

PEOPLE, COMMUNITIES AND PLACES

Private Sector Rent Statistics, Scotland, 2010 to 2017

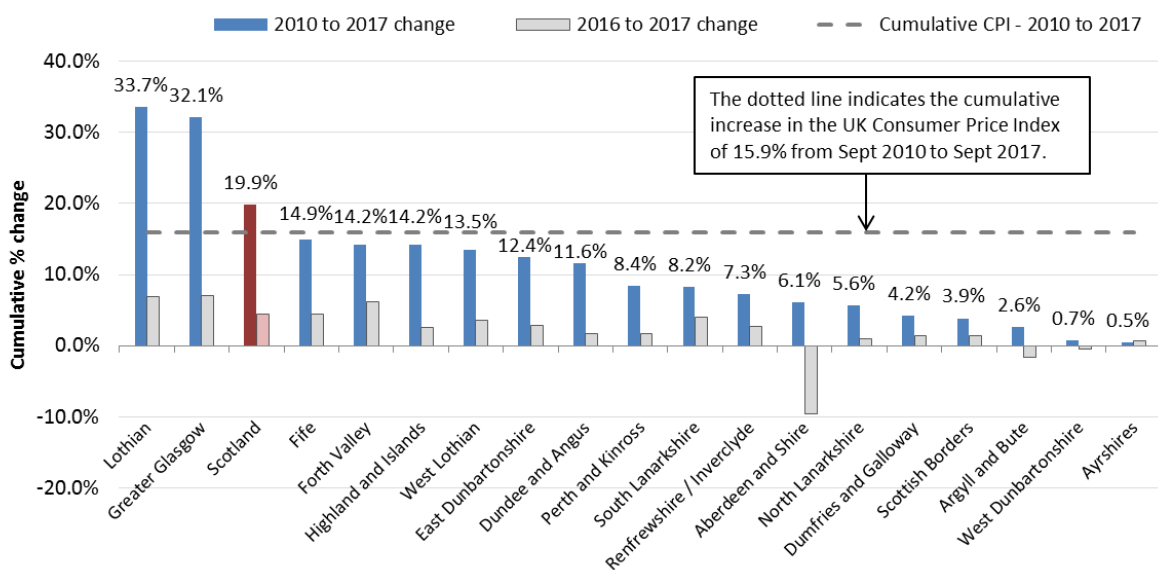
Main findings for average rent changes in the latest year (2016 to 2017)

- 15 out of 18 areas of Scotland saw increases in average 2 bedroom private rent levels between 2016 and 2017 (years to end Sept), ranging from 7.0% in Greater Glasgow to 0.7% in the Ayrshires. Rents for 2 bedroom properties in Aberdeen and Shire fell by 9.6%, the third consecutive annual decrease.
- These regional trends combine to show a 4.4% increase in average 2 bedroom monthly rents at a Scotland level from £616 in 2016 to £643 in 2017.
- At a Scotland level there were also increases in rents for 1 bedroom (4.0%), 3 bedroom (4.6%), 4 bedroom (4.9%) and 1 bedroom shared properties (3.0%).
- These increases compare to UK CPI inflation of 3.0% in the year to Sept 2017.

Main findings for average rent changes between 2010 and 2017

- Average rents have increased above the rate of inflation between 2010 and 2017 across all property sizes in both Lothian and Greater Glasgow.
- East Dunbartonshire, Fife, Forth Valley, and Perth and Kinross have seen average rents rise above the rate of inflation for 3 bedroom, 4 bedroom and 1 bedroom shared properties.
- Argyll and Bute, Dumfries and Galloway, and West Dunbartonshire have seen average rents rise less than the rate of inflation, or have seen average rents fall, for all property sizes between 2010 and 2017.

CHART 1: Cumulative % Change in Average (mean) Rents from 2010 to 2017 (years to end-Sept), by Broad Rental Market Area - 2-Bedroom Properties



This publication presents statistics on private sector rent levels in Scotland over the years 2010 to 2017 (years to end-September) for different property sizes across each of the 18 Broad Rental Market Areas in Scotland¹. It contains information on average rents as well as rents at the higher and lower end of the market². 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 rental information contained in the market evidence database is largely based on advertised rents, therefore it is important to note that the statistics presented in this publication do not represent rent increases for existing tenants.

It is also important to note that the data collected on individual rents may encompass different property types and addresses for each data collection year, and that this publication is not an attempt at providing a case-matched, tracked-sample or weighted-index approach to monitoring changes to rent levels over time. See [Annex D](#) for further information on methodological differences to the ONS Index of Private Rents.

Main findings for 2 bedroom properties

The most common type of property in the private rented sector is a 2 bedroom property, with almost half (47 per cent) of all private rented properties in Scotland estimated to be this size³. Findings relating to other types of properties can be different to those for 2 bedroom properties, and information on them is provided later in this publication.

- From 2016 to 2017, all areas of Scotland, with the exception of Aberdeen and Shire, Argyll and Bute and West Dunbartonshire, have seen increases in rent for 2 bedroom properties. These ranged from 0.7% in the Ayrshires, up to 6.9% in Lothian and 7.0% in Greater Glasgow. Aberdeen and Shire saw a decrease of 9.6%, the third consecutive annual decrease, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. Decreases were also seen in Argyll and Bute (-1.7%) and West Dunbartonshire (-0.5%).
- These regional trends combine to show an increase of 4.4% in average rents for 2 bedroom properties from £616 in 2016 to £643 in 2017. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17⁴.
- For the year to end-September 2017, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£888). Other areas with high rents included Greater Glasgow (£745), Aberdeen and Shire (£682), and East Dunbartonshire (£653). Areas with the lowest average rents for 2 bedroom

¹ A definition and map of Broad Rental Market Areas is included in this publication in the [Section on Broad Rental Market Area Profiles](#)

² Information is provided on means, medians, lower quartiles and upper quartiles. These statistical terms are defined in [Annex B – Glossary of Terms](#)

³ Scotland's People Annual Report: Results from the 2016 Scottish Household Survey <http://www.gov.scot/Publications/2017/09/9979>

⁴ ONS CPI Reference, published on 17 October 2017 <http://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/d7bt/mm23>

properties included Dumfries and Galloway (£453), Scottish Borders (£459), and the Ayrshires (£467).

- Figures on changes to rents over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17⁵. For example, over the 7 year period, average rents for 2 bedroom properties in Lothian and Greater Glasgow have risen faster than the consumer price index, whilst changes in average rents for 2 bedroom properties in other areas of the country have been below the rise in the consumer price index.
- These regional trends over the 7 year period combine to show a 19.9% cumulative increase in average monthly rents from £536 in 2010 to £643 in 2017 for 2 bedroom properties at the Scotland level.

The changes in average rents for 2 bedroom properties between 2016 to 2017, and 2010 to 2017, are illustrated in Figure A and Figure B, respectively.

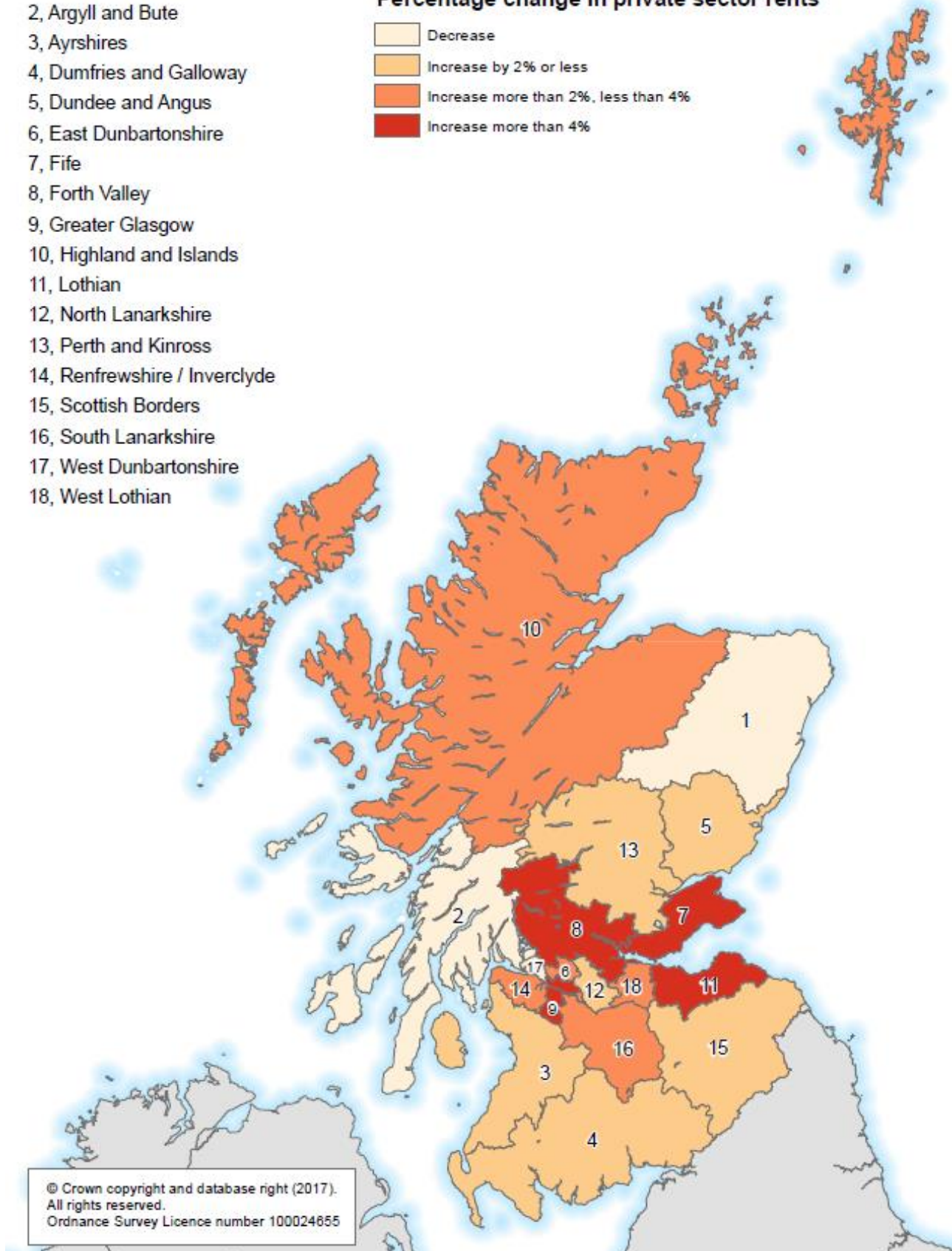
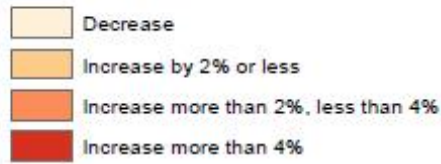
⁵ ONS CPI Reference, published on 17 October 2017
<http://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/d7bt/mm23>

Figure A: Change in average (mean) rents for 2 bedroom properties between 2016 and 2017.

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



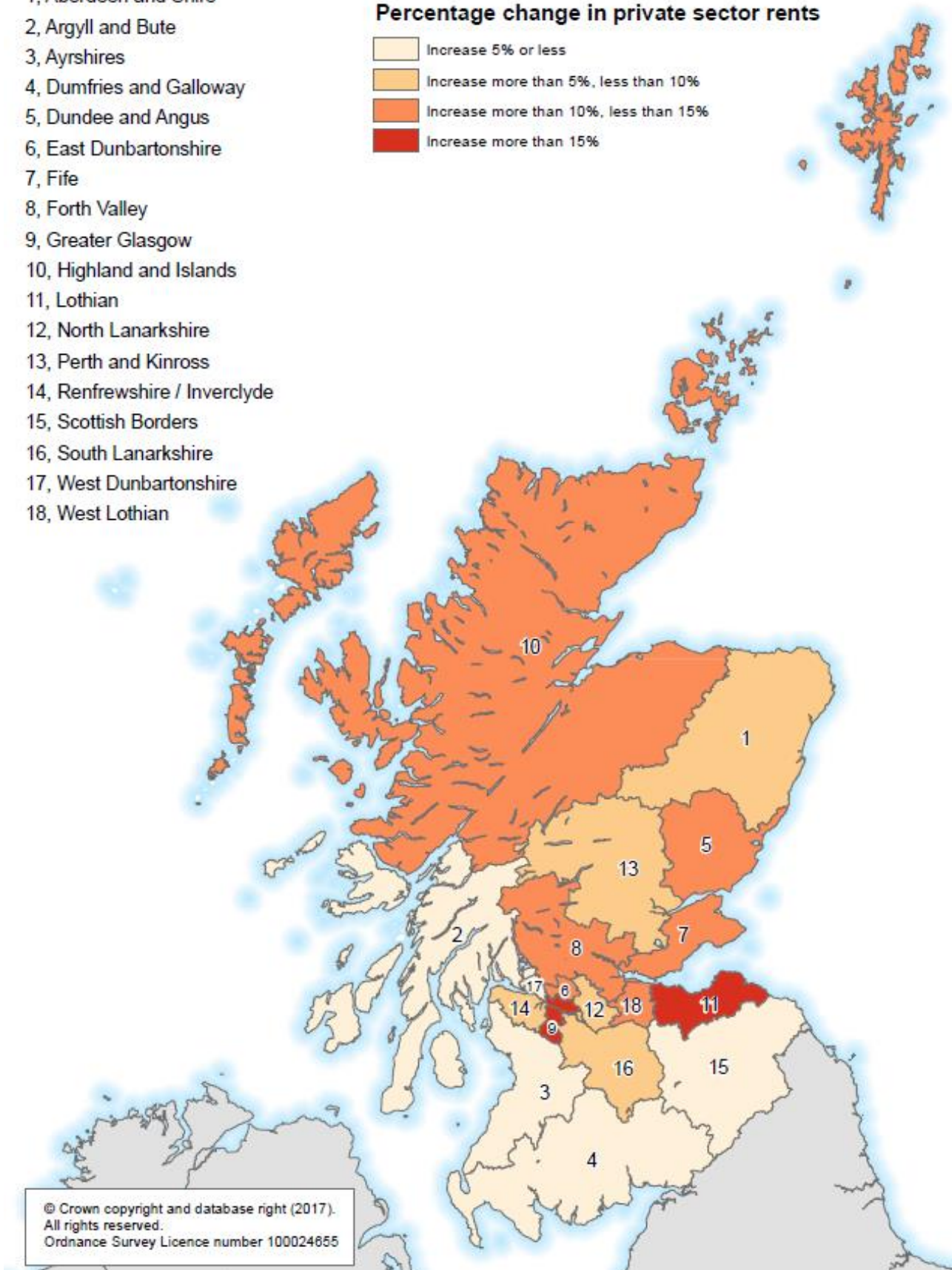
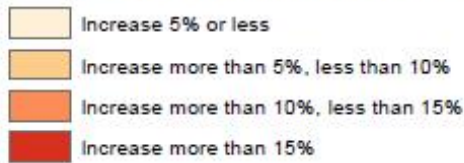
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Figure B: Percentage change in average (mean) rents for 2 bedroom properties between 2010 and 2017.

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



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Aims and feedback

The aim of this statistical publication is to provide a detailed and user friendly presentation of private rental values, trends and distributions. 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.

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.

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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 prices⁶ at Broad Rental Market Area level. The market evidence data on private rents is sourced through a variety of means, including private landlord and letting agent returns, mailshot initiatives, as well as advertised rental information. In the latest year an estimated 97% of records were based on advertised rents, with the remainder being based on actual 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 do not represent rent increases for existing tenants

The rental values in this publication are based on data collected on about 25,000 to 28,000 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, and that this publication is not an attempt at providing a case-matched, tracked-sample or weighted-index approach to monitoring changes in rent levels over time. See [Annex D](#) 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 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.

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](#).

⁶ <http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance/figures>

Main Findings for 1 Bedroom Properties

Over the past year, 14 out of 18 areas have seen increases in rent for 1 bedroom properties. Lothian has seen the highest increase (7.9%) while Greater Glasgow has seen an increase of 5.6% between 2016 and 2017. These are the only two areas that have shown increases which are higher than the CPI inflation of 3.0% over the same time period. Other areas that have seen increases range from 1.0% in the Ayrshires to 2.8% in both Dundee and Angus and South Lanarkshire. Four areas saw a decrease, ranging from -0.2% in Dumfries and Galloway to -11.5% in Aberdeen and Shire. This is the second consecutive annual decrease for Aberdeen and Shire, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. See Chart 2 and Table 1 below.

Average rents for 1 bedroom properties have increased by 4.0% between 2016 and 2017, at the Scotland level, from £482 in 2016 to £501 in 2017. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17.

Figures on changes to rents for 1 bedroom properties over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17. Over the 7 year period from 2010 to 2017, 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 35.3% (cumulative increase over 7 years) and average rents in the Greater Glasgow area have risen by 25.6% between 2010 and 2017.

For the remaining areas of Scotland, cumulative increases were below CPI inflation and have ranged from 0.5% in West Dunbartonshire to 13.3% in Highlands and Islands. Two areas saw average rents fall between 2010 and 2017. These were the Ayrshires (-1.5%) and Aberdeen and Shire (-5.3%). These regional trends combine to show a 15.0% cumulative increase for 1 bedroom properties from £436 in 2010 to £501 in 2017.

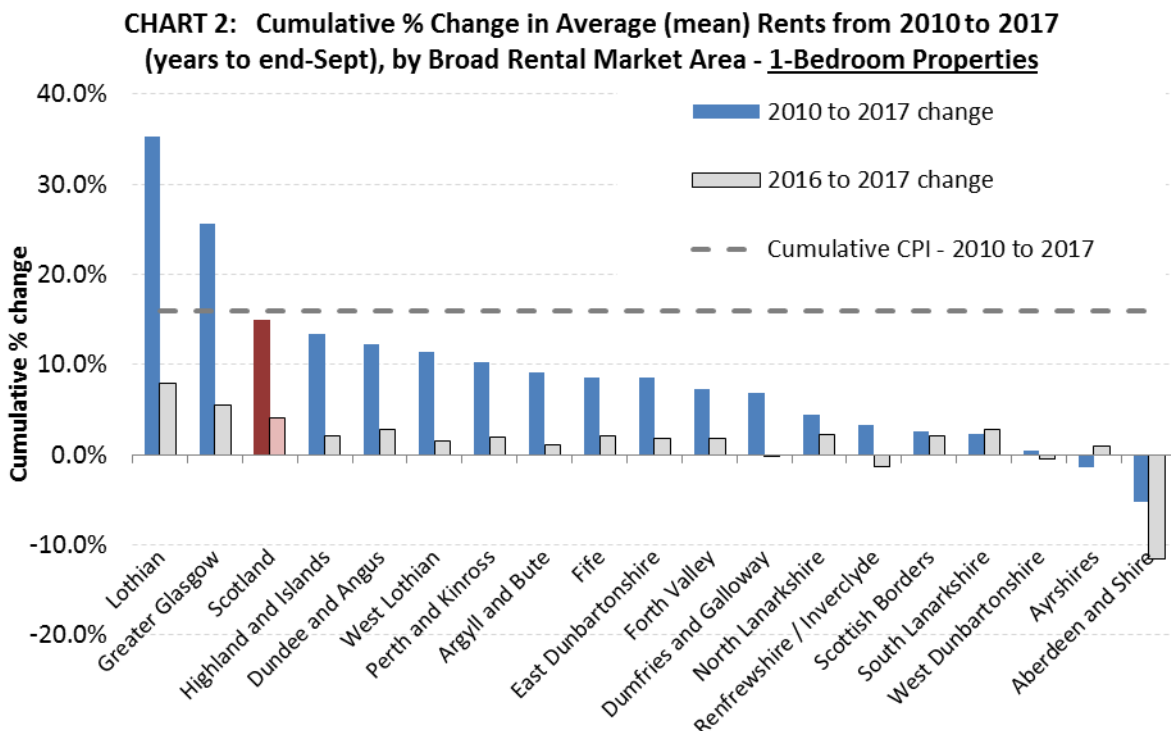


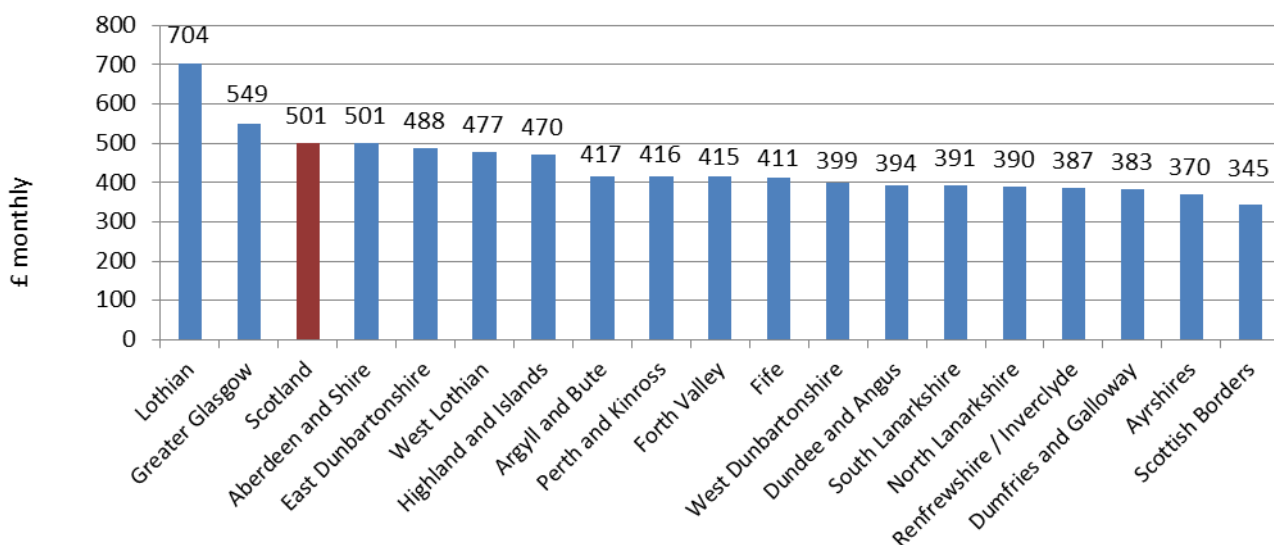
TABLE 1: 1 Bedroom Properties - Average (mean) Monthly Rents (£): Cumulative Changes 2010 to 2017, by Broad Rental Market Area

	2010	2016	2017	2010 to 2017 change	2016 to 2017 change
Lothian	520	653	704	35.3%	7.9%
Greater Glasgow	437	520	549	25.6%	5.6%
Scotland	436	482	501	15.0%	4.0%
Highland and Islands	415	461	470	13.3%	2.1%
Dundee and Angus	351	383	394	12.2%	2.8%
West Lothian	428	470	477	11.4%	1.5%
Perth and Kinross	377	408	416	10.3%	2.0%
Argyll and Bute	382	412	417	9.2%	1.2%
Fife	379	403	411	8.6%	2.2%
East Dunbartonshire	450	479	488	8.5%	1.9%
Forth Valley	387	408	415	7.2%	1.8%
Dumfries and Galloway	359	384	383	6.8%	-0.2%
North Lanarkshire	373	381	390	4.5%	2.2%
Renfrewshire / Inverclyde	374	392	387	3.3%	-1.3%
Scottish Borders	336	338	345	2.6%	2.1%
South Lanarkshire	382	381	391	2.4%	2.8%
West Dunbartonshire	397	400	399	0.5%	-0.4%
Ayrshires	375	366	370	-1.5%	1.0%
Aberdeen and Shire	529	566	501	-5.3%	-11.5%

See Reference Tables (Tables 7 to 14) for a more detailed breakdown of quartile and average rents for each year.

For the year to end-September 2017, Lothian had the highest average monthly rents for 1 bedroom properties across Scotland (£704), with Greater Glasgow having rents of £549. Areas with the lowest average rents for 1 bedroom properties included Scottish Borders (£345) and Ayrshires (£370). See Chart 3 below.

CHART 3: Average (mean) Monthly Rents 2017 (year to end-Sept), by Broad Rental Market Area - 1-Bedroom Properties



Main Findings for 2 Bedroom Properties

From 2016 to 2017, 15 out of 18 areas have seen increases in rent for 2 bedroom properties. These ranged from 0.7% in the Ayrshires to 6.9% in Lothian and 7.0% in Greater Glasgow. The areas which showed decreases in average rents for 2 bedroom properties between 2016 and 2017 were Aberdeen and Shire (-9.6%), Argyll and Bute (-1.7%) and West Dunbartonshire (-0.5%). This is the third consecutive annual decrease for Aberdeen and Shire, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. See Chart 4 and Table 2 below.

These regional trends combine to show an increase of 4.4% in average rents between 2016 and 2017 for 2 bedroom properties, at the Scotland level, from £616 to £643. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17.

Over the 7 year period from 2010 to 2017, the Lothian area of the country has seen the highest increase in private rents for 2 bedroom properties, with average monthly rents rising from £665 per month to £888, or 33.7% (cumulative increase over 7 years). Average rents in the Greater Glasgow area have risen by a cumulative 32.1% over the last 7 years (from £564 to £745).

For the remaining areas of Scotland, cumulative increases over the last 7 years have ranged from 0.7% in West Dunbartonshire to 14.9% in Fife.

These regional trends combine to show a 19.9% cumulative increase in average rents from 2010 to 2017 for 2 bedroom properties at the Scotland level, from £536 to £643.

Figures on changes to rents over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17. Over the 7 year period, average rents for 2 bedroom properties in the Lothian and Greater Glasgow areas have risen faster than the consumer price index, whilst changes in average rents for 2 bedroom properties in other areas of the country have been below the rise in the consumer price index.

CHART 4: Cumulative % Change in Average (mean) Rents from 2010 to 2017 (years to end-Sept), by Broad Rental Market Area - 2-Bedroom Properties

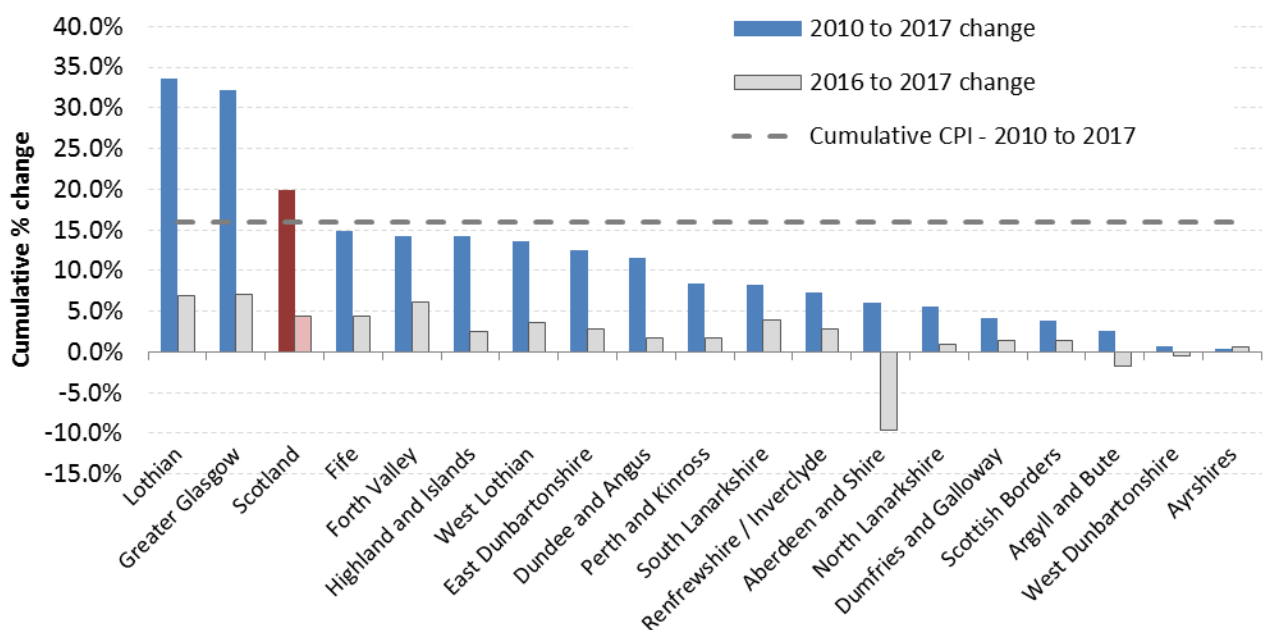


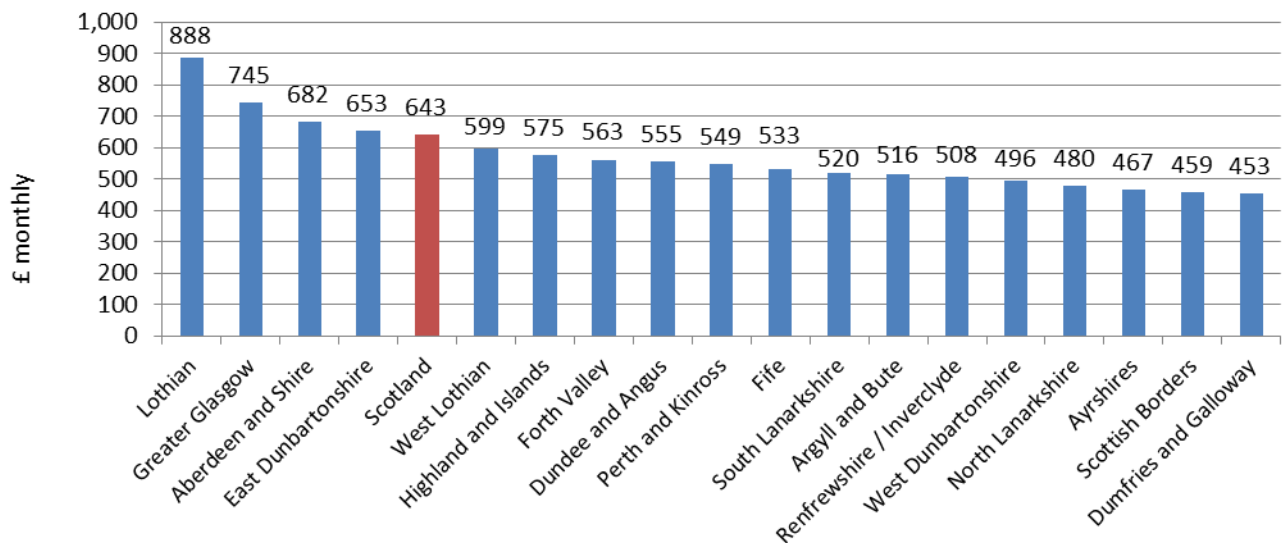
TABLE 2: 2 Bedroom Properties - Average (mean) Monthly Rents (£): Cumulative Changes 2010 to 2017, by Broad Rental Market Area

	2010	2016	2017	2010 to 2017 change	2016 to 2017 change
Lothian	665	831	888	33.7%	6.9%
Greater Glasgow	564	696	745	32.1%	7.0%
Scotland	536	616	643	19.9%	4.4%
Fife	464	511	533	14.9%	4.4%
Forth Valley	492	530	563	14.2%	6.2%
Highland and Islands	503	561	575	14.2%	2.5%
West Lothian	527	578	599	13.5%	3.6%
East Dunbartonshire	581	636	653	12.4%	2.8%
Dundee and Angus	497	546	555	11.6%	1.6%
Perth and Kinross	506	540	549	8.4%	1.7%
South Lanarkshire	481	500	520	8.2%	4.0%
Renfrewshire / Inverclyde	473	494	508	7.3%	2.8%
Aberdeen and Shire	643	754	682	6.1%	-9.6%
North Lanarkshire	455	476	480	5.6%	0.9%
Dumfries and Galloway	435	447	453	4.2%	1.5%
Scottish Borders	442	452	459	3.9%	1.4%
Argyll and Bute	503	525	516	2.6%	-1.7%
West Dunbartonshire	492	498	496	0.7%	-0.5%
Ayrshires	464	463	467	0.5%	0.7%

See Reference Tables (Tables 7 to 14) for a more detailed breakdown of quartile and average rents for each year.

