

The geography of affordable and unaffordable housing

And the ability of younger working households to become home owners

Steve Wilcox

This report looks at the capacity of younger working households to buy homes in their local housing market in 2005.

It covers every local authority in Great Britain (except the Isles of Scilly) and builds on earlier studies for the Joseph Rowntree Foundation in 2002, 2003 and 2004. It examines long-term trends in housing market affordability and:

- sets out average house price to income ratios
- analyses the proportion of younger working households in each area that cannot afford to buy homes
- identifies the potential market for 'intermediate' housing market products and policies, which may help those households that cannot afford to buy in the open market
- shows how far affordability difficulties in London can be eased where households are prepared, or able, to move to cheaper neighbouring areas.

The author draws on these analyses to highlight some implications for regional and national housing policy.



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This is the fourth annual analysis of the affordability of local housing markets conducted for the Joseph Rowntree Foundation. The initial analysis was developed during an earlier project funded by the Association of Local Government (ALG). The initial starting point in developing these analyses was the modelling undertaken by Professor Glen Bramley over several decades. However the analyses herein differ from those of Professor Bramley both in the selection of data and the detail of the methodology.

Bespoke analyses of regional and local data were obtained from the Annual Survey of Hours and Earnings, the Expenditure and Food Survey,

the Labour Force Survey and the Survey of Mortgage Lenders/Regulated Mortgage Survey.

The author is grateful to the ALG, Professor Bramley, Julie Cowans at the Joseph Rowntree Foundation, and the statisticians at the Office for National Statistics and the Department for Communities and Local Government for their support, inspiration and assistance. However the responsibility for the methodology, and application of the data provided by the statisticians at the Office for National Statistics (ONS) and the Department for Communities and Local Government (DCLG), rests entirely with the author.

Introduction

This report builds on earlier analyses conducted for the Joseph Rowntree Foundation in 2002, 2003 and 2004.¹ It provides analysis at local authority level of the capacity of younger working households to buy in their local housing market in 2005, for every local authority area in Great Britain (except the Isles of Scilly).

The report sets out average house price to income ratios, together with an analysis of the proportion of younger working households in each area who cannot afford to buy, and identifies the potential market for 'intermediate' housing market products and policies to assist working households with incomes at the margins to enjoy, in one form or another, access to some form of home ownership.

There are a number of distinctive characteristics to these analyses. They:

- are based on household earnings not individual earnings
- are based on house prices for two- and three-bedroom dwellings

- reflect local data on the distribution of earnings
- develop a new approach to defining potential 'intermediate' housing markets.

Chapter 1 of the report examines long-term trends in housing market affordability, and related factors such as the relationship between house building rates and household growth in different parts of the country. In particular it emphasises the limitations of analyses over time that just look at house price to income ratios without taking account of variations in interest rates.

Chapter 2 then sets out the results of the analysis of local-level house price to income ratios, while Chapter 3 sets out the results of the local level analyses of intermediate housing markets. Chapter 4 shows how, within London, affordability difficulties can be alleviated where households are prepared, or are able, to move to cheaper areas. Chapter 5 briefly discusses some of the policy issues that arise from these analyses.

1 Housing market affordability trends over time

Over the last decade it has become progressively more difficult for households to access home ownership as house prices have risen sharply. In part this has been the result of a sustained period of economic growth, but it has also been a consequence of lower interest rates that have made it easier for households to obtain – and afford – higher mortgages.

Different approaches in analysing the trends in housing market affordability provide very different pictures of the characteristics of recent housing market cycles, as Figure 1 shows. This compares house price to income ratios for the years from 1987 to 2005 with mortgage costs as a percentage of incomes over the same period.

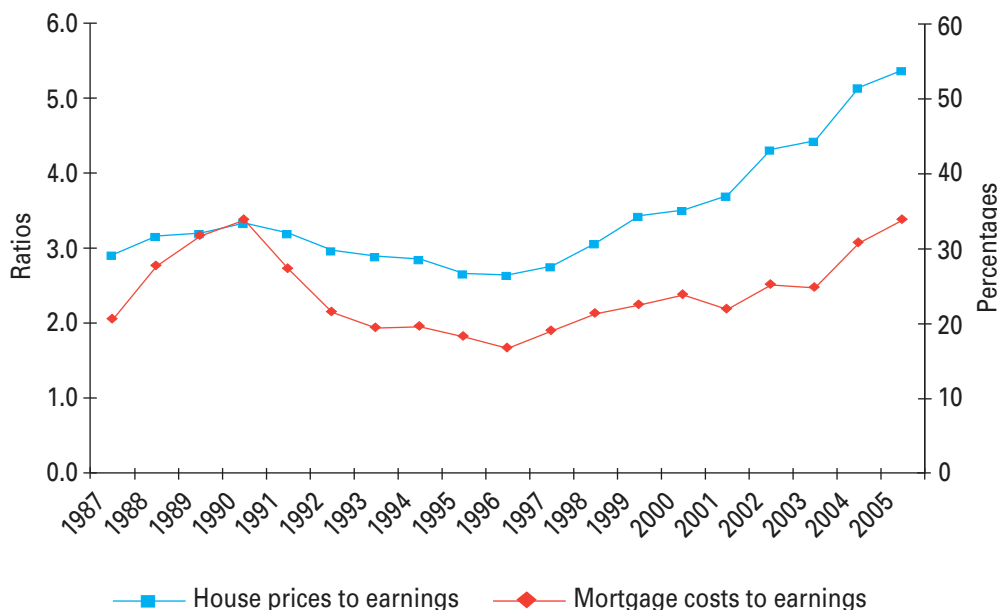
House price to income ratios are the most common form of analysis of housing market trends. The ratios in Figure 1 are based on average individual earnings (for those in full-time work) and average house prices for first-time buyers.

However it should be borne in mind that a significant proportion of first-time-buyer households are dual earners and that ratios based solely on individual earnings therefore tend to overstate the extent of affordability difficulties.

Bearing that in mind, Figure 1 shows how the average house price to earnings ratio doubled from just 2.7 to 1 a decade ago to 5.4 to 1 in 2005. This ratio is at unprecedented levels; far higher than at the peak of the last housing market boom in 1990 when it reached the level of 3.4 to 1. If this trend was taken at face value it would suggest that we are due for a severe housing market crash if house price to income ratios were to return to long-term-trend levels.

However a very different picture emerges from an examination of mortgage costs as a percentage of incomes that takes account of the much lower level of interest rates prevailing now compared to 15 years ago. The mortgage costs as a percentage of

Figure 1 Housing market affordability in Great Britain



Note: all full-time earnings and first-time-buyer house prices.

incomes in Figure 1 are based on the same house prices and incomes, but take prevailing interest rates in each year into consideration based on the net costs of a standard 25-year annuity taking account of the availability (and eventual abolition) of mortgage interest tax relief. They also assume a constant 82 per cent mortgage (and 18 per cent deposit) in all years, based on the UK average for the 15 years to 2004.

Figure 1 shows that mortgage cost to income ratios fell sharply between 1990 and 1996 as interest rates tumbled from over 14 per cent to just 6.5 per cent. Over the last decade, mortgage costs have also doubled as a percentage of incomes, from 17 to 34 per cent in 2005. While interest rates are now a little lower than in 1996, at 5.2 per cent, that reduction has been offset by the final abolition of mortgage tax relief in 2000.

Mortgage costs as a percentage of incomes are thus now just as high as they were in 1990 at the peak of the last housing market boom, and are well above the average level of 25 per cent over the last two decades. While this does suggest that some easing in house prices (or interest rates) is likely in the years ahead, continuing rises in incomes and supply constraints (in London and the wider South East) suggest that a substantial fall in house prices is unlikely (unless there is a wider downturn in the world economy that cannot be readily corrected by a reduction in UK interest rates).

There are, however, perennial issues about restricted access to home ownership regardless of the point in the economic and housing market cycle. Those issues have been more acute in recent years, partly because of the sharp rise in house prices and partly because mortgage lenders have, as a whole, been quite cautious in the extent to which they have relaxed their lending criteria in response to the structural decline in interest rates as a result of national and international economic policies designed to ensure the continuation of a low inflation regime.

The extent of access difficulties also varies substantially from region to region and locality to locality. House prices are higher, not just in areas where incomes are higher, but also where there are additional pressures of demand linked to long-term economic and social changes, and the consequential migration of population within the UK to the areas with higher levels of economic growth. There are also additional population flows of retired households to attractive localities that add to the concerns of affordability in those areas.

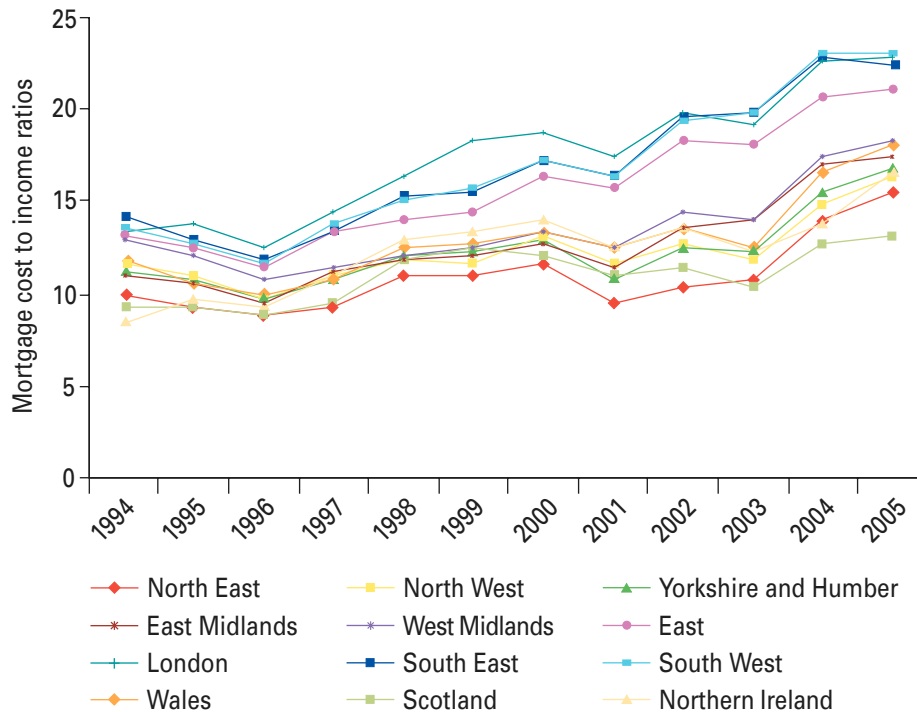
Figure 2 shows how mortgage costs as a percentage of working-household incomes vary from region to region, and also how those relationships have changed over the last decade. The percentages in Figure 2 are lower than in Figure 1, as a different income measure has been used. Figure 2 is based on working household incomes, rather than individual earnings. This measure is preferred because of the very substantial numbers of dual-earner households among home buyers.

Figure 2 clearly shows how the North–South divide in home ownership affordability widened over the years from 1996 to 2003, and then began to narrow over the last two years. Typically, in the past, the regional affordability gap has broadened and then narrowed in this way over the run of the economic and housing market cycle.

There are, however, a number of more particular features to note. The first is that mortgage costs as a percentage of incomes in the North East are markedly lower than the other northern and midland regions, and a little below those in Scotland and Northern Ireland. The second is that, within the South of England, mortgage costs as a percentage of incomes are now, on this measure, higher in the South West than in London and the South East.

While house prices are clearly higher in London and the South East, affordability is measured, not by reference to house prices alone, but by the

Figure 2 Regional trends in home owner affordability



Note: based on first-time-buyer house prices and the incomes of working households.

relationship between house prices and incomes. Thus, while house prices tend to be lower in the South West than in London and the South East, the levels of working-household incomes are lower still. A key factor in this is that, while levels of economic growth across the southern regions are similar, there are additional housing market pressures in the South West as a result of inward migration by older and retired households, and the demand for second homes.

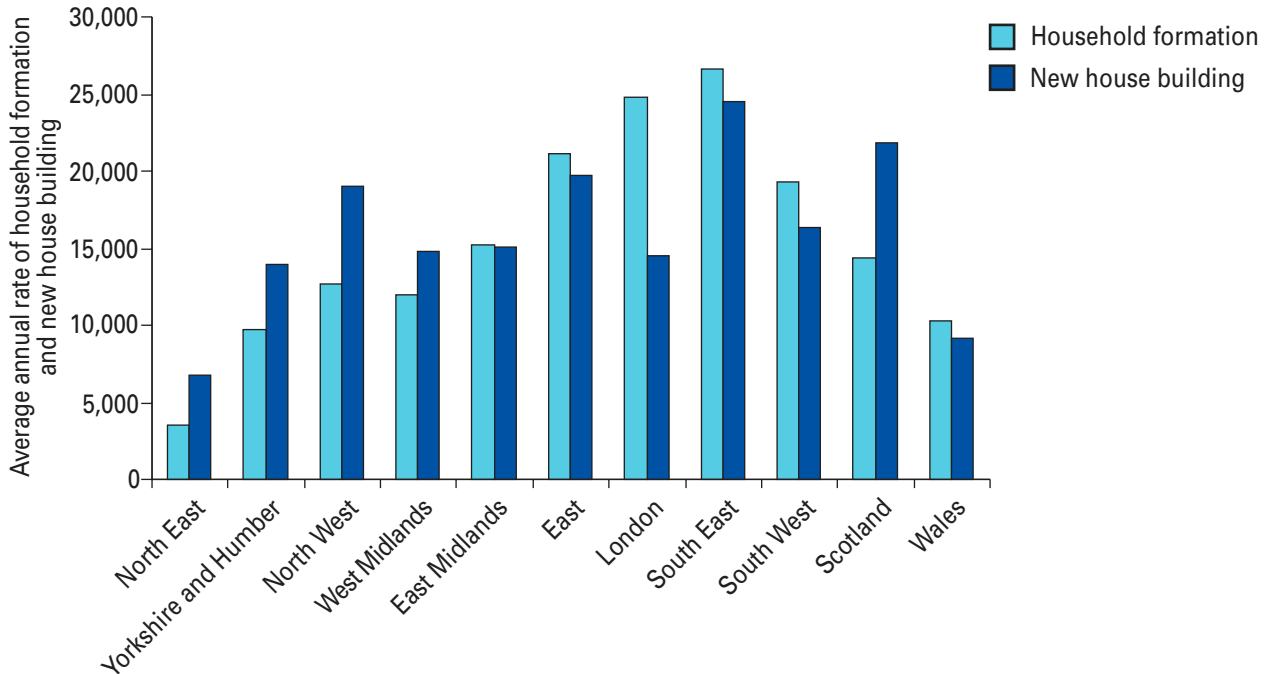
The data also suggests there was a marginal easing of affordability for first-time buyers in most regions in 2003, but this needs some clarification. Unusually, in 2003, the house prices for properties bought by first-time buyers fell in most regions while overall house prices continued to rise. However, in 2004, that dip in first-time-buyer house prices was reversed and in all regions higher prices, and higher interest rates, saw a sharp rise in mortgage cost to income ratios to levels at, or very

close to, those experienced at the peak of the last housing market boom.

Changing markets

In England there has been considerable focus, and particularly in the Barker Report,¹ on the extent to which the failure of new house building rates to keep pace with household formation has put further upward pressures on house prices. This is a complex issue, but it should be noted that, over the 12 years to 2003, new house building levels lagged behind household formation only in London, the South of England, and in Wales, but not in Scotland or the midland or northern regions of England, as shown in Figure 3. Indeed, for England as a whole, there was a very close balance between house building and household formation over that period, with surpluses in the midland and northern regions matching the shortfalls in London and the southern regions.

Figure 3 Household growth and house building, 1991–2003



The net impact on the balance of dwellings and households in each region has also been modified by conversions and demolitions. Nationally these balance out, but conversions are particularly important in London (but not nearly enough to cancel out the shortfall in new house building in the region), while demolitions are more frequent in the northern regions where they have offset to differing degrees the recent surpluses of new house building.

The key point in the context of this report, however, is that, while the shortfalls in house building relative to household formation may have contributed to greater house price rises in London and the South of England, and in Wales, this cannot be the explanation for house price rises across Great Britain as a whole.

The other critical change in the housing market over the last decade has been the resurgence of investment in the deregulated private rented sector,

particularly following the entry of mainstream mortgage lenders into the market for ‘buy to let’ mortgages.

After a century of decline in the UK, this rise in the private rented sector remains novel and, despite some useful studies, there is much we do not yet know about this new phenomenon, and we still have to see how this market will mature over the run of a number of economic and housing market cycles.

In the meantime, the growth in buy to let investment, plus the gradual increase in levels of intergenerational transfers of wealth to assist with deposits, are both factors that will have made some contribution to the house price rises over the last decade. They provide a caution against any assumption that house prices will necessarily fall back towards their long-term-trend relationship with incomes and mortgage costs.

2 Local house price to income ratios

House price to income ratios in 2005 for every local authority area in Great Britain (except the Isles of Scilly) are shown in Figure 4 and full details for each local authority area are set out in Schedule 1 in Appendix 2. A regional summary of the results is also set out in Table 1. It should be noted that the local-level analyses are not directly comparable with the analyses of affordability trends over time set out in the preceding chapter. There are more constraints on the availability of data for the analyses of long-term trends than for the current local-level analyses.

Local house price data is readily available from the Land Registry, but this gives no indication of the size mix of properties sold in any area. Yet survey data clearly indicates that the size of dwellings varies widely, both regionally and more locally. In order to provide a consistent measure of house prices as between one locality and another, the analyses in this study make use of a specially commissioned data set from the Survey of

Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS), which was kindly provided by the Department for Communities and Local Government (DCLG).

This has provided mean average house prices for every local authority area in Great Britain based on an equal mix of two- and three-bedroom dwellings. This data has become available only over the last few years, as the sample size of the SML/RMS has increased to a level where it can provide robust local data.

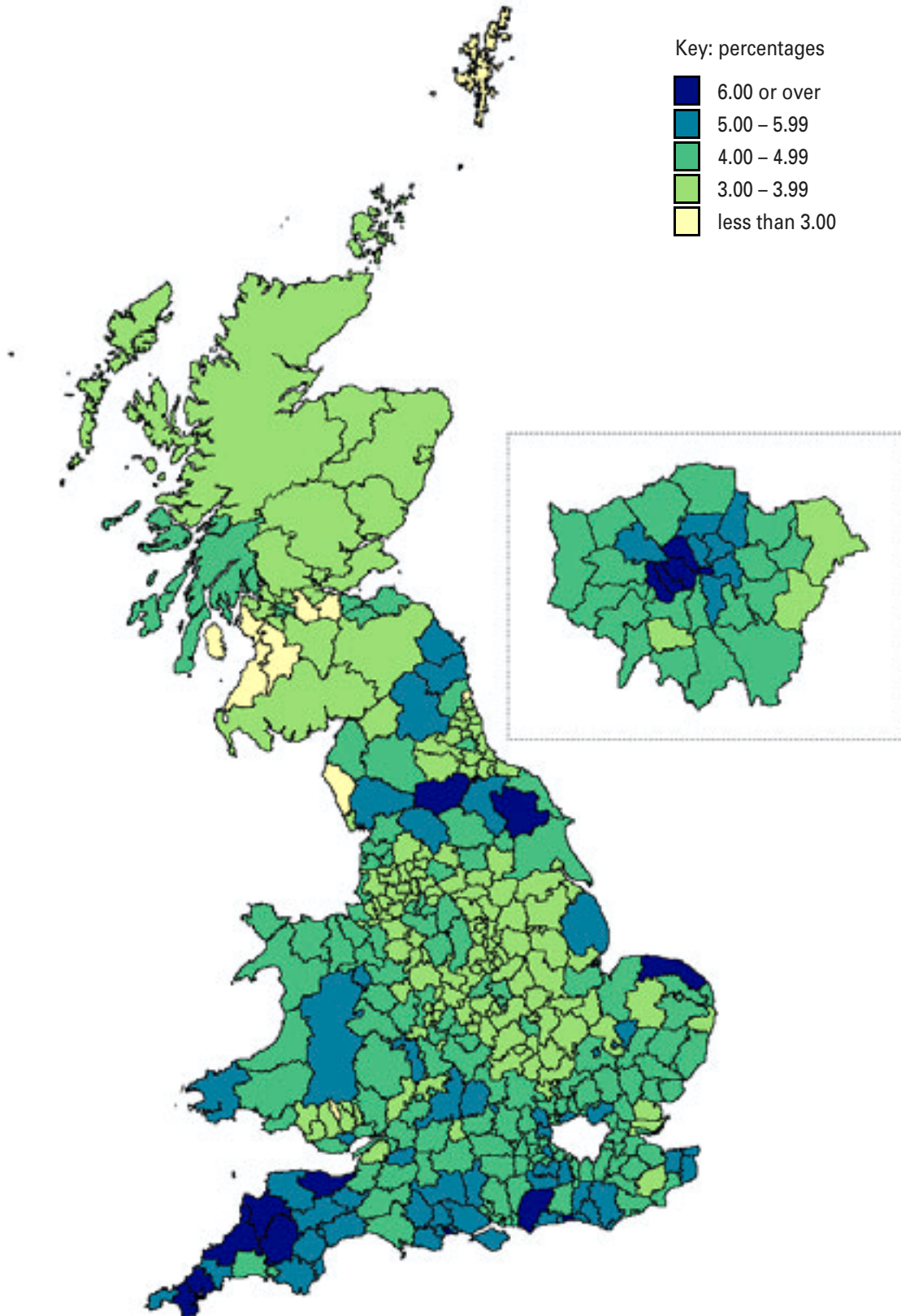
Like the analyses of national and regional affordability trends, the local analyses are based on the household incomes of working households, rather than individual earnings. The local analyses, however, are based on the younger households that comprise the vast majority of first-time entrants to the home-owner sector. In more technical terms, the income analyses are for households with a 'household representative person' aged from 20 to 39.

