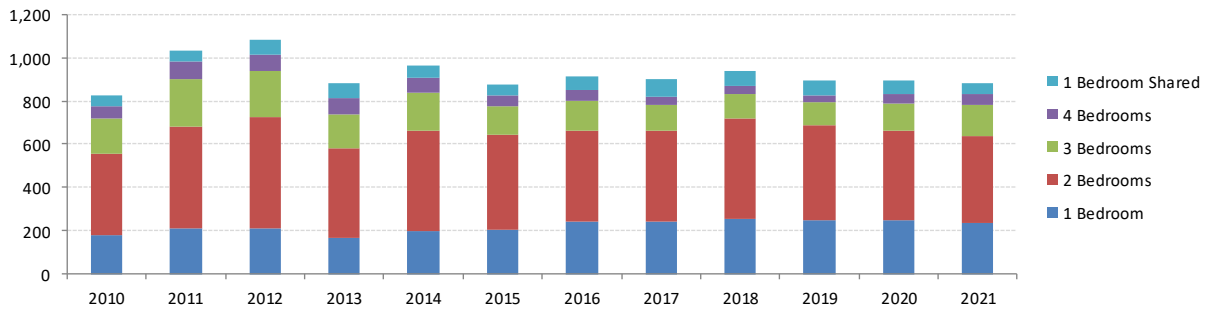
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	235	235	236	250	250	254	250	273	275	275	299	275	-7.9%	17.0%
Median	260	265	253	280	257	291	291	300	300	305	325	316	-2.7%	21.6%
Mean	262	268	259	275	281	295	288	308	312	312	347	320	-7.7%	22.4%
Upper Quartile	285	300	283	300	300	330	300	325	335	353	375	360	-4.1%	26.1%



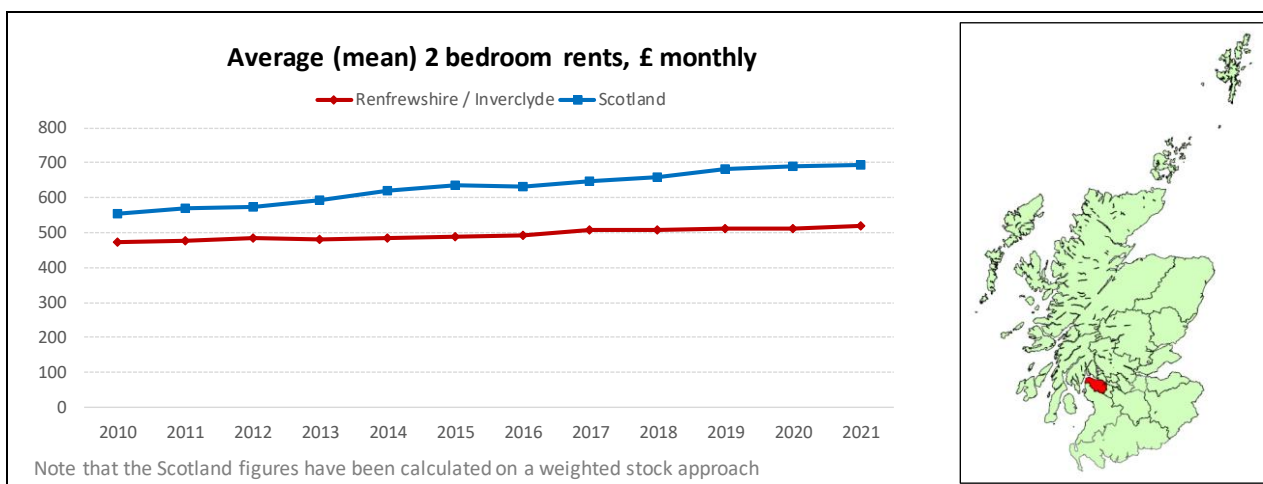
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	176	212	210	165	200	201	240	241	255	247	251	236
2 Bedrooms	379	472	516	419	462	442	424	422	467	439	409	400
3 Bedrooms	161	218	213	153	179	133	138	118	111	106	129	143
4 Bedrooms	62	78	77	76	66	52	47	38	36	36	43	56
1 Bedroom Shared	49	54	69	69	54	49	64	82	67	70	61	49



Broad Rental Market Area Profile – Renfrewshire / Inverclyde

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



Average (mean) 2 bedroom rents in Renfrewshire / Inverclyde have been lower than the Scotland average in each year since 2010, and the gap has widened since 2012, with the average rent in 2020 being £518 per month, compared to the Scotland average of £693.

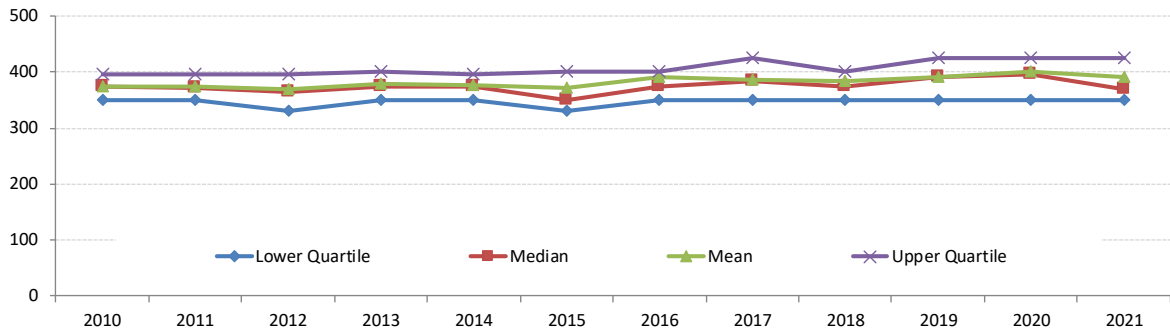
Between 2020 and 2021, average rents have increased for 2 bedroom (1.0%) and 4 bedroom properties (13.2%), and have decreased for 1 bedroom (-2.4%), 3 bedroom (-2.5%) and 1 bedroom shared properties (-7.0%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 4.7% for 1 bedroom properties to 48.5% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

For 3 bedroom properties sizes, there has been a decrease in the top end (upper quartile) rents and an increase in the the bottom end (lower quartile) in the latest year, causing the gap between the top and the bottom of the market to narrow.

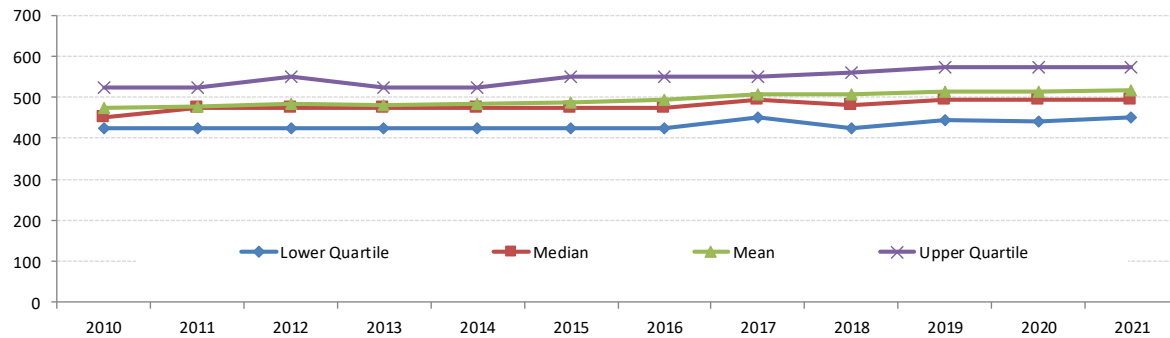
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	330	350	350	330	350	350	350	350	350	350	0.0%	0.0%
Median	375	373	365	375	375	350	375	385	375	390	395	370	-6.3%	-1.3%
Mean	374	373	370	378	378	372	392	387	384	392	401	392	-2.4%	4.7%
Upper Quartile	395	395	395	400	395	400	400	425	400	425	425	425	0.0%	7.6%



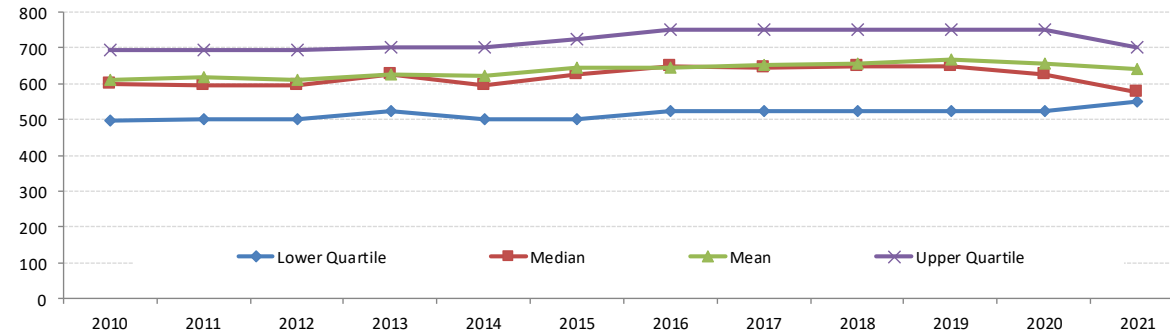
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	425	425	425	425	425	425	425	450	425	445	440	450	2.3%	5.9%
Median	450	475	475	475	475	475	475	495	480	495	495	495	0.0%	10.0%
Mean	473	478	485	480	483	488	494	508	508	513	512	518	1.0%	9.5%
Upper Quartile	525	525	550	525	525	550	550	550	560	575	575	575	0.0%	9.5%



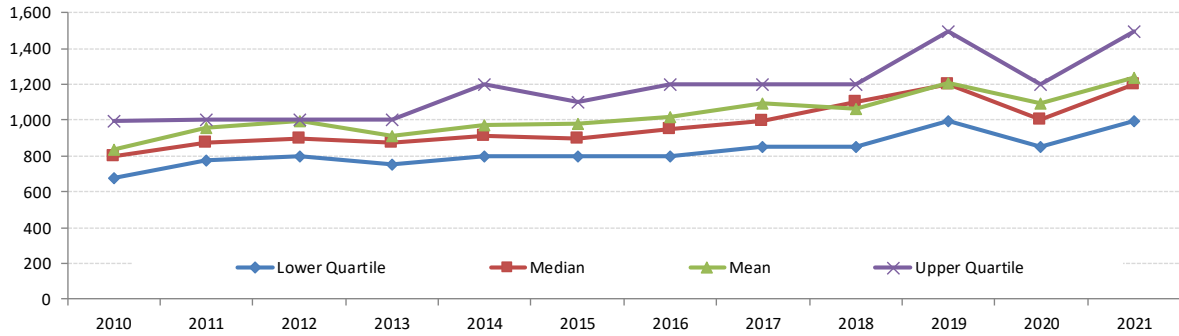
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	498	500	500	525	500	500	525	525	525	525	525	550	4.8%	10.6%
Median	600	595	595	625	595	625	650	645	650	650	625	575	-8.0%	-4.2%
Mean	612	620	609	626	622	646	643	652	656	666	658	642	-2.5%	4.9%
Upper Quartile	695	695	695	700	700	725	750	750	750	750	750	700	-6.7%	0.7%



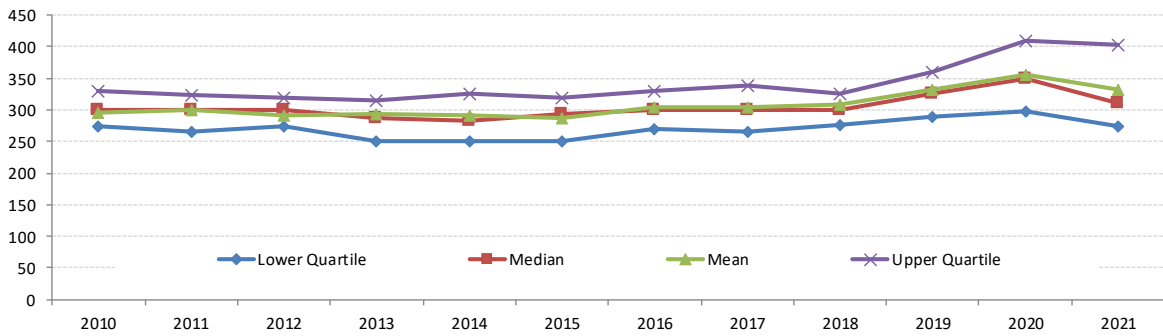
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	675	775	795	750	800	795	800	850	850	995	850	995	17.1%	47.4%
Median	800	875	900	875	913	895	950	995	1,100	1,200	1,000	1,200	20.0%	50.0%
Mean	834	954	998	915	975	977	1,015	1,095	1,061	1,210	1,093	1,238	13.2%	48.5%
Upper Quartile	995	1,000	1,000	1,000	1,200	1,100	1,200	1,200	1,200	1,495	1,200	1,495	24.6%	50.3%



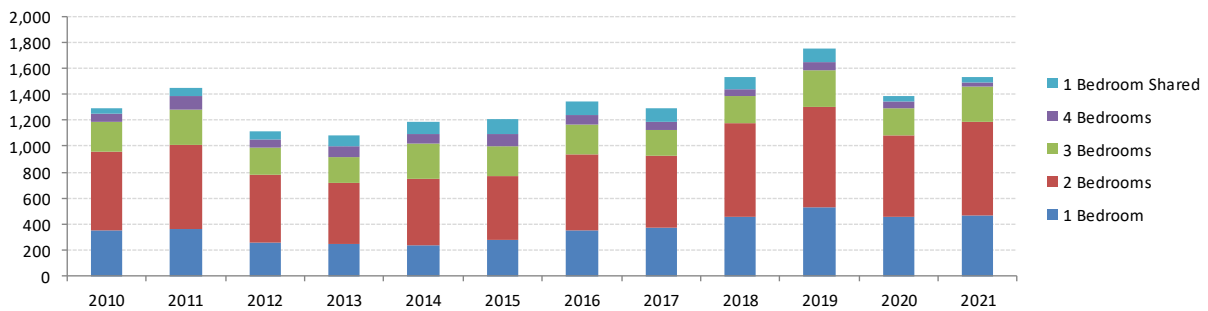
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	274	266	275	250	250	250	270	265	276	290	298	275	-7.6%	0.4%
Median	300	300	300	288	283	294	300	300	300	325	350	310	-11.4%	3.3%
Mean	296	299	291	293	291	287	304	304	309	332	357	332	-7.0%	11.9%
Upper Quartile	330	324	320	315	325	320	330	338	325	360	410	403	-1.7%	22.1%



