



ADAM SMITH
INSTITUTE

Cost of Rent Day 2024

James Lawson

ABOUT THE AUTHOR

James Lawson is the Chairman of the Adam Smith Institute.

Cover Image - Maxwell Marlow

The Adam Smith Institute has an open access policy. Copyright remains with the copyright holder, but users may download, save and distribute this work in any format provided: (1) that the Adam Smith Institute is cited; (2) that the web address adamsmith.org is published together with a prominent copy of this notice; (3) the text is used in full without amendment (extracts may be used for criticism or review); (4) the work is not re-sold; (5) the link for any online use is sent to info@adamsmith.org.

The views expressed in this report are those of the authors and do not necessarily reflect any views held by the publisher or copyright owner. They are published as a contribution to public debate.

Copyright © Adam Smith Research Trust 2024. Some rights reserved.

Published in the UK by ASI (Research) Ltd.

23 Great Smith Street, London, SW1P 3DJ, 02072224995, info@adamsmith.org

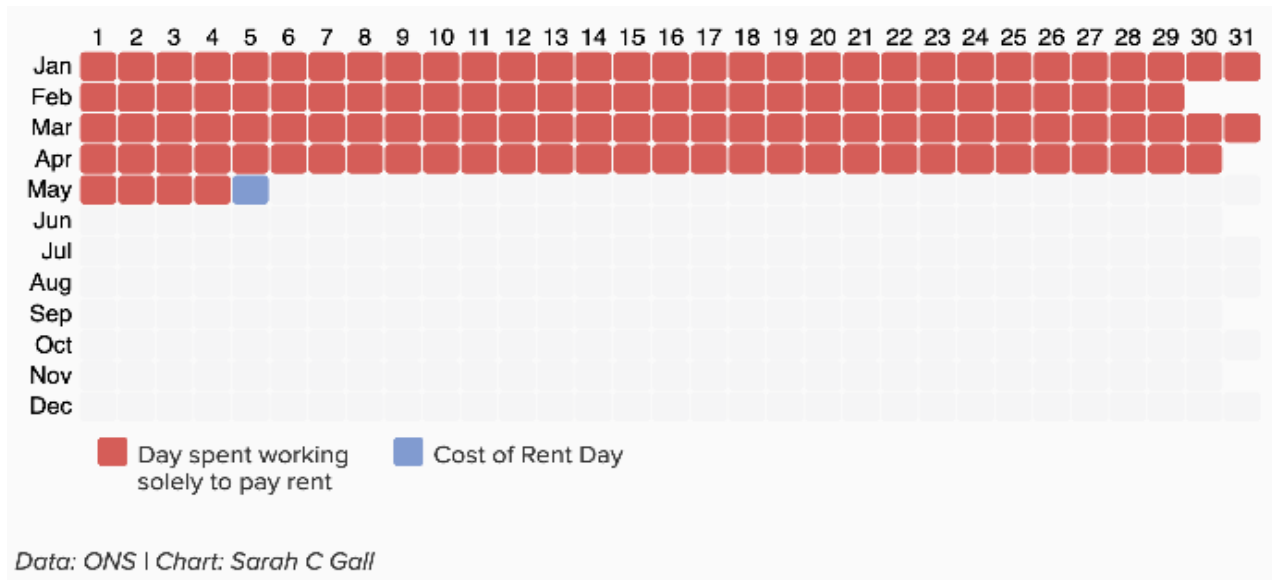
EXECUTIVE SUMMARY

- **Cost of Rent falls on the 5th of May;**
- English renters work 125 days of the year solely to pay their landlords;
- Cost of Rent Day is the day on which, on average, renters in England earn enough before tax to cover their annual rent bill;
- Cost of Rent days have been calculated for 309 local areas, and 9 regions across England;
- This analysis of local areas shows Cost of Rent Day is even later in England's major cities and the South East;
- For example, the average Cost of Rent day in London is the 16th July, more than a month later than the national average. This means that higher salaries are not sufficient to compensate for higher rent prices renters face in the capital;
- The lowest region is the North East where the average Cost of Rent Day is 31st March;
- The Adam Smith Institute has also created an interactive tool which allows users to input their gross annual income (before tax) and monthly rent, in order to find out what their personal Cost of Rent Day is;
- Calculating Cost of Rent Day, and broader Cost of Housing Day is more challenging than it ought to be. As a basic recommendation the ASI proposes that the ONS should start producing consistent housing statistics that:
 - Cover the whole UK, not just England
 - Avoid local area data gaps
 - Enable a better understanding of gross annual incomes, and how they are spent on taxation, housing, and other key components (fuel and power, transport, food, recreation, hospitality, clothing, health, education etc.)
- It is now incumbent on policy makers to fix the housing crisis, in particular, addressing the shortage of supply of homes;

WHAT IS COST OF RENT DAY?

Cost of Rent Day is the day when, on average, renters in England stop paying rent and start putting their earnings into their own pocket.

This year, we have estimated that every penny that, on average, renters earned before tax for working before and including **May 4th** went to their landlord- from **May 5th** they are finally earning for themselves.



This is a new measure the Adam Smith Institute has created to help translate the severity of the housing and rental crisis into simple terms that can be easily understood by all audiences. It provides a useful measure to hold politicians to account and track changes over time.

Cost of Rent Day does not take into account the ever rising tax burden on workers.

For years the ASI has also calculated [Tax Freedom Day](#) and [Cost of Government Day](#), in order to highlight another equally pernicious way that poor policy choices are eating into our paypackets. After taxes and rents, workers are left with very little. In the midst of a cost of living crisis, and nearly two decades of stagnation, 'Cost of Rent Day' is another damning indictment on the performance of the British economy. It must be fixed with renewed vigour.

To calculate the Cost of Rent Day, annual rents were divided by gross annual pay, to understand what proportion of earnings are spent on rent. Cost of Rent Days were calculated for 309 local areas across 9 regions across England, and the ASI has also created an interactive tool which allows renters to easily find out what their personal Cost of Rent day is.