Table 1 House price to income ratios, 2005, regional summary

Local authority	Number of working households	Average earnings Weekly (£)	Average earnings Annual (£)	Average house prices (£)	House price to income ratio	Average mortgage costs (£ pa)	Mortgage cost to income ratio
East	567,025	778.35	40,474	175,305	4.33	10,419	25.7
East Midlands	416,238	673.33	35,013	130,230	3.72	7,740	22.1
London	830,123	1047.27	54,458	272,714	5.01	16,208	29.8
North East	232,420	592.31	30,800	116,167	3.77	6,904	22.4
North West	657,619	634.34	32,986	126,284	3.83	7,506	22.8
South East	817,183	795.03	41,342	196,604	4.76	11,685	28.3
South West	480,683	673.87	35,041	170,979	4.88	10,162	29.0
West Midlands	496,358	674.77	35,088	137,624	3.92	8,179	23.3
Yorkshire and Humber	507,109	595.11	30,946	123,414	3.99	7,335	23.7
England	5,004,758	749.93	38,996	172,593	4.43	10,258	26.3
Scotland	517,736	626.11	32,558	119,344	3.67	7,093	21.8
Wales	271,753	562.32	29,241	123,362	4.22	7,332	25.1
Great Britain	5,794,247	730.56	37,989	165,526	4.36	9,838	25.9

Note: based on average household incomes of working households aged 20 to 39 and average house prices for two- and three-bedroom dwellings.

Figure 4 House price to income ratios, 2005, for every local authority in Great Britain (except the Isles of Scilly)



Local-level household incomes have to be computed – national surveys are sufficiently large to provide only regional data. The local household incomes for these analyses are computed from Labour Force Survey (LFS) data showing the numbers of working households in local authority area, and data on mean average individual earnings in each area (defined on the basis of place of residence) drawn from the Annual Survey of Hours and Earnings (ASHE). The local computations are related to, and controlled by, regional data from the Expenditure and Food Survey (EFS).

The local computations were undertaken separately for households with a single earner and those with two (or more) earners. Table A1.1 in Appendix 1 sets out the levels of gross household earned incomes for each region, for both single- and multiple-earner households. It also shows the regional factors used to ensure that the computed local household earnings figures were consistent with the regional data derived from the Expenditure and Food Survey. Further details of the methodology can be found in Appendix 1.

Regional affordability in 2005

Table 1 shows that average regional house price to income ratios range from 3.67 to 1 in Scotland, up to 5.01 to 1 in London. The next highest ratios are in the South West (4.88 to 1) and the South East (4.76 to 1). The average ratio for the North East (3.77 to 1) is only a little higher than for Scotland, while the average ratio for Wales (4.22 to 1) is above the levels for the northern and midland regions of England, but lower than in the southern regions of England.

In all cases the regional ratios are higher than was the case in 2004 and demonstrate the worsening of affordability over the year. The 2004 and 2005 regional and local affordability results can be directly compared, as, for these years, both the data sources and methodologies are identical.

However the regional pattern from these analyses differs in some respects to that in the analysis of long-term trends set out in the previous chapter. In particular these analyses show London as the least affordable region, while the long-time series shows the South West as the least affordable. This reflects the different definitions and data sources.

In part the difference is because the time series analysis is based on the average household incomes of all working households, rather than just those with a household representative person aged 20 to 39. There is less of a gap between earnings in London and the South West for working households of all ages than there is for younger households. For all working households, average incomes in London are 44 per cent higher than in the South West, while, for younger households only, they are 55 per cent higher in London than in the South West. This difference is consistent with the observed trend for many older, and typically better off, working households to move out of London, whether or not they continue to work in London

The time series analysis is also based on house prices for first-time buyers and, in London, that includes a far higher proportion of households buying bedsit and one-bedroom flats than in any other region. In contrast, the local affordability analyses are based on an average of prices for two- and three-bedroom dwellings, thus providing a more consistent basis for comparisons between one area and another. While London first-time-buyer house prices as a whole were 43 per cent higher than in the South West in 2005, average prices for two- and three-bedroom dwellings were 60 per cent higher than in the South West.

These differences, taken together, account for the switch between London and the South West, as the least affordable region, in the results of the two different analyses. However both analyses show the South West, as a whole, to be less affordable than the South East.

While house prices are higher in the South East than in the South West (15 per cent higher for two- and three-bedroom dwellings), household incomes are higher still (18 per cent) compared to the South West.

The more acute level of affordability in the South West, as opposed to the South East, was also found in the earlier analyses undertaken for the Foundation. This relative position is also shown by long-time series analysis for all working households in the years from 2003. However, in the two preceding years, it showed identical mortgage cost to income ratios for both regions and, in the years before that, the relative position of the two regions varied, although in all cases they both experienced more acute affordability than all other regions (except London).

Sustainable communities?

These findings also contrast with the assertion in the Government's earlier *Sustainable Communities* report¹ that affordability issues were more acute in the South East than the South West. However the analyses in that report were based on regional individual earnings data based on *place of work*. The report therefore failed to take account of the regional differences between individual and household earnings, and in particular the impact of the predominantly high earners who commute into London from the South East.

The place of work earnings figures thus

exaggerate the average earned incomes of individuals residing in London, while at the same time underestimating the earned incomes of individuals living in the South East (and East). This effect can be seen in Table 2. The use of the place of residence earnings data (which only became available after the analysis for the initial *Sustainable Communities* report had been completed), rather than the conventional place of work earnings data, thus has a particularly significant impact on the resulting regional house price to earnings ratios as between London, the South East and the South West.

The local analyses in this report are based on working household incomes and reflect the *place of residence* of those households, rather than the localities where they work.

In part, DCLG has now accepted the argument set out in the *Can Work – Can't Buy* report² that increased provision for investment in new affordable housing should be made for the South West, rather than just for the 'wider South East', as was the case for the years immediately following the publication of the ODPM *Sustainable Communities* report.

Following the adoption of its own affordability ratio measure, DCLG is now increasing the share of investment in new affordable housing in the South West.³ However the DCLG measure is still derived from place of work individual earnings, rather than place of residence individual earnings, although that data is now routinely available. Although the

Table 2 Regional earnings by place of work and place of residence

Region	Work (£ pw)	Residence (£ pw)	Work as per cent of GB	Residence as per cent of GB
London	697.60	655.30	134.5	126.0
South East	539.00	577.00	103.9	110.9
South West	473.10	484.40	91.2	93.1
East	512.10	549.70	98.7	105.7
Great Britain	518.70	520.20	100.0	100.0

Source: Annual Survey of Hours and Earnings 2005.

DCLG measure focuses on lower quartile, rather than mean incomes, the choice of earnings based on place of work still increases the share of resources going to the East and South East regions, and reduces the share that goes to London and the South West.

The DCLG affordability measure is distributed 36 per cent to London, 35 per cent to the South East, 13 per cent to the East and 12 per cent to the South West, with 4 per cent going to the midland regions, and nothing to the northern regions. This distributional result is a consequence of both the use of individual place of work earnings data and the arbitrary selection of a very high house price to income ratio (8 to 1) as a threshold to determine the areas to be counted for the ODPM measure.

There is something very unbalanced about a measure that uses a fixed income definition (lower quartile) that is below the level required to purchase at lower quartile house prices in every region of the country, together with a threshold ratio greatly in excess of the advance ratios that are generally available in the mortgage market.

Both the ratios and intermediate housing market analyses in this report suggest that the new DCLG affordability measure still fails to fully reflect the extent of the affordability difficulties faced in the South West, relative to those in the wider South East.

Local affordability in 2005

The individual local authorities facing the most acute affordability difficulties are set out in Table 3. This shows the 39 authorities where the ratio of average house prices to the incomes of younger working households exceeds 5.5 to 1. While, not surprisingly, this includes many authorities from the three regions identified as being the least affordable, it also includes individual authorities from Wales and other English regions – the East, North East and Yorkshire and Humber.

The least affordable authority is, as last year,

identified as Kensington and Chelsea, with a house price to household income ratio of 7.72 to 1. However only five other London authorities have ratios in excess of 5.50 to 1 – City of London (6.76), Westminster (6.71), Hammersmith and Fulham (6.62), Camden (6.52) and Brent (5.61). In all cases these ratios are higher than in the 2004 analyses.

Altogether 14 of the least affordable areas are located in the South West, with house price to income ratios ranging from 6.88 to 1 in North Cornwall down to 5.53 to 1 in Salisbury. While the detailed results for smaller district councils should be treated with some caution, as the data is inevitably based on smaller samples, the broad thrust of the results across the South West (and for small rural districts in other regions) cannot be doubted. Apart from North Cornwall, six other south west authorities had house price to income ratios in excess of 6 to 1 in 2005 – Kerrier (6.47), Carrick (6.39), West Somerset (6.17), Torridge (6.16), Bournemouth (6.09) and West Devon (6.05).

Ten of the least affordable authorities are located in the South East, but these include only two where house price to income ratios are in excess of 6 to 1 – Adur (6.60) and Chichester (6.06). The affordability 'hot spots' in the other regions ranged down from Ryedale in Yorkshire and Humber (6.84), to North Norfolk in the East (6.80), Pembrokeshire in Wales (5.86), South Lakeland in the North West (5.85) and Alnwick in the North East (5.84).

The least affordable areas in the regions not shown in Table 3 are Oswestry in the West Midlands (5.05), East Lindsey in the East Midlands (5.03) and Edinburgh in Scotland (4.99).

At the other end of the spectrum, in 2005, there were just nine areas where house price to income ratios fell below 3 to 1. That compares with 37 areas with ratios below that level in 2004. The nine areas are Shetland Islands (2.36), Copeland (2.54), Wansbeck (2.67), East Ayrshire (2.75), Merthyr Tydfil (2.79), North Ayrshire (2.82), North Lanarkshire (2.84), West Lothian (2.91) and South

Table 3 The local authority areas with the highest house price to income ratios in Great Britain, 2005

Local authority	Region	Number of working households	Average earnings		Average house prices (£)	House price to income ratio
			Weekly (£)	Annual (£)		
Kensington and Chelsea	Lon	20,660	1755.71	91,297	705,170	7.72
North Cornwall	SW	5,552	513.01	26,677	183,574	6.88
Ryedale	Y&H	4,067	483.35	25,134	171,976	6.84
North Norfolk	East	6,872	449.73	23,386	159,004	6.80
City of London	Lon	1,357	1272.50	66,170	447,013	6.76
Westminster	Lon	24,537	1418.68	73,771	494,955	6.71
Hammersmith and Fulham	Lon	23,533	1116.39	58,052	384,231	6.62
Adur	SE	5,303	557.82	29,007	191,455	6.60
Camden	Lon	26,399	1258.73	65,454	426,479	6.52
Kerrier	SW	5,433	525.21	27,311	176,831	6.47
Carrick	SW	7,847	612.95	31,873	203,704	6.39
Richmondshire	Y&H	5,050	509.23	26,480	163,577	6.18
West Somerset	SW	1,858	611.65	31,806	196,258	6.17
Torridge	SW	4,859	515.95	26,829	165,339	6.16
Bournemouth UA	SW	20,750	605.86	31,505	191,877	6.09
Chichester	SE	8,200	749.85	38,992	236,261	6.06
West Devon	SW	3,311	630.04	32,762	198,139	6.05
South Hams	SW	5,380	676.55	35,180	210,088	5.97
Brighton and Hove UA	SE	32,150	733.42	38,138	227,100	5.95
East Devon	SW	8,729	610.04	31,722	188,345	5.94
Oxford	SE	13,541	723.57	37,626	221,153	5.88
Torbay UA	SW	11,805	534.70	27,805	163,319	5.87
Pembrokeshire	Wales	9,701	448.70	23,332	136,807	5.86
South Lakeland	NW	9,341	615.19	31,990	187,195	5.85
Alnwick	NE	3,008	516.82	26,875	156,854	5.84
Teignbridge	SW	9,473	574.99	29,899	174,279	5.83
Cotswold	SE	8,301	728.33	37,873	219,522	5.80
Purbeck	SW	2,945	677.56	35,233	203,230	5.77
Islington	Lon	26,426	1195.30	62,155	354,409	5.70
Hertsmere	East	12,305	842.74	43,822	247,926	5.66
Canterbury	SE	11,397	618.70	32,173	181,454	5.64
South Buckinghamshire	SE	5,879	912.75	47,463	266,434	5.61
Brent	Lon	21,613	888.92	46,224	259,215	5.61
Christchurch	SW	1,975	742.11	38,590	216,335	5.61
Arun	SE	10,654	647.23	33,656	188,253	5.59
Eastbourne	SE	8,148	570.84	29,684	165,481	5.57
New Forest	SE	15,104	708.25	36,829	205,188	5.57
Powys	Wales	11,447	499.96	25,998	144,459	5.56
Salisbury	SW	11,440	668.28	34,751	192,222	5.53

Note: based on average household incomes of working households aged 20–39 and average house prices for two- and three-bedroom dwellings.

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Ayrshire (2.93). It is notable that six of these authorities are located in Scotland.

The overall geographical spread of relative affordability across Great Britain is also shown in

Figure 4 earlier in this chapter, while the house price to income ratios for all authorities are set out in Schedule 1 in Appendix 2.

3 The intermediate housing market

The intermediate housing market (IHM) analysis essentially relies on the same data sources as the ratios analysis. However it uses lowest decile and lower quartile house price figures rather than the mean house price figures used in the ratios analysis.

The report sets out two IHM measures – based on broad and narrow definitions. The broad definition of the IHM in each local authority area is the proportion of working households in each area unable to purchase at lower quartile house prices for two- and three-bedroom dwellings. The narrow definition of the IHM in each local authority area is the proportion of working households in each area that can afford to pay a social rent without recourse to housing benefit but cannot purchase at lowest decile house prices for two- and three-bedroom dwellings.

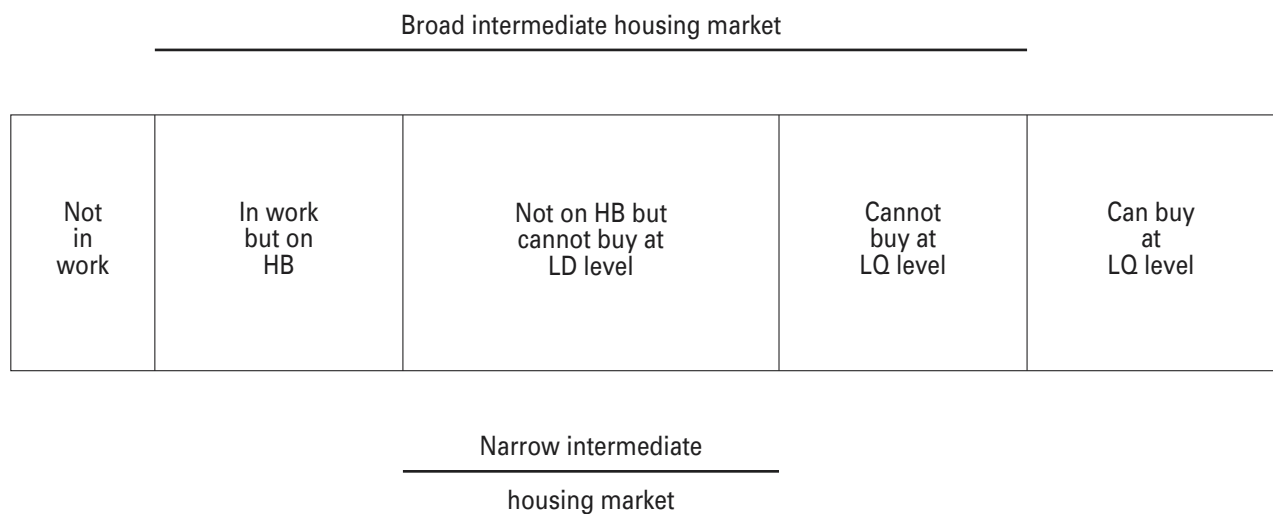
The relationship between these measures is illustrated in Figure 5. This shows the three sub-sectors within the broad IHM – the working households unable to meet a social housing rent without recourse to housing benefit; the households in the narrowly defined IHM; and the households able to buy at lowest decile house prices, but unable to buy at lower quartile house prices.

This is the same approach adopted in the 2004 analyses for the Joseph Rowntree Foundation, but it differs from previous analyses, which have typically taken a given intermediate housing market product (such as a particular form of shared ownership) and identified the households able to afford that particular product, but unable to afford outright house purchase.

The objective of the approach adopted in this report is to move away from analyses based on a given existing intermediate housing market product, and instead to identify the characteristics and scope of the target market that such products should be under development to serve.

However it should be emphasised that, in common with earlier analyses, this is a needs-based assessment of the requirement for intermediate housing market products, rather than a demand-based assessment. There will be additional demands for intermediate housing market products where they offer households the opportunity to obtain larger or better quality properties than they could afford to buy at the lower end of the housing market, or to purchase in more attractive and expensive localities than they could otherwise afford.

Figure 5 Broad and narrow intermediate housing markets



Notes: HB = housing benefit; LD = lowest decile; LQ = lower quartile.

Meeting those demands may have a legitimate policy objective in terms of ensuring a greater degree of social mix in areas with more expensive properties, and in assisting with the recruitment and retention of public sector key workers. Similarly, intermediate housing schemes may have a role to play as part of regeneration plans in areas of low demand, even when the needs-based assessment shows there is a very limited IHM for the local authority area as a whole.

The summary regional results of the IHM analysis are shown later in this chapter in Figure 6, and the full results for every local authority area and region are illustrated in Figure 7 and listed in detail in Schedule 2 in Appendix 2. The analysis assumes a maximum mortgage of 3.75 times household income for the working households with a single earner and 3.25 times household income for households with two (or more) adult earners. This is based on 2004 data showing that only a quarter of all first-time buyers were able to secure advances at higher levels relative to their incomes.

It must also be recognised that a further proportion of working households would be able to purchase dwellings with prices below the lowest decile level for two- and three-bedroom dwellings. In many cases these would be smaller properties. The precise numbers and proportions will vary from one area to another, depending on the distributional profile of house prices and sizes, and household incomes in each area.

Additionally, some households will be able to purchase where they can utilise significant levels of savings to supplement their mortgage. However, the IHM analysis does already assume an 18 per cent deposit, based on the recent average level for deposits by first-time buyers. If the analysis does not then provide an *absolute* measure of working households unable to purchase in *any* circumstances, it nonetheless provides a consistent measure of the *relative* difficulty of accessing even the lower end of the housing market.

The lowest decile house prices for every local authority area, and the incomes that single- and multiple-earner households are assumed to require to purchase at those levels, based on the multipliers outlined above and an 18 per cent deposit, are set out in Schedule 3 in Appendix 2.

The proportions of households falling within the IHM (and its sub-sectors) were modelled using data from the Annual Survey of Hours and Earnings, showing the distribution of individual earnings within each local authority area. As with the ratios analysis, it was assumed that the distribution of incomes of both single-earner and multiple-earner households matched the distributional profile for individual earnings, and factors were applied to ensure that the modelled local household incomes were consistent with the regional data from the Expenditure and Food Survey. Further details on the methodology can be found in Appendix 1.

Regional intermediate housing markets

Figure 6 shows that less than a half of all younger working households in London, the South East and the South West can afford to buy at local lower quartile house prices, and thus fall into the broader IHM. The South West emerges in 2005 as the least affordable region on this measure, with 56.5 per cent of all younger working households unable to buy at local lower quartile house prices. These comprise 12.2 per cent who cannot meet a social rent without recourse to housing benefit, 37.0 per cent who fall into the narrow IHM and 8.6 per cent who can afford to buy at lowest decile house prices, but not at lower quartile prices.

London and the South East have an identical proportion of younger working households in the broad IHM – 55.6 per cent. However, of those, the South East has a slightly higher proportion of younger working households who can afford to pay more than a social rent without needing to rely on housing benefit, but still cannot afford to buy at lowest decile house prices.

On the average house price to income ratios measure, the South West was seen to be marginally less affordable than London. This position is reversed in the IHM analyses. The reasons for these different results are to be found in the rather greater differentials in both house prices and incomes in London, compared to the South West. The different results from these two analyses indicate the limitations of any policy that is based solely on a single measure of housing market affordability.

It is nonetheless of note that, on this measure, in 2005, the South West emerges as the region with the largest proportionate IHM, on both the narrow and broad measures. This reinforces the case for a higher level of resources for affordable housing to be directed to the South West than is planned under the DCLG ratio indicator discussed above.

It is also of note that the proportions of the IHM grew in 2005 compared to 2004 as affordability worsened. In 2004, 21.9 per cent of all younger

working households fell into the narrowly defined IHM and 41.5 per cent into the wider IHM. By 2005, those proportions had risen to 25.9 per cent and 45.4 per cent respectively. These results illustrate the point that the potential market for shared ownership and other IHM schemes will vary cyclically, and will be required on a larger scale when housing market cycles are at their peak.

Local intermediate housing markets

The top 51 authorities ranked by the proportion of younger working households within the narrowly defined IHM in 2005 are shown in Table 4. These are all the areas where the narrow IHM represented more than 40 per cent of all younger working households. The rise in the number of areas with narrow IHMs above the 40 per cent threshold in 2005 – up from 40 areas in 2004 – is another indication of worsening affordability over the year.

