

Research Report

A Home of Their Own

From the Shelter policy library

June 2013

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Main Findings

The report findings are based on research, commissioned by Shelter and undertaken by Fionnuala Earley Consulting, which modelled the length of time it could take three typical household types to save a deposit for their first home under a particular set of assumptions.

All of the household types modelled were working: for couples without children two full-time incomes were assumed; for single people a single full-time income was assumed; and for couples with a child, one full-time and one part-time income were assumed.

By incorporating official projections of inflation, house price growth and earnings the research found that it could take couples with a child over a decade to save for a deposit for their first home (12 years). That is almost twice the length of time it could take couples without children (6.5 years).

Despite the fact that house prices are lower than they were in 2007, home-ownership is still out of reach for many. Even though interest rates are low, higher deposit requirements have raised the barrier, while rising costs of living in the face of low wage growth have moved the goalposts for first time buyers yet again.

The other main findings from the research are that:

- For couples without children, while it is possible to save for a deposit in some parts of the country in under five years, it may take them over a decade in London (11 years).
- Outside of the capital, there are also a number of areas in the south of England where it could still take couples without children almost a decade (nine years) to save for a deposit, including Brighton and Hove, Bath and North East Somerset, Devon, Cornwall, Surrey, and Hereford.
- However, the picture is considerably more difficult for couples with a child and for single person households.
- The additional length of time it could take a couple with one child to save a deposit compared with a couple without children ranges from four years in the North West and the East Midlands to almost ten years in London.
- It could take a couple with a child more than a decade to save for a deposit in 90 of the 150 counties and unitary authorities for which data is available (60%). Swindon is the only area in southern England where it might take less time, and in many places it will take considerably longer, with couples having to save for over 15 years in many parts of the south of England and over 20 years in parts of London.
- These results show that, across much of England couples with a child may not have saved a sufficient deposit to buy a home until their child is into their early or mid-teens. For couples with more than one child, homeownership is likely to be even less achievable.
- For single person households, the picture is even starker. It is estimated to take a single person more than a decade to save for a deposit in 114 of the 150 counties and unitary authorities in England (76%). It could take longer than 15 years in 53 (or 35%) of these local areas.

Introduction

Many young people in England aspire to buy their own house – to give them a home they can make their own, and to provide security for their futures. However, the shortage of new affordable homes and rising house prices mean that increasingly the prospect of home ownership is slipping away from many young people. Instead, they are often left either living back with their parents, or else spending years in the unstable private rented sector.

To assess the extent to which young people are excluded from home-ownership, Shelter commissioned Fionnuala Earley Consulting to produce data showing the relative lengths of time it takes first-time buyers to save a 20% deposit, after taking into account current and projected house prices, incomes, essential living costs (food, transport, utilities) and rent, by household type and across the country. The research assesses the length of time younger households (currently in their twenties) can expect to have to save for a deposit for their first home. It provides some stark findings – particularly around the extent to which couples with children will struggle to get onto the housing ladder because of how much high living costs eat into the funds they have available to save.

This report presents the findings from that research and looks solely at the length of time it would take typical households to save for a deposit nationally, regionally, and by county or unitary authority. It does not assess the extent to which mortgage repayments are likely to be affordable compared to renting, nor to make any judgement about whether renting or home ownership is the appropriate tenure for each household type.

The findings from this report demonstrate that people must make difficult choices as a result of high house prices in England and the shortage of affordable homes. Shelter will shortly be publishing analysis of the high cost of housing, and of the challenges that it forces young families to face when it comes to being able to afford to buy a home of their own.

Approach

This section sets out the approach to modelling a typical household's ability to save up for a deposit to buy their first home. Further information is available in the supporting Technical Report.

Geographic Coverage

The model results are provided for England, the English regions, counties, and unitary authorities. Where possible, the model uses local level data, but this is not available in all cases and, where necessary, regional (or regionally adjusted) data is used in its place.

Modelling household types and earnings

All of the results are available for the following three household types:

- A single person working full-time
- A couple, both working full-time
- A couple with one child, one working full-time and one working part time¹.

These household types were chosen because they were considered typical of households planning to save up for a deposit to buy a home. Obviously, there are many other possible household combinations which are not covered here. This analysis aims to provide illustrative examples, rather than a comprehensive overview of the whole first-time buyer (FTB) market.

All household members in the model were assumed to be adults aged between 22 and 29, as this is the typical age at which we would expect people to start saving for a deposit. We assume that they earn the typical (median) full or part-time wage for their area² and seek to buy home in the same area. The estimated household income by household type and region is set out in Table 1.