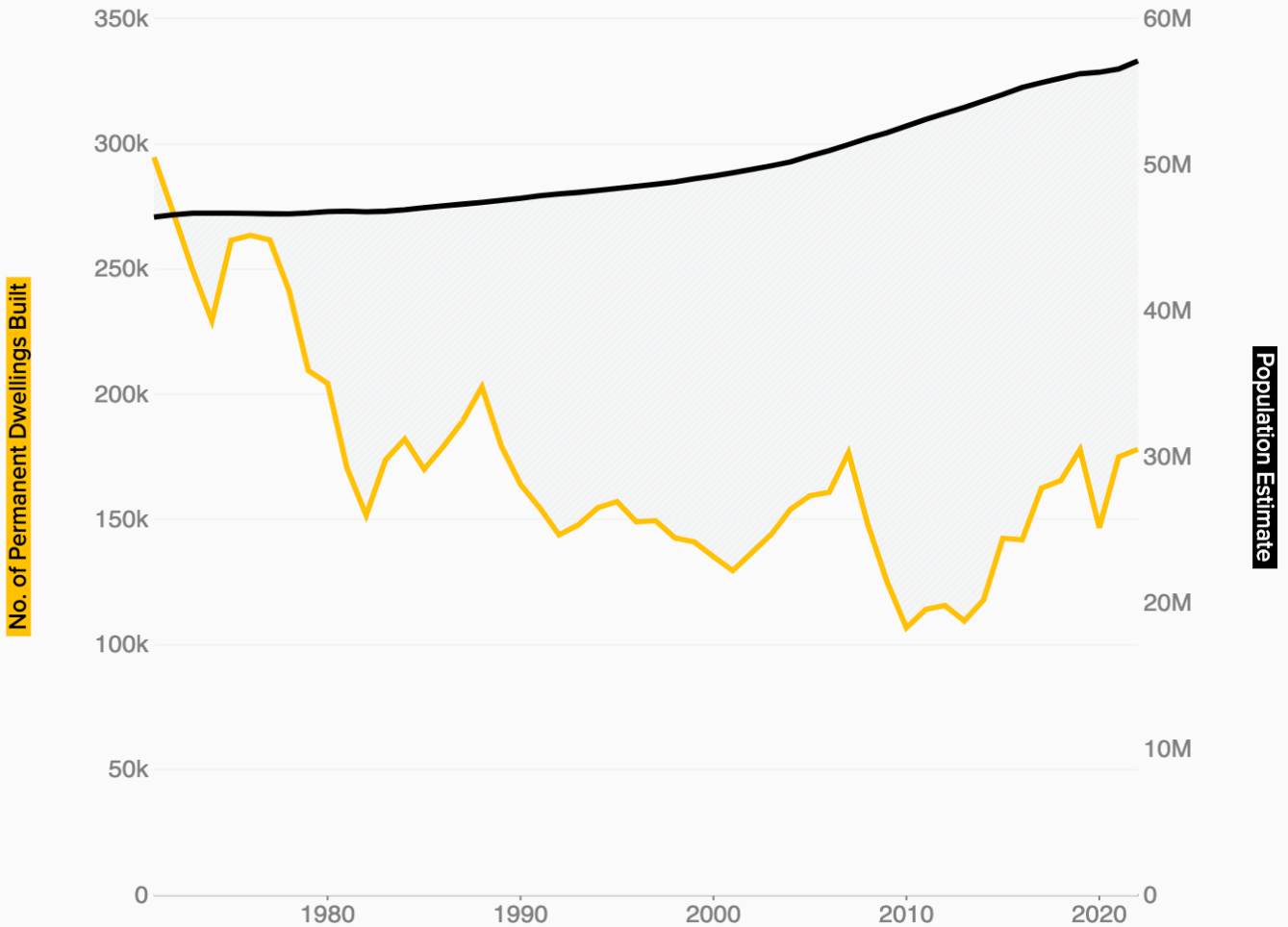
Many of the policies which are touted as the solutions to ever rising rent costs are actively counter-productive. In particular, just as our economic analysis warned, rent controls have been consistently harmful in practice

The root problem is the lack of supply. Since the 70s, England's construction of new homes

has lagged behind population growth. In other words, new demand has outstripped supply.

Since the 70s, England's construction of new homes has lagged behind population growth, signifying that new demand has outstripped supply

Comparative Analysis: number of permanent dwellings built vs. population estimates, 1971-2022



Data: ONS | Chart: Sarah C Gall

Politicians must focus on creating the right incentives for developers and landlords, and on increasing supply. As we outline below, the ASI has previously put forward a number of solutions which tackle the underlying causes of the rental crisis. We encourage all policymakers to actively consider them as a matter of urgency.

THE CAUSE OF HIGH RENTAL COSTS: A LACK OF SUPPLY

The root problem driving Britain's housing crisis is the lack of supply. Centre for Cities' analysis, highlights concisely the pivotal shifts in policy and practice that have led to the current situation.¹ By the start of 2023, the UK's backlog of missing homes had reached 4.3 million homes, a deficit that would take at least half a century to achieve, even if the government reached its target of 300,000 new homes a year.

The post-World War II introduction of the Town and Country Planning Act in 1947 marked a significant turning point, establishing a discretionary planning system that has since been fundamental in shaping the UK's landscape. This system is characterised by its restrictive nature, significantly limiting the supply of new homes by requiring case-by-case decision-making for planning permissions, which slows down and reduces the development of new housing.

Furthermore, the decline in council house building, which began well before the policies of the 1980s, such as Right to Buy, contributed to a reduced overall housing output. Initially, council housing accounted for a substantial portion of new homes, but as policy focus shifted and funding decreased, so too did the output from this sector.

Additionally, the private sector, which could have compensated for the decline in public housing production, also faced numerous barriers. These included high costs of land, increased regulatory burdens, and the economic risk associated with large-scale development projects. These factors have consistently kept private sector house building rates below necessary levels to meet demand.

Moreover, economic and demographic shifts, such as increased urbanisation, immigration and changes in household compositions, have outpaced the supply of new housing. The combination of a restrictive planning system and the decline in both public and private housebuilding has resulted in a chronic undersupply of housing, exacerbated by the rising demand due to population growth and economic changes.

These historical and systemic issues point to the need for significant reforms, particularly in planning policies, to enable a major increase in housebuilding rates to address this long-standing issue.

¹ Walting, Sam, and Breach, Anthony, 'The housebuilding crisis: The UK's 4 million missing homes', Centre for Cities, 22 February 2023, <https://www.centreforcities.org/publication/the-housebuilding-crisis/>

WHAT NOT TO DO - RENT CONTROLS

“Rent control appears to be the most efficient technique presently known to destroy a city—except for bombing” - Assar Lindbeck

In response to housing crises and high rents, it is common to seek populist resources. One such intervention is to impose rent controls. These can be popular promises to limit rent rises. Economics teaches us this is profoundly misguided and only makes the root problem worse, as we have repeatedly outlined.

Rent controls have been tried, and have consistently produced bad results. Rent controls lead to a shortage of rental accommodation and a deterioration in its quality.

The reason why rent controls are so harmful is simple. Rent controls mean landlords are forced to charge prices below the market rate. This fundamentally changes their incentives, meaning they invest elsewhere and some withdraw altogether. The supply of rental properties is even more constrained or falls. Quality is also reduced as landlords are forced to cut back or delay maintenance and renovation, because it is unprofitable. All the while, demand is unaffected or even boosted.

As our Research Associate Sam Bailey recently wrote, when put into practice, rent controls have made the rental crisis worse in every single place it has been tried, including Scotland, Berlin, and Dublin.²

Other pieces include:

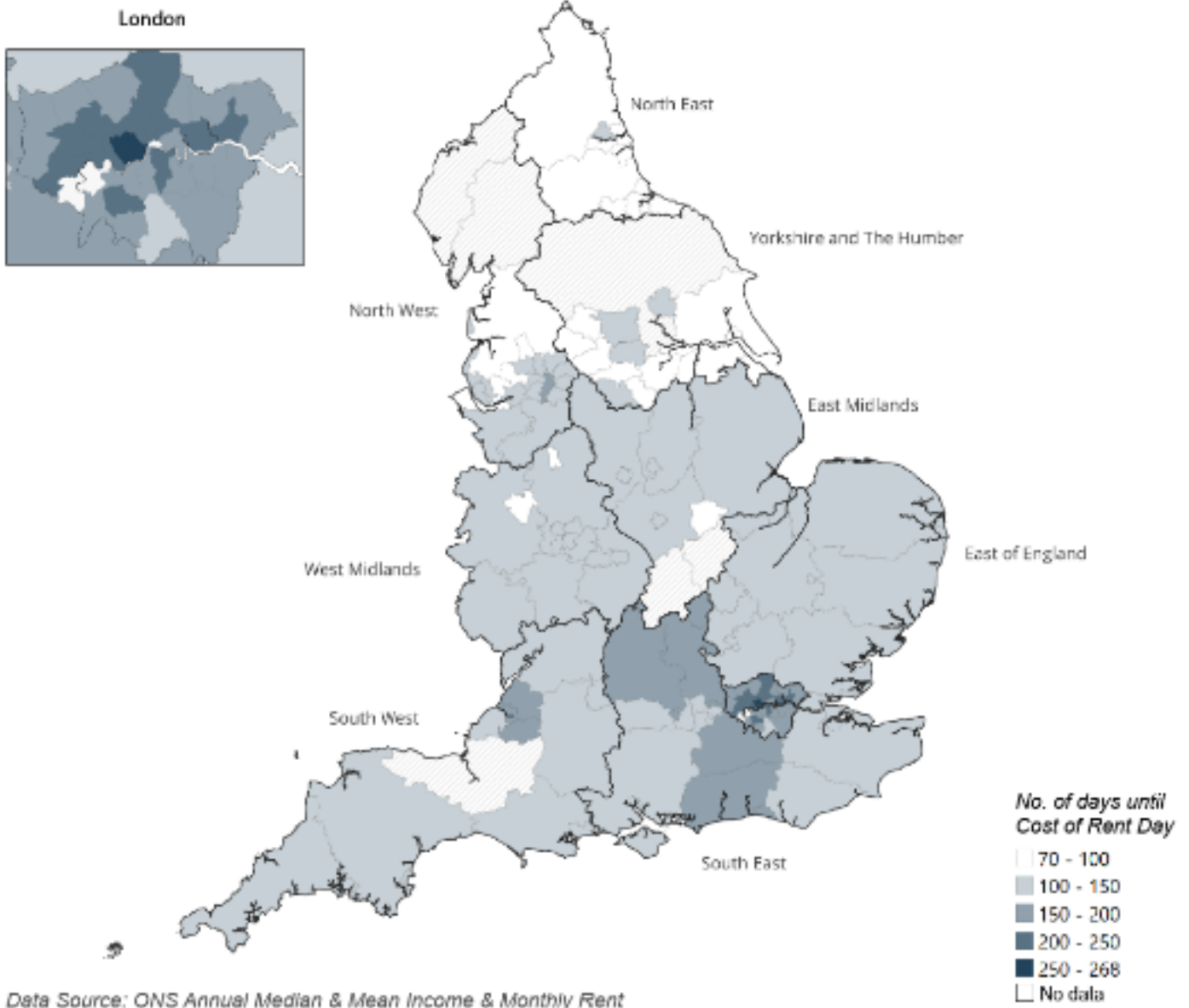
- [Rent control increases rents](#)
- [Rent controls are the last thing London needs](#)
- [Things not to do: reintroducing rent controls](#)
- [The problem with rent controls](#)

That is why ASI publications tend to focus on increasing the supply of homes, and focus on the incentive structures of those in the market. For a given amount of demand (and even more so with rising demand), an increase in supply is needed for prices to fall. Failing this, substantial productivity and wage growth is needed to make homes more affordable.

² Bailey, Sam, ‘Let’s explain why rent controls are a bad idea’, Adam Smith Institute, 16 April 2024, <https://www.adamsmith.org/blog/rj0fn1xe4ds1tpnrzxd1pfjsnbb1>

Renters in the north of England will reach their Cost of Rent Day earlier than those in the south

Average number of days until Cost of Rent Day in 2024, by local area



POLICY IMPLICATIONS - THE ROLE OF LANDLORDS

Cost of Rent day is not intended as an attack upon Landlords.

Landlords often come under scrutiny in discussions about the housing market, yet their role is essential in ensuring the availability of quality, affordable housing. Economics tells us landlords are not just necessary, but are beneficial to a housing ecosystem.

Landlords invest substantial capital into the housing market, which is crucial for the maintenance and expansion of housing stock. By purchasing and upgrading properties, landlords not only enhance the quality of living environments but also absorb significant financial risks. These risks include potential vacancies, non-payment of rent, and fluctuations in property values. This deployment of capital and assumption of risk facilitate market functioning and contribute to the overall stability of the housing sector. They play a critical role in the efficient allocation of housing resources, assessing market demands and providing properties that align with consumer preferences and affordability.

Rental properties offer essential flexibility for a mobile workforce, particularly beneficial for individuals who need to relocate for employment without the burden of selling a home. This flexibility supports economic growth by enabling a more agile and responsive workforce. Professional landlords invest in the regular maintenance and management of their properties, which contributes to the overall desirability and safety of the living environment. Well-maintained properties also support higher property values and contribute to the aesthetic and practical appeal of communities.

Investments made by landlords also stimulate local economies. This includes employment for property management, construction workers, and maintenance staff, and increased business for local suppliers and service providers.

This defence does not extend to all landlords indiscriminately. Especially in the midst of a housing crisis, where competitive forces are diminished, there exist landlords who offer substandard properties that are poorly maintained, and others may even breach contractual agreements. These practices can exacerbate the difficulties faced by tenants, undermining the integrity of the housing market and furthering calls for aggressive intentions.

While it is crucial to address and even prevent practices that illegitimately disadvantage tenants, understanding and appreciating the role of landlords within a functioning

housing market is equally important. By investing capital, managing risks, providing housing, and stimulating economic activities, landlords contribute significantly to the functioning and health of both local and national economies. By viewing landlords through this economic lens, we can appreciate their role as essential contributors to the housing market's vitality and stability.

Therefore, there are a range of policy implications that require consideration by policy makers and academics. The ASI has published extensive research on housing to help guide these conversations, and suggested concrete solutions for the crisis facing the nation. Highlights include:

- [Cooped Up: Quantifying the Cost of Housing Restrictions](#)
- [Rooms For Debate: Polling on the Housing Crisis, Green Belt and Planning System](#)
- [Homes for All: A Debt Free Solution to the Housing Crisis](#)
- [Build, Baby, Build!](#)
- [Size Doesn't Matter: Giving a green light to micro-homes](#)
- [Flexible Right to Buy](#)
- [Only Capitalism Can Solve The Housing Crisis](#)
- [YIMBY: How To End The Housing Crisis, Boost The Economy And Win More Votes](#)
- [Children of When: Why housing is the solution to Britain's fertility crisis](#)
- [A Garden of One's Own](#)
- [The Green Noose](#)

ENHANCING THIS ANALYSIS

The housing crisis extends beyond renters. It is too challenging to get on the housing ladder. The homes which people are able to buy are smaller, more remote, in worse condition, and more expensive than they should be.

The ASI is analysing the broader “Cost of Housing” day, but data and modelling complications make this estimate much more challenging to produce in a simple and consumable way. Similarly, The ASI is also analysing the “Cost of Rentay for the wider UK (not just England), and for missing local areas, however ONS data sources have inconsistencies and gaps that hinder the production of consumable estimates (produced with the same data sets, and using the same method). We have withheld this additional analysis from publication to avoid confusion. These issues are explored further in the methodology section below.