Figure 6 Broad and narrow intermediate housing markets, regional summary

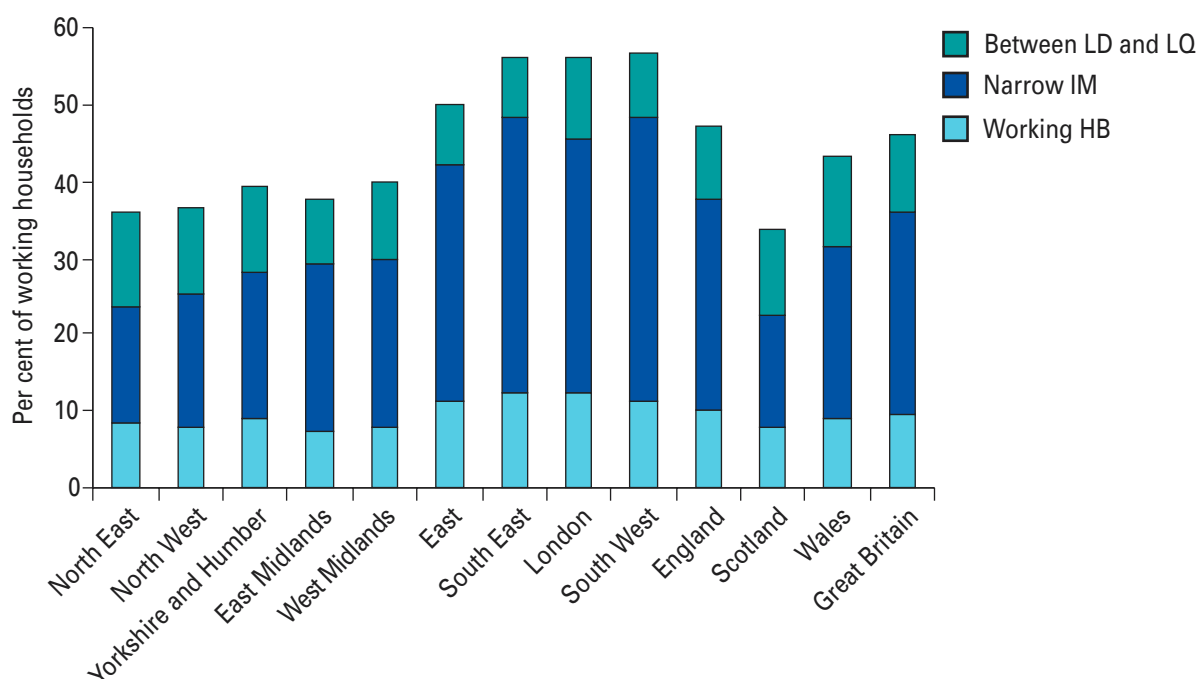


Figure 7 Percentages of younger working households in the 'narrow' intermediate housing market

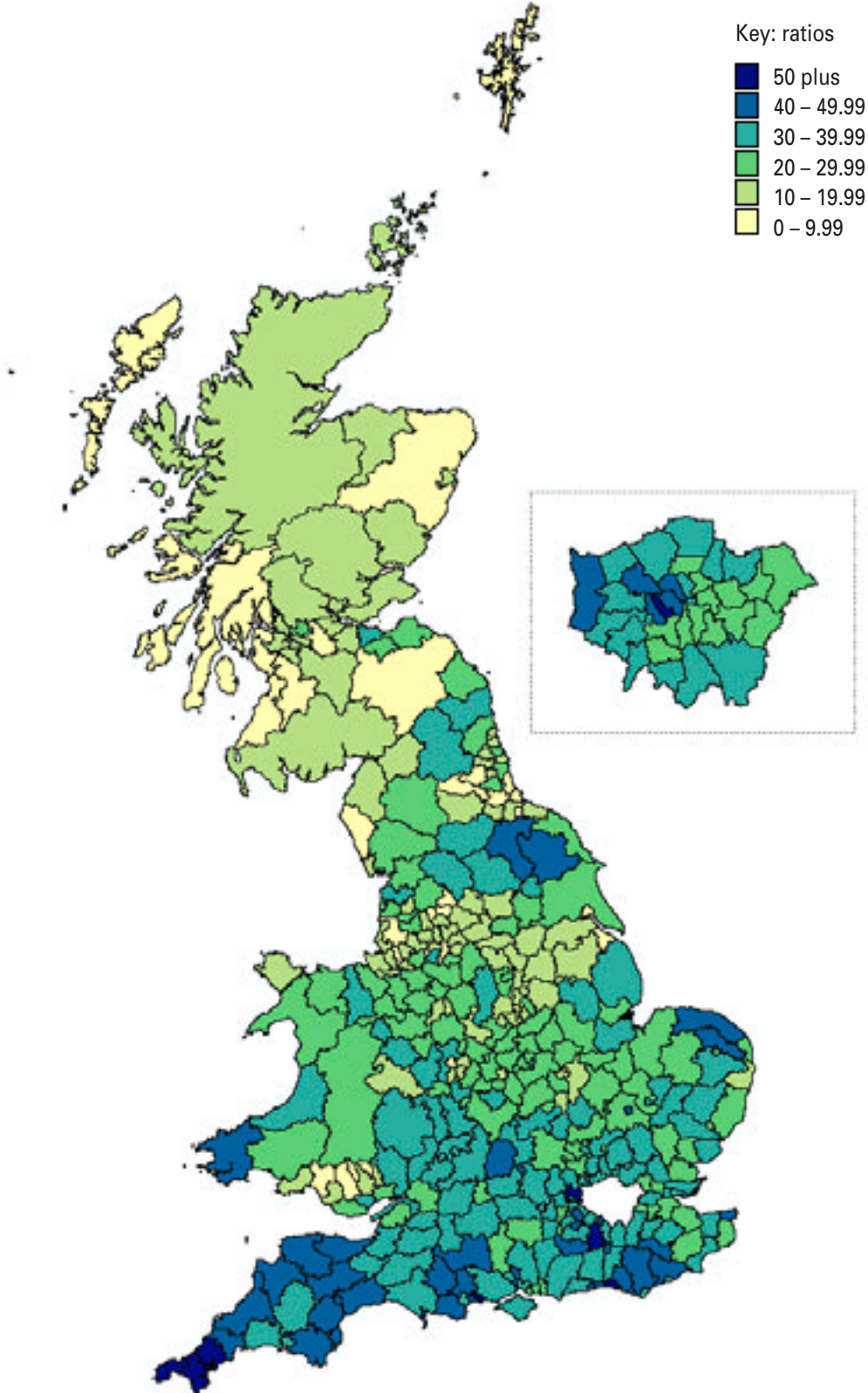


Table 4 Areas with the highest proportion of younger working households in the 'narrow' intermediate housing market

Local authority	Region	Percentage of working households The intermediate housing market			
		Broad	Narrow	Working HB and not LD	LD not LQ
Penwith	SW	73.2	55.7	8.6	8.9
Carrick	SW	71.8	54.0	8.3	9.5
South Bucks	SE	66.0	52.1	7.5	6.5
Kerrier	SW	70.0	52.0	9.7	8.3
Mole Valley	SE	72.0	51.1	14.4	6.5
Brighton and Hove	SE	71.3	50.8	9.9	10.6
Kensington and Chelsea	Lon	68.4	50.6	6.4	11.4
Christchurch	SW	77.0	50.2	16.6	10.3
Adur	SE	76.1	49.7	19.5	6.9
Torridge	SW	68.0	49.5	9.6	8.9
East Devon	SW	66.4	49.5	10.9	6.0
Restormel	SW	67.8	48.3	14.0	5.5
Teignbridge	SW	67.5	48.3	10.6	8.6
Epsom and Ewell	SE	65.8	48.0	11.1	6.6
West Somerset	SW	72.2	47.5	13.4	11.2
Bournemouth	SW	75.0	47.5	17.1	10.5
North Norfolk	East	74.1	46.4	14.8	12.9
Waverley	SE	61.4	46.0	7.4	7.9
North Cornwall	SW	69.6	45.8	14.1	9.7
Ryedale	Y&H	75.3	45.5	19.6	10.1
Weymouth and Portland	SW	62.4	45.3	10.4	6.7
Worthing	SE	60.8	45.2	9.5	6.1
Hammersmith and Fulham	Lon	75.4	45.1	11.6	18.7
Woking	SE	60.6	45.0	11.0	4.6
Exeter	SW	64.9	45.0	9.9	10.0
Torbay	SW	68.6	44.5	9.4	14.7
North Dorset	SW	59.2	44.3	9.8	5.1
Eastleigh	SE	56.9	44.0	8.6	4.3
Wealden	SE	58.8	43.5	6.7	8.6
Brent	Lon	68.2	43.5	18.0	6.6
Rother	SE	67.0	43.3	12.0	11.7
South Hams	SW	63.0	43.2	7.4	12.4
Salisbury	SW	64.1	43.1	11.6	9.4
Oxford	SE	68.0	42.6	14.7	10.7
Broadland	East	52.7	42.4	5.5	4.8
Hambleton	Y&H	62.3	42.3	14.0	6.0
Hillingdon	Lon	55.9	42.0	7.9	6.0
Purbeck	SW	68.0	41.8	15.7	10.5
Mid Devon	SW	58.0	41.6	9.9	6.5
Lewes	SE	61.2	41.6	7.6	11.9
East Dorset	SW	59.3	41.4	12.8	5.0
West Oxfordshire	SE	57.0	41.1	8.6	7.3

(Continued)

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Table 4 Areas with the highest proportion of younger working households in the 'narrow' intermediate housing market (continued)

Local authority	Region	Percentage of working households The intermediate housing market			
		Broad	Narrow	Working HB and not LD	LD not LQ
Camden	Lon	70.3	41.0	9.4	20.0
Runnymede	SE	63.0	40.9	15.9	6.2
Crawley	SE	56.7	40.8	11.0	4.9
Westminster	Lon	63.7	40.8	12.6	10.4
Pembrokeshire	Wales	68.6	40.7	10.4	17.6
Tunbridge Wells	SE	55.0	40.5	10.6	3.9
Thanet	SE	63.3	40.5	13.0	9.9
Cambridge	East	63.8	40.4	17.9	5.5
North Devon	SW	61.7	40.1	16.6	5.0

While many of the high-ranking authorities in the ratios analysis also have high ranking in the IHM analysis, there are some marked differences. These reflect variations in the distribution of house prices and incomes within each area.

The authorities in the narrow IHM 'top 51' are dominated by 21 areas in the South West and 18 areas in the South East, joined by six areas in London, three in the East, two in Yorkshire and Humber, and one in Wales. The two authorities with the highest proportion of younger working households in the narrow IHM are both in the South West – Penwith (55.7 per cent) and Carrick (54.0 per cent). In the top eight areas, over a half of the younger working households could not afford to buy locally at lowest decile house prices, despite having incomes that would permit them to pay more than a social rent without needing to rely on housing benefit.

The areas in London with the largest narrow IHM proportions in 2005 were Kensington and Chelsea (50.6 per cent) and Hammersmith and Fulham (45.1 per cent). The areas in the South East with the largest narrow IHM proportions were South Bucks (52.1 per cent) and Mole Valley (51.1 per cent).

In contrast there are two areas where there was no narrowly defined IHM – that is areas where any household who can afford to pay a social rent without recourse to housing benefit can automatically afford to purchase at lowest decile house prices. Those areas are Burnley and the Shetland Islands. The narrow IHM could also barely be discerned in Eilean Siar (Western Isles) where it registered at just 0.1 per cent of all younger working households.

There were a further nine areas where the narrow IHM comprised less than 5 per cent of all younger working households. In ascending order they were East Ayrshire, Wear Valley, Dundee, Middlesbrough, Merthyr Tydfil, West Lanarkshire, Easington, Hartlepool and North Lanarkshire.

In 2004, there were 41 local authority areas in Great Britain where the narrowly defined IHM comprised less than 5 per cent of all younger working households, compared to the total of just 12 in 2005, and this is another indication of the worsening affordability over the year. Nonetheless any investment in intermediate housing market products in those 12 areas would clearly need to be justified primarily in terms of social inclusion or regeneration objectives, rather than housing needs.

4 Mobility and affordability

In practice, many households resolve the dilemma of affordability by moving to a cheaper area to buy, rather than remaining in the area where they currently reside. This option is clearly easier in large cities with good transportation links, where it is relatively easy to commute to work.

The opposite is the case in many rural areas, where small towns and villages may be both remote from their nearest neighbour and poorly served (if at all) by public transport. In those areas the affordability measures in this report, based on local-authority-wide measures, will tend to understate the extent of the very localised difficulties that require investment in affordable rural housing schemes.¹

To illustrate the potential impact of mobility in easing the affordability constraints in large cities, an alternative approach has been applied to the analysis of the IHM in London. The primary measures in this report all show the proportions of younger working households unable to buy at the lower end of the housing market in the *local authority area where they currently reside*.

As an alternative approach, a further analysis was undertaken that assumed that the younger working households in London could move to a contiguous borough (or district) if there was cheaper housing in that area. The results from this analysis are significantly different to the analyses that examine the capacity of households to purchase only within their current locality, and this can be seen by comparing the rankings shown in Table 5.

While Hammersmith and Fulham is the least affordable area in terms of the proportion of younger working households that can afford to buy at lowest quartile house prices, if those households are able and willing to move to the cheaper contiguous borough of Hounslow their prospects of buying are significantly enhanced, and on that basis Hammersmith and Fulham slips to 17th place in the affordability rankings in London.

Similarly, while Camden is the second least affordable area in terms of the proportion of younger working households that can afford to buy

at lowest quartile house prices, if those households are able and willing to move to the cheaper contiguous borough of Haringey, their prospects of buying improve to the extent that Camden slips to 23rd place in the affordability rankings in London.

Conversely, residents in some of the (relatively) cheaper areas in London that are bordered by more expensive boroughs cannot improve their housing market prospects by a similar move. One such area is Barking and Dagenham, which is ranked only 26th in London on the basis of the ability of working households to buy locally, but moves up to 11th in the rankings if account is taken of the potential for households to move to cheaper contiguous areas – where they exist.

However the least affordable areas in London, taking account of the potential for households to move to cheaper contiguous areas, are ones where neighbouring areas are only marginally cheaper. Thus, on this basis, the least affordable area in London is Brent, even after taking account of the potential for households to move to the slightly cheaper area of Haringey. Similarly, Waltham Forest becomes the second least affordable area in London, after – again – taking account of the potential for households to move to the cheaper neighbouring boroughs of Hackney and Newham.

Taking London as a whole, it is still the case that some 46 per cent of younger working households could not afford to buy at lower quartile house prices even if they were able to move to a cheaper contiguous area, compared to the 56 per cent that could not afford to buy locally. Similarly, some 36 per cent could not afford to buy at even lowest decile prices by moving to a cheaper neighbouring area, compared to the 45 per cent that could not afford to buy at those prices locally. In other words, even assuming this degree of mobility, affordability in London still remains highly problematic.

These analyses must be regarded as illustrative – in practice, the potential for households to move will be variable, and patterns of movement are far more complex than simply looking at contiguous

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boroughs or districts. They do, however, make the point that analyses need to go beyond the boundaries of individual local authority areas.

They also pose the question how far should housing policy seek to ensure households are able to meet their housing needs in a particular locality. While it is easy to agree to the propositions that

housing policy should seek to avoid extremes of social polarisation, and to ensure that all households are able to secure adequate and suitable housing, those propositions do not of themselves immediately provide a convincing answer to the question *where* households should be able to secure that housing.

Table 5 Proportion of working households unable to buy at lower quartile house prices

	In local area		In local or contiguous area	
	%	Ranking	%	Ranking
Barking and Dagenham	50.2	26	50.2	11
Barnet	60.7	8	50.5	10
Bexley	39.4	32	35.3	30
Brent	68.2	5	60.2	1
Bromley	52.0	23	39.7	24
Camden	70.3	2	41.3	23
City of London	69.1	3	34.3	32
Croydon	53.0	20	53.1	5
Ealing	57.9	13	51.8	7
Enfield	60.1	9	56.6	3
Greenwich	47.3	30	41.9	22
Hackney	54.4	18	51.4	8
Hammersmith and Fulham	75.4	1	46.1	17
Haringey	57.2	15	51.8	6
Harrow	56.2	16	47.5	15
Havering	35.5	33	29.7	33
Hillingdon	55.9	17	53.7	4
Hounslow	58.6	11	48.0	13
Islington	59.4	10	37.5	28
Kensington and Chelsea	68.4	4	35.6	29
Kingston upon Thames	53.4	19	42.7	21
Lambeth	51.1	24	46.4	16
Lewisham	50.6	25	47.5	14
Merton	44.8	31	39.4	25
Newham	58.3	12	50.8	9
Redbridge	57.7	14	43.5	20
Richmond-upon-Thames	49.3	27	34.6	31
Southwark	53.0	21	48.1	12
Sutton	47.4	29	45.8	18
Tower Hamlets	49.1	28	45.2	19
Waltham Forest	66.1	6	58.7	2
Wandsworth	52.1	22	38.3	27
Westminster	63.7	7	38.4	26

5 Some policy implications

This is not the place for a detailed and comprehensive analysis of the appropriate policy responses to the issues of affordability in Great Britain. Rather it is fitting to conclude these regional and local analyses of affordability – and unaffordability – with a few observations that directly arise from those analyses.

Housing market affordability is influenced by many factors, and these include both recurrent cyclical factors as well as long-term structural changes in the market. The Barker reports have strongly made the case that the overall supply of market and affordable housing needs to keep pace with levels of household formation in order to avoid problems of affordability becoming increasingly acute over time; or at least more acute than would otherwise be the case.

It is equally evident, especially at a time when both house price and mortgage cost to income ratios are at peak levels, that additional assistance is required – in one form or another – for working households priced out of the market, as well as for more disadvantaged households, and that various forms of intermediate housing are part of the appropriate policy response at such times.

The utility and demand for such schemes, however, will vary over the housing market cycle. If those schemes are to meet *housing need* rather than *social inclusion* objectives they also need to be clearly targeted on households that could not otherwise access even the lower end of the housing market.

There also needs to be an appreciation of the range of options open to households in the housing market, and in particular a recognition of the way in which many households resolve these issues for themselves by moving to areas they can afford. Indeed, moving to a cheaper area where a household can buy outright, rather than remaining in a more expensive area where the household can

afford only shared ownership, may well be a better long-term strategy in terms of housing market choices over a lifetime.

In this context, there is a case for supporting policy options that facilitate such mobility, rather than necessarily seeking to provide solutions in the areas where households currently reside (or become homeless).

An example of such an approach is the ‘Seaside and Country Homes’ scheme developed by the old Greater London Council to provide retirement homes in seaside and rural areas for London residents. As well as helping to meet the aspirations of the households concerned, the scheme was a very cost-effective way of releasing family-sized rented accommodation in London.

In similar fashion, Chris Holmes has recently argued that it will often be more cost-effective to secure rented accommodation for households wishing to move away from central London and other areas where housing costs are high rather than to directly provide accommodation in the area where their need first became apparent.¹

More generally, regional and national housing policy needs to review more critically the ‘where’ as well as the ‘how’ of policy interventions. In many cases it will remain the case that locally arising housing needs should be met locally, but this should not be the automatic presumption.

Strategic policies and plans that promote mobility options that chime with the everyday experiences of households finding their own solutions, in inevitably constrained circumstances, should be just as readily available as local housing schemes.

This broader geographic approach should apply whether the provision is in the form of social rented housing, intermediate housing schemes such as shared ownership, or in methods of assistance to enable households to secure market housing.

Notes

Introduction

- 1 *Can Work – Can't Buy: Local Measures of the Ability of Working Households to Become Home Owners*, Steve Wilcox, Joseph Rowntree Foundation, 2003; *Affordability and the Intermediate Housing Market: Local Measures for all Local Authority Areas in Great Britain*, Steve Wilcox, Joseph Rowntree Foundation, 2005.

Chapter 1

- 1 *Review of Housing Supply – Final Report*, Kate Barker, The Stationery Office, 2004.

Chapter 2

- 1 *Sustainable Communities: Building for the Future*, Office of the Deputy Prime Minister, 2003.

- 2 *Can Work –Can't Buy: Local Measures of the Ability of Working Households to Become Home Owners*, Steve Wilcox, Joseph Rowntree Foundation, 2003.
- 3 *Housing Investment in the Regions (Consultation Paper and Technical Note)*, Office of the Deputy Prime Minister, 2003.

Chapter 4

- 1 *Affordable Rural Housing Report 2006*, Affordable Rural Housing Commission, Defra, 2006.

Chapter 5

- 1 *A New Vision for Housing*, Chris Holmes, Routledge 2006.

Appendix 1

Data sources and methodology for the affordability analyses

The analysis of housing affordability in this report has two component elements.

- 1 Ratios: average house price to income ratios, for working households, for each local authority area in Great Britain.
- 2 Intermediate housing markets (IHM): an analysis of the proportion of working households unable to access the housing market in each local authority in Great Britain, which are the target group for intermediate housing market policies and products.

This appendix provides a guide to both the data sources used in these analyses and the methodology employed in the application of that data in each case.

House prices

The house prices used for the ratios analysis are mean average prices for two- and three-bedroom dwellings. The data used is from the Survey of Mortgage Lenders/Regulated Mortgage Survey for 2005. This provides a consistent market price for a small family size dwelling.

While comprehensive and up to date, Land Registry data does not distinguish between the size of dwellings, and thus does not provide a consistent measure between either regions or localities. Thus the SML/RMS data is preferred.

The same data source is used for the IHM analysis, except that it is based on the lower quartile and lowest decile prices for two- and three-bedroom dwellings, rather than mean average prices.

For each measure, a simple average of the figures for two-bedroom and three-bedroom dwellings is used, so the figures are based on a consistent (and equal) mix of two- and three-bedroom dwellings in each area.

Incomes

The IHM and ratios analyses both utilise local income data for 2005 obtained from the new Annual Survey of Hours and Earnings (ASHE), which has now replaced the New Earnings Survey. This covers the earned incomes of all individuals aged from 20 to 39 inclusive. This age range has been chosen because the great majority of first-time buyers fall within this range.

The ASHE data used in these analyses is also based on place of residence, rather than place of work. Residence-based data is more appropriate for a housing market analysis, and this distinction is particularly important between London and the South East, given the very substantial proportion of London workforce who live outside the capital city. Those commuters also tend to have earnings well above average levels.

However the residence-based ASHE data still relates to the incomes of individuals. For the purpose of the IHM and ratios analyses this has to be converted to local authority level estimates of household incomes, as there is no directly available source of data on household incomes at that level.

The ASHE provides data on the distribution of earnings at the local level, as well as mean averages. For most authorities data is provided on income levels at every decile level from tenth to 90th decile, as well as means, medians and lower and upper quartile levels.

In cases where the full range of data is not provided because of small sample sizes and high standard errors, the missing data has been imputed based on the available local data and the data showing the regional profiles of income distributions.

Mean average earnings data was provided directly from ASHE for all authorities, with the sole exception of Macclesfield, for which the mean earnings figure was derived from the local median

income figure provided, assuming that the relationship between mean and median earnings in the area reflected the regional profile for the North West.

Households

Robust data on household incomes is not available at the local authority level. Regional data from the Expenditure and Food Survey (previously known as the Family Expenditure Survey) shows a variable relationship between individual and household incomes when analysed by numbers of people in work in each household. While the Family Resources Survey has a larger sample (approximately 26,000 households compared to just 7,000 for EFS), the weightings in the sample are structured at the national level, and this does not make it an ideal source for regional data.

