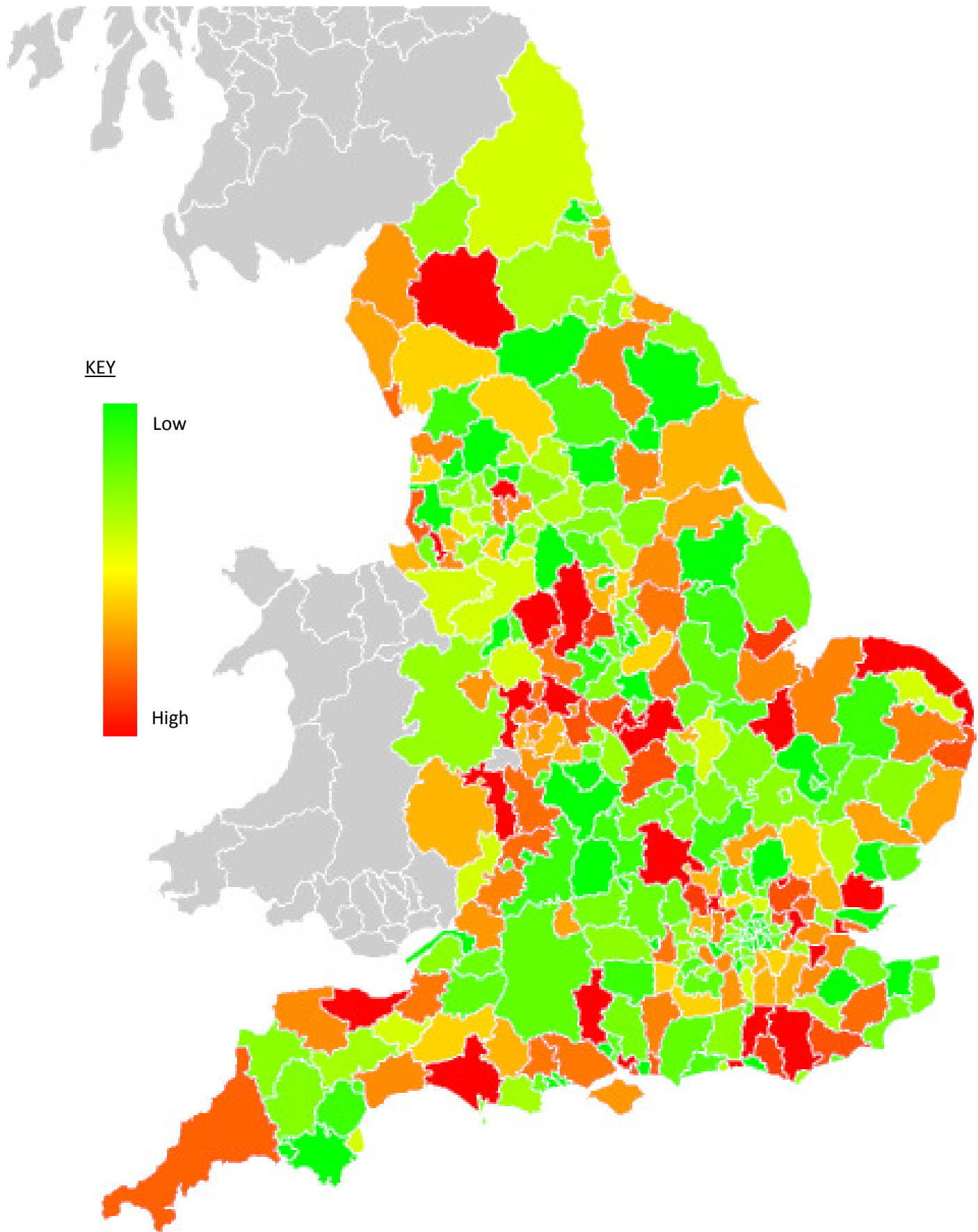


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# **Building Castles in the Air**

**Young people's plans to buy their own  
place are increasingly without foundation**

**ambitiousminds**



*Figure 1: Number of young people, aged 20-34, living at home with their parents*

## Building Castles in the Air

### Foreword

The impact of the recession is being felt most acutely by young people – and their families. The impact of high and widespread youth unemployment is a highly visible consequence of the economic downturn, and we have covered that in two recent reports (*The Frustration of Aspiration* and *Plugging the iGeneration into the Jobs Market*). The problems facing young people in their struggle to become home owners are less visible, but potentially just as damaging.

For anyone under 60 the transition from living with their parents to moving out and living independently was the most natural progression imaginable. The majority of people were able to raise enough money to put down a deposit on a house or flat by their mid-twenties, as home ownership was seen as a central feature of adult life. Very few people opted to rent on a long-term basis and those who rented for any length of time often did so while they saved for a deposit to buy their first home.

In 2002 the average house in England cost £98,072. However by 2008, by which time the effects of the credit crunch and the global financial crisis were being felt, the average house price had risen to £182,003. This staggering rise in average house prices of nearly £84,000 coincided with a significant tightening of access to mortgage finance and a requirement for bigger deposits on already much more expensive properties. This has had a profound impact on the ability of young adults to buy their own homes.

When the rise in youth unemployment is added to that, as well as the generally low-paid nature of many entry-level jobs, even for young graduates, it becomes an almost impossible market for unassisted young people to enter. More and more, young adults are having to stay for longer and longer in the parental home. Even under these circumstances it will be beyond the means of most of them to raise enough money to fund a deposit. They will have to continue to live with their parents, with all the stresses that unplanned inter-generational living can bring and (unless their parents can act as their funders) with very little prospect of being able to fund a house purchase of their own.

This may be the time to rethink our attitude to the ideas of home ownership as one of the totems of independent adult living. We need to change our attitude to renting as a valid alternative to buying and we need to educate young people and their families about the realities of the housing market, so that they can plan for the transition from living at home to living independently in ways which they can afford.



Sean McGuire  
Ambitious Minds Chief Executive

October 2012

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## 1. Executive summary

For a lot of teenagers, independence equals independent living. They consider that they will not be truly independent, and therefore not a proper adult, while living in the parental home.

Around one-in-four young people are living in the parental home, a ratio that has been increasing in recent years and shows no sign of plateauing.

If young people are choosing (in the broadest sense, for most it is a choice borne of necessity) not to be a part of the housing market, the consequences are many and varied: adult children living in the parental home can frustrate the aspirations of the parents; it massively reduces the number of first-time buyers, which has a knock-on effect to the entire housing market; it can delay adults starting families of their own.

Affordability of housing is about far more than house prices – it is also about whether it is affordable to live in a house or an area. If the proportion of income allocated to fixed property costs is too high, it will make independent living unsustainable.

The top 15 most affordable places in England require less than one-quarter of an annual salary to be spent on fixed property costs. In the most affordable place, Stoke-on-Trent, it works out as 20.5%.

The most unaffordable areas are all London boroughs. Kensington and Chelsea, and Westminster require more than the average salary to be spent on fixed property costs alone. The most affordable London borough, Bexley, still needs 43.2% of an average annual salary.

The housing bubble and its effects have been well documented, but it is worth reflecting on just how much house prices rose in the years leading up to the credit crunch.

In 2002 the average house was £98,072, but six years later it had reached £182,003, a staggering increase of 86%. In the same period the average salary for a full-time worker had increased from £20,596 to £25,397, a more modest rise of 23%. To put it another way, house prices had increased four times faster than salaries, which meant the average house price to salary ratio had jumped by half, from 4.8 to 7.2.

Even the fall in the housing market and its failure to rebound hasn't had a huge effect on that critical ratio – in 2011 it was still 6.2.

But a lot of young people don't even get that far because the problem of raising a deposit is such a huge undertaking. A 10% deposit, which was fairly standard (although not demanded), just a few years ago meant that in 2002 a relatively modest sum of £10,000 was required for the average house. Now with deposits of 20-25% necessary, that sum is now £30,000-£40,000.

Across England, between 1997 and 2011, the ratio of lower quartile house prices to earnings rose from 3.57 to 6.53 (having peaked at 7.25 in 2007) but the 83% increase to 2011 is only the average.

There are 80 authorities where the increase has been 100% or greater. What this means to the individual is that a house they could afford to buy on their own in 1997 now requires them to have someone buying with them, with equal or greater earning power, to afford the same property.

But while the economy has caused a necessary shift in the expectation of becoming a home-owner, there is no sign yet of a significant change in the levels of aspiration among young people around the housing market.

Increasingly the burden is falling on the parents to either assume the role of live-in landlord or find a way to fund their offspring's independence.