The ASI recommends that the ONS should start producing consistent statistics that:

- Cover the whole UK, not just England
- Avoid local area data gaps
- Enable a better understanding of gross annual incomes, and how they are spent on taxation, housing, and key components (fuel and power, transport, food, recreation, hospitality, clothing, health, education etc.)
- Focus on the quality and cost of housing to help inform policy makers

METHODOLOGY FOR COST OF RENT DAY

To calculate the Cost of Rent Day monthly rents were converted into an annual figure. Then annual rents were divided by gross annual pay, to understand what proportion of earnings are spent on rent.

For example across England, if median monthly rent is £850, then that implies annual rent of £10,200. With a median gross annual pay of £29,919, that means 34% is spent on rent.

To balance for leap years and support better inter-year comparisons, a year is treated as being 365.25 days long.

Using otherwise unrounded inputs, this calculation implied 125 days of the year are spent on rent. The 126th day of the year is May 5th.

This is a deliberately simple calculation and as outlined above and below, will not capture the nuances of individual circumstances. However, it enables a simple,

transparent, and intuitive calculation - this is preferable to more complex alternatives we developed.

Data Sources

To produce this analysis, the ASI used two readily available ONS data sources to readily enable reproduction and variants.

For rents, the “[Private Rental Market Statistics](#)” data was used. This provides median monthly rental prices for the private rental market in England by bedroom category, region and administrative area, calculated using data from the Valuation Office Agency and Office for National Statistics.

For earnings, the “Annual Survey of Hours and Earnings (ASHE)” data was used, specifically, “[Earnings and hours worked, place of residence by local authority: ASHE Table 8](#)”. The provisional data for 2023 was used, and revised data for earlier years.

ASHE is based on a 1% sample of jobs taken from HM Revenue and Customs’ Pay As You Earn (PAYE) records. ASHE does not cover the self-employed or employees not paid during the reference period.

Areas

The two data sets have common Area Codes, enabling the analysis across the 309 local areas and 9 regions, both data sets have in common, and where there are values.

The Median was used by default for both data sets. When a series of numbers are arranged by order of magnitude the median represents the middle value. The median was chosen instead of the mean, because the data sets are skewed and have outliers.

As the ONS note in their guidance around ASHE:

We use the median because the distribution of earnings is skewed, with more people earning lower salaries than higher salaries. When using the mean to calculate the average of a skewed distribution, it is highly influenced by those values at the upper end of the distribution and thus may not be truly representative of the average earnings of a typical person. By taking the middle value of the data after sorting in ascending order, the median avoids this issue and is consequently considered a better indicator of “typical” average earnings.

However, for 31 local areas, the mean was used because unfortunately no mean pay figure was provided. These areas were: Arun, Bassetlaw, Boston, Burnley, Chesterfield, Chichester, East Cambridgeshire, Fareham, Fenland Folkestone and Hythe, Gravesham, Greenwich, Guildford, Harrow, Hertsmere, Mid Suffolk, North

East Derbyshire, Oldham, Sevenoaks, South Holland, Stratford-on-Avon, Tower Hamlets, Uttlesford, West Lindsey, West Oxfordshire, Winchester, Worcester, Halton UA, North East, Lincolnshire UA, Windsor and Maidenhead UA AND Wokingham. While this means these 31 cannot be compared on a like for like basis with the other areas, it was more important to provide an estimate of Cost of Rent Day than none at all.

Ten local areas lacked annual pay figures altogether in the data set, so a Cost of Rent Day was not calculated. These areas were: City of London, Lichfield, Mid Devon, Mole Valley, North Devon, North Norfolk, Richmond upon Thames, Rochford, Torridge, Isles of Scilly, North Devon, Torridge

Six local areas lacked annual rent figures in the data set, so a Cost of Rent Day was not calculated. These areas were: Cumberland UA, North Northamptonshire UA, North Yorkshire UA, Somerset UA, West Northamptonshire UA, Westmorland and Furness UA.

In some of these sixteen cases a manual comparison was possible (using a similar/overlapping area), but as they lacked a formal ONS area code match, the analysis erred on the side of caution.

Across both data sets, there is a 1 year lag time. The analysis for calculating 2024's Cost of Rent day, is based on data from 2023. This is because we want to identify the day during the year in which it takes place, and celebrate its passing, not simply conduct reactive analysis.

Simplifications

This analysis does not adjust for the fact that the ONS data sources do not mirror a calendar year. For example, the rental data for year N is taken from between October N-2 and September N-1. So for 2024, our rental data was recorded between October 2022 and September 2023.

The analysis is based on the average rent, across all types of rental. The data is broken down by rental type, including a 'room', 'studio', 'one bedroom', 'two bedrooms', 'three bedrooms' and 'four or more bedrooms' properties but this is not used in the headline calculation.

Taxation

The ASI used annual gross pay (before fiscal deductions / taxes) to generate these calculations.

It would perhaps be more interesting to produce Cost of Rent Day based on disposable

income. One way the Government can help people with housing costs is by taxing them less, leaving them with more disposable income. For example, such a measure would see an improvement in Cost of Rent Day (all things being equal) if taxes were reduced.

Unfortunately, in producing this analysis we did not find a readily available disposable income data set that also provides the same granularity by local area and region. Understanding disparities by local and area and region was considered more important than basing the Cost of Rent Day on disposable income only.

Comparisons - sample size limitations

The sample size used for the ONS rental data is limited meaning we cannot compare the data effectively across time periods or between areas.

As a result, the local area Cost of Rent days should be taken as indicative, and one should not read too much into differences.

Intent

As the complexities detailed above suggest, Cost of Rent Day does not correspond exactly to any individual's experience. And yet many people do find it shocking to see how high rents are, expressed in an intuitive way.

Suggestions

Given the limitations outlined above, the ASI would welcome suggestions to enhance our analysis next year, including better data sets to use.

DATA TABLES

England's Cost of Rent Days - Alphabetical Order - Regional

Region	Area Code	Cost of Rent Day
East	E12000006	12/05/2024
East Midlands	E12000004	21/04/2024
London	E12000007	16/08/2024
North East	E12000001	31/03/2024
North West	E12000002	15/04/2024
South East	E12000008	25/05/2024
South West	E12000009	10/05/2024
West Midlands	E12000005	26/04/2024
Yorkshire and The Humber	E12000003	14/04/2024

England's Cost of Rent Days - Date Order - Regional

Region	Area Code	Cost of Rent Day
London	E12000007	16/08/2024
South East	E12000008	25/05/2024
East	E12000006	12/05/2024
South West	E12000009	10/05/2024
West Midlands	E12000005	26/04/2024
East Midlands	E12000004	21/04/2024
North West	E12000002	15/04/2024
Yorkshire and The Humber	E12000003	14/04/2024
North East	E12000001	31/03/2024

England's Cost of Rent Days - Alphabetical Order - Local Area

Location	Area Code	Day of the year
Adur	E07000223	11/07/2024
Amber Valley	E07000032	14/04/2024
Arun	E07000224	09/06/2024
Ashfield	E07000170	19/04/2024
Ashford	E07000105	22/05/2024
Babergh	E07000200	13/05/2024
Barking and Dagenham	E09000002	28/07/2024
Barnet	E09000003	20/07/2024
Barnsley	E08000016	26/03/2024
Basildon	E07000066	04/06/2024
Basingstoke and Deane	E07000084	03/05/2024