¹ The outputs for this household are based on a full time male income and part-time female income.

² Local level wage data for 22-29 year olds is not available from the ASHE and must be estimated using a combination of local and national results. For further details of how this is calculated, please refer to the Technical Report.

Table 1: Estimated Pre-tax Household Income (2012)

	Couple without Children	Couple with Children	Single Person Household
North East	£35,897	£25,890	£18,768
North West	£39,007	£28,209	£19,469
Yorkshire and the Humber	£39,155	£28,319	£19,180
East Midlands	£41,985	£30,696	£19,746
West Midlands	£38,003	£27,169	£19,444
East of England	£44,624	£31,087	£22,056
London	£55,780	£39,479	£25,677
South East	£47,498	£34,082	£23,293
South West	£39,318	£28,788	£19,776
England	£43,286	£30,801	£21,171

Source: Annual Survey of Hours and Earnings 2012

Modelling Discretionary Income

Discretionary Income is defined as the amount of money a household has left over after paying their taxes, national insurance, and paying out for essentials.

Each household is assumed to pay the standard 2012 income tax and national insurance rates on their gross earnings and these payments are calculated at an individual level. The post tax earnings of each household member are then combined to form the household income.

The model also takes account of career progression. Younger employees tend to have below average earnings, but can expect this to increase faster than the rate of general wage inflation by gaining more experience and / or getting promoted. This is incorporated into the model using the following approach:

- In Year 1 the individual is expected to earn the average wage of someone aged 22 to 29.
- In Year 10 they are expected to earn the average income level for someone aged 30 to 39.
- In years 2 to 9, the model assumes that earnings grow at a steady rate between these two points. For example, in Year 4 the expected salary would be calculated using the following formula:

$$\text{Earnings in year } 1 + \frac{\text{Earnings in year } 10 - \text{Earnings in year } 1}{9} \times 3$$

Official projections of wage growth were incorporated in addition to career progression. This approach ensures that, however long it takes a household to save up for a deposit, their modelled earnings level will be in line with the average for the relevant age group.

Essential outgoings are defined as those items of expenditure that a household must pay and has a limited ability to vary. They include:

- **Rent:** Median rent of a two bed flat (for couples) and a one bed flat (for single person households), by local authority in 2012 Q4. (Source: Valuation Office Agency).
- **Council tax:** Council tax by local authority for a Band D property 2012/13. (Source: Communities and Local Government). Single person households qualify for a 25% discount.
- **Childcare:** 25 hours per week in nursery care. This cost only applies to couples with a child and is only included in the first five years of saving. (Source: Daycare trust survey 2013. Data is only available at a regional level and the relevant regional costs are applied to each local area).
- **Food, transport, and utilities:** Average expenditure for each category is adjusted for age, household composition, and the relevant county / region. Consequently these costs will vary for each household type in the model. (Source: Family Spending Survey 2012).

Detailed tables setting out the cost of essentials by region and household type are provided in tables A1 to A3.

Discretionary income is calculated by subtracting the cost of tax and essentials from the household's gross income and the results for each household type and region are provided in Table 2.

Table 2: Estimated Initial Discretionary Incomes (2012)

	Couple without Children	Couple with Children (inc. childcare costs)	Couple with Children (exc. childcare costs)*	Single Person Household
North East	£15,259	£3,042	£7,716	£5,505
North West	£16,178	£3,922	£8,164	£5,458
Yorkshire and the Humber	£16,868	£4,184	£8,909	£5,650
East Midlands	£17,426	£4,247	£9,073	£5,401
West Midlands	£14,684	£2,169	£6,627	£5,073
East of England	£17,510	£2,674	£7,575	£5,580
London	£16,897	-£1,058	£5,068	£1,689
South East	£17,399	£1,767	£7,525	£5,111
South West	£13,849	£624	£5,836	£4,040
England	£17,391	£3,227	£8,219	£5,205

*Childcare costs are only included in the essential outgoings of couples with children for the first five years.

Modelling Savings Levels Over Time

The modelled monthly savings rates for each household and region are included in Table 3. It is assumed that each household saves 20% of their discretionary income, except

when discretionary incomes are zero or negative, in which case households are assumed not to be saving anything. Any debts accrued in his way are disregarded.

It is important to note that these savings rates are based on households with average earnings and typical levels of expenditure on essential items – the actual savings rates of households will vary in line with the choices households make about these factors.

