COUNCILLORS' BULLETIN
WEDNESDAY, 14 DECEMBER 2016

South Cambridgeshire District Council

CONTENTS

1. Meetings and events from Thursday 15 December to Friday 30 December

Date	Time	Name	Venue	Contact
Thu 15 Dec				
Fri 16 Dec				
Mon 19 Dec				
Tue 20 Dec				
Wed 21 Dec				
Thu 22 Dec	5pm	Environmental Services Portfolio Holder Meeting	Swansley A	Patrick Adams
Fri 23 Dec				
Mon 26 Dec		**-Office Closed-**		
Tue 27 Dec		**-Office Closed-**		
Wed 28 Dec				
Thu 29 Dec				
Fri 30 Dec				

INFORMATION FOR DISTRICT COUNCILLORS

2. City Deal Communications Survey - Open to Officers and District Councillors

District Councillors and office staff are being asked to take part in a short survey to help improve their access to information about the Greater Cambridge City Deal.

We are part of the local partnership working to unlock homes, jobs and preserve quality of life in Cambridge and South Cambridgeshire as the area continues to grow – including through developing a transport network fit for the future.
Whether you help deliver City Deal business or simply need to know more about it to help with your role, your feedback will help the partnership improve its services to you in the coming months.

The survey can be accessed by clicking the link below:
http://www.smartsurvey.co.uk/s/CityDealCommunicationsInternal/

3. December's Housing Market Bulletin

Please find attached the latest edition of our housing market bulletin, helping you keep track of local, regional and national housing market signals to September 2016. We continue to compare various aspects of our housing market, from the number of sales completing to comparative affordability of different tenures for the eight districts covered.

Your feedback is always welcome. Please do let us know if you tweet or share the Bulletin as we love to see it being quoted: @CambsHsgSubReg

Please see www.cambridgeshireinsight.org.uk/Housingmarketbulletin for previous editions.

Our next edition is due out in March 2017, based on December 2016 data.

GENERAL INFORMATION

4. Media Monitoring

Arising from the results of the Member Communication Needs Survey, many members highlighted the fact that residents found out about SCDC matters through the media.

The Council's Communications Team will produce a weekly summary of recent news items to be published in the Bulletin to help keep members informed of recent coverage of SCDC.

Contact the Communications Team for further information.

Date	Publication	Details		
07/12/2016	Planning Resource	Go-ahead for Starter Homes switch at Northstowe	Link	
07/12/2016	Cambridge News online	But what about the community? Plans for next phase of Northstowe approved despite concerns over long-term success	Link	
07/12/2016	Cambridge Independent online	Half of Northstowe phase two homes will be affordable	Link	
07/12/2016	Cambridge Independent online	Cambridge city's first mayoral candidate is Labour councillor (SCDC shared services mentioned)	Link	
07/12/2016	BBC Radio Cambridgeshire	Cllr Tim Wotherspoon interviewed re half phase two Northstowe homes being affordable		
07/12/2016	Cambridge Independent	2,700 homes in pipeline for east and west of city	P1 and 6	
07/12/2016	Cambridge Independent	City Deal saddened by lack of say in M11 plans	P6	
07/12/2016	Cambridge Independent	Campaigners plan busway protest march	P7	
07/12/2016	Cambridge Independent	Home plan for former barracks	P16	
08/12/2016	Cambridge News	Northstowe defended amid community fears	P4	
08/12/2016	Cambridge News	Upgrade needs 'political will' (City Deal)	P11	
08/12/2016	Cambridge News	Mayor is not part time job (letter - devolution)	P20	
08/12/2016	Cambridge News online	Pong-o-meter plan to tackle the great Cambridge smell	Link	
09/12/2016	Cambridge News	'Pong-o-meter' plan launched	P11	
09/12/2016	Cambridge News online	We went to find the Milton Pong and this is what happened	Link	
10/12/2016	Cambridge News	Fears of 'total gridlock' near AstraZeneca site (City Deal)	P5	
12/12/2016	Cambridge News	City Deal's boost for road and rail	P1 and 5	
12/12/2016	Cambridge News	Reduction in bus service will	P6	

		'force people into cars' (Cllr Lockwood quoted)		
12/12/2016	Cambridge News	Sniffing out the Milton pong	P8	
12/12/2016	Cambridge News	Push for bike and ride sites (City Deal)	P14	
14/12/2016	Cambridge News and online	£7 road 'hubs' plan (City Deal)	P4 and link	
14/12/2016	Cambridge News	£1 billion will soon vanish (Letter - City Deal)	P18	

5. Items of Interest from the Local Government Association (LGA)

Items of Interest from the Local Government Association (LGA)

The Local Government Association provides a list of news headlines relevant to its members. Please click the headlines below for more details.