Regional data on household incomes, analysed by the numbers of adult workers in each household, has been obtained from EFS for working households with representatives aged 20 to 39 inclusive. The data is based on three years of the survey, from 2002/03 to 2004/05, in order to ensure a robust regional sample. For the affordability analysis this data has been updated to 2005 levels (by 7.7 per cent), and the regional EFS household income figures provide control totals for the local-level estimates of household incomes within each region. They are set out in Table A1.1.

The regional income figures are gross household earnings, including earnings from self-employment. They do not include other sources of income, such as from savings or investments. This is because the analysis also assumes that households need to find an 18 per cent deposit, and this would deplete households' potential income from those sources.

The average gross income in the UK from investments and savings amounts to just over £10 per week (at 2005 prices). Even assuming a poor rate of return on investments, this still implies

average levels of capital holdings lower than those required to meet the average level of assumed deposits.

Social security benefits are also excluded, although it must be recognised that some lenders will take tax credits into account when considering the level of mortgage advance they are prepared to make to lower-income purchasers.

Households and employment

Labour Force Survey data for the years 2001 to 2004 has been used to show the numbers of households in each local authority area, broken down into categories based on the numbers of people in each household in employment.

The data shows the numbers of households with nil, one, or two or more workers, and once again the data is restricted to households with representatives aged 20 to 39 inclusive. Data for four years has been combined, and averaged, in order to overcome problems of small sample sizes at the local level.

Local household incomes

Within each local authority area, it is assumed that the relationship between the earned incomes of one-earner and multi-earner households correspond with the regional relationship shown by the EFS data. Factors (see Table A1.1 below) are then applied to the local ASHE data so that the regional sums of the computed local household earnings, based on the ASHE and LFS data, are consistent with the regional EFS figures. These computed local household incomes are used for both the ratios and IHM analyses.

Income required to purchase

Lender practices in defining incomes required to purchase vary, but a typical maximum loan would be three times annual gross income. Lender

Table A1.1 Gross annual household earnings by number of workers present in household

Number of workers present	Yorkshire and the Humber												Northern Ireland		United Kingdom									
	North		East		West Midlands		East Midlands		London		South East		South West		England		Wales		Scotland		Ireland			
	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)		
One	20,439	21,883	21,897	22,738	24,539	29,442	39,032	29,838	22,823	27,415	20,111	21,066	19,814	26,256										
Two(+)	40,907	40,217	38,661	42,714	42,838	48,703	68,435	49,724	42,338	47,563	37,713	41,740	38,854	46,473										
All	30,800	32,986	30,946	35,036	35,088	40,474	54,458	41,342	35,041	38,996	29,241	32,558	30,099	37,779										
<i>Income ratios</i>																								
Two(+)-earner to single-earner households	2.00	1.84	1.77	1.88	1.75	1.65	1.75	1.67	1.86	1.73	1.88	1.98	1.96	1.77										
Single earners to ASHE individual earners	1.113	1.148	1.139	1.210	1.261	1.305	1.410	1.285	1.217	-	1.086	1.104	-	-										

Note: annual incomes at 2005 levels (earned incomes only). Household reference person aged 20 to 39.

Source: Expenditure and Food Surveys 2002/03 to 2004/05; uprated to 2005 levels.

practice further varies in the treatment of households with two or more earners. A typical example would be to take three times the larger income and just one times the second income. However lender practice is in the process of change in response to the sharp reductions in interest rates and advance to income ratios have increased over the last few years.

In the UK as a whole, in 2003, ratios of mortgage advances to incomes only exceeded 3.75 to 1 in about a quarter of all cases where only a single income was taken into account. Similarly, ratios only exceeded 3.25 to 1 in about a quarter of all cases where more than one income was taken into account. Those ratios are therefore applied in the access analyses, which are undertaken separately for single- and dual-earner households.

In practice, average ratios vary regionally, but those variations will reflect in part the different household compositions in terms of numbers of household members in employment that are reflected elsewhere in the methodology. The regional variations in the ratios will also reflect the variations in affordability between different parts of the country. To provide a neutral measure of *potential* affordability it is therefore important to use consistent ratios across the country.

The IHM analyses also assume a constant 18 per cent deposit, based on the UK average for first-time buyers over the last decade. Again, in practice, average deposits vary regionally but, as with the ratios, a consistent assumption has to be made across the whole country in order to provide a neutral measure of *potential* affordability.

Affordability: the intermediate housing market analysis

By applying, in reverse, the factors applied in constructing local household incomes for single- and multi-earner households, it is possible to derive estimates of the proportions of each type of household with incomes below the level required

to purchase in each local authority area, at lowest decile and lower quartile house prices for two- and three-bedroom dwellings.

The threshold income levels that single- and multi-earner households need to purchase at the specified threshold levels (after the reverse application of the factors) are applied against the data showing the distribution of individual earnings in each area from the Annual Survey of Hours and Earnings.

This exercise effectively assumes that the local distribution in the incomes of single- and multi-earner households each follow the same profile as the distribution of earned incomes found by the Annual Survey of Hours and Earnings for individuals aged 20 to 39. This assumption was preferred to the assumption of a lognormal distribution (used in earlier local affordability analyses conducted by Glen Bramley), both because of its greater transparency and because it captures local differences in the distribution of earned incomes.

The results from the ASHE analysis have then been translated into numbers of households unable to purchase, based on the numbers of households in each area in each category in terms of numbers in employment, as derived from the Labour Force Survey data.

A similar approach was adopted in identifying the proportions of working households who would be unable to meet a social sector rent without recourse to housing benefit. The threshold incomes levels involved were derived on the basis of housing association target rents in England, and housing association assured rents in Scotland and Wales, taking the case of a couple with a single child.

In principle, there is a sound argument for defining households that would end up with very low residual incomes, after mortgage costs, as being unable to purchase, even if their income was sufficient in terms of the required house price to income ratio. This can occur in areas where both house prices and incomes are particularly low.

However, on examination, it was found that work and child tax credits would, in all cases where households were eligible, ensure that residual incomes remained by some margin well above income support levels. The potential difficulty is consequently confined to the minority of working households that do not meet the qualifying conditions for tax credits, primarily being single people and childless couples aged under 25, or over 25 but where only one person is working and they work for less than 30 hours per week. This line of modelling was not therefore pursued.

Affordability: the ratio analysis

The ratio analysis uses the same household income data as the access analysis. It also uses the same SML source for house prices. However, in this case, the ratios are calculated on mean average incomes for working households and mean house prices for two- and three-bedroom dwellings.

Regions and localities

All regional figures relate to Government Office regions. All analyses were undertaken at the level of the individual local authority. Regional results are the aggregates of the local results; they have not been computed separately.

In practice, many households move out from their current local authority area in order to purchase. There is therefore an argument that affordability analyses should be based on wider housing market areas, or at least should take account of house prices in the areas of contiguous local authorities. However, while that rationale may hold quite soundly for the London boroughs and some other conurbations, it is far less clear that it is applicable in rural districts that cover very wide geographical areas with less well developed transportation links.

Appendix 2

Schedules

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
East					
Babergh	7,284	663.53	34,504	168,132	4.87
Basildon	14,998	746.80	38,833	170,890	4.40
Bedford	15,533	728.33	37,873	151,142	3.99
Braintree	14,396	812.83	42,267	172,807	4.09
Breckland	13,097	670.11	34,846	138,059	3.96
Brentwood	5,355	1065.15	55,388	233,816	4.22
Broadland	10,933	700.42	36,422	151,524	4.16
Broxbourne	7,758	836.60	43,503	199,084	4.58
Cambridge	12,546	739.19	38,438	202,376	5.27
Castle Point	8,585	896.38	46,612	176,946	3.80
Chelmsford	16,554	913.26	47,489	191,822	4.04
Colchester	16,570	729.03	37,909	164,989	4.35
Dacorum	15,925	886.84	46,116	219,797	4.77
East Cambridgeshire	8,385	807.91	42,011	161,183	3.84
East Hertfordshire	16,262	972.81	50,586	220,962	4.37
Epping Forest	11,407	880.09	45,765	237,147	5.18
Fenland	8,697	717.91	37,331	128,125	3.43
Forest Heath	8,270	555.23	28,872	152,538	5.28
Great Yarmouth	8,570	501.28	26,067	118,574	4.55
Harlow	7,945	725.02	37,701	165,375	4.39
Hertsmere	12,305	842.74	43,822	247,926	5.66
Huntingdonshire	19,263	840.14	43,687	153,010	3.50
Ipswich	11,865	651.56	33,881	137,140	4.05
Kings Lynn and West Norfolk	10,783	558.28	29,031	139,334	4.80
Luton UA	21,672	676.41	35,173	144,354	4.10
Maldon	6,766	938.81	48,818	193,407	3.96
Mid Bedfordshire	15,998	867.58	45,114	176,530	3.91
Mid Suffolk	8,396	658.47	34,240	158,297	4.62
North Hertfordshire	13,368	894.49	46,514	194,923	4.19
North Norfolk	6,872	449.73	23,386	159,004	6.80
Norwich	13,789	595.48	30,965	137,600	4.44
Peterborough UA	17,210	709.41	36,890	125,104	3.39
Rochford	6,086	924.34	48,066	192,181	4.00
South Bedfordshire	14,053	807.96	42,014	167,433	3.99
South Cambridgeshire	15,006	868.11	45,142	187,717	4.16
South Norfolk	10,765	741.53	38,560	155,670	4.04
Southend-on-Sea UA	17,157	708.46	36,840	175,962	4.78
St. Albans	15,301	1078.51	56,082	262,778	4.69
St. Edmundsbury	9,828	684.10	35,573	164,851	4.63
Stevenage	10,915	733.68	38,151	163,064	4.27
Suffolk Coastal	11,005	727.29	37,819	164,664	4.35
Tendring	9,879	621.19	32,302	159,068	4.92

(Continued)

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Three Rivers	8,813	1097.21	57,055	241,513	4.23
Thurrock UA	16,468	736.61	38,303	168,584	4.40
Uttlesford	6,439	934.17	48,577	210,667	4.34
Watford	11,423	882.78	45,905	205,926	4.49
Waveney	8,876	616.45	32,055	123,891	3.86
Welwyn Hatfield	7,654	884.50	45,994	218,952	4.76
East	567,025	778.35	40,474	175,305	4.33
East Midlands					
Amber Valley	11,161	651.50	33,878	127,892	3.78
Ashfield	10,824	561.85	29,216	105,810	3.62
Bassetlaw	10,766	648.41	33,717	114,973	3.41
Blaby	9,164	743.98	38,687	142,309	3.68
Bolsover	7,384	627.53	32,632	100,545	3.08
Boston	5,897	575.38	29,920	117,163	3.92
Broxtowe	10,231	765.80	39,822	129,825	3.26
Charnwood	13,859	666.17	34,641	141,679	4.09
Chesterfield	8,033	566.09	29,437	117,630	4.00
Corby	3,868	533.54	27,744	103,593	3.73
Daventry	6,737	828.58	43,086	158,011	3.67
Derby UA	26,010	706.20	36,723	122,347	3.33
Derbyshire Dales	4,890	820.30	42,656	207,153	4.86
East Lindsey	10,824	497.55	25,873	130,248	5.03
East Northamptonshire	7,240	773.16	40,204	136,184	3.39
Erewash	13,532	745.56	38,769	123,080	3.17
Gedling	10,349	699.99	36,399	125,947	3.46
Harborough	6,696	796.64	41,425	164,092	3.96
High Peak	8,701	686.85	35,716	146,924	4.11
Hinckley and Bosworth	9,304	839.65	43,662	143,603	3.29
Kettering	8,652	611.03	31,773	128,417	4.04
Leicester UA	26,835	560.60	29,151	125,500	4.31
Lincoln	10,115	590.69	30,716	114,478	3.73
Mansfield	8,935	598.37	31,115	100,686	3.24
Melton	4,154	684.68	35,604	140,518	3.95
Newark and Sherwood	11,539	704.12	36,614	128,439	3.51
North East Derbyshire	10,241	671.39	34,912	130,529	3.74
North Kesteven	9,457	650.65	33,834	131,715	3.89
North West Leicestershire	8,944	660.48	34,345	138,073	4.02
Northampton	18,792	733.07	38,120	135,403	3.55
Nottingham UA	31,480	584.97	30,418	114,551	3.77
Oadby and Wigston	5,158	657.63	34,197	141,495	4.14
Rushcliffe	8,848	794.92	41,336	164,305	3.97
Rutland UA	3,243	973.04	50,598	171,969	3.40

(Continued)

The geography of affordable and unaffordable housing

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
South Derbyshire	9,734	740.68	38,515	134,267	3.49
South Holland	7,104	605.85	31,504	133,199	4.23
South Kesteven	14,866	716.18	37,242	135,574	3.64
South Northamptonshire	6,890	899.04	46,750	171,880	3.68
Wellingborough	8,289	713.59	37,107	128,812	3.47
West Lindsey	7,492	588.59	30,607	113,677	3.71
East Midlands	416,238	673.33	35,013	130,230	3.72
London					
Barking and Dagenham	17,284	747.71	38,881	165,830	4.27
Barnet	29,785	1137.15	59,132	270,971	4.58
Bexley	18,855	986.75	51,311	188,715	3.68
Brent	21,613	888.92	46,224	259,215	5.61
Bromley	29,850	1050.50	54,626	230,046	4.21
Camden	26,399	1258.73	65,454	426,479	6.52
City of London	1,357	1272.50	66,170	447,013	6.76
Croydon	38,300	889.23	46,240	206,864	4.47
Ealing	27,001	1033.48	53,741	260,795	4.85
Enfield	28,037	1005.66	52,294	222,942	4.26
Greenwich	23,804	930.77	48,400	218,910	4.52
Hackney	26,564	882.04	45,866	249,254	5.43
Hammersmith and Fulham	23,533	1116.39	58,052	384,231	6.62
Haringey	21,027	882.40	45,885	250,616	5.46
Harrow	20,442	1024.81	53,290	245,473	4.61
Havering	19,461	992.37	51,603	197,554	3.83
Hillingdon	22,279	956.09	49,717	227,735	4.58
Hounslow	22,661	941.08	48,936	244,478	5.00
Islington	26,426	1195.30	62,155	354,409	5.70
Kensington and Chelsea	20,660	1755.71	91,297	705,170	7.72
Kingston upon Thames	18,864	1108.54	57,644	263,376	4.57
Lambeth	39,278	1051.39	54,672	254,051	4.65
Lewisham	32,466	885.47	46,044	208,976	4.54
Merton	22,974	1236.94	64,321	250,911	3.90
Newham	27,737	745.56	38,769	190,050	4.90
Redbridge	24,798	927.35	48,222	225,184	4.67
Richmond upon Thames	21,814	1406.67	73,147	320,065	4.38
Southwark	32,993	950.19	49,410	251,222	5.08
Sutton	21,001	1003.73	52,194	211,505	4.05
Tower Hamlets	29,594	993.21	51,647	259,241	5.02
Waltham Forest	25,804	759.78	39,509	208,953	5.29
Wandsworth	42,925	1331.40	69,233	314,831	4.55
Westminster	24,537	1418.68	73,771	494,955	6.71
London	830,123	1047.27	54,458	272,714	5.01

(Continued)

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
North East					
Alnwick	3,008	516.82	26,875	156,854	5.84
Berwick-upon-Tweed	1,919	451.46	23,476	120,836	5.15
Blyth Valley	8,347	584.80	30,409	107,368	3.53
Castle Morpeth	2,529	661.48	34,397	170,372	4.95
Chester-le-Street	5,167	742.10	38,589	123,445	3.20
Darlington UA	9,212	594.43	30,911	112,949	3.65
Derwentside	8,675	527.17	27,413	97,301	3.55
Durham	7,530	587.08	30,528	126,759	4.15
Easington	6,854	559.85	29,112	91,725	3.15
Gateshead	18,563	607.51	31,591	121,425	3.84
Hartlepool UA	7,507	614.24	31,941	97,424	3.05
Middlesbrough UA	11,278	518.34	26,954	92,878	3.45
Newcastle upon Tyne	25,961	639.79	33,269	132,749	3.99
North Tyneside	21,944	608.35	31,634	125,693	3.97
Redcar and Cleveland UA	12,993	542.31	28,200	106,657	3.78
Sedgefield	8,316	586.17	30,481	98,855	3.24
South Tyneside	12,237	577.32	30,021	118,258	3.94
Stockton on Tees UA	17,448	625.73	32,538	116,111	3.57
Sunderland	24,750	550.97	28,651	114,049	3.98
Teesdale	1,920	693.02	36,037	136,346	3.78
Tynedale	4,307	630.07	32,764	165,218	5.04
Wansbeck	5,709	697.35	36,262	96,963	2.67
Wear Valley	6,246	526.46	27,376	95,318	3.48
North East	232,420	592.31	30,800	116,167	3.77
North West					
Allerdale	7,571	568.32	29,553	120,710	4.08
Barrow-in-Furness	8,479	476.04	24,754	92,897	3.75
Blackburn UA	13,016	494.51	25,714	100,783	3.92
Blackpool UA	15,217	540.99	28,132	114,223	4.06
Bolton	29,461	587.01	30,525	111,367	3.65
Burnley	8,225	545.49	28,366	85,450	3.01
Bury	17,616	703.15	36,564	126,881	3.47
Carlisle	10,820	571.88	29,738	110,920	3.73
Chester	10,078	732.64	38,097	165,836	4.35
Chorley	8,974	690.76	35,919	129,336	3.60
Congleton	8,887	764.76	39,767	149,240	3.75
Copeland	7,087	730.67	37,995	96,369	2.54
Crewe and Nantwich	11,494	647.22	33,656	131,944	3.92
Eden	4,363	742.77	38,624	168,599	4.37
Ellesmere Port and Neston	8,394	696.73	36,230	128,510	3.55
Fylde	8,197	710.37	36,939	155,092	4.20

(Continued)

The geography of affordable and unaffordable housing

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Halton UA	12,453	563.95	29,326	114,705	3.91
Hyndburn	9,335	570.76	29,680	100,451	3.38
Knowsley	11,968	590.38	30,700	108,315	3.53
Lancaster	13,879	604.21	31,419	130,107	4.14
Liverpool	36,626	597.11	31,050	115,211	3.71
Macclesfield	14,382	877.28	45,619	194,145	4.26
Manchester	41,068	580.91	30,207	123,779	4.10
Oldham	23,632	673.56	35,025	108,979	3.11
Pendle	7,790	519.40	27,009	97,596	3.61
Preston	14,934	552.94	28,753	116,010	4.03
Ribble Valley	5,233	989.89	51,474	166,277	3.23
Rochdale	19,865	572.69	29,780	107,902	3.62
Rossendale	8,317	704.67	36,643	122,052	3.33
Salford	22,407	596.29	31,007	115,903	3.74
Sefton	22,516	563.97	29,327	133,715	4.56
South Lakeland	9,341	615.19	31,990	187,195	5.85
South Ribble	12,599	685.38	35,640	129,150	3.62
St Helens	12,475	624.07	32,452	117,194	3.61
Stockport	22,408	711.85	37,016	149,891	4.05
Tameside	22,610	606.65	31,546	113,311	3.59
Trafford	22,086	697.36	36,263	170,360	4.70
Vale Royal	13,837	775.76	40,340	143,459	3.56
Warrington UA	16,304	689.44	35,851	142,064	3.96
West Lancashire	8,980	706.20	36,722	138,835	3.78
Wigan	33,291	661.66	34,406	109,384	3.18
Wirral	31,816	627.62	32,636	130,959	4.01
Wyre	9,588	572.60	29,775	134,300	4.51
North West	657,619	634.34	32,986	126,284	3.83
South East					
Adur	5,303	557.82	29,007	191,455	6.60
Arun	10,654	647.23	33,656	188,253	5.59
Ashford	9,828	815.94	42,429	167,723	3.95
Aylesbury Vale	17,780	890.98	46,331	188,526	4.07
Basingstoke and Deane	18,476	834.11	43,374	186,972	4.31
Bracknell Forest UA	11,210	849.15	44,156	196,004	4.44
Brighton and Hove UA	32,150	733.42	38,138	227,100	5.95
Canterbury	11,397	618.70	32,173	181,454	5.64
Cherwell	15,292	813.46	42,300	180,088	4.26
Chichester	8,200	749.85	38,992	236,261	6.06
Chiltern	6,893	968.73	50,374	263,118	5.22
Crawley	12,134	752.52	39,131	181,695	4.64
Dartford	9,839	781.49	40,638	180,581	4.44

(Continued)

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Dover	11,396	588.16	30,584	156,318	5.11
East Hampshire	9,359	816.46	42,456	209,727	4.94
Eastbourne	8,148	570.84	29,684	165,481	5.57
Eastleigh	14,117	774.89	40,294	178,836	4.44
Elmbridge	9,533	1181.17	61,421	280,443	4.57
Epsom and Ewell	6,381	983.22	51,127	250,645	4.90
Fareham	9,709	827.88	43,050	182,676	4.24
Gosport	9,170	663.09	34,480	145,714	4.23
Gravesham	8,575	744.67	38,723	170,954	4.41
Guildford	13,721	925.29	48,115	248,031	5.15
Hart	10,009	970.30	50,455	215,952	4.28
Hastings	8,338	607.32	31,580	139,782	4.43
Havant	10,290	676.76	35,191	168,523	4.79
Horsham	12,830	850.15	44,208	219,786	4.97
Isle of Wight UA	11,803	589.50	30,654	163,655	5.34
Lewes	7,430	727.25	37,817	199,170	5.27
Maidstone	15,597	826.61	42,984	186,814	4.35
Medway Towns UA	25,859	661.84	34,416	149,126	4.33
Mid Sussex	12,965	838.12	43,582	218,802	5.02
Milton Keynes UA	26,465	762.80	39,665	156,047	3.93
Mole Valley	6,036	967.01	50,285	264,932	5.27
New Forest	15,104	708.25	36,829	205,188	5.57
Oxford	13,541	723.57	37,626	221,153	5.88
Portsmouth UA	22,489	618.88	32,182	148,083	4.60
Reading UA	22,351	796.12	41,398	189,504	4.58
Reigate and Banstead	12,739	1016.26	52,846	233,211	4.41
Rother	6,872	771.17	40,101	186,172	4.64
Runnymede	4,947	896.20	46,603	241,871	5.19
Rushmoor	12,585	787.74	40,962	176,521	4.31
Sevenoaks	8,870	1011.37	52,591	232,933	4.43
Shepway	8,533	636.66	33,106	164,357	4.96
Slough UA	14,009	772.29	40,159	184,649	4.60
South Buckinghamshire	5,879	912.75	47,463	266,434	5.61
South Oxfordshire	14,115	951.19	49,462	219,983	4.45
Southampton UA	30,178	648.61	33,728	161,829	4.80
Spelthorne	8,752	915.99	47,632	222,212	4.67
Surrey Heath	6,705	994.17	51,697	225,051	4.35
Swale	14,070	644.38	33,508	156,851	4.68
Tandridge	5,636	1028.51	53,483	231,574	4.33
Test Valley	12,573	703.32	36,572	192,516	5.26
Thanet	9,311	539.95	28,077	153,775	5.48
Tonbridge and Malling	10,704	866.90	45,079	204,917	4.55
Tunbridge Wells	11,739	879.88	45,754	217,252	4.75