Everyone has a lifelong relationship with property and being able to make the right choices for their own circumstances and aspirations is key to ensuring a sustainable and independent lifestyle is maintained.

For young people with ambitions of buying, they have to deal with the suppressed earnings and uncertain prospects while having to save a deposit that is almost certainly greater than their annual salary.

It is a situation that leaves their plans of becoming homeowners increasingly without foundation.

## 2. Young people's plans to buy are increasingly without foundation

### 2.1 Introduction

Of all the challenges facing young people in building independent, sustainable adult lives, funding their own home is the most daunting.

For a lot of teenagers, independence equals independent living. They consider that they will not be truly independent, and therefore not a proper adult, while living in the parental home.

For those who left secondary and further education and went into the labour market, the parental home can provide a cheap living option while building up savings sufficient to support moving out.

Increasing participation in higher education has been a double-edged sword. Researchers from the ESRC Centre for Population Change have found that “the longer young adults remain in education, the longer they are likely to delay family formation. At the same time enrolment in higher education promotes early home leaving.”<sup>1</sup>

It has meant that every autumn hundreds of thousands of young people have moved out of the parental home and for the next three to four years they have lived in a state of semi-independence, often returning home in holidays (and/or weekends).

Yet it has been seen as a clear transition period. The expectation is to graduate, get an appropriate-level job (and therefore suitably recompensed) and to continue living independently.

But that is no longer straightforward and is one example of how things have changed in recent years. The Royal Institution of Chartered Surveyors (RICS) was clear about the seismic changes in the sector this summer, saying: “Changing demographics and the difficult economic climate mean that an individual’s journey through the housing market is very different to a generation ago.”<sup>2</sup>

Renting continues to be an interim step between living in the parental home and becoming an owner-occupier, and as such is often the housing option of choice for those people in the “emerging adulthood” stage of life.

However (outside of London at least), true adulthood is commensurate with home ownership, which is both the cause and effect of an independent life.

If young people are choosing (in the broadest sense, for most it is a choice borne of necessity) not to be a part of the housing market, the consequences are many and varied: adult children living in the parental home can frustrate the aspirations of the parents; it massively reduces the number of first-time buyers, which has a knock-on effect to the entire housing market; it can delay adults starting families of their own.

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<sup>1</sup> The changing determinants of UK young adults’ living arrangements, *Demographic Research*, Vol 25, Art 20

<sup>2</sup> RICS Policy Report on Residential Policy, June 2012

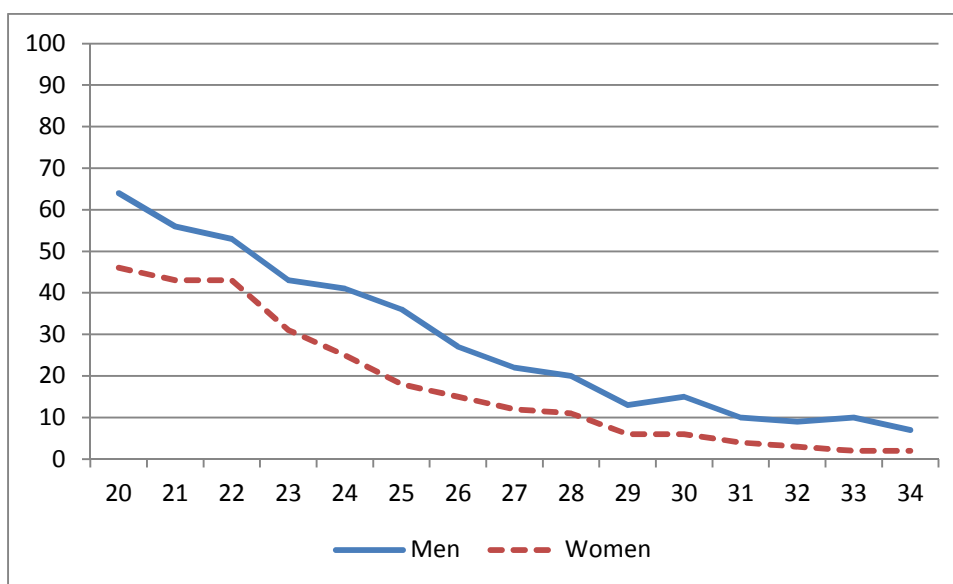
## 2.2 The live-at-home twenty-somethings

### 2.2.1 Young people living with their parents

Around one-in-four young people are living in the parental home, a ratio that has been increasing in recent years and shows no sign of plateauing.

The number of young people living at home with their parents unsurprisingly decreases with age<sup>3</sup>. There is a considerable gender gap regardless of age, with sons much slower to leave the family home than daughters, although it does narrow as adult children get older.

*Figure 2: Percentage of young adults living with their parents, by gender and age, 2011<sup>4</sup>*



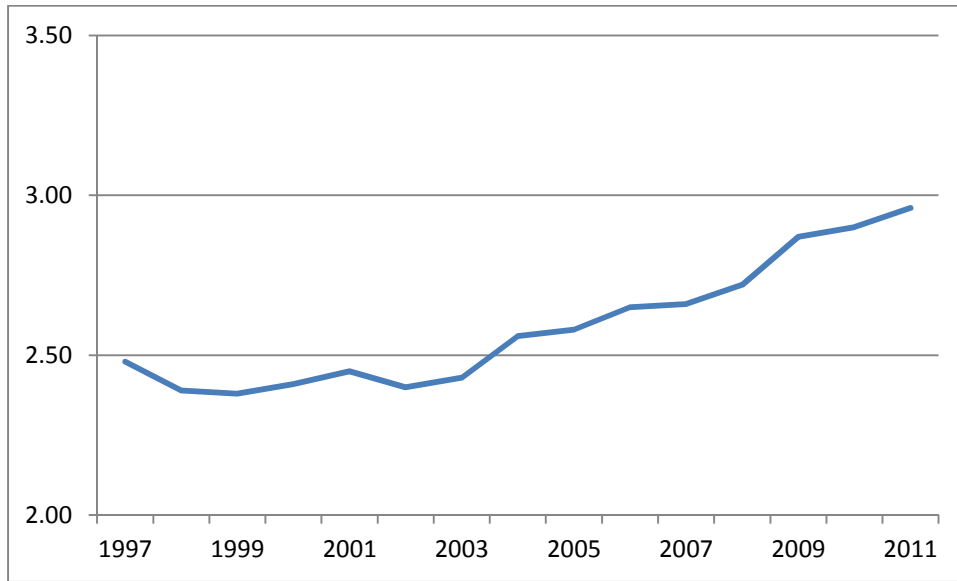
However in each of the last nine years there has been an increase in the number of young people, aged 20-34, living at home. Those incremental rises have seen 500,000 people added to the total, which is now at nearly 3 million.

<sup>3</sup> Once a person either lives with a partner or has a child, they are considered to have formed their own family and are no longer counted as being part of their parents' family even if they still live in the same household

<sup>4</sup> [www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2011/young-adults-rpt.html](http://www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2011/young-adults-rpt.html)



Figure 3: Number of people (millions) aged 20-34 living with their parents, 1997-2011<sup>5</sup>



There are marked sub-regional differences, as the map, Figure 1, on page 2 shows. In Southampton, Norwich and Cambridge the percentage of 20-34 year-olds living with their parents is as low as 8%. Yet there are six of the 324 authorities in England where the rate is 50% or above:

Ranking	Authority	Percentage living with parents
319	Test Valley (Hampshire)	52%
320	Three Rivers (Herts)	53%
321=	Castle Point (Essex)	54%
321=	Eden (Cumbria)	54%
323=	Adur (West Sussex)	56%
323=	Derbyshire Dales	56%

These are the places where it is more likely that a young people will be living with their parents than it is they will be living independently. This suggests that two things are likely to be happening – economic circumstances are preventing young people from moving out of the parental home, and those that do are moving out of the immediate area in order to live independently.

<sup>5</sup> [www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2011/young-adults-rpt.html](http://www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2011/young-adults-rpt.html)

## 2.3 The affordability of day-to-day living

The affordability of housing is about far more than house prices – it is also about being able to meet the other expenses which come with home ownership.

This is particularly important for young people who are looking to leave the family home and live independently. There is an ingrained culture of owner-occupation in the UK and it is seen as a rite of passage, and a mark of success and stability.

Margaret Thatcher famously remarked that “any man who finds himself on a bus at the age of 26 can account himself a failure”. Renting is seen in a similar way to travelling by bus – it is fine when you’re young or in London, but it isn’t the mark of a successful person.

Even before considering the one-off costs incurred in acquiring a property, buyers need to consider whether they can afford to live there. If the proportion of income allocated to fixed property costs is too high, it will make independent living unsustainable.