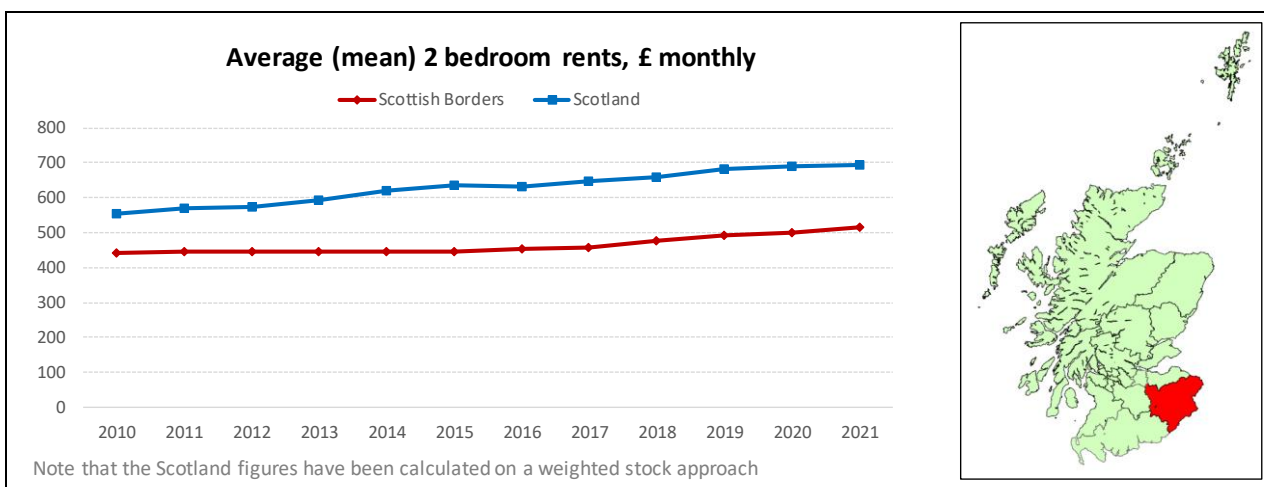
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	346	360	257	244	232	277	352	373	456	530	456	468
2 Bedrooms	613	653	528	478	513	493	583	551	720	774	624	724
3 Bedrooms	228	269	199	195	276	227	237	203	206	280	215	267
4 Bedrooms	62	100	66	81	74	95	71	59	52	61	45	30
1 Bedroom Shared	46	64	65	88	92	118	105	102	95	105	52	49



Broad Rental Market Area Profile – Scottish Borders

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



Average (mean) 2 bedroom rents in the Scottish Borders have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £516 per month, compared to the Scotland average of £693.

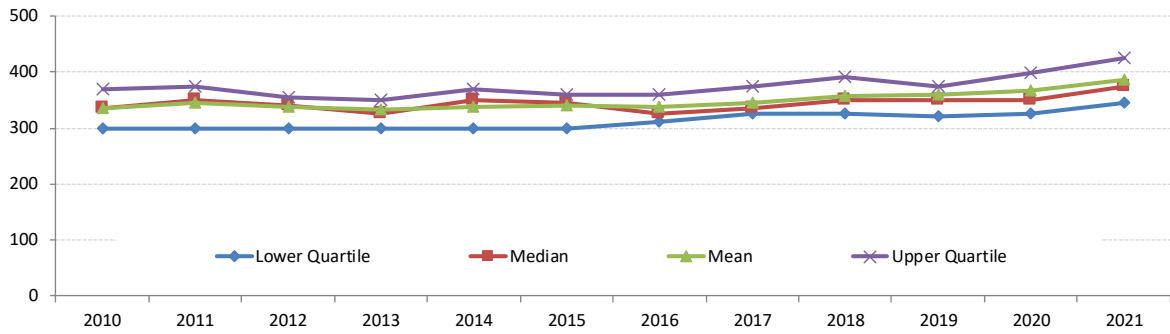
Between 2020 and 2021, average rents have increased for 1 bedroom (5.7%), 2 bedroom (3.0%), 3 bedroom (5.1%) and 4 bedroom (3.8%) properties, and have decreased for 1 bedroom shared properties (-5.0%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 average rents have increased for all property sizes, with increases ranging from 15.2% for 1 bedroom properties to 53.2% for 4 bedroom shared properties, which compares to CPI inflation of 24.3% across this time period.

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

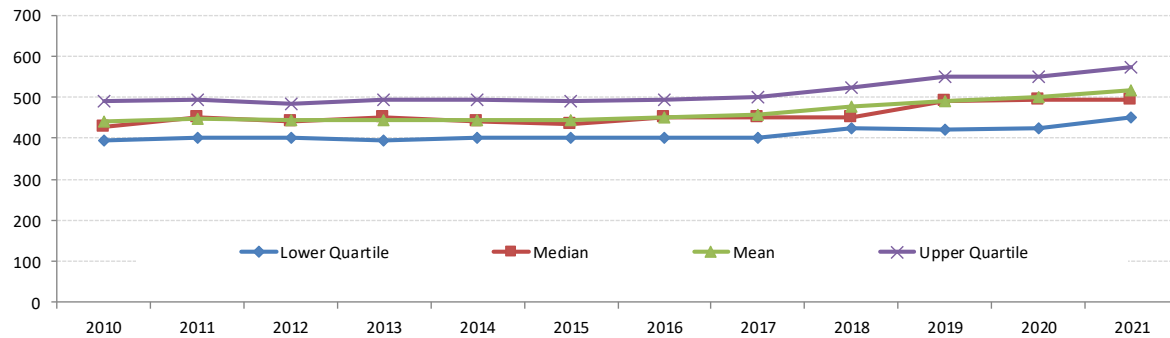
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	300	300	300	300	300	300	310	325	325	320	325	345	6.2%	15.0%
Median	335	350	340	325	350	345	325	335	350	350	350	375	7.1%	11.9%
Mean	336	345	337	332	337	340	338	345	357	360	366	387	5.7%	15.2%
Upper Quartile	370	375	355	350	370	360	360	375	390	375	399	425	6.5%	14.9%



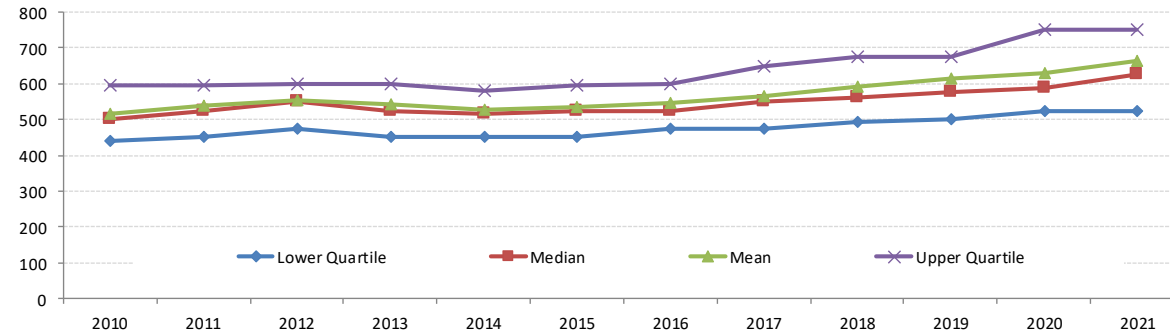
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	395	400	400	395	400	400	400	400	425	420	425	450	5.9%	13.9%
Median	428	450	440	450	440	435	450	450	450	490	495	495	0.0%	15.8%
Mean	442	446	445	444	444	444	452	459	478	490	502	516	3.0%	17.0%
Upper Quartile	490	495	485	495	495	490	495	500	525	550	550	575	4.5%	17.3%



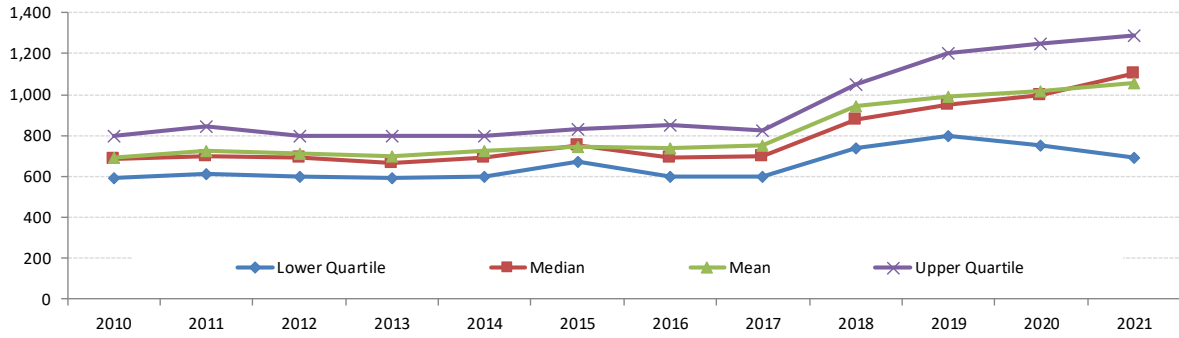
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	440	450	475	450	450	450	475	475	495	500	525	525	0.0%	19.3%
Median	500	525	550	525	515	525	525	550	563	575	588	625	6.4%	25.0%
Mean	515	539	553	542	528	535	546	566	591	616	630	663	5.1%	28.7%
Upper Quartile	595	595	600	600	580	595	600	650	675	675	750	750	0.0%	26.1%



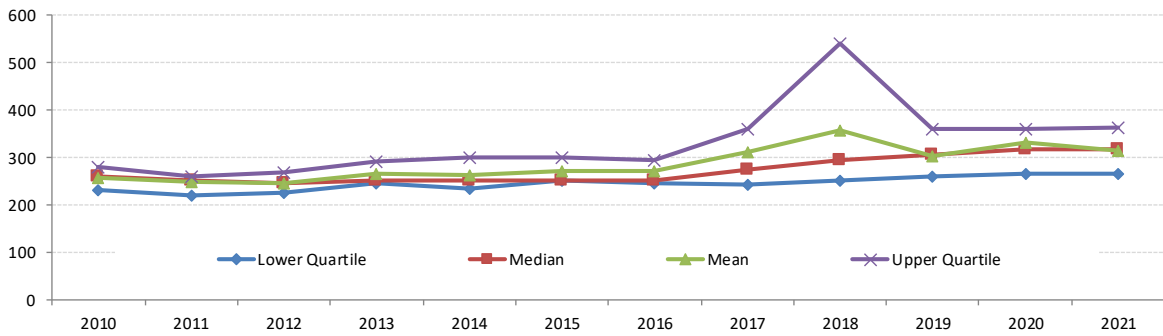
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	595	615	600	595	600	675	600	600	738	800	750	695	-7.3%	16.8%
Median	685	700	695	665	695	755	695	700	875	950	995	1,100	10.6%	60.6%
Mean	690	725	712	701	727	746	740	750	942	992	1,018	1,057	3.8%	53.2%
Upper Quartile	800	845	800	795	800	830	850	825	1,050	1,200	1,250	1,290	3.2%	61.3%



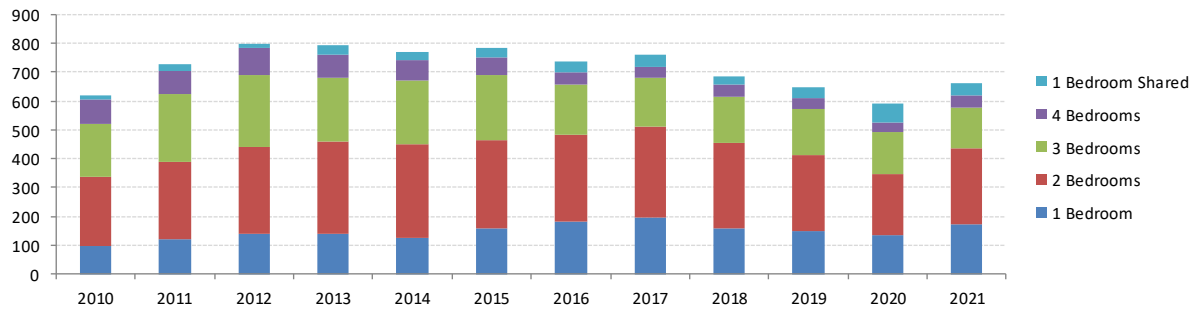
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	230	220	225	245	235	250	245	243	251	260	265	265	0.0%	15.2%
Median	260	250	244	250	252	251	250	275	294	305	318	318	0.3%	22.4%
Mean	256	247	245	265	263	271	270	312	357	304	330	314	-5.0%	22.8%
Upper Quartile	280	260	269	290	300	300	294	360	541	360	360	362	0.6%	29.3%



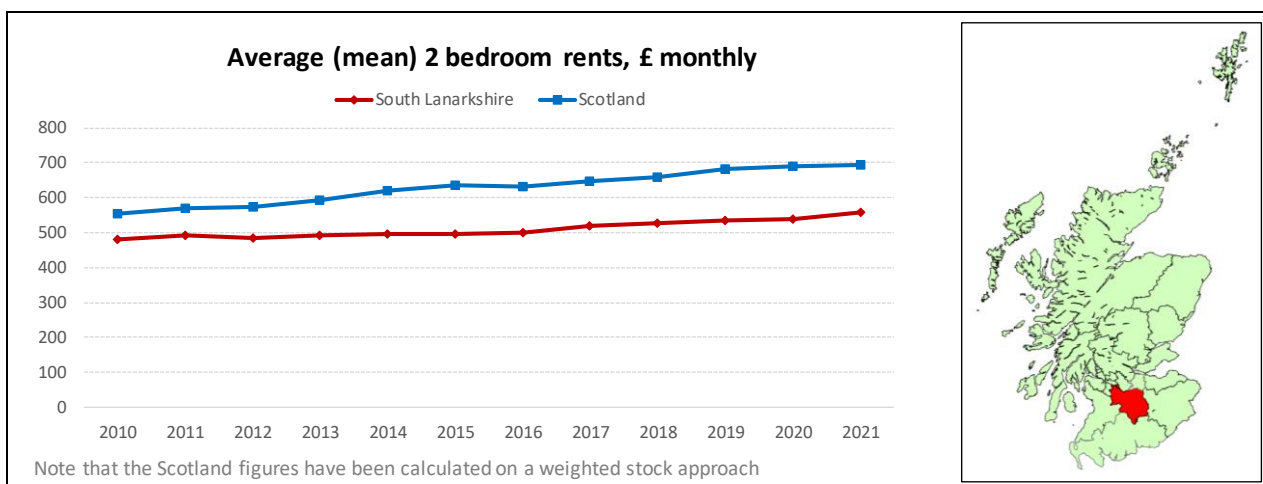
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	95	118	138	141	126	157	179	194	158	148	134	173
2 Bedrooms	244	272	301	317	325	309	303	318	298	262	210	263
3 Bedrooms	182	235	250	222	218	223	175	169	160	162	146	141
4 Bedrooms	82	81	94	81	73	60	41	37	40	40	35	41
1 Bedroom Shared	17	22	16	32	30	37	37	44	31	35	66	42



Broad Rental Market Area Profile – South Lanarkshire

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



Average (mean) 2 bedroom rents in South Lanarkshire have been lower than the Scotland average in each year since 2010. The gap has widened since 2011, although has narrowed slightly in the latest year, with the average rent in 2021 being £556 per month, compared to the Scotland average of £693.