Bassetlaw	E07000171	31/03/2024
Bath and North East Somerset UA	E06000022	13/06/2024
Bedford UA	E06000055	01/05/2024
Bexley	E09000004	11/06/2024
Birmingham	E08000025	18/05/2024
Blaby	E07000129	14/05/2024
Blackburn with Darwen UA	E06000008	05/04/2024
Blackpool UA	E06000009	15/04/2024
Bolsover	E07000033	13/04/2024
Bolton	E08000001	15/04/2024
Boston	E07000136	27/04/2024
Bournemouth, Christchurch and Poole UA	E06000058	28/05/2024
Bracknell Forest UA	E06000036	21/05/2024
Bradford	E08000032	10/04/2024
Braintree	E07000067	12/05/2024
Breckland	E07000143	06/05/2024
Brent	E09000005	10/08/2024
Brentwood	E07000068	12/05/2024
Brighton and Hove UA	E06000043	15/07/2024
Bristol, City of UA	E06000023	04/07/2024
Broadland	E07000144	28/04/2024
Bromley	E09000006	06/06/2024
Bromsgrove	E07000234	17/04/2024
Broxbourne	E07000095	12/06/2024
Broxtowe	E07000172	27/04/2024
Buckinghamshire UA	E06000060	06/06/2024
Burnley	E07000117	10/03/2024
Bury	E08000002	20/04/2024
Calderdale	E08000033	07/04/2024
Cambridge	E07000008	15/06/2024
Cambridgeshire	E10000003	13/05/2024
Camden	E09000007	21/08/2024
Cannock Chase	E07000192	24/04/2024
Canterbury	E07000106	06/06/2024
Castle Point	E07000069	02/06/2024
Central Bedfordshire UA	E06000056	03/05/2024
Charnwood	E07000130	13/04/2024
Chelmsford	E07000070	08/06/2024
Cheltenham	E07000078	07/05/2024
Cherwell	E07000177	30/05/2024
Cheshire East UA	E06000049	24/04/2024
Cheshire West and Chester	E06000050	26/04/2024
Chesterfield	E07000034	28/03/2024
Chichester	E07000225	25/05/2024
Chorley	E07000118	06/04/2024
Colchester	E07000071	12/05/2024

Cornwall UA	E06000052	06/05/2024
Cotswold	E07000079	29/05/2024
County Durham UA	E06000047	23/03/2024
Coventry	E08000026	29/04/2024
Crawley	E07000226	21/06/2024
Croydon	E09000008	31/05/2024
Dacorum	E07000096	29/05/2024
Darlington UA	E06000005	23/03/2024
Dartford	E07000107	12/06/2024
Derby UA	E06000015	15/04/2024
Derbyshire	E10000007	11/04/2024
Derbyshire Dales	E07000035	13/04/2024
Devon	E10000008	13/05/2024
Doncaster	E08000017	27/03/2024
Dorset UA	E06000059	09/05/2024
Dover	E07000108	25/04/2024
Dudley	E08000027	23/04/2024
Ealing	E09000009	02/08/2024
East Cambridgeshire	E07000009	15/04/2024
East Devon	E07000040	03/05/2024
East Hampshire	E07000085	25/05/2024
East Hertfordshire	E07000242	07/05/2024
East Lindsey	E07000137	08/04/2024
East Riding of Yorkshire UA	E06000011	29/03/2024
East Staffordshire	E07000193	15/04/2024
East Suffolk	E07000244	15/04/2024
East Sussex	E10000011	27/05/2024
Eastbourne	E07000061	20/05/2024
Eastleigh	E07000086	15/05/2024
Elmbridge	E07000207	16/06/2024
Enfield	E09000010	02/08/2024
Epping Forest	E07000072	24/06/2024
Epsom and Ewell	E07000208	14/06/2024
Erewash	E07000036	11/04/2024
Essex	E10000012	23/05/2024
Exeter	E07000041	24/05/2024
Fareham	E07000087	22/04/2024
Fenland	E07000010	12/04/2024
Folkestone and Hythe	E07000112	18/04/2024
Forest of Dean	E07000080	08/04/2024
Fylde	E07000119	27/03/2024
Gateshead	E08000037	09/04/2024
Gedling	E07000173	28/04/2024
Gloucester	E07000081	07/05/2024
Gloucestershire	E10000013	06/05/2024
Gosport	E07000088	08/05/2024
Gravesham	E07000109	01/05/2024

Great Yarmouth	E07000145	14/04/2024
Greater Manchester Met County	E11000001	05/05/2024
Greenwich	E09000011	08/06/2024
Guildford	E07000209	02/05/2024
Hackney	E09000012	22/08/2024
Halton UA	E06000006	29/03/2024
Hammersmith and Fulham	E09000013	28/07/2024
Hampshire	E10000014	14/05/2024
Harborough	E07000131	01/05/2024
Haringey	E09000014	26/07/2024
Harlow	E07000073	16/06/2024
Harrow	E09000015	16/06/2024
Hart	E07000089	06/05/2024
Hartlepool UA	E06000001	27/03/2024
Hastings	E07000062	12/05/2024
Havant	E07000090	31/05/2024
Havering	E09000016	10/06/2024
Herefordshire UA	E06000019	23/04/2024
Hertfordshire	E10000015	31/05/2024
Hertsmere	E07000098	26/05/2024
High Peak	E07000037	05/04/2024
Hillingdon	E09000017	07/06/2024
Hinckley and Bosworth	E07000132	17/04/2024
Horsham	E07000227	09/06/2024
Hounslow	E09000018	23/07/2024
Huntingdonshire	E07000011	04/05/2024
Hyndburn	E07000120	19/03/2024
Inner London	E13000001	04/08/2024
Ipswich	E07000202	29/04/2024
Isle of Wight UA	E06000046	07/05/2024
Islington	E09000019	03/08/2024
Kensington and Chelsea	E09000020	25/09/2024
Kent	E10000016	17/05/2024
King's Lynn and West Norfolk	E07000146	04/05/2024
Kingston upon Hull UA	E06000010	25/03/2024
Kingston upon Thames	E09000021	06/07/2024
Kirklees	E08000034	11/04/2024
Knowsley	E08000011	20/04/2024
Lambeth	E09000022	16/07/2024
Lancashire	E10000017	04/04/2024
Lancaster	E07000121	12/04/2024
Leeds	E08000035	09/05/2024
Leicester UA	E06000016	12/05/2024
Leicestershire	E10000018	21/04/2024
Lewes	E07000063	22/06/2024
Lewisham	E09000023	29/06/2024
Lincoln	E07000138	22/04/2024