Table 3: Estimated Initial Savings per month (2012)

	Couple without Children	Couple with Children (inc. childcare costs)	Couple with Children (exc. childcare costs)	Single Person Household
North East	£254	£51	£129	£92
North West	£270	£65	£136	£91
Yorkshire and the Humber	£281	£70	£148	£94
East Midlands	£290	£71	£151	£90
West Midlands	£245	£36	£110	£85
East of England	£292	£45	£126	£93
London	£282	£0	£84	£28
South East	£290	£29	£125	£85
South West	£231	£10	£97	£67
England	£290	£54	£137	£87

The assumption is that households save 20% of their discretionary income per month

It is also important to note that these savings rates are a snapshot of the modelled household circumstances in 2012. As earnings and spending on essentials change over time, this will affect the amount households are able to save. For example, as part of this research income levels and spending on essentials have been up-rated each year according to the assumptions below, and it has also been assumed that the household earns interest on savings. The combined effect of these assumptions is that savings levels for each household should generally increase over time:

- **After-tax Income:** up-rated by OBR forecasts of wage growth. Data is available up until Q1 2018. After this wage growth was assumed to remain constant
- An additional allowance was made to take account of the likely career progression in the first ten years. This proxy for career progression was in addition to the OBR wage growth assumption.
- **Essential spending:** up-rated by OBR forecasts for RPI. Data is available up until Q1 2018. After this wage growth was assumed to remain constant
- **Interest on savings:** Savings are assumed to earn a rate in line with the prevailing cash ISA rate at the end of 2012. Future savings rates were assumed to be in line OBR Libor forecasts plus an appropriate margin.

Modelling Average Deposits

We assumed that households need to save up 20% of the purchase price of a typical first-time buyer home as a deposit for their mortgage. This is in line with the average FTB deposit reported by CML in 2012³.

Average house prices for counties and unitary authorities are available from the Land Registry. These were adjusted to reflect the lower prices of typical first-time buyer properties using data from Nationwide Building Society⁴.

Table 4: Average House Prices and Deposits for First Time Buyers, 2012

	Average FTB House Price	Average FTB Deposit
North East	£74,981	£14,996
North West	£81,193	£16,239
Yorkshire and the Humber	£87,599	£17,520
East Midlands	£91,985	£18,397
West Midlands	£85,167	£17,033
East of England	£129,986	£25,997
London	£278,417	£55,683
South East	£158,319	£31,664
South West	£127,753	£25,551
England	£139,920	£27,984

Source: Land Registry and Nationwide FTB House Price Index

Average FTB house prices were assumed to increase in line with OBR forecasts. Data is available up until Q1 2018. After this house price growth is assumed to remain constant.

Modelling length of time to save for a deposit

Using the assumptions set out above, it is possible to estimate for each local area and household type when an amount equivalent to at least a 20% deposit has been saved. This model does not measure the extent to which the repayments on that mortgage are affordable for each household concerned.

³ CML Statistics, Table ML2.

⁴ See Technical Report for details

Results

The differences in incomes and outgoings means that there is wide variation in the length of time it would take a household to save a deposit for their first home in different parts of the country.

Table 5: Number of years to save for a deposit

	Couple without children	Couple with children	Single	Extra time families need to save over couples
North East	4.5	8.8	9.3	4.3
North West	4.5	8.5	9.8	4.0
Yorkshire and The Humber	4.5	8.8	10.0	4.3
East Midlands	4.8	8.8	10.5	4.0
West Midlands	5.0	9.8	10.3	4.8
East	6.0	11.8	13.0	5.8
London	10.8	20.5	29.5	9.8
South East	7.0	13.0	15.3	6.0
South West	7.0	13.3	15.0	6.3
England	6.5	11.8	14.3	5.3

Source: *Ability to Buy Index*

- Overall, it could take the typical couple without children in England 6.5 years to save for a deposit. The length of time ranges from under five years in the North East, North West and Yorkshire to almost 11 years in London.
- However, it might take a typical couple with children or a single person household much longer – around 12 years on average in England. This is almost twice the length of time it would take a couple without children.
- Across all parts of the country the additional length of time it could take a couple with one child to save a deposit ranges from four years in the North West and the East Midlands to almost 10 years longer in London.

It takes couples with children longer to save for a deposit because of the combined effects of lower earnings (due to one partner working part-time) and the higher living costs associated with raising a family – particularly child care.

