Salary of £28,997 to get a mortgage however, average income £23,582

February 2015 unemployment the lowest in seven years

**House prices**

**buy & rent**

3/10 residents aged 16+ have no formal qualification

Average private house rent per month £710

The number of new build houses (2014/15) is down by 30%

3000 new homes need to be built each year to meet demand

3/5 of people aged 16+ do not live in a couple

**Single occupancy households**

A new upward trend of population increase 2001-2011

**Social choices**

**Urban gatekeepers**

**Household income**

**Education**