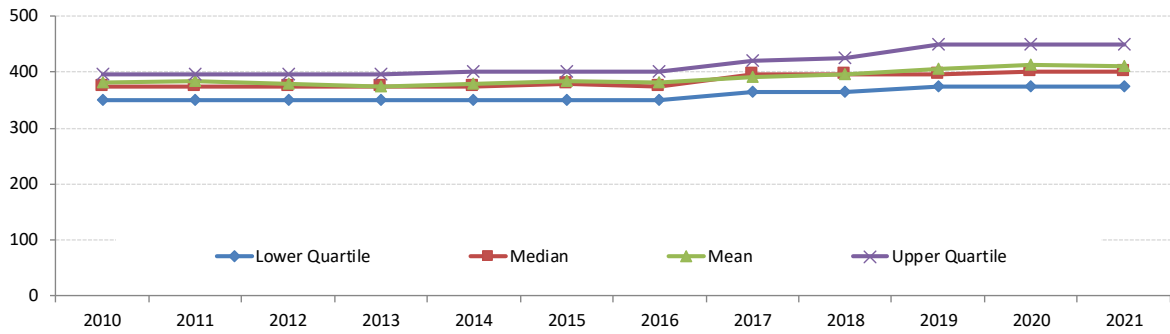
Between 2020 and 2021 average rents have increased for 2 bedroom (3.0%), 3 bedroom (3.1%), 4 bedroom (7.4%), and 1 bedroom shared properties (10.9%), whilst average rents have shown little change for 1 bedroom properties (-0.3%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 7.5% for 1 bedroom properties to 29.8% for 1 bedroom shared properties. This compares to CPI inflation of 24.3% 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.

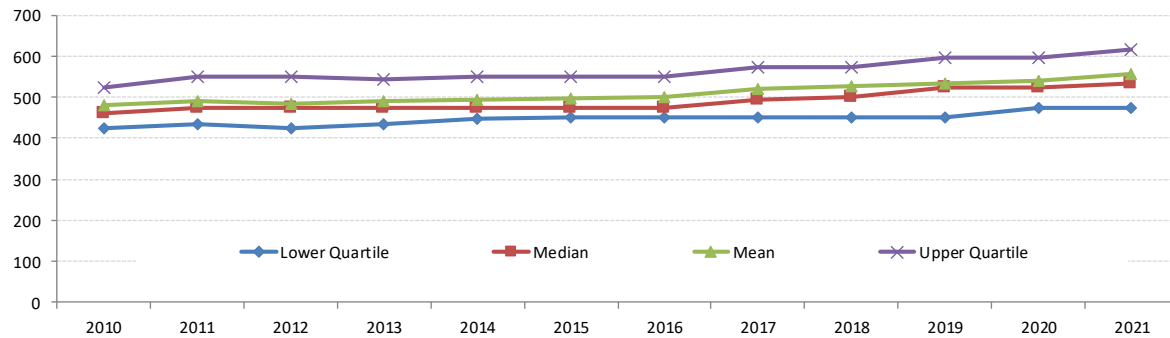
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	350	350	350	350	350	350	350	365	365	375	375	375	0.0%	7.1%
Median	375	375	375	375	375	380	375	395	395	395	400	400	0.0%	6.7%
Mean	382	385	379	375	380	384	381	391	397	406	412	411	-0.3%	7.5%
Upper Quartile	395	395	395	395	400	400	400	420	425	450	450	450	0.0%	13.9%



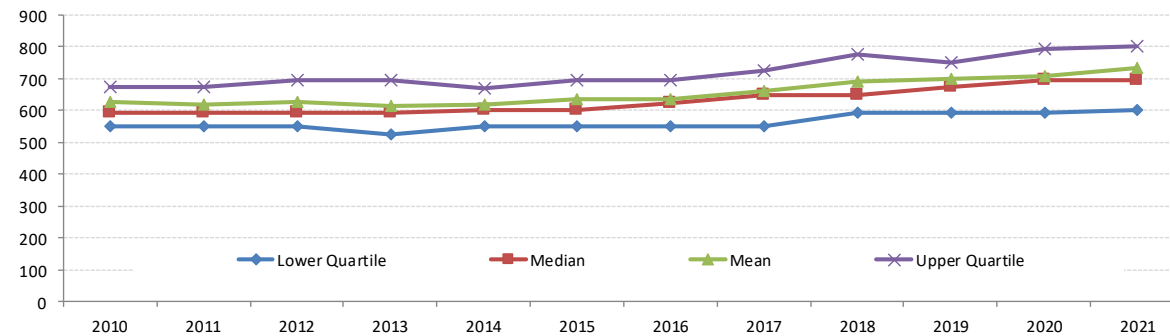
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	425	435	425	435	448	450	450	450	450	450	475	475	0.0%	11.8%
Median	460	475	475	475	475	475	475	495	500	525	525	533	1.4%	15.8%
Mean	481	492	485	491	494	497	500	520	526	533	540	556	3.0%	15.7%
Upper Quartile	525	550	550	545	550	550	550	575	575	595	595	618	3.8%	17.6%



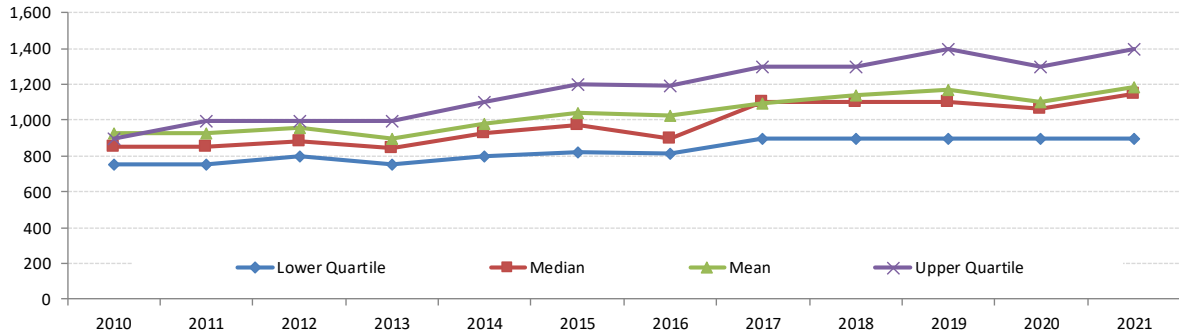
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	550	550	550	525	550	550	550	550	595	595	595	600	0.8%	9.1%
Median	595	595	595	595	600	600	625	650	650	675	695	695	0.0%	16.8%
Mean	627	619	626	616	617	634	637	662	691	699	710	732	3.1%	16.8%
Upper Quartile	675	675	695	695	670	695	695	725	775	750	795	800	0.6%	18.5%



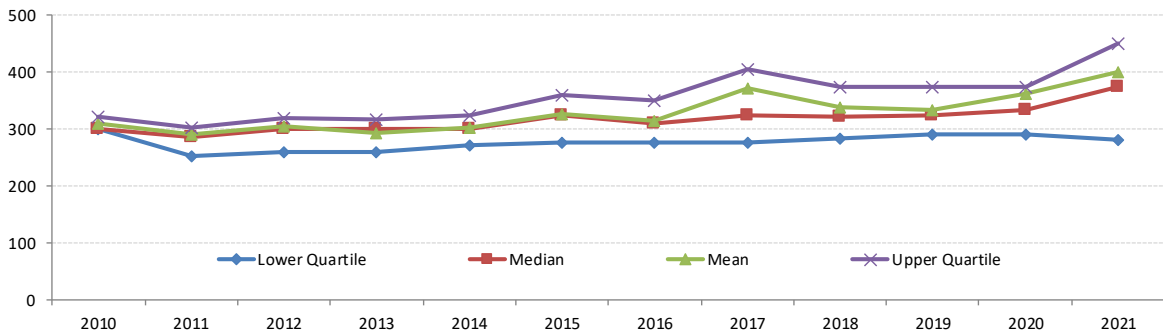
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	750	795	750	800	825	813	895	900	900	895	895	0.0%	19.3%
Median	850	850	885	848	925	970	900	1,100	1,100	1,100	1,063	1,150	8.2%	35.4%
Mean	924	926	957	893	977	1,043	1,022	1,097	1,138	1,167	1,099	1,181	7.4%	27.8%
Upper Quartile	900	995	995	995	1,100	1,200	1,193	1,300	1,300	1,400	1,300	1,400	7.7%	55.6%



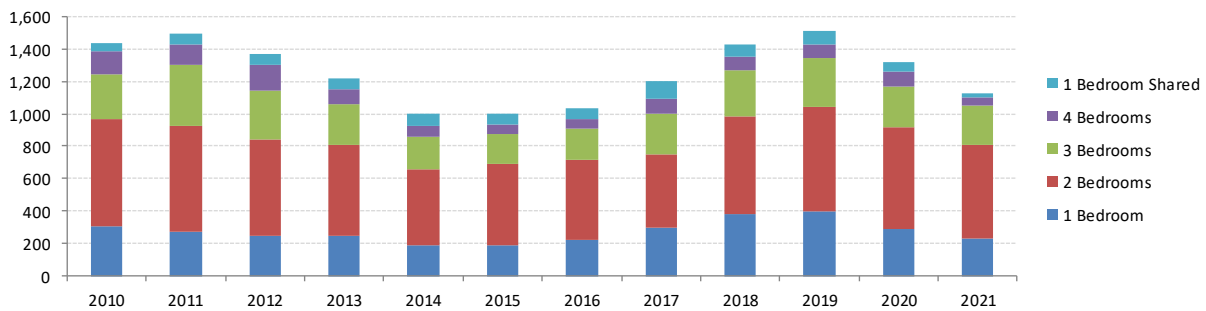
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	299	253	260	260	272	275	275	275	283	290	290	281	-3.0%	-5.9%
Median	300	285	300	300	300	325	310	325	323	325	335	375	12.1%	25.0%
Mean	309	291	304	293	303	325	315	371	337	334	362	401	10.9%	29.8%
Upper Quartile	321	303	320	318	325	360	350	405	375	375	375	450	20.0%	40.3%



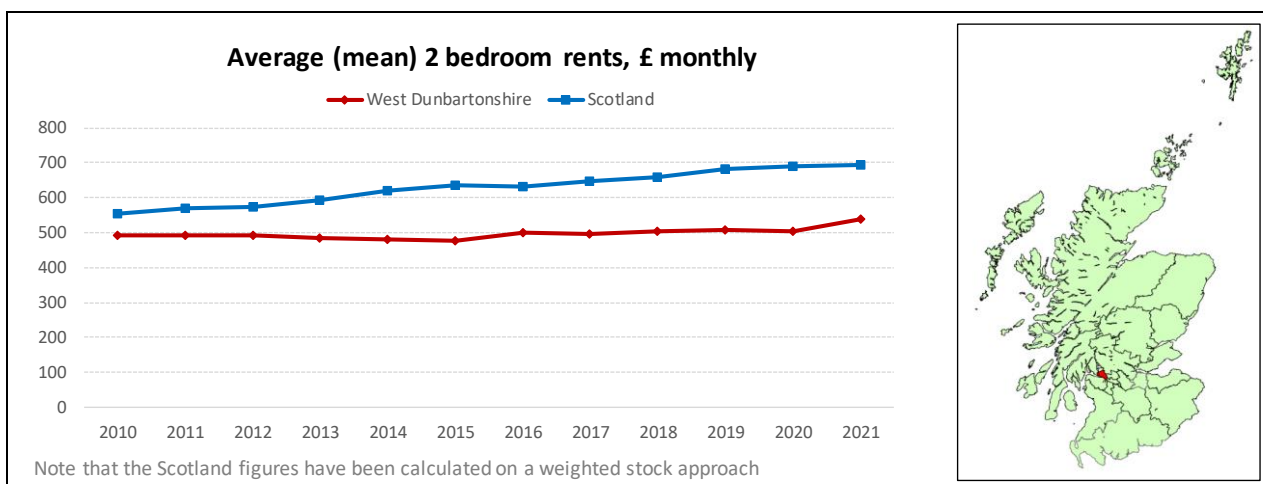
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	302	272	246	245	188	192	223	295	384	394	289	229
2 Bedrooms	665	657	597	565	468	503	489	458	599	652	626	580
3 Bedrooms	279	374	299	251	202	181	199	247	287	296	255	238
4 Bedrooms	144	121	158	92	70	60	60	91	83	85	88	51
1 Bedroom Shared	47	68	66	68	74	67	66	107	76	82	57	31



Broad Rental Market Area Profile – West Dunbartonshire

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



Average (mean) 2 bedroom rents in West Dunbartonshire have been lower than the Scotland average in each year since 2010. The gap has widened since 2012, although has since narrowed in the most recent year, with the average rent in 2021 being £537 per month, compared to the Scotland average of £693.