Single person households also bring in less income and are faced with higher per-capita outgoings than larger households. Although they benefit from lower household costs (e.g. total rents are lower and they will receive a discount on their Council Tax), this does not make up for the fact that their household earnings are half the level of couples. Table 2 illustrates that as costs of essentials per person are higher for a single person household than for a couple, the average household discretionary income across England in 2012 in a single person household is only 30% of the level for a couple without children.

Of course, individual family circumstances will vary widely and this will affect the length of time needed to save. For example, families may choose to save more than 20% of their

discretionary income, or decide to rent or buy in a cheaper area. Or it may be possible for both parents to work full time and rely on family support for pre-school childcare. These types of things would reduce the time necessary to save. Alternatively, the household may rely on a single income which is likely to increase the time necessary to save. The model also only considers the costs associated with one child, and families with more than one child are likely to be required to pay out childcare costs for a longer period of time than the five years assumed in the model.

Nevertheless, the results set out above do illustrate the additional challenges that are faced by many families looking to buy their first home.

Local Level Analysis

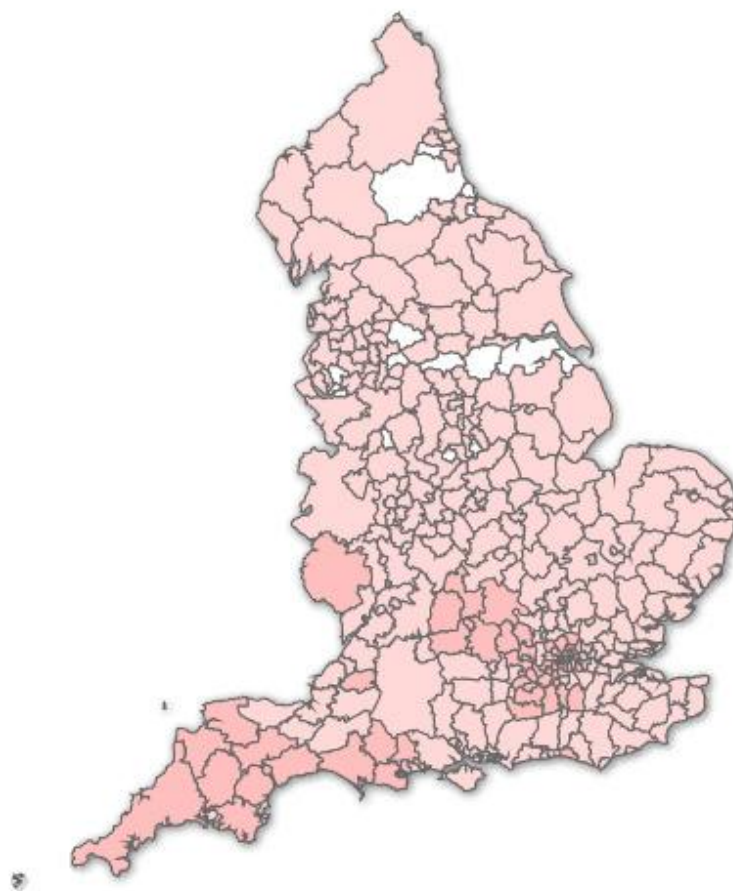
The maps below present the results by local area for each household type. Tables setting out the full results by area are included in the appendix.

Couples without children

For couples without children, it could take over five years to save for a deposit in much of the country, particularly the south of England and much of the Midlands. However, it is possible in many parts of the north of England and some parts of the Midlands (including Northamptonshire, Derbyshire, Lincolnshire and areas around Birmingham) to save a deposit in under five years.

However, for this group there is a clear affordability issue in London. Higher rents mean that household incomes are squeezed, while higher house prices mean that absolute deposits are bigger. It could take over a decade to save for a deposit in 15 (or almost half) of London's boroughs.

Outside of the capital, it can still take almost a decade to save for a deposit in many parts of the South East and South West. For example it could take nine years for a couple without children to save for a deposit in Brighton and Hove, Bath and North East Somerset, Devon, Cornwall, Surrey, and Hereford.