(Continued)

The geography of affordable and unaffordable housing

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Vale of White Horse	11,257	858.78	44,656	198,721	4.45
Waverley	10,582	964.39	50,148	255,182	5.09
Wealden	9,902	792.45	41,207	207,135	5.03
West Berkshire UA	14,427	884.70	46,004	199,145	4.33
West Oxfordshire	7,810	751.09	39,057	199,342	5.10
Winchester	10,133	897.00	46,644	229,358	4.92
Windsor and Maidenhead UA	10,517	1161.75	60,411	268,151	4.44
Woking	9,442	900.84	46,844	228,823	4.88
Wokingham UA	15,620	982.99	51,115	218,777	4.28
Worthing	11,669	652.51	33,930	178,765	5.27
Wycombe	17,235	882.33	45,881	226,800	4.94
South East	817,183	795.03	41,342	196,604	4.76
South West					
Bath and North East Somerset UA	18,092	745.63	38,773	203,651	5.25
Bournemouth UA	20,750	605.86	31,505	191,877	6.09
Bristol UA	47,513	690.74	35,918	164,651	4.58
Caradon	5,840	639.01	33,229	158,185	4.76
Carrick	7,847	612.95	31,873	203,704	6.39
Cheltenham	13,573	748.04	38,898	182,734	4.70
Christchurch	1,975	742.11	38,590	216,335	5.61
Cotswold	8,301	728.33	37,873	219,522	5.80
East Devon	8,729	610.04	31,722	188,345	5.94
East Dorset	5,634	793.34	41,254	218,886	5.31
Exeter	13,384	602.41	31,325	165,466	5.28
Forest of Dean	8,065	810.37	42,139	161,237	3.83
Gloucester	12,459	637.83	33,167	136,954	4.13
Kennet	8,302	721.74	37,530	180,819	4.82
Kerrier	5,433	525.21	27,311	176,831	6.47
Mendip	9,443	668.49	34,761	166,250	4.78
Mid Devon	4,947	611.23	31,784	161,822	5.09
North Cornwall	5,552	513.01	26,677	183,574	6.88
North Devon	6,866	598.17	31,105	164,113	5.28
North Dorset	5,969	632.57	32,893	178,636	5.43
North Somerset UA	20,379	814.60	42,359	162,034	3.83
North Wiltshire	12,408	789.71	41,065	166,489	4.05
Penwith	6,016	671.72	34,930	190,485	5.45
Plymouth UA	29,218	598.59	31,127	139,436	4.48
Poole UA	12,171	702.66	36,538	198,598	5.44
Purbeck	2,945	677.56	35,233	203,230	5.77
Restormel	8,627	593.14	30,843	166,761	5.41
Salisbury	11,440	668.28	34,751	192,222	5.53
Sedgemoor	7,559	674.09	35,053	153,947	4.39

(Continued)

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
South Gloucestershire UA	27,573	685.46	35,644	160,815	4.51
South Hams	5,380	676.55	35,180	210,088	5.97
South Somerset	14,137	624.00	32,448	156,610	4.83
Stroud	10,430	690.97	35,930	176,727	4.92
Swindon UA	22,916	768.23	39,948	144,125	3.61
Taunton Deane	10,414	593.46	30,860	164,259	5.32
Teignbridge	9,473	574.99	29,899	174,279	5.83
Tewkesbury	6,244	829.04	43,110	167,943	3.90
Torbay UA	11,805	534.70	27,805	163,319	5.87
Torrige	4,859	515.95	26,829	165,339	6.16
West Devon	3,311	630.04	32,762	198,139	6.05
West Dorset	5,752	784.35	40,786	193,536	4.75
West Somerset	1,858	611.65	31,806	196,258	6.17
West Wiltshire	11,456	701.15	36,460	152,295	4.18
Weymouth and Portland	5,638	652.83	33,947	169,035	4.98
South West	480,683	673.87	35,041	170,979	4.88
West Midlands					
Birmingham	84,482	652.07	33,908	135,712	4.00
Bridgnorth	4,146	720.55	37,469	181,450	4.84
Bromsgrove	7,785	783.24	40,728	172,646	4.24
Cannock Chase	11,644	654.28	34,022	129,006	3.79
Coventry	27,515	615.17	31,989	121,036	3.78
Dudley	27,993	656.61	34,144	127,786	3.74
East Staffordshire	11,370	708.95	36,865	128,758	3.49
Herefordshire UA	14,620	717.54	37,312	161,002	4.32
Lichfield	7,939	824.43	42,870	161,687	3.77
Malvern Hills	4,933	733.07	38,120	190,629	5.00
Newcastle-under-Lyme	10,803	645.58	33,570	118,756	3.54
North Shropshire	5,675	706.50	36,738	151,143	4.11
North Warwickshire	4,593	723.11	37,602	147,707	3.93
Nuneaton and Bedworth	10,914	668.74	34,775	121,434	3.49
Oswestry	3,810	516.63	26,865	135,734	5.05
Redditch	6,673	663.57	34,506	128,929	3.74
Rugby	8,736	842.00	43,784	142,979	3.27
Sandwell	28,623	623.56	32,425	111,611	3.44
Shrewsbury and Atcham	12,454	681.26	35,425	156,778	4.43
Solihull	16,765	778.06	40,459	173,814	4.30
South Shropshire	3,879	671.91	34,939	173,319	4.96
South Staffordshire	8,337	641.58	33,362	147,431	4.42
Stafford	12,895	775.03	40,302	144,734	3.59
Staffordshire Moorlands	7,260	664.78	34,569	139,102	4.02
Stoke-on-Trent UA	24,447	577.18	30,013	97,101	3.24

(Continued)

The geography of affordable and unaffordable housing

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Stratford-on-Avon	7,423	837.97	43,575	188,665	4.33
Tamworth	8,355	611.96	31,822	127,247	4.00
Telford and the Wrekin UA	19,373	669.89	34,834	126,020	3.62
Walsall	23,519	631.26	32,826	124,607	3.80
Warwick	15,219	834.24	43,380	192,762	4.44
Wolverhampton	21,962	586.49	30,498	112,107	3.68
Worcester	12,293	664.71	34,565	151,226	4.38
Wychavon	10,849	701.14	36,459	180,982	4.96
Wyre Forest	9,074	769.78	40,029	138,879	3.47
West Midlands	496,358	674.77	35,088	137,624	3.92
Yorkshire and Humber					
Barnsley	22,440	528.02	27,457	102,290	3.73
Bradford	45,037	569.42	29,610	113,636	3.84
Calderdale	18,324	568.45	29,560	125,861	4.26
Craven	4,156	586.56	30,501	164,711	5.40
Doncaster	32,307	571.56	29,721	102,995	3.47
East Riding of Yorkshire UA	26,777	621.80	32,333	132,047	4.08
Hambleton	8,031	680.89	35,406	182,946	5.17
Harrogate	16,131	732.14	38,071	181,769	4.77
Kingston upon Hull UA	27,636	449.11	23,354	84,993	3.64
Kirklees	41,866	629.12	32,714	122,038	3.73
Leeds	79,387	637.17	33,133	134,676	4.06
North East Lincolnshire UA	15,390	558.91	29,063	103,166	3.55
North Lincolnshire UA	16,137	644.38	33,508	111,315	3.32
Richmondshire	5,050	509.23	26,480	163,577	6.18
Rotherham	25,122	568.61	29,568	103,183	3.49
Ryedale	4,067	483.35	25,134	171,976	6.84
Scarborough	6,823	587.06	30,527	138,170	4.53
Selby	7,275	803.02	41,757	146,184	3.50
Sheffield	52,058	575.62	29,932	118,249	3.95
Wakefield	33,986	562.07	29,228	114,951	3.93
York UA	19,109	679.03	35,310	167,222	4.74
Yorkshire and Humber	507,109	595.11	30,946	123,414	3.99
England	5,004,758	749.93	38,996	172,593	4.43
Scotland					
Aberdeen City	28,041	631.48	32,837	122,177	3.72
Aberdeenshire	21,966	620.44	32,263	101,905	3.16
Angus	9,812	550.32	28,617	97,177	3.40
Argyll and Bute	6,661	528.66	27,490	113,147	4.12
Clackmannanshire	6,018	553.36	28,774	92,294	3.21
Dumfries and Galloway	10,865	529.50	27,534	104,611	3.80

(Continued)

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Dundee City	13,775	567.17	29,493	95,458	3.24
East Ayrshire	12,661	603.68	31,391	86,252	2.75
East Dunbartonshire	8,451	756.78	39,352	152,703	3.88
East Lothian	8,689	636.15	33,080	146,204	4.42
East Renfrewshire	7,659	854.20	44,418	162,736	3.66
Edinburgh, City of	60,219	716.00	37,232	185,651	4.99
Eilean Siar/ Western Isles	802	398.98	20,747	74,093	3.57
Falkirk	17,170	574.35	29,866	93,458	3.13
Fife	36,940	598.93	31,144	103,021	3.31
Glasgow City	59,656	612.94	31,873	134,607	4.22
Highland	15,729	554.51	28,835	108,537	3.76
Inverclyde	7,603	546.24	28,405	103,256	3.64
Midlothian	7,699	568.28	29,551	126,849	4.29
Moray	10,309	562.84	29,268	94,102	3.22
North Ayrshire	11,827	617.78	32,125	90,630	2.82
North Lanarkshire	33,472	610.78	31,761	90,217	2.84
Orkney Islands	2,364	555.17	28,869	103,930	3.60
Perth and Kinross	11,807	612.93	31,873	111,547	3.50
Renfrewshire	16,816	600.01	31,200	113,091	3.62
Scottish Borders, The	10,118	553.08	28,760	106,699	3.71
Shetland Islands	1,791	630.65	32,794	77,506	2.36
South Ayrshire	9,819	795.51	41,367	121,056	2.93
South Lanarkshire	31,831	655.64	34,093	105,074	3.08
Stirling	8,714	643.46	33,460	129,428	3.87
West Dunbartonshire	8,644	558.05	29,019	103,486	3.57
West Lothian	19,808	688.23	35,788	104,103	2.91
Scotland	517,736	626.11	32,558	119,344	3.67
Wales					
Blaenau Gwent	7,810	537.63	27,957	84,264	3.01
Bridgend	14,327	597.22	31,055	109,852	3.54
Caerphilly	17,452	564.59	29,358	105,571	3.60
Cardiff	35,007	605.70	31,496	158,322	5.03
Carmarthenshire	14,968	531.42	27,634	114,793	4.15
Ceredigion	5,968	552.02	28,705	142,940	4.98
Conwy	5,596	593.73	30,874	138,175	4.48
Denbighshire	7,693	508.31	26,432	129,903	4.91
Flintshire	14,623	596.37	31,011	125,805	4.06
Gwynedd	8,601	557.77	29,004	121,510	4.19
Isle of Anglesey	4,527	541.74	28,171	123,831	4.40
Merthyr Tydfil	5,534	572.53	29,772	83,111	2.79
Monmouthshire	9,614	708.41	36,837	165,564	4.49
Neath Port Talbot	12,024	526.23	27,364	97,004	3.54

(Continued)

The geography of affordable and unaffordable housing

Schedule 1 House price to income ratios by region and local authority in Great Britain, 2005 (continued)

Region and local authority	Number of working households	Average earnings		Average house prices (£)	House to price income ratio
		Weekly (£)	Annual (£)		
Newport	14,211	579.57	30,138	126,667	4.20
Pembrokeshire	9,701	448.70	23,332	136,807	5.86
Powys	11,447	499.96	25,998	144,459	5.56
Rhondda Cynon Taff	23,834	519.30	27,004	89,053	3.30
Swansea	20,577	522.47	27,169	114,617	4.22
Torfaen	7,505	620.99	32,291	113,068	3.50
Vale of Glamorgan	11,199	604.31	31,424	143,963	4.58
Wrexham	9,535	563.64	29,309	123,477	4.21
Wales	271,753	562.32	29,241	123,362	4.22
Great Britain	5,794,247	730.56	37,989	165,526	4.36

Note: based on average household incomes of working households aged 20–39 and average house prices for two- and three-bedroom dwellings.

Schedule 2 Proportion of working households in local and regional intermediate housing markets

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
East								
Babergh	57.1	38.9	9.1	9.1	4,160	2,837	663	661
Basildon	49.6	26.9	17.3	5.4	7,441	4,040	2,596	805
Bedford	49.2	33.5	9.3	6.4	7,644	5,209	1,443	992
Braintree	41.6	24.1	8.1	9.4	5,983	3,473	1,160	1,350
Breckland	46.2	29.3	6.9	10.0	6,047	3,843	897	1,306
Brentwood	47.8	25.9	12.1	9.8	2,561	1,389	646	527
Broadland	52.7	42.4	5.5	4.8	5,756	4,638	596	523
Broxbourne	58.4	36.7	15.7	6.1	4,531	2,844	1,214	473
Cambridge	63.8	40.4	17.9	5.5	8,004	5,063	2,246	695
Castle Point	42.0	30.0	6.0	6.1	3,608	2,573	513	522
Chelmsford	48.1	32.2	9.2	6.7	7,965	5,331	1,523	1,111
Colchester	47.5	26.2	16.4	4.9	7,863	4,342	2,714	807
Dacorum	51.9	29.0	14.0	8.9	8,260	4,625	2,225	1,410
East Cambridgeshire	42.4	25.9	9.2	7.3	3,556	2,176	771	610
East Hertfordshire	55.2	38.0	10.3	6.9	8,970	6,178	1,675	1,116
Epping Forest	61.2	35.7	18.6	6.9	6,979	4,070	2,122	787
Fenland	31.9	21.8	4.3	5.7	2,770	1,898	373	499
Forest Heath	62.1	38.2	13.7	10.2	5,133	3,155	1,134	844
Great Yarmouth	51.8	28.6	12.4	10.8	4,436	2,453	1,060	923
Harlow	54.1	36.7	9.4	8.1	4,302	2,912	746	644
Hertsmere	62.5	38.9	14.5	9.1	7,688	4,786	1,787	1,115
Huntingdonshire	37.7	24.1	6.4	7.2	7,259	4,638	1,235	1,386
Ipswich	43.2	26.8	9.8	6.6	5,122	3,176	1,161	786
Kings Lynn and West Norfolk	49.3	26.8	9.3	13.3	5,317	2,890	998	1,430
Luton	49.7	33.0	10.3	6.4	10,772	7,152	2,233	1,387
Maldon	42.5	21.4	16.9	4.2	2,872	1,446	1,142	284
Mid Bedfordshire	42.6	28.0	8.7	5.9	6,823	4,485	1,391	948
Mid Suffolk	51.6	35.7	7.2	8.7	4,331	2,997	607	728
North Hertfordshire	52.6	34.9	11.2	6.5	7,030	4,661	1,496	873
North Norfolk	74.1	46.4	14.8	12.9	5,093	3,187	1,017	890
Norwich	46.4	28.2	11.9	6.3	6,404	3,891	1,644	869
Peterborough	34.7	22.0	5.5	7.2	5,965	3,779	938	1,247
Rochford	45.3	30.6	11.5	3.3	2,760	1,860	697	202
South Bedfordshire	43.9	27.3	8.7	7.9	6,167	3,833	1,224	1,110
South Cambridgeshire	50.5	29.7	16.7	4.1	7,583	4,456	2,511	615
South Norfolk	44.4	31.1	4.5	8.7	4,775	3,353	486	936
Southend-on-Sea	53.9	32.0	13.2	8.7	9,256	5,497	2,258	1,501
St Albans	57.9	35.6	14.3	8.0	8,859	5,448	2,185	1,226
St Edmundsbury	50.8	33.1	7.1	10.5	4,991	3,258	698	1,035
Stevenage	49.4	27.4	17.0	4.9	5,392	2,995	1,861	537
Suffolk Coastal	46.5	28.4	9.8	8.4	5,122	3,120	1,075	927

(Continued)

The geography of affordable and unaffordable housing

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Tendring	55.8	31.7	15.0	9.1	5,509	3,134	1,480	895
Three Rivers	44.9	30.8	8.1	6.0	3,956	2,710	717	529
Thurrock	51.5	30.6	13.4	7.4	8,485	5,045	2,213	1,226
Uttlesford	52.0	31.8	8.4	11.9	3,351	2,047	541	763
Watford	53.1	33.5	10.2	9.3	6,063	3,832	1,169	1,062
Waveney	38.9	18.5	9.4	11.0	3,456	1,645	836	975
Welwyn Hatfield	59.5	37.6	15.3	6.6	4,552	2,876	1,173	503
East	49.5	30.9	11.1	7.5	280,924	175,243	63,091	42,590
East Midlands								
Amber Valley	30.5	17.1	6.1	7.3	3,399	1,908	676	814
Ashfield	28.7	12.3	7.4	9.1	3,104	1,327	797	981
Bassetlaw	29.8	13.3	6.3	10.2	3,205	1,435	674	1,095
Blaby	37.3	26.5	5.4	5.4	3,422	2,431	495	496
Bolsover	23.9	10.3	6.0	7.5	1,766	763	446	557
Boston	45.0	29.4	7.1	8.5	2,652	1,734	417	500
Broxtowe	27.6	17.7	3.7	6.2	2,821	1,807	383	630
Charnwood	44.7	29.0	8.0	7.7	6,191	4,014	1,104	1,074
Chesterfield	41.2	24.7	9.5	6.9	3,306	1,983	767	556
Corby	31.6	17.4	9.6	4.5	1,221	674	371	176
Daventry	33.8	22.6	4.8	6.5	2,280	1,520	322	438
Derby	33.1	16.6	7.8	8.7	8,622	4,316	2,037	2,269
Derbyshire Dales	50.3	33.5	5.2	11.6	2,460	1,639	256	565
East Lindsey	52.1	35.7	9.0	7.4	5,641	3,869	971	802
East Northamptonshire	28.7	19.0	4.4	5.3	2,078	1,376	320	382
Erewash	29.3	17.0	4.5	7.9	3,972	2,299	607	1,066
Gedling	33.7	22.2	5.4	6.1	3,483	2,295	555	633
Harborough	38.4	28.1	4.6	5.7	2,571	1,881	305	385
High Peak	42.1	24.8	8.8	8.5	3,664	2,158	764	742
Hinckley and Bosworth	35.8	25.2	4.4	6.2	3,333	2,347	413	574
Kettering	45.3	26.9	10.9	7.5	3,917	2,329	941	647
Leicester	43.4	26.2	8.9	8.4	11,647	7,023	2,377	2,247
Lincoln	34.1	23.1	1.8	9.2	3,447	2,337	180	931
Mansfield	29.4	13.8	4.0	11.6	2,627	1,235	359	1,032
Melton	38.8	24.5	5.4	8.9	1,611	1,016	226	369
Newark and Sherwood	33.8	18.9	8.0	6.8	3,897	2,186	922	788
North East Derbyshire	31.0	20.1	4.7	6.2	3,176	2,054	484	638
North Kesteven	42.8	33.3	5.5	4.0	4,043	3,147	521	375
North West								
Leicestershire	40.5	25.6	9.7	5.2	3,622	2,287	870	466
Northampton	37.1	21.2	6.3	9.5	6,975	3,990	1,191	1,794
Nottingham City	34.6	13.5	10.6	10.5	10,905	4,257	3,342	3,306
Oadby and Wigston	52.5	38.5	7.0	7.0	2,710	1,985	362	362

(Continued)