### 2.3.1 Annual fixed property costs

The fixed costs of the property – mortgage repayments and council tax – account for a significant proportion of a household’s budget.

This figure has been calculated by taking the average house price<sup>6</sup> and then calculating the annual mortgage repayments on 80% of its value, thus assuming a 20% deposit has been paid. Added to that is the council tax charge for the median house for each local authority<sup>7</sup>.

By factoring in the average annual salary for each area, it is possible to create an affordability ranking.<sup>8,9</sup>

The top 15 most affordable places in England require less than one-quarter of an annual salary to be spent on fixed property costs. In the most affordable place, Stoke-on-Trent, it works out as £4,579 of £22,370, or 20.5%.

Figure 4 maps the most and least affordable 50 authorities and the geographic clustering is immediately clear. Northern areas, especially along the M62 corridor, dominate the most affordable list.

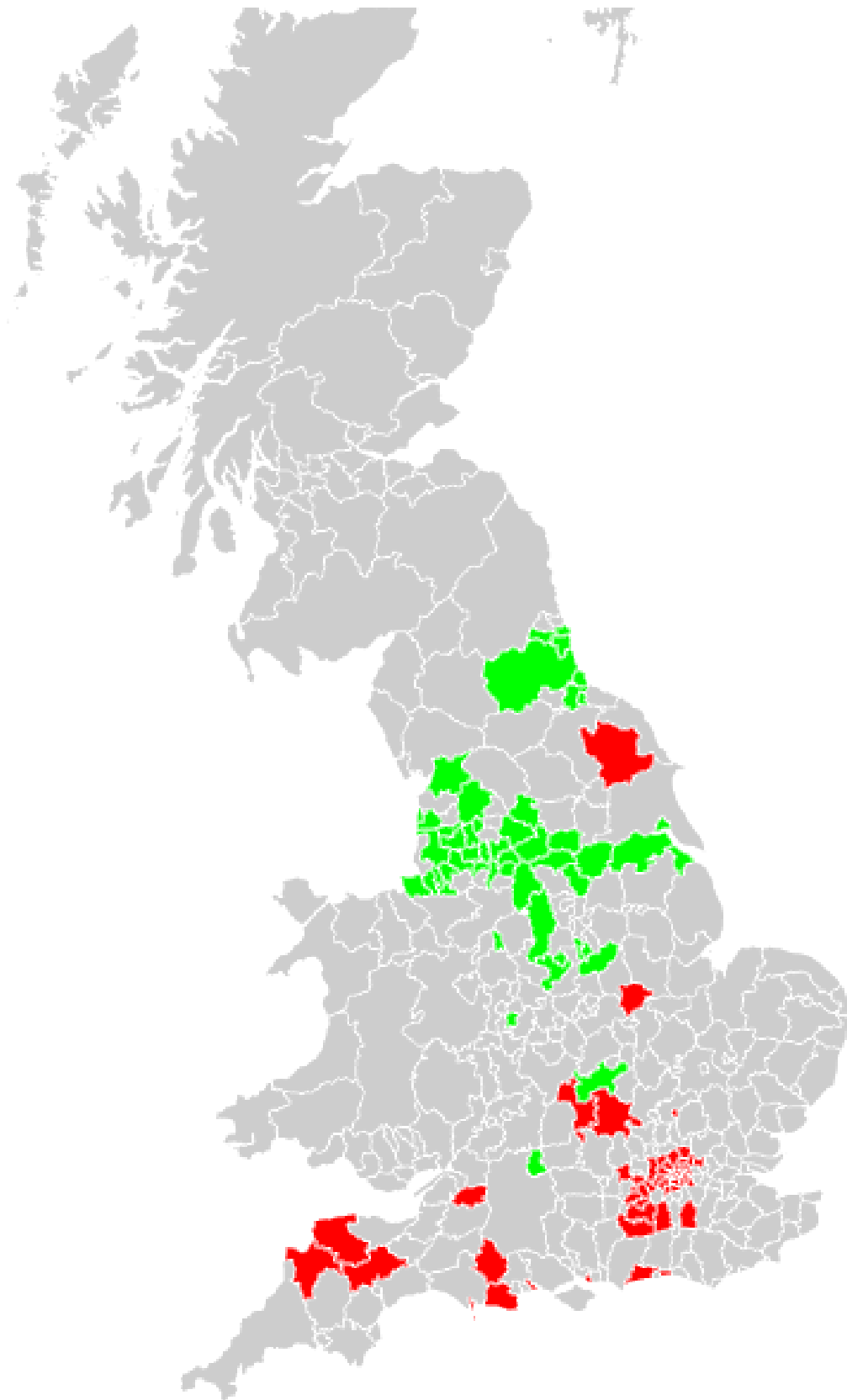
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<sup>6</sup> Land Registry House Price Index, August 2012

<sup>7</sup> The eight council tax bands are still based on 1991 valuations of property, and although Band D is generally referred to as the average and is the figure usually quoted, for example when comparing the rates set by different authorities, it is misleading to think of this as the typical council tax payment. More than 95% of houses in Hull are in bands A-C, while in the City of London more than 70% are in bands E-H.

<sup>8</sup> See Appendix I for the data on each local authority in England.

<sup>9</sup> We are only using one salary although many buyers, especially first-time buyers, are dual-earner couples. This is because of the lack of sub-regional data on household income. However this doesn’t affect the notion of affordability, although it may appear to exaggerate the unaffordability of independent living.



*Figure 4: Fixed property costs as a proportion of income – the highest and lowest 50 authorities in England*

At the other end of the rankings, the most unaffordable areas are all London boroughs. Inner London contributes 11 of the least affordable 17 (only Lewisham and Newham aren't at the very bottom of the list, although both require more than 50% of annual salary), while Outer London comprises the other six of the least affordable 17.

Kensington and Chelsea, and Westminster require more than the average salary to be spent on fixed property costs alone. The most affordable London borough is Bexley, which still needs 43.2% of annual salary.

### 2.3.2 The rental market

The Valuation Office Agency (VOA) now produces private rental market statistics but there are no robust data which enable rent prices to be tracked over a long period of time, as there is with house prices. (There is a paucity of reliable national data about the rental market and has recently been highlighted by the National Statistician as a “key gap” in housing market data<sup>10</sup>.)

However the VOA data does provide a snapshot view of the affordability of renting across England. Taking a 2-bedroom apartment as the measure, the average annual rental cost ranges from £4,500 in Burnley to £31,200 in Kensington and Chelsea (although the highest outside London is Elmbridge, in Surrey, at £13,200).

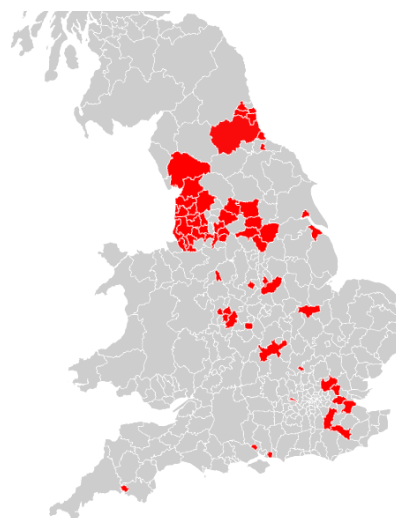
### 2.3.3 Rent or mortgage?

Buying a house brings with it a sense of permanence for the buyer, but it also brings significant up-front costs (although renting still also comes with problems of having a deposit as well as the first month's rent in advance).

However in 62 authorities in England renting a two-bedroom flat is more expensive than mortgage repayments on the average house in the area.

As Figure 5 shows, they are predominantly in the North West of England. But more significant is that 40 of the authorities are also among the top 50 most affordable places for fixed property costs.

This highlights the significant challenge large numbers of people face in accessing mortgage finance, as they are unable to afford the deposit.