KEY: Couples without children

0 – 3 years 4 – 7 years 8 – 11 years 12 – 15 years 16+ years

Couples with a Child

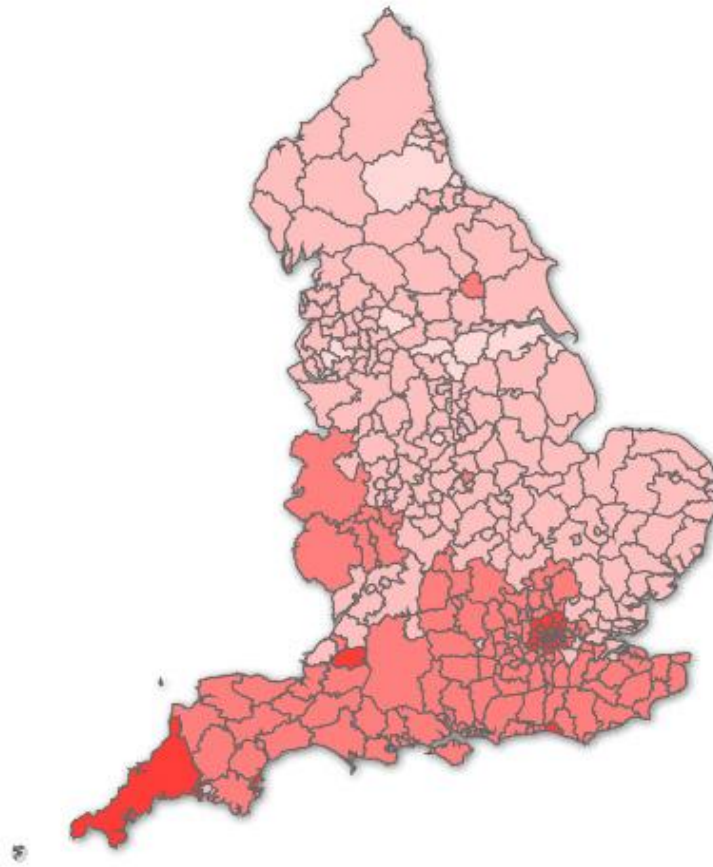
Couples without children could save a deposit in less than a decade in most parts of the country. Lower earnings and higher outgoings mean it is considerably more difficult for couples with a child.

It could take a couple with a child more than a decade to save for a deposit in 90 of the 150 counties and unitary authorities (60%) for which data is available.

In the south of England, Swindon is the only authority where it is possible for a couple with one child to save for a deposit in under a decade. In many places it will take considerably longer, with couples having to save over 15 years in many parts of the south and over 20 years in parts of London.

In the north of England, there are still areas where it will take a decade or more to save for a deposit, including York (12 years), North Yorkshire (11 years) Blackpool (11 years) and Newcastle (10 years), as well as many parts of the West Midlands.

These results show that across much of England couples with a child may not feel able to save enough to buy a home until their child is into their early or mid-teens. For couples with more than one child, higher outgoings mean that saving enough will be an even bigger struggle.



KEY: couples with a child

0 – 3 years 4 – 7 years 8 – 11 years 12 – 15 years 16+ years

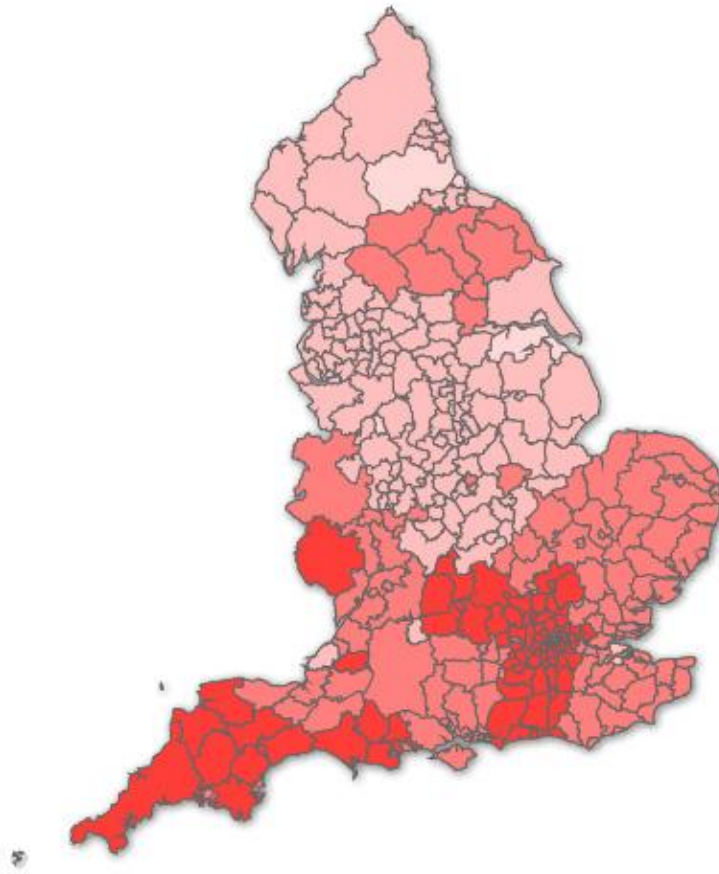
Single People

Like couples with a child, single person households have lower incomes. But they also face relatively higher costs of living. As a result single people find it an even bigger challenge to save a deposit. For example, it could take a single person 17 years to save in Dorset compared to 15 years for a couple with a child.