For the year to end-September 2017, Lothian had the highest average monthly rents for 2 bedroom properties across Scotland (£888). Other areas with higher rents included Greater Glasgow (£745), and Aberdeen and Shire (£682). Areas with the lowest average rents for 2 bedroom properties were Dumfries and Galloway (£453) and Scottish Borders (£459). See Chart 5 below.

CHART 5: Average (mean) Monthly Rents 2017 (year to end-Sept), by Broad Rental Market Area - 2-Bedroom Properties



Main Findings for 3 Bedroom Properties

Between 2016 and 2017, 15 out of 18 areas saw increases in rents. These ranged from 1.3% in Renfrewshire / Inverclyde and 1.9% in Ayrshires to 10.9% in Forth Valley. Three areas saw decreases; these were North Lanarkshire (-1.6%), Argyll and Bute (-2.1%), and Aberdeen and Shire (-6.9%). This is the third consecutive annual decrease for Aberdeen and Shire, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. See Chart 6 and Table 3 below.

These regional trends combine to show an increase of 4.6% in average rents from £753 in 2016 to £787 in 2017 for 3 bedroom properties, at the Scotland level. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17.

Over the 7 year period from 2010 to 2017, the Greater Glasgow area has seen the greatest increase in private rents for 3 bedroom properties, with average monthly rents rising from £728 to £965, a 32.5% increase (cumulative over 7 years). Average rents have increased in Lothian by 24.6% and by 23.2% in East Dunbartonshire.

For all other areas of Scotland, average rents for 3 bedroom properties have also increased. From 2010 to 2017, cumulative increases have ranged from 1.2% in North Lanarkshire to 17.0% in Forth Valley. Average rents in Aberdeen and Shire have risen by 16.4% over the 7 years despite rents falling between 2014 and 2017.

These regional trends combine to show a 15.9% cumulative increase from £679 in 2010 to £787 in 2017 for 3 bedroom properties at the Scotland level.

Figures on changes to rents for 3 bedroom properties over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17. Over the 7 year period, average rents for 3 bedroom properties have risen faster than the consumer price index in 8 areas, shown in Chart 6 below.

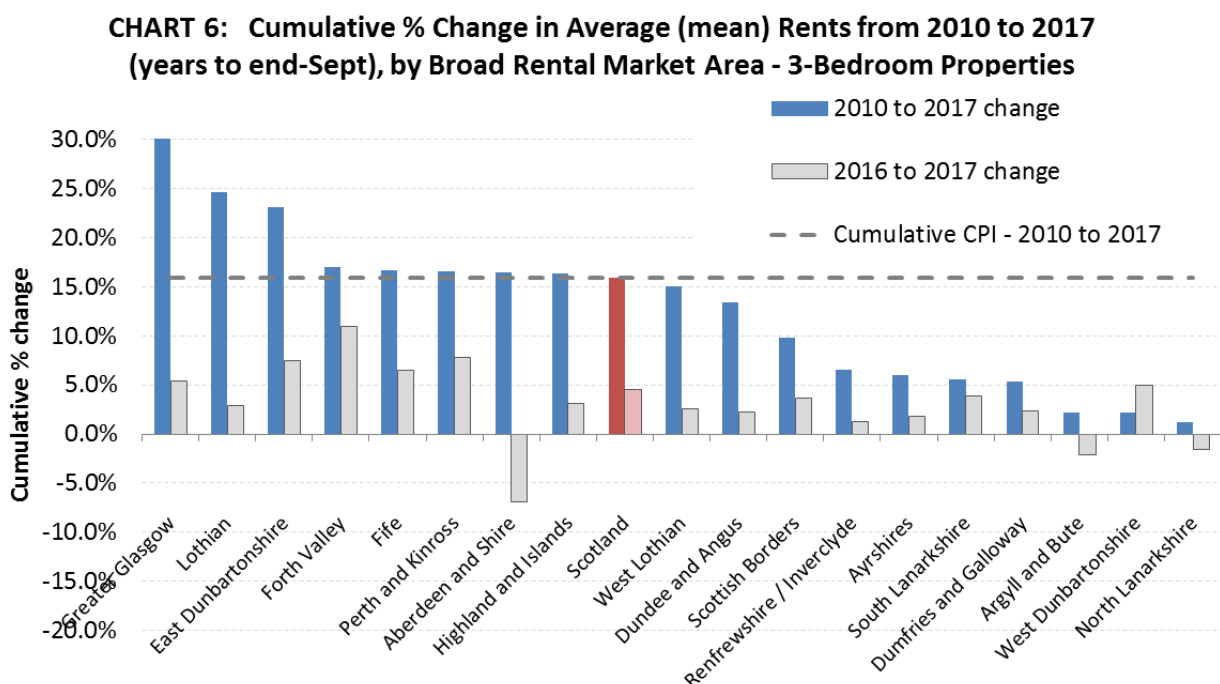


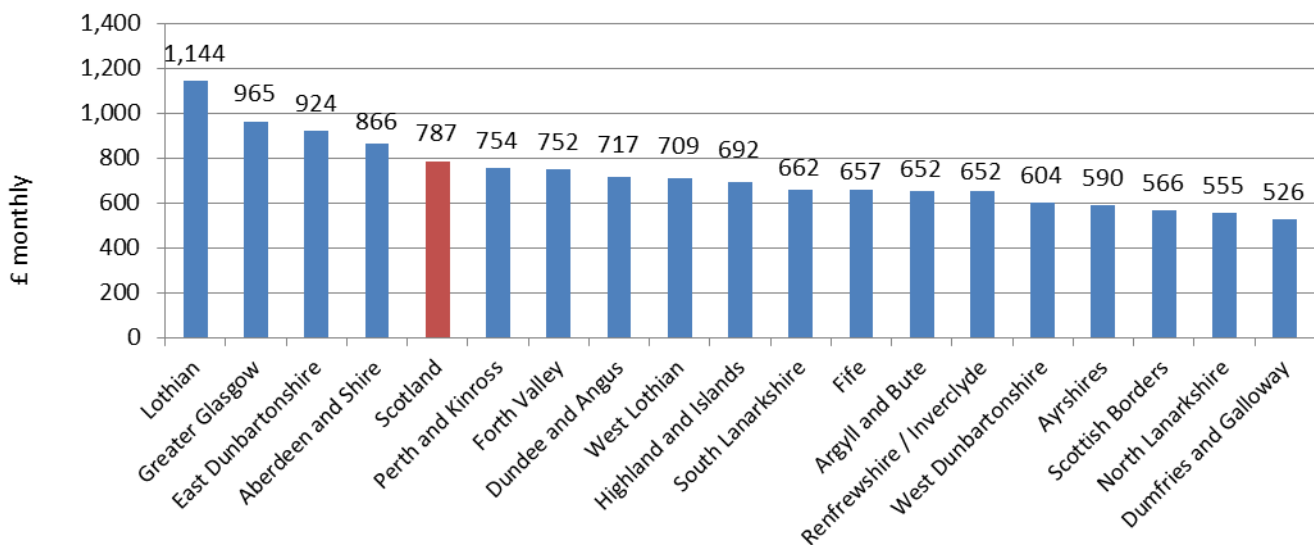
TABLE 3: 3 Bedroom Properties - Average (mean) Monthly Rents (£): Cumulative Changes 2010 to 2017, by Broad Rental Market Area

	2010	2016	2017	2010 to 2017 change	2016 to 2017 change
Greater Glasgow	728	915	965	32.5%	5.4%
Lothian	918	1,112	1,144	24.6%	2.9%
East Dunbartonshire	750	859	924	23.2%	7.5%
Forth Valley	643	678	752	17.0%	10.9%
Fife	563	617	657	16.7%	6.5%
Perth and Kinross	647	700	754	16.6%	7.8%
Aberdeen and Shire	744	930	866	16.4%	-6.9%
Highland and Islands	595	672	692	16.4%	3.1%
Scotland	679	753	787	15.9%	4.6%
West Lothian	616	691	709	15.0%	2.6%
Dundee and Angus	633	702	717	13.4%	2.2%
Scottish Borders	515	546	566	9.9%	3.6%
Renfrewshire / Inverclyde	612	643	652	6.5%	1.3%
Ayrshires	556	579	590	6.0%	1.9%
South Lanarkshire	627	637	662	5.5%	3.9%
Dumfries and Galloway	500	514	526	5.3%	2.4%
Argyll and Bute	638	666	652	2.2%	-2.1%
West Dunbartonshire	591	575	604	2.2%	5.0%
North Lanarkshire	549	564	555	1.2%	-1.6%

See Reference Tables (Tables 7 to 14) for a more detailed breakdown of quartile and average rents for each year.

For the year to end-September 2017, Lothian had the highest average monthly rents for 3 bedroom properties across Scotland (£1,144). Other areas with higher rents than the Scottish average for 3 bedroom properties (£787) were Greater Glasgow (£965), East Dunbartonshire (£924) and Aberdeen and Shire (£866). Areas with the lowest average rents included Dumfries and Galloway (£526), North Lanarkshire (£555), and Scottish Borders (£566). See Chart 7 below.

CHART 7: Average (mean) Monthly Rents 2017 (year to end-Sept), by Broad Rental Market Area - 3-Bedroom Properties



Main Findings for 4 Bedroom Properties

From 2016 to 2017, 13 out of 18 areas have seen increases in rent for 4 bedroom properties. The increases ranged from 0.7% in Highlands and Islands to 17.3% in Greater Glasgow and 21.5% in East Dunbartonshire. Perth and Kinross saw no change in average rents for 4 bedroom properties from 2016 to 2017, while four areas saw decreases, ranging from -0.1% in the Ayrshires to -9.5% in Aberdeen and Shire. This is the third consecutive annual decrease for Aberdeen and Shire, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. See Chart 8 and Table 4 below.

The regional trends combine to show a 4.9% increase for 4 bedroom properties from £1,089 in 2016 to £1,143 in 2017 at the Scotland level. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17.

Over the 2010 to 2017 period, Greater Glasgow has seen the highest increase in private rents for 4 bedroom properties, with average monthly rents rising by 42.8% (cumulative increase over 7 years). Average rents in East Dunbartonshire have risen by 36.7%, whilst average rents in Renfrewshire / Inverclyde have risen by 31.4%.

For the other areas of Scotland, cumulative increases have ranged from 6.1% in Argyll and Bute to 29.1% in Dundee and Angus. No areas of Scotland have seen decreases in average rent for 4 bedroom properties between 2010 and 2017.

These regional trends combine to show a 19.2% cumulative increase from £959 in 2010 to £1,143 in 2017 for 4 bedroom properties at the Scotland level.

Figures on changes to rents for 4 bedroom properties over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17. For example over the 7 year period, average rents for 4 bedroom properties in 12 out of the 18 areas have risen faster than the consumer price index, whilst changes in average rents for 4 bedroom properties in the other 6 areas of the country have been below the rise in the consumer price index. These can be seen in Chart 8.

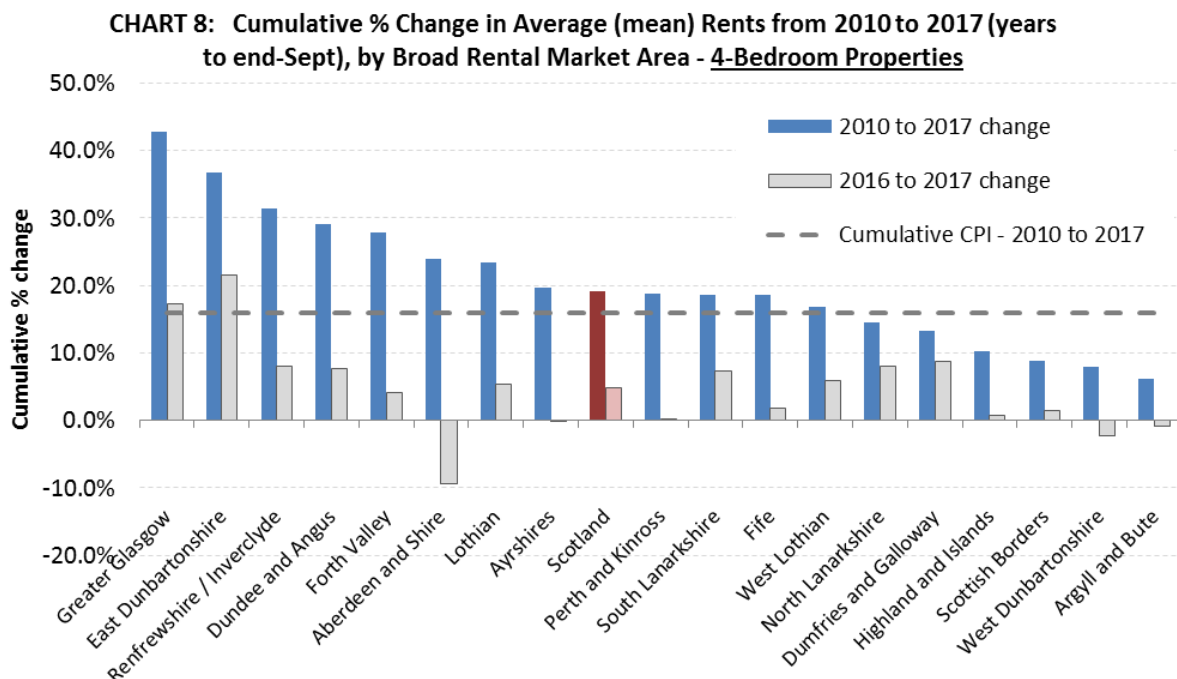


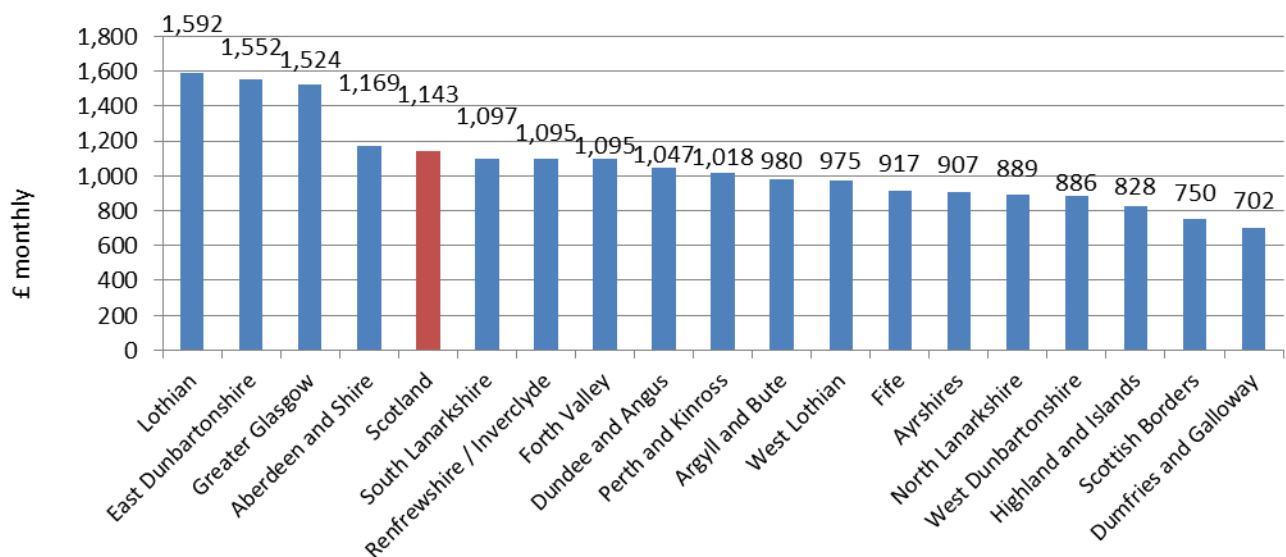
TABLE 4: 4 Bedroom Properties - Average (mean) Monthly Rents (£): Cumulative Changes 2010 to 2017, by Broad Rental Market Area

	2010	2016	2017	2010 to 2017 change	2016 to 2017 change
Greater Glasgow	1,067	1,299	1,524	42.8%	17.3%
East Dunbartonshire	1,135	1,277	1,552	36.7%	21.5%
Renfrewshire / Inverclyde	834	1,015	1,095	31.4%	8.0%
Dundee and Angus	811	973	1,047	29.1%	7.7%
Forth Valley	857	1,052	1,095	27.8%	4.1%
Aberdeen and Shire	944	1,291	1,169	23.9%	-9.5%
Lothian	1,291	1,512	1,592	23.4%	5.3%
Ayrshires	758	908	907	19.6%	-0.1%
Scotland	959	1,089	1,143	19.2%	4.9%
Perth and Kinross	858	1,018	1,018	18.8%	0.0%
South Lanarkshire	924	1,022	1,097	18.7%	7.3%
Fife	773	901	917	18.6%	1.8%
West Lothian	834	920	975	16.9%	6.0%
North Lanarkshire	776	823	889	14.6%	8.0%
Dumfries and Galloway	620	646	702	13.3%	8.8%
Highland and Islands	751	822	828	10.3%	0.7%
Scottish Borders	690	740	750	8.8%	1.4%
West Dunbartonshire	821	907	886	7.9%	-2.3%
Argyll and Bute	924	989	980	6.1%	-0.8%

See Reference Tables (Tables 7 to 14) for a more detailed breakdown of quartile and average rents for each year.

For the year to end-September 2017, Lothian had the highest average monthly rents for 4 bedroom properties across Scotland (£1,592). Other areas with higher rents included East Dunbartonshire (£1,552), Greater Glasgow (£1,524), and Aberdeen and Shire (£1,169). Areas with the lowest average rents included Dumfries and Galloway (£702), Scottish Borders (£750), and Highlands and Islands (£828). See Chart 9 below.

CHART 9: Average (mean) Monthly Rents 2017 (year to end-Sept), by Broad Rental Market Area - 4-Bedroom Properties



Main Findings for 1 Bedroom in a Shared Property

From 2016 to 2017, 15 out of 18 areas have seen increases in rent for 1 bedroom shared properties. The increases ranged from 0.1% in Renfrewshire / Inverclyde to 18.7% in East Dunbartonshire. There were three areas that saw decreases, ranging from -0.3% in Argyll and Bute to -11.3% in Aberdeen and Shire. This is the second consecutive annual decrease for Aberdeen and Shire, which is likely to reflect decreased demand for rental properties following the downturn in the oil industry. See Chart 10 and Table 5 below.

These regional trends combine to show an increase of 3.0% in average rents from £340 in 2016 to £350 in 2017 for 1 bedroom in a shared property at the Scotland level. This compares to an increase in the UK Consumer Price Index of 3.0% in the year to Sept-17.

Over the 7 year period from 2010 to 2017, Forth Valley has seen the highest increase in average private rents for 1 bedroom shared properties, with average rents rising by 29.5% (cumulative increase over 7 years).

A further 10 areas have seen increases that were higher than the Scotland average over the 7 years (16.6%). These ranged from 16.8% in North Lanarkshire to 28.4% in Fife.

Other areas that saw increases to a lesser extent ranged from 2.7% in Renfrewshire / Inverclyde to 14.6% in West Dunbartonshire. Argyll and Bute was the only area to see an decrease in average rents between 2010 and 2017 (-4.7%).

These regional trends combine to show a 16.6% cumulative increase from £300 in 2010 to £350 in 2017 for 1 bedroom shared properties at the Scotland level.

Figures on changes to rents for 1 bedroom shared properties over the period from 2010 to 2017 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 15.9% from Sept-10 to Sept-17. Over the 7 year period, average rents for 1 bedroom shared properties in 11 out of 18 areas of Scotland have risen faster than the consumer price index, whilst changes in average rents for 1 bedroom shared properties in other areas of the country have been below the rise in the consumer price index. This is shown on Chart 10.

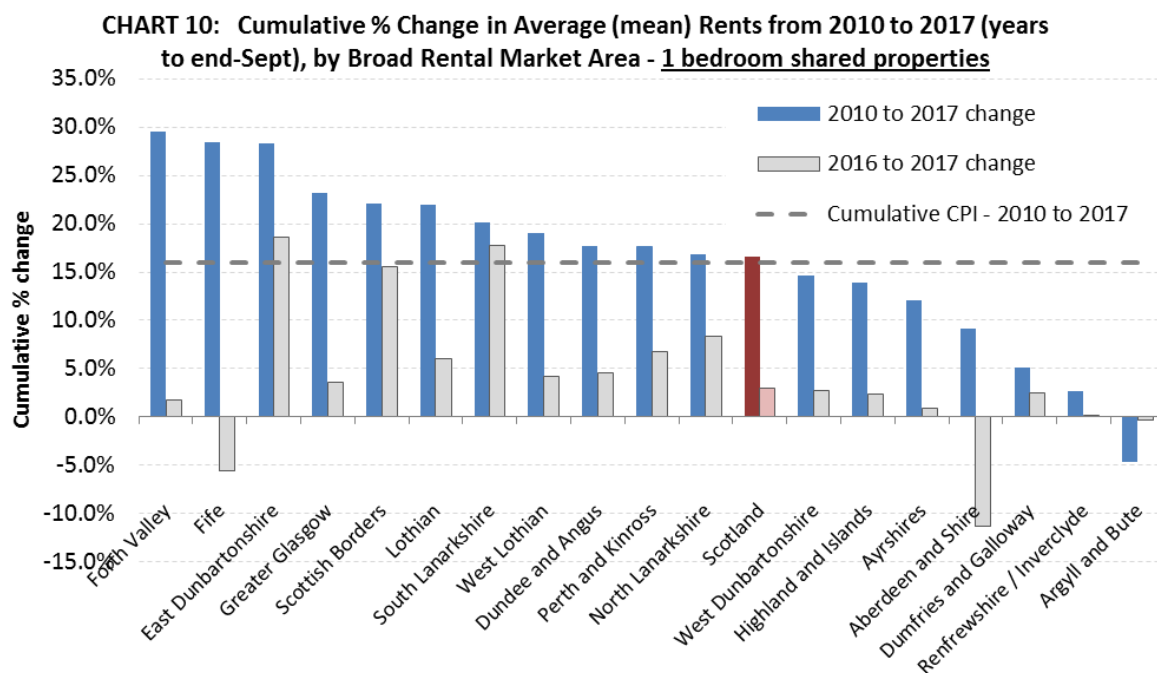


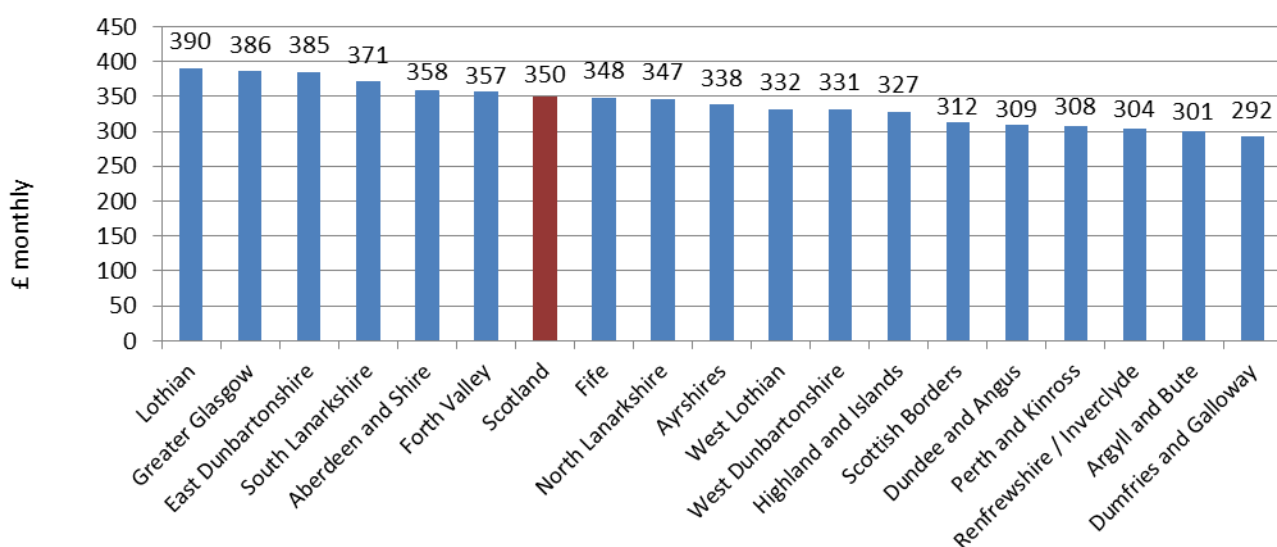
TABLE 5: 1 Bedroom Shared Properties - Average (mean) Monthly Rents (£): Cumulative Changes 2010 to 2017, by Broad Rental Market Area

	2010	2016	2017	2010 to 2017 change	2016 to 2017 change
Forth Valley	276	351	357	29.5%	1.8%
Fife	271	368	348	28.4%	-5.6%
East Dunbartonshire	300	325	385	28.3%	18.7%
Greater Glasgow	313	372	386	23.1%	3.6%
Scottish Borders	256	270	312	22.1%	15.5%
Lothian	320	368	390	22.0%	6.1%
South Lanarkshire	309	315	371	20.1%	17.8%
West Lothian	279	318	332	19.0%	4.2%
Dundee and Angus	263	296	309	17.6%	4.6%
Perth and Kinross	262	288	308	17.6%	6.8%
North Lanarkshire	297	320	347	16.8%	8.4%
Scotland	300	340	350	16.6%	3.0%
West Dunbartonshire	289	322	331	14.6%	2.8%
Highland and Islands	287	320	327	13.9%	2.3%
Ayrshires	302	335	338	12.1%	0.9%
Aberdeen and Shire	328	404	358	9.1%	-11.3%
Dumfries and Galloway	278	285	292	5.1%	2.5%
Renfrewshire / Inverclyde	296	304	304	2.7%	0.1%
Argyll and Bute	316	302	301	-4.7%	-0.3%

Note: Figures for rooms in shared properties represent "rent only", i.e. exclude any payments for shared services. See Reference Tables (Tables 7 to 14) for a more detailed breakdown of quartile and average rents for each year.

For the year to end-September 2017, Lothian had the highest average monthly rents for 1 bedroom shared properties across Scotland (£390). Other areas with higher rents included Greater Glasgow (£386), East Dunbartonshire (£385), South Lanarkshire (£371), and Aberdeen and Shire (£358). Areas with the lowest average rents included Dumfries and Galloway (£292), Argyll and Bute (£301) and Renfrewshire / Inverclyde (£304). See Chart 11 below.

CHART 11: Average (mean) Monthly Rents 2017 (year to end-Sept), by Broad Rental Market Area - 1-Bedroom Shared Properties



Scotland-level Average Rents

Table 6 and Chart 12 below provide a summary of Scotland level changes to average (mean) rental prices over the years 2010 to 2017. Further information on the suitability of carrying out analysis at a Scotland level given the sample proportions each year across Broad Rental Market Areas is included in [Annex C](#).

CHART 12: Average (mean) monthly rents, by Property Size: Scotland, 2010 to 2017

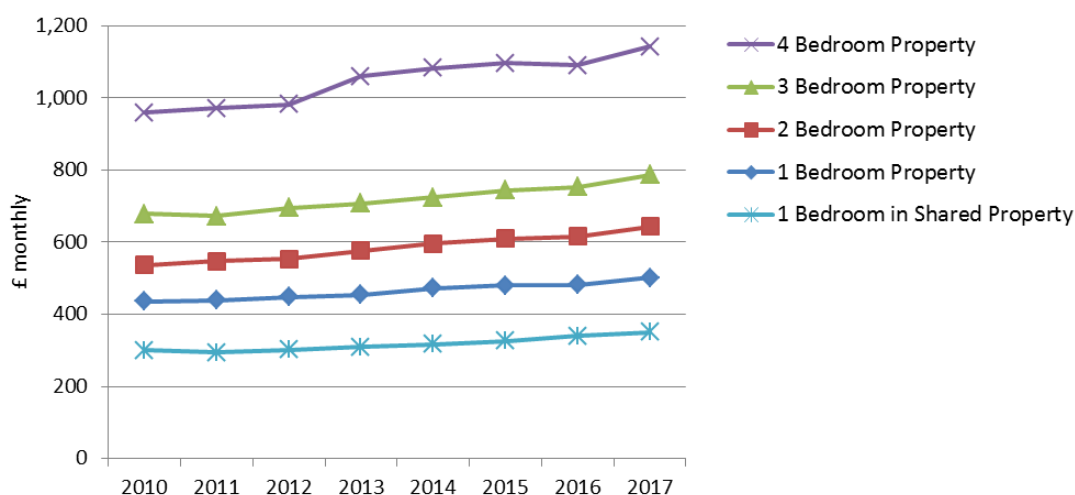


TABLE 6: Summary of Average (mean) Private Rents (£ monthly): Scotland, 2010 to 2017 (years to end Sept)

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom Property	436	439	447	454	472	480	482	501
2 Bedroom Property	536	546	553	576	596	610	616	643
3 Bedroom Property	679	672	695	707	724	744	753	787
4 Bedroom Property	959	971	983	1,060	1,083	1,097	1,089	1,143
1 Bedroom in Shared Property	300	294	301	309	317	327	340	350

Percentage Increases:

	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2010 to 2017
	(annual increase)	(annual increase)	(annual increase)	(annual increase)	(annual increase)	(annual increase)	(annual increase)	(7 year cumulative increase)
1 Bedroom Property	0.8%	1.8%	1.6%	3.9%	1.6%	0.4%	4.0%	15.0%
2 Bedroom Property	1.9%	1.2%	4.2%	3.6%	2.2%	1.0%	4.4%	19.9%
3 Bedroom Property	-1.0%	3.4%	1.8%	2.3%	2.8%	1.2%	4.6%	15.9%
4 Bedroom Property	1.3%	1.2%	7.8%	2.2%	1.3%	-0.7%	4.9%	19.2%
1 Bedroom in Shared Property	-2.0%	2.5%	2.6%	2.6%	3.0%	4.0%	3.0%	16.6%

Notes:

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

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

Note that some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure.