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Rushcliffe	43.9	26.6	8.5	8.7	3,880	2,352	754	774
Rutland	30.4	20.6	2.6	7.2	986	667	84	235
South Derbyshire	39.1	23.9	3.9	11.3	3,804	2,322	383	1,098
South Holland	43.5	30.4	4.7	8.5	3,093	2,160	331	603
South Kesteven	42.3	28.0	5.9	8.4	6,293	4,163	876	1,255
South								
Northamptonshire	45.2	31.7	8.3	5.2	3,111	2,182	572	357
Wellingborough	32.5	16.0	7.2	9.4	2,697	1,323	595	779
West Lindsey	36.9	14.8	7.3	14.8	2,765	1,110	546	1,109
East Midlands	37.1	22.1	6.9	8.1	154,396	91,901	28,595	33,900
London								
Barking and Dagenham	50.2	28.8	10.3	11.0	8,677	4,983	1,786	1,907
Barnet	60.7	37.8	14.0	8.9	18,074	11,267	4,164	2,644
Bexley	39.4	27.8	6.6	4.9	7,424	5,250	1,251	924
Brent	68.2	43.5	18.0	6.6	14,734	9,405	3,894	1,436
Bromley	52.0	31.6	10.5	9.9	15,533	9,443	3,128	2,963
Camden	70.3	41.0	9.4	20.0	18,568	10,832	2,469	5,267
City of London	69.1	32.4	11.2	25.5	938	440	152	346
Croydon	53.0	35.2	11.6	6.2	20,315	13,473	4,451	2,391
Ealing	57.9	32.8	14.5	10.6	15,632	8,864	3,913	2,855
Enfield	60.1	39.3	12.6	8.2	16,863	11,012	3,539	2,311
Greenwich	47.3	29.0	11.1	7.2	11,268	6,907	2,645	1,716
Hackney	54.4	22.6	13.7	18.1	14,463	6,016	3,648	4,799
Hammersmith and								
Fulham	75.4	45.1	11.6	18.7	17,748	10,622	2,736	4,391
Haringey	57.2	27.5	17.1	12.6	12,017	5,788	3,589	2,641
Harrow	56.2	39.2	9.9	7.1	11,482	8,019	2,016	1,446
Havering	35.5	23.4	6.9	5.1	6,906	4,562	1,342	1,002
Hillingdon	55.9	42.0	7.9	6.0	12,449	9,359	1,755	1,336
Hounslow	58.6	33.8	16.8	7.9	13,271	7,659	3,815	1,797
Islington	59.4	34.3	11.6	13.4	15,692	9,077	3,077	3,539
Kensington and								
Chelsea	68.4	50.6	6.4	11.4	14,140	10,461	1,319	2,361
Kingston upon Thames	53.4	34.4	10.7	8.3	10,075	6,495	2,022	1,558
Lambeth	51.1	29.1	10.9	11.1	20,058	11,445	4,268	4,346
Lewisham	50.6	28.7	13.0	8.9	16,424	9,307	4,231	2,886
Merton	44.8	27.4	8.1	9.2	10,297	6,305	1,871	2,121
Newham	58.3	27.5	18.3	12.6	16,178	7,620	5,065	3,494
Redbridge	57.7	33.5	15.9	8.3	14,316	8,308	3,947	2,061
Richmond-upon-								
Thames	49.3	37.3	5.2	6.8	10,744	8,128	1,140	1,477
Southwark	53.0	24.8	14.8	13.4	17,472	8,192	4,874	4,406

(Continued)

The geography of affordable and unaffordable housing

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Sutton	47.4	31.1	6.6	9.7	9,961	6,537	1,382	2,041
Tower Hamlets	49.1	20.8	17.1	11.2	14,536	6,166	5,046	3,324
Waltham Forest	66.1	39.0	19.3	7.7	17,049	10,073	4,982	1,995
Wandsworth	52.1	26.8	8.3	17.0	22,373	11,521	3,557	7,295
Westminster	63.7	40.8	12.6	10.4	15,640	10,000	3,081	2,560
London	55.6	33.0	12.1	10.6	461,319	273,533	100,152	87,635
North East								
Alnwick	63.8	32.9	10.8	20.1	1,920	989	326	605
Berwick-upon-Tweed	47.4	22.1	15.4	9.9	910	425	295	190
Blyth Valley	33.9	12.1	5.1	16.7	2,828	1,011	422	1,395
Castle Morpeth	52.9	20.1	9.3	23.5	1,338	509	236	593
Chester-le-Street	23.8	12.1	1.1	10.5	1,228	627	56	545
Darlington	32.1	16.3	5.5	10.2	2,955	1,503	508	944
Derwentside	29.2	7.4	6.2	15.7	2,533	638	537	1,358
Durham	45.7	23.1	9.6	13.0	3,442	1,742	720	980
Easington	19.1	4.6	3.2	11.3	1,310	313	221	776
Gateshead	36.5	16.1	7.7	12.7	6,778	2,983	1,436	2,359
Hartlepool	22.3	4.6	7.6	10.0	1,671	346	574	751
Middlesbrough	29.2	3.7	13.3	12.2	3,294	415	1,504	1,374
Newcastle-upon-Tyne	41.6	16.9	8.3	16.4	10,797	4,384	2,160	4,253
North Tyneside	40.5	22.3	8.0	10.2	8,884	4,888	1,763	2,233
Redcar and Cleveland	38.4	10.5	15.8	12.1	4,994	1,371	2,054	1,570
Sedgefield	21.9	8.8	4.6	8.4	1,819	734	383	702
South Tyneside	37.4	19.9	8.5	9.1	4,578	2,431	1,038	1,109
Stockton-on-Tees	33.4	12.4	11.0	10.0	5,827	2,171	1,917	1,739
Sunderland	39.9	20.5	8.8	10.7	9,880	5,066	2,176	2,638
Teesdale	32.8	10.9	4.7	17.1	630	210	91	329
Tynedale	55.2	30.7	4.9	19.7	2,377	1,321	209	847
Wansbeck	25.9	11.1	6.5	8.3	1,478	635	371	472
Wear Valley	24.3	2.8	8.3	13.1	1,517	178	520	819
North East	35.7	15.0	8.4	12.3	82,987	34,891	19,517	28,579
North West								
Allerdale	33.8	10.8	13.7	9.2	2,557	819	1,038	700
Barrow-in-Furness	27.7	11.0	9.5	7.2	2,350	929	809	612
Blackburn and Darwen	38.0	13.9	11.3	12.8	4,949	1,805	1,475	1,669
Blackpool	45.2	27.7	8.5	9.0	6,873	4,214	1,296	1,363
Bolton	32.8	12.0	8.4	12.4	9,665	3,532	2,489	3,645
Burnley	22.0	0.0	7.0	15.0	1,811	0	576	1,235
Bury	32.1	17.6	4.8	9.7	5,655	3,096	845	1,714
Carlisle	36.1	13.5	11.4	11.1	3,902	1,464	1,234	1,204
Chester	49.7	28.8	9.7	11.2	5,006	2,900	978	1,129
Chorley	33.9	20.8	3.8	9.3	3,043	1,865	339	838

(Continued)

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Congleton	38.5	25.5	4.9	8.1	3,422	2,265	440	717
Copeland	20.3	5.9	5.3	9.1	1,440	420	378	642
Crewe and Nantwich	42.3	24.9	6.7	10.7	4,862	2,863	769	1,230
Eden	49.2	29.4	13.6	6.2	2,146	1,283	594	269
Ellesmere Port and Neston	35.7	19.4	8.0	8.3	2,993	1,630	670	693
Fylde	41.8	28.0	1.1	12.7	3,425	2,293	89	1,043
Halton	36.5	17.4	9.0	10.1	4,543	2,165	1,123	1,254
Hyndburn	29.9	9.8	6.0	14.1	2,791	911	561	1,319
Knowsley	28.9	9.1	7.1	12.7	3,455	1,085	851	1,518
Lancaster	46.5	28.2	9.6	8.6	6,449	3,915	1,338	1,196
Liverpool	32.9	11.2	12.8	8.9	12,059	4,096	4,692	3,272
Macclesfield	41.6	28.9	4.7	7.9	5,982	4,163	681	1,138
Manchester	31.5	8.0	11.8	11.7	12,922	3,268	4,846	4,808
Oldham	27.0	10.3	4.9	11.8	6,391	2,445	1,154	2,793
Pendle	25.5	5.1	9.4	11.1	1,990	395	732	863
Preston	35.7	18.7	7.5	9.5	5,325	2,788	1,121	1,417
Ribble Valley	39.7	27.3	4.2	8.2	2,079	1,430	218	430
Rochdale	29.8	10.9	8.1	10.9	5,926	2,162	1,602	2,162
Rossendale	28.5	13.9	2.4	12.1	2,371	1,160	201	1,010
Salford	31.8	10.0	7.2	14.6	7,127	2,245	1,617	3,265
Sefton	48.8	13.7	10.1	25.0	10,984	3,077	2,271	5,636
South Lakeland	55.6	29.8	9.5	16.3	5,194	2,788	886	1,520
South Ribble	37.7	25.3	6.1	6.3	4,754	3,192	772	790
St Helens	33.8	16.8	3.9	13.1	4,213	2,093	485	1,635
Stockport	45.3	28.2	5.4	11.7	10,151	6,312	1,220	2,620
Tameside	33.1	12.8	9.3	11.0	7,481	2,902	2,097	2,483
Trafford	51.2	37.1	5.8	8.3	11,301	8,195	1,279	1,828
Vale Royal	35.2	24.3	2.9	7.9	4,865	3,367	399	1,099
Warrington	42.4	24.3	4.8	13.3	6,919	3,969	776	2,175
West Lancashire	29.7	4.5	4.8	20.4	2,669	408	427	1,833
Wigan	24.3	12.4	3.4	8.5	8,095	4,143	1,119	2,834
Wirral	38.1	16.9	7.4	13.8	12,137	5,383	2,360	4,394
Wyre	60.7	34.0	10.4	16.4	5,822	3,257	993	1,572
North West	36.2	17.1	7.6	11.5	238,094	112,691	49,839	75,564
South East								
Adur	76.1	49.7	19.5	6.9	4,034	2,633	1,034	367
Arun	61.3	38.2	15.4	7.8	6,535	4,071	1,638	826
Ashford	39.9	23.6	7.9	8.3	3,917	2,322	776	818
Aylesbury Vale	45.2	28.0	7.9	9.3	8,036	4,979	1,408	1,649
Basingstoke and Deane	52.0	29.2	15.8	7.1	9,611	5,392	2,914	1,306
Bracknell Forest	49.2	25.3	17.4	6.5	5,513	2,840	1,948	724

(Continued)

The geography of affordable and unaffordable housing

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Brighton and Hove	71.3	50.8	9.9	10.6	22,921	16,325	3,192	3,405
Canterbury	66.7	38.9	22.0	5.9	7,606	4,433	2,503	671
Cherwell	45.9	30.5	5.4	10.0	7,023	4,662	832	1,530
Chichester	64.9	37.6	20.0	7.3	5,322	3,080	1,644	599
Chiltern	58.3	39.2	10.9	8.3	4,018	2,699	750	570
Crawley	56.7	40.8	11.0	4.9	6,878	4,952	1,332	594
Dartford	47.1	29.8	11.2	6.0	4,631	2,936	1,105	590
Dover	49.9	27.7	14.1	8.1	5,687	3,156	1,609	923
East Hampshire	60.1	37.9	15.9	6.3	5,627	3,548	1,489	590
Eastbourne	61.5	39.7	13.3	8.4	5,010	3,238	1,087	685
Eastleigh	56.9	44.0	8.6	4.3	8,031	6,211	1,207	613
Elmbridge	51.0	39.2	5.2	6.6	4,863	3,741	491	631
Epsom and Ewell	65.8	48.0	11.1	6.6	4,196	3,065	710	421
Fareham	49.0	34.6	8.6	5.9	4,760	3,358	830	571
Gosport	44.8	21.6	16.4	6.8	4,107	1,980	1,506	621
Gravesham	47.7	29.1	9.1	9.5	4,090	2,496	779	815
Guildford	61.3	39.5	13.3	8.5	8,413	5,422	1,830	1,161
Hart	57.2	35.4	14.0	7.8	5,724	3,543	1,398	783
Hastings	49.0	30.5	7.7	10.8	4,082	2,539	642	901
Havant	53.7	26.0	18.5	9.2	5,531	2,675	1,908	948
Horsham	57.7	38.8	11.6	7.3	7,405	4,972	1,491	941
Isle of Wight	58.8	37.4	14.9	6.5	6,938	4,419	1,755	764
Lewes	61.2	41.6	7.6	11.9	4,545	3,094	567	884
Maidstone	50.3	38.3	4.4	7.7	7,853	5,966	686	1,201
Medway Towns	48.2	29.7	11.1	7.5	12,470	7,671	2,858	1,942
Mid Sussex	59.4	38.2	13.4	7.9	7,706	4,950	1,731	1,025
Milton Keynes	51.4	33.6	9.2	8.6	13,607	8,880	2,447	2,280
Mole Valley	72.0	51.1	14.4	6.5	4,344	3,083	870	390
New Forest	63.0	38.5	18.5	6.0	9,514	5,822	2,789	904
Oxford	68.0	42.6	14.7	10.7	9,213	5,769	1,992	1,452
Portsmouth	53.4	27.1	19.0	7.3	12,002	6,090	4,267	1,645
Reading	50.8	30.3	15.3	5.2	11,351	6,762	3,428	1,161
Reigate and Banstead	52.9	35.0	9.7	8.3	6,738	4,453	1,230	1,056
Rother	67.0	43.3	12.0	11.7	4,607	2,975	826	806
Runnymede	63.0	40.9	15.9	6.2	3,117	2,022	787	308
Rushmoor	49.6	26.9	18.0	4.7	6,239	3,386	2,261	593
Sevenoaks	48.2	33.4	7.5	7.3	4,271	2,959	667	646
Shepway	57.6	32.4	8.7	16.5	4,919	2,767	743	1,409
Slough	58.8	36.3	15.9	6.6	8,232	5,084	2,229	920
South Bucks	66.0	52.1	7.5	6.5	3,882	3,061	442	379
South Oxfordshire	48.6	32.4	9.6	6.7	6,865	4,570	1,349	946
Southampton	54.3	35.3	11.9	7.1	16,398	10,663	3,590	2,144
Spelthorne	56.9	39.8	8.5	8.7	4,983	3,481	740	763

(Continued)

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Surrey Heath	49.0	37.0	6.7	5.2	3,283	2,481	453	349
Swale	51.5	28.3	14.3	8.9	7,244	3,978	2,011	1,255
Tandridge	57.7	38.7	13.2	5.9	3,255	2,179	745	330
Test Valley	58.1	29.6	21.7	6.7	7,302	3,727	2,729	846
Thanet	63.3	40.5	13.0	9.9	5,895	3,769	1,206	920
Tonbridge and Malling	54.2	34.6	13.6	6.0	5,803	3,704	1,455	644
Tunbridge Wells	55.0	40.5	10.6	3.9	6,461	4,753	1,250	458
Vale of White Horse	50.7	38.4	6.3	6.0	5,706	4,326	709	670
Waverley	61.4	46.0	7.4	7.9	6,495	4,872	784	839
Wealden	58.8	43.5	6.7	8.6	5,827	4,312	661	855
West Berkshire	54.0	31.1	15.5	7.3	7,786	4,493	2,239	1,054
West Oxfordshire	57.0	41.1	8.6	7.3	4,452	3,209	672	571
Winchester	53.6	31.8	14.5	7.3	5,430	3,221	1,469	740
Windsor and Maidenhead	48.4	36.0	6.1	6.3	5,086	3,788	637	661
Woking	60.6	45.0	11.0	4.6	5,719	4,246	1,041	431
Wokingham	54.5	35.2	13.1	6.2	8,511	5,494	2,051	966
Worthing	60.8	45.2	9.5	6.1	7,094	5,270	1,111	713
Wycombe	56.7	37.2	11.6	7.9	9,768	6,414	1,994	1,361
South East	55.6	35.9	12.2	7.5	454,482	293,429	99,520	61,533
South West								
Bath and North East Somerset	56.5	35.3	12.3	9.0	10,227	6,380	2,225	1,622
Bournemouth	75.0	47.5	17.1	10.5	15,566	9,851	3,540	2,175
Bristol	48.2	31.6	9.0	7.6	22,905	15,037	4,259	3,609
Caradon	53.4	36.2	8.1	9.0	3,116	2,115	475	526
Carrick	71.8	54.0	8.3	9.5	5,634	4,234	651	749
Cheltenham	53.2	32.3	7.3	13.6	7,224	4,378	994	1,852
Christchurch	77.0	50.2	16.6	10.3	1,521	991	328	203
Cotswold	56.9	33.9	10.0	13.0	4,724	2,814	830	1,080
East Devon	66.4	49.5	10.9	6.0	5,797	4,318	951	528
East Dorset	59.3	41.4	12.8	5.0	3,339	2,334	722	283
Exeter	64.9	45.0	9.9	10.0	8,690	6,019	1,330	1,341
Forest of Dean	55.9	38.4	9.2	8.3	4,508	3,095	746	667
Gloucester	49.2	32.1	8.6	8.5	6,128	3,993	1,071	1,063
Kennet	52.3	34.0	11.3	7.1	4,344	2,825	934	585
Kerrier	70.0	52.0	9.7	8.3	3,803	2,823	527	454
Mendip	54.6	33.5	10.1	11.0	5,159	3,164	954	1,041
Mid Devon	58.0	41.6	9.9	6.5	2,869	2,060	490	319
North Cornwall	69.6	45.8	14.1	9.7	3,866	2,546	781	539
North Devon	61.7	40.1	16.6	5.0	4,236	2,752	1,137	347
North Dorset	59.2	44.3	9.8	5.1	3,534	2,645	587	303

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The geography of affordable and unaffordable housing

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
North Somerset	42.8	26.7	9.4	6.7	8,730	5,443	1,924	1,363
North Wiltshire	51.8	35.1	9.0	7.8	6,429	4,353	1,113	963
Penwith	73.2	55.7	8.6	8.9	4,406	3,350	518	538
Plymouth	50.5	33.8	8.5	8.2	14,763	9,880	2,493	2,390
Poole	61.8	35.9	17.4	8.5	7,516	4,368	2,115	1,033
Purbeck	68.0	41.8	15.7	10.5	2,002	1,231	462	308
Restormel	67.8	48.3	14.0	5.5	5,849	4,169	1,205	476
Salisbury	64.1	43.1	11.6	9.4	7,328	4,931	1,326	1,071
Sedgemoor	50.6	32.1	9.3	9.2	3,822	2,424	700	698
South Gloucestershire	50.6	29.3	14.6	6.8	13,965	8,065	4,026	1,874
South Hams	63.0	43.2	7.4	12.4	3,388	2,325	397	666
South Somerset	53.9	31.2	13.4	9.3	7,620	4,408	1,893	1,318
Stroud	55.4	32.3	10.2	12.9	5,774	3,364	1,065	1,345
Swindon	45.1	27.7	9.8	7.6	10,339	6,341	2,247	1,751
Taunton Deane	61.5	38.3	15.7	7.5	6,409	3,990	1,638	780
Teignbridge	67.5	48.3	10.6	8.6	6,399	4,573	1,008	818
Tewkesbury	49.8	33.8	7.1	8.9	3,110	2,111	444	554
Torbay	68.6	44.5	9.4	14.7	8,097	5,254	1,110	1,733
Torridge	68.0	49.5	9.6	8.9	3,305	2,406	468	430
West Devon	50.2	35.1	5.6	9.6	1,664	1,161	185	318
West Dorset	50.8	35.8	11.2	3.8	2,921	2,060	645	216
West Somerset	72.2	47.5	13.4	11.2	1,341	883	249	208
West Wiltshire	48.0	34.0	5.2	8.8	5,497	3,890	599	1,008
Weymouth and Portland	62.4	45.3	10.4	6.7	3,519	2,554	587	378
South West	56.5	37.0	10.8	8.6	271,382	177,907	51,951	41,524
West Midlands								
Birmingham	39.0	20.0	10.1	9.0	32,960	16,880	8,517	7,563
Bridgnorth	52.5	35.3	6.4	10.8	2,177	1,464	265	448
Bromsgrove	50.2	31.2	3.9	15.2	3,910	2,426	303	1,181
Cannock Chase	39.4	22.1	6.1	11.2	4,583	2,572	707	1,304
Coventry	37.6	20.4	9.3	7.9	10,354	5,602	2,572	2,180
Dudley	37.7	19.7	8.1	9.9	10,552	5,505	2,268	2,780
East Staffordshire	34.9	17.1	5.2	12.6	3,965	1,943	591	1,431
Herefordshire	56.5	33.9	9.7	12.9	8,264	4,960	1,425	1,879
Lichfield	33.5	21.4	4.4	7.8	2,662	1,697	347	618
Malvern Hills	54.1	39.6	7.7	6.8	2,667	1,954	379	335
Newcastle-under-Lyme	32.6	16.0	9.2	7.3	3,522	1,733	995	794
North Shropshire	46.9	29.8	6.8	10.2	2,663	1,693	389	581
North Warwickshire	43.3	28.9	7.8	6.6	1,988	1,328	357	302
Nuneaton and Bedworth	33.5	17.8	9.8	5.9	3,652	1,940	1,067	644

(Continued)

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Oswestry	53.4	34.1	10.4	8.9	2,035	1,301	396	338
Redditch	36.9	23.0	6.0	7.8	2,459	1,538	404	518
Rugby	32.3	22.1	6.9	3.3	2,818	1,928	606	284
Sandwell	31.5	14.6	6.8	10.1	9,014	4,182	1,936	2,897
Shrewsbury and Atcham	49.1	37.3	1.8	9.9	6,110	4,649	224	1,237
Solihull	49.6	21.1	7.0	21.5	8,317	3,537	1,180	3,599
South Shropshire	49.3	13.9	8.3	27.1	1,911	538	321	1,052
South Staffordshire	52.5	30.6	14.0	7.9	4,378	2,552	1,167	658
Stafford	37.9	26.5	4.8	6.7	4,892	3,413	616	862
Staffordshire Moorlands	37.4	21.8	5.3	10.3	2,715	1,581	385	749
Stoke-on-Trent	22.4	11.0	5.3	6.2	5,488	2,679	1,304	1,506
Stratford-on-Avon	50.7	27.3	11.0	12.4	3,765	2,029	814	922
Tamworth	43.5	27.4	7.8	8.3	3,632	2,285	654	693
Telford and The Wrekin	36.3	20.5	4.6	11.2	7,031	3,967	886	2,178
Walsall	33.2	18.0	3.6	11.6	7,817	4,237	853	2,727
Warwick	51.1	31.0	9.5	10.6	7,781	4,723	1,439	1,619
Wolverhampton	31.2	8.9	8.9	13.5	6,861	1,947	1,957	2,957
Worcester	51.8	37.2	4.1	10.6	6,373	4,569	504	1,300
Wychavon	58.5	31.2	8.2	19.1	6,346	3,388	888	2,070
Wyre Forest	33.0	22.9	2.4	7.7	2,991	2,075	217	699
West Midlands	39.6	21.9	7.4	10.3	196,655	108,817	36,933	50,906
Yorkshire and Humber								
Barnsley	29.6	13.3	6.3	10.0	6,647	2,980	1,420	2,246
Bradford	32.7	13.8	7.5	11.4	14,712	6,211	3,367	5,134
Calderdale	42.9	17.9	7.4	17.5	7,853	3,281	1,361	3,211
Craven	57.0	35.1	13.7	8.3	2,370	1,457	568	344
Doncaster	29.8	10.6	8.7	10.5	9,634	3,411	2,823	3,399
East Riding of Yorkshire	43.0	23.6	10.1	9.3	11,516	6,321	2,698	2,496
Hambleton	62.3	42.3	14.0	6.0	5,004	3,394	1,128	482
Harrogate	59.6	37.6	14.3	7.7	9,611	6,066	2,299	1,246
Kingston upon Hull	29.6	5.4	12.3	11.9	8,183	1,492	3,394	3,297
Kirklees	39.2	16.2	11.6	11.4	16,400	6,772	4,847	4,781
Leeds	40.0	18.0	7.3	14.7	31,787	14,290	5,794	11,704
North East Lincolnshire	29.9	9.6	9.3	11.0	4,598	1,473	1,434	1,690
North Lincolnshire	29.8	19.3	3.6	6.9	4,814	3,117	584	1,113
Richmondshire	70.1	38.4	16.5	15.3	3,542	1,939	832	771
Rotherham	31.7	13.7	7.1	10.9	7,958	3,437	1,789	2,733
Ryedale	75.3	45.5	19.6	10.1	3,061	1,850	798	412