For single person households, there are no parts of southern England where it is possible to save for a deposit in under a decade – and in many areas it would take more than 15 years. In 23 of the 32 London Boroughs it is estimated to take more than 20 years for a single person household to save for a deposit.

Areas where it is possible to save for a deposit in under a decade are limited to Sandwell, Derby, and Stoke on Trent in the Midlands as well as a band of areas running from the Wirral in the west to Hull and the East Riding of Yorkshire in the east (inc. Manchester, Barnsley and Doncaster), plus an area in the North East including Teesside, County Durham and Northumberland.

Across the country it could take more than ten years to save for a deposit in three quarters of areas (114). It could take longer than 15 years in over a third of areas.



Appendix

Table A1: Monthly Cost of Essentials: Couples without children (2012)

	Rent	Council Tax	Food	Transport	Utilities
North East	£450	£127	£206	£290	£111
North West	£495	£122	£229	£321	£116
Yorkshire and The Humber	£475	£120	£213	£313	£115
East Midlands	£495	£120	£241	£368	£125
West Midlands	£525	£119	£232	£356	£120
East	£595	£122	£251	£398	£125
London	£1,300	£109	£261	£386	£118
South East	£725	£120	£260	£433	£125
South West	£600	£122	£250	£400	£124
England	£575	£120	£241	£369	£120

Table A2: Monthly Cost of Essentials: Couples with children (2012)

	Rent	Council Tax	Child Care	Food	Transport	Utilities
North East	£450	£127	£390	£252	£299	£104
North West	£495	£122	£354	£280	£331	£109
Yorkshire and The Humber	£475	£120	£394	£259	£322	£108
East Midlands	£495	£120	£402	£293	£379	£117
West Midlands	£525	£119	£372	£282	£367	£112
East	£595	£122	£408	£306	£410	£118
London	£1,300	£109	£510	£319	£398	£111
South East	£725	£120	£480	£317	£446	£118
South West	£600	£122	£434	£306	£412	£116
England	£575	£120	£416	£295	£380	£113

Table A3: Monthly Cost of Essentials: Single Person (2012)

	Rent	Council Tax	Food	Transport	Utilities
North East	£395	£95	£106	£133	£86
North West	£412	£92	£118	£148	£90
Yorkshire and The Humber	£395	£90	£110	£144	£89
East Midlands	£400	£90	£124	£169	£96
West Midlands	£425	£90	£119	£164	£93
East	£495	£92	£129	£183	£97
London	£1,040	£82	£135	£177	£91
South East	£585	£90	£134	£199	£97
South West	£495	£92	£129	£184	£96
England	£500	£90	£125	£169	£93

Sources; Family Spending, VoA, ONS

Table A4.1: Number of years necessary to save, by local area and household type in the East Midlands

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Leicester UA	5.5	12.3	13.5	6.8
Rutland UA	6.8	11.8	13.8	5.0
Nottinghamshire	5.0	9.5	10.0	4.5
Nottingham UA	3.8	9.0	10.0	5.3
Lincolnshire	4.8	9.0	10.5	4.3
Leicestershire	5.0	9.0	11.0	4.0
Northamptonshire	4.8	8.8	10.8	4.0
Derbyshire	4.5	8.0	10.0	3.5
Derby UA	3.5	7.0	8.3	3.5
East Midlands	4.8	8.8	10.5	4.0

Table A4.2: Number of years necessary to save, by local area and household type in the East of England

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Hertfordshire	7.5	14.5	16.0	7.0
Luton UA	5.8	12.0	12.0	6.3
Essex	6.0	11.8	13.0	5.8
Suffolk	6.5	11.8	13.3	5.3
Thurrock UA	5.5	11.3	12.3	5.8
Norfolk	6.0	11.3	12.5	5.3
Bedford UA	5.3	10.5	12.0	5.3
Cambridgeshire	5.8	10.5	12.0	4.8
Southend-on-Sea UA	5.3	10.3	12.3	5.0
Central Bedfordshire UA	5.8	10.3	12.5	4.5
Peterborough UA	4.3	9.3	10.5	5.0
East of England	6.0	11.8	13.0	5.8