From Table 6, it can be seen that average (mean) rents at a Scotland level have increased for all property sizes over the period from 2010 to 2017 (cumulative increases over 7 years).

The greatest cumulative increases over the 7 years from 2010 to 2017 have been for 2 bedroom properties (19.9% increase) and 4 bedroom properties (19.2% increase). Rents for 1 bedroom in shared properties have seen a cumulative increase of 16.6% whilst 3 bedroom properties have increased by 15.9%. Over the 7 years, 1 bedroom properties have seen a cumulative increase of 15.0%.

For 1, 2 and 3 bedroom properties, the latest annual increases of 4.0%, 4.4% and 4.6%, respectively, between 2016 and 2017 are all higher than any previous annual increases since 2010. For 4 bedroom properties, the latest annual increase of 4.9% between 2016 and 2017 is higher than any previous year since 2010, except for the 7.8% increase that was seen between 2012 and 2013. For 1 bedroom shared properties, the latest annual increase of 3.0% between 2016 and 2017 is broadly similar to previous annual increases since 2010, which have ranged from 2.5% to 4.0%, except for the 2.0% drop that was seen between 2010 and 2011.

Note that some of the Scotland level trends may reflect in part any significant trends at a local area level, for example cumulative increases in average rents for particular property sizes in particular areas of the country, rather than being indicative of trends in rents across all areas of the country.

Broad Rental Market Area Profiles

This section provides profiles for private rents in each of the 18 Broad Rental Market Areas⁷. The commentary focusses on annual changes and 7 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 charts⁸.

The map on the following page illustrates the different geographical areas covered by each Broad Rental Market Area. It is also possible to search for the Broad Rental Market Area associated with a particular postcode at <http://lha-direct.voa.gov.uk/search.aspx>. This website provides detailed PDF maps of each area.

The infographic on page 23 illustrates the changes in average rents in each area by property size.

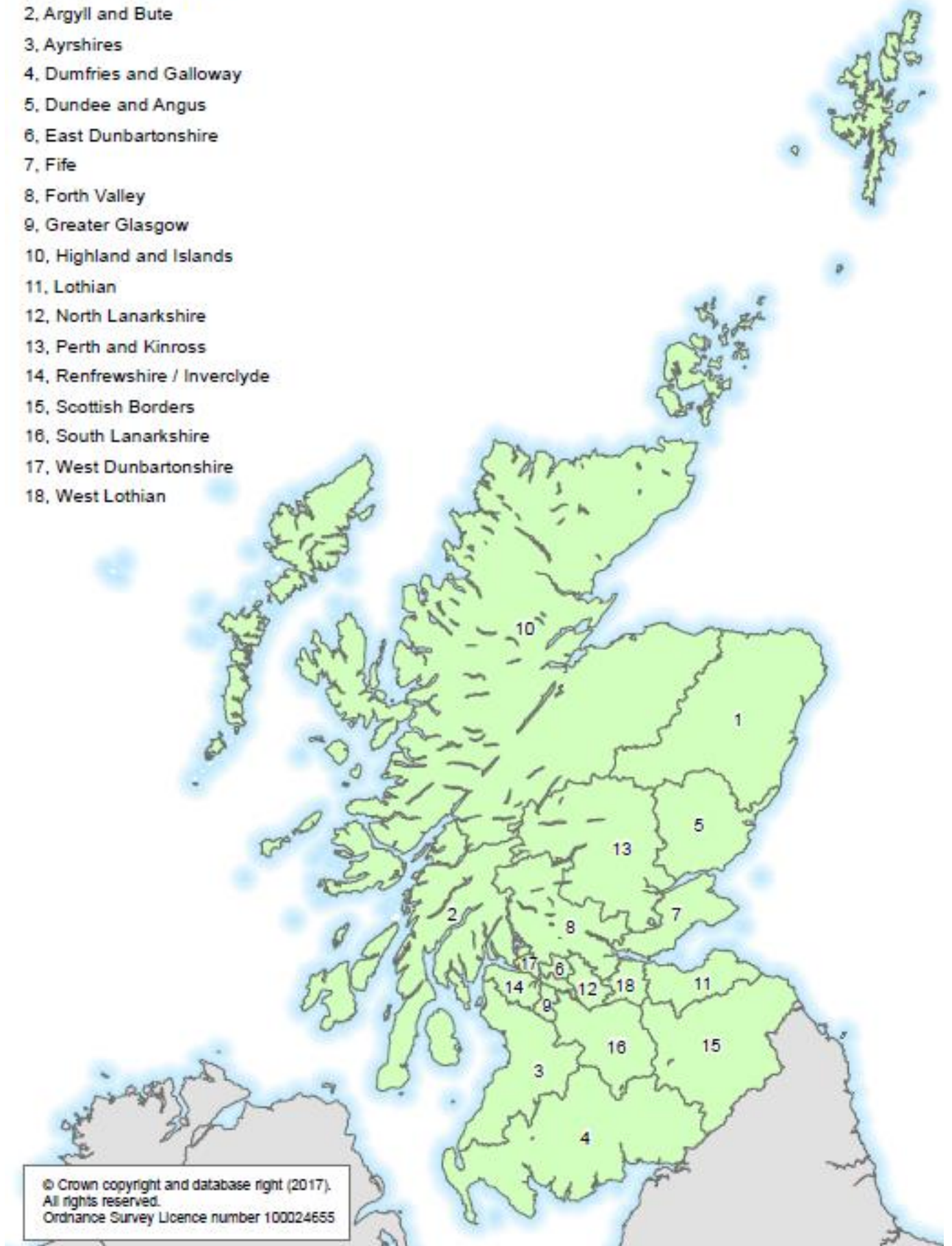
Excel versions of each of the Broad Rental Market Area Profiles along with an online Interactive Excel Workbook, in which different rental measures, Broad Rental Market Areas and property sizes can be selected and compared in the same chart, are both available at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration>.

⁷ 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.

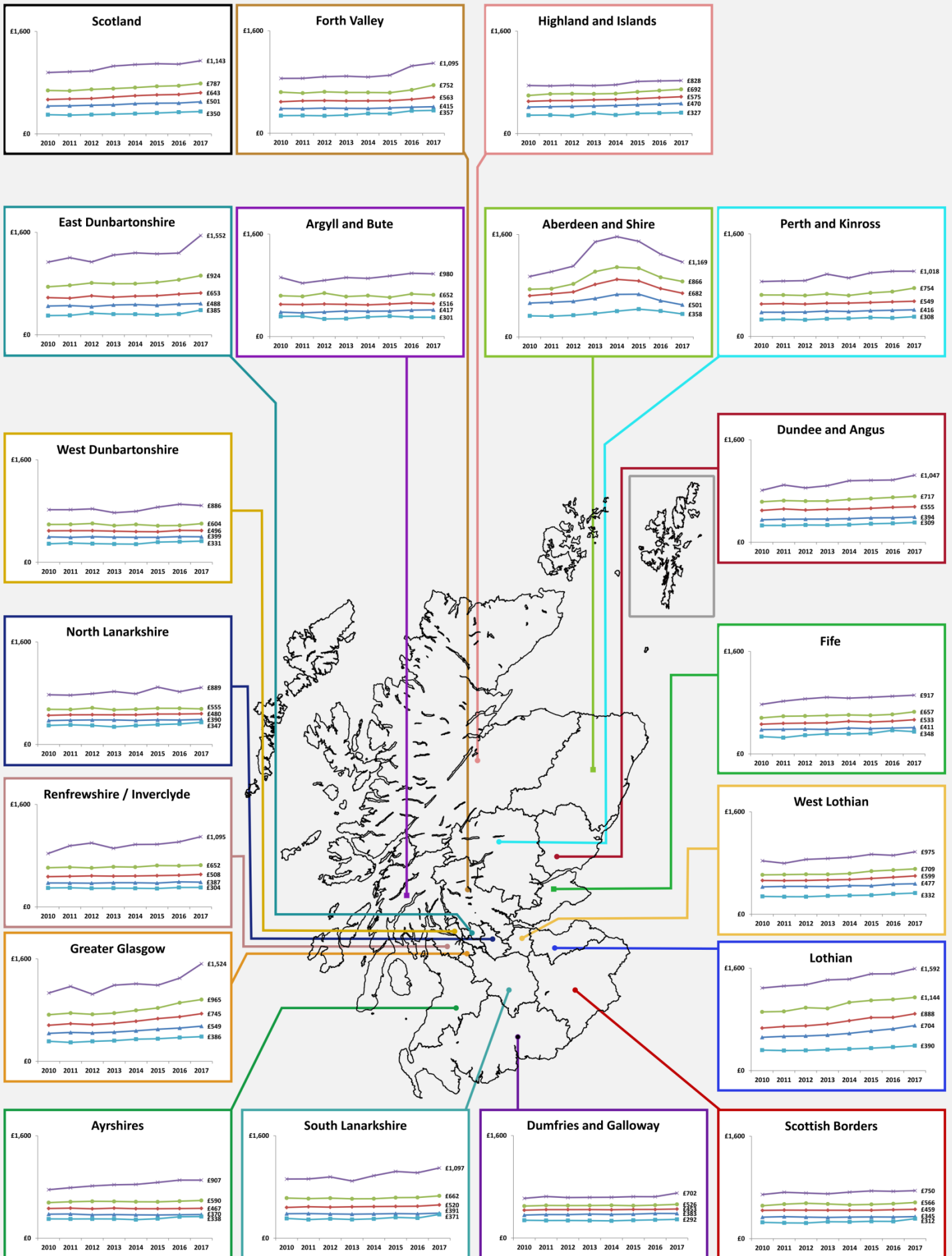
⁸ Means, medians, and lower and upper quartiles are defined in [Annex B – Glossary of Terms](#).

Broad Rental Market Area

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



Average Private Rent Levels in Scotland, 2010 to 2017



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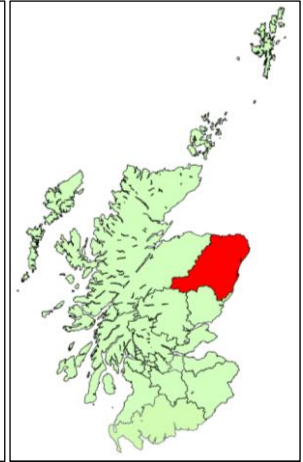
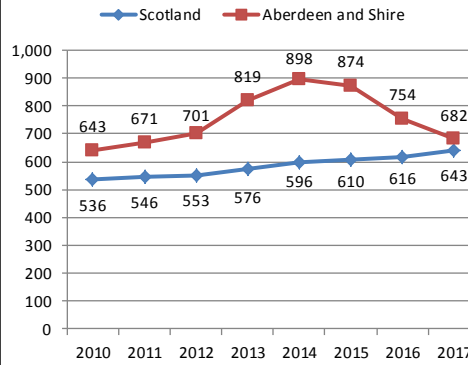
Broad Rental Market Area Profile: Aberdeen and Shire

Average (mean) rents have decreased across all property sizes between 2016 and 2017. The latest annual decreases range from -6.9% for 3 bedroom properties, to -11.5% for 1 bedroom properties, which compares to CPI inflation of +3.0% across this time period. Average rents for 2, 3, and 4 bedroom properties began decreasing between 2014 and 2015, following which average rents have fallen for each property size since then. This is likely to reflect decreased demand for rental properties following the downturn in the oil industry. Despite these drops, average rents in 2017 are still higher than in 2010 except for 1 bedroom properties, which have seen a drop of 5%. Since 2010, 3 and 4 bedroom property rents have increased by 16.4% and 23.9% respectively, which is higher than CPI inflation (15.9%) 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 end and bottom ends to widen, although this gap has narrowed in more recent years.

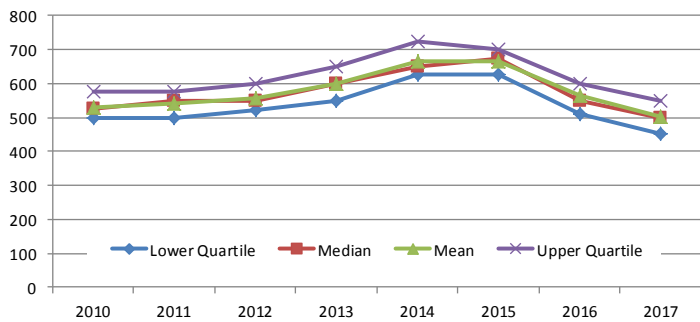
The average 2 bedroom rent in 2017 was £682 per month, higher than the Scotland average of £643, however this gap has narrowed in recent years as rents in Aberdeen and Shire have fallen while the Scotland average has increased.

2 bedroom average (mean) monthly rents (£)



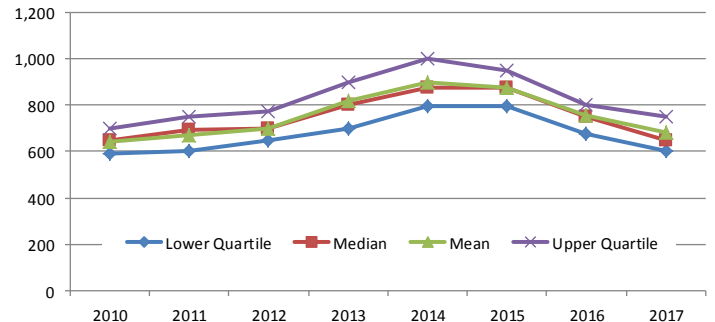
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	500	500	520	550	625	625	510	450	-11.8%	-10.0%
Median	525	550	550	600	650	675	550	500	-9.1%	-4.8%
Mean	529	540	555	600	664	667	566	501	-11.5%	-5.3%
Upper Quartile	575	575	600	650	725	700	600	550	-8.3%	-4.3%



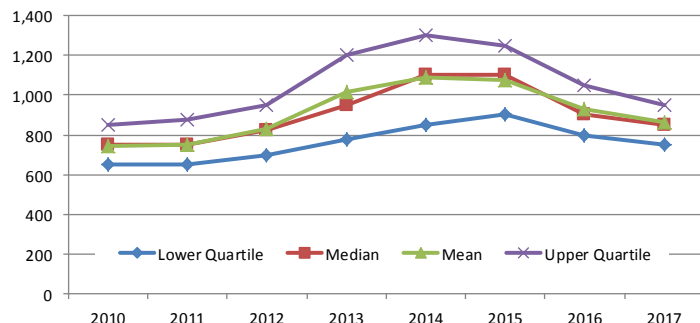
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	590	600	650	700	795	795	675	600	-11.1%	1.7%
Median	650	695	700	800	875	875	750	650	-13.3%	0.0%
Mean	643	671	701	819	898	874	754	682	-9.6%	6.1%
Upper Quartile	700	750	775	900	1,000	950	800	750	-6.3%	7.1%



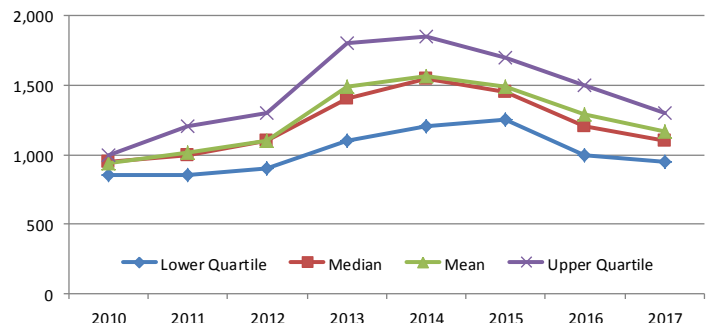
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	650	650	700	775	850	900	800	750	-6.3%	15.4%
Median	750	750	825	950	1,100	1,100	900	850	-5.6%	13.3%
Mean	744	753	827	1,019	1,089	1,072	930	866	-6.9%	16.4%
Upper Quartile	850	875	950	1,200	1,300	1,250	1,050	950	-9.5%	11.8%



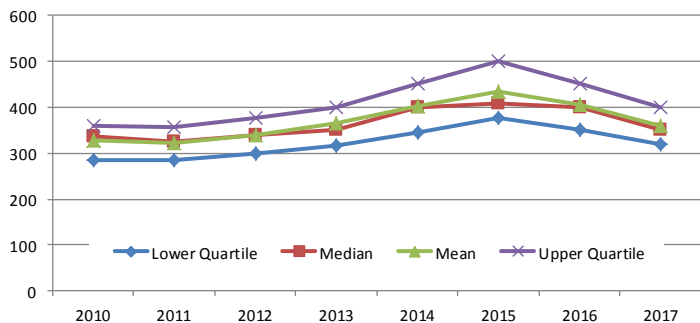
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	850	850	900	1,100	1,200	1,250	1,000	950	-5.0%	11.8%
Median	950	995	1,100	1,400	1,550	1,450	1,200	1,100	-8.3%	15.8%
Mean	944	1,018	1,105	1,484	1,565	1,493	1,291	1,169	-9.5%	23.9%
Upper Quartile	1,000	1,200	1,300	1,800	1,850	1,700	1,500	1,300	-13.3%	30.0%



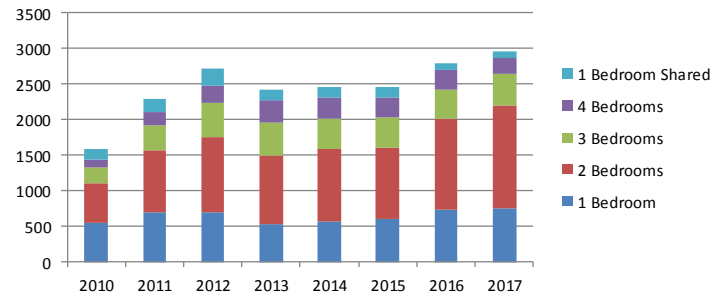
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	286	285	300	316	345	375	350	320	-8.6%	11.9%
Median	335	325	340	350	400	408	400	350	-12.5%	4.5%
Mean	328	323	338	366	402	433	404	358	-11.3%	9.1%
Upper Quartile	360	355	375	400	450	500	450	400	-11.1%	11.1%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	541	691	690	534	561	596	738	756
2 Bedrooms	557	870	1062	967	1025	1009	1271	1448
3 Bedrooms	226	364	486	448	422	428	412	446
4 Bedrooms	123	174	239	324	293	281	275	213
1 Bedroom Shared	134	192	232	142	148	138	104	98



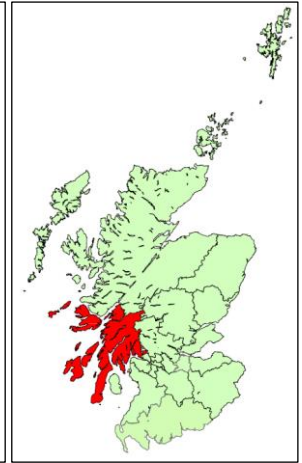
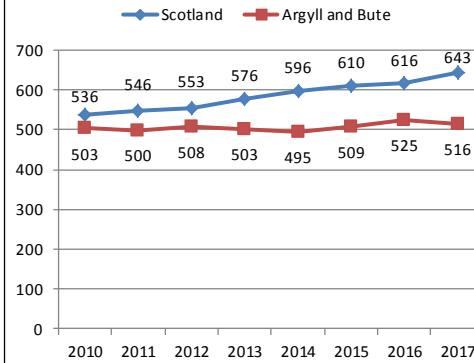
Broad Rental Market Area Profile: Argyll and Bute

Average (mean) rents in Argyll and Bute have decreased between 2010 and 2017 for all property sizes, except 1 bedroom properties. Decreases range from -0.3% to -2.1% for 1 bedroom shared and 3 bedroom properties, respectively. An increase of 1.2% was seen for 1 bedroom properties, however this is below CPI inflation of 3.0%. Despite the decreases seen in the latest year, between 2010 and 2017, average rents have increased for all property sizes, except 1 bedroom shared. These increases range from 2.2% to 9.2% for 3 and 1 bedroom properties, respectively, which compares to CPI inflation of 15.9% across this time period.

For 1 bedroom properties, an increase in the bottom end of the market (lower quartile) has caused the gap between the top and bottom ends to narrow in the latest year, whilst for 1 bedroom shared and 4 bedroom properties there has been an increase in the upper quartile and a decrease in the lower quartile in the most recent year, widening the gap between top and bottom ends

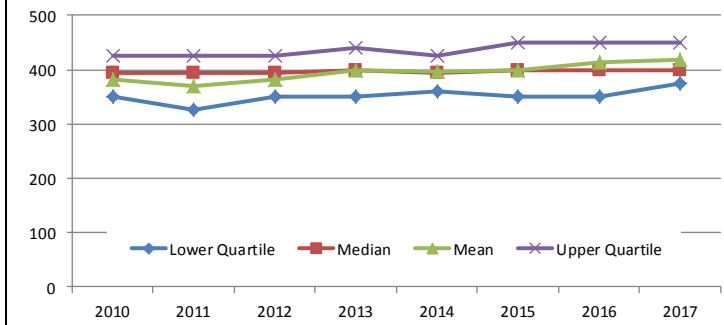
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has grown over the years, with the average rent in 2017 being £516 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



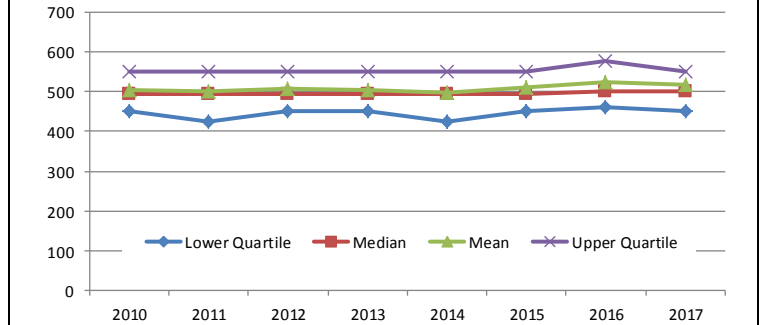
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	325	350	350	360	350	351	375	7.0%	7.1%
Median	395	395	395	400	395	400	400	400	0.0%	1.3%
Mean	382	369	383	399	395	398	412	417	1.2%	9.2%
Upper Quartile	425	425	425	440	425	450	450	450	0.0%	5.9%



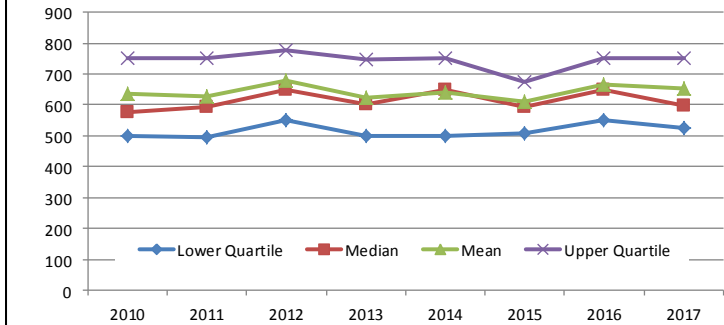
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	450	425	450	450	425	450	460	450	-2.2%	0.0%
Median	495	495	495	495	495	495	500	500	0.0%	1.0%
Mean	503	500	508	503	495	509	525	516	-1.7%	2.6%
Upper Quartile	550	550	550	550	550	550	575	550	-4.3%	0.0%



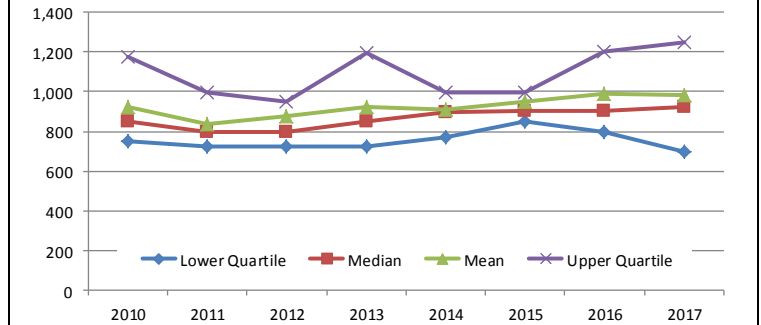
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	500	495	550	500	500	510	550	525	-4.5%	5.0%
Median	575	595	650	600	650	595	650	598	-8.1%	3.9%
Mean	638	627	679	625	640	612	666	652	-2.1%	2.2%
Upper Quartile	750	750	775	745	750	675	750	750	0.0%	0.0%



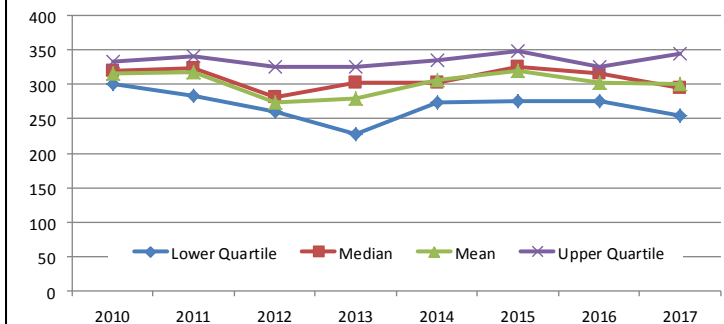
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	750	725	725	723	773	850	795	700	-11.9%	-6.7%
Median	850	800	800	850	895	900	900	925	2.8%	8.8%
Mean	924	834	878	922	909	947	989	980	-0.8%	6.1%
Upper Quartile	1,175	995	950	1,198	998	995	1,200	1,250	4.2%	6.4%



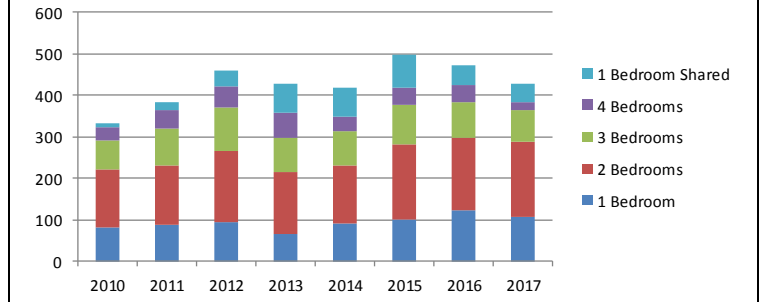
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	300	284	260	228	273	275	275	255	-7.3%	-15.0%
Median	320	324	282	302	303	325	316	294	-6.9%	-8.1%
Mean	316	318	275	280	306	319	302	301	-0.3%	-4.7%
Upper Quartile	333	340	325	325	335	348	325	345	6.2%	3.6%



Sample Sizes:

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



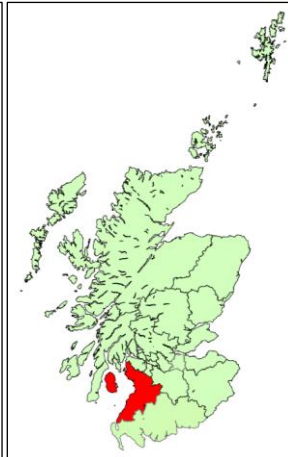
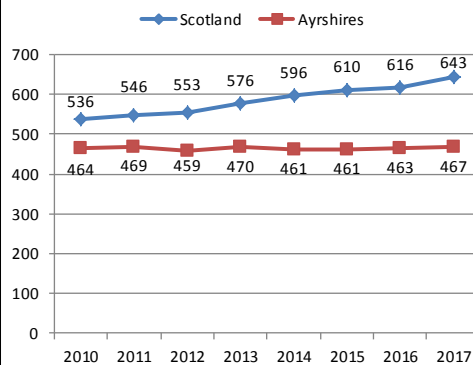
Broad Rental Market Area Profile: Ayrshires

Between 2016 and 2017, average (mean) rents have remained fairly constant across all property sizes in the Ayrshires, with changes varying from -0.1% for 4 bedroom properties to +1.9% for 3 bedroom properties. This compares to CPI inflation of 3.0% across this time period. Between 2010 and 2017, average rents have increased for all property sizes, except 1 bedroom. The largest increases have been seen for 4 bedroom and 1 bedroom shared properties, with increases of 19.6% and 12.1%, respectively, which compares to CPI inflation of 15.9% across this time period.

For 4 bedroom properties, an increase in the top end (upper quartile) has widened the gap between bottom end and top end rents in the latest year. The gap for 1 bedroom properties has narrowed in the latest year due to an increase in the bottom end (lower quartile) and is now the same as it was in 2010.

