

## Hamptons International's Monthly Lettings Index August 2019

Tenants in their 20s spend a third of their income on room rents  
Brighton is the least affordable city to rent a room

### Proportion of 21-29 year olds income spent on room rents in 20 GB cities

City	Average room rent (pcm) 2019	YoY %	Rent as % of pre-tax income
Brighton	£647	1.4%	35%
London	£728	2.3%	34%
Glasgow	£558	6.9%	33%
Leicester	£437	4.8%	32%
Manchester	£491	2.6%	31%
Nottingham	£436	-3.1%	31%
Bristol	£543	3.8%	31%
Edinburgh	£563	-1.8%	30%
Aberdeen	528	-0.8%	29%
Cardiff	£516	-7.3%	29%
Southampton	£459	-2.1%	28%
Oxford	£577	-0.5%	28%
Portsmouth	£467	7.0%	28%
Cambridge	£564	2.0%	28%

Source: Hamptons International & ONS

- The average 21-29-year-old spent 34% of their pre-tax income on renting a room this year, down from 39% in 2017
- Brighton is the least affordable city to rent a room, with room rents accounting for 35% of a twenty-something tenant's income. London is in second place (34%)
- It costs 31% more to rent a one-bedroom home than it does to rent a room in a shared house

Tenants in their twenties spend a third of their pre-tax income on room rents in Great Britain. Yet the cost of trading up to rent a one-bed home would take up nearly half of their earnings.

Looking at 20 of the largest cities in Great Britain, Brighton, with its large student population, is the most unaffordable city to rent a room. Here average room rents stand at £647 per calendar month and account for 35% of a 20-something tenant's pre-tax income. London is in second place.

At the other end of the spectrum, Sheffield is the most affordable city to rent a room, with room rents accounting for 25% of a tenant's income.