Table A4.3: Number of years necessary to save, by local area and household type in London

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Kensington and Chelsea	26.5	More than 40	More than 40	*
Westminster	17.0	32.0	More than 40	15.0
Hackney	14.0	31.5	More than 40	17.5
Camden	15.8	29.3	More than 40	13.5
Haringey	12.0	27.8	35.3	15.8
Brent	11.8	26.5	32.3	14.8
Hammersmith and Fulham	13.5	25.3	33.3	11.8
Newham	9.8	23.8	26.5	14.0
Islington	12.5	23.5	35.8	11.0
Ealing	11.0	21.5	30.5	10.5
Lambeth	11.0	21.5	32.3	10.5
Southwark	11.0	20.3	28.5	9.3
Tower Hamlets	9.8	19.0	30.5	9.3
Barnet	10.3	18.8	27.0	8.5
Harrow	10.0	18.5	25.5	8.5
Merton	9.8	18.3	22.5	8.5
Enfield	8.5	17.8	21.3	9.3
Richmond upon Thames	10.3	17.8	23.3	7.5
Wandsworth	10.0	17.5	28.0	7.5
Hounslow	9.3	17.3	24.8	8.0
Lewisham	8.5	16.8	21.0	8.3
Waltham Forest	8.5	16.0	21.5	7.5
Redbridge	8.5	15.3	19.0	6.8
Greenwich	8.3	15.3	20.3	7.0
Barking and Dagenham	7.8	14.5	19.0	6.8
Croydon	7.8	14.0	19.0	6.3
Kingston upon Thames	8.3	14.0	20.3	5.8
Sutton	7.5	13.8	18.3	6.3
Hillingdon	7.5	13.8	18.5	6.3
Havering	7.5	13.0	17.3	5.5
Bexley	6.8	11.8	14.5	5.0
Bromley	7.0	11.8	16.8	4.8
City of London	*	*	*	*
London	10.8	20.5	29.5	9.8

* Data missing / not available

Table A4.4: Number of years necessary to save, by local area and household type in the North East

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Newcastle upon Tyne	5.0	10.0	11.0	5.0
Redcar and Cleveland UA	4.5	9.8	10.5	5.3
Sunderland	4.3	9.5	8.8	5.3
North Tyneside	5.0	9.3	10.3	4.3
Northumberland UA	5.0	8.8	9.8	3.8
Darlington UA	4.3	8.5	9.0	4.3
Stockton-on-Tees UA	4.5	8.5	9.3	4.0
Middlesbrough UA	3.8	8.3	8.5	4.5
South Tyneside	4.3	8.3	9.3	4.0
Durham UA	3.5	7.5	7.5	4.0
Gateshead	3.8	7.5	8.5	3.8
Hartlepool UA	3.0	6.8	6.8	3.8
North East	4.5	8.8	9.3	4.3

Table A4.5: Number of years necessary to save, by local area and household type in the North West

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Blackpool UA	4.5	10.5	10.5	6.0
Cheshire West and Chester UA	5.5	9.8	11.5	4.3
Trafford	5.8	9.8	11.8	4.0
Cumbria	4.8	9.5	10.3	4.8
Cheshire East UA	5.5	9.5	11.0	4.0
Stockport	5.3	9.5	11.3	4.3
Blackburn with Darwen UA	4.0	9.3	8.5	5.3
Manchester	4.3	9.3	9.8	5.0
Warrington UA	4.8	9.3	10.3	4.5
Salford	4.3	9.0	9.0	4.8
Sefton	4.8	9.0	10.0	4.3
Bolton	4.0	8.8	9.0	4.8
Liverpool	4.0	8.8	9.0	4.8
Bury	4.3	8.8	9.0	4.5
Tameside	4.3	8.5	9.0	4.3
Knowsley	4.5	8.5	10.3	4.0
Rochdale	4.0	8.3	8.8	4.3
Oldham	3.8	8.3	9.0	4.5

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Wirral	4.3	8.3	9.3	4.0
Halton UA	3.8	8.0	9.0	4.3
Lancashire	4.3	8.0	9.3	3.8
Wigan	4.0	7.8	8.5	3.8
St Helens	3.5	7.3	8.0	3.8
North West	4.5	8.5	9.8	4.0

Table A4.6: Number of years necessary to save, by local area and household type in the South East