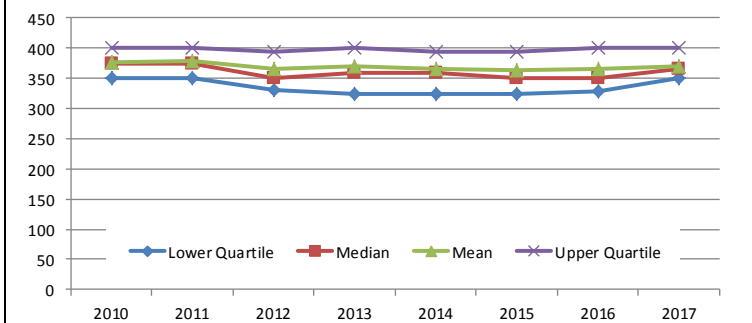
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has grown over the years, with the average rent in 2017 being £467 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



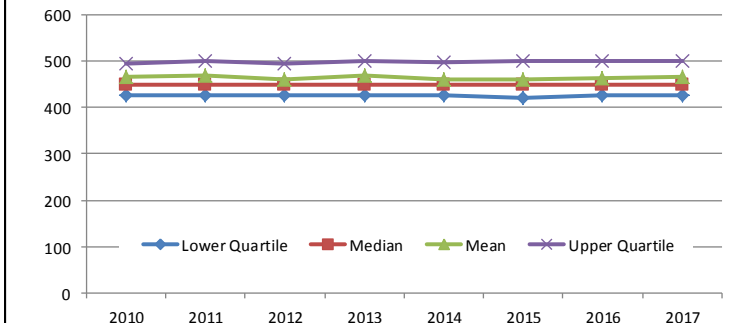
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	350	330	325	325	325	328	350	6.9%	0.0%
Median	375	375	350	360	360	350	350	365	4.3%	-2.7%
Mean	375	378	365	369	365	363	366	370	1.0%	-1.5%
Upper Quartile	400	400	395	400	395	395	400	400	0.0%	0.0%



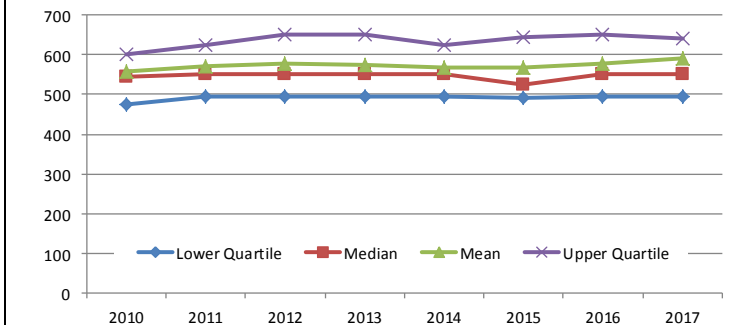
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	425	425	425	425	425	420	425	425	0.0%	0.0%
Median	450	450	450	450	450	450	450	450	0.0%	0.0%
Mean	464	469	459	470	461	461	461	463	0.7%	0.5%
Upper Quartile	495	500	495	500	498	500	500	500	0.0%	1.0%



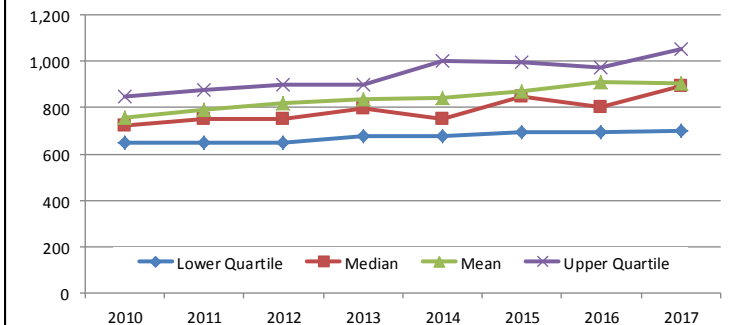
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	475	495	495	495	495	490	495	495	0.0%	4.2%
Median	545	550	550	550	550	525	550	550	0.0%	0.9%
Mean	556	570	576	575	569	568	579	590	1.9%	6.0%
Upper Quartile	600	625	650	650	625	643	650	640	-1.5%	6.7%



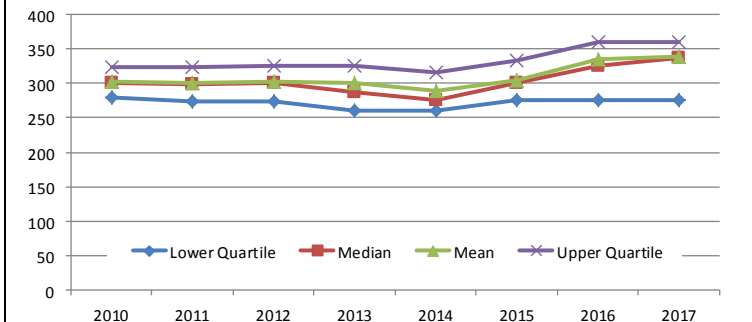
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	650	650	650	678	675	695	695	700	0.7%	7.7%
Median	725	750	750	795	750	850	800	895	11.9%	23.4%
Mean	758	789	816	834	840	872	908	907	-0.1%	19.6%
Upper Quartile	850	875	900	900	1,000	995	975	1,050	7.7%	23.5%



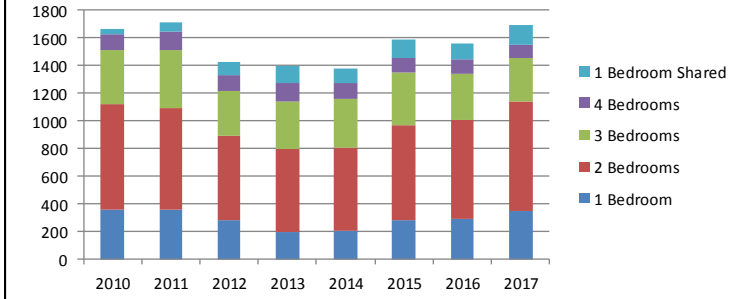
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	280	274	273	260	260	275	275	275	0.0%	-1.8%
Median	300	298	300	287	277	300	326	338	3.7%	12.6%
Mean	302	301	302	301	290	304	335	338	0.9%	12.1%
Upper Quartile	324	324	325	325	315	333	360	360	0.0%	11.0%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	359	354	284	201	206	286	288	351
2 Bedrooms	759	737	607	592	604	681	716	786
3 Bedrooms	390	417	328	347	346	380	341	317
4 Bedrooms	119	136	108	136	115	106	101	97
1 Bedroom Shared	38	67	97	120	107	139	115	146



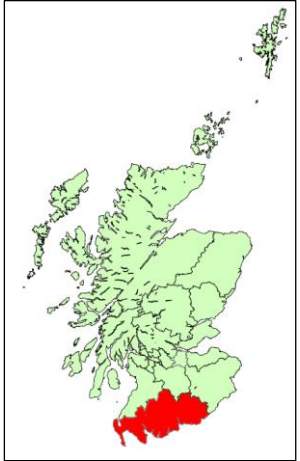
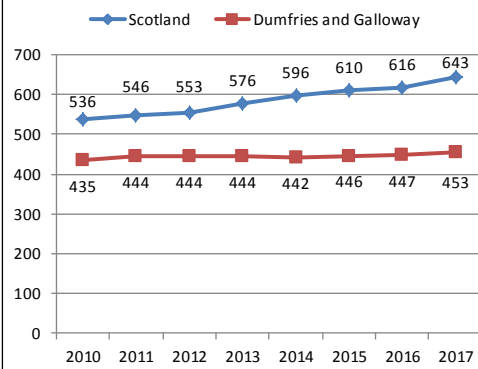
Broad Rental Market Area Profile: Dumfries and Galloway

Average (mean) rents in Dumfries and Galloway between 2010 and 2017 have increased for all property sizes, except 1 bedroom. Increases ranged from 1.5%, for 2 bedroom properties, to 8.8% for 4 bedroom properties, which compares to CPI inflation of 3.0% across this time period. Between 2010 and 2017 average rents have increased for all property sizes, from 4.2% to 13.3%, for 2 and 4 bedroom properties, respectively. This compares to CPI inflation of 15.9% across this time period.

In the latest year, for 1 bedroom shared and 3 bedroom properties, increases in the top end (upper quartile) have caused the gap between the top and bottom ends to widen. 1 bedroom properties have seen the bottom end (lower quartile) fall in the latest year, widening the gap between the two ends in the latest year, but to levels similar to 2015. The gap has stayed the same for 4 bedroom properties, whilst narrowing slightly for 2 bedroom properties due to an increase in bottom end rents.

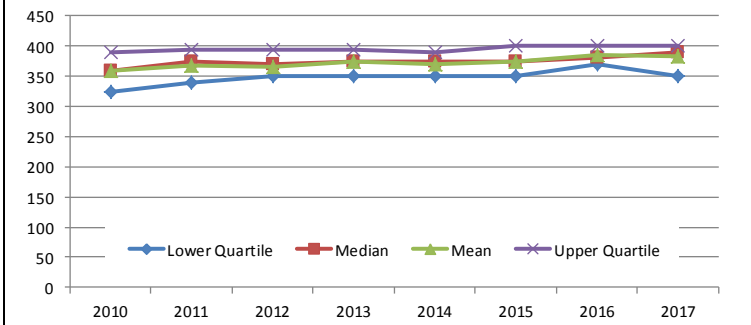
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has grown over the years, with the average rent in 2017 being £453 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



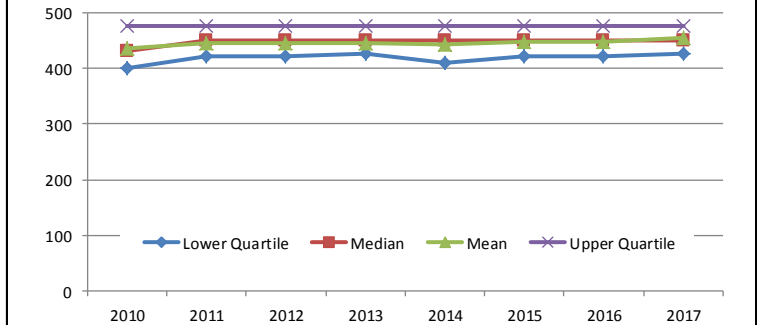
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	325	340	350	350	350	350	369	350	-5.2%	7.7%
Median	360	375	370	375	375	375	380	390	2.6%	8.3%
Mean	359	367	366	374	369	373	384	383	-0.2%	6.8%
Upper Quartile	390	395	395	395	390	400	400	400	0.0%	2.6%



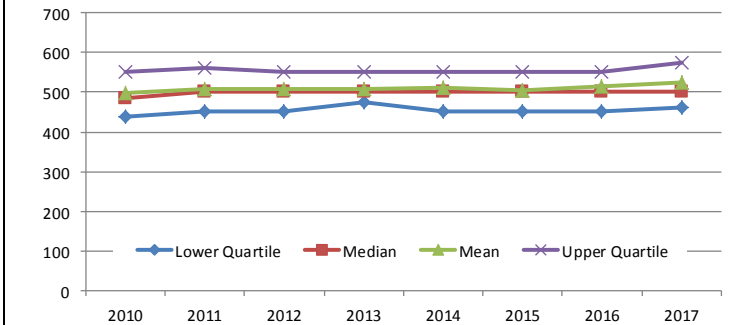
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	400	420	420	425	410	420	420	425	1.2%	6.3%
Median	430	450	450	450	450	450	450	450	0.0%	4.7%
Mean	435	444	444	444	442	446	447	453	1.5%	4.2%
Upper Quartile	475	475	475	475	475	475	475	475	0.0%	0.0%



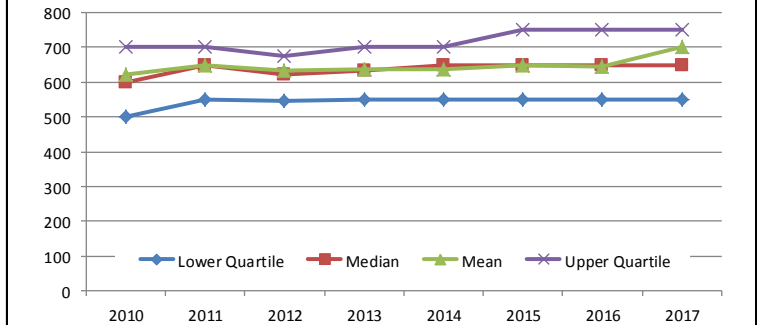
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	440	450	450	475	450	450	450	460	2.2%	4.5%
Median	485	500	500	500	500	500	500	500	0.0%	3.1%
Mean	500	510	508	508	512	506	514	526	2.4%	5.3%
Upper Quartile	550	560	550	550	550	550	550	575	4.5%	4.5%



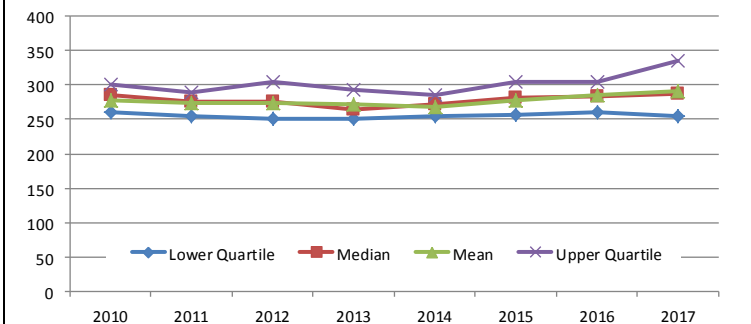
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	500	550	545	550	550	550	550	550	0.0%	10.0%
Median	600	650	623	633	650	650	650	650	0.0%	8.3%
Mean	620	649	633	635	637	647	646	702	8.8%	13.3%
Upper Quartile	700	700	675	700	700	750	750	750	0.0%	7.1%



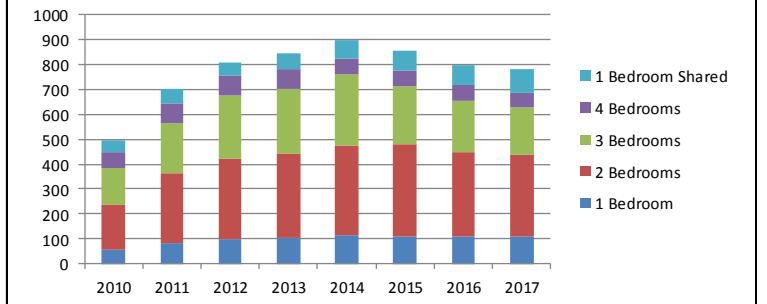
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	260	255	250	250	255	258	260	255	-1.9%	-1.9%
Median	285	275	275	265	272	282	283	288	1.8%	0.9%
Mean	278	274	275	272	269	278	285	292	2.5%	5.1%
Upper Quartile	300	290	305	294	285	305	305	335	9.7%	11.5%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	58	82	97	102	114	110	109	110
2 Bedrooms	180	280	322	339	363	371	341	330
3 Bedrooms	145	200	256	259	284	234	206	190
4 Bedrooms	65	80	80	80	65	62	62	54
1 Bedroom Shared	50	59	55	65	74	80	82	98



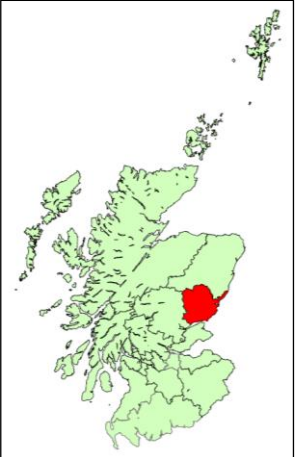
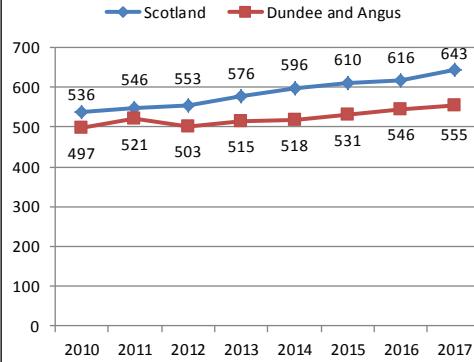
Broad Rental Market Area Profile: Dundee and Angus

Average (mean) rents between 2010 and 2017 have increased for all property sizes, ranging from an increase of 1.6% for 2 bedroom properties to an increase of 7.7% for 4 bedroom properties. This compares to CPI inflation of 3.0% across this time period. Average rents for all property sizes have also increased between 2010 and 2017, with increases ranging from 11.6% for 2 bedroom properties to 29.1% for 4 bedroom properties. This compares to CPI inflation of 15.9% across this time period.

For all property sizes, except 1 bedroom shared, rent increases between 2010 and 2017 have been greater at the top end (upper quartile) than the bottom end (lower quartile), causing the gap between top and bottom ends of the market to widen.

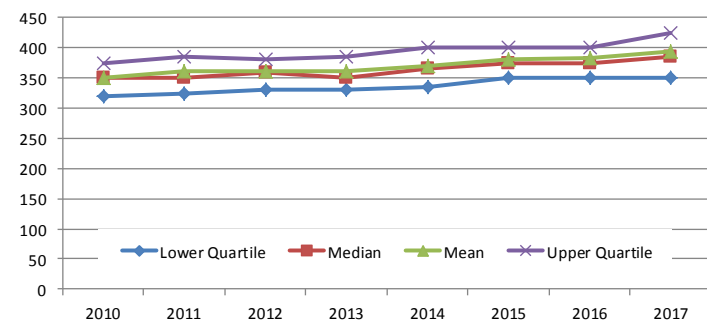
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened since 2011 with the average rent in 2017 being £555 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



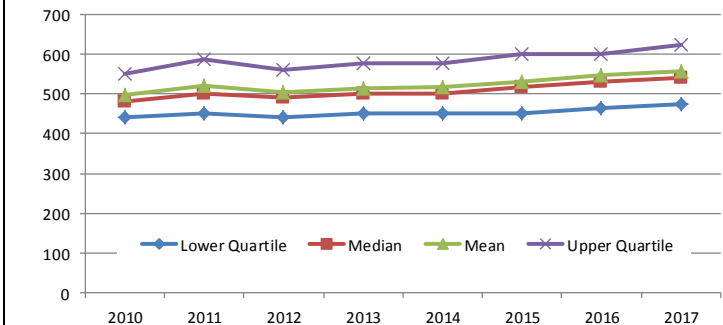
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	320	325	330	330	335	350	350	350	0.0%	9.4%
Median	350	350	360	350	365	375	375	385	2.7%	10.0%
Mean	351	360	361	362	369	381	383	394	2.8%	12.2%
Upper Quartile	375	385	380	385	400	400	400	425	6.3%	13.3%



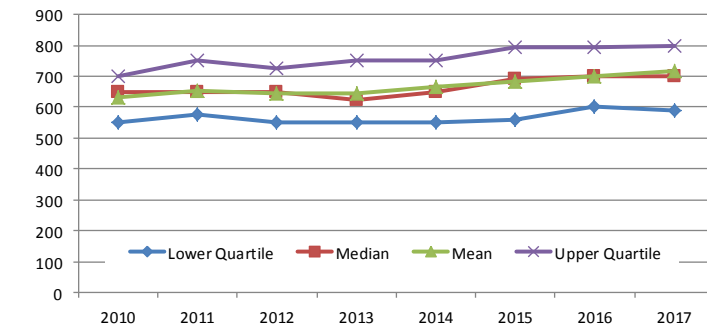
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	440	450	440	450	450	450	465	475	2.2%	8.0%
Median	480	500	490	500	500	518	530	540	1.9%	12.5%
Mean	497	521	503	515	518	531	546	555	1.6%	11.6%
Upper Quartile	550	585	560	575	575	600	600	623	3.8%	13.2%



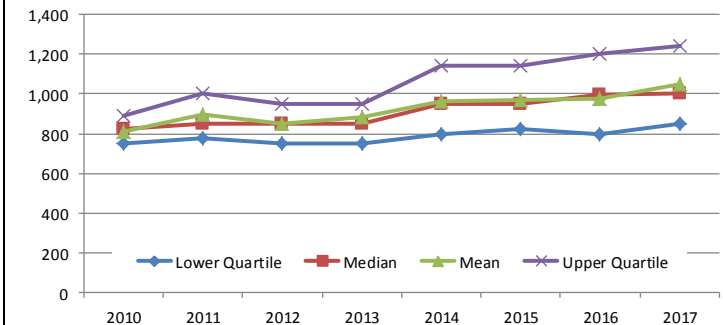
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	550	575	550	550	550	560	600	590	-1.7%	7.3%
Median	650	650	650	625	650	690	700	700	0.0%	7.7%
Mean	633	651	643	644	668	684	702	717	2.2%	13.4%
Upper Quartile	700	750	725	750	750	795	795	800	0.6%	14.3%



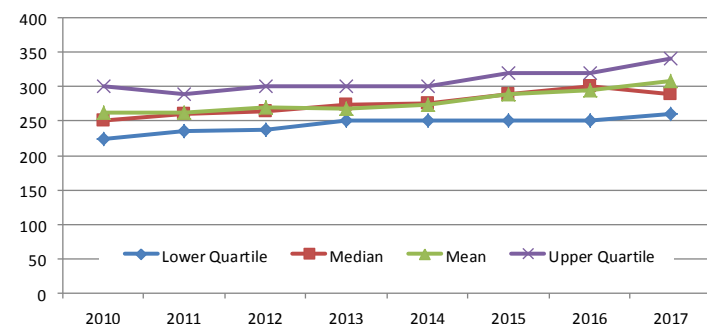
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	750	780	750	750	800	825	800	850	6.3%	13.3%
Median	825	850	850	850	950	950	995	1,000	0.5%	21.2%
Mean	811	894	850	883	961	968	973	1,047	7.7%	29.1%
Upper Quartile	890	1,000	950	950	1,140	1,140	1,200	1,240	3.3%	39.3%



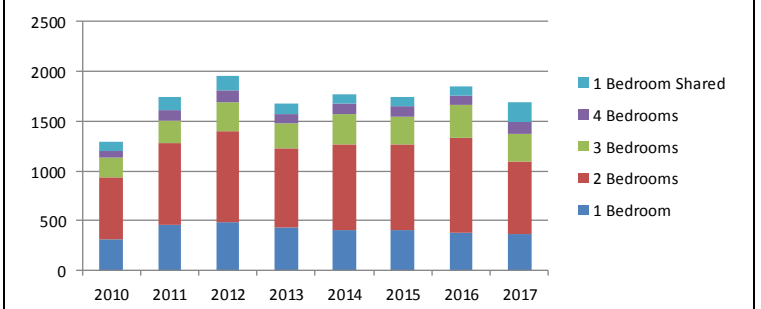
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	225	235	238	250	250	250	250	260	4.0%	15.6%
Median	250	260	265	273	275	290	300	290	-3.3%	16.0%
Mean	263	263	270	268	274	289	296	309	4.6%	17.6%
Upper Quartile	300	290	300	300	300	320	320	340	6.3%	13.3%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	319	458	483	437	405	406	382	369
2 Bedrooms	613	818	918	790	856	860	950	728
3 Bedrooms	198	224	283	245	303	283	335	275
4 Bedrooms	71	107	121	93	107	105	85	115
1 Bedroom Shared	94	138	143	108	104	95	93	200



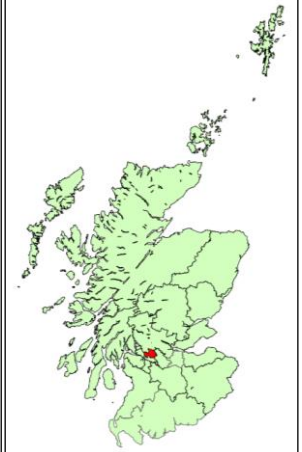
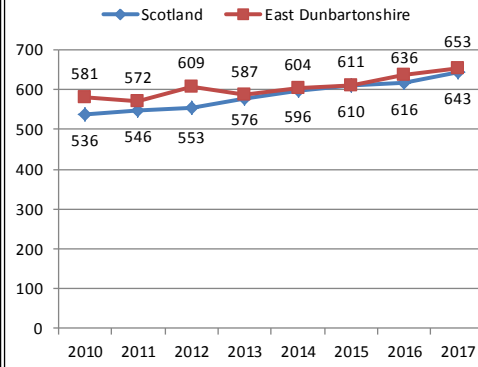
Broad Rental Market Area Profile: East Dunbartonshire

Average (mean) rents in East Dunbartonshire have increased for all property sizes between 2010 and 2017. Increases range from 1.9%, for 1 bedroom properties, up to 21.5% for 4 bedroom properties, which compares to CPI inflation of 3.0% across this time period. Average rents for all property sizes also increased between 2010 and 2017, with increases ranging from 8.5% to 36.7% for 1 bedroom and 4 bedroom properties, respectively. This compares to CPI inflation of 15.9% across this time period.

For all property types, except 4 bedroom, rents between 2010 and 2017 have increased more at the top end (upper quartile) than at bottom end (lower quartile) of the market, causing a widening gap between the top and bottom end of the market.

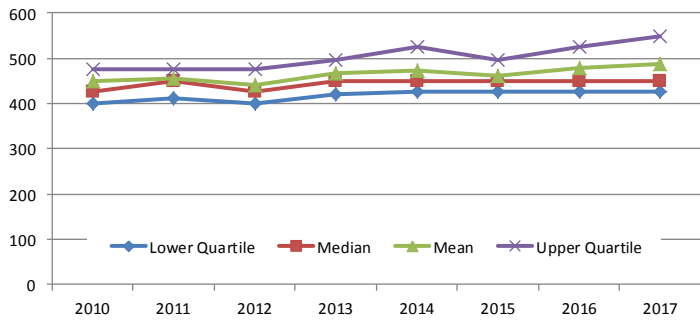
Average 2 bedroom rents have been higher than the Scotland average in each year since 2010, although rents have been only slightly higher than the Scotland figures since 2013 onwards, with the average rent in 2017 being £653 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



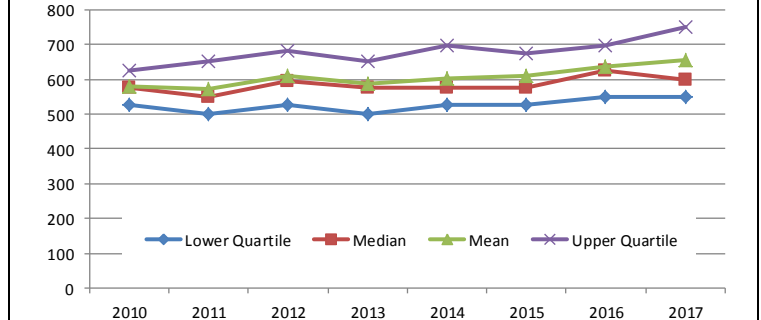
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	400	413	400	420	425	425	425	425	0.0%	6.3%
Median	425	450	425	450	450	450	450	450	0.0%	5.9%
Mean	450	457	441	466	472	461	479	488	1.9%	8.5%
Upper Quartile	475	475	475	495	525	495	525	550	4.8%	15.8%



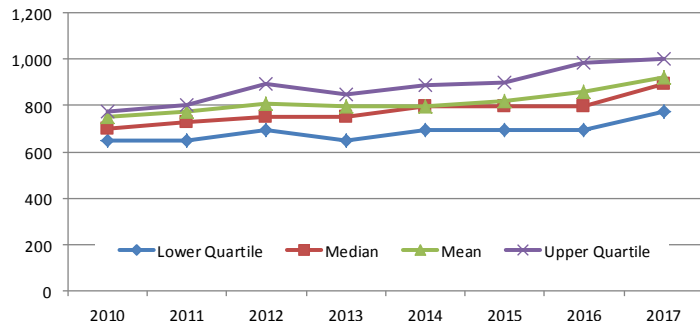
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	525	500	525	500	525	525	550	550	0.0%	4.8%
Median	575	550	595	575	575	575	625	600	-4.0%	4.3%
Mean	581	572	609	587	604	611	636	653	2.8%	12.4%
Upper Quartile	625	650	680	650	695	675	695	750	7.9%	20.0%



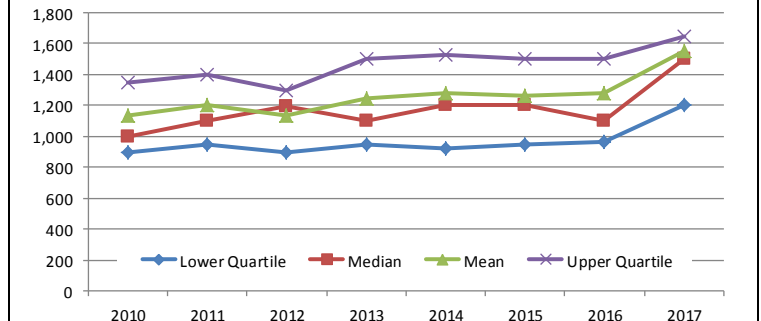
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	650	650	695	650	695	695	695	775	11.5%	19.2%
Median	700	730	750	750	795	798	795	893	12.3%	27.5%
Mean	750	772	810	798	799	820	859	924	7.5%	23.2%
Upper Quartile	775	800	895	850	890	900	985	1,000	1.5%	29.0%



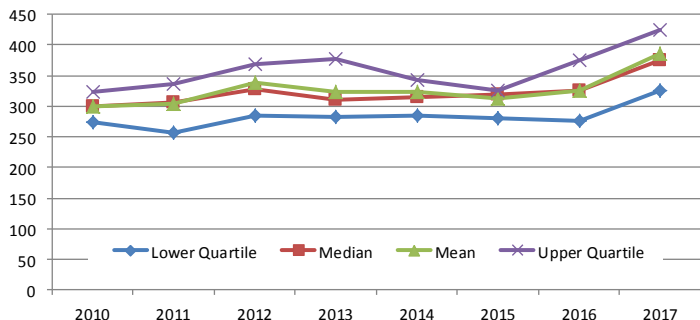
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	900	950	900	950	923	950	963	1,200	24.7%	33.3%
Median	995	1,100	1,195	1,100	1,200	1,200	1,100	1,500	36.4%	50.8%
Mean	1,135	1,204	1,138	1,246	1,280	1,264	1,277	1,552	21.5%	36.7%
Upper Quartile	1,350	1,400	1,300	1,500	1,525	1,500	1,500	1,650	10.0%	22.2%



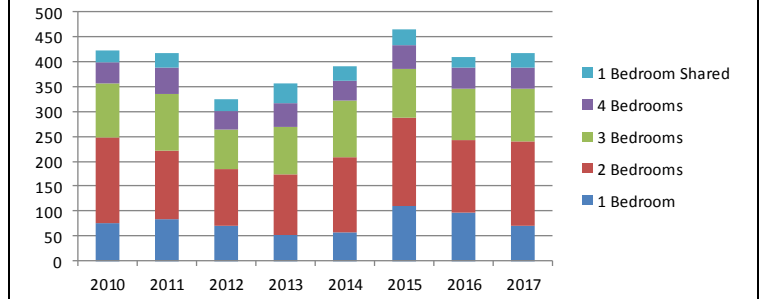
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	274	257	285	282	285	280	275	325	18.2%	18.6%
Median	300	305	328	310	315	320	325	375	15.4%	25.0%
Mean	300	304	338	323	322	312	325	385	18.7%	28.3%
Upper Quartile	324	335	368	377	342	325	375	425	13.3%	31.2%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	75	84	70	52	58	111	98	71
2 Bedrooms	172	137	114	123	150	177	144	169
3 Bedrooms	110	115	79	95	114	98	105	106
4 Bedrooms	43	51	37	48	40	46	40	42
1 Bedroom Shared	22	31	26	38	28	32	22	30



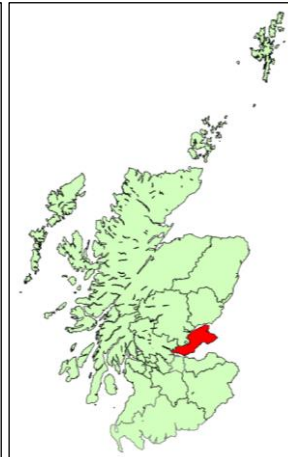
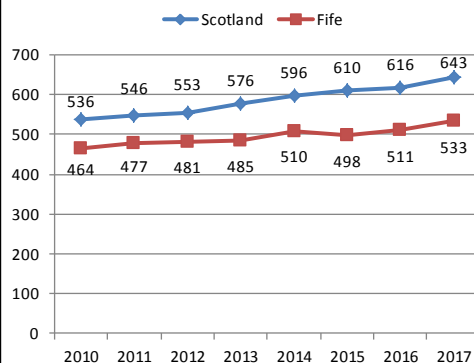
Broad Rental Market Area Profile: Fife

Average (mean) rents in Fife have increased between 2010 and 2017 for all property sizes, except 1 bedroom shared. Increases range from between 1.8% for 4 bedroom properties to 6.5% for 3 bedroom properties. Average rents have decreased for 1 bedroom shared properties by 5.6%. This compares to CPI inflation of 3.0% across this time period. Between 2010 and 2017 average rents have increased across all property sizes, ranging from an increase of 8.6% for 1 bedroom properties to an increase of 28.4% for 1 bedroom shared properties. This compares to CPI inflation of 15.9% across this time period.