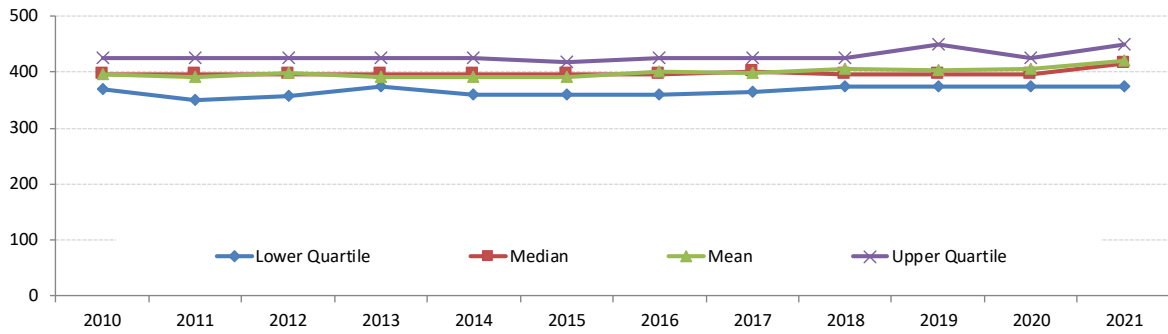
Between 2020 and 2021 average rents have increased for 1 bedroom (3.8%), 2 bedroom (7.1%), 4 bedroom (13.2%) and 1 bedroom shared properties (3.0%), with average rents showing little change for 3 bedroom properties (-0.4%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 3 and 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories, particularly the 4 bedroom category which has seen some very small sample sizes in recent years.

Between 2010 and 2021 average rents have increased for all property sizes, ranging from 5.8% for 1 bedroom properties up to 32.9% for 4 bedroom properties. This compares to CPI inflation of 24.3% across this time period.

For 3 bedroom properties, since 2019 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.

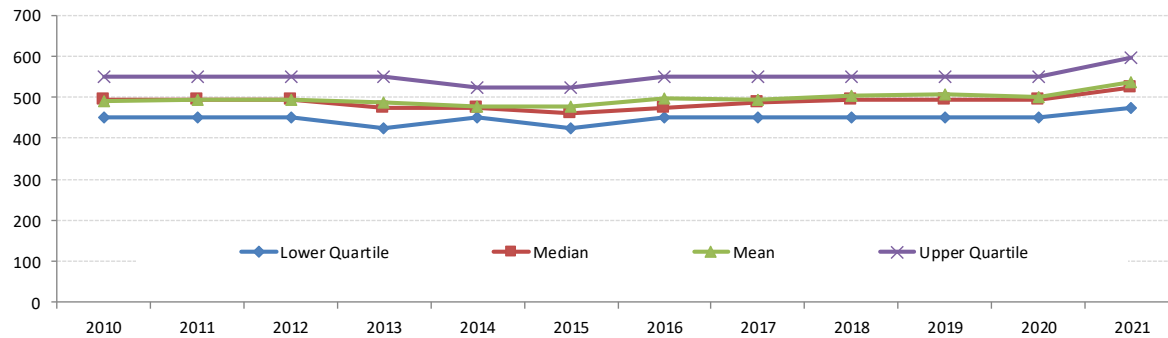
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	370	350	358	375	360	360	360	365	375	375	375	375	0.0%	1.4%
Median	395	395	395	395	395	395	395	400	395	395	395	415	5.1%	5.1%
Mean	397	390	399	392	390	390	400	399	405	403	404	420	3.8%	5.8%
Upper Quartile	425	425	425	425	425	418	425	425	425	450	425	450	5.9%	5.9%



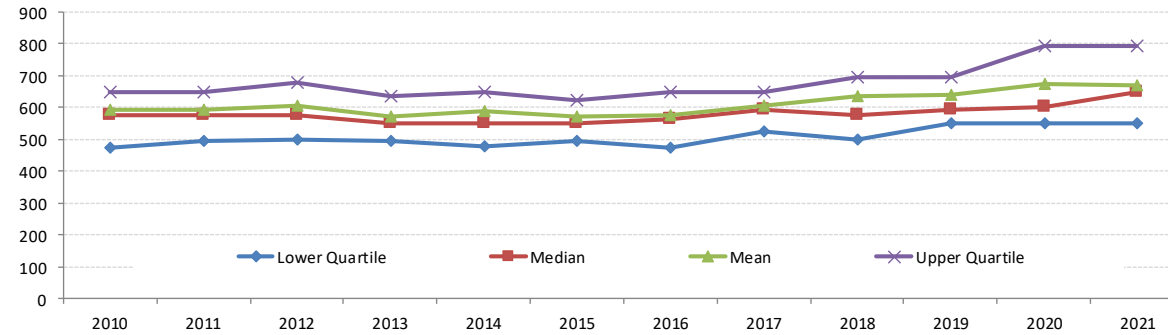
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	450	450	450	425	450	425	450	450	450	450	450	475	5.6%	5.6%
Median	495	495	495	475	475	460	475	488	495	495	495	525	6.1%	6.1%
Mean	492	494	494	486	479	476	498	496	503	509	502	537	7.1%	9.2%
Upper Quartile	550	550	550	550	525	525	550	550	550	550	550	595	8.2%	8.2%



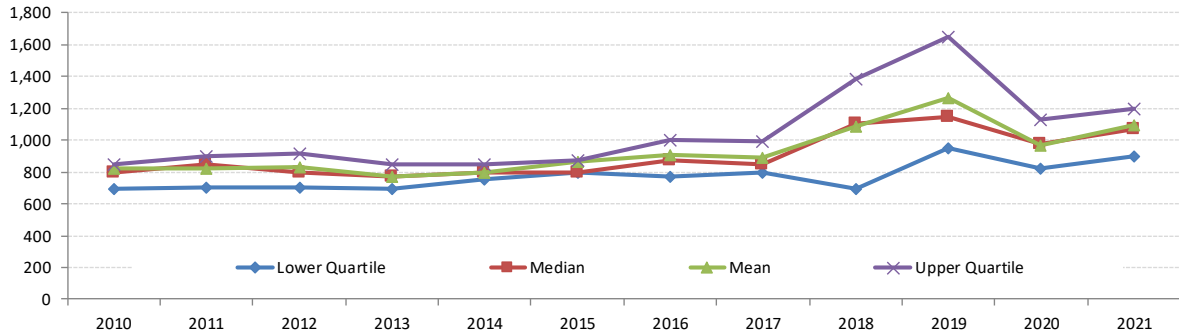
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	475	495	498	495	480	495	475	525	500	550	550	550	0.0%	15.8%
Median	575	575	575	550	550	550	563	595	575	595	600	650	8.3%	13.0%
Mean	591	592	607	574	591	571	575	604	634	639	674	672	-0.4%	13.6%
Upper Quartile	650	650	680	635	650	625	650	650	695	695	795	795	0.0%	22.3%



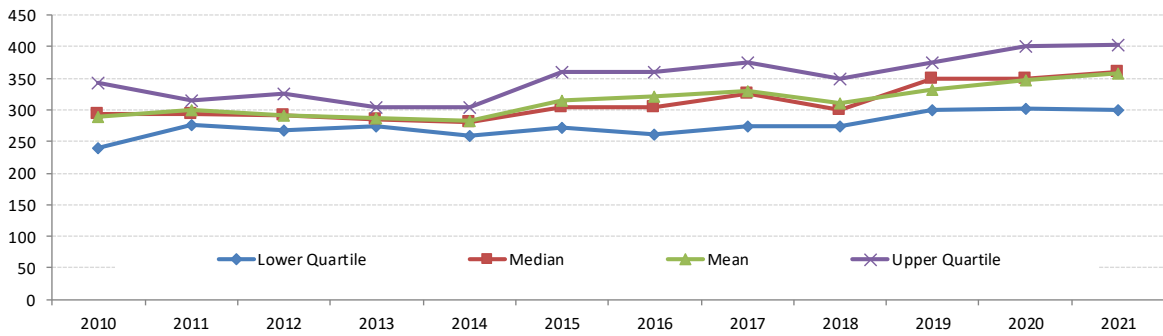
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	695	700	700	695	750	795	772	795	695	950	820	900	9.8%	29.5%
Median	795	850	795	773	795	800	873	850	1,100	1,148	973	1,073	10.3%	34.9%
Mean	821	821	834	774	796	862	907	886	1,089	1,266	965	1,092	13.2%	32.9%
Upper Quartile	850	900	913	850	850	875	998	995	1,385	1,650	1,125	1,200	6.7%	41.2%



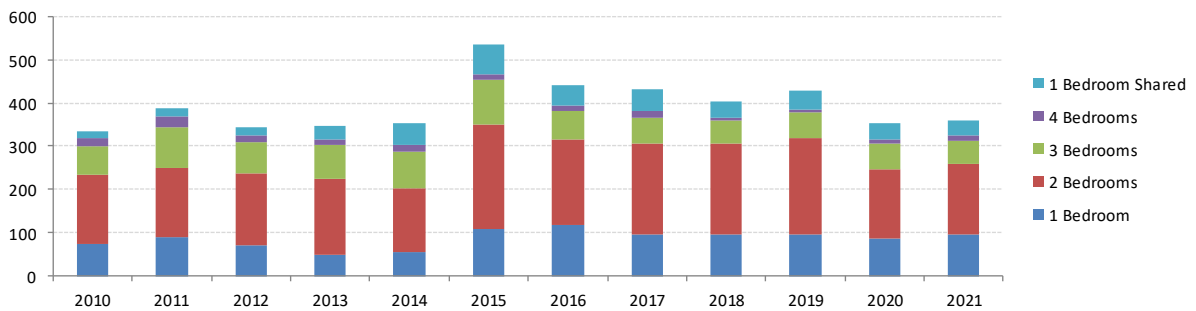
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	240	277	268	275	260	273	261	275	275	300	302	300	-0.7%	25.0%
Median	294	294	293	285	282	305	305	325	300	350	350	360	2.9%	22.4%
Mean	289	300	291	286	283	316	322	331	312	333	347	357	3.0%	23.6%
Upper Quartile	344	315	325	303	305	360	360	375	350	375	400	403	0.8%	17.2%



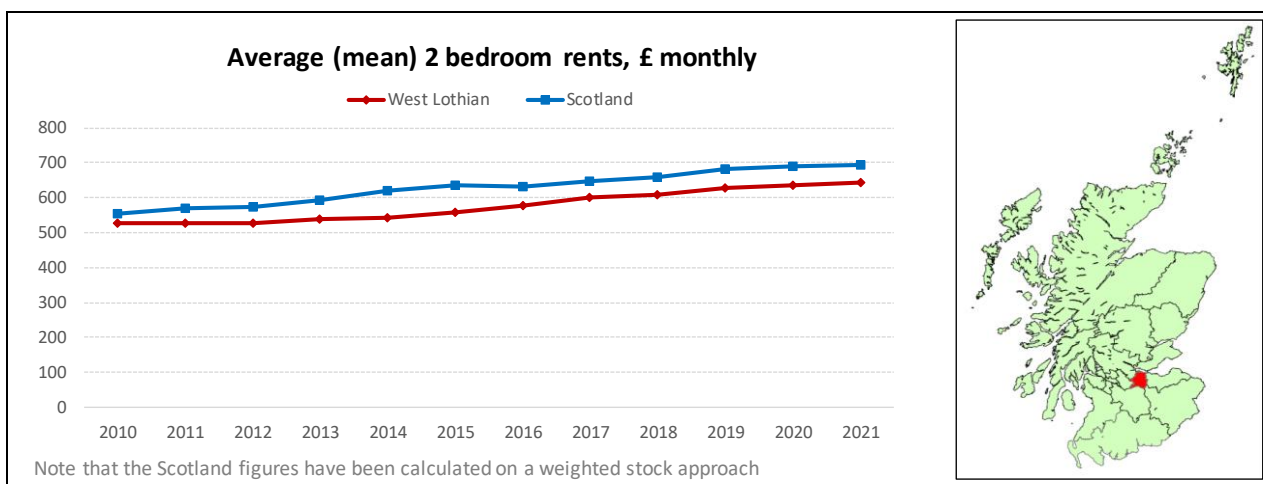
Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	74	90	72	50	56	108	118	95	95	97	85	97
2 Bedrooms	160	161	165	175	145	243	197	210	210	222	161	163
3 Bedrooms	67	92	73	79	87	103	68	60	55	60	59	54
4 Bedrooms	19	25	16	12	15	13	12	15	7	6	12	10
1 Bedroom Shared	15	20	18	30	49	69	45	51	36	45	35	37



Broad Rental Market Area Profile – West Lothian

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



Average (mean) 2 bedroom rents in West Lothian have been lower than the Scotland average in each year since 2010, with the average rent in 2021 being £642 per month, compared to the Scotland average of £693.

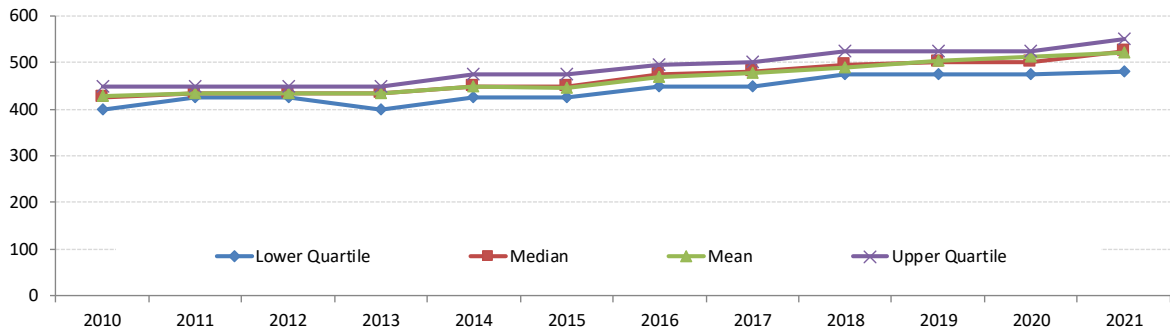
Between 2020 and 2021, average rents have increased for 1 bedroom (1.6%), 2 bedroom (0.9%), 3 bedroom (2.3%) and 4 bedroom (5.1%) properties, and have decreased for 1 bedroom shared properties (-1.7%), which compares to CPI inflation of 1.5% across this time period. Although some caution is needed when interpreting the changes over time for 4 bedroom and 1 bedroom shared property size categories, given the smaller sample numbers for these categories.

Between 2010 and 2021, average rents have increased for all property sizes, ranging from 20.0% for 1 bedroom shared properties up to 39.3% for 4 bedroom properties, which compares to CPI inflation of 24.3% across this time period.

