CHART OF THE MONTH:
PRIVATE RENT AFFORDABILITY DURING COVID

How affordable is to rent in Oxfordshire?

This chart of the month bitesize provides an overview of the rent affordability in Oxfordshire and the districts using datasets from both the PRS (Private Rental Statistics) and NOMIS (Annual Survey of Hours and Earnings). The data used in these charts is from 1st April 2019 to 31th March 2020 which incorporates COVID-19 related figures. **Please note** that the salaries included in this chart are monthly gross and that no other deductions have been taken into account when comparing income to rent prices.

Main findings:

- Overall, median property rent prices in Oxfordshire were 22% higher than South East (£900) and 56% higher than England's (£700) as of 31th March 2020.
- The median annual gross salary in Oxfordshire has increased from £28,770 (£541 per week) in 2009 to £34,630 (£655 per week) in 2019, an increase of £5,860 (20.3%), 18.5% higher than South East's (£29,220) and 12.9% higher than England's (£30,660).
- From September 2019 to March 2020, median rent prices in Oxfordshire have increased by only £5, but some of the districts have shown increases of up to £70 which is the case of Oxford where the median monthly rent went from £1,300 in September 2019 to £1,370 in March 2020, making Oxford the least affordable place to live in the South East region.
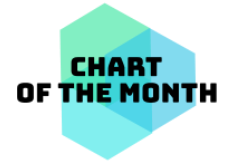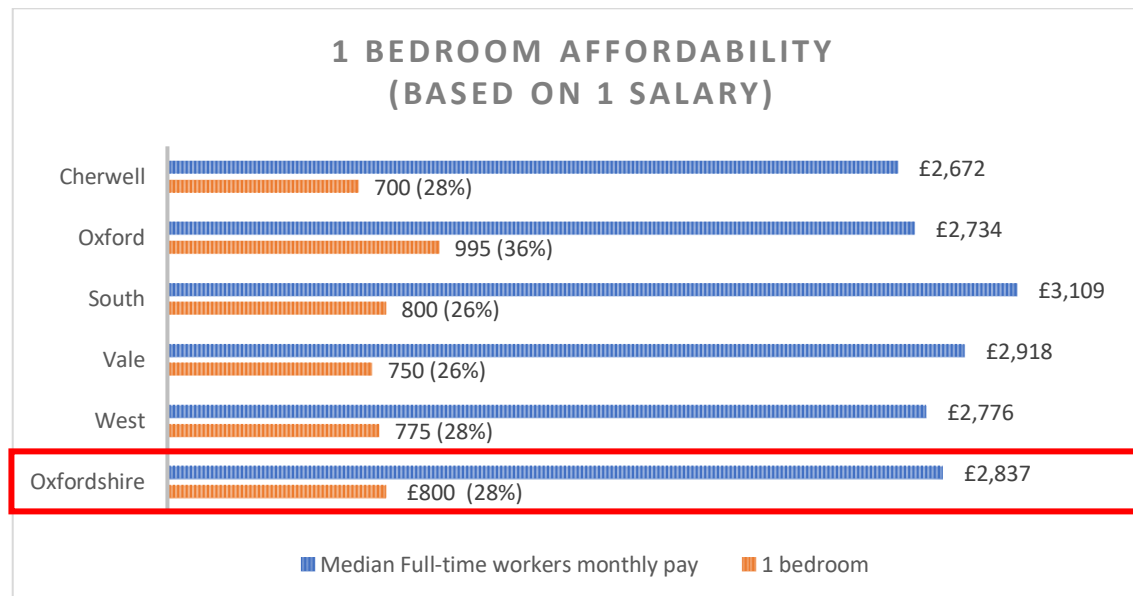
Figure 1. Median 1-bedroom property monthly rent compared to one median monthly full-time gross salary.

The following charts provide an overview of properties' monthly rent prices for 1-bedroom properties recorded from 1st April 2019 to 31th March 2020 compared to the median monthly salary for Oxfordshire and all the districts.

Findings:

- The chart below shows that the most affordable districts to rent a one-bedroom property are South Oxfordshire and Vale of White Horse where one tenant would spend 26% of their monthly income.
- Oxford remains the most unaffordable place to rent where a person would use approximately 36% of their monthly income to be able to afford to rent a 1-bedroom property.
- While most districts' rent prices score the same or below the Oxfordshire median average value, they remain above South East's average of £710 for 1-bedroom properties with the exception of Cherwell (£700).

1 BEDROOM AFFORDABILITY (BASED ON 1 SALARY)

District	1 bedroom	Median Full-time workers monthly pay
Cherwell	700 (28%)	£2,672
Oxford	995 (36%)	£2,734
South	800 (26%)	£3,109
Vale	750 (26%)	£2,918
West	775 (28%)	£2,776
Oxfordshire	£800 (28%)	£2,837