For all property types greater increases in the top end (upper quartile) of rents compared to the bottom end (lower quartile) have widened the gap in rents between 2010 and 2017.

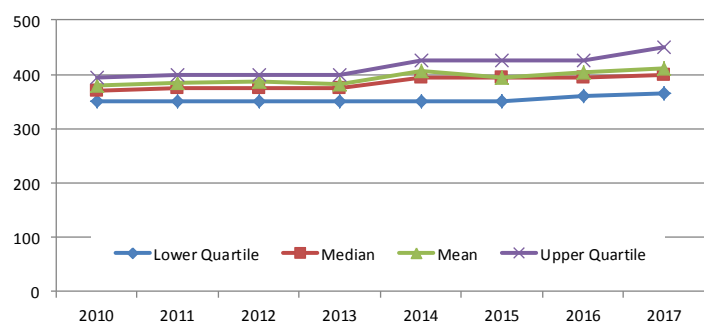
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has grown slightly over the years, with the average rent in 2017 being £533 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



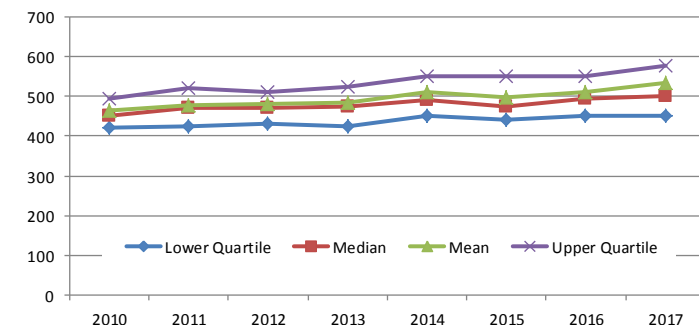
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	350	350	350	350	350	360	365	1.4%	4.3%
Median	370	375	375	375	395	395	395	400	1.3%	8.1%
Mean	379	383	387	381	405	395	403	411	2.2%	8.6%
Upper Quartile	395	400	400	400	425	425	425	450	5.9%	13.9%



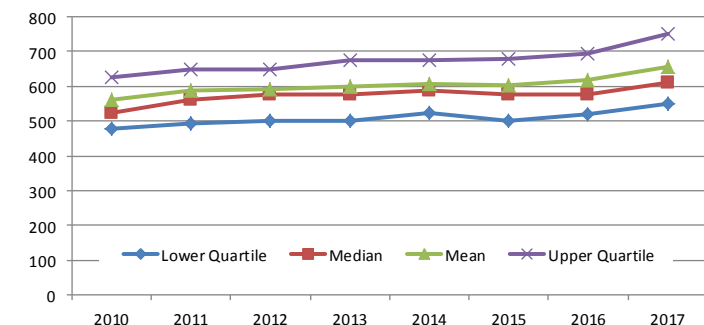
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	420	425	430	425	450	440	450	450	0.0%	7.1%
Median	450	470	470	475	490	475	495	500	1.0%	11.1%
Mean	464	477	481	485	510	498	511	533	4.4%	14.9%
Upper Quartile	495	520	510	525	550	550	550	575	4.5%	16.2%



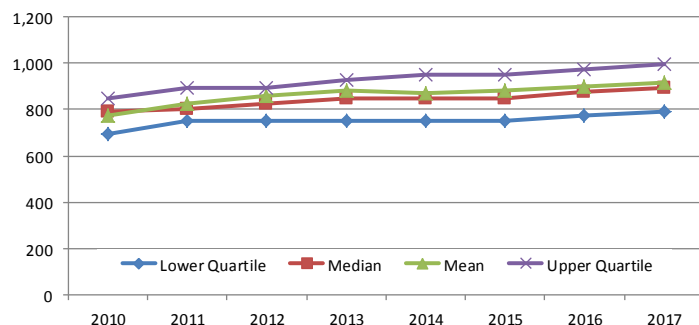
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	480	495	500	500	525	500	520	550	5.8%	14.6%
Median	525	560	575	575	590	575	575	613	6.5%	16.7%
Mean	563	589	592	600	609	602	617	657	6.5%	16.7%
Upper Quartile	628	650	650	675	675	680	695	750	7.9%	19.5%



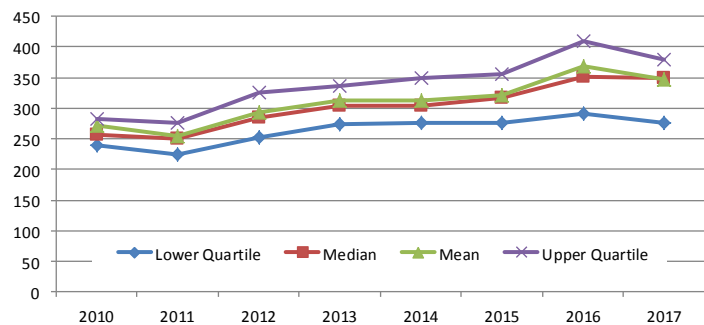
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	695	750	750	750	750	750	775	790	1.9%	13.7%
Median	790	800	825	850	850	850	875	895	2.3%	13.3%
Mean	773	824	860	884	871	884	901	917	1.8%	18.6%
Upper Quartile	850	895	895	925	948	950	975	995	2.1%	17.1%



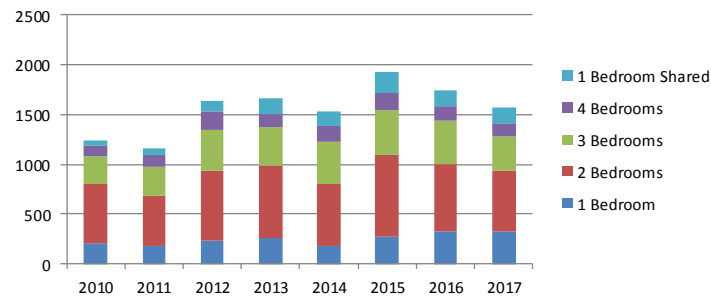
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	238	224	251	274	275	275	290	275	-5.2%	15.4%
Median	256	250	285	303	304	316	352	348	-1.1%	36.1%
Mean	271	254	292	313	312	321	368	348	-5.6%	28.4%
Upper Quartile	282	275	325	337	350	355	410	380	-7.4%	34.7%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	202	186	227	253	180	279	322	325
2 Bedrooms	606	503	711	738	626	812	680	611
3 Bedrooms	272	282	407	381	415	455	434	348
4 Bedrooms	106	120	185	138	168	167	151	125
1 Bedroom Shared	49	69	109	152	146	209	162	162



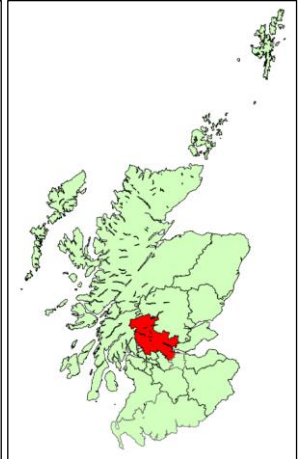
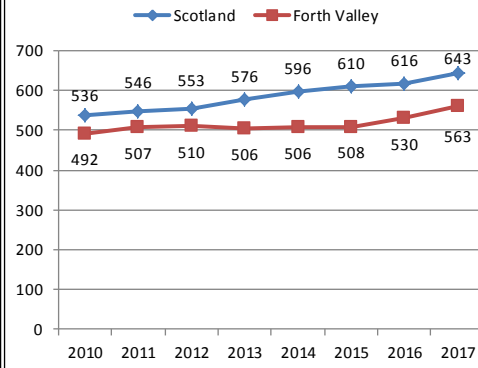
Broad Rental Market Area Profile: Forth Valley

Between 2016 and 2017, average (mean) rents in Forth Valley have increased for all property sizes. The increases range from 1.8% for both 1 bedroom and 1 bedroom shared properties to 10.9% for 3 bedroom properties, which compares to CPI inflation of 3.0% across this time period. Average rents between 2010 and 2017 have also increased for all property sizes. Increases range from 7.2% for 1 bedroom properties to 29.5% for 1 bedroom shared properties, which compares to CPI inflation of 15.9% across this time period.

Across all property sizes, since 2010 there has been greater increases in the top end rents (upper quartile) than the bottom end (lower quartile), resulting in the gap between top and bottom ends of the market widening.

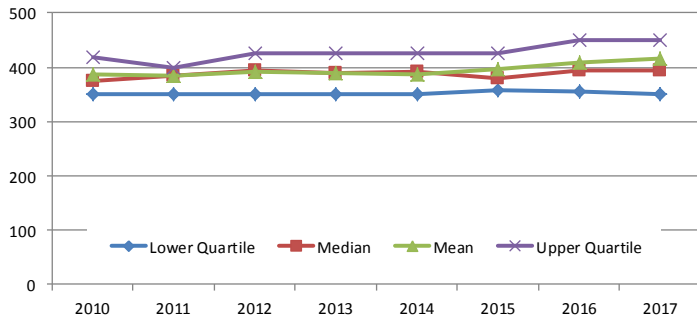
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2017 being £563 per month, compared to the Scotland average of £643. The gap grew between 2011 and 2015, then narrowed in 2016 and 2017.

2 bedroom average (mean) monthly rents (£)



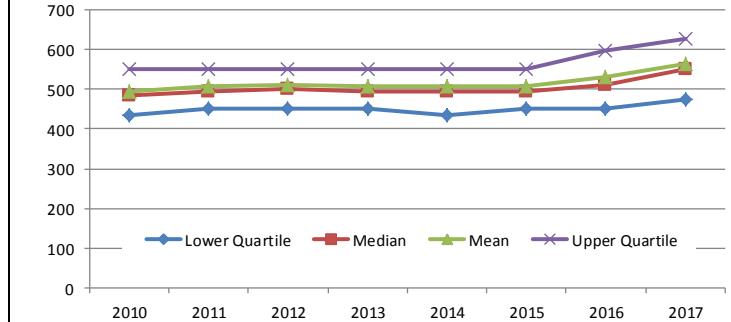
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	350	350	350	350	358	355	350	-1.4%	0.0%
Median	375	385	395	390	393	380	395	395	0.0%	5.3%
Mean	387	385	393	389	387	396	408	415	1.8%	7.2%
Upper Quartile	418	400	425	425	425	425	450	450	0.0%	7.8%



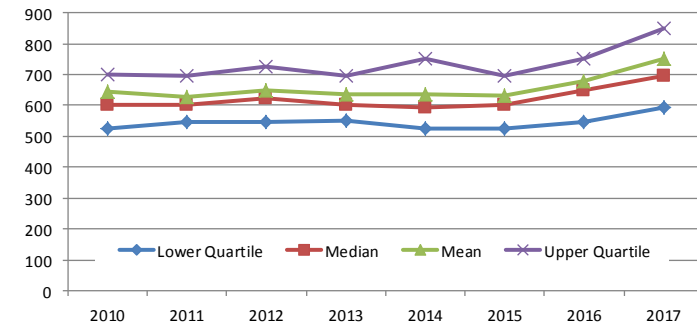
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	435	450	450	450	435	450	450	475	5.6%	9.2%
Median	483	495	500	495	495	495	510	550	7.8%	14.0%
Mean	492	507	510	506	506	506	508	530	6.2%	14.2%
Upper Quartile	550	550	550	550	550	550	595	625	5.0%	13.6%



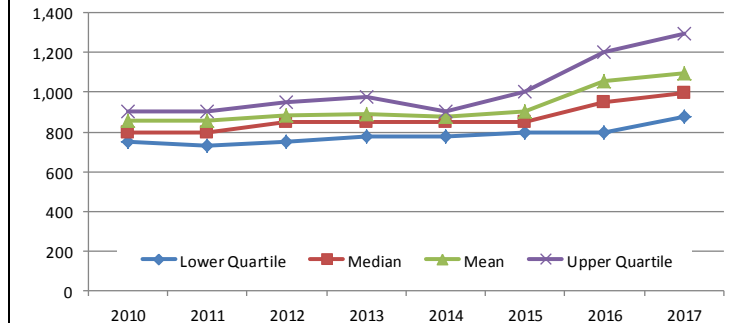
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	525	545	545	550	525	525	545	595	9.2%	13.3%
Median	600	600	625	600	595	600	650	695	6.9%	15.8%
Mean	643	627	648	637	637	634	678	752	10.9%	17.0%
Upper Quartile	700	695	725	695	750	695	750	850	13.3%	21.4%



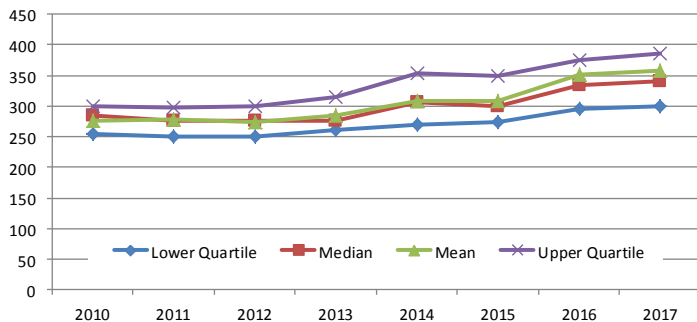
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	750	733	750	775	775	795	800	875	9.4%	16.7%
Median	800	800	850	850	850	850	950	995	4.7%	24.4%
Mean	857	858	884	892	879	906	1,052	1,095	4.1%	27.8%
Upper Quartile	900	900	950	975	900	1,000	1,200	1,295	7.9%	43.9%



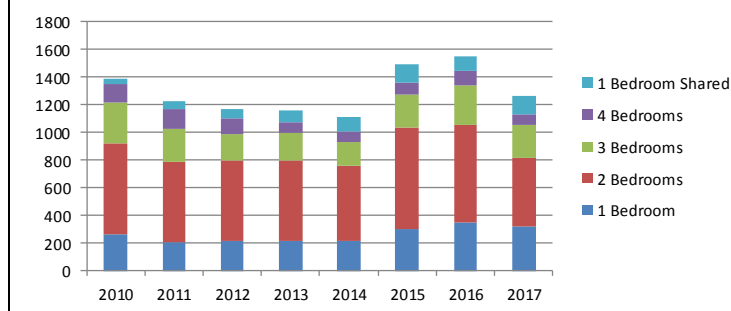
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	255	250	250	260	270	273	294	300	1.9%	17.6%
Median	285	275	275	275	305	300	333	340	2.1%	19.3%
Mean	276	278	273	285	308	308	351	357	1.8%	29.5%
Upper Quartile	300	298	300	315	354	350	375	385	2.7%	28.3%



Sample Sizes:

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

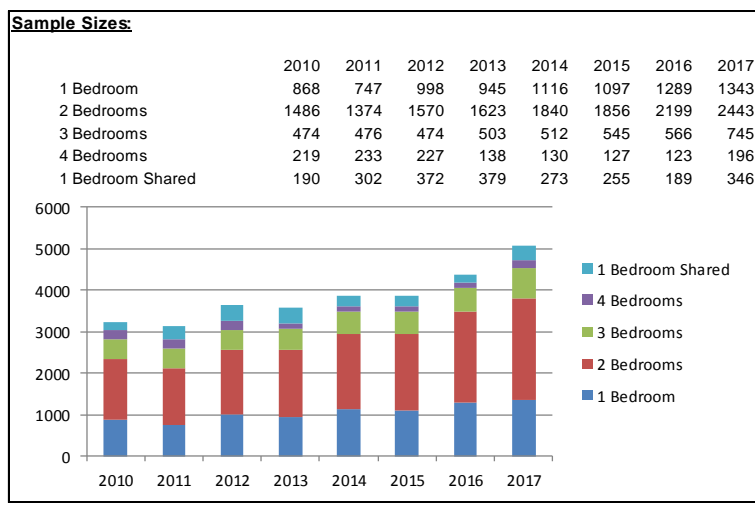
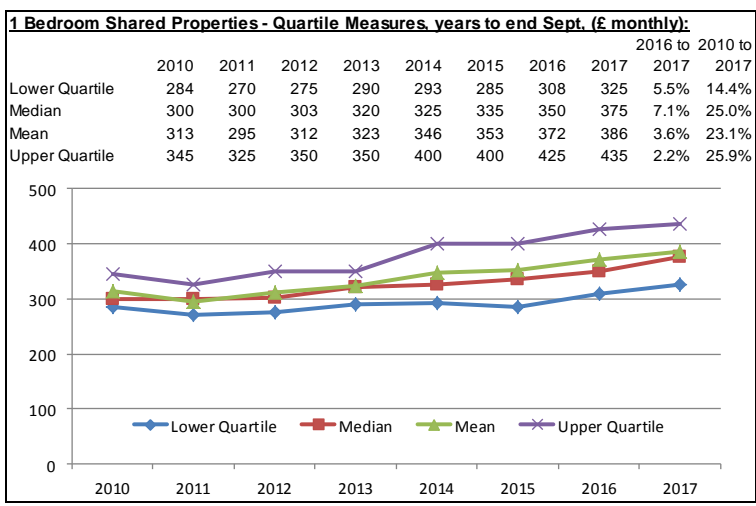
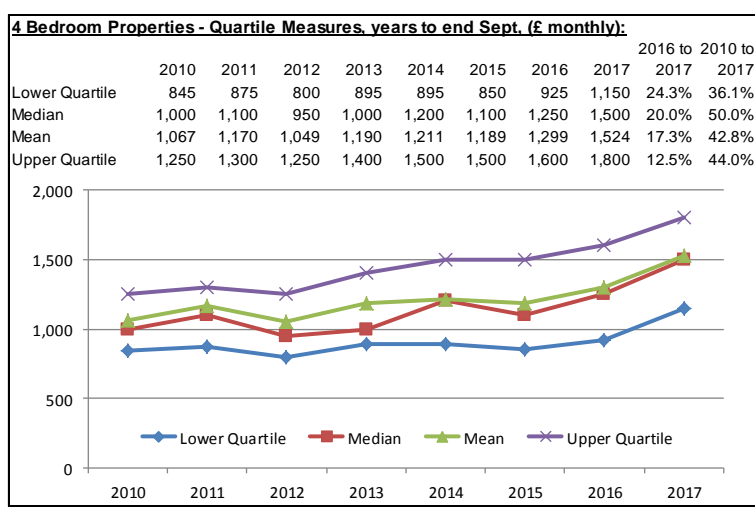
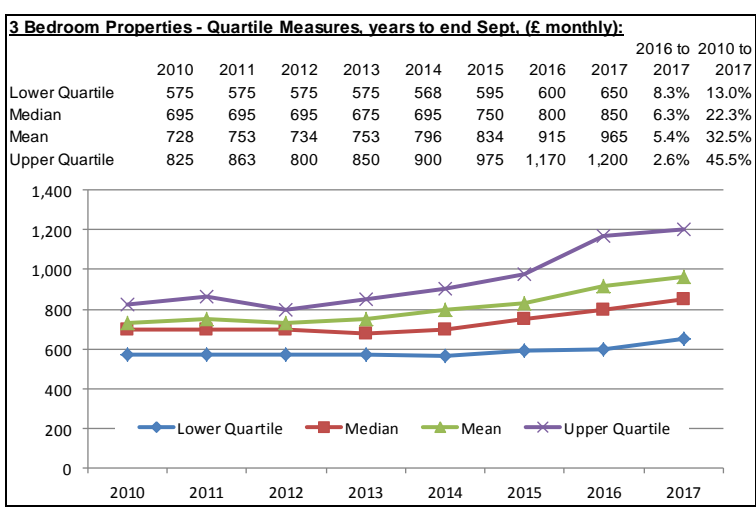
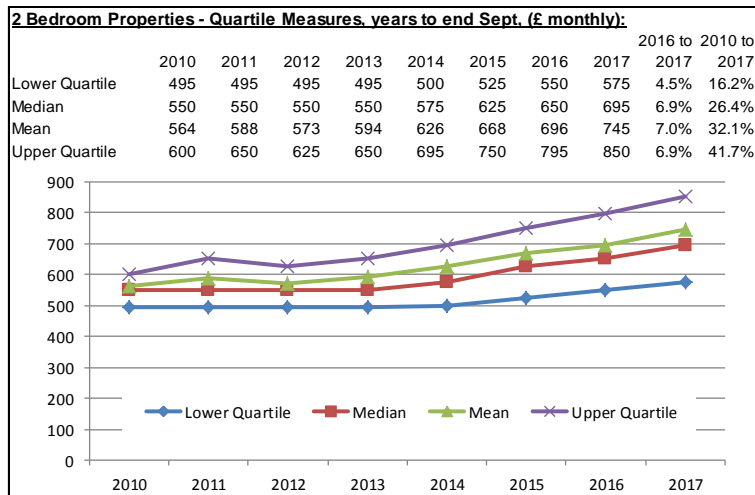
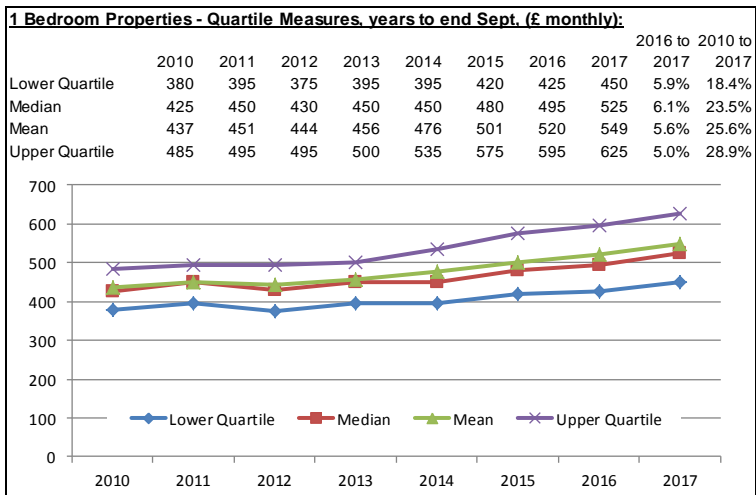
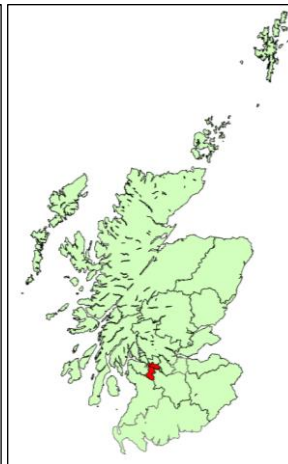
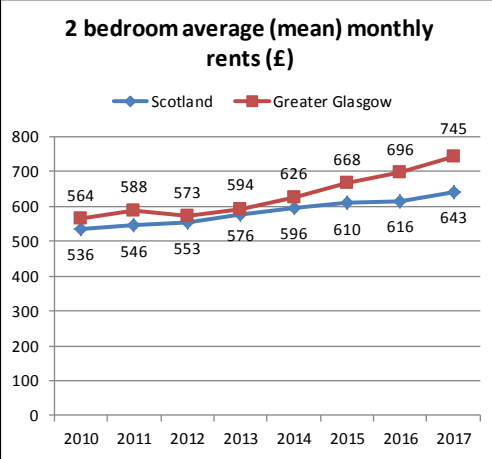


Broad Rental Market Area Profile: Greater Glasgow

Average (mean) rents in the Greater Glasgow area have increased for all property sizes between 2010 and 2017, ranging from an increase of 3.6% for 1 bedroom shared properties to an increase of 17.3% for 4 bedroom properties. This compares to CPI inflation of 3.0% across this time period. Average rents have also increased between 2010 and 2017, with increases ranging from 23.1% to 42.8% for 1 bedroom shared and 4 bedroom properties, respectively. This compares to CPI inflation of 15.9% across this time period.

For all property sizes there have been greater increases in the top end (upper quartile) of rents between 2010 and 2017, which has widened the gap in rents compared to the bottom end of the market (lower quartile).

Average 2 bedroom rents have been higher than the Scotland average in each year since 2010, and the difference has grown since 2014, with the average rent in 2017 being £745 per month, compared to the Scotland average of £643.



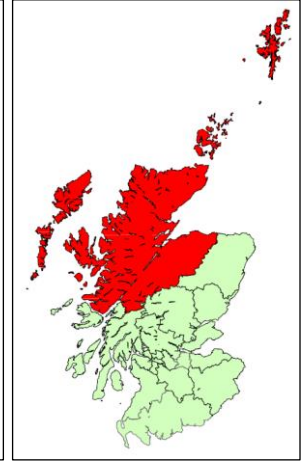
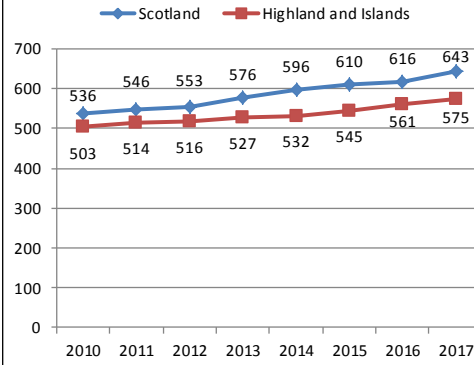
Broad Rental Market Area Profile: Highlands and Islands

Average (mean) rents in the Highlands and Islands have increased for all property sizes between 2010 and 2017. Increases ranged from 0.7% for 4 bedroom properties, to 3.1% for 3 bedroom properties, which compares to CPI inflation of 3.0% across this time period. Average rents have also increased for all property sizes between 2010 and 2017, ranging from an increase of 10.3% for 4 bedroom properties to an increase of 16.4% for 3 bedroom properties. This compares to CPI inflation of 15.9% across this time period.

For all property sizes there have been greater increases at the top end (upper quartile) than the bottom end (lower quartile) of the market between 2010 and 2017, which has resulted in a widening gap between top and bottom ends of the market.

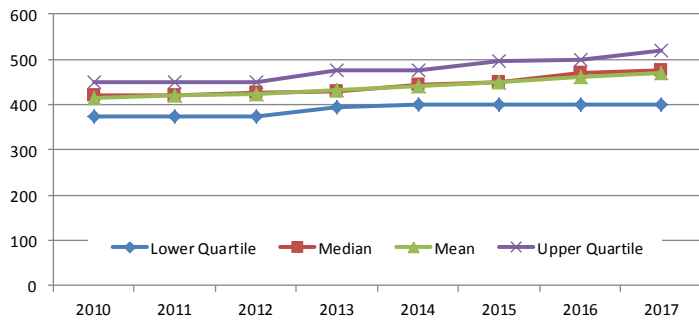
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2017 being £575 per month, compared to the Scotland average of £643. The gap has grown over the years.