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

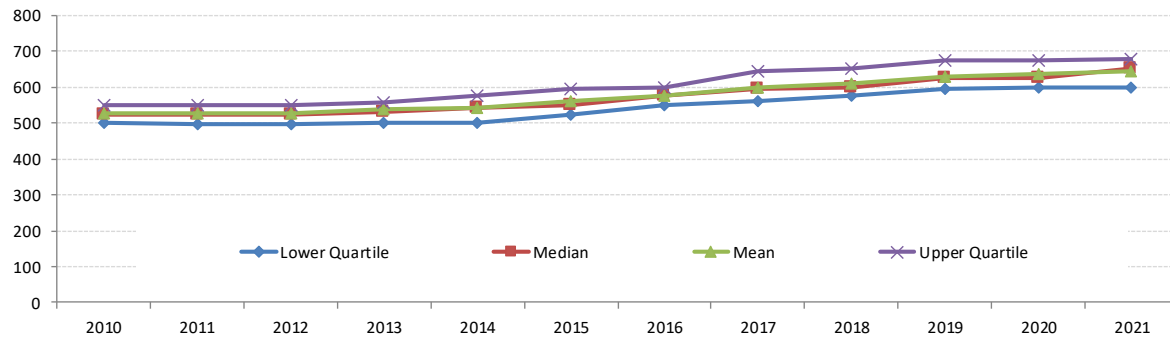
1 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	400	425	425	400	425	425	450	450	475	475	475	480	1.1%	20.0%
Median	425	435	435	435	450	450	475	480	495	500	500	525	5.0%	23.5%
Mean	428	436	436	433	448	445	470	477	490	504	513	521	1.6%	21.6%
Upper Quartile	450	450	450	450	475	475	495	500	525	525	525	550	4.8%	22.2%



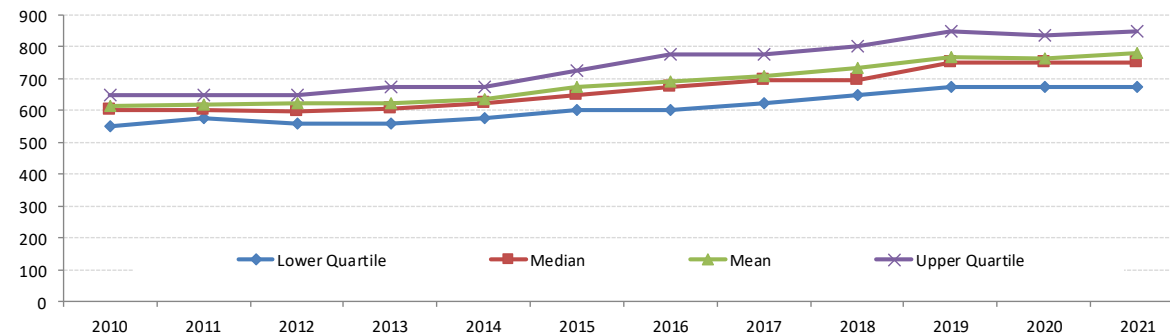
2 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	500	495	495	500	500	525	550	560	575	595	600	598	-0.3%	19.6%
Median	525	525	525	529	543	550	575	595	600	625	625	650	4.0%	23.8%
Mean	527	526	528	537	543	560	578	599	609	630	636	642	0.9%	21.8%
Upper Quartile	550	550	550	558	575	595	600	643	650	675	675	678	0.4%	23.2%



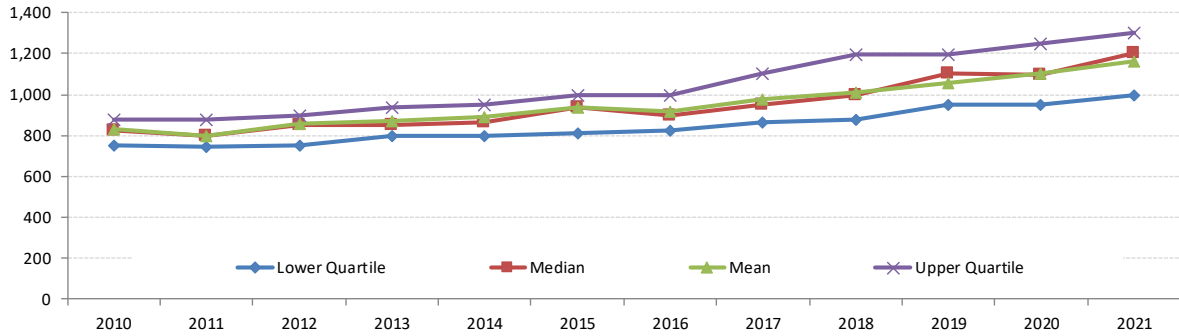
3 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 - 2020	2010 - 2020
Lower Quartile	550	575	560	558	575	600	600	625	650	675	675	674	-0.1%	22.5%
Median	600	600	599	608	625	650	675	695	698	750	750	750	0.0%	25.0%
Mean	616	619	624	623	637	674	691	709	736	769	764	781	2.3%	26.9%
Upper Quartile	650	650	650	675	675	725	775	775	800	850	835	850	1.8%	30.8%



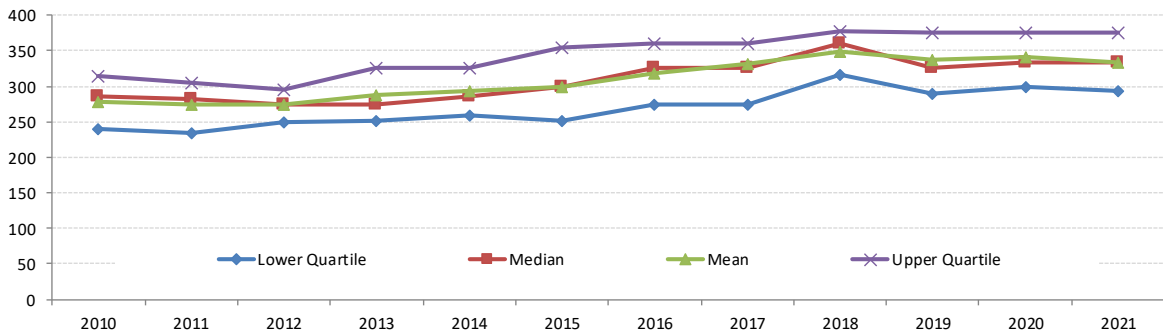
4 Bedroom Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	750	745	750	795	795	810	825	863	875	950	950	1,000	5.3%	33.3%
Median	825	800	850	850	863	935	895	950	1,000	1,100	1,098	1,200	9.3%	45.5%
Mean	834	796	857	871	889	936	920	975	1,007	1,055	1,105	1,162	5.1%	39.3%
Upper Quartile	875	875	895	940	950	1,000	1,000	1,100	1,195	1,195	1,248	1,300	4.2%	48.6%



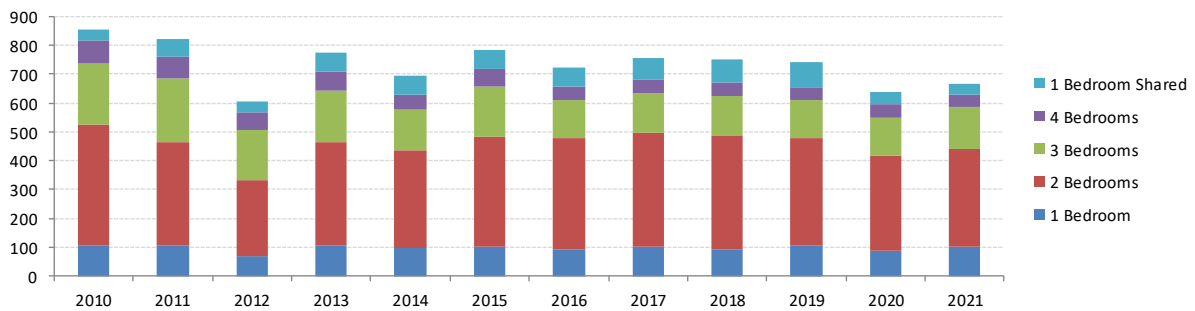
1 Bedroom Shared Properties - Quartile Measures, years to end Sept, (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020 - 2021	2010 - 2021
Lower Quartile	240	235	250	250	260	251	275	275	316	290	300	293	-2.5%	21.9%
Median	285	282	275	275	285	300	325	325	360	325	333	334	0.1%	17.0%
Mean	279	275	274	287	294	299	318	332	348	337	340	334	-1.7%	20.0%
Upper Quartile	315	304	295	325	325	355	360	360	378	375	375	375	0.0%	19.0%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 Bedroom	107	104	67	104	96	103	93	103	92	107	88	101
2 Bedrooms	417	362	265	358	338	380	385	396	396	371	327	340
3 Bedrooms	211	219	173	183	143	173	131	133	138	132	135	145
4 Bedrooms	80	74	62	63	54	60	46	48	45	43	44	42
1 Bedroom Shared	41	64	39	65	65	70	70	75	81	87	46	40



10. Reference Tables

Table 7 - Private Rents (£ Monthly), by Broad Rental Market Area, 2010 (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*	5,411	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

	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*	4,778	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

	1 Bedroom Shared Properties				
	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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

Table 13 - Private Rents (£ Monthly), by Broad Rental Market Area, 2016 (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*	6,299	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
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*	4,907	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
1 Bedroom Shared Properties										
	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 using a weighted stock approach (see Section 8)

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 using a weighted stock approach (see Section 8)

Table 15 - Private Rents (£ Monthly), by Broad Rental Market Area, 2018 (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*	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 using a weighted stock approach (see Section 8)

Table 16 - Private Rents (£ Monthly), by Broad Rental Market Area, 2019 (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*	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

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*	5,476	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

1 Bedroom Shared Properties					
	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 using a weighted stock approach (see Section 8)

Table 17 - Private Rents (£ Monthly), by Broad Rental Market Area, 2020 (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*	6,548	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

	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*	4,879	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

1 Bedroom Shared Properties					
	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 using a weighted stock approach (see Section 8)

Table 18 - Private Rents (£ Monthly), by Broad Rental Market Area, 2021 (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*	7,399	n/a	n/a	546	n/a	15,573	n/a	n/a	693	n/a	
Aberdeen and Shire	1,027	400	450	455	495	1,888	550	625	649	700	
Argyll and Bute	107	395	425	440	495	193	525	565	583	625	
Ayrshires	503	350	395	404	440	785	435	475	500	550	
Dumfries and Galloway	139	385	400	406	425	315	450	475	477	500	
Dundee and Angus	525	360	400	414	450	906	500	588	601	690	
East Dunbartonshire	56	450	525	534	598	152	593	725	721	825	
Fife	304	395	443	462	483	901	475	550	616	625	
Forth Valley	223	395	435	468	525	696	535	625	642	725	
Greater Glasgow	1,376	495	595	604	695	3,029	650	750	797	895	
Highland and Islands	308	433	500	494	550	809	540	600	612	675	
Lothian	1,324	675	725	755	800	2,906	800	895	942	1,000	
North Lanarkshire	203	350	395	398	425	523	450	495	517	550	
Perth and Kinross	236	400	425	439	468	400	500	575	590	650	
Renfrewshire / Inverclyde	468	350	370	392	425	724	450	495	518	575	
Scottish Borders	173	345	375	387	425	263	450	495	516	575	
South Lanarkshire	229	375	400	411	450	580	475	533	556	618	
West Dunbartonshire	97	375	415	420	450	163	475	525	537	595	
West Lothian	101	480	525	521	550	340	598	650	642	678	

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*	5,151	n/a	n/a	844	n/a	1,654	n/a	n/a	1,358	n/a	
Aberdeen and Shire	495	725	825	867	995	191	1,000	1,200	1,319	1,500	
Argyll and Bute	82	550	600	659	700	15	750	1,000	1,063	1,400	
Ayrshires	405	500	575	608	650	76	750	908	994	1,173	
Dumfries and Galloway	177	480	525	547	600	52	650	750	790	900	
Dundee and Angus	233	650	775	809	965	122	1,000	1,240	1,224	1,440	
East Dunbartonshire	53	800	895	1,017	1,195	20	1,295	1,538	1,651	1,775	
Fife	319	595	695	778	825	126	800	1,100	1,330	1,650	
Forth Valley	220	675	850	899	1,145	54	975	1,250	1,225	1,500	
Greater Glasgow	726	700	925	1,016	1,250	209	1,350	1,750	1,677	2,000	
Highland and Islands	334	625	725	737	840	65	750	900	940	1,100	
Lothian	861	1,050	1,250	1,301	1,500	450	1,600	1,900	1,879	2,200	
North Lanarkshire	258	495	595	600	675	44	750	950	952	1,050	
Perth and Kinross	143	650	750	777	895	56	800	1,023	1,080	1,300	
Renfrewshire / Inverclyde	267	550	575	642	700	30	995	1,200	1,238	1,495	
Scottish Borders	141	525	625	663	750	41	695	1,100	1,057	1,290	
South Lanarkshire	238	600	695	732	800	51	895	1,150	1,181	1,400	
West Dunbartonshire	54	550	650	672	795	10	900	1,073	1,092	1,200	
West Lothian	145	674	750	781	850	42	1,000	1,200	1,162	1,300	

1 Bedroom Shared Properties					
	Number of records	Lower Quartile	Median	Mean	Upper Quartile
Scotland*	2,056	n/a	n/a	398	n/a
Aberdeen and Shire	240	308	350	361	408
Argyll and Bute	34	335	367	381	425
Ayrshires	128	315	360	384	457
Dumfries and Galloway	127	295	330	332	355
Dundee and Angus	199	290	325	329	360
East Dunbartonshire	22	350	473	436	500
Fife	120	300	355	361	425
Forth Valley	46	325	361	357	380
Greater Glasgow	328	330	400	395	458
Highland and Islands	196	325	360	382	425
Lothian	340	404	470	470	525
North Lanarkshire	28	275	325	342	368
Perth and Kinross	49	275	316	320	360
Renfrewshire / Inverclyde	49	275	310	332	403
Scottish Borders	42	265	318	314	362
South Lanarkshire	31	281	375	401	450
West Dunbartonshire	37	300	360	357	403
West Lothian	40	293	334	334	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 using a weighted stock approach (see Section 8)

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

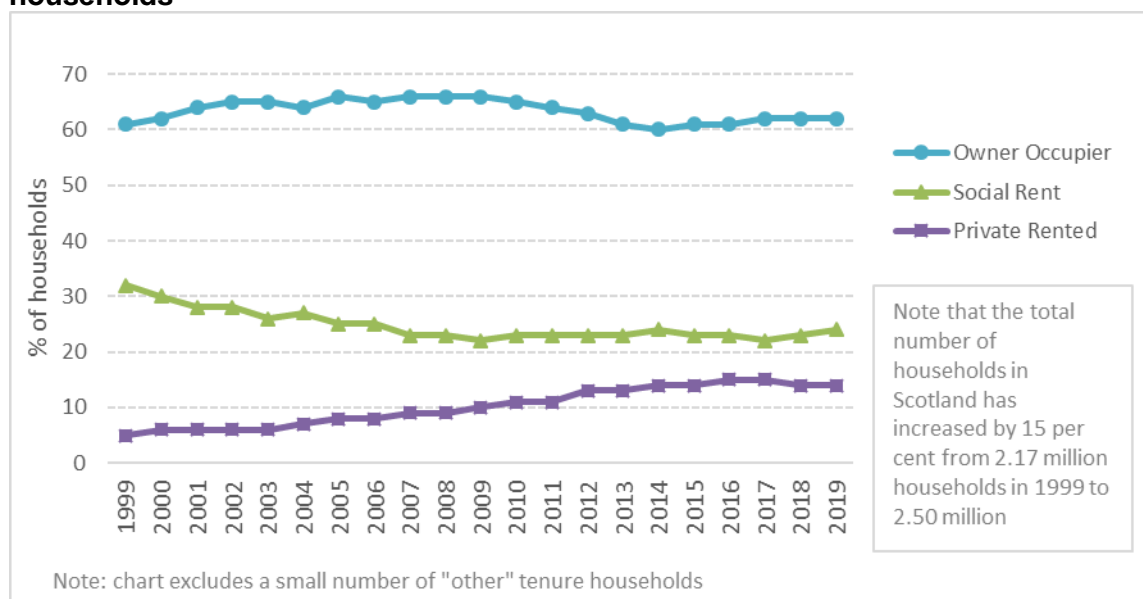
Latest available Scottish Household Survey figures up to 2019 show that the private rented sector in Scotland has more than doubled in size since 1999, and now accounts for around a seventh of all homes in Scotland¹³. However, whilst private rented stock has increased substantially in size in the period between 2002 and 2016, the number of private rented households has since dropped slightly between 2016 and 2018.