(Continued)

The geography of affordable and unaffordable housing

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Scarborough	52.1	29.3	12.8	10.0	3,556	1,999	876	681
Selby	38.2	23.7	1.6	12.9	2,779	1,722	119	939
Sheffield	38.3	15.7	9.0	13.6	19,953	8,197	4,683	7,073
Wakefield	38.2	22.8	4.9	10.5	12,986	7,741	1,677	3,568
York	58.9	39.1	11.6	8.1	11,254	7,478	2,222	1,554
Yorkshire and Humber	39.1	18.7	8.8	11.6	198,218	94,628	44,714	58,876
Scotland								
Aberdeen City	33.5	10.2	11.0	12.3	9,393	2,866	3,073	3,455
Aberdeenshire	29.1	9.8	9.5	9.8	6,389	2,155	2,084	2,150
Angus	30.2	12.1	10.2	8.0	2,966	1,186	997	782
Argyll and Bute	34.1	9.0	8.4	16.7	2,272	596	561	1,114
Clackmannan	30.0	13.0	8.9	8.1	1,804	781	536	487
Dumfries and Galloway	35.8	19.8	5.8	10.3	3,894	2,151	626	1,118
Dundee	27.7	3.4	7.6	16.6	3,812	474	1,051	2,287
East Ayrshire	16.0	2.5	6.6	6.8	2,022	317	838	867
East Dunbartonshire	42.6	24.1	5.7	12.8	3,604	2,037	482	1,085
East Lothian	42.8	28.3	6.7	7.7	3,716	2,463	586	667
East Renfrewshire	39.6	16.8	4.2	18.5	3,033	1,290	325	1,418
Edinburgh	53.6	30.2	7.1	16.3	32,259	18,157	4,285	9,817
Eilean Siar/ Western Isles	28.8	0.1	14.0	14.7	231	1	112	118
Falkirk	28.6	14.0	4.9	9.7	4,905	2,403	842	1,659
Fife	28.4	11.9	7.9	8.6	10,489	4,405	2,904	3,180
Glasgow	39.3	16.0	10.2	13.1	23,473	9,545	6,105	7,822
Highland	37.2	18.1	6.8	12.2	5,852	2,855	1,074	1,924
Inverclyde	28.3	6.5	9.6	12.2	2,153	491	731	931
Midlothian	46.3	27.2	9.7	9.4	3,565	2,096	749	721
Moray	29.1	11.3	6.4	11.3	2,999	1,168	663	1,167
North Ayrshire	19.4	6.1	6.0	7.3	2,299	717	714	867
North Lanarkshire	20.8	4.9	5.5	10.4	6,969	1,647	1,837	3,485
Orkney Islands	32.9	16.9	8.5	7.5	778	399	202	178
Perth and Kinross	31.2	16.3	5.2	9.7	3,678	1,921	617	1,141
Renfrewshire	34.1	11.9	9.1	13.0	5,731	2,009	1,535	2,186
Scottish Borders	26.9	8.8	5.3	12.9	2,724	887	531	1,306
Shetland Islands	20.5	0.0	3.9	16.6	368	0	70	298
South Ayrshire	29.5	9.9	10.9	8.6	2,896	975	1,073	848
South Lanarkshire	26.3	10.8	6.3	9.2	8,360	3,440	1,998	2,922
Stirling	38.8	19.9	8.3	10.5	3,377	1,737	727	913
West Dunbartonshire	32.6	12.8	4.6	15.2	2,817	1,105	400	1,311
West Lothian	24.8	13.2	4.7	6.9	4,914	2,613	929	1,373
Scotland	33.6	14.5	7.6	11.5	173,743	74,885	39,261	59,597

(Continued)

Schedule 2 Proportion of working households in local and regional intermediate housing markets (continued)

Region and local authority	Percentage of working households The intermediate housing market				Number of working households The intermediate housing market			
			Working, HB	LD			Working, HB	LD
	Broad	Narrow	and not LD	not LQ	Broad	Narrow	and not LD	not LQ
Wales								
Blaenau Gwent	24.6	6.1	8.4	10.0	1,919	480	654	785
Bridgend	33.8	16.5	5.5	11.8	4,849	2,366	792	1,691
Caerphilly	30.4	10.9	8.6	10.9	5,305	1,904	1,499	1,902
Cardiff	58.2	36.4	9.3	12.5	20,386	12,758	3,254	4,374
Carmarthenshire	38.5	22.3	8.1	8.1	5,757	3,337	1,214	1,206
Ceredigion	57.6	37.9	4.1	15.6	3,437	2,261	247	930
Conwy	49.9	29.1	7.2	13.6	2,791	1,627	402	761
Denbighshire	54.1	33.1	8.5	12.5	4,165	2,548	653	964
Flintshire	44.2	23.4	8.1	12.8	6,469	3,417	1,180	1,872
Gwynedd	38.4	21.8	5.1	11.5	3,306	1,873	442	991
Isle of Anglesey	34.0	14.6	4.7	14.8	1,540	659	212	669
Merthyr Tydfil	17.5	4.4	3.9	9.1	966	246	215	505
Monmouthshire	46.9	33.0	7.4	6.4	4,509	3,177	714	618
Neath Port Talbot	34.4	5.3	17.0	12.1	4,138	640	2,044	1,454
Newport	45.0	25.4	8.7	11.0	6,391	3,603	1,230	1,559
Pembrokeshire	68.6	40.7	10.4	17.6	6,658	3,951	1,004	1,703
Powys	56.8	29.5	9.2	18.1	6,497	3,374	1,054	2,068
Rhondda Cynon Taff	26.1	6.3	8.5	11.3	6,224	1,492	2,038	2,694
Swansea	40.9	19.6	11.1	10.2	8,411	4,028	2,291	2,092
Torfaen	34.7	16.8	7.6	10.3	2,603	1,262	569	772
Vale of Glamorgan	47.7	29.3	10.6	7.8	5,341	3,283	1,184	874
Wrexham	42.2	22.6	6.5	13.1	4,022	2,157	618	1,247
Wales	42.6	22.2	8.7	11.7	115,685	60,444	23,511	31,730
Great Britain	45.4	25.9	9.6	9.9	2,627,885	1,498,369	557,083	572,434

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
East								
Babergh	280	117,500	133,500	168,132	25,693	29,192	29,646	33,683
Basildon	620	125,475	141,875	170,890	27,437	31,023	31,658	35,796
Bedford	578	116,000	127,500	151,142	25,365	27,880	29,268	32,169
Braintree	512	128,225	143,500	172,807	28,039	31,379	32,352	36,206
Breckland	310	100,063	116,688	138,059	21,880	25,516	25,247	29,441
Brentwood	280	166,900	195,000	233,816	36,495	42,640	42,110	49,200
Broadland	467	124,100	132,486	151,524	27,137	28,970	31,311	33,427
Broxbourne	340	157,500	172,750	199,084	34,440	37,775	39,738	43,586
Cambridge	381	148,453	163,500	202,376	32,462	35,752	37,456	41,252
Castle Point	306	139,450	154,250	176,946	30,493	33,729	35,184	38,918
Chelmsford	670	141,550	157,500	191,822	30,952	34,440	35,714	39,738
Colchester	583	123,550	139,000	164,989	27,016	30,395	31,173	35,071
Dacorum	600	144,738	167,625	219,797	31,649	36,654	36,519	42,293
East Cambridgeshire	273	123,000	139,188	161,183	26,896	30,436	31,034	35,118
East Hertfordshire	531	165,450	187,125	220,962	36,178	40,918	41,744	47,213
Epping Forest	506	164,100	189,250	237,147	35,883	41,383	41,404	47,749
Fenland	313	96,200	109,500	128,125	21,036	23,944	24,272	27,628
Forest Heath	200	110,900	131,250	152,538	24,250	28,700	27,981	33,115
Great Yarmouth	291	80,000	94,313	118,574	17,493	20,623	20,185	23,796
Harlow	328	132,000	142,500	165,375	28,864	31,160	33,305	35,954
Hertsmere	288	176,100	200,000	247,926	38,507	43,733	44,431	50,462
Huntingdonshire	582	113,200	127,500	153,010	24,753	27,880	28,561	32,169
Ipswich	478	98,950	109,748	137,140	21,637	23,998	24,966	27,690
Kings Lynn and West Norfolk	404	90,000	110,750	139,334	19,680	24,217	22,708	27,943
Luton	673	114,280	127,500	144,354	24,989	27,880	28,834	32,169
Maldon	175	139,000	153,125	193,407	30,395	33,483	35,071	38,635
Mid Bedfordshire	525	133,825	148,625	176,530	29,263	32,499	33,765	37,499
Mid Suffolk	295	113,100	127,238	158,297	24,731	27,823	28,536	32,103
North Hertfordshire	462	143,850	161,125	194,923	31,455	35,233	36,294	40,653
North Norfolk	223	108,750	126,481	159,004	23,780	27,657	27,438	31,912
Norwich	472	97,700	110,613	137,600	21,364	24,187	24,650	27,909
Peterborough	546	89,700	104,000	125,104	19,614	22,741	22,632	26,240
Rochford	274	155,950	169,625	192,181	34,101	37,091	39,347	42,798
South Bedfordshire	546	123,488	140,500	167,433	27,003	30,723	31,157	35,449
South Cambridgeshire	444	143,200	157,875	187,717	31,313	34,522	36,130	39,833
South Norfolk	340	115,500	131,813	155,670	25,256	28,823	29,142	33,257
Southend-on-Sea	594	124,613	141,938	175,962	27,249	31,037	31,441	35,812
St Albans	593	186,113	215,000	262,778	40,697	47,013	46,958	54,246
St Edmundsbury	370	116,650	133,500	164,851	25,507	29,192	29,432	33,683
Stevenage	304	131,600	141,624	163,064	28,777	30,968	33,204	35,733

(Continued)

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Suffolk Coastal	372	110,250	131,438	164,664	24,108	28,741	27,817	33,163
Tendring	469	115,750	132,500	159,068	25,311	28,973	29,205	33,431
Three Rivers	341	167,500	188,250	241,513	36,627	41,164	42,262	47,497
Thurrock	641	126,080	145,000	168,584	27,569	31,707	31,811	36,585
Uttlesford	236	140,900	167,031	210,667	30,810	36,524	35,550	42,143
Watford	358	159,200	177,000	205,926	34,812	38,704	40,167	44,658
Waveney	350	81,500	98,475	123,891	17,821	21,533	20,563	24,846
Welwyn Hatfield	374	159,350	176,500	218,952	34,845	38,595	40,205	44,532
East Midlands								
Amber Valley	340	77,875	92,875	127,892	17,029	20,309	19,648	23,433
Ashfield	308	67,650	81,856	105,810	14,793	17,899	17,069	20,653
Bassetlaw	312	69,725	88,438	114,973	15,247	19,338	17,592	22,314
Blaby	262	112,900	125,875	142,309	24,687	27,525	28,486	31,759
Bolsover	191	58,700	75,375	100,545	12,836	16,482	14,810	19,018
Boston	182	86,175	98,063	117,163	18,844	21,443	21,743	24,742
Broxtowe	364	87,343	106,756	129,825	19,099	23,344	22,037	26,935
Charnwood	508	107,025	122,188	141,679	23,403	26,718	27,003	30,829
Chesterfield	284	81,690	94,375	117,630	17,863	20,637	20,611	23,812
Corby	175	68,700	76,625	103,593	15,022	16,755	17,334	19,333
Daventry	216	110,200	126,975	158,011	24,097	27,765	27,804	32,037
Derby	689	78,000	97,750	122,347	17,056	21,375	19,680	24,663
Derbyshire Dales	122	117,400	149,238	207,153	25,671	32,633	29,621	37,654
East Lindsey	302	88,950	102,625	130,248	19,450	22,441	22,443	25,893
East Northamptonshire	331	97,318	112,406	136,184	21,280	24,579	24,554	28,361
Erewash	343	83,650	100,125	123,080	18,291	21,894	21,106	25,262
Gedling	367	89,750	104,688	125,947	19,625	22,892	22,645	26,414
Harborough	246	116,817	129,500	164,092	25,544	28,317	29,474	32,674
High Peak	243	97,315	114,000	146,924	21,280	24,928	24,553	28,763
Hinckley and Bosworth	351	106,450	121,500	143,603	23,277	26,568	26,858	30,655
Kettering	409	95,050	107,500	128,417	20,784	23,507	23,982	27,123
Leicester	655	86,238	98,813	125,500	18,857	21,607	21,759	24,931
Lincoln	285	78,800	93,750	114,478	17,231	20,500	19,882	23,654
Mansfield	244	62,500	79,875	100,686	13,667	17,466	15,769	20,153
Melton	131	100,250	113,925	140,518	21,921	24,912	25,294	28,744
Newark and Sherwood	341	81,500	94,919	128,439	17,821	20,756	20,563	23,949
North East Derbyshire	256	84,220	100,186	130,529	18,416	21,907	21,249	25,278
North Kesteven	304	101,253	109,500	131,715	22,141	23,944	25,547	27,628
North West								
Leicestershire	321	97,543	110,000	138,073	21,329	24,053	24,611	27,754
Northampton	841	96,350	117,500	135,403	21,069	25,693	24,310	29,646
Nottingham City	734	67,500	82,419	114,551	14,760	18,022	17,031	20,795

(Continued)

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Oadby and Wigston	143	109,500	122,975	141,495	23,944	26,891	27,628	31,028
Rushcliffe	353	113,035	134,656	164,305	24,717	29,445	28,520	33,975
Rutland	114	109,913	133,873	171,969	24,034	29,274	27,732	33,777
South Derbyshire	326	90,350	109,554	134,267	19,757	23,956	22,796	27,641
South Holland	325	100,700	113,563	133,199	22,020	24,832	25,407	28,653
South Kesteven	441	95,200	107,500	135,574	20,817	23,507	24,020	27,123
South								
Northamptonshire	308	130,675	145,000	171,880	28,574	31,707	32,970	36,585
Wellingborough	284	85,150	105,375	128,812	18,619	23,042	21,484	26,587
West Lindsey	221	68,115	88,356	113,677	14,894	19,321	17,186	22,293
London								
Barking and Dagenham	569	133,700	152,500	165,830	29,236	33,347	33,734	38,477
Barnet	948	189,125	216,250	270,971	41,355	47,287	47,718	54,562
Bexley	1,022	147,090	161,688	188,715	32,164	35,356	37,112	40,795
Brent	519	193,300	217,750	259,215	42,268	47,615	48,771	54,940
Bromley	1,355	168,000	195,500	230,046	36,736	42,749	42,388	49,326
Camden	456	222,500	311,250	426,479	48,653	68,060	56,138	78,531
City of London	31	207,250	310,875	447,013	45,319	67,978	52,291	78,436
Croydon	1,194	162,500	179,000	206,864	35,533	39,141	41,000	45,163
Ealing	961	176,985	208,500	260,795	38,701	45,592	44,655	52,606
Enfield	934	160,750	184,875	222,942	35,151	40,426	40,558	46,645
Greenwich	892	146,650	168,313	218,910	32,067	36,804	37,001	42,467
Hackney	478	137,350	175,000	249,254	30,034	38,267	34,654	44,154
Hammersmith and								
Fulham	543	226,350	295,000	384,231	49,495	64,507	57,110	74,431
Haringey	550	155,950	190,000	250,616	34,101	41,547	39,347	47,938
Harrow	596	192,500	212,475	245,473	42,093	46,461	48,569	53,609
Havering	961	147,000	163,813	197,554	32,144	35,820	37,089	41,331
Hillingdon	929	178,550	194,000	227,735	39,043	42,421	45,050	48,948
Hounslow	783	166,400	188,625	244,478	36,386	41,246	41,984	47,592
Islington	480	196,300	240,000	354,409	42,924	52,480	49,528	60,554
Kensington and Chelsea	338	347,275	454,250	705,170	75,937	99,329	87,620	114,611
Kingston upon Thames	621	189,393	216,750	263,376	41,414	47,396	47,785	54,688
Lambeth	968	164,075	195,438	254,051	35,878	42,736	41,397	49,311
Lewisham	917	152,725	176,375	208,976	33,396	38,567	38,534	44,501
Merton	788	166,000	195,125	250,911	36,299	42,667	41,883	49,232
Newham	561	138,600	168,375	190,050	30,307	36,818	34,970	42,482
Redbridge	803	169,900	192,813	225,184	37,151	42,162	42,867	48,648
Richmond-upon-								
Thames	789	213,625	242,475	320,065	46,713	53,021	53,899	61,178
Southwark	961	143,290	182,125	251,222	31,333	39,825	36,153	45,952
Sutton	900	161,500	182,500	211,505	35,315	39,907	40,748	46,046

(Continued)

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Tower Hamlets	869	149,800	179,313	259,241	32,756	39,210	37,796	45,242
Waltham Forest	745	167,500	186,000	208,953	36,627	40,672	42,262	46,929
Wandsworth	1,356	185,325	243,606	314,831	40,524	53,269	46,759	61,464
Westminster	486	243,075	309,044	494,955	53,152	67,578	61,330	77,974
North East								
Alnwick	64	85,390	118,500	156,854	18,672	25,912	21,545	29,898
Berwick-Upon-Tweed	78	66,500	79,500	120,836	14,541	17,384	16,778	20,058
Blyth Valley	201	59,850	78,794	107,368	13,087	17,230	15,101	19,880
Castle Morpeth	79	75,250	109,625	170,372	16,455	23,971	18,986	27,659
Chester-le-Street	139	74,980	89,538	123,445	16,396	19,579	18,918	22,591
Darlington	273	69,000	83,938	112,949	15,088	18,354	17,409	21,178
Derwentside	240	50,500	69,713	97,301	11,043	15,244	12,742	17,589
Durham	206	72,900	94,975	126,759	15,941	20,768	18,393	23,963
Easington	231	44,800	63,625	91,725	9,796	13,913	11,303	16,053
Gateshead	508	67,525	86,544	121,425	14,765	18,924	17,037	21,836
Hartlepool	190	48,050	65,875	97,424	10,507	14,405	12,123	16,621
Middlesbrough	377	44,450	61,138	92,878	9,720	13,369	11,215	15,426
Newcastle-upon-Tyne	672	64,450	92,000	132,749	14,093	20,117	16,261	23,212
North Tyneside	562	78,000	98,500	125,693	17,056	21,539	19,680	24,852
Redcar and Cleveland	348	60,000	76,750	106,657	13,120	16,783	15,138	19,365
Sedgefield	229	55,025	67,556	98,855	12,032	14,772	13,883	17,045
South Tyneside	326	70,775	85,119	118,258	15,476	18,613	17,857	21,476
Stockton-on-Tees	425	64,150	84,875	116,111	14,027	18,559	16,186	21,415
Sunderland	606	69,950	86,000	114,049	15,296	18,805	17,649	21,698
Teesdale	49	66,125	98,438	136,346	14,459	21,525	16,684	24,837
Tynedale	128	90,750	117,563	165,218	19,844	25,707	22,897	29,662
Wansbeck	182	57,500	74,750	96,963	12,573	16,345	14,508	18,860
Wear Valley	152	41,925	64,000	95,318	9,168	13,995	10,578	16,148
North West								
Allerdale	259	60,425	75,938	120,710	13,213	16,605	15,246	19,160
Barrow-in-Furness	226	54,385	66,738	92,897	11,892	14,593	13,722	16,839
Blackburn and Darwen	396	58,313	74,813	100,783	12,751	16,359	14,713	18,876
Blackpool	407	77,500	90,500	114,223	16,947	19,789	19,554	22,834
Bolton	757	60,625	81,438	111,367	13,257	17,808	15,296	20,547
Burnley	368	38,500	57,748	85,450	8,419	12,628	9,714	14,570
Bury	502	81,200	100,000	126,881	17,756	21,867	20,487	25,231
Carlisle	387	69,145	84,981	110,920	15,120	18,583	17,446	21,441
Chester	369	108,550	131,000	165,836	23,736	28,645	27,388	33,052
Chorley	338	79,078	98,750	129,336	17,292	21,593	19,952	24,915
Congleton	323	100,950	119,975	149,240	22,074	26,235	25,470	30,271
Copeland	174	53,475	69,313	96,369	11,693	15,156	13,492	17,488

(Continued)