2 bedroom average (mean) monthly rents (£)



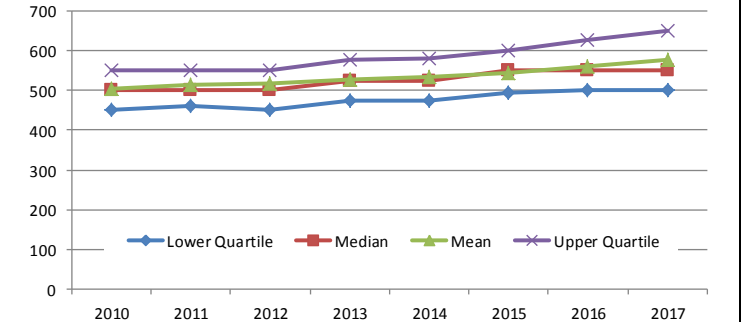
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	375	375	375	395	400	400	400	400	0.0%	6.7%
Median	420	420	425	430	445	450	470	475	1.1%	13.1%
Mean	415	420	424	431	440	450	461	470	2.1%	13.3%
Upper Quartile	450	450	450	475	475	495	500	520	4.0%	15.6%



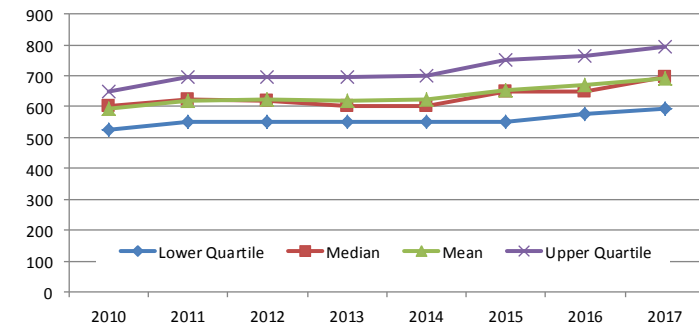
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	450	460	450	475	475	495	500	500	0.0%	11.1%
Median	500	500	500	525	525	550	550	550	0.0%	10.0%
Mean	503	514	516	527	532	545	561	575	2.5%	14.2%
Upper Quartile	550	550	550	575	580	600	625	650	4.0%	18.2%



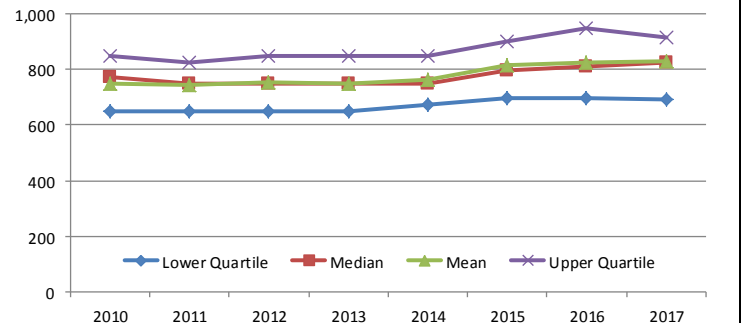
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	525	550	550	550	550	550	575	595	3.5%	13.3%
Median	600	625	620	600	600	650	650	695	6.9%	15.8%
Mean	595	620	623	620	625	652	672	692	3.1%	16.4%
Upper Quartile	650	695	695	695	700	750	765	795	3.9%	22.3%



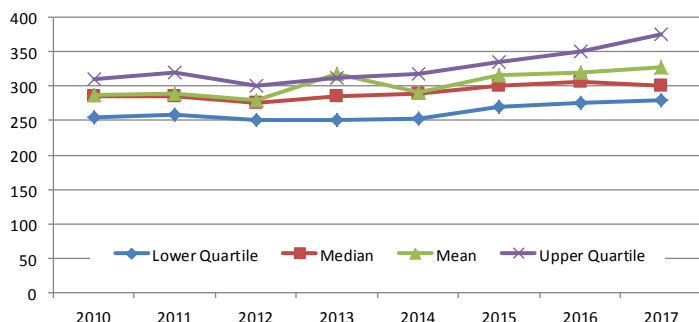
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	650	650	650	650	675	695	695	693	-0.4%	6.5%
Median	775	750	750	750	750	795	813	825	1.5%	6.5%
Mean	751	745	755	749	762	814	822	828	0.7%	10.3%
Upper Quartile	850	825	850	850	850	900	950	913	-3.9%	7.4%



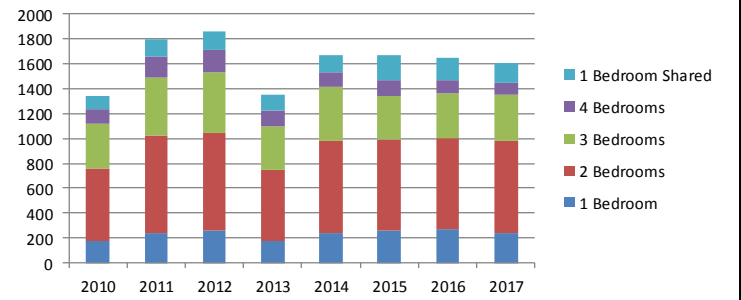
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	255	258	250	250	253	270	276	280	1.5%	9.8%
Median	285	285	275	285	290	300	306	300	-2.1%	5.3%
Mean	287	289	279	318	291	315	320	327	2.3%	13.9%
Upper Quartile	310	320	300	312	318	335	350	375	7.1%	21.0%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	175	244	257	179	236	258	269	243
2 Bedrooms	585	783	785	566	741	734	733	738
3 Bedrooms	362	467	491	355	436	347	361	370
4 Bedrooms	117	170	184	128	123	129	108	100
1 Bedroom Shared	101	133	143	126	134	201	178	157

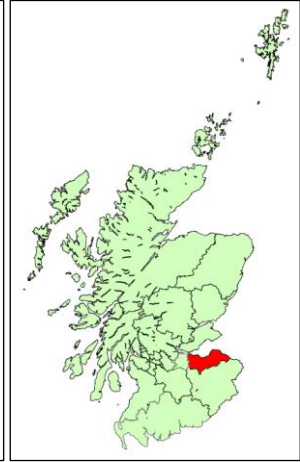
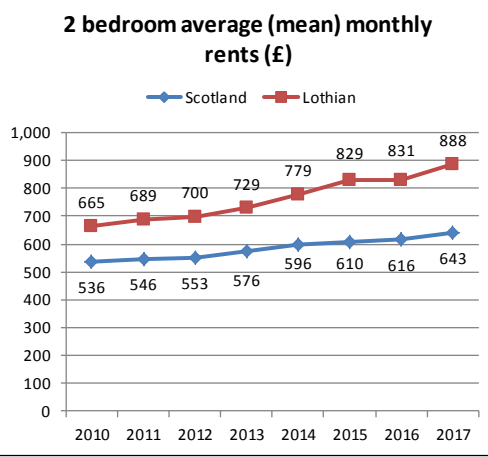


Broad Rental Market Area Profile: Lothian

Average (mean) rents in the Lothian area have increased for all property sizes between 2010 and 2017, ranging from 2.9% for 3 bedroom properties, to 7.9% for 1 bedroom properties. This compares to CPI inflation of 3.0% across this time period. Average rents have also increased for all property sizes between 2010 and 2017. Increases over this time period ranged from 22.0% for 1 bedroom shared properties to 35.3% for 1 bedroom properties, which compares to CPI inflation of 15.9%.

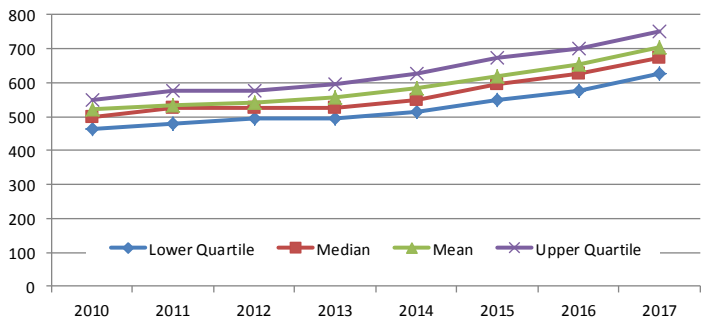
For all property sizes, since 2010 increases in the top end (upper quartile) of rents have been greater than increases in the bottom end (lower quartile), which has widened the gap in rents.

Average 2 bedroom rents have been higher than the Scotland average in each year since 2010, and this difference has grown since 2013, with the average rent in 2017 being £888 per month, compared to the Scotland average of £643.



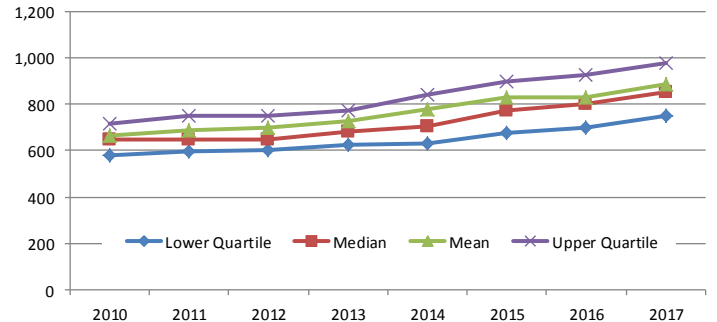
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	465	480	495	495	515	550	575	625	8.7%	34.4%
Median	500	525	525	525	550	595	625	675	8.0%	35.0%
Mean	520	535	542	555	582	620	653	704	7.9%	35.3%
Upper Quartile	550	575	575	595	625	675	700	750	7.1%	36.4%



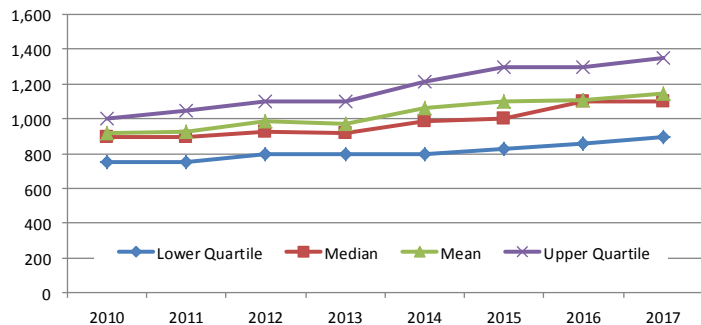
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	580	595	600	625	630	675	700	750	7.1%	29.3%
Median	650	650	650	680	705	775	800	850	6.3%	30.8%
Mean	665	689	700	729	779	829	831	888	6.9%	33.7%
Upper Quartile	715	750	750	775	840	900	925	975	5.4%	36.4%



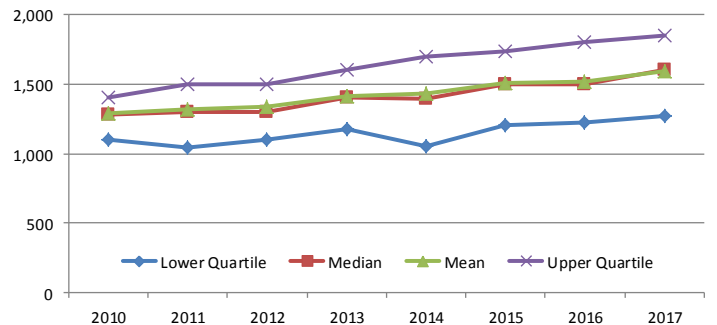
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	750	750	795	795	800	825	860	895	4.1%	19.3%
Median	895	895	925	920	985	1,000	1,100	1,100	0.0%	22.9%
Mean	918	925	983	971	1,066	1,097	1,112	1,144	2.9%	24.6%
Upper Quartile	1,005	1,050	1,100	1,100	1,215	1,300	1,300	1,350	3.8%	34.3%



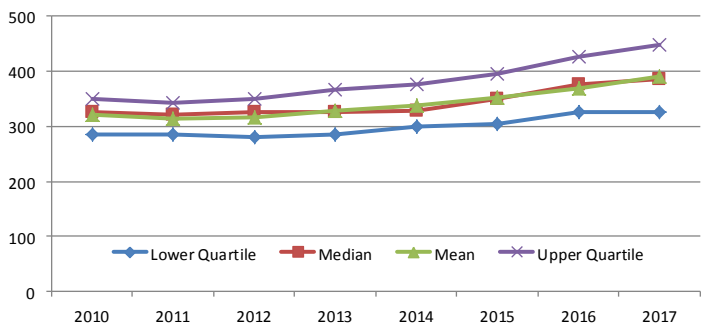
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	1,100	1,045	1,100	1,175	1,050	1,200	1,225	1,275	4.1%	15.9%
Median	1,280	1,300	1,300	1,400	1,395	1,500	1,500	1,600	6.7%	25.0%
Mean	1,291	1,321	1,341	1,416	1,428	1,511	1,512	1,592	5.3%	23.4%
Upper Quartile	1,400	1,500	1,500	1,600	1,695	1,730	1,800	1,850	2.8%	32.1%



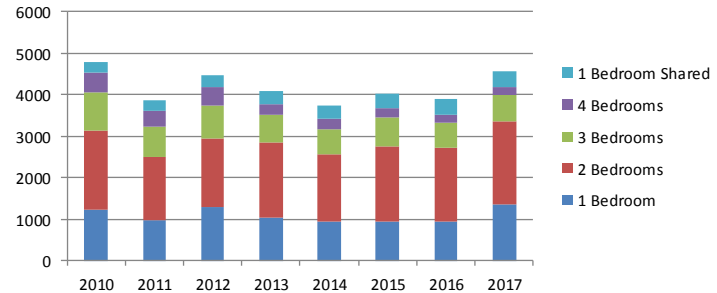
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	285	285	280	285	300	305	325	325	0.0%	14.0%
Median	325	320	325	325	328	350	375	385	2.7%	18.5%
Mean	320	314	316	328	338	351	368	390	6.1%	22.0%
Upper Quartile	350	341	350	366	375	395	425	446	5.0%	27.6%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	1,221	987	1,276	1,049	950	939	944	1,338
2 Bedrooms	1,909	1,495	1,654	1,791	1,602	1,818	1,776	2,025
3 Bedrooms	923	737	801	666	612	698	613	642
4 Bedrooms	473	406	442	264	242	229	194	177
1 Bedroom Shared	251	243	307	329	333	339	379	397



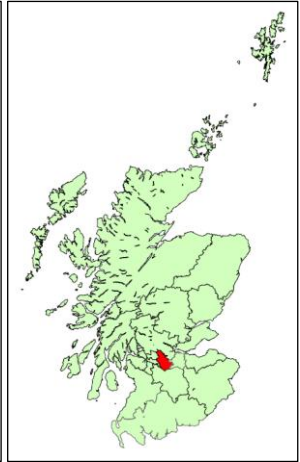
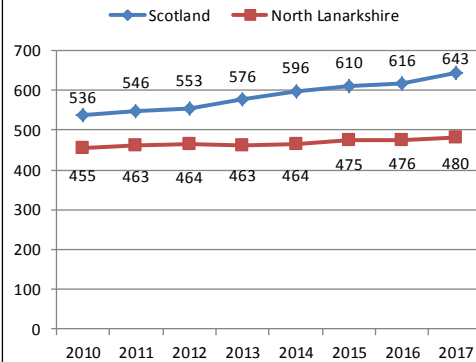
Broad Rental Market Area Profile: North Lanarkshire

Between 2016 and 2017, average (mean) rents in North Lanarkshire have increased for all property sizes, except 3 bedrooms which decreased by 1.6%. The increases range from 0.9% for 2 bedroom properties to 8.4% for 1 bedroom shared properties, which compares to CPI inflation of 3.0% across this time period. Average rents increased for all property sizes between 2010 and 2017 with the largest increase, 16.8%, being seen for 1 bedroom shared properties. This compares to CPI inflation of 15.9% across this time period.

For 4 bedroom properties, in the latest year there has been an increase in the top end (upper quartile) rents and a decrease in the bottom end (lower quartile), which has widened the gap in rents. Both 1 and 2 bedroom properties have seen no change in the gap in the latest year, although the gap is bigger than in 2010 due to increases in the top end.

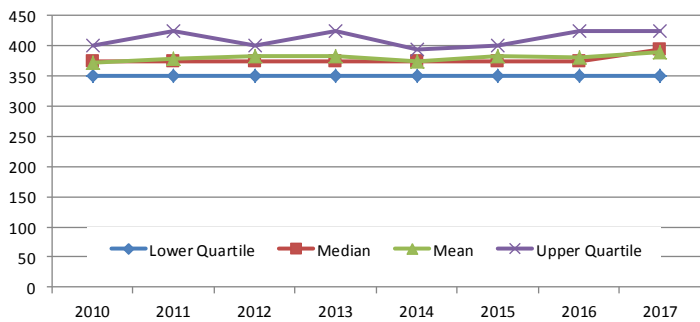
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and this gap has widened over the years, with the average rent in 2017 being £480 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



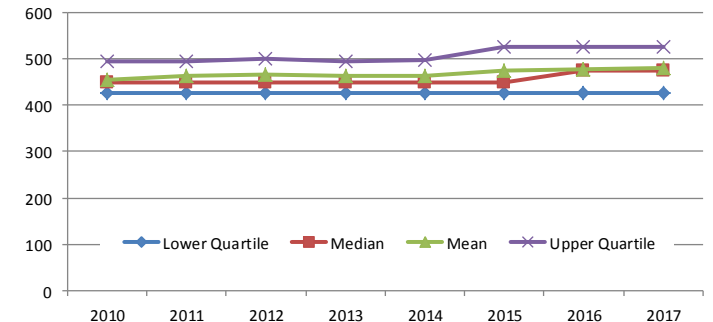
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2017	2017	2010 to 2017
Lower Quartile	350	350	350	350	350	350	350	350	350	350	0.0%
Median	375	375	375	375	375	375	375	395	395	395	5.3%
Mean	373	379	382	383	375	384	381	390	390	390	2.2%
Upper Quartile	400	425	400	425	395	400	425	425	425	425	6.3%



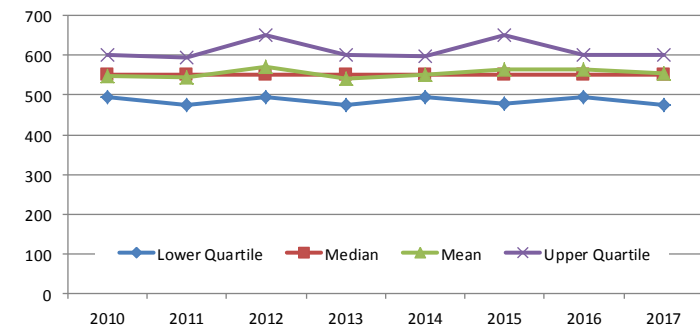
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2017	2017	2010 to 2017
Lower Quartile	425	425	425	425	425	425	425	425	425	425	0.0%
Median	450	450	450	450	450	450	475	475	475	475	0.0%
Mean	455	463	464	463	464	464	475	476	480	480	0.9%
Upper Quartile	495	495	500	495	498	525	525	525	525	525	6.1%



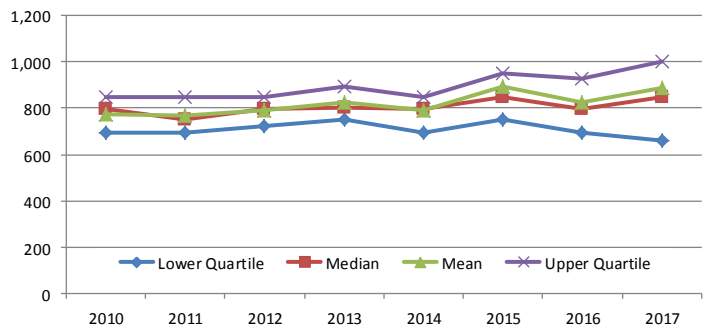
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2017	2017	2010 to 2017
Lower Quartile	495	475	495	475	495	479	495	475	475	475	-4.0%
Median	550	550	550	550	550	550	550	550	550	550	0.0%
Mean	549	546	571	541	551	565	564	555	555	555	-1.6%
Upper Quartile	600	595	650	600	598	650	600	600	600	600	0.0%



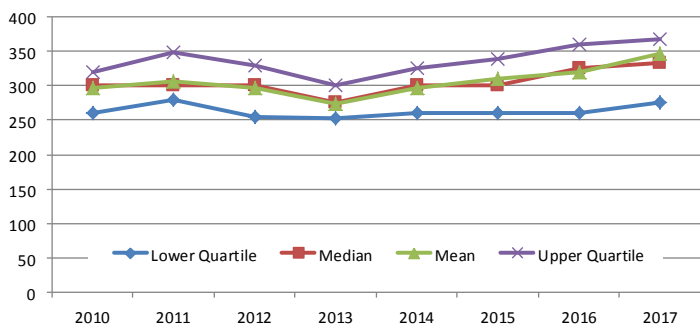
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2017	2017	2010 to 2017
Lower Quartile	695	695	725	750	695	750	695	663	663	663	-4.7%
Median	795	750	795	800	795	850	795	850	850	850	6.9%
Mean	776	769	793	827	792	895	823	889	889	889	8.0%
Upper Quartile	850	850	850	895	850	950	925	1,000	1,000	1,000	17.6%



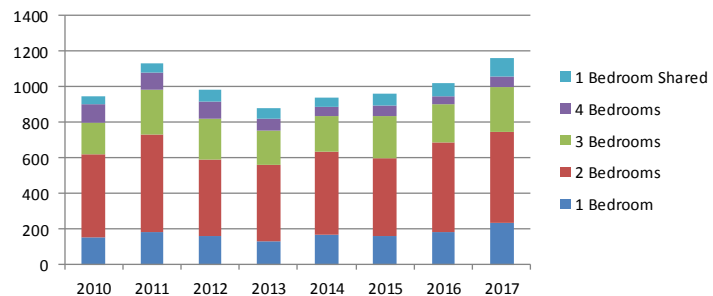
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2017	2017	2010 to 2017
Lower Quartile	260	280	256	253	260	261	261	275	275	275	5.5%
Median	300	300	302	275	300	300	325	334	334	334	2.8%
Mean	297	307	297	275	296	310	320	347	347	347	8.4%
Upper Quartile	320	349	329	300	325	339	360	367	367	367	14.7%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	153	185	162	127	164	160	181	233
2 Bedrooms	468	548	430	431	468	437	505	513
3 Bedrooms	180	251	229	199	200	237	215	253
4 Bedrooms	102	97	96	66	55	62	47	60
1 Bedroom Shared	44	51	64	59	51	64	69	104



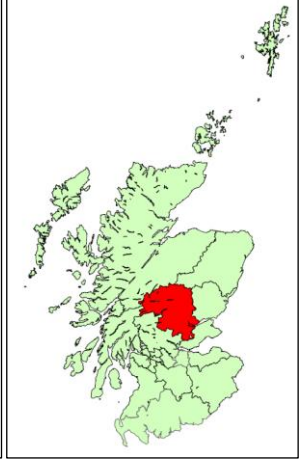
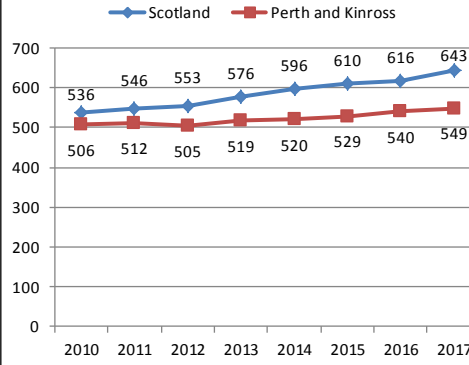
Broad Rental Market Area Profile: Perth and Kinross

Average (mean) rents in Perth and Kinross have increased for all property sizes between 2010 and 2017, except 4 bedroom properties which have remained the same. The increases range from 1.7% for 2 bedroom properties to 7.8% for 3 bedroom properties, which compares to CPI inflation of 3.0% across this time period. Between 2010 and 2017 there have been increases in the average rent for all property sizes, from 8.4% for 2 bedroom properties and 18.8% for 4 bedroom properties. This compares to CPI inflation of 15.9% across this time period.

For 3 bedroom properties, between 2010 and 2017 there has been a greater increase in the top end (upper quartile) rents compared to the bottom end (lower quartile), which has caused an increase in the gap between them. Other property sizes have seen smaller changes in the gap between top end and bottom end rents.

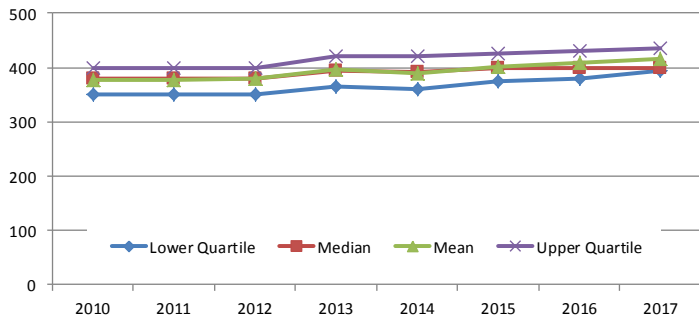
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2017 being £549 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



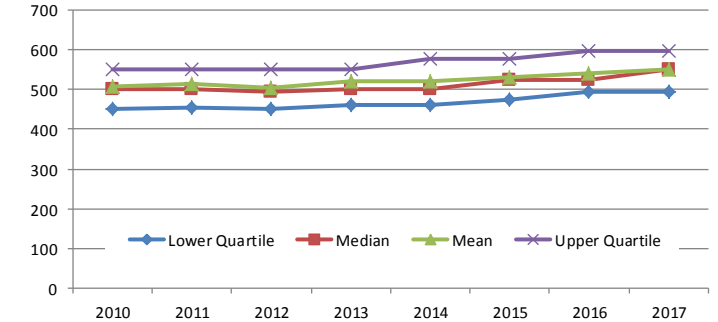
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	350	350	365	360	375	380	395	3.9%	12.9%
Median	380	380	380	395	393	400	400	400	0.0%	5.3%
Mean	377	378	380	396	389	403	408	416	2.0%	10.3%
Upper Quartile	400	400	400	420	420	425	430	435	1.2%	8.7%



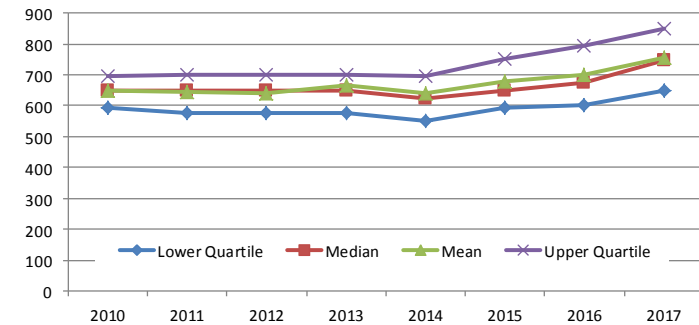
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	450	453	450	460	460	475	495	495	0.0%	10.0%
Median	500	500	495	500	500	525	525	550	4.8%	10.0%
Mean	506	512	505	519	520	529	540	549	1.7%	8.4%
Upper Quartile	550	550	550	550	575	575	595	595	0.0%	8.2%



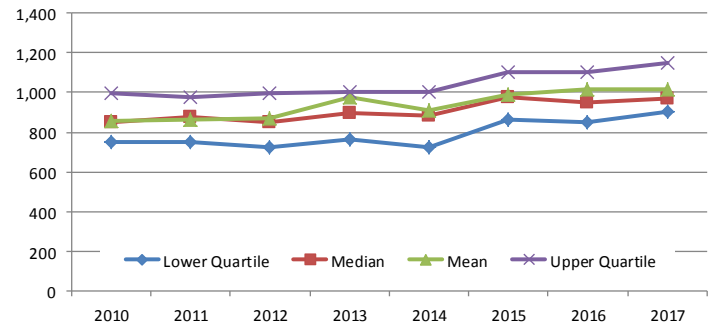
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	595	575	575	575	550	595	600	650	8.3%	9.2%
Median	650	650	650	650	625	650	675	748	10.7%	15.0%
Mean	647	647	639	665	639	680	700	754	7.8%	16.6%
Upper Quartile	695	700	700	700	695	750	795	850	6.9%	22.3%



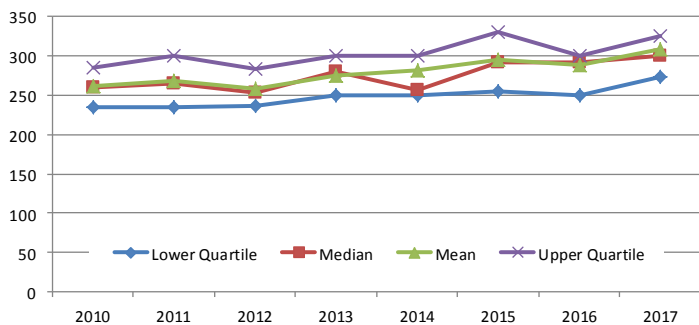
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	750	750	725	763	725	863	850	900	5.9%	20.0%
Median	850	875	850	895	885	973	950	970	2.1%	14.1%
Mean	858	865	871	973	913	992	1,018	1,018	0.0%	18.8%
Upper Quartile	995	975	995	1,000	1,000	1,100	1,100	1,150	4.5%	15.6%



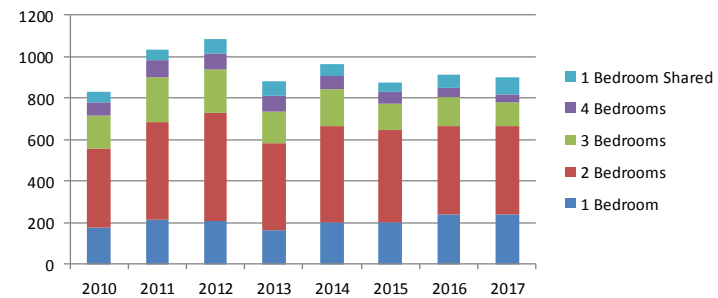
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	235	235	236	250	250	254	250	273	9.0%	16.0%
Median	260	265	253	280	257	291	291	300	3.1%	15.4%
Mean	262	268	259	275	281	295	288	308	6.8%	17.6%
Upper Quartile	285	300	283	300	300	330	300	325	8.3%	14.0%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	176	212	210	165	200	201	240	241
2 Bedrooms	379	472	516	419	462	442	424	422
3 Bedrooms	161	218	213	153	179	133	138	118
4 Bedrooms	62	78	77	76	66	52	47	38
1 Bedroom Shared	49	54	69	69	54	49	64	82

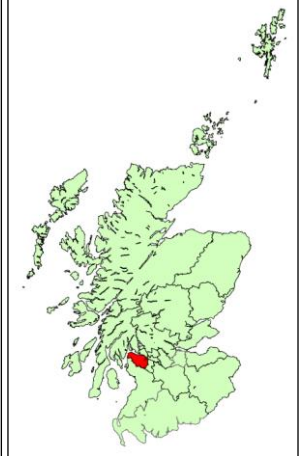
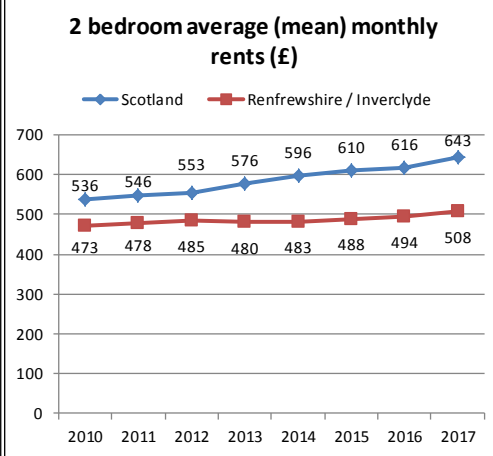


Broad Rental Market Area Profile: Renfrewshire / Inverclyde

Average (mean) rents decreased by 1.3% between 2016 and 2017 for 1 bedroom properties. All other property sizes have increased, ranging from 0.1% for 1 bedroom shared properties to 8.0% for 4 bedroom properties. This compares to CPI inflation of 3.0% across this time period. Between 2010 and 2017 average rents increased for all property sizes. Increases range from 2.7% for 1 bedroom shared to 31.4% for 4 bedroom properties, which compares to CPI inflation of 15.9% across this time period.

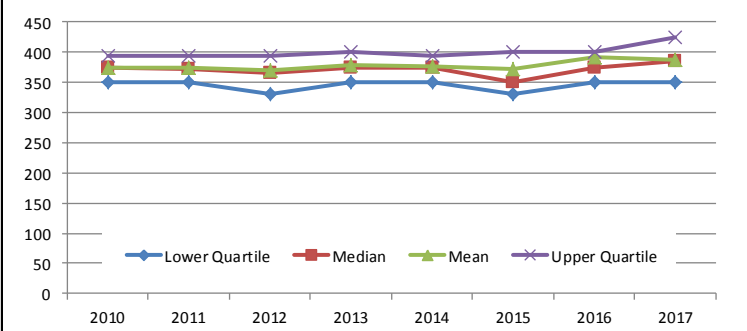
For 1 bedroom, 3 bedroom and 1 bedroom shared properties, there has been a greater increase in the top end (upper quartile) rents than in the bottom end (lower quartile) since 2010, which has widened the gap in rents.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2017 being £508 per month, compared to the Scotland average of £643.