The figures show that 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.

Chart A1 - Scottish Household Survey estimates of household tenure by year, as % of all households



¹³ 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 2018¹⁴.

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 postcode¹⁵.
- **Local Housing Allowance (LHA)** – the Local Housing Allowance (LHA) system provides a way of working out Housing Benefit for claimants who rent from a private landlord. Local authorities use LHA rates based on the size of household and the area in which a person lives to work out the amount of rent which can be met with Housing Benefit. Information on current LHA calculations and rates is published at [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/local-housing-allowance-rates-2021-2022/).
- **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;

¹⁴ <https://www.gov.scot/publications/housing-statistics-stock-by-tenure/>

¹⁵ [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates \(voa.gov.uk\)](https://www.gov.uk/search-for-local-housing-allowance-rates-by-postcode-or-local-authority)

analysing local rental markets to provide Local Authorities with Local Housing Allowance figures and maintaining the Rent Service Scotland 'Market Evidence Database'.

- **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 2021, an estimated 87% of records were based on advertised rents, with the remainder being based on sitting tenant rents from landlord returns.

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

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

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

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

Rent Officers instead aim to capture a representative sample of around 10% of private rents based on the total number of records obtained (the amount of records used in average rent calculations may be slightly less than this due to removal of

any multiple records for a single property/address in a given year). Landlord registration data and census data is used as a baseline for establishing and monitoring the total sample proportion that is aimed to be achieved.

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

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

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

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

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

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

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

It can be seen that the sample data profiles differ by rental area. For example for Dumfries and Galloway, 1 bedroom properties make up 17% of all sample records and 3 bedroom properties make up 22% of the total. This compares to Perth and Kinross for which 27% of records are 1 bedroom properties, and 16% 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, 2021 (year to end Sept)

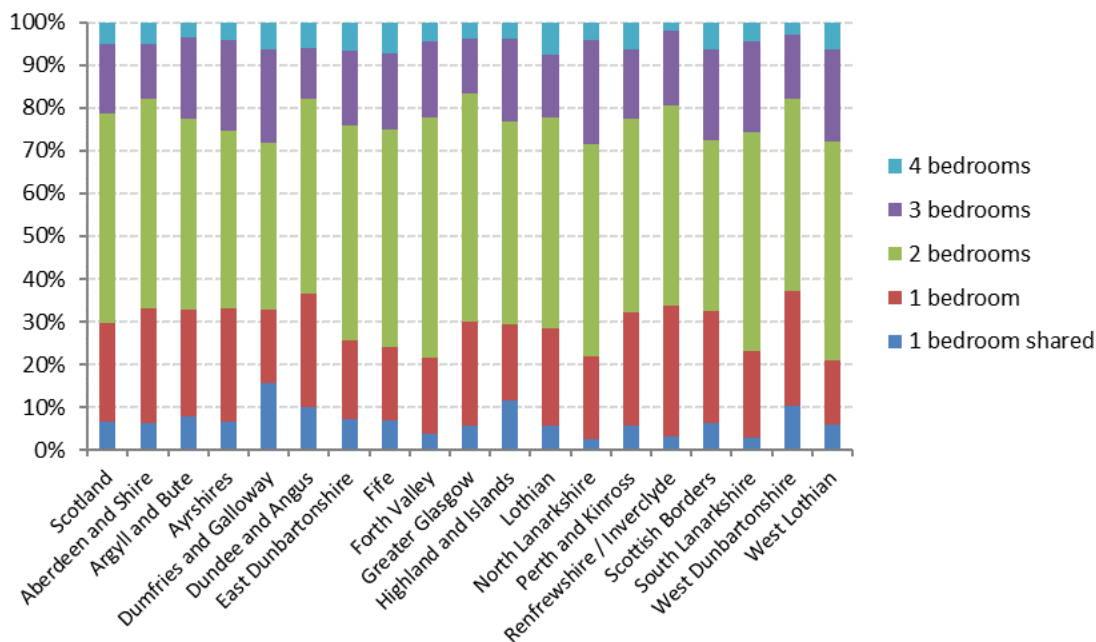
	1 bedroom shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Scotland	2,056	7,399	15,573	5,151	1,654
Aberdeen and Shire	240	1,027	1,888	495	191
Argyll and Bute	34	107	193	82	15
Ayrshires	128	503	785	405	76
Dumfries and Galloway	127	139	315	177	52
Dundee and Angus	199	525	906	233	122
East Dunbartonshire	22	56	152	53	20
Fife	120	304	901	319	126
Forth Valley	46	223	696	220	54
Greater Glasgow	328	1,376	3,029	726	209
Highland and Islands	196	308	809	334	65
Lothian	340	1,324	2,906	861	450
North Lanarkshire	28	203	523	258	44
Perth and Kinross	49	236	400	143	56
Renfrewshire / Inverclyde	49	468	724	267	30
Scottish Borders	42	173	263	141	41
South Lanarkshire	31	229	580	238	51
West Dunbartonshire	37	97	163	54	10
West Lothian	40	101	340	145	42

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 - 2021 Sample Data Profiles



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

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

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

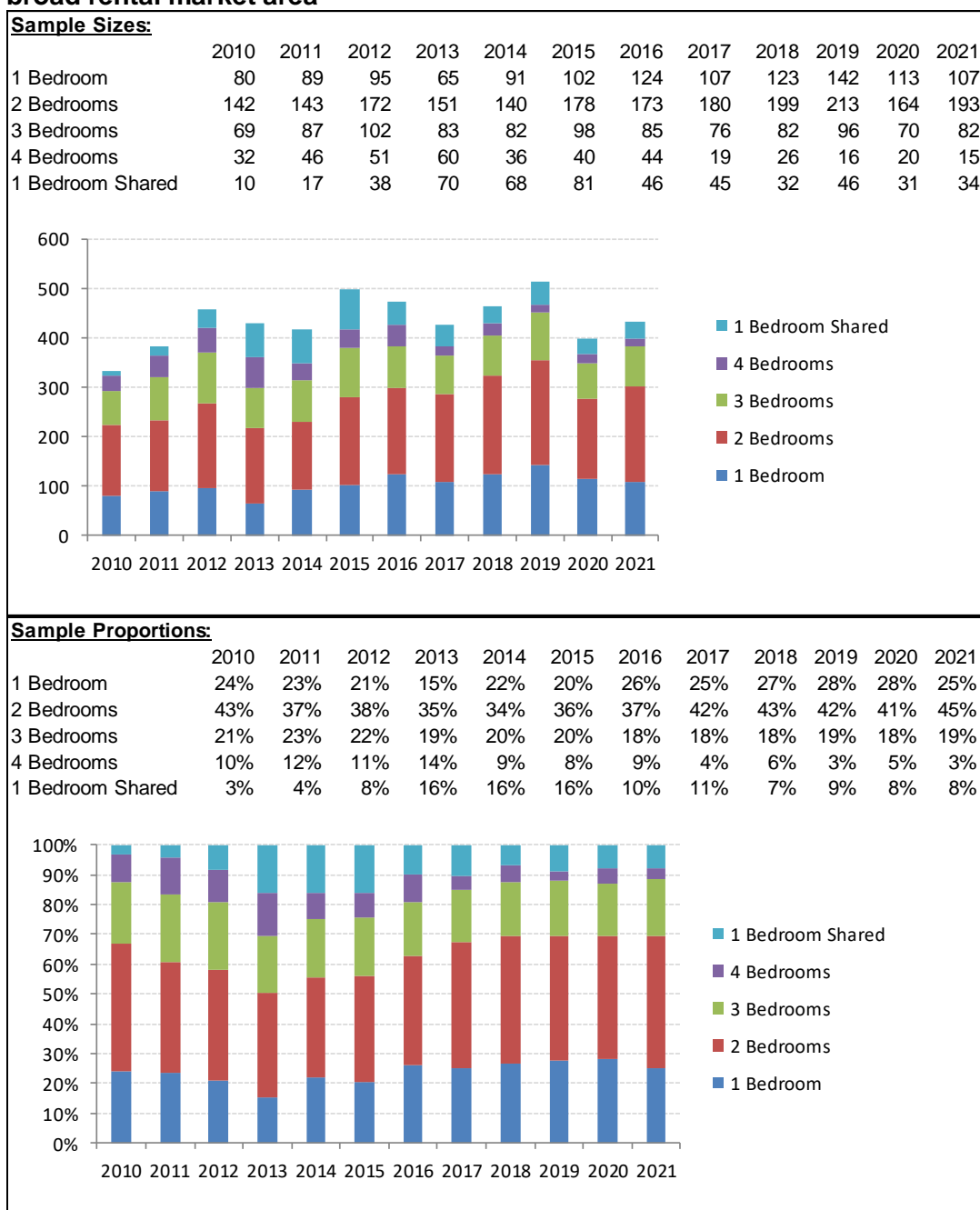


Table C3 and Chart C3 show the proportions of the total samples that are within each Broad Rental Market Area each year, by property size.

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 2020, the proportion of all 2 bedroom records that are located in Lothian increased by 4 percentage points compared to the previous year, and the proportion of all 4 bedroom records that are located in Lothian increased by 7 percentage points compared to the previous year.

Table C3 - Sample numbers as proportions of the Scotland total

1 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen and Shire	10%	13%	12%	10%	11%	10%	12%	11%	11%	11%	15%	14%
Argyll and Bute	1%	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	1%
Ayrshires	7%	6%	5%	4%	4%	5%	5%	5%	5%	6%	6%	7%
Dumfries and Galloway	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Dundee and Angus	6%	8%	8%	9%	8%	7%	6%	5%	5%	5%	6%	7%
East Dunbartonshire	1%	2%	1%	1%	1%	2%	2%	1%	1%	1%	1%	1%
Fife	4%	3%	4%	5%	3%	5%	5%	5%	5%	4%	4%	4%
Forth Valley	5%	4%	4%	4%	4%	5%	6%	5%	4%	3%	3%	3%
Greater Glasgow	16%	14%	17%	18%	21%	19%	20%	20%	21%	21%	17%	19%
Highland and Islands	3%	4%	4%	4%	5%	5%	4%	4%	3%	3%	3%	4%
Lothian	23%	18%	22%	21%	18%	17%	15%	19%	19%	19%	17%	18%
North Lanarkshire	3%	3%	3%	2%	3%	3%	3%	3%	3%	4%	4%	3%
Perth and Kinross	3%	4%	4%	3%	4%	4%	4%	4%	3%	3%	4%	3%
Renfrewshire / Inverclyde	6%	7%	4%	5%	4%	5%	6%	5%	6%	7%	7%	6%
Scottish Borders	2%	2%	2%	3%	2%	3%	3%	3%	2%	2%	2%	2%
South Lanarkshire	6%	5%	4%	5%	4%	3%	4%	4%	5%	5%	4%	3%
West Dunbartonshire	1%	2%	1%	1%	1%	2%	2%	1%	1%	1%	1%	1%
West Lothian	2%	2%	1%	2%	2%	2%	1%	1%	1%	1%	1%	1%

2 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen and Shire	5%	8%	9%	9%	9%	8%	10%	11%	11%	12%	12%	12%
Argyll and Bute	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Ayrshires	7%	7%	5%	5%	5%	6%	6%	6%	6%	6%	5%	5%
Dumfries and Galloway	2%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%	2%
Dundee and Angus	6%	8%	8%	7%	8%	7%	8%	6%	6%	6%	6%	6%
East Dunbartonshire	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Fife	6%	5%	6%	7%	6%	7%	5%	5%	6%	6%	6%	6%
Forth Valley	6%	5%	5%	5%	5%	6%	6%	4%	4%	4%	5%	4%
Greater Glasgow	14%	13%	14%	15%	16%	15%	17%	19%	19%	19%	18%	19%
Highland and Islands	6%	7%	7%	5%	7%	6%	6%	6%	5%	5%	5%	5%
Lothian	18%	14%	15%	16%	14%	15%	14%	16%	15%	15%	19%	19%
North Lanarkshire	4%	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%	3%
Perth and Kinross	4%	4%	5%	4%	4%	4%	3%	3%	3%	3%	3%	3%
Renfrewshire / Inverclyde	6%	6%	5%	4%	5%	4%	5%	4%	5%	5%	4%	5%
Scottish Borders	2%	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%
South Lanarkshire	6%	6%	5%	5%	4%	4%	4%	4%	4%	4%	4%	4%
West Dunbartonshire	2%	1%	1%	2%	1%	2%	2%	2%	2%	2%	1%	1%
West Lothian	4%	3%	2%	3%	3%	3%	3%	3%	3%	3%	2%	2%