**Figure 5: English authorities where the average annual cost of renting a 2-bedroom flat is greater than the mortgage repayments on an average house**

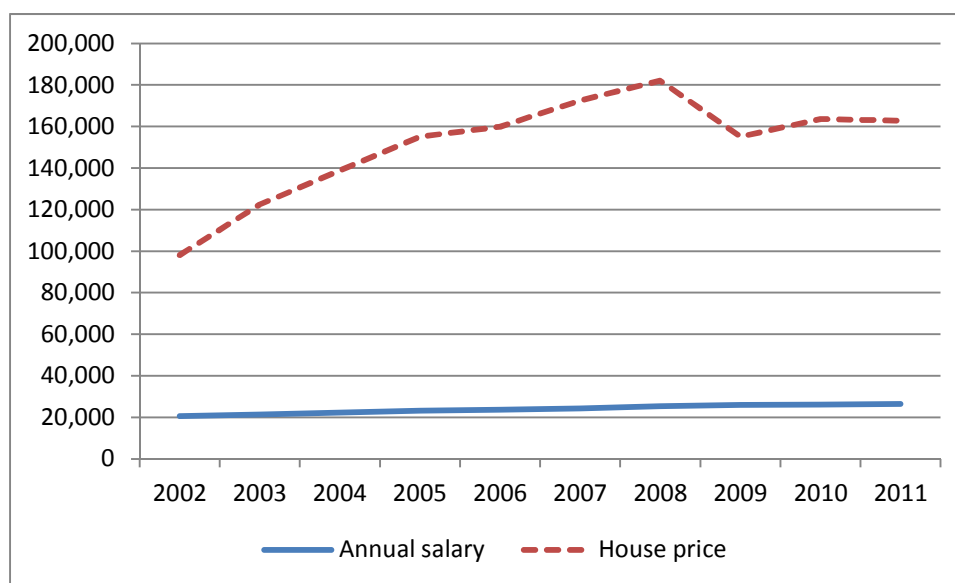
<sup>10</sup> <http://www.bbc.co.uk/news/business-19664133>

## 2.4 Can young people afford to buy?

The housing bubble and its effects have been well documented, but it is worth reflecting on just how much house prices rose in the years leading up to the credit crunch.

In 2002 the average house was £98,072, but six years later it had reached £182,003, a staggering increase of 86%. In the same period the average salary for a full-time worker had increased from £20,596 to £25,397, a more modest rise of 23%. To put it another way, house prices had increased four times faster than salaries, which meant the average house price to salary ratio had jumped by half, from 4.8 to 7.2.

*Figure 6: Average house prices and average salaries, 2002-2011*



Even the fall in the housing market and its failure to rebound hasn't had a huge effect on that critical ratio – in 2011 it was still 6.2.

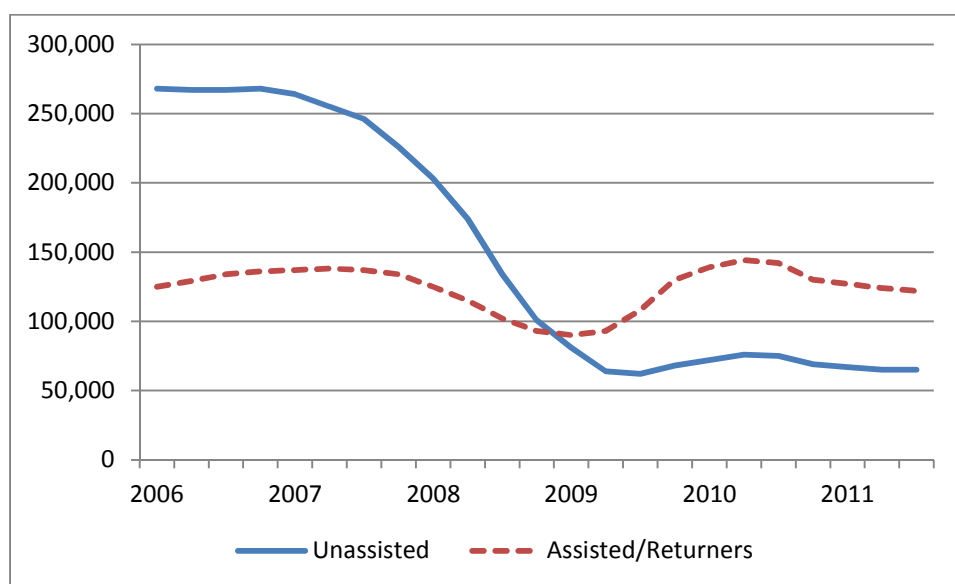
But a lot of young people don't even get that far because the problem of raising a deposit is such a huge undertaking. A 10% deposit, which was fairly standard (although not demanded) just a few years ago, meant that in 2002 a relatively modest sum of £10,000 was required for the average house. Now with deposits of 20-25% necessary, that sum is now £30,000-£40,000.

### 2.4.1 Assisted or unassisted? The increasing dependence on the “bank of mum and dad”

The effect of the huge rise in deposits required was captured by research by the Council of Mortgage Lenders<sup>11</sup> which found that the number of first-time buyers plummeted from a long-term average of 500,000 a year in the UK to 200,000 since 2008.

<sup>11</sup> <http://www.cml.org.uk/cml/publications/newsandviews/104/390>

**Figure 7: The number of house purchases, rolling four-quarter count that are unassisted and assisted or returners<sup>12</sup>**



The scale and speed of the shift is clear. In the last five years the ratio of unassisted to assisted first-time buyers has switched from 2:1 to 1:2.

The Council of Mortgage Lenders’ (CML) regulated mortgage survey has found the median age of all first-time buyers has stayed at 28-29. However the median age of unassisted first-time buyers rose from a plateau of 30 at the start of 2008 and within a year established a new plateau of 33, where it has remained.

CML’s report published in June 2012, *Maturing attitudes to home ownership*<sup>13</sup>, concluded:

“Much of the immediate potential for growth in home-ownership rests with younger adults, but there is an open question as to how realistic their aspirations to become home-owners are. Among those who would like to become home-owners within the next two years, there appears to be a degree of realism about the chances of getting on the housing ladder. The immediate economic and financial landscape is not very promising, and so it seems likely that many potential first-time buyers will continue to rely on the bank of mum and dad, for direct help with the necessary deposit and/or indirect support via subsidised accommodation while savings can be built.”

#### 2.4.2 Affordable housing: Soaring purchase costs not being matched by earnings

It is worth looking specifically at one particular measure – lower quartile house prices compared with lower quartile earnings – because it pinpoints the challenge faced by young people who are typically on lower salaries and are therefore looking to buy houses that are less expensive than the average.

<sup>12</sup> <http://www.cml.org.uk/cml/publications/newsandviews/104/390>

<sup>13</sup> CML Housing Finance, Issue 2, 2012

This measurement gives a stark illustration of the regional and sub-regional differences, and also highlights those housing hot-spots where residential property has become increasingly unaffordable and out-of-reach for young people.

Across England, between 1997 and 2011, the ratio of lower quartile house prices to earnings rose from 3.57 to 6.53 (having peaked at 7.25 in 2007) but the 83% increase to 2011 is only the average. The biggest change has been in Hackney, where the ratio has increased by 180%, jumping from 3.27 in 1997 to 9.58 in 2011.

There are 80 authorities, of the 322<sup>14</sup> in total, where the increase has been 100% or greater. What this means to the individual is that a house they could afford to buy on their own in 1997 now requires them to have someone buying with them, with equal or greater earning power, to afford the same property.

It is worth pausing to remember that this is not for expensive houses or the most desirable areas, but for some of the cheapest houses on the market in dozens of areas across the country.

The position today is that in the vast majority of areas buying a house is a greater financial burden than was previously considered sensible (hence the huge hike in deposits required by financial institutions providing the mortgage).

Typically a mortgage is given on three times earnings so a couple can buy a house that is six times their average income. In England, that can be achieved at this lower quartile level in just 93 of the 322 authorities.

At the unaffordable end, the ratios become absurd – 13.89 in Richmond to 16.00 in Westminster to 24.04 in Kensington and Chelsea. They are subject to particular local factors which cause that, but that logic doesn't apply for the spectacularly high ratios in places like Brentwood (10.12), Barnet (10.84) or Brent (11.75).

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<sup>14</sup> Some authorities are newly-created so there isn't continuity of data

### 3. Conclusion

The impact on the rest of the economy of such low levels of house purchase is obvious. Without a steady pipeline of potential new buyers entering the market it makes upward movement for those who wish to move much more difficult. That means that all the trades and services which facilitate the housing market are also in the doldrums.

It all adds to the overwhelming feeling that we are in a deep rut with no immediate prospect of things getting better.

But while the economy has caused a necessary shift in the expectation of becoming a home-owner, there is no sign yet of a significant change in the levels of aspiration among young people around the housing market.

#### 3.1 The development of a community of interest

Research by the Council for Mortgage Lenders<sup>15</sup> found that while the proportion of young people who wanted to be home owners within 10 years had dipped after the credit crunch, it was still at 77% for 18-24 year-olds.

It is a goal not only held by young people, but also by their parents. The financial cost, as well as the social challenges of adult children living at home, allied with the positive consequences of independent living, mean there is an identifiable community of interest between parents and children.

They are in the vanguard of a profound social and economic change which is going to have further consequences which will affect far more people than just a statistic about youth unemployment.