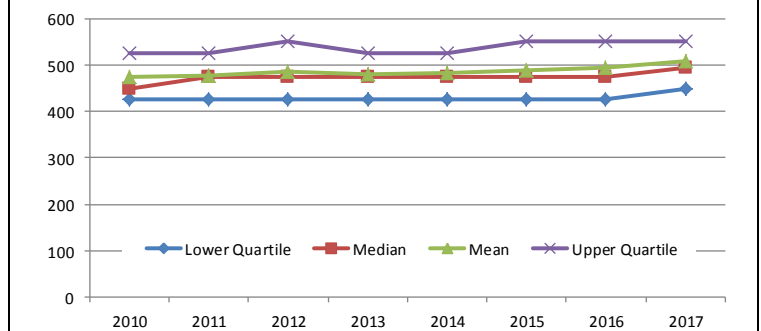
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	350	350	330	350	350	330	350	350	0.0%	0.0%
Median	375	373	365	375	375	350	375	385	2.7%	2.7%
Mean	374	373	370	378	378	372	392	387	-1.3%	3.3%
Upper Quartile	395	395	395	400	395	400	400	425	6.3%	7.6%



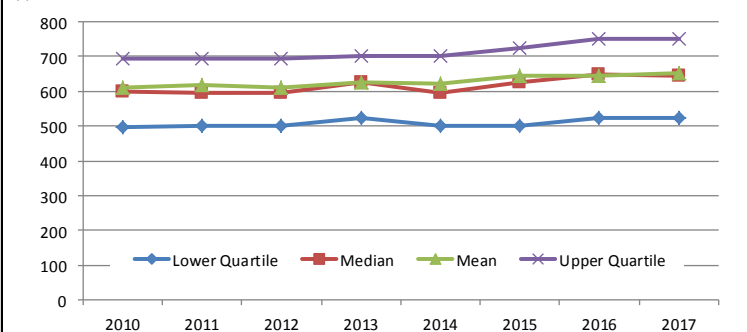
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	425	425	425	425	425	425	425	450	5.9%	5.9%
Median	450	475	475	475	475	475	475	495	4.2%	10.0%
Mean	473	478	485	480	483	488	488	494	2.8%	7.3%
Upper Quartile	525	525	550	525	525	550	550	550	0.0%	4.8%



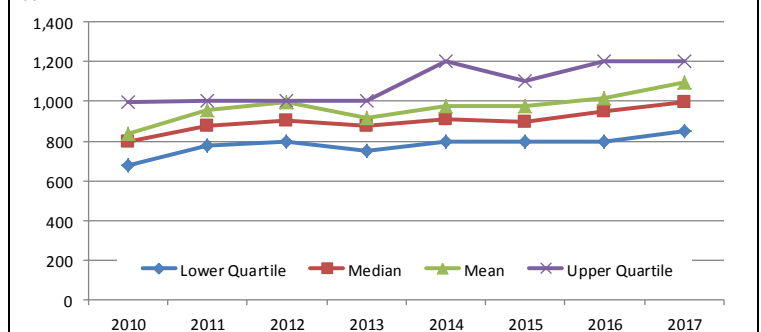
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	498	500	500	525	500	500	525	525	0.0%	5.5%
Median	600	595	595	625	595	625	650	645	-0.8%	7.5%
Mean	612	620	609	626	622	646	643	652	1.3%	6.5%
Upper Quartile	695	695	695	700	700	725	750	750	0.0%	7.9%



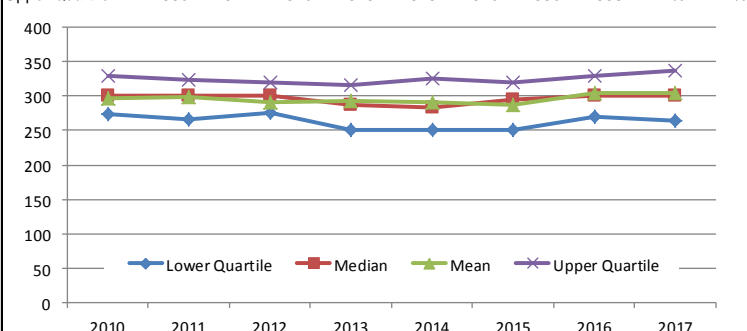
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	675	775	795	750	800	795	800	850	6.3%	25.9%
Median	800	875	900	875	913	895	950	995	4.7%	24.4%
Mean	834	954	998	915	975	977	1,015	1,095	8.0%	31.4%
Upper Quartile	995	1,000	1,000	1,000	1,200	1,100	1,200	1,200	0.0%	20.6%



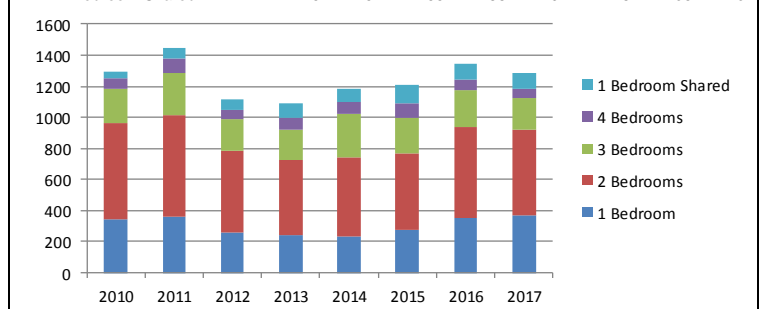
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	274	266	275	250	250	250	270	265	-1.9%	-3.3%
Median	300	300	300	288	283	294	300	300	0.0%	0.0%
Mean	296	299	291	293	291	287	304	304	0.1%	2.7%
Upper Quartile	330	324	320	315	325	320	330	338	2.4%	2.4%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	346	360	257	244	232	277	352	373
2 Bedrooms	613	653	528	478	513	493	583	551
3 Bedrooms	228	269	199	195	276	227	237	203
4 Bedrooms	62	100	66	81	74	95	71	59
1 Bedroom Shared	46	64	65	88	92	118	105	102

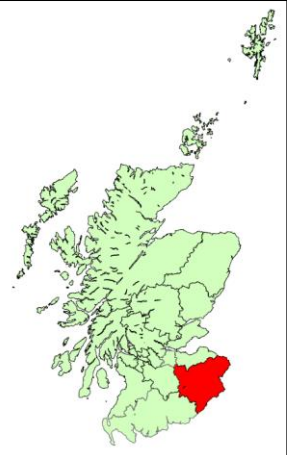
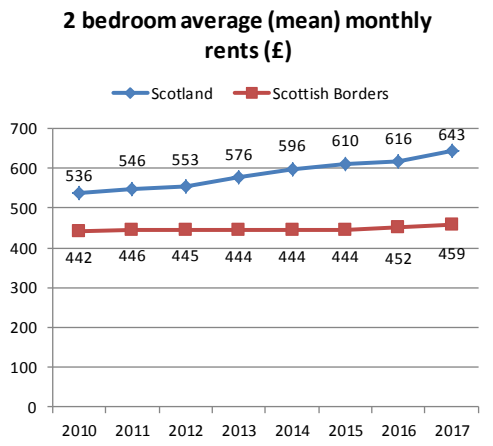


Broad Rental Market Area Profile: Scottish Borders

Average (mean) rent in the Scottish Borders increased for all property sizes between 2010 and 2017. Increases range from 1.4%, for both 2 and 4 bedroom properties, to 15.5% for 1 bedroom shared properties. This compares to CPI inflation of 3.0% across this time period. Average rents have also increased for all property sizes between 2010 and 2017, with increases ranging from 2.6% to 22.1% for 1 bedroom and 1 bedroom shared properties, respectively. This compares to CPI inflation of 15.9% across this time period.

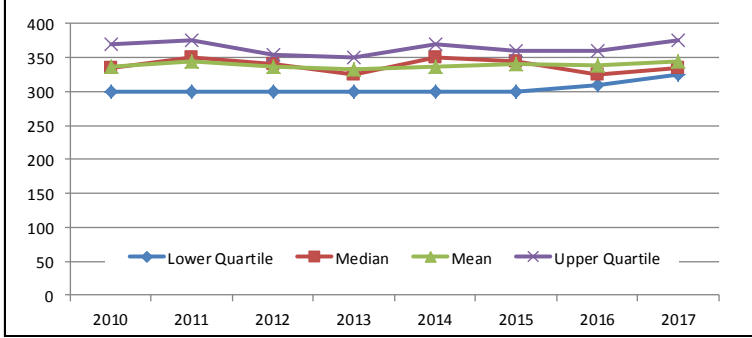
In the latest year, the gap between the top end rents (upper quartile) and the bottom end (lower quartile) has increased for 2 bedroom, 3 bedroom and 1 bedroom shared properties.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2017 being £459 per month, compared to the Scotland average of £643.



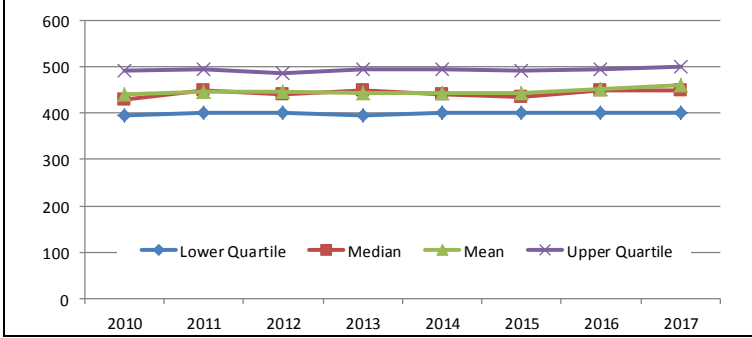
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	300	300	300	300	300	300	310	325	4.8%	8.3%
Median	335	350	340	325	350	345	325	335	3.1%	0.0%
Mean	336	345	337	332	337	340	338	345	2.1%	2.6%
Upper Quartile	370	375	355	350	370	360	360	375	4.2%	1.4%



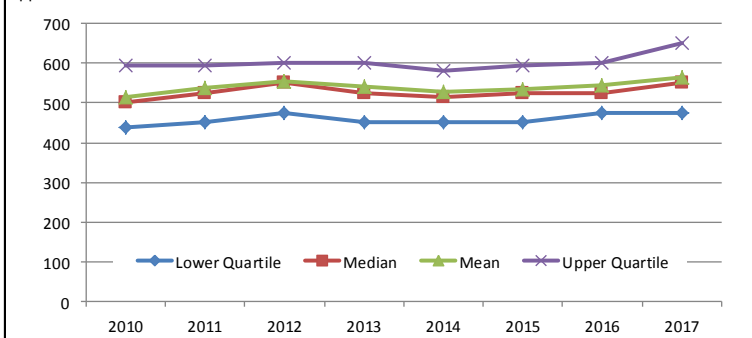
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	395	400	400	395	400	400	400	400	0.0%	1.3%
Median	428	450	440	450	440	435	450	450	0.0%	5.3%
Mean	442	446	445	444	444	444	452	459	1.4%	3.9%
Upper Quartile	490	495	485	495	495	490	495	500	1.0%	2.0%



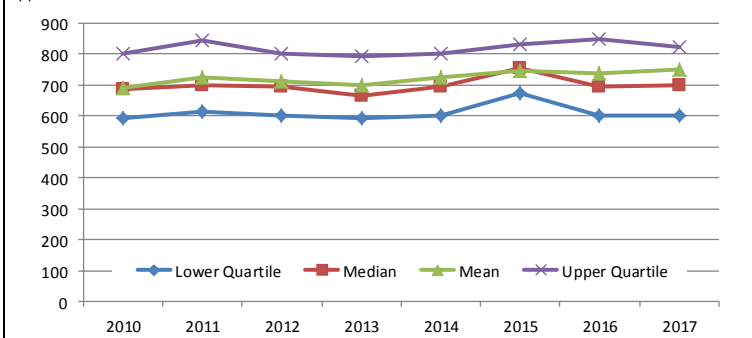
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	440	450	475	450	450	450	475	475	0.0%	8.0%
Median	500	525	550	525	515	525	525	550	4.8%	10.0%
Mean	515	539	553	542	528	535	546	566	3.6%	9.9%
Upper Quartile	595	595	600	600	580	595	600	650	8.3%	9.2%



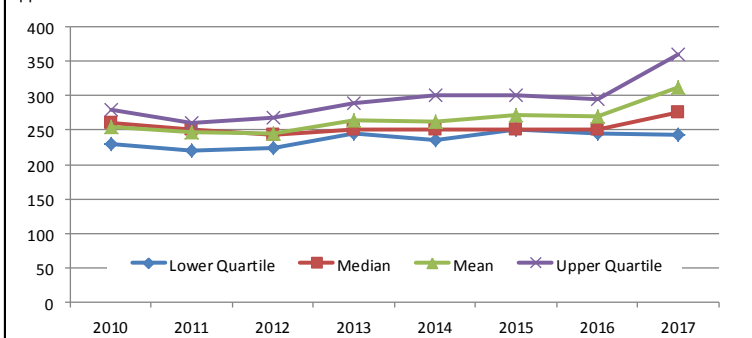
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	595	615	600	595	600	675	600	600	0.0%	0.8%
Median	685	700	695	665	695	755	695	700	0.7%	2.2%
Mean	690	725	712	701	727	746	740	750	1.4%	8.8%
Upper Quartile	800	845	800	795	800	830	850	825	-2.9%	3.1%



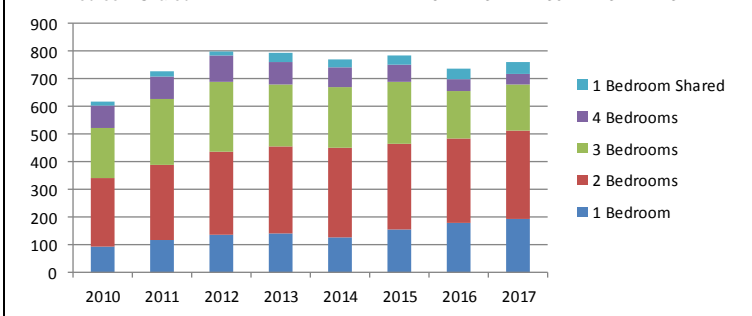
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2017	2010 to 2017
Lower Quartile	230	220	225	245	235	250	245	243	-1.0%	5.4%
Median	260	250	244	250	252	251	250	275	10.0%	5.8%
Mean	256	247	245	265	263	271	270	312	15.5%	22.1%
Upper Quartile	280	260	269	290	300	300	294	360	22.1%	28.4%



Sample Sizes:

	2010	2011	2012	2013	2014	2015	2016	2017
1 Bedroom	95	118	138	141	126	157	179	194
2 Bedrooms	244	272	301	317	325	309	303	318
3 Bedrooms	182	235	250	222	218	223	175	169
4 Bedrooms	82	81	94	81	73	60	41	37
1 Bedroom Shared	17	22	16	32	30	37	37	44

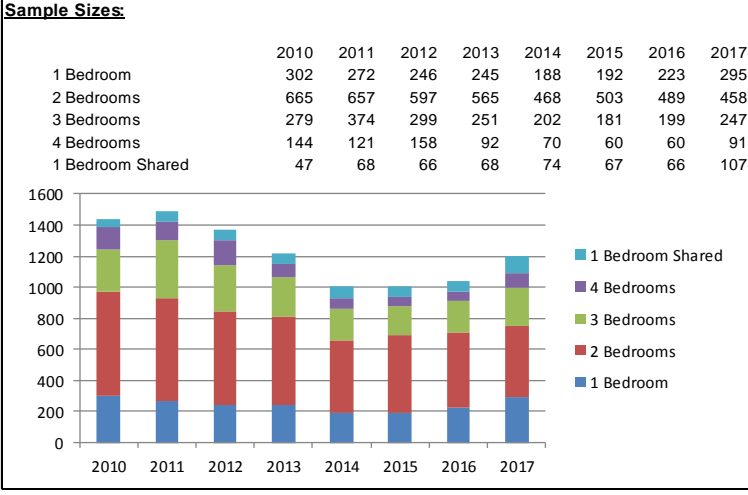
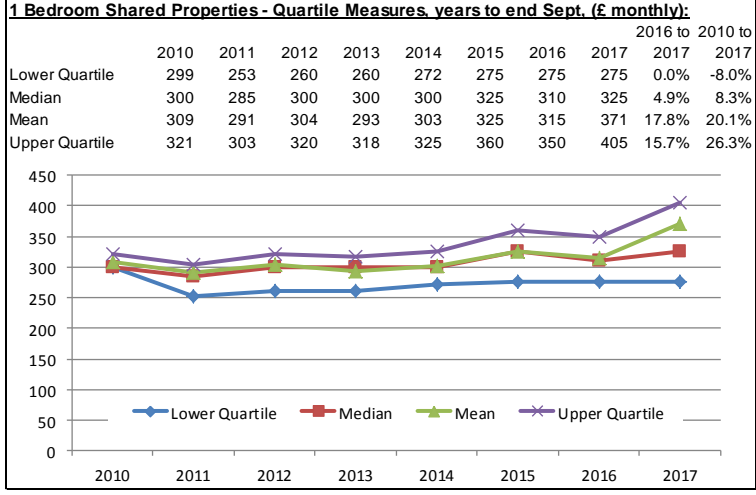
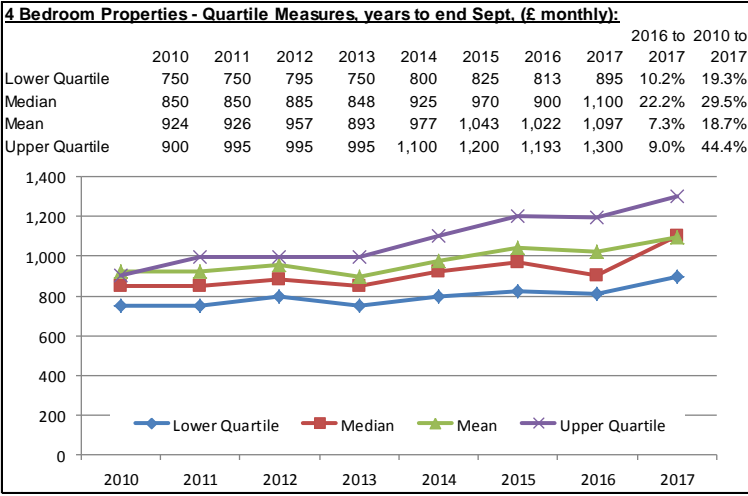
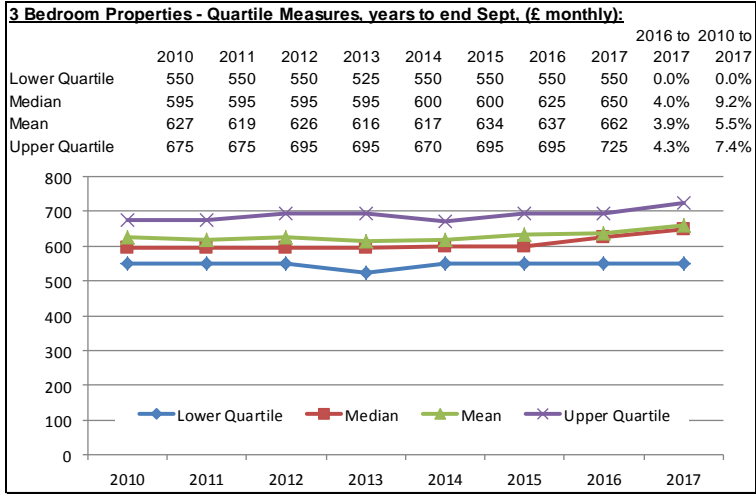
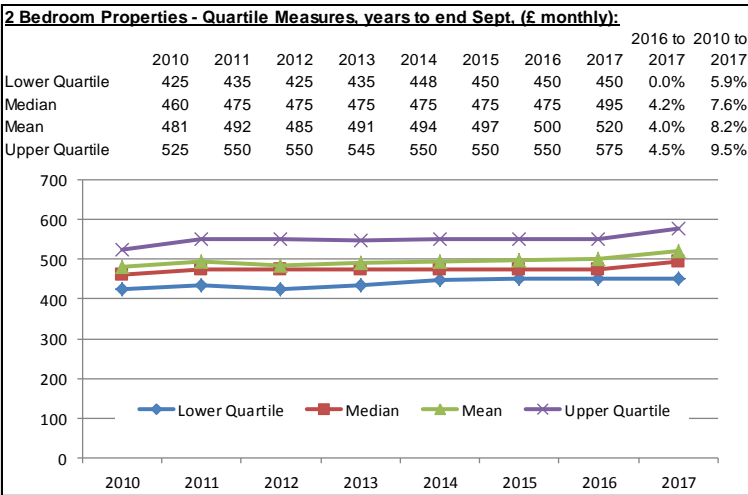
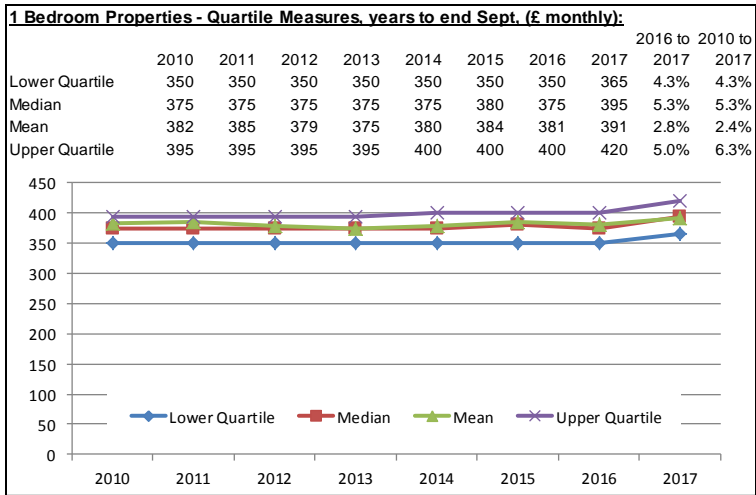
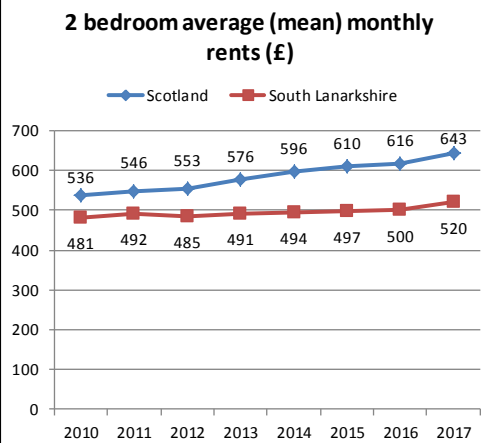


Broad Rental Market Area Profile: South Lanarkshire

Average (mean) rent in South Lanarkshire have increased across all property sizes between 2010 and 2017. Increases range from 2.8% for 1 bedroom properties to 17.8% for 1 bedroom shared properties, which compares to CPI inflation of 3.0% across this time period. Average rents have also increased between 2010 and 2017 for all property sizes, ranging from 2.4% for 1 bedroom properties to 20.1% for 1 bedroom shared properties. This compares to CPI inflation of 15.9% across this time period.

For 2 bedroom, 3 bedroom and 1 bedroom shared property sizes there have been greater increases at the top end (upper quartile) than the bottom end (lower quartile) of the market which has resulted in a widening gap between top and bottom ends of the market in the latest year.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened since 2011, with the average rent in 2017 being £520 per month, compared to the Scotland average of £643.



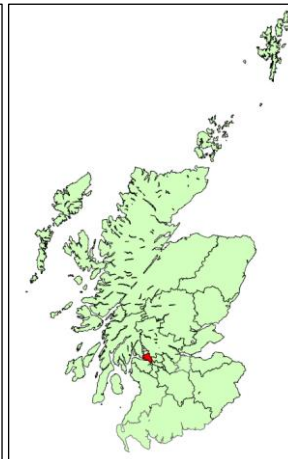
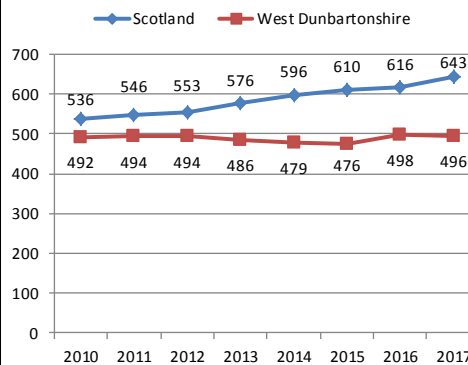
Broad Rental Market Area Profile: West Dunbartonshire

Average (mean) rents between 2010 and 2017 have decreased for 1, 2, and 4 bedroom properties, with decreases ranging from -0.4% to -2.3%. Rents increased for 3 bedroom properties by 5.0% and by 2.8% for 1 bedroom shared properties, which compares to CPI inflation of 3.0% across this time period. Average rents have increased for all property sizes between 2010 and 2017. Increases ranged from 0.5% for 1 bedroom properties and 14.6% for 1 bedroom shared properties. This compares to CPI inflation of 15.9% across this time period.

There have been varied changes to the top and bottom ends of the market for each property size between 2010 and 2017. Most property sizes have similar gaps between top and bottom end rents in 2017 compared with 2010, except for 3 bedroom properties for which an increase in the bottom end (lower quartile) in the latest year has narrowed the gap.

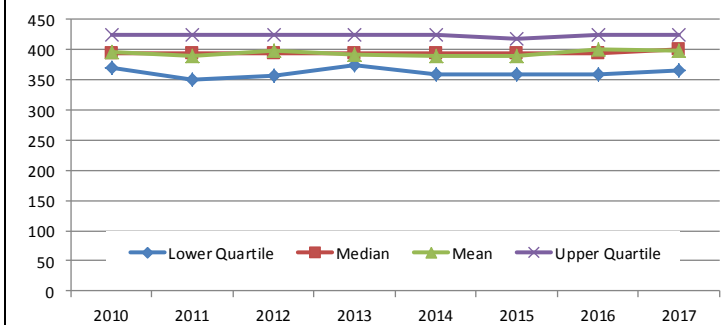
Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, and the gap has widened over the years, with the average rent in 2017 being £496 per month, compared to the Scotland average of £643.

2 bedroom average (mean) monthly rents (£)



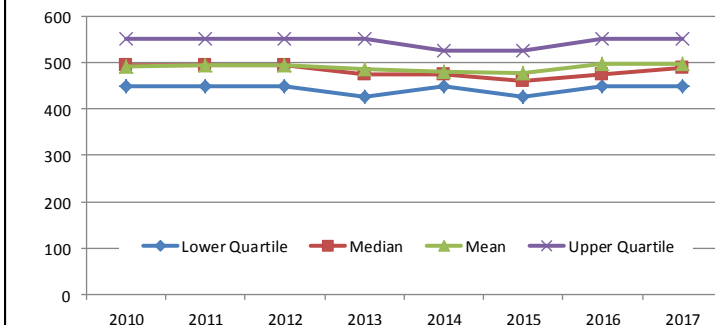
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2010 to 2017	2017 to 2010 to 2017
Lower Quartile	370	350	358	375	360	360	360	365	1.4%	-1.4%
Median	395	395	395	395	395	395	395	400	1.3%	1.3%
Mean	397	390	399	392	390	390	400	399	-0.4%	0.5%
Upper Quartile	425	425	425	425	425	418	425	425	0.0%	0.0%



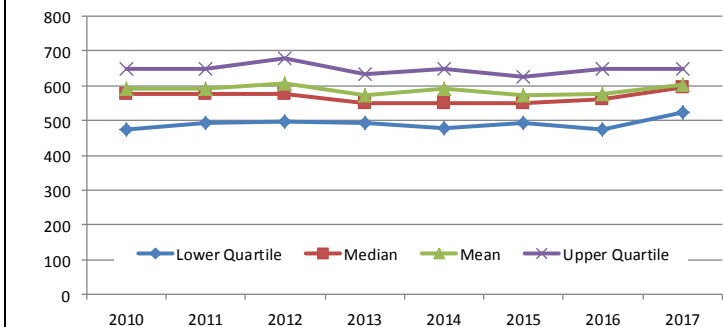
2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2010 to 2017	2017 to 2010 to 2017
Lower Quartile	450	450	450	425	450	425	450	450	0.0%	0.0%
Median	495	495	495	475	475	460	475	488	2.6%	-1.5%
Mean	492	494	494	486	479	476	498	496	-0.5%	0.7%
Upper Quartile	550	550	550	550	525	525	550	550	0.0%	0.0%



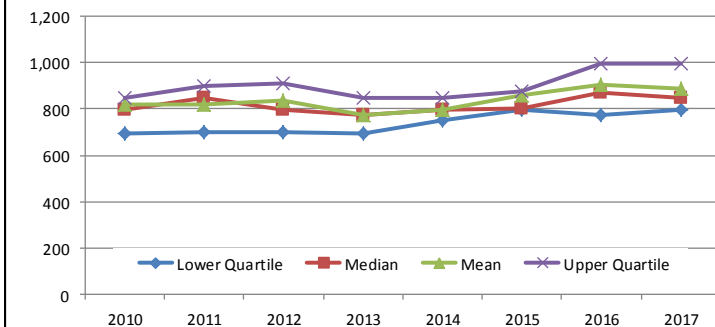
3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2010 to 2017	2017 to 2010 to 2017
Lower Quartile	475	495	498	495	480	495	475	525	10.5%	10.5%
Median	575	575	575	550	550	550	563	595	5.8%	3.5%
Mean	591	592	607	574	591	571	575	604	5.0%	2.2%
Upper Quartile	650	650	680	635	650	625	650	650	0.0%	0.0%



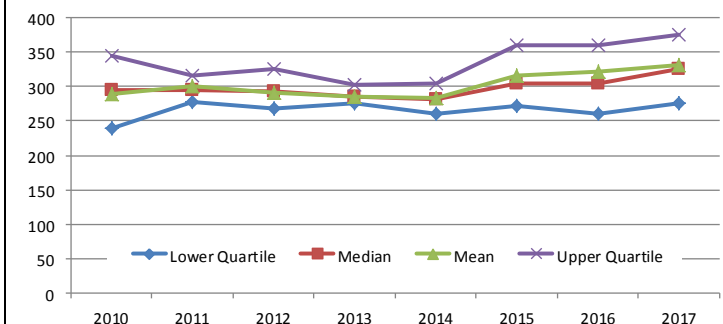
4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2010 to 2017	2017 to 2010 to 2017
Lower Quartile	695	700	700	695	750	795	772	795	3.0%	14.4%
Median	795	850	795	773	795	800	873	850	-2.6%	6.9%
Mean	821	821	834	774	796	862	907	886	-2.3%	7.9%
Upper Quartile	850	900	913	850	850	875	998	995	-0.3%	17.1%



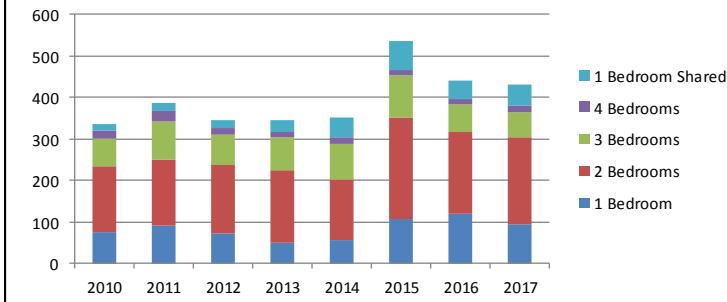
1 Bedroom Shared Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2016 to 2010 to 2017	2017 to 2010 to 2017
Lower Quartile	240	277	268	275	260	273	261	275	5.5%	14.6%
Median	294	294	293	285	282	305	305	325	6.6%	10.5%
Mean	289	300	291	286	283	316	322	331	2.8%	14.6%
Upper Quartile	344	315	325	303	305	360	360	375	4.3%	9.0%