3 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen and Shire	5%	7%	9%	9%	8%	8%	8%	9%	9%	10%	11%	10%
Argyll and Bute	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%
Ayrshires	8%	8%	6%	7%	7%	7%	7%	6%	6%	8%	9%	8%
Dumfries and Galloway	3%	4%	5%	5%	6%	5%	4%	4%	3%	3%	3%	3%
Dundee and Angus	4%	4%	5%	5%	6%	6%	7%	6%	6%	6%	5%	5%
East Dunbartonshire	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	1%	1%
Fife	6%	5%	4%	8%	8%	9%	9%	7%	8%	7%	6%	6%
Forth Valley	6%	5%	4%	4%	4%	5%	6%	5%	5%	4%	4%	4%
Greater Glasgow	10%	9%	9%	10%	10%	11%	12%	15%	15%	14%	12%	14%
Highland and Islands	8%	9%	9%	7%	9%	7%	7%	7%	6%	6%	6%	6%
Lothian	19%	14%	15%	14%	12%	14%	12%	13%	16%	16%	16%	17%
North Lanarkshire	4%	4%	4%	4%	4%	5%	4%	5%	5%	5%	6%	5%
Perth and Kinross	3%	4%	4%	3%	4%	3%	3%	2%	2%	2%	3%	3%
Renfrewshire / Inverclyde	5%	5%	4%	4%	6%	4%	5%	4%	4%	5%	4%	5%
Scottish Borders	4%	4%	5%	5%	4%	4%	4%	3%	3%	3%	3%	3%
South Lanarkshire	6%	7%	6%	5%	4%	4%	4%	5%	5%	5%	5%	5%
West Dunbartonshire	1%	2%	1%	2%	2%	2%	1%	1%	1%	1%	1%	1%
West Lothian	4%	4%	3%	4%	3%	3%	3%	3%	3%	2%	3%	3%

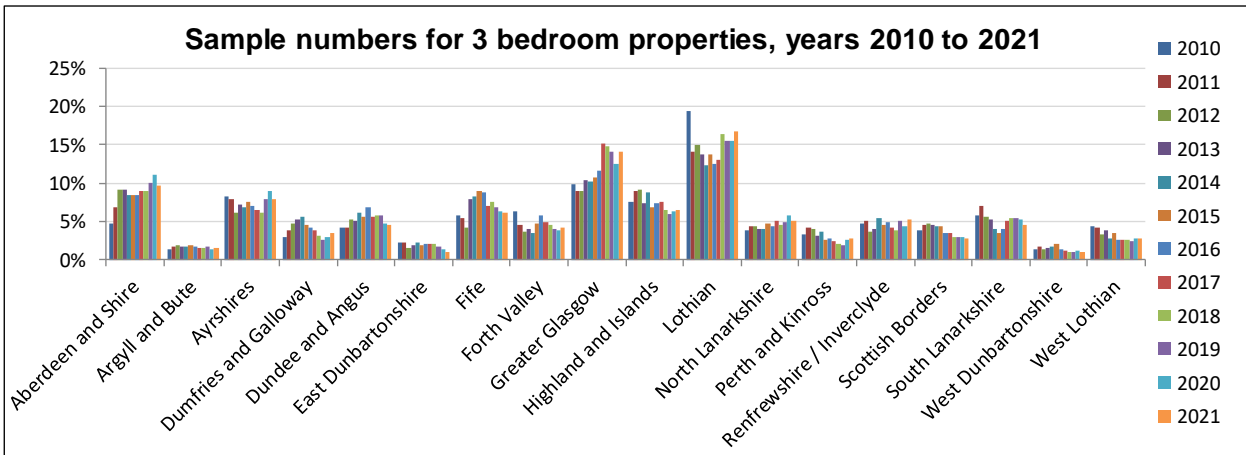
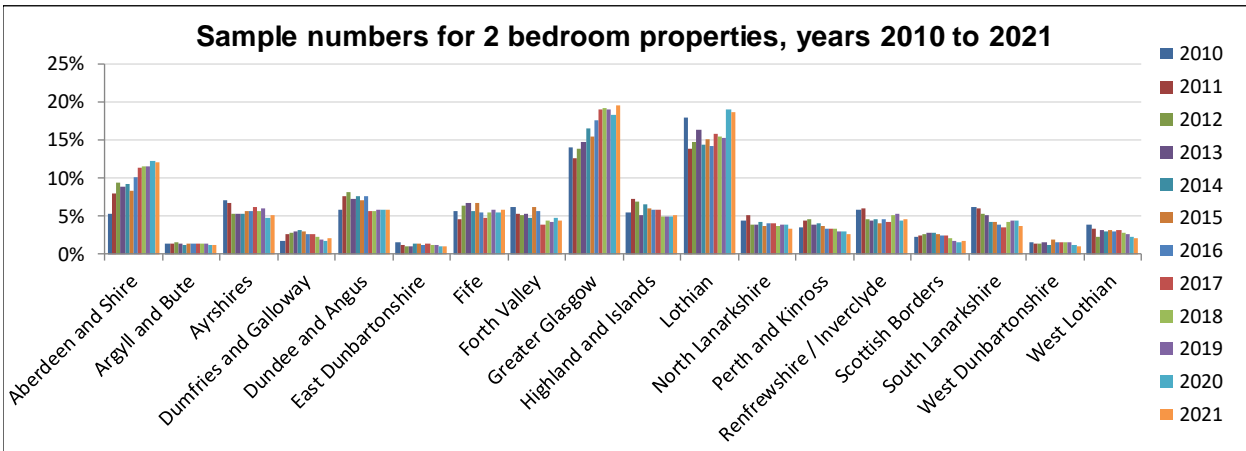
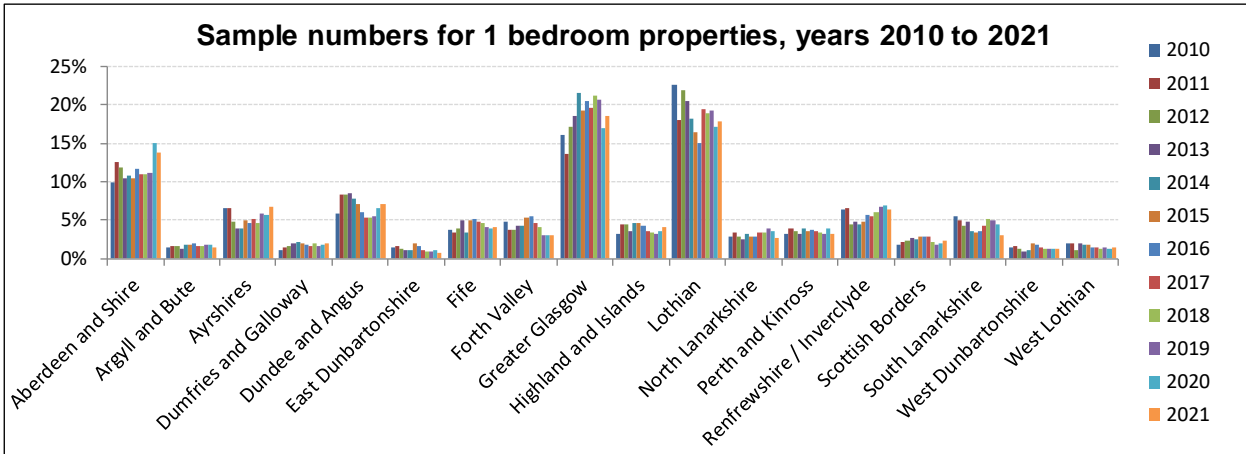
4 bedroom properties

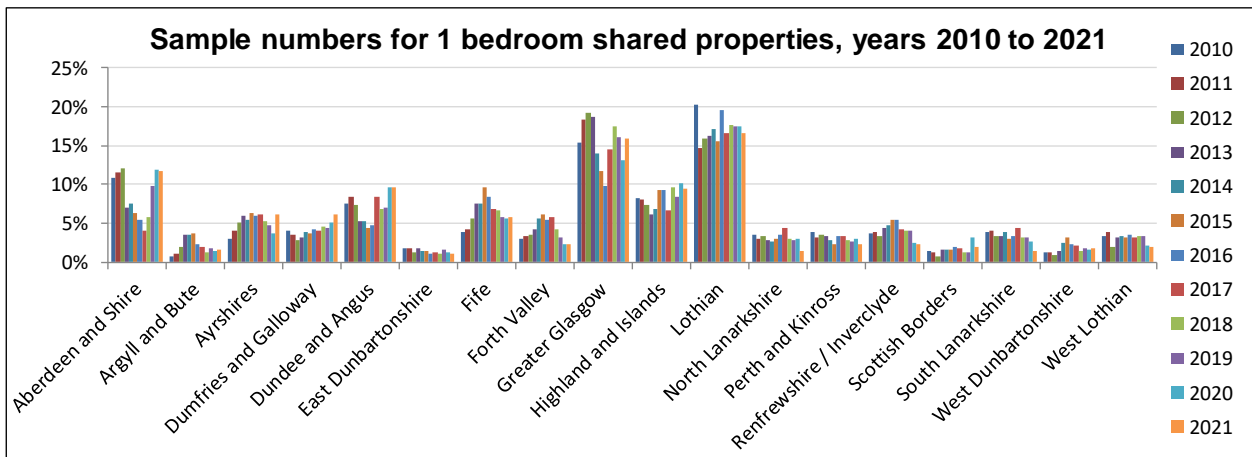
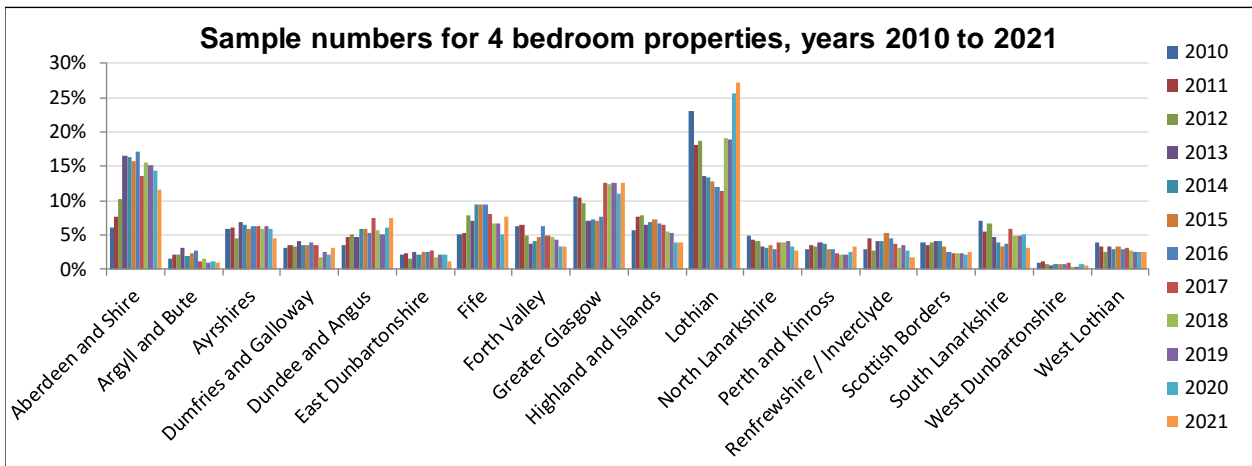
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen and Shire	6%	8%	10%	17%	16%	16%	17%	14%	16%	15%	14%	12%
Argyll and Bute	2%	2%	2%	3%	2%	2%	3%	1%	2%	1%	1%	1%
Ayrshires	6%	6%	5%	7%	6%	6%	6%	6%	6%	6%	6%	5%
Dumfries and Galloway	3%	4%	3%	4%	4%	3%	4%	3%	2%	3%	2%	3%
Dundee and Angus	3%	5%	5%	5%	6%	6%	5%	7%	6%	5%	6%	7%
East Dunbartonshire	2%	2%	2%	2%	2%	3%	2%	3%	2%	2%	2%	1%
Fife	5%	5%	8%	7%	9%	9%	9%	8%	7%	7%	5%	8%
Forth Valley	6%	6%	5%	4%	4%	5%	6%	5%	5%	4%	3%	3%
Greater Glasgow	11%	10%	10%	7%	7%	7%	8%	13%	12%	13%	11%	13%
Highland and Islands	6%	8%	8%	7%	7%	7%	7%	6%	6%	5%	4%	4%
Lothian	23%	18%	19%	14%	13%	13%	12%	11%	19%	19%	26%	27%
North Lanarkshire	5%	4%	4%	3%	3%	3%	3%	4%	4%	4%	3%	3%
Perth and Kinross	3%	3%	3%	4%	4%	3%	3%	2%	2%	2%	3%	3%
Renfrewshire / Inverclyde	3%	4%	3%	4%	4%	5%	4%	4%	3%	4%	3%	2%
Scottish Borders	4%	4%	4%	4%	4%	3%	3%	2%	2%	2%	2%	2%
South Lanarkshire	7%	5%	7%	5%	4%	3%	4%	6%	5%	5%	5%	3%
West Dunbartonshire	1%	1%	1%	1%	1%	1%	1%	1%	0%	0%	1%	1%
West Lothian	4%	3%	3%	3%	3%	3%	3%	3%	3%	2%	3%	3%

1 bedroom shared properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen and Shire	11%	12%	12%	7%	8%	6%	5%	4%	6%	10%	12%	12%
Argyll and Bute	1%	1%	2%	3%	4%	4%	2%	2%	1%	2%	1%	2%
Ayrshires	3%	4%	5%	6%	6%	6%	6%	6%	5%	5%	4%	6%
Dumfries and Galloway	4%	4%	3%	3%	4%	4%	4%	4%	5%	4%	5%	6%
Dundee and Angus	8%	8%	7%	5%	5%	4%	5%	8%	7%	7%	10%	10%
East Dunbartonshire	2%	2%	1%	2%	1%	1%	1%	1%	1%	2%	1%	1%
Fife	4%	4%	6%	8%	8%	10%	8%	7%	7%	6%	6%	6%
Forth Valley	3%	3%	3%	4%	6%	6%	5%	6%	4%	3%	2%	2%
Greater Glasgow	15%	18%	19%	19%	14%	12%	10%	15%	17%	16%	13%	16%
Highland and Islands	8%	8%	7%	6%	7%	9%	9%	7%	10%	8%	10%	10%
Lothian	20%	15%	16%	16%	17%	16%	20%	17%	18%	18%	17%	17%
North Lanarkshire	4%	3%	3%	3%	3%	3%	4%	4%	3%	3%	3%	1%
Perth and Kinross	4%	3%	4%	3%	3%	2%	3%	3%	3%	3%	3%	2%
Renfrewshire / Inverclyde	4%	4%	3%	4%	5%	5%	5%	4%	4%	4%	2%	2%
Scottish Borders	1%	1%	1%	2%	2%	2%	2%	2%	1%	1%	3%	2%
South Lanarkshire	4%	4%	3%	3%	4%	3%	3%	4%	3%	3%	3%	2%
West Dunbartonshire	1%	1%	1%	1%	3%	3%	2%	2%	2%	2%	2%	2%
West Lothian	3%	4%	2%	3%	3%	3%	4%	3%	3%	3%	2%	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 for more information on this).