Lincolnshire	E10000019	18/04/2024
Liverpool	E08000012	15/04/2024
Luton UA	E06000032	17/05/2024
Maidstone	E07000110	18/05/2024
Maldon	E07000074	24/05/2024
Malvern Hills	E07000235	20/04/2024
Manchester	E08000003	07/06/2024
Mansfield	E07000174	23/04/2024
Medway UA	E06000035	12/05/2024
Melton	E07000133	21/04/2024
Merseyside Met County	E11000002	11/04/2024
Merton	E09000024	21/07/2024
Mid Suffolk	E07000203	22/04/2024
Mid Sussex	E07000228	29/05/2024
Middlesbrough UA	E06000002	02/04/2024
Milton Keynes UA	E06000042	01/06/2024
New Forest	E07000091	21/05/2024
Newark and Sherwood	E07000175	16/04/2024
Newcastle upon Tyne	E08000021	05/05/2024
Newcastle-under-Lyme	E07000195	07/04/2024
Newham	E09000025	06/08/2024
Norfolk	E10000020	02/05/2024
North East Derbyshire	E07000038	08/04/2024
North East Lincolnshire UA	E06000012	12/03/2024
North Hertfordshire	E07000099	06/05/2024
North Kesteven	E07000139	22/04/2024
North Lincolnshire UA	E06000013	01/04/2024
North Somerset UA	E06000024	08/05/2024
North Tyneside	E08000022	04/04/2024
North Warwickshire	E07000218	13/04/2024
North West Leicestershire	E07000134	25/04/2024
Northumberland UA	E06000057	29/03/2024
Norwich	E07000148	08/05/2024
Nottingham UA	E06000018	24/05/2024
Nottinghamshire	E10000024	20/04/2024
Nuneaton and Bedworth	E07000219	21/04/2024
Oadby and Wigston	E07000135	21/05/2024
Oldham	E08000004	14/04/2024
Outer London	E13000002	02/07/2024
Oxford	E07000178	14/07/2024
Oxfordshire	E10000025	11/06/2024
Pendle	E07000122	05/04/2024
Peterborough UA	E06000031	01/05/2024
Plymouth UA	E06000026	24/04/2024
Portsmouth UA	E06000044	26/05/2024
Preston	E07000123	05/04/2024
Reading UA	E06000038	18/06/2024

Redbridge	E09000026	28/06/2024
Redcar and Cleveland UA	E06000003	04/04/2024
Redditch	E07000236	05/05/2024
Reigate and Banstead	E07000211	22/05/2024
Ribble Valley	E07000124	13/04/2024
Rochdale	E08000005	16/04/2024
Rossendale	E07000125	10/04/2024
Rother	E07000064	09/06/2024
Rotherham	E08000018	03/04/2024
Rugby	E07000220	13/04/2024
Runnymede	E07000212	02/06/2024
Rushcliffe	E07000176	26/04/2024
Rushmoor	E07000092	26/05/2024
Rutland UA	E06000017	08/04/2024
Salford	E08000006	24/05/2024
Sandwell	E08000028	06/05/2024
Sefton	E08000014	21/04/2024
Sevenoaks	E07000111	08/06/2024
Sheffield	E08000019	19/04/2024
Shropshire UA	E06000051	22/04/2024
Slough UA	E06000039	01/06/2024
Solihull	E08000029	05/05/2024
South Cambridgeshire	E07000012	22/05/2024
South Derbyshire	E07000039	10/04/2024
South Gloucestershire UA	E06000025	13/06/2024
South Hams	E07000044	24/05/2024
South Holland	E07000140	06/04/2024
South Kesteven	E07000141	26/04/2024
South Norfolk	E07000149	08/05/2024
South Oxfordshire	E07000179	22/05/2024
South Ribble	E07000126	08/04/2024
South Staffordshire	E07000196	14/04/2024
South Tyneside	E08000023	02/04/2024
South Yorkshire Met County	E11000003	06/04/2024
Southampton UA	E06000045	19/05/2024
Southend-on-Sea UA	E06000033	01/05/2024
Southwark	E09000028	28/07/2024
Spelthorne	E07000213	05/06/2024
St Albans	E07000240	02/06/2024
St. Helens	E08000013	02/04/2024
Stafford	E07000197	01/04/2024
Staffordshire	E10000028	13/04/2024
Staffordshire Moorlands	E07000198	24/03/2024
Stevenage	E07000243	09/06/2024
Stockport	E08000007	29/04/2024
Stockton-on-Tees UA	E06000004	03/04/2024
Stoke-on-Trent UA	E06000021	30/03/2024

Stratford-on-Avon	E07000221	08/04/2024
Stroud	E07000082	30/04/2024
Suffolk	E10000029	02/05/2024
Sunderland	E08000024	06/04/2024
Surrey	E10000030	04/06/2024
Surrey Heath	E07000214	12/05/2024
Sutton	E09000029	09/06/2024
Swale	E07000113	11/05/2024
Swindon UA	E06000030	25/04/2024
Tameside	E08000008	24/04/2024
Tamworth	E07000199	20/04/2024
Tandridge	E07000215	16/06/2024
Teignbridge	E07000045	18/05/2024
Telford and Wrekin UA	E06000020	08/04/2024
Tendring	E07000076	25/05/2024
Test Valley	E07000093	22/05/2024
Tewkesbury	E07000083	14/05/2024
Thanet	E07000114	10/05/2024
Three Rivers	E07000102	27/06/2024
Thurrock UA	E06000034	16/05/2024
Tonbridge and Malling	E07000115	19/06/2024
Torbay UA	E06000027	27/04/2024
Tower Hamlets	E09000030	07/06/2024
Trafford	E08000009	20/05/2024
Tunbridge Wells	E07000116	28/05/2024
Tyne and Wear Met County	E11000007	16/04/2024
Uttlesford	E07000077	19/04/2024
Vale of White Horse	E07000180	23/05/2024
Wakefield	E08000036	18/04/2024
Walsall	E08000030	26/04/2024
Waltham Forest	E09000031	05/07/2024
Wandsworth	E09000032	30/06/2024
Warrington UA	E06000007	11/04/2024
Warwick	E07000222	30/04/2024
Warwickshire	E10000031	02/05/2024
Watford	E07000103	12/06/2024
Waverley	E07000216	18/05/2024
Wealden	E07000065	01/07/2024
Welwyn Hatfield	E07000241	26/05/2024
West Berkshire UA	E06000037	10/05/2024
West Devon	E07000047	28/05/2024
West Lancashire	E07000127	06/04/2024
West Lindsey	E07000142	31/03/2024
West Midlands Met County	E11000005	08/05/2024
West Oxfordshire	E07000181	30/05/2024
West Suffolk	E07000245	03/06/2024
West Sussex	E10000032	11/06/2024

West Yorkshire Met County	E11000006	22/04/2024
Westminster	E09000033	13/09/2024
Wigan	E08000010	03/04/2024
Wiltshire UA	E06000054	05/05/2024
Winchester	E07000094	07/05/2024
Windsor and Maidenhead UA	E06000040	23/05/2024
Wirral	E08000015	06/04/2024
Woking	E07000217	04/06/2024
Wokingham	E06000041	01/05/2024
Wolverhampton	E08000031	23/04/2024
Worcester	E07000237	03/04/2024
Worcestershire	E10000034	22/04/2024
Worthing	E07000229	23/05/2024
Wychavon	E07000238	02/05/2024
Wyre	E07000128	06/04/2024
Wyre Forest	E07000239	18/04/2024
York UA	E06000014	15/05/2024