Thursday 8 December: *Mail Online:* Warning of potential "health hazard" after bin collections are restricted over Christmas
Councils have restricted rubbish collections over the festive period, sparking health fears by residents.

Saturday 10 December: *BBC Online:* Fly-tipping Christmas crackdown by councils
Councils are launching a pre-Christmas zero-tolerance nationwide crackdown on fly-tipping.

Saturday 10 December: *Guardian:* More focus needed on flooding
An editorial in the Guardian says the Government's focus on flooding has gone, a year after floods devastated Cumbria.

Sunday 11 December: *Sunday Telegraph:* Fears over rural post office numbers
Thousands of rural post offices are said to be under threat of closure. This comes as ministers said they would review rules that required people in the countryside to have a branch within three miles.

Monday 12 December: *BBC Online:* Derelict sites "should be nature reserves"
Derelict industrial sites could become nature reserves. Green belt land also has huge potential to provide natural habitat and public access to the countryside, the Campaign to Protect Rural England (CPRE) said.

Tuesday 13 December: *Express Online:* 90 per cent of councils "won't meet government housing targets"
Nearly 90 per cent of councils believe they will not be able to meet the Government's housing targets – building one million new homes by 2020 – because of a lack of resources in their planning department, new research suggests.

Tuesday 13 December: *Times:* Councils paid to build homes on green belt land
Councils are being paid hundreds of millions of pounds to build homes on green belt land, the Campaign to Protect Rural England has claimed.

6. View Planning Applications

To view the list of planning applications that have recently been submitted to the Council, please visit the authority's on-line Planning Application Search. Once the page has loaded, you can use the Search option to set your own criteria of parish, area and date range.

The system will provide a range of information on current and decided applications since 1948, including a brief description of the development, reference number, decision and the date of decision. More recent applications show the name and telephone number of the council officer who is dealing with the application.

Search results are presented in a collection of pages, the number of which depends on the number of results your search produces. There are navigation tools to allow you to browse your results.

DECISIONS MADE BY OFFICERS AND REPORTED FOR INFORMATION

Please click on the link below to find details of decisions made by officers under delegated authority:
https://www.scambs.gov.uk/content/access-information

OTHER INFORMATION

7. Newly-Published Items on modern.gov

Decisions

- Planning Committee 7 Dec
- Greater Cambridge City Deal Executive Board 8 Dec
- Civic Affairs Committee 9 Dec

Minutes

- Cabinet 17 Nov 2pm
- Council 17 Nov (adjourned to 21 Nov)
- Cabinet 17 Nov (adjourned to 21 Nov)
- Greater Cambridge City Deal Joint Assembly 1 Dec

8. SCDC Starters and Leavers

New Employees at the Council

Name: Matthew Wood
Job title: Accountancy Assistant
Date started: 1 December 2016

Staff who have left/ will be leaving

Name: Ian Howes
Job title: Principal Urban Design Officer
Date leaving: 2 January 2017

This page is left blank intentionally.

Edition 31

Published: Dec 2016

Data: Sept 2016

Housing market bulletin

CAMBRIDGE SUB-REGION

Agenda Item 3

Our housing market, September 2016

Welcome to the latest edition of our housing market bulletin, helping you keep track of local, regional and national housing market signals to September 2016. We continue to compare various aspects of our housing market, from the number of sales completing to comparative affordability of different tenures for the eight districts covered. Your feedback is always welcome. Please do let us know if you tweet or share the Bulletin as we love to see it being quoted… @CambsHsgSubReg

Please see www.cambridgeshireinsight.org.uk/Housingmarketbulletin for previous editions.

Our next edition is due out in March 2017, based on December 2016 data.

Sue

12 Dec 2016

Highlights

You can see a summary of the latest highlights and follow the page links to get to the full story…

Hometrack cities index

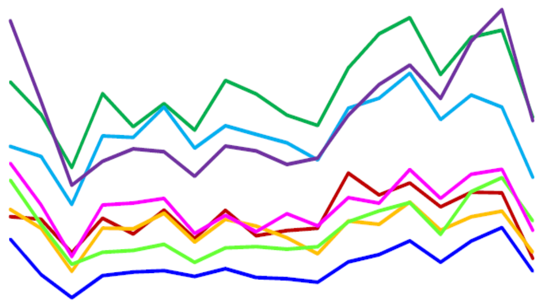
"City level house price growth is holding steady at 8.4%... After an 86% uplift in house prices since 2009, the price to earnings ratio in London now sits above 14x with Oxford and Cambridge close behind." See page 2 for more

Focus on price & type by ward

Page 3 focuses on average prices for wards, looking at flats/maisonettes, terraced, semi and detached homes.