Both parents and young adults know that the simplistic, linear path of previous generations is increasingly not the norm. Juliet Stone *et al* captured the problem, saying: "Increasing house prices, increased labour market insecurity, and reductions in welfare support for young adults mean that for many leaving home is a precarious and non-linear transition."<sup>16</sup>

High levels of youth unemployment, along with the fragile and uncertain prospects of those who are in work, frustrate the ambition of independent living as does the soaring costs of getting on the housing ladder.

If young people cannot get jobs which generate sufficient income to fund an independent life, then they will have to remain at home for far longer than they would like or far longer too than their hard-pressed parents can fund.

Increasingly the burden is falling on the parents to either assume the role of live-in landlord or find a way to fund their offspring's independence.

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<sup>15</sup> 'Maturing attitudes to home ownership', *Housing Finance*, Issue 2, 2012

<sup>16</sup> The changing determinants of UK young adults' living arrangements, *Demographic Research*, Vol 25, Art 20



The pressures on the parents of the generation who cannot afford to leave home are growing. These parents are also under immense strain because of the falling value of their pensions, the increased insecurity of their jobs and the significant increases in the general cost of living. They are already being told that they will have to save more and work longer before they can retire.

When you add to that the prospect of having to continue to fund adult children who they fully expected to be in their own home, perhaps even in a position to help them in the years to come, it is not a happy vista.

### 3.2 Changing expectations

Everyone has a lifelong relationship with property and being able to make the right choices for their own circumstances and aspirations is key to ensuring a sustainable and independent lifestyle is maintained.

First, there will need to be a realignment of expectations. Young people will have to consider living in the parental home for longer, and delay becoming a first time buyer. Such behaviour will become increasingly normalised.

The Royal Institution of Chartered Surveyors has called on the Government to stop giving “mixed messages to the market”<sup>17</sup>:

“The Government’s recognition in its Housing Strategy of the essential role the private rented sector plays in the housing market is welcome. However, the continued raft of initiatives to encourage home ownership at almost any cost gives a mixed message to the market.

“Recognition from Government that renting is an appropriate aspiration at various points in people’s lives rather than just a stop on the journey to home ownership for all would encourage investors to enter the market and drive the improvement of standards and consumer protection in the sector.”

The popping of the housing bubble has had an unimaginable impact on the global economy, although house prices have not collapsed.

For young people with ambitions of buying, they have to deal with the suppressed earnings and uncertain prospects while having to have a deposit that is almost certainly greater than their annual salary.

It is a situation that leaves their plans of becoming homeowners increasingly without foundation.

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<sup>17</sup> RICS Policy Report on Residential Policy (June 2012)

## 4. Notes on the data

The 324 unitary and district authorities in England were examined, although for some data sets there is insufficient information for the City of London and Isles of Scilly. For average house prices, data is only available at county and unitary level.

As well as the problems with gaps in housing market data, as identified by the National Statistician, Simon Rogers wrote an interesting article, *How devolution is killing open government data*<sup>18</sup>, which sets out one of the growing difficulties in using official data to compare parts of the UK.

Data is sourced and adapted from the Office for National Statistics, including [www.nomisweb.co.uk](http://www.nomisweb.co.uk), licensed under the Open Government Licence v1.0.

The map images were created using [www.openheatmap.com](http://www.openheatmap.com) and contains Ordnance Survey data © Crown copyright and database right 2012.

## 5. About Ambitious Minds

Young people and their families face a hugely uncertain future as a result of the acute problems caused by the global recession and the chronic changes of policies, attitudes and approaches to education, employment, housing and personal finance over the last generation.

Ambitious Minds' research seeks to illuminate the consequences of these twin factors in the context of young people building independent, sustainable adult lives for themselves and to highlight the range of challenges that young people and their families face in today's tough economic times.

We help young people to achieve their aspirations through a programme of life-skills education, firmly rooted in financial comprehension. We equip them with the skills and knowledge they need to successfully make the transition from education to employment and to build their own independent adult lives.

Our classroom-based simulation, *Keep the Cash!*, has been described by EdExcel as "inspirational, aspirational, future-proof and a no-brainer". We work with groups of young people, in schools and other organisations, enabling them to experience what life will be like once they leave education – managing their money, paying bills, applying for jobs, attending job interviews – so they can meet the challenges they will face in their own lives.

Find out more at [www.ambitiousminds.co.uk](http://www.ambitiousminds.co.uk).

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<sup>18</sup> <http://www.guardian.co.uk/news/datablog/2012/oct/09/devolution-national-statistics-data>

## Appendix I: Affordability rankings

See 2.3 *The affordability of day-to-day living* for an explanation of these data tables.

### I.1 Most affordable places in England

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
Stoke-on-Trent UA	A	952	67,962	3,626	22,370	20.5%	1
Kingston upon Hull, City of UA	A	898	67,098	3,580	21,538	20.8%	2
North East Lincolnshire UA	A	1,007	82,214	4,387	25,090	21.5%	3
Blackburn with Darwen UA	A	990	72,171	3,851	21,466	22.6%	4
Hartlepool UA	A	1,120	83,240	4,442	24,471	22.7%	5
St Helens	B	1,086	94,335	5,034	25,381	24.1%	6
Barnsley	A	939	88,007	4,696	23,270	24.2%	7
Doncaster	A	883	93,049	4,965	24,118	24.2%	8
Durham UA	A	1,070	84,428	4,505	22,896	24.4%	9
Oldham	A	1,032	79,938	4,265	21,684	24.4%	10

### I.2 Least affordable places in England

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
Southwark	C	1,083	389,988	20,810	32,718	66.9%	315
Richmond upon Thames	E	1,948	480,649	25,647	40,030	68.9%	316
Haringey	C	1,325	360,838	19,254	29,208	70.5%	317
Brent	D	1,366	326,045	17,398	25,667	73.1%	318
Hackney	C	1,160	414,392	22,112	31,398	74.1%	319
Islington	D	1,269	493,531	26,335	35,017	78.8%	320
Hammersmith and Fulham	D	1,088	577,989	30,841	33,831	94.4%	321
Camden	D	1,328	610,277	32,564	35,906	94.4%	322
Westminster	E	837	789,672	42,137	41,226	104.2%	323
Kensington and Chelsea	F	1,573	1,082,172	57,745	47,330	125.3%	324

### I.3 All authorities

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>NORTH EAST</b>							
Darlington UA	B	1,118	102,449	5,467	22,350	29.5%	58
Durham UA	A	1,070	84,428	4,505	22,896	24.4%	9
Hartlepool UA	A	1,120	83,240	4,442	24,471	22.7%	5
Middlesbrough UA	A	1,044	83,165	4,438	21,627	25.3%	18
Northumberland UA	B	1,170	123,303	6,579	24,648	31.4%	84
Redcar and Cleveland UA	B	1,252	103,244	5,509	23,015	29.4%	54
Stockton-on-Tees UA	B	1,194	113,158	6,038	25,776	28.1%	39
Tyne and Wear (Met County)							
Gateshead	A	1,067	93,252	4,976	23,769	25.4%	20
Newcastle upon Tyne	A	1,008	115,474	6,162	22,932	31.3%	79
North Tyneside	A	990	116,682	6,226	23,884	30.2%	69
South Tyneside	A	966	98,613	5,262	23,504	26.5%	27
Sunderland	A	896	87,766	4,683	22,074	25.3%	17
<b>NORTH WEST</b>							
Blackburn with Darwen UA	A	990	72,171	3,851	21,466	22.6%	4
Blackpool UA	B	1,182	80,350	4,287	19,458	28.1%	41
Cheshire East UA	C	1,301	148,969	7,949	26,666	34.7%	116
Cheshire West and Chester UA	C	1,324	150,888	8,051	25,927	36.2%	137
Halton UA	B	1,055	94,765	5,057	22,480	27.2%	33
Warrington UA	B	1,070	136,355	7,276	25,917	32.2%	90
Cumbria							
Allerdale	B	1,211	121,265	6,471	22,038	34.9%	117
Barrow-in-Furness	A	1,051	121,265	6,471	25,558	29.4%	56
Carlisle	B	1,220	121,265	6,471	21,726	35.4%	126
Copeland	A	1,042	121,265	6,471	20,826	36.1%	135
Eden	C	1,386	121,265	6,471	21,767	36.1%	136
South Lakeland	C	1,392	121,265	6,471	23,967	32.8%	94
Greater Manchester (Met County)							
Bolton	A	943	90,256	4,816	22,974	25.1%	16
Bury	B	1,133	107,498	5,736	26,130	26.3%	26
Manchester	A	885	92,129	4,916	22,495	25.8%	23
Oldham	A	1,032	79,938	4,265	21,684	24.4%	10
Rochdale	A	988	90,999	4,856	23,530	24.8%	14
Salford	A	1,016	92,234	4,922	21,876	27.1%	32
Stockport	C	1,387	143,667	7,666	25,886	35.0%	119
Tameside	A	911	92,975	4,961	21,975	26.7%	29
Trafford	C	1,159	182,177	9,721	29,338	37.1%	149
Wigan	B	1,065	94,766	5,057	23,894	25.6%	22