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

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.4

2 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	2.9

3 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	3.8

4 bedroom properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.4

1 bedroom shared properties

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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 to help with precision of results at Broad Rental Market Area and to smooth out annual variations seen in the survey results. Each 3 year data period being centred on the rental year to be estimated with a lag applied of 2 years, due to the time delay between 3 year survey results being available and the latest rental year in question.

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

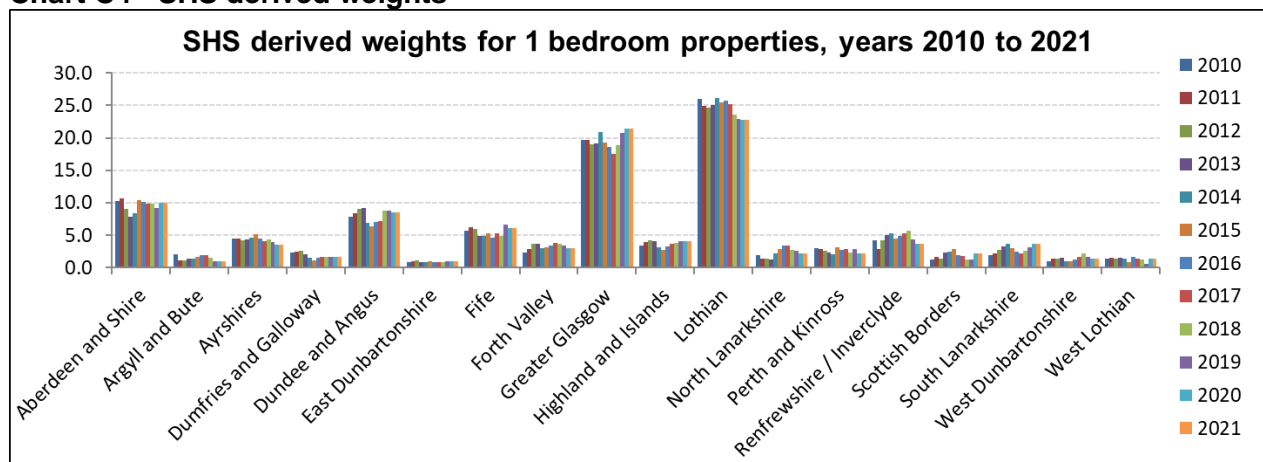
One aspect to note for this publication is that given that the Scottish Household Survey results for the year 2020 are not available¹⁶, the previous set of weights based on the 3 year data period 2017 to 2019 have been rolled forward as the basis for the rental year 2021.

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

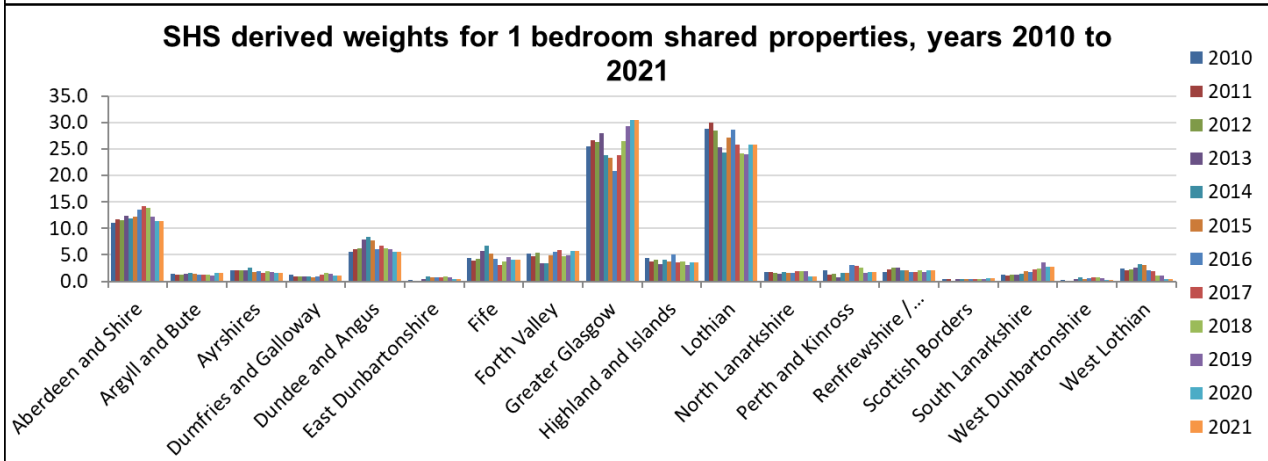
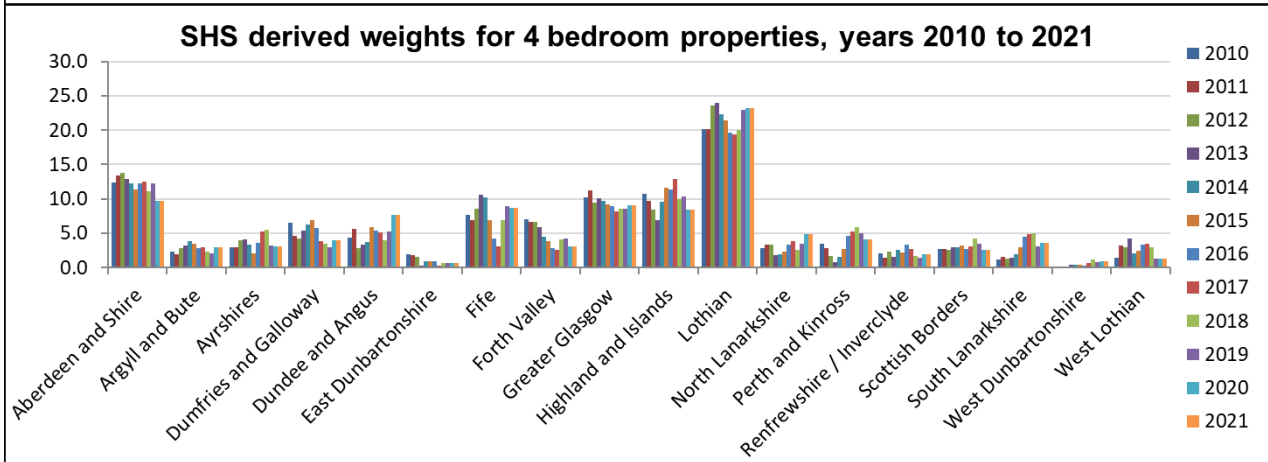
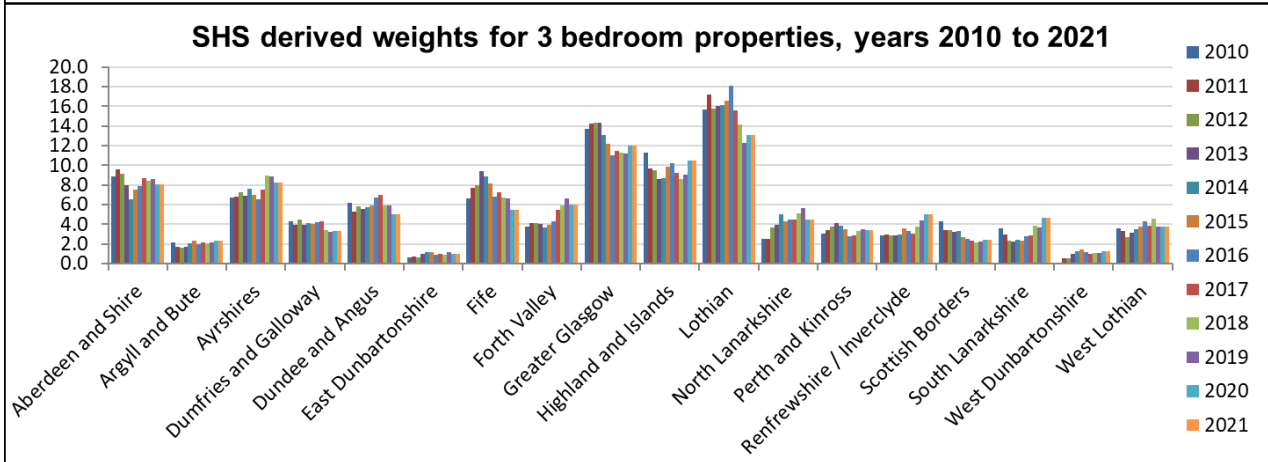
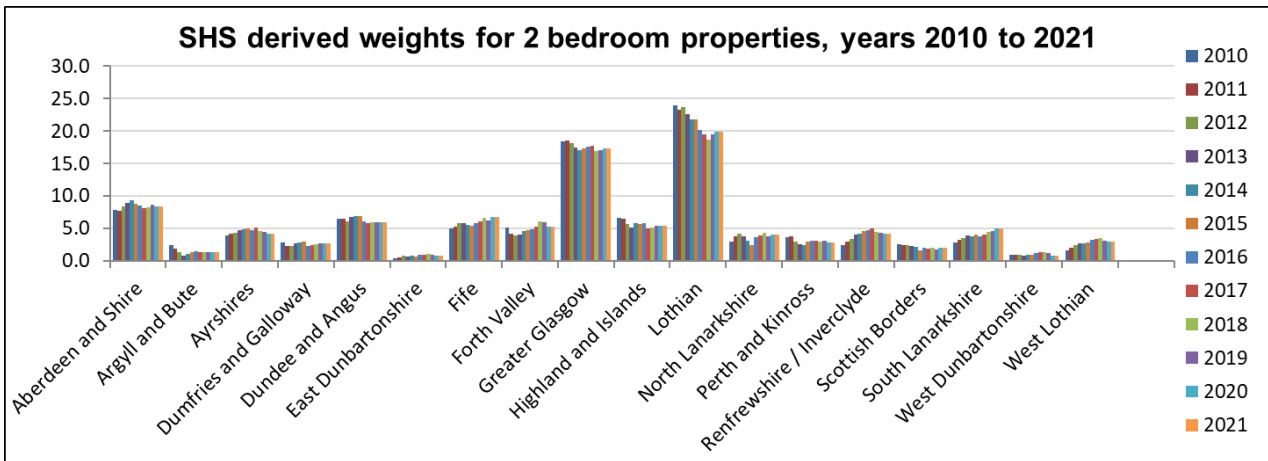
The exception is for 1 bedroom shared properties, where the weightings are instead based on the estimated proportions of owner occupier or private rented households in each areas that contain two or more adults who are not related or who are not in a married / civil partnership or a co-habiting partnership,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

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

Chart C4 - SHS derived weights



¹⁶ As set out in the Scottish Government Official statistics forthcoming publications update at [Official statistics: forthcoming publications - gov.scot \(www.gov.scot\)](http://www.gov.scot), it was originally intended that the key findings from the 2020 Scottish Household Survey (SHS) would be published in October 2021. However due to the move to telephone/video interviewing in response to the COVID-19 pandemic, the publication has been delayed to allow the weighting methodology to be reviewed and to consider what it is appropriate to publish.



Annex D – Comparability to Other Government Sources of Rental Data

Rent Service Scotland 30th Percentile Rent Figures:

Annual information on the **30th percentile** of weekly private sector rents by bedroom size is published on the Scottish Government website¹⁷, alongside corresponding information on Local Housing Allowance (LHA) Rates.

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

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

ONS Index of Private Housing Rental Prices:

The ONS Index of Private Housing Rental Prices (IPHRP)¹⁸ is a monthly experimental price index. It tracks the prices paid for renting property from private landlords in the UK, including an index at a Scotland level.

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

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

¹⁷ [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot)

¹⁸ [Index of Private Housing Rental Prices, UK - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

- The Index does not provide any information on actual rental levels, and the Index values provided are not available at a sub-Scotland basis.

Further details of the methodology used to calculate the IPHRP can be found in a June 2013 [IPHRP article](#), supplemented by a January 2015 article on [Improvements to the measurement of Owner Occupiers' Housing Costs and Private Housing Rental Prices](#). Additional information is available in documents on [Quality and Methodology Information](#) and [Quality Assurance of Administrative Data](#). ONS have also produced a recent January 2021 article on [comparisons of measures of private rental growth in the UK](#).

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.

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

While work has been ongoing to finalise the methodology, ONS will now need to spend more time ensuring the production system is developed on a strategic platform and is sustainable. This has resulted in the initial timetable for the rents development work being out of date. More information and an updated timetable for these developments is available in the [Private rental prices development plan: January 2021](#).

ONS Private Rental Market Statistics for England:

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

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

Private Rental Market Statistics for Wales:

The Welsh Government publish annual statistics¹⁹ on rents paid in the private sector in Wales. These present average rents by Local Authority areas, and not by Broad Rental Market Area, and rent for 1 bedroom shared properties is presented as gross rather than net of any shared services, which may impact on any comparisons made.

¹⁹ [Private sector rents | GOV.WALES](#)

An Official Statistics publication for Scotland

Official and National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. Both undergo regular quality assurance reviews to ensure that they meet customer needs and are produced free from any political interference.

Correspondence and enquiries

For enquiries about this publication please contact:

Joe Jobling,
Communities Analysis Division,
Telephone: 0131 244-7230,
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician, Telephone: 0131 244 0442,
e-mail: statistics.enquiries@scotland.gsi.gov.uk

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 for further information.

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@scotland.gsi.gov.uk.

If you would like to be consulted about statistical collections or receive notification of publications, please register your interest at www.gov.scot/scotstat
Details of forthcoming publications can be found at www.gov.scot/statistics

ISBN 978-1-80201-634-5 (web only)

Crown Copyright

You may use or re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. See: www.nationalarchives.gov.uk/doc/open-government-licence/

Produced for The Scottish Government by APS Group Scotland, 21 Tennant Street, Edinburgh EH6 5NA
PPDAS959386 (11/21)