■ Median Full-time workers monthly pay   ■ 1 bedroom

Source: NOMIS Annual Survey of Hours and Earnings – Resident analysis/ Private Rental Market Statistics
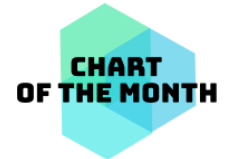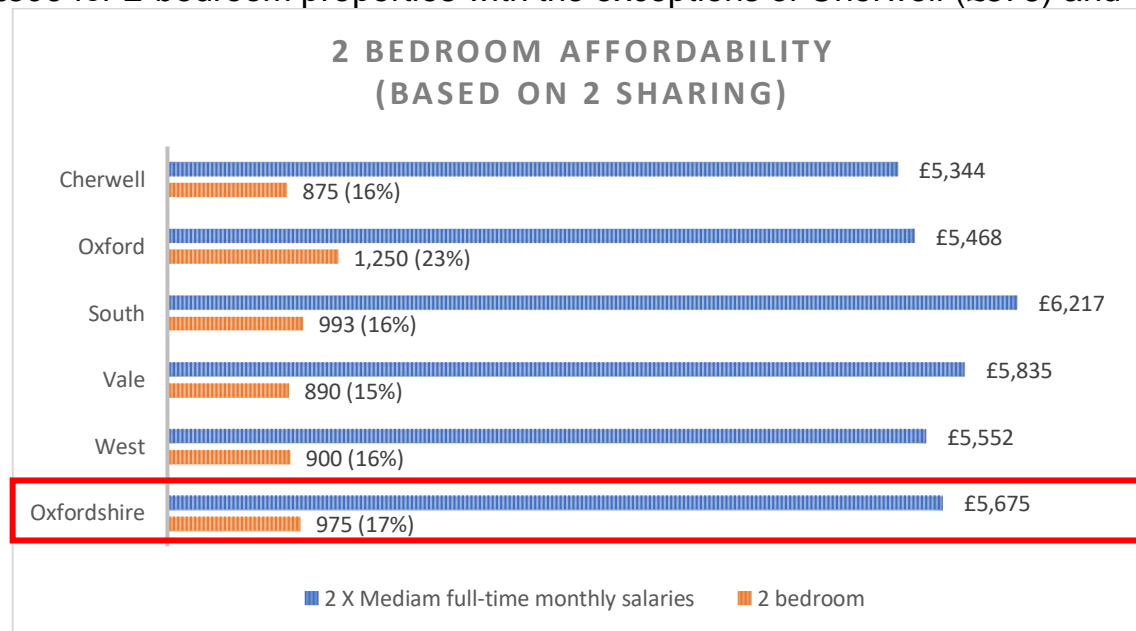
**Figure 2. Median 2-bedroom property monthly rent compared to 2 median monthly full-time gross salaries.**
The following chart provides an overview of monthly rent prices for 2-bedroom properties recorded from 1st April 2019 to 31th March 2020 compared to 2 median monthly salaries for Oxfordshire and all the districts. For more information please see the supporting table section.

Findings:

- The chart below shows that the most affordable place for full-time working residents to rent a two-bedroom property is Vale of White Horse where only 15% of the monthly income would be allocated to rent.
- Oxford remains the most unaffordable place to rent based on 2 tenants sharing where 23% of 2 salaries would be allocated to rent.
- While most districts' rent prices score below the <u>Oxfordshire median average value</u>, they remain above South East's average of £895 for 2-bedroom properties with the exceptions of Cherwell (£875) and Vale of WH (£890).

2 BEDROOM AFFORDABILITY
(BASED ON 2 SHARING)

District	2 X Mediam full-time monthly salaries	2 bedroom
Cherwell	£5,344	875 (16%)
Oxford	£5,468	1,250 (23%)
South	£6,217	993 (16%)
Vale	£5,835	890 (15%)
West	£5,552	900 (16%)
Oxfordshire	£5,675	975 (17%)

Source: NOMIS Annual Survey of Hours and Earnings - Resident analysis/ Private Rental Market Statistics
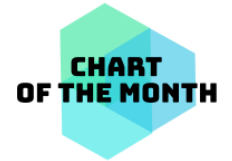
Supporting table:

Figure 3. Median monthly rent cost compared to monthly gross income 2018-2019.

The table below indicates each property's median monthly rental price for the districts, Oxfordshire, South East, and England as well as the Median Full-time monthly gross income for one person. **Please note** that no figures have been recorded for a room's monthly costs in South Oxfordshire and West Oxfordshire.

Admin. Area	Median Monthly rent (Private Rental Statistics)						
	Median Full-time monthly gross income	**Room**	**Studio**	**1 bedroom**	**2 bedroom**	**3 bedroom**	**4+ bedrooms**
Cherwell	£2,672	£450	£550	£700	£875	£1,050	£1,620
Oxford	£2,734	£598	£925	£995	£1,250	£1,500	£2,950
South	£3,109	-	£603	£800	£993	£1,295	£1,870
Vale	£2,918	£575	£698	£750	£890	£1,100	£1,500
West	£2,776	-	£598	£775	£900	£1,200	£1,700
Oxfordshire	£2,837	£513	£695	£800	£975	£1,250	£2,000
South East	£2,756	£425	£590	£725	£895	£1,100	£1,650
England	£2,562	£400	£550	£625	£695	£795	£1,300

Source: NOMIS Annual Survey of Hours and Earnings -resident analysis/Private Rental Market Statistics
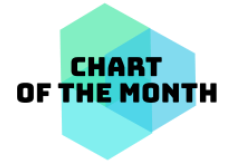
References:

UK Private rented sector analysis 2018
NOMIS Annual Survey of Hours and Earning- Resident analysis
Private Rental Market Statistics in England 2018-2019

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On behalf of:
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Oxford City Council
South Oxfordshire District Council
Vale of White Horse District Council
West Oxfordshire

Data notes and briefings from this service are available at www.oxford.gov.uk/districtdata