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Brighton and Hove UA	8.8	18.5	20.3	9.8
Oxfordshire	8.5	15.3	19.0	6.8
East Sussex	7.0	14.3	15.5	7.3
Southampton UA	6.5	14.0	14.5	7.5
Buckinghamshire	8.0	14.0	16.0	6.0
West Sussex	7.8	14.0	17.0	6.3
Surrey	8.5	14.0	18.0	5.5
West Berkshire UA	7.5	13.3	15.0	5.8
Wokingham UA	7.8	13.0	15.3	5.3
Portsmouth UA	6.3	12.8	14.0	6.5
Windsor and Maidenhead UA	8.3	12.8	16.5	4.5
Isle of Wight UA	6.5	12.5	13.3	6.0
Bracknell Forest UA	7.3	12.5	14.5	5.3
Hampshire	7.0	12.3	15.3	5.3
Kent	6.0	12.0	13.3	6.0
Reading UA	6.5	11.8	14.3	5.3
Slough UA	6.5	11.8	15.8	5.3
Milton Keynes UA	5.8	10.8	12.5	5.0
Medway UA	5.3	10.3	10.8	5.0
South East	7.0	13.0	15.3	6.0

Table A4.7: Number of years necessary to save, by local area and household type in the South West

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Torbay UA	7.3	16.8	15.8	9.5
Cornwall UA	8.5	16.5	18.8	8.0
Bath and North East Somerset UA	8.8	16.5	19.5	7.8
Dorset	8.3	15.3	17.3	7.0
Devon	8.5	15.3	17.8	6.8
Poole UA	8.0	15.0	16.0	7.0
Bournemouth UA	7.0	14.5	15.3	7.5
Bristol, City of UA	7.3	13.5	15.8	6.3
Wiltshire UA	7.5	13.5	15.8	6.0
Somerset	6.8	12.5	13.3	5.8
South Gloucestershire UA	7.0	11.8	14.0	4.8
Gloucestershire	6.5	11.5	13.3	5.0
Plymouth UA	5.5	11.0	12.0	5.5
North Somerset UA	6.3	10.3	11.8	4.0
Swindon UA	5.3	9.8	10.5	4.5
Isles of Scilly UA				
South West	7.0	13.3	15.0	6.3

* Data missing / not available

Table A4.8: Number of years necessary to save, by local area and household type in the West Midlands

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Herefordshire, County of UA	8.5	15.3	18.0	6.8
Shropshire UA	6.5	12.3	12.5	5.8
Worcestershire	6.5	12.0	13.0	5.5
Dudley	5.3	11.0	10.5	5.8
Solihull	6.3	11.0	12.8	4.8
Walsall	5.3	10.8	10.8	5.5
Warwickshire	5.8	10.5	11.8	4.8
Telford and Wrekin UA	5.5	10.3	11.5	4.8

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
Staffordshire	5.3	10.0	10.5	4.8
Wolverhampton	4.8	9.8	10.0	5.0
Sandwell	4.8	9.3	9.8	4.5
Birmingham	4.5	9.3	10.5	4.8
Stoke-on-Trent UA	3.5	8.5	7.8	5.0
Coventry	4.3	8.3	10.5	4.0
West Midlands	5.0	9.8	10.3	4.8

Table A4.9: Number of years necessary to save, by local area and household type in Yorkshire and the Humber

Local Area	Couples without children	Couples with a child	Single Households	Extra time families need to save over couples
York UA	6.8	12.0	14.3	5.3
North Yorkshire	6.5	11.3	13.0	4.8
Leeds	5.0	9.5	11.3	4.5
Sheffield	4.5	9.0	10.5	4.5
East Riding of Yorkshire UA	4.5	8.8	9.3	4.3
Wakefield	4.5	8.8	10.3	4.3
Kirklees	4.3	8.5	9.0	4.3
Bradford	4.0	8.5	9.3	4.5
Doncaster	3.8	7.8	8.5	4.0
Rotherham	4.3	7.8	8.8	3.5
Barnsley	3.5	7.5	8.0	4.0
North Lincolnshire UA	3.8	7.3	7.8	3.5
North East Lincolnshire UA	3.3	7.0	6.8	3.8
Kingston upon Hull, City of UA	3.0	7.0	7.0	4.0
Calderdale	3.5	7.0	8.0	3.5
Yorkshire and the Humber	4.5	8.8	10.0	4.3

Sources: HMLR, OBR forecasts, Shelter Research calculations