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Crewe and Nantwich	376	83,550	104,000	131,944	18,270	22,741	21,080	26,240
Eden	107	110,500	123,250	168,599	24,163	26,951	27,880	31,097
Ellesmere Port and Neston	247	80,400	99,519	128,510	17,581	21,761	20,286	25,109
Fylde	195	97,200	116,500	155,092	21,254	25,475	24,524	29,394
Halton	295	69,750	85,000	114,705	15,252	18,587	17,598	21,446
Hyndburn	272	55,675	77,481	100,451	12,174	16,943	14,047	19,549
Knowsley	416	60,400	79,494	108,315	13,207	17,383	15,239	20,057
Lancaster	388	85,300	101,563	130,107	18,652	22,208	21,522	25,625
Liverpool	1,202	59,690	75,261	115,211	13,052	16,457	15,060	18,989
Macclesfield	477	115,225	137,750	194,145	25,196	30,121	29,072	34,755
Manchester	1,503	54,375	77,563	123,779	11,890	16,960	13,719	19,570
Oldham	642	62,250	80,625	108,979	13,612	17,630	15,706	20,342
Pendle	346	40,700	58,375	97,596	8,900	12,765	10,269	14,728
Preston	419	71,125	83,125	116,010	15,553	18,177	17,945	20,973
Ribble Valley	164	105,720	123,563	166,277	23,117	27,019	26,674	31,176
Rochdale	562	62,500	80,163	107,902	13,667	17,529	15,769	20,226
Rossendale	216	69,595	90,238	122,052	15,218	19,732	17,559	22,768
Salford	622	59,038	80,919	115,903	12,910	17,694	14,896	20,416
Sefton	707	63,800	102,500	133,715	13,951	22,413	16,097	25,862
South Lakeland	246	103,300	128,000	187,195	22,588	27,989	26,063	32,295
South Ribble	353	92,435	105,988	129,150	20,212	23,176	23,322	26,742
St Helens	510	75,000	92,500	117,194	16,400	20,227	18,923	23,338
Stockport	809	98,615	118,269	149,891	21,564	25,861	24,881	29,840
Tameside	653	68,750	87,744	113,311	15,033	19,187	17,346	22,138
Trafford	661	114,750	131,906	170,360	25,092	28,843	28,952	33,281
Vale Royal	384	91,625	107,500	143,459	20,035	23,507	23,118	27,123
Warrington	565	89,550	109,306	142,064	19,582	23,902	22,594	27,579
West Lancashire	332	57,675	92,500	138,835	12,612	20,227	14,552	23,338
Wigan	841	67,800	83,981	109,384	14,826	18,364	17,106	21,189
Wirral	752	74,595	97,500	130,959	16,311	21,320	18,821	24,600
Wyre	260	82,825	104,556	134,300	18,111	22,863	20,897	26,380
South East								
Adur	256	140,800	159,500	191,455	30,788	34,877	35,525	40,243
Arun	538	132,675	146,625	188,253	29,012	32,062	33,475	36,995
Ashford	491	121,524	138,500	167,723	26,573	30,285	30,661	34,945
Aylesbury Vale	632	135,850	153,500	188,526	29,706	33,565	34,276	38,729
Basingstoke and Deane	626	134,450	148,750	186,972	29,400	32,527	33,923	37,531
Bracknell Forest	487	144,200	163,775	196,004	31,532	35,812	36,383	41,322
Brighton and Hove	1,019	161,500	186,563	227,100	35,315	40,795	40,748	47,071
Canterbury	520	134,600	152,000	181,454	29,433	33,237	33,961	38,351

(Continued)

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Cherwell	563	130,500	151,250	180,088	28,536	33,073	32,926	38,162
Chichester	346	155,425	175,750	236,261	33,986	38,431	39,215	44,343
Chiltern	280	178,000	205,475	263,118	38,923	44,931	44,911	51,843
Crawley	354	142,203	154,563	181,695	31,095	33,798	35,879	38,997
Dartford	450	136,300	149,500	180,581	29,804	32,691	34,390	37,720
Dover	335	101,700	117,625	156,318	22,238	25,721	25,660	29,678
East Hampshire	372	144,323	165,638	209,727	31,559	36,220	36,414	41,792
Eastbourne	332	119,350	134,750	165,481	26,098	29,465	30,113	33,998
Eastleigh	471	144,613	154,250	178,836	31,622	33,729	36,487	38,918
Elmbridge	577	195,000	218,875	280,443	42,640	47,861	49,200	55,224
Epsom and Ewell	296	192,950	211,875	250,645	42,192	46,330	48,683	53,458
Fareham	538	139,473	154,498	182,676	30,498	33,784	35,190	38,981
Gosport	379	109,045	122,000	145,714	23,845	26,677	27,513	30,782
Gravesham	365	125,000	141,375	170,954	27,333	30,914	31,538	35,670
Guildford	478	169,750	194,999	248,031	37,119	42,640	42,829	49,200
Hart	381	162,500	180,500	215,952	35,533	39,469	41,000	45,542
Hastings	355	101,700	116,750	139,782	22,238	25,529	25,660	29,457
Havant	367	116,250	136,000	168,523	25,420	29,739	29,331	34,314
Horsham	506	155,050	175,913	219,786	33,904	38,466	39,120	44,384
Isle of Wight	428	119,100	133,475	163,655	26,043	29,187	30,050	33,677
Lewes	312	137,200	160,000	199,170	30,001	34,987	34,617	40,369
Maidstone	622	139,775	157,500	186,814	30,564	34,440	35,266	39,738
Medway Towns	1,084	111,000	125,500	149,126	24,272	27,443	28,006	31,665
Mid Sussex	591	162,600	183,875	218,802	35,555	40,207	41,025	46,393
Milton Keynes	1,052	122,000	138,250	156,047	26,677	30,231	30,782	34,882
Mole Valley	284	190,100	215,000	264,932	41,569	47,013	47,964	54,246
New Forest	608	141,350	158,500	205,188	30,909	34,659	35,664	39,991
Oxford	379	160,325	181,125	221,153	35,058	39,606	40,451	45,699
Portsmouth	725	112,175	125,813	148,083	24,529	27,511	28,303	31,744
Reading	742	140,650	153,500	189,504	30,755	33,565	35,487	38,729
Reigate and Banstead	571	168,300	193,875	233,211	36,802	42,394	42,463	48,916
Rother	321	122,175	146,625	186,172	26,716	32,062	30,826	36,995
Runnymede	362	183,930	206,800	241,871	40,219	45,220	46,407	52,177
Rushmoor	430	138,500	152,500	176,521	30,285	33,347	34,945	38,477
Sevenoaks	426	154,500	172,750	232,933	33,784	37,775	38,982	43,586
Shepway	345	113,625	134,625	164,357	24,846	29,438	28,668	33,967
Slough	483	146,500	160,000	184,649	32,035	34,987	36,963	40,369
South Bucks	204	189,850	212,975	266,434	41,514	46,571	47,901	53,735
South Oxfordshire	402	154,300	172,875	219,983	33,740	37,802	38,931	43,618
Southampton	900	119,700	135,000	161,829	26,174	29,520	30,201	34,062
Spelthorne	369	172,595	193,000	222,212	37,741	42,203	43,547	48,695
Surrey Heath	330	164,583	182,613	225,051	35,989	39,931	41,526	46,075

(Continued)

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Swale	445	113,598	129,125	156,851	24,840	28,235	28,662	32,579
Tandridge	331	171,643	189,688	231,574	37,533	41,478	43,307	47,860
Test Valley	449	136,313	154,000	192,516	29,807	33,675	34,393	38,855
Thanet	427	106,980	127,500	153,775	23,393	27,880	26,992	32,169
Tonbridge and Malling	465	150,000	167,750	204,917	32,800	36,681	37,846	42,325
Tunbridge Wells	373	162,500	178,625	217,252	35,533	39,059	41,000	45,068
Vale of White Horse	327	149,500	164,000	198,721	32,691	35,861	37,720	41,378
Waverley	426	176,000	202,500	255,182	38,485	44,280	44,406	51,092
Wealden	471	142,718	161,500	207,135	31,208	35,315	36,009	40,748
West Berkshire	567	150,300	169,623	199,145	32,866	37,091	37,922	42,797
West Oxfordshire	303	151,100	166,312	199,342	33,041	36,367	38,124	41,962
Winchester	331	159,425	179,813	229,358	34,861	39,319	40,224	45,368
Windsor and Maidenhead	495	188,930	210,875	268,151	41,313	46,111	47,668	53,205
Woking	440	177,500	192,500	228,823	38,813	42,093	44,785	48,569
Wokingham	543	169,375	189,000	218,777	37,037	41,328	42,735	47,686
Worthing	453	136,725	150,940	178,765	29,897	33,006	34,497	38,083
Wycombe	555	156,100	177,500	226,800	34,134	38,813	39,385	44,785
South West								
Bath and North East Somerset	468	129,825	150,419	203,651	28,388	32,892	32,756	37,952
Bournemouth	743	142,483	161,813	191,877	31,156	35,383	35,950	40,827
Bristol	1,375	112,550	128,438	164,651	24,611	28,085	28,397	32,406
Caradon	250	106,550	126,500	158,185	23,299	27,661	26,883	31,917
Carrick	265	143,550	160,000	203,704	31,390	34,987	36,219	40,369
Cheltenham	407	125,680	146,000	182,734	27,482	31,925	31,710	36,837
Christchurch	165	154,375	181,250	216,335	33,757	39,633	38,950	45,731
Cotswold	201	128,400	156,250	219,522	28,077	34,167	32,396	39,423
East Devon	366	134,000	146,500	188,345	29,301	32,035	33,809	36,963
East Dorset	287	156,450	181,000	218,886	34,210	39,579	39,474	45,668
Exeter	397	124,350	140,869	165,466	27,191	30,803	31,374	35,542
Forest of Dean	151	110,700	127,481	161,237	24,206	27,876	27,930	32,164
Gloucester	392	104,350	119,744	136,954	22,818	26,184	26,328	30,212
Kennet	212	118,550	139,750	180,819	25,923	30,559	29,911	35,260
Kerrier	225	123,643	140,375	176,831	27,037	30,695	31,196	35,418
Mendip	273	114,375	134,975	166,250	25,010	29,515	28,858	34,055
Mid Devon	222	112,200	132,356	161,822	24,534	28,942	28,309	33,394
North Cornwall	201	113,850	137,125	183,574	24,895	29,985	28,725	34,598
North Devon	240	122,750	134,563	164,113	26,841	29,424	30,971	33,951
North Dorset	214	131,550	146,000	178,636	28,766	31,925	33,191	36,837
North Somerset	622	114,850	132,475	162,034	25,114	28,968	28,978	33,424

(Continued)

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
North Wiltshire	409	123,500	136,938	166,489	27,005	29,944	31,160	34,551
Penwith	162	130,680	148,500	190,485	28,575	32,472	32,972	37,468
Plymouth	725	99,415	114,375	139,436	21,739	25,010	25,083	28,858
Poole	579	139,750	159,250	198,598	30,559	34,823	35,260	40,180
Purbeck	167	142,150	165,000	203,230	31,083	36,080	35,866	41,631
Restormel	242	118,200	136,000	166,761	25,846	29,739	29,823	34,314
Salisbury	305	135,700	157,375	192,222	29,673	34,413	34,238	39,707
Sedgemoor	303	103,000	120,450	153,947	22,523	26,338	25,988	30,390
South Gloucestershire	864	120,300	132,625	160,815	26,306	29,001	30,353	33,462
South Hams	226	135,000	157,250	210,088	29,520	34,385	34,062	39,675
South Somerset	414	109,985	127,488	156,610	24,050	27,877	27,750	32,166
Stroud	285	118,363	142,688	176,727	25,882	31,201	29,864	36,001
Swindon	782	111,813	126,250	144,125	24,450	27,607	28,211	31,854
Taunton Deane	337	121,550	137,041	164,259	26,579	29,966	30,668	34,576
Teignbridge	371	122,900	141,750	174,279	26,874	30,996	31,009	35,765
Tewkesbury	225	116,800	138,000	167,943	25,540	30,176	29,470	34,818
Torbay	382	112,200	133,000	163,319	24,534	29,083	28,309	33,557
Torrige	178	118,200	137,475	165,339	25,846	30,061	29,823	34,686
West Devon	141	122,950	144,469	198,139	26,885	31,591	31,021	36,451
West Dorset	319	137,625	153,731	193,536	30,094	33,616	34,724	38,788
West Somerset	74	124,800	149,688	196,258	27,290	32,732	31,488	37,767
West Wiltshire	415	114,905	131,250	152,295	25,126	28,700	28,991	33,115
Weymouth and Portland	246	125,050	140,063	169,035	27,344	30,627	31,551	35,339
West Midlands								
Birmingham	2,238	86,275	102,500	135,712	18,865	22,413	21,768	25,862
Bridgnorth	113	117,875	138,500	181,450	25,775	30,285	29,741	34,945
Bromsgrove	284	118,220	140,875	172,646	25,851	30,805	29,828	35,544
Cannock Chase	185	87,000	105,250	129,006	19,024	23,015	21,951	26,555
Coventry	863	85,238	101,500	121,036	18,639	22,195	21,506	25,609
Dudley	825	83,643	102,481	127,786	18,290	22,409	21,104	25,857
East Staffordshire	358	80,100	101,838	128,758	17,515	22,269	20,210	25,695
Herefordshire	459	107,400	129,500	161,002	23,485	28,317	27,098	32,674
Lichfield	265	102,600	118,000	161,687	22,435	25,803	25,887	29,772
Malvern Hills	184	131,443	145,250	190,629	28,742	31,761	33,164	36,648
Newcastle-under-Lyme	373	74,165	91,188	118,756	16,217	19,940	18,712	23,007
North Shropshire	152	100,000	119,681	151,143	21,867	26,170	25,231	30,196
North Warwickshire	216	104,028	119,294	147,707	22,747	26,086	26,247	30,099
Nuneaton and Bedworth	362	84,625	97,118	121,434	18,505	21,236	21,352	24,504
Oswestry	129	94,700	108,250	135,734	20,708	23,671	23,894	27,312

(Continued)

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Redditch	262	88,500	103,500	128,929	19,352	22,632	22,329	26,114
Rugby	344	107,150	118,873	142,979	23,430	25,994	27,035	29,993
Sandwell	650	74,375	91,125	111,611	16,263	19,926	18,765	22,992
Shrewsbury and Atcham	292	114,045	130,500	156,778	24,938	28,536	28,774	32,926
Solihull	471	94,280	136,676	173,814	20,616	29,886	23,788	34,484
South Shropshire	91	73,850	123,563	173,319	16,149	27,019	18,633	31,176
South Staffordshire	346	103,045	121,248	147,431	22,533	26,513	25,999	30,592
Stafford	417	102,525	117,250	144,734	22,419	25,639	25,868	29,583
Staffordshire Moorlands	335	87,950	106,563	139,102	19,232	23,302	22,190	26,887
Stoke-on-Trent	826	61,700	73,994	97,101	13,492	16,180	15,567	18,669
Stratford-on-Avon	388	126,500	150,125	188,665	27,661	32,827	31,917	37,878
Tamworth	219	91,900	109,875	127,247	20,095	24,026	23,187	27,722
Telford and The Wrekin	444	84,025	103,500	126,020	18,373	22,632	21,200	26,114
Walsall	610	76,100	94,625	124,607	16,641	20,691	19,201	23,875
Warwick	442	134,390	159,175	192,762	29,387	34,806	33,908	40,161
Wolverhampton	635	60,000	84,238	112,107	13,120	18,420	15,138	21,254
Worcester	372	112,143	129,500	151,226	24,522	28,317	28,295	32,674
Wychavon	293	108,250	140,313	180,982	23,671	30,682	27,312	35,402
Wyre Forest	278	95,500	112,063	138,879	20,883	24,504	24,095	28,274
Yorkshire and Humber								
Barnsley	638	59,485	74,625	102,290	13,007	16,318	15,009	18,828
Bradford	1,274	59,275	77,525	113,636	12,961	16,952	14,956	19,560
Calderdale	524	68,000	93,125	125,861	14,869	20,363	17,157	23,496
Craven	150	107,500	128,125	164,711	23,507	28,017	27,123	32,327
Doncaster	819	58,525	74,975	102,995	12,797	16,395	14,766	18,917
East Riding of Yorkshire	876	85,643	104,500	132,047	18,727	22,851	21,608	26,366
Hambleton	172	120,998	139,739	182,946	26,458	30,556	30,529	35,257
Harrogate	473	122,448	138,875	181,769	26,775	30,367	30,895	35,039
Kingston upon Hull	657	45,378	61,000	84,993	9,923	13,339	11,449	15,391
Kirklees	1,050	73,500	94,725	122,038	16,072	20,713	18,545	23,900
Leeds	1,992	76,500	102,000	134,676	16,728	22,304	19,302	25,735
North East Lincolnshire	336	52,375	70,625	103,166	11,453	15,443	13,215	17,819
North Lincolnshire	329	72,600	85,000	111,315	15,875	18,587	18,318	21,446
Richmondshire	121	98,000	126,250	163,577	21,429	27,607	24,726	31,854
Rotherham	732	62,613	79,681	103,183	13,691	17,424	15,798	20,104
Ryedale	103	113,700	134,869	171,976	24,862	29,491	28,687	34,028
Scarborough	280	87,500	107,988	138,170	19,133	23,613	22,077	27,246
Selby	207	99,850	120,125	146,184	21,834	26,267	25,193	30,308
Sheffield	1,530	64,025	85,413	118,249	14,000	18,677	16,154	21,550
Wakefield	745	70,675	87,500	114,951	15,454	19,133	17,832	22,077
York	631	122,313	139,981	167,222	26,746	30,609	30,861	35,318

(Continued)

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner Lowest decile	Lower quartile	Dual earner Lowest decile	Lower quartile
Scotland								
Aberdeen City	592	62,459	86,000	122,177	13,658	18,805	15,759	21,698
Aberdeenshire	429	50,638	71,000	101,905	11,073	15,525	12,776	17,914
Angus	293	52,688	68,500	97,177	11,521	14,979	13,294	17,283
Argyll and Bute	188	47,300	70,750	113,147	10,343	15,471	11,934	17,851
Clackmannan	147	56,425	69,206	92,294	12,338	15,133	14,236	17,461
Dumfries and Galloway	283	60,925	76,000	104,611	13,322	16,619	15,372	19,175
Dundee	287	44,000	65,625	95,458	9,621	14,350	11,102	16,558
East Ayrshire	268	42,975	53,938	86,252	9,397	11,794	10,843	13,609
East Dunbartonshire	325	86,625	112,325	152,703	18,942	24,562	21,856	28,340
East Lothian	285	93,000	108,888	146,204	20,336	23,810	23,465	27,473
East Renfrewshire	242	79,563	120,875	162,736	17,398	26,431	20,074	30,498
Edinburgh	1,404	104,426	138,125	185,651	22,834	30,203	26,347	34,850
Eilean Siar / Western Isles	20	34,622	52,688	74,093	7,571	11,521	8,735	13,294
Falkirk	431	56,500	70,313	93,458	12,355	15,375	14,255	17,741
Fife	865	55,000	70,250	103,021	12,027	15,361	13,877	17,725
Glasgow	1,540	67,275	90,563	134,607	14,711	19,803	16,974	22,850
Highland	495	63,000	80,688	108,537	13,776	17,644	15,895	20,358
Inverclyde	178	50,547	72,000	103,256	11,053	15,744	12,753	18,166
Midlothian	158	82,500	97,500	126,849	18,040	21,320	20,815	24,600
Moray	179	53,925	70,100	94,102	11,792	15,329	13,606	17,687
North Ayrshire	369	46,250	59,719	90,630	10,113	13,059	11,669	15,068
North Lanarkshire	893	49,000	65,500	90,217	10,715	14,323	12,363	16,526
Orkney Islands	29	61,700	73,934	103,930	13,492	16,167	15,567	18,654
Perth and Kinross	361	64,650	79,391	111,547	14,137	17,360	16,312	20,031
Renfrewshire	476	59,875	84,063	113,091	13,093	18,382	15,107	21,210
Scottish Borders	260	50,511	65,000	106,699	11,045	14,213	12,744	16,400
Shetland Islands	16	30,300	64,000	77,506	6,626	13,995	7,645	16,148
South Ayrshire	333	62,200	82,500	121,056	13,601	18,040	15,694	20,815
South Lanarkshire	978	61,000	79,250	105,074	13,339	17,329	15,391	19,995
Stirling	237	75,500	96,150	129,428	16,509	21,025	19,049	24,259
West Dunbartonshire	262	55,900	77,500	103,486	12,223	16,947	14,104	19,554
West Lothian	456	62,500	75,813	104,103	13,667	16,578	15,769	19,128
Wales								
Blaenau Gwent	171	48,030	64,563	84,264	10,503	14,118	12,118	16,290
Bridgend	411	63,575	80,000	109,852	13,902	17,493	16,040	20,185
Caerphilly	480	64,040	80,363	105,571	14,003	17,573	16,158	20,276
Cardiff	880	105,500	125,344	158,322	23,069	27,409	26,618	31,625
Carmarthenshire	483	70,126	83,063	114,793	15,334	18,163	17,693	20,957
Ceredigion	147	95,075	117,500	142,940	20,790	25,693	23,988	29,646
Conwy	308	82,500	104,869	138,175	18,040	22,931	20,815	26,459

(Continued)

The geography of affordable and unaffordable housing

Schedule 3 House prices and incomes required to purchase in 2005 (continued)

Region and local authority	Two- and three-bedroom house prices, 2005 (£)				Threshold earnings required to purchase (£)			
	Sample	Lowest decile	Lower quartile	Mean	Single earner		Dual earner	
					Lowest decile	Lower quartile	Lowest decile	Lower quartile
Denbighshire	266	79,825	98,250	129,903	17,455	21,484	20,140	24,789
Flintshire	478	82,275	104,863	125,805	17,991	22,930	20,759	26,458
Gwynedd	371	67,400	85,813	121,510	14,738	18,764	17,006	21,651
Isle of Anglesey	185	62,850	86,625	123,831	13,743	18,942	15,858	21,856
Merthyr Tydfil	175	49,174	61,500	83,111	10,753	13,448	12,407	15,517
Monmouthshire	212	116,190	130,000	165,564	25,407	28,427	29,316	32,800
Neath Port Talbot	424	61,350	75,250	97,004	13,415	16,455	15,479	18,986
Newport	318	81,628	100,000	126,667	17,849	21,867	20,595	25,231
Pembrokeshire	267	83,450	106,500	136,807	18,248	23,288	21,055	26,871
Powys	293	80,500	104,750	144,459	17,603	22,905	20,311	26,429
Rhondda Cynon Taff	707	46,000	63,250	89,053	10,059	13,831	11,606	15,958
Swansea	623	70,000	87,370	114,617	15,307	19,105	17,662	22,044
Torfaen	195	70,300	87,600	113,068	15,372	19,155	17,737	22,102
Vale of Glamorgan	353	92,423	109,250	143,963	20,210	23,889	23,319	27,565
Wrexham	372	77,193	98,875	123,477	16,880	21,621	19,476	24,947