## Ambitious Minds

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>Lancashire</b>							
Burnley	A	1,054	106,415	5,678	22,396	30.1%	67
Chorley	B	1,179	106,415	5,678	24,840	27.6%	36
Fylde	C	1,362	106,415	5,678	28,501	24.7%	12
Hyndburn	A	1,035	106,415	5,678	22,922	29.3%	50
Lancaster	B	1,187	106,415	5,678	25,454	27.0%	31
Pendle	A	1,051	106,415	5,678	22,324	30.1%	68
Preston	B	1,240	106,415	5,678	22,251	31.1%	75
Ribble Valley	C	1,315	106,415	5,678	26,972	25.9%	24
Rossendale	A	1,052	106,415	5,678	22,802	29.5%	61
South Ribble	C	1,366	106,415	5,678	24,882	28.3%	42
West Lancashire	C	1,350	106,415	5,678	26,213	26.8%	30
Wyre	C	1,343	106,415	5,678	23,972	29.3%	51
<b>Merseyside (Met County)</b>							
Knowsley	A	995	104,351	5,568	22,859	28.7%	47
Liverpool	A	1,017	93,527	4,991	23,660	25.4%	19
St Helens	B	1,086	94,335	5,034	25,381	24.1%	6
Sefton	B	1,163	121,691	6,493	24,450	31.3%	80
Wirral	B	1,144	113,673	6,066	25,215	28.6%	45
<b>YORKSHIRE AND THE HUMBER</b>							
<b>East Riding of Yorkshire UA</b>							
Kingston upon Hull, City of UA	A	898	67,098	3,580	21,538	20.8%	2
North East Lincolnshire UA	A	1,007	82,214	4,387	25,090	21.5%	3
North Lincolnshire UA	B	1,215	100,502	5,363	25,787	25.5%	21
York UA	C	1,243	179,500	9,578	25,600	42.3%	207
<b>North Yorkshire</b>							
Craven	C	1,356	169,319	9,035	24,996	41.6%	198
Hambleton	C	1,286	169,319	9,035	24,736	41.7%	201
Harrogate	C	1,381	169,319	9,035	25,423	41.0%	188
Richmondshire	C	1,375	169,319	9,035	24,913	41.8%	202
Ryedale	C	1,364	169,319	9,035	20,150	51.6%	276
Scarborough	B	1,208	169,319	9,035	24,825	41.3%	193
Selby	C	1,361	169,319	9,035	28,252	36.8%	146
<b>South Yorkshire (Met County)</b>							
Barnsley	A	939	88,007	4,696	23,270	24.2%	7
Doncaster	A	883	93,049	4,965	24,118	24.2%	8
Rotherham	A	973	99,572	5,313	23,603	26.6%	28
Sheffield	A	991	116,545	6,219	24,565	29.3%	53
<b>West Yorkshire (Met County)</b>							
Bradford	B	998	95,887	5,117	21,970	27.8%	37
Calderdale	B	1,102	97,305	5,192	24,050	26.2%	25
Kirklees	B	1,093	110,258	5,883	24,508	28.5%	44
Leeds	B	1,021	127,371	6,797	24,861	31.4%	86
Wakefield	A	872	104,355	5,568	22,922	28.1%	40

## Building Castles in the Air

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>EAST MIDLANDS</b>							
Derby UA	A	905	104,742	5,589	26,348	24.6%	11
Leicester UA	A	970	115,124	6,143	20,925	34.0%	108
Nottingham UA	A	1,076	84,372	4,502	22,454	24.8%	15
Rutland UA	C	1,508	214,883	11,466	25,241	51.4%	275
<b>Derbyshire</b>							
Amber Valley	B	1,164	120,483	6,429	23,920	31.7%	88
Bolsover	A	1,052	120,483	6,429	21,923	34.1%	109
Chesterfield	A	973	120,483	6,429	23,213	31.9%	89
Derbyshire Dales	C	1,368	120,483	6,429	27,222	28.6%	46
Erewash	B	1,151	120,483	6,429	25,246	30.0%	66
High Peak	B	1,167	120,483	6,429	27,524	27.6%	35
North East Derbyshire	B	1,222	120,483	6,429	24,476	31.3%	78
South Derbyshire	B	1,148	120,483	6,429	25,958	29.2%	49
<b>Leicestershire</b>							
Blaby	C	1,336	147,400	7,865	26,759	34.4%	112
Charnwood	C	1,302	147,400	7,865	25,147	36.5%	142
Harborough	C	1,328	147,400	7,865	29,084	31.6%	87
Hinckley and Bosworth	C	1,282	147,400	7,865	27,087	33.8%	105
Melton	C	1,327	147,400	7,865	24,154	38.1%	162
North West Leicestershire	B	1,175	147,400	7,865	25,574	35.3%	125
Oadby and Wigston	C	1,327	147,400	7,865	25,418	36.2%	138
<b>Lincolnshire</b>							
Boston	B	1,116	123,448	6,587	19,219	40.1%	177
East Lindsey	B	1,086	123,448	6,587	22,927	33.5%	99
Lincoln	A	992	123,448	6,587	21,939	34.5%	115
North Kesteven	B	1,130	123,448	6,587	21,975	35.1%	122
South Holland	B	1,118	123,448	6,587	23,691	32.5%	92
South Kesteven	B	1,102	123,448	6,587	25,693	29.9%	64
West Lindsey	B	1,160	123,448	6,587	26,286	29.5%	59
<b>Northamptonshire</b>							
Corby	A	935	134,450	7,174	21,356	38.0%	158
Daventry	C	1,252	134,450	7,174	28,460	29.6%	63
East Northamptonshire	B	1,103	134,450	7,174	27,607	30.0%	65
Kettering	B	1,112	134,450	7,174	25,501	32.5%	91
Northampton	B	1,124	134,450	7,174	24,222	34.3%	110
South Northamptonshire	C	1,291	134,450	7,174	30,389	27.9%	38
Wellingborough	B	1,065	134,450	7,174	23,899	34.5%	113
<b>Nottinghamshire</b>							
Ashfield	A	1,068	119,607	6,382	21,226	35.1%	121
Bassetlaw	A	1,070	119,607	6,382	23,702	31.4%	85
Broxtowe	B	1,255	119,607	6,382	26,905	28.4%	43
Gedling	B	1,237	119,607	6,382	24,268	31.4%	82
Mansfield	A	1,078	119,607	6,382	21,616	34.5%	114
Newark and Sherwood	B	1,286	119,607	6,382	23,499	32.6%	93
Rushcliffe	C	1,426	119,607	6,382	31,481	24.8%	13