Sample Sizes:

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

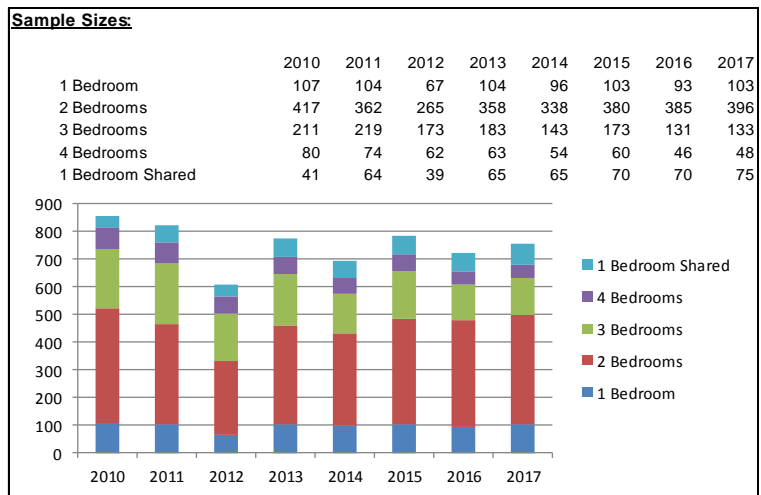
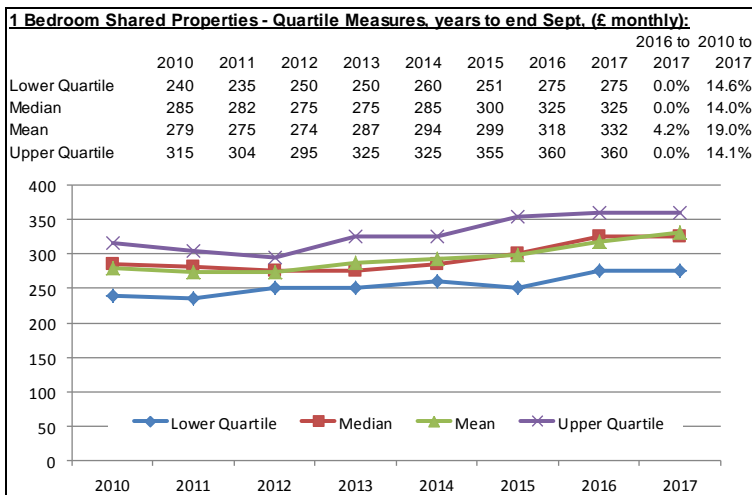
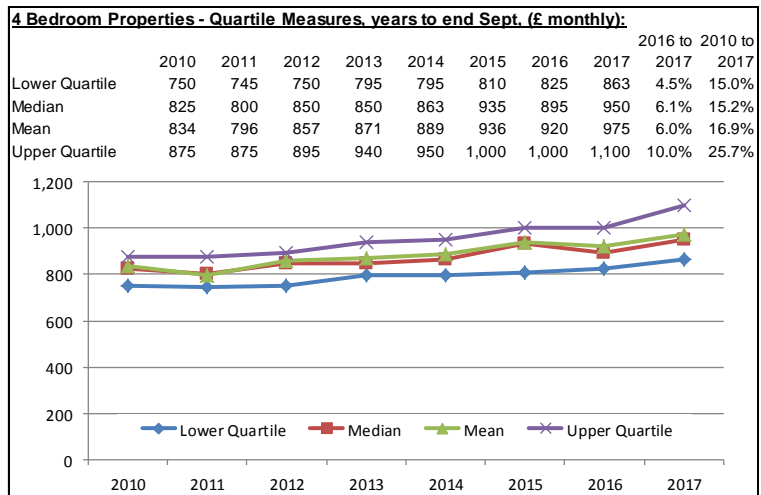
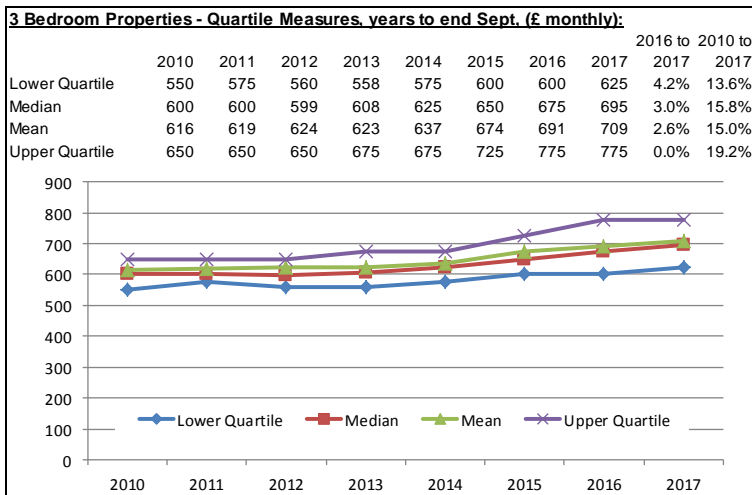
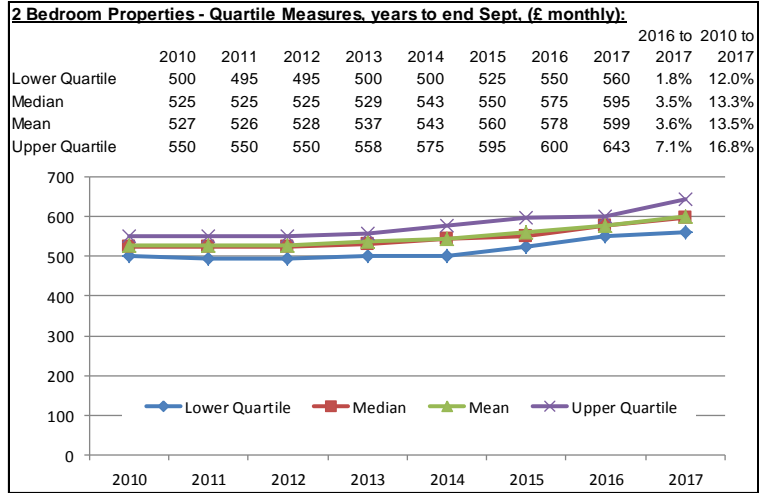
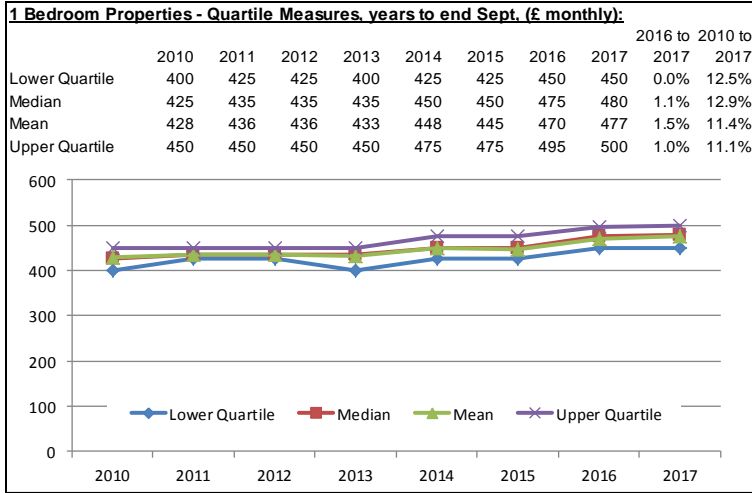
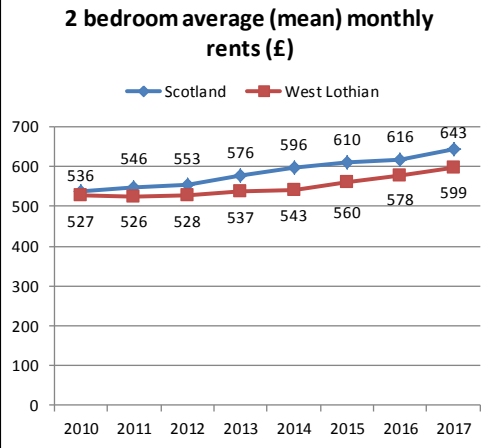


Broad Rental Market Area Profile: West Lothian

Average (mean) rents in West Lothian between 2016 and 2017 have increased across all property sizes. Increases range from 1.5% to 6.0% for 1 bedroom and 4 bedroom properties, respectively, which compares to CPI inflation of 3.0% across this time period. Average rents have also increased for all property sizes between 2010 and 2017. Increases range from 11.4% (1 bedroom properties) to 19.0% (1 bedroom shared properties), and this compares to CPI inflation of 15.9% across this time period.

There have been increases at the top end of the market (upper quartile) for both 2 and 4 bedroom properties between 2016 and 2017, whilst the upper quartile for 3 bedroom properties has remained the same in 2017 compared to 2016, after increasing between 2015 and 2016.

Average 2 bedroom rents have been lower than the Scotland average in each year since 2010, with the average rent in 2017 being £599 per month, compared to the Scotland average of £643. The gap grew slightly between 2010 and 2014, before narrowing again, although these changes were relatively small.



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	370	425	436	495	10,615	450	520	536	595
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	545	645	679	775	2,049	750	875	959	1,150
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	260	300	300	335
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	370	425	439	500	10,841	450	525	546	600
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	545	625	672	750	2,243	750	875	971	1,100
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	257	295	294	325
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	370	425	447	520	11,298	450	525	553	625
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	550	650	695	795	2,357	750	895	983	1,200
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	260	300	301	336
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	375	425	454	525	11,005	450	530	576	650
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	550	650	707	795	1,951	750	900	1,060	1,250
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	268	300	309	340
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	375	435	472	550	11,206	450	550	596	660
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	550	650	724	800	1,799	760	925	1,083	1,300
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	272	300	317	350
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	375	450	480	575	12,042	470	550	610	695
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	550	650	744	850	1,777	800	975	1,097	1,300
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	275	316	327	360
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	375	450	482	575	12,578	475	575	616	700
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	550	675	753	855	1,607	800	995	1,089	1,300
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	282	325	340	377
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 some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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	395	450	501	595	12,817	495	595	643	750
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	575	700	787	895	1,561	850	1,000	1,143	1,350
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	285	338	350	400
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

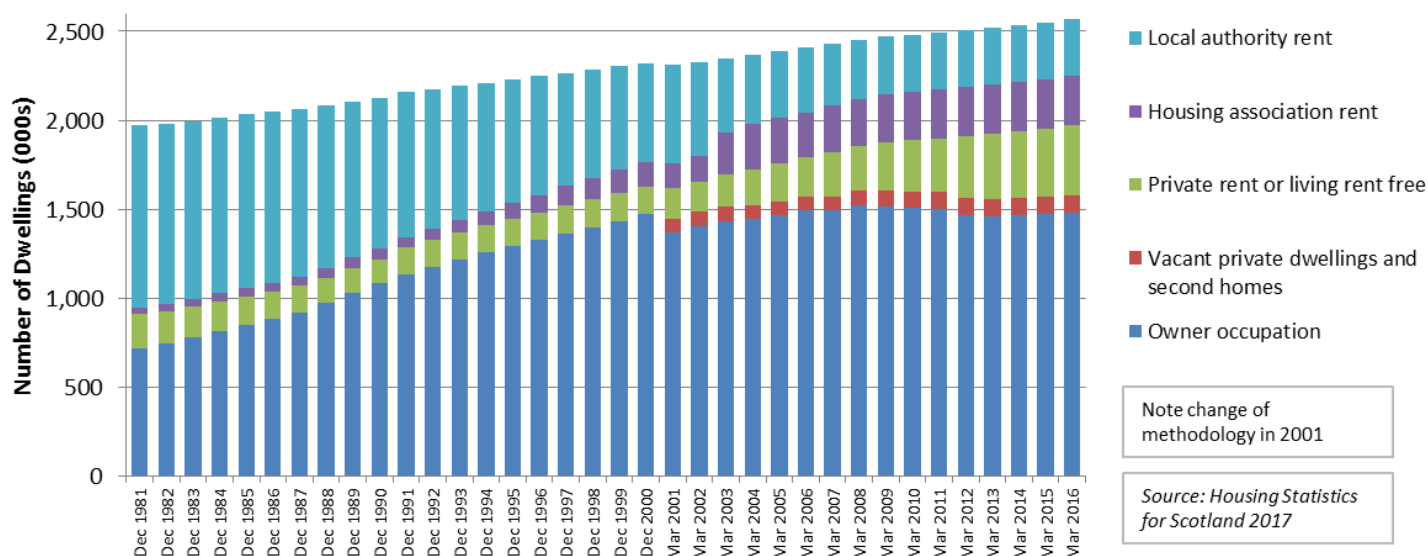
Note that some caution is needed when interpreting Scotland level findings. This is because whilst the underlying data aims to be representative of rents within each broad rental market area, no attempt has been made to apply any formal weighting techniques to account for any specific area-level sample sizes or structures when aggregating up to a single Scotland level figure

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

The private rented sector in Scotland has more than doubled in size since 1999, and now accounts for more than a seventh of all homes in Scotland⁹.

Chart A1 below shows the numbers of dwellings in Scotland by tenure since 1981. The number of private rented properties (including those living rent-free) has increased over the last ten years from an estimated 224,000 in 2006 to 394,000 in 2016. During this time period, the number of owner occupied properties rose from 1.49 million in 2006 to 1.52 million in 2009, before falling back to 1.46 million in 2013 then rising slightly to 1.48 million in 2016¹⁰.

CHART A1 - Number of Dwellings by Tenure, Scotland, 1981 to 2016



⁹ <http://www.gov.scot/Publications/2017/09/9979>

¹⁰ <http://www.gov.scot/Publications/2017/09/4158>

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 the Section on [Broad Rental Market Area Profiles](#). It is also possible to search for the Broad Rental Market Area associated with a particular postcode at <http://lha-direct.voa.gov.uk/search.aspx>.
- **Local Housing Allowance (LHA)** – the Local Housing Allowance (LHA) system provides a way of working out Housing Benefit for claimants who rent from a private landlord. Local authorities use LHA rates based on the size of household and the area in which a person lives to work out the amount of rent which can be met with Housing Benefit. Information on current LHA calculations and rates is published at <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance>.
- **Local Reference Rents (LRR)** – the Local reference rent is a mid-point (reached by adding the highest and lowest non exceptional rents together and dividing by 2).
- **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 (Local Housing Allowance and Local Reference Rents).
- **Mean** – a measure of central tendency often referred to as the average. Given a series of values the arithmetic mean is calculated by summing all these values together and dividing by the count of these values.
- **Median** – when a series of numbers are arranged by order of magnitude the median represents the middle value (i.e. 50% of rents are below this and 50% of rents are above it). Where there is an even number of values the median is the mean of the two values closest to value in the centre of that distribution.
- **Rent Officer** – an independent, statutory officer appointed by Scottish Ministers. They are responsible for providing advice to Local Authorities in assessing claims for Housing Benefit made before 7th April 2008; undertaking Fair Rent valuations for regulated tenancies; gathering rental information; analysing local rental markets to provide Local Authorities with Local Housing Allowance figures and maintaining the Rent Service Scotland 'Market Evidence Database'.
- **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 Collection, Sampling Methodology, Sample Sizes)

Data Source

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 is data that has previously been published in the form of 30th percentile rental prices¹¹.

The market evidence data on private rents is sourced through a variety of means, including:

- private landlord and letting agent returns,
- mailshot initiatives, and
- advertised rental information.

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, an estimated 97% of records were based on advertised rents, with the remainder being based on actual 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.

Rent Officer Market Evidence Collection Methodology

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.

Sample Sizes

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

¹¹ <http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance/figures>

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 LHA, and where necessary divert resources from their regular programme 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, and that this publication is not an attempt at providing a case-matched, tracked-sample or weighted-index approach to monitoring changes to rent levels over time. See [Annex D](#) for further information on methodological differences to the ONS Index of Private Rents.

The Broad Rental Market Area Profiles 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.

Table C1 and Chart C1 illustrate the different sample data profiles by rental market area. It can be seen that the sample data profiles differ by rental area. For example for Dumfries and Galloway, 1 bedroom properties make up 14% of all sample records and 3 bedroom properties make up 24% of the total. This compares to Perth and Kinross for which 27% of records are 1 bedroom properties, and 13% 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, 2017 (year to end Sept)

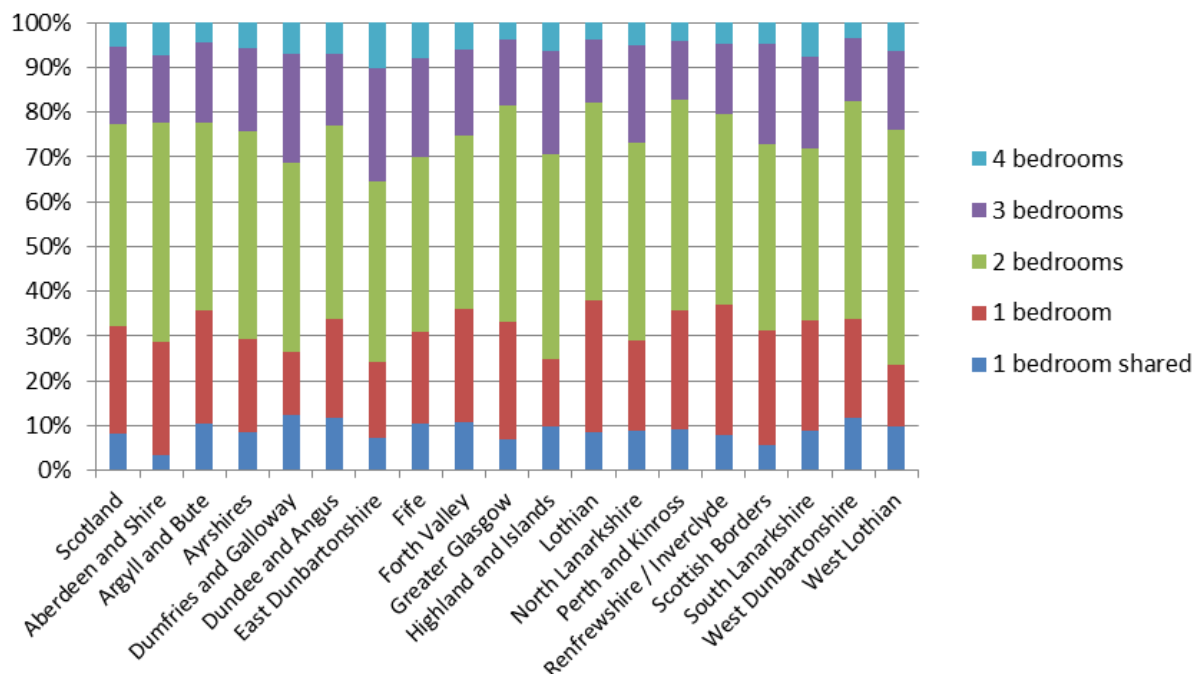
	1 bedroom				
	shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Scotland	2,381	6,868	12,817	4,942	1,561
Aberdeen and Shire	98	756	1,448	446	213
Argyll and Bute	45	107	180	76	19
Ayrshires	146	351	786	317	97
Dumfries and Galloway	98	110	330	190	54
Dundee and Angus	200	369	728	275	115
East Dunbartonshire	30	71	169	106	42
Fife	162	325	611	348	125
Forth Valley	137	321	491	244	75
Greater Glasgow	346	1,343	2,443	745	196
Highland and Islands	157	243	738	370	100
Lothian	397	1,338	2,025	642	177
North Lanarkshire	104	233	513	253	60
Perth and Kinross	82	241	422	118	38
Renfrewshire / Inverclyde	102	373	551	203	59
Scottish Borders	44	194	318	169	37
South Lanarkshire	107	295	458	247	91
West Dunbartonshire	51	95	210	60	15
West Lothian	75	103	396	133	48

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 - 2017 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 has increased from 3% to 11% from 2010 to 2017, whilst the proportion of records relating to 2 bedroom properties has decreased from 43% to 37% from 2010 to 2016 and back to 42% in 2017. This would 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

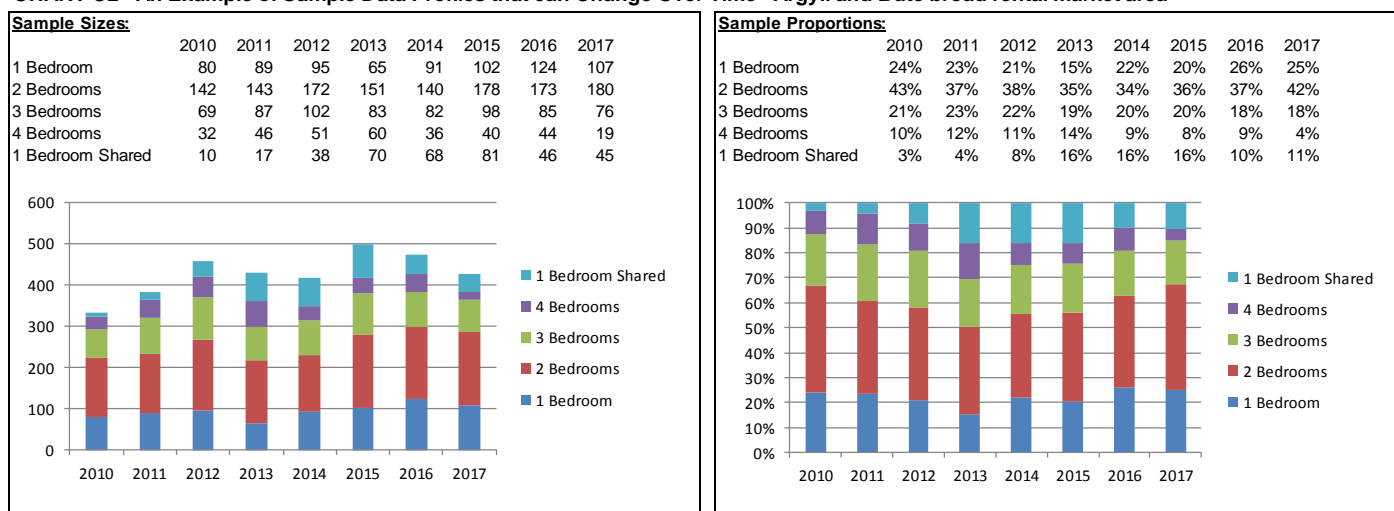
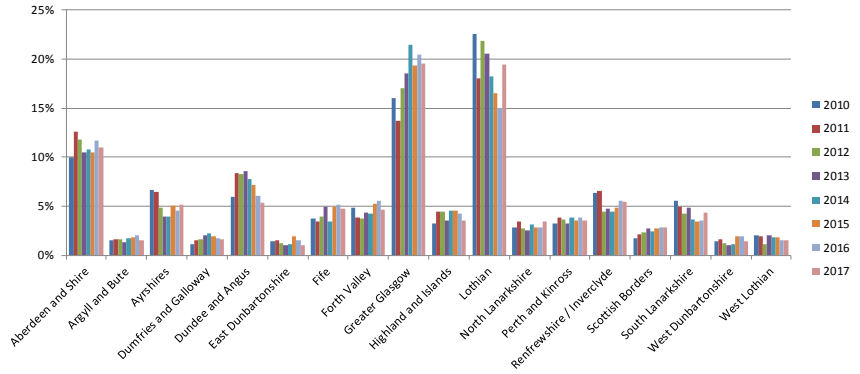


Chart C3 shows the proportions of the total samples that are within each Broad Rental Market Area each year, by property size. For most property sizes each rental area has a relatively consistent proportion each year, which gives some reassurance that averages for each property size (but not across all property sizes) can be presented at a Scotland level without bias appearing in the trend results.

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

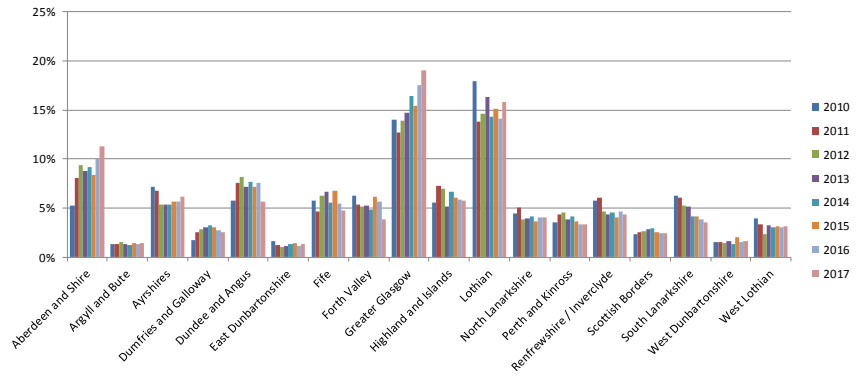
1 bedroom properties

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



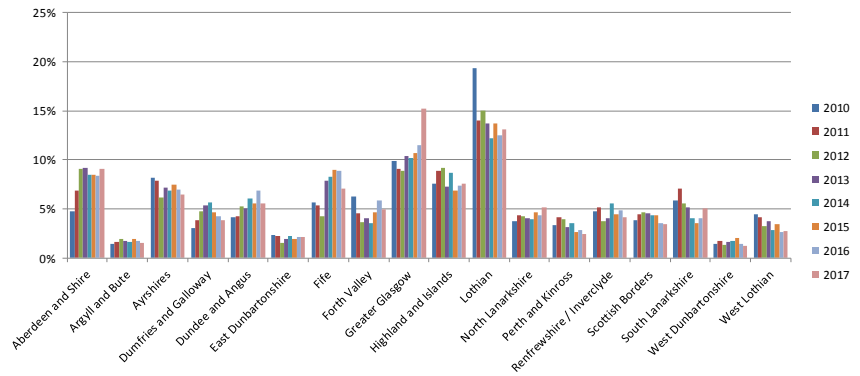
2 bedroom properties

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



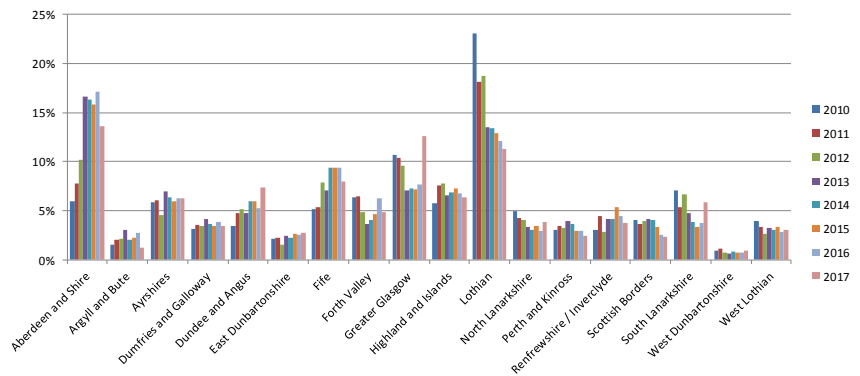
3 bedroom properties

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



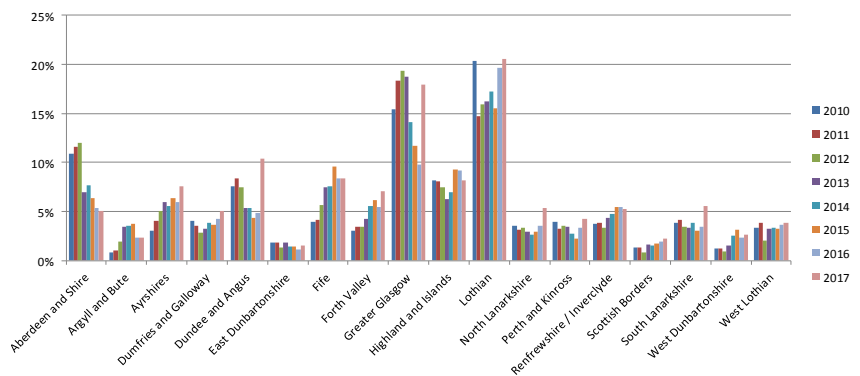
4 bedroom properties

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



1 bedroom shared properties

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



Annex D - Comparability to Other Government Sources of Rental Data

ONS Index of Private Housing Rental Prices

The ONS Index of Private Housing Rental Prices (IPHRP)¹² is a quarterly experimental price index. It tracks the prices paid for renting property from private landlords in Great Britain, including an index at a Scotland level.

Whilst the ONS Index uses same raw data as the Rent Service Scotland 'Market Evidence Database', 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 and not just a measure of recent rental market evidence**.
- The ONS Index is mix-adjusted in that it uses **expenditure weights** to adjust to the overall distribution of types of properties in the rental market (by expenditure).
- The Index **does not provide any information on actual rental levels**, and the Index values provided are **not available at a sub-Scotland basis**.

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

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

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

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

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

<https://www.ons.gov.uk/economy/inflationandpriceindices/articles/comparingmeasuresofprivaterentalgrowthintheuk/quarter3jultosept2017>.

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.

¹² <http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/index.html>

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 website¹³, alongside corresponding information on Local Housing Allowance (LHA) Rates.

There may be a small number of minor differences in the data that was used for previous 30th percentile calculations compared with the data used for this publication because the Market Evidence Database is a live database and therefore over time there may be some records that are updated to reflect that more up-to-date information becomes available, or where additional statistical quality assurance has been carried out.

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

Private Rental Market Statistics for England

The Valuation Office Agency (VOA) publish Private Rental Market Statistics for England¹⁴, which is published twice-yearly. Whilst it presents similar looking statistics to this publication, there are some differences which may affect any comparisons. In particular, rent for 1 bedroom shared properties is presented as **gross** rather than net of any shared services, and also properties with 5 or more bedrooms are **included**, not excluded. These differences may impact on any comparisons when looking at average rents for these types of properties.

Private Rental Market Statistics for Wales

The Welsh Government publish annual statistics¹⁵ on rents paid in the private sector in Wales. The Welsh report includes statistics that look similar to those presented in this publication, however there are some differences in the underlying data which may affect comparisons. In particular, rent for 1 bedroom shared properties is presented as **gross** rather than net of any shared services.

¹³ <http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance/figures>

¹⁴ <https://www.gov.uk/government/collections/private-rental-market-statistics>

¹⁵ <http://gov.wales/statistics-and-research/private-sector-rents/?lang=en>

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ISBN 978-1-78851-353-1 (web only)

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PPDAS314466 (11/17)