England's Cost of Rent Days - Date Order - Local Area

Location	Area Code	Day of the year
Kensington and Chelsea	E09000020	25/09/2024
Westminster	E09000033	13/09/2024
Hackney	E09000012	22/08/2024
Camden	E09000007	21/08/2024
Brent	E09000005	10/08/2024
Newham	E09000025	06/08/2024
Inner London	E13000001	04/08/2024
Islington	E09000019	03/08/2024
Ealing	E09000009	02/08/2024
Enfield	E09000010	02/08/2024
Hammersmith and Fulham	E09000013	28/07/2024
Barking and Dagenham	E09000002	28/07/2024
Southwark	E09000028	28/07/2024
Haringey	E09000014	26/07/2024
Hounslow	E09000018	23/07/2024
Merton	E09000024	21/07/2024
Barnet	E09000003	20/07/2024
Lambeth	E09000022	16/07/2024
Brighton and Hove UA	E06000043	15/07/2024
Oxford	E07000178	14/07/2024
Adur	E07000223	11/07/2024
Kingston upon Thames	E09000021	06/07/2024
Waltham Forest	E09000031	05/07/2024
Bristol, City of UA	E06000023	04/07/2024
Outer London	E13000002	02/07/2024
Wealden	E07000065	01/07/2024

Wandsworth	E09000032	30/06/2024
Lewisham	E09000023	29/06/2024
Redbridge	E09000026	28/06/2024
Three Rivers	E07000102	27/06/2024
Epping Forest	E07000072	24/06/2024
Lewes	E07000063	22/06/2024
Crawley	E07000226	21/06/2024
Tonbridge and Malling	E07000115	19/06/2024
Reading UA	E06000038	18/06/2024
Harlow	E07000073	16/06/2024
Elmbridge	E07000207	16/06/2024
Harrow	E09000015	16/06/2024
Tandridge	E07000215	16/06/2024
Cambridge	E07000008	15/06/2024
Epsom and Ewell	E07000208	14/06/2024
Bath and North East Somerset UA	E06000022	13/06/2024
South Gloucestershire UA	E06000025	13/06/2024
Watford	E07000103	12/06/2024
Broxbourne	E07000095	12/06/2024
Dartford	E07000107	12/06/2024
Oxfordshire	E10000025	11/06/2024
Bexley	E09000004	11/06/2024
West Sussex	E10000032	11/06/2024
Havering	E09000016	10/06/2024
Stevenage	E07000243	09/06/2024
Arun	E07000224	09/06/2024
Sutton	E09000029	09/06/2024
Horsham	E07000227	09/06/2024
Rother	E07000064	09/06/2024
Greenwich	E09000011	08/06/2024
Sevenoaks	E07000111	08/06/2024
Chelmsford	E07000070	08/06/2024
Hillingdon	E09000017	07/06/2024
Tower Hamlets	E09000030	07/06/2024
Manchester	E08000003	07/06/2024
Canterbury	E07000106	06/06/2024
Buckinghamshire UA	E06000060	06/06/2024
Bromley	E09000006	06/06/2024
Spelthorne	E07000213	05/06/2024
Basildon	E07000066	04/06/2024
Woking	E07000217	04/06/2024
Surrey	E10000030	04/06/2024
West Suffolk	E07000245	03/06/2024
Castle Point	E07000069	02/06/2024
St Albans	E07000240	02/06/2024
Runnymede	E07000212	02/06/2024
Milton Keynes UA	E06000042	01/06/2024

Slough UA	E06000039	01/06/2024
Havant	E07000090	31/05/2024
Hertfordshire	E10000015	31/05/2024
Croydon	E09000008	31/05/2024
West Oxfordshire	E07000181	30/05/2024
Cherwell	E07000177	30/05/2024
Cotswold	E07000079	29/05/2024
Mid Sussex	E07000228	29/05/2024
Dacorum	E07000096	29/05/2024
Tunbridge Wells	E07000116	28/05/2024
West Devon	E07000047	28/05/2024
Bournemouth, Christchurch and Poole UA	E06000058	28/05/2024
East Sussex	E10000011	27/05/2024
Welwyn Hatfield	E07000241	26/05/2024
Portsmouth UA	E06000044	26/05/2024
Hertsmere	E07000098	26/05/2024
Rushmoor	E07000092	26/05/2024
East Hampshire	E07000085	25/05/2024
Tendring	E07000076	25/05/2024
Chichester	E07000225	25/05/2024
Nottingham UA	E06000018	24/05/2024
Exeter	E07000041	24/05/2024
Maldon	E07000074	24/05/2024
Salford	E08000006	24/05/2024
South Hams	E07000044	24/05/2024
Essex	E10000012	23/05/2024
Windsor and Maidenhead UA	E06000040	23/05/2024
Vale of White Horse	E07000180	23/05/2024
Worthing	E07000229	23/05/2024
Ashford	E07000105	22/05/2024
South Cambridgeshire	E07000012	22/05/2024
South Oxfordshire	E07000179	22/05/2024
Test Valley	E07000093	22/05/2024
Reigate and Banstead	E07000211	22/05/2024
Bracknell Forest UA	E06000036	21/05/2024
New Forest	E07000091	21/05/2024
Oadby and Wigston	E07000135	21/05/2024
Eastbourne	E07000061	20/05/2024
Trafford	E08000009	20/05/2024
Southampton UA	E06000045	19/05/2024
Waverley	E07000216	18/05/2024
Maidstone	E07000110	18/05/2024
Teignbridge	E07000045	18/05/2024
Birmingham	E08000025	18/05/2024
Kent	E10000016	17/05/2024
Luton UA	E06000032	17/05/2024

Thurrock UA	E06000034	16/05/2024
Eastleigh	E07000086	15/05/2024
York UA	E06000014	15/05/2024
Tewkesbury	E07000083	14/05/2024
Hampshire	E10000014	14/05/2024
Blaby	E07000129	14/05/2024
Cambridgeshire	E10000003	13/05/2024
Babergh	E07000200	13/05/2024
Devon	E10000008	13/05/2024
Brentwood	E07000068	12/05/2024
Leicester UA	E06000016	12/05/2024
Colchester	E07000071	12/05/2024
Braintree	E07000067	12/05/2024
Hastings	E07000062	12/05/2024
Medway UA	E06000035	12/05/2024
Surrey Heath	E07000214	12/05/2024
Swale	E07000113	11/05/2024
Thanet	E07000114	10/05/2024
West Berkshire UA	E06000037	10/05/2024
Dorset UA	E06000059	09/05/2024
Leeds	E08000035	09/05/2024
Gosport	E07000088	08/05/2024
South Norfolk	E07000149	08/05/2024
West Midlands Met County	E11000005	08/05/2024
North Somerset UA	E06000024	08/05/2024
Norwich	E07000148	08/05/2024
Cheltenham	E07000078	07/05/2024
Winchester	E07000094	07/05/2024
East Hertfordshire	E07000242	07/05/2024
Isle of Wight UA	E06000046	07/05/2024
Gloucester	E07000081	07/05/2024
Hart	E07000089	06/05/2024
Gloucestershire	E10000013	06/05/2024
Breckland	E07000143	06/05/2024
North Hertfordshire	E07000099	06/05/2024
Sandwell	E08000028	06/05/2024
Cornwall UA	E06000052	06/05/2024
Greater Manchester Met County	E11000001	05/05/2024
Redditch	E07000236	05/05/2024
Newcastle upon Tyne	E08000021	05/05/2024
Solihull	E08000029	05/05/2024
Wiltshire UA	E06000054	05/05/2024
King's Lynn and West Norfolk	E07000146	04/05/2024
Huntingdonshire	E07000011	04/05/2024
East Devon	E07000040	03/05/2024
Central Bedfordshire UA	E06000056	03/05/2024
Basingstoke and Deane	E07000084	03/05/2024