## Ambitious Minds

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>WEST MIDLANDS</b>							
Herefordshire, County of UA	C	1,329	170,432	9,094	20,592	50.6%	269
Shropshire UA	C	1,333	158,425	8,454	25,589	38.2%	165
Stoke-on-Trent UA	A	952	67,962	3,626	22,370	20.5%	1
Telford and Wrekin UA	B	1,129	124,488	6,643	23,218	33.5%	100
<b>Staffordshire</b>							
Cannock Chase	B	1,159	132,233	7,056	24,419	33.6%	102
East Staffordshire	B	1,157	132,233	7,056	24,731	33.2%	97
Lichfield	C	1,296	132,233	7,056	28,486	29.3%	52
Newcastle-under-Lyme	B	1,135	132,233	7,056	23,265	35.2%	124
South Staffordshire	C	1,261	132,233	7,056	27,404	30.4%	70
Stafford	C	1,280	132,233	7,056	26,603	31.3%	81
Staffordshire Moorlands	C	1,293	132,233	7,056	25,293	33.0%	95
Tamworth	B	1,107	132,233	7,056	26,166	31.2%	77
<b>Warwickshire</b>							
North Warwickshire	C	1,410	161,496	8,617	25,860	38.8%	169
Nuneaton and Bedworth	B	1,198	161,496	8,617	24,388	40.2%	179
Rugby	C	1,354	161,496	8,617	27,331	36.5%	143
Stratford-on-Avon	D	1,516	161,496	8,617	27,846	36.4%	140
Warwick	C	1,338	161,496	8,617	28,980	34.4%	111
<b>West Midlands (Met County)</b>							
Birmingham	B	981	113,400	6,051	23,826	29.5%	60
Coventry	B	1,144	109,558	5,846	23,650	29.6%	62
Dudley	B	990	118,721	6,335	23,702	30.9%	72
Sandwell	B	1,029	94,040	5,018	22,162	27.3%	34
Solihull	C	1,189	191,548	10,221	28,704	39.7%	173
Walsall	B	1,191	107,646	5,744	22,318	31.1%	74
Wolverhampton	A	976	100,882	5,383	21,632	29.4%	55
<b>Worcestershire</b>							
Bromsgrove	D	1,503	162,809	8,687	29,219	34.9%	118
Malvern Hills	C	1,315	162,809	8,687	23,213	43.1%	214
Redditch	B	1,167	162,809	8,687	22,870	43.1%	215
Worcester	B	1,133	162,809	8,687	25,168	39.0%	171
Wychavon	C	1,281	162,809	8,687	27,310	36.5%	144
Wyre Forest	C	1,335	162,809	8,687	23,171	43.3%	219
<b>EAST</b>							
Bedford UA	C	1,390	156,464	8,349	26,057	37.4%	151
Central Bedfordshire UA	C	1,464	170,962	9,123	29,120	36.4%	139
Luton UA	B	1,103	124,920	6,666	24,913	31.2%	76
Peterborough UA	B	1,065	105,029	5,604	22,646	29.5%	57
Southend-on-Sea UA	C	1,177	150,542	8,033	27,394	33.6%	101
Thurrock UA	C	1,161	140,802	7,513	27,929	31.1%	73

## Building Castles in the Air

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>Cambridgeshire</b>							
Cambridge	C	1,315	179,717	9,590	29,869	36.5%	145
East Cambridgeshire	C	1,337	179,717	9,590	28,798	37.9%	157
Fenland	B	1,229	179,717	9,590	23,093	46.8%	237
Huntingdonshire	C	1,350	179,717	9,590	28,699	38.1%	163
South Cambridgeshire	D	1,494	179,717	9,590	31,611	35.1%	120
<b>Essex</b>							
Basildon	C	1,376	189,148	10,093	28,761	39.9%	174
Braintree	C	1,320	189,148	10,093	27,752	41.1%	191
Brentwood	D	1,468	189,148	10,093	36,821	31.4%	83
Castle Point	C	1,358	189,148	10,093	27,258	42.0%	204
Chelmsford	C	1,324	189,148	10,093	31,351	36.4%	141
Colchester	C	1,318	189,148	10,093	27,570	41.4%	195
Epping Forest	D	1,496	189,148	10,093	30,498	38.0%	160
Harlow	C	1,370	189,148	10,093	24,487	46.8%	235
Maldon	C	1,335	189,148	10,093	31,689	36.1%	134
Rochford	D	1,528	189,148	10,093	30,815	37.7%	154
Tendring	C	1,304	189,148	10,093	24,996	45.6%	228
Uttlesford	D	1,505	189,148	10,093	30,061	38.6%	167
<b>Hertfordshire</b>							
Broxbourne	D	1,380	244,379	13,040	28,324	50.9%	273
Dacorum	D	1,447	244,379	13,040	30,633	47.3%	242
East Hertfordshire	D	1,486	244,379	13,040	30,956	46.9%	239
Hertsmere	D	1,447	244,379	13,040	29,151	49.7%	262
North Hertfordshire	C	1,317	244,379	13,040	32,209	44.6%	224
St Albans	E	1,799	244,379	13,040	36,322	40.9%	186
Stevenage	C	1,293	244,379	13,040	27,622	51.9%	281
Three Rivers	D	1,458	244,379	13,040	32,895	44.1%	223
Watford	D	1,516	244,379	13,040	31,798	45.8%	230
Welwyn Hatfield	D	1,500	244,379	13,040	29,042	50.1%	266
<b>Norfolk</b>							
Breckland	B	1,138	144,522	7,712	22,178	39.9%	175
Broadland	C	1,346	144,522	7,712	26,770	33.8%	107
Great Yarmouth	B	1,165	144,522	7,712	21,798	40.7%	185
King's Lynn and West Norfolk	B	1,164	144,522	7,712	22,875	38.8%	170
North Norfolk	C	1,349	144,522	7,712	22,324	40.6%	182
Norwich	B	1,219	144,522	7,712	23,509	38.0%	159
South Norfolk	C	1,364	144,522	7,712	26,889	33.8%	104
<b>Suffolk</b>							
Babergh	C	1,337	153,716	8,202	26,624	35.8%	130
Forest Heath	B	1,175	153,716	8,202	21,705	43.2%	218
Ipswich	B	1,247	153,716	8,202	23,317	40.5%	181
Mid Suffolk	C	1,333	153,716	8,202	25,215	37.8%	156
St Edmundsbury	C	1,344	153,716	8,202	25,865	36.9%	148
Suffolk Coastal	C	1,325	153,716	8,202	26,530	35.9%	132
Waveney	B	1,131	153,716	8,202	23,265	40.1%	178



## Ambitious Minds

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>LONDON</b>							
Inner London							
Camden	D	1,328	610,277	32,564	35,906	94.4%	322
City of London							
Hackney	C	1,160	414,392	22,112	31,398	74.1%	319
Hammersmith and Fulham	D	1,088	577,989	30,841	33,831	94.4%	321
Haringey	C	1,325	360,838	19,254	29,208	70.5%	317
Islington	D	1,269	493,531	26,335	35,017	78.8%	320
Kensington and Chelsea	F	1,573	1,082,172	57,745	47,330	125.3%	324
Lambeth	C	1,095	370,428	19,766	33,025	63.2%	311
Lewisham	C	1,199	277,640	14,815	29,250	54.7%	295
Newham	C	1,113	229,909	12,268	26,187	51.1%	274
Southwark	C	1,083	389,988	20,810	32,718	66.9%	315
Tower Hamlets	C	1,060	364,582	19,454	33,441	61.3%	308
Wandsworth	D	684	416,191	22,208	35,968	63.6%	312
Westminster	E	837	789,672	42,137	41,226	104.2%	323
Outer London							
Barking and Dagenham	C	1,176	212,614	11,345	26,042	48.1%	246
Barnet	D	1,420	361,270	19,277	32,313	64.1%	313
Bexley	D	1,435	230,947	12,323	31,850	43.2%	217
Brent	D	1,366	326,045	17,398	25,667	73.1%	318
Bromley	D	1,298	296,239	15,807	34,148	50.1%	267
Croydon	D	1,457	245,364	13,093	29,895	48.7%	251
Ealing	D	1,367	346,920	18,512	29,895	66.5%	314
Enfield	D	1,407	261,653	13,962	29,167	52.7%	286
Greenwich	C	1,145	266,749	14,234	31,117	49.4%	259
Harrow	D	1,493	294,964	15,739	31,366	54.9%	296
Havering	D	1,502	256,409	13,682	30,467	49.8%	263
Hillingdon	D	1,420	264,387	14,108	29,968	51.8%	280
Hounslow	D	1,397	302,452	16,139	28,262	62.0%	310
Kingston upon Thames	D	1,659	322,633	17,216	34,882	54.1%	293
Merton	D	1,413	351,044	18,732	32,765	61.5%	309
Redbridge	D	1,402	294,600	15,720	30,607	55.9%	300
Richmond upon Thames	E	1,948	480,649	25,647	40,030	68.9%	316
Sutton	D	1,448	248,061	13,237	30,264	48.5%	250
Waltham Forest	C	1,297	255,677	13,643	28,111	53.1%	289
<b>SOUTH EAST</b>							
Bracknell Forest UA	D	1,368	209,137	11,160	29,832	42.0%	203
Brighton and Hove UA	C	1,318	227,681	12,149	27,399	49.2%	256
Isle of Wight UA	C	1,305	150,583	8,035	24,149	38.7%	168
Medway UA	C	1,182	137,442	7,334	27,742	30.7%	71
Milton Keynes UA	C	1,237	153,579	8,195	27,908	33.8%	106
Portsmouth UA	B	1,055	142,801	7,620	24,414	35.5%	127
Reading UA	C	1,332	198,488	10,591	27,721	43.0%	213
Slough UA	C	1,216	168,246	8,978	26,437	38.6%	166
Southampton UA	B	1,125	142,016	7,578	24,206	36.0%	133
West Berkshire UA	D	1,503	229,051	12,222	29,895	45.9%	231
Windsor and Maidenhead UA	E	1,470	337,571	18,013	36,114	53.9%	291
Wokingham UA	D	1,462	276,666	14,763	34,611	46.9%	238

## Building Castles in the Air

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>Buckinghamshire</b>							
Aylesbury Vale	D	1,494	259,569	13,851	28,917	53.1%	288
Chiltern	E	1,841	259,569	13,851	37,851	41.5%	196
South Bucks	E	1,820	259,569	13,851	31,918	49.1%	255
Wycombe	D	1,457	259,569	13,851	31,730	48.2%	247
<b>East Sussex</b>							
Eastbourne	C	1,425	178,624	9,531	22,875	47.9%	245
Hastings	B	1,256	178,624	9,531	21,772	49.5%	260
Lewes	C	1,462	178,624	9,531	26,068	42.2%	206
Rother	D	1,589	178,624	9,531	24,450	45.5%	227
Wealden	D	1,632	178,624	9,531	29,640	37.7%	153
<b>Hampshire</b>							
Basingstoke and Deane	C	1,215	208,698	11,136	29,968	41.2%	192
East Hampshire	D	1,439	208,698	11,136	30,909	40.7%	183
Eastleigh	C	1,274	208,698	11,136	27,799	44.6%	225
Fareham	C	1,232	208,698	11,136	28,501	43.4%	220
Gosport	B	1,126	208,698	11,136	23,670	51.8%	279
Hart	D	1,456	208,698	11,136	35,433	35.5%	128
Havant	C	1,278	208,698	11,136	25,121	49.4%	258
New Forest	D	1,466	208,698	11,136	26,920	46.8%	236
Rushmoor	C	1,271	208,698	11,136	27,529	45.1%	226
Test Valley	D	1,397	208,698	11,136	27,076	46.3%	233
Winchester	D	1,437	208,698	11,136	33,888	37.1%	150
<b>Kent</b>							
Ashford	C	1,256	181,995	9,711	26,083	42.0%	205
Canterbury	C	1,284	181,995	9,711	29,130	37.7%	155
Dartford	C	1,284	181,995	9,711	30,836	35.7%	129
Dover	C	1,306	181,995	9,711	26,541	41.5%	197
Gravesham	C	1,273	181,995	9,711	28,751	38.2%	164
Maidstone	D	1,495	181,995	9,711	27,836	40.3%	180
Sevenoaks	D	1,503	181,995	9,711	33,883	33.1%	96
Shepway	C	1,367	181,995	9,711	25,527	43.4%	221
Swale	C	1,272	181,995	9,711	28,127	39.0%	172
Thanet	B	1,152	181,995	9,711	21,450	50.6%	270
Tonbridge and Malling	D	1,471	181,995	9,711	31,200	35.8%	131
Tunbridge Wells	D	1,441	181,995	9,711	31,710	35.2%	123
<b>Oxfordshire</b>							
Cherwell	C	1,351	242,808	12,956	26,998	53.0%	287
Oxford	C	1,407	242,808	12,956	27,336	52.5%	285
South Oxfordshire	D	1,507	242,808	12,956	31,642	45.7%	229
Vale of White Horse	D	1,493	242,808	12,956	30,768	47.0%	240
West Oxfordshire	D	1,457	242,808	12,956	28,392	50.8%	272

## Ambitious Minds

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>Surrey</b>							
Elmbridge	E	1,898	304,185	16,231	37,487	48.4%	249
Epsom and Ewell	E	1,858	304,185	16,231	36,473	49.6%	261
Guildford	D	1,519	304,185	16,231	32,843	54.0%	292
Mole Valley	E	1,844	304,185	16,231	32,427	55.7%	299
Reigate and Banstead	D	1,552	304,185	16,231	35,386	50.3%	268
Runnymede	D	1,490	304,185	16,231	31,902	55.5%	298
Spelthorne	D	1,525	304,185	16,231	33,244	53.4%	290
Surrey Heath	D	1,556	304,185	16,231	32,646	54.5%	294
Tandridge	E	1,911	304,185	16,231	30,576	59.3%	307
Waverley	E	1,906	304,185	16,231	35,058	51.7%	278
Woking	D	1,558	304,185	16,231	30,711	57.9%	304
<b>West Sussex</b>							
Adur	C	1,412	210,337	11,224	21,382	59.1%	306
Arun	C	1,353	210,337	11,224	22,069	57.0%	303
Chichester	D	1,476	210,337	11,224	26,998	47.0%	241
Crawley	C	1,323	210,337	11,224	25,964	48.3%	248
Horsham	D	1,480	210,337	11,224	30,498	41.7%	200
Mid Sussex	D	1,506	210,337	11,224	30,846	41.3%	194
Worthing	C	1,348	210,337	11,224	25,714	48.9%	254
<b>SOUTH WEST</b>							
<b>Bath and North East Somerset UA</b>							
Bath and North East Somerset UA	C	1,303	232,790	12,422	24,934	55.0%	297
<b>Bournemouth UA</b>							
Bournemouth UA	C	1,332	173,675	9,267	24,560	43.2%	216
<b>Bristol, City of UA</b>							
Bristol, City of UA	B	1,221	170,762	9,112	25,158	41.1%	190
<b>Cornwall UA</b>							
Cornwall UA	C	1,305	182,043	9,714	22,074	49.9%	265
<b>Isles of Scilly UA</b>							
Isles of Scilly UA							
<b>North Somerset UA</b>							
North Somerset UA	C	1,267	173,300	9,247	28,569	36.8%	147
<b>Plymouth UA</b>							
Plymouth UA	B	1,150	124,734	6,656	23,150	33.7%	103
<b>Poole UA</b>							
Poole UA	C	1,289	210,460	11,230	25,678	48.8%	253
<b>South Gloucestershire UA</b>							
South Gloucestershire UA	C	1,364	176,658	9,426	26,510	40.7%	184
<b>Swindon UA</b>							
Swindon UA	C	1,238	124,298	6,633	27,087	29.1%	48
<b>Torbay UA</b>							
Torbay UA	C	1,332	146,281	7,806	21,445	42.6%	211
<b>Wiltshire UA</b>							
Wiltshire UA	C	1,347	185,073	9,875	26,463	42.4%	208
<b>Devon</b>							
<b>East Devon</b>							
East Devon	C	1,340	188,042	10,034	23,072	49.3%	257
<b>Exeter</b>							
Exeter	C	1,311	188,042	10,034	23,738	47.8%	244
<b>Mid Devon</b>							
Mid Devon	C	1,392	188,042	10,034	21,892	52.2%	284
<b>North Devon</b>							
North Devon	C	1,386	188,042	10,034	20,342	56.1%	301
<b>South Hams</b>							
South Hams	C	1,360	188,042	10,034	26,822	42.5%	209
<b>Teignbridge</b>							
Teignbridge	C	1,375	188,042	10,034	22,506	50.7%	271
<b>Torridge</b>							
Torridge	C	1,362	188,042	10,034	19,401	58.7%	305
<b>West Devon</b>							
West Devon	C	1,423	188,042	10,034	22,979	49.9%	264

## Building Castles in the Air

	COUNCIL TAX		MORTGAGE REPAYMENTS		SALARY	Percentage of income on fixed property costs	Ranking
	Median band	Council Tax (£)	Avg house price	Annual repayments	Gross annual salary		
<b>Dorset</b>							
Christchurch	D	1,584	209,497	11,179	24,674	51.7%	277
East Dorset	D	1,639	209,497	11,179	26,822	47.8%	243
North Dorset	C	1,411	209,497	11,179	24,149	52.1%	283
Purbeck	C	1,448	209,497	11,179	24,237	52.1%	282
West Dorset	C	1,425	209,497	11,179	27,352	46.1%	232
Weymouth and Portland	B	1,305	209,497	11,179	22,214	56.2%	302
<b>Gloucestershire</b>							
Cheltenham	C	1,317	174,876	9,331	28,018	38.0%	161
Cotswold	D	1,491	174,876	9,331	24,664	43.9%	222
Forest of Dean	C	1,342	174,876	9,331	25,672	41.6%	199
Gloucester	B	1,148	174,876	9,331	22,610	46.3%	234
Stroud	C	1,366	174,876	9,331	26,796	39.9%	176
Tewkesbury	C	1,276	174,876	9,331	25,844	41.0%	189
<b>Somerset</b>							
Mendip	C	1,310	162,521	8,672	26,629	37.5%	152
Sedgemoor	C	1,287	162,521	8,672	23,213	42.9%	212
South Somerset	C	1,321	162,521	8,672	24,404	40.9%	187
Taunton Deane	C	1,260	162,521	8,672	23,322	42.6%	210
West Somerset	C	1,297	162,521	8,672	20,472	48.7%	252