Wychavon	E07000238	02/05/2024
Warwickshire	E10000031	02/05/2024
Suffolk	E10000029	02/05/2024
Guildford	E07000209	02/05/2024
Norfolk	E10000020	02/05/2024
Peterborough UA	E06000031	01/05/2024
Wokingham	E06000041	01/05/2024
Harborough	E07000131	01/05/2024
Southend-on-Sea UA	E06000033	01/05/2024
Gravesham	E07000109	01/05/2024
Bedford UA	E06000055	01/05/2024
Warwick	E07000222	30/04/2024
Stroud	E07000082	30/04/2024
Coventry	E08000026	29/04/2024
Ipswich	E07000202	29/04/2024
Stockport	E08000007	29/04/2024
Gedling	E07000173	28/04/2024
Broadland	E07000144	28/04/2024
Torbay UA	E06000027	27/04/2024
Broxtowe	E07000172	27/04/2024
Boston	E07000136	27/04/2024
Cheshire West and Chester	E06000050	26/04/2024
Rushcliffe	E07000176	26/04/2024
Walsall	E08000030	26/04/2024
South Kesteven	E07000141	26/04/2024
North West Leicestershire	E07000134	25/04/2024
Dover	E07000108	25/04/2024
Swindon UA	E06000030	25/04/2024
Cannock Chase	E07000192	24/04/2024
Plymouth UA	E06000026	24/04/2024
Cheshire East UA	E06000049	24/04/2024
Tameside	E08000008	24/04/2024
Herefordshire UA	E06000019	23/04/2024
Wolverhampton	E08000031	23/04/2024
Dudley	E08000027	23/04/2024
Mansfield	E07000174	23/04/2024
Lincoln	E07000138	22/04/2024
North Kesteven	E07000139	22/04/2024
Worcestershire	E10000034	22/04/2024
Shropshire UA	E06000051	22/04/2024
Fareham	E07000087	22/04/2024
Mid Suffolk	E07000203	22/04/2024
West Yorkshire Met County	E11000006	22/04/2024
Leicestershire	E10000018	21/04/2024
Sefton	E08000014	21/04/2024
Melton	E07000133	21/04/2024
Nuneaton and Bedworth	E07000219	21/04/2024

Nottinghamshire	E10000024	20/04/2024
Tamworth	E07000199	20/04/2024
Bury	E08000002	20/04/2024
Knowsley	E08000011	20/04/2024
Malvern Hills	E07000235	20/04/2024
Ashfield	E07000170	19/04/2024
Uttlesford	E07000077	19/04/2024
Sheffield	E08000019	19/04/2024
Lincolnshire	E10000019	18/04/2024
Wakefield	E08000036	18/04/2024
Folkestone and Hythe	E07000112	18/04/2024
Wyre Forest	E07000239	18/04/2024
Bromsgrove	E07000234	17/04/2024
Hinckley and Bosworth	E07000132	17/04/2024
Rochdale	E08000005	16/04/2024
Newark and Sherwood	E07000175	16/04/2024
Tyne and Wear Met County	E11000007	16/04/2024
Liverpool	E08000012	15/04/2024
Blackpool UA	E06000009	15/04/2024
East Suffolk	E07000244	15/04/2024
East Cambridgeshire	E07000009	15/04/2024
East Staffordshire	E07000193	15/04/2024
Bolton	E08000001	15/04/2024
Derby UA	E06000015	15/04/2024
Oldham	E08000004	14/04/2024
Amber Valley	E07000032	14/04/2024
South Staffordshire	E07000196	14/04/2024
Great Yarmouth	E07000145	14/04/2024
Rugby	E07000220	13/04/2024
Ribble Valley	E07000124	13/04/2024
Bolsover	E07000033	13/04/2024
North Warwickshire	E07000218	13/04/2024
Staffordshire	E10000028	13/04/2024
Derbyshire Dales	E07000035	13/04/2024
Charnwood	E07000130	13/04/2024
Fenland	E07000010	12/04/2024
Lancaster	E07000121	12/04/2024
Erewash	E07000036	11/04/2024
Warrington UA	E06000007	11/04/2024
Merseyside Met County	E11000002	11/04/2024
Derbyshire	E10000007	11/04/2024
Kirklees	E08000034	11/04/2024
Rossendale	E07000125	10/04/2024
South Derbyshire	E07000039	10/04/2024
Bradford	E08000032	10/04/2024
Gateshead	E08000037	09/04/2024
Stratford-on-Avon	E07000221	08/04/2024

Telford and Wrekin UA	E06000020	08/04/2024
South Ribble	E07000126	08/04/2024
Forest of Dean	E07000080	08/04/2024
East Lindsey	E07000137	08/04/2024
Rutland UA	E06000017	08/04/2024
North East Derbyshire	E07000038	08/04/2024
Newcastle-under-Lyme	E07000195	07/04/2024
Calderdale	E08000033	07/04/2024
Wirral	E08000015	06/04/2024
South Yorkshire Met County	E11000003	06/04/2024
Chorley	E07000118	06/04/2024
Sunderland	E08000024	06/04/2024
Wyre	E07000128	06/04/2024
South Holland	E07000140	06/04/2024
West Lancashire	E07000127	06/04/2024
Pendle	E07000122	05/04/2024
High Peak	E07000037	05/04/2024
Blackburn with Darwen UA	E06000008	05/04/2024
Preston	E07000123	05/04/2024
Redcar and Cleveland UA	E06000003	04/04/2024
North Tyneside	E08000022	04/04/2024
Lancashire	E10000017	04/04/2024
Rotherham	E08000018	03/04/2024
Stockton-on-Tees UA	E06000004	03/04/2024
Wigan	E08000010	03/04/2024
Worcester	E07000237	03/04/2024
St. Helens	E08000013	02/04/2024
Middlesbrough UA	E06000002	02/04/2024
South Tyneside	E08000023	02/04/2024
Stafford	E07000197	01/04/2024
North Lincolnshire UA	E06000013	01/04/2024
Bassetlaw	E07000171	31/03/2024
West Lindsey	E07000142	31/03/2024
Stoke-on-Trent UA	E06000021	30/03/2024
Northumberland UA	E06000057	29/03/2024
East Riding of Yorkshire UA	E06000011	29/03/2024
Halton UA	E06000006	29/03/2024
Chesterfield	E07000034	28/03/2024
Hartlepool UA	E06000001	27/03/2024
Fylde	E07000119	27/03/2024
Doncaster	E08000017	27/03/2024
Barnsley	E08000016	26/03/2024
Kingston upon Hull UA	E06000010	25/03/2024
Staffordshire Moorlands	E07000198	24/03/2024
County Durham UA	E06000047	23/03/2024
Darlington UA	E06000005	23/03/2024
Hyndburn	E07000120	19/03/2024

North East Lincolnshire UA	E06000012	12/03/2024
Burnley	E07000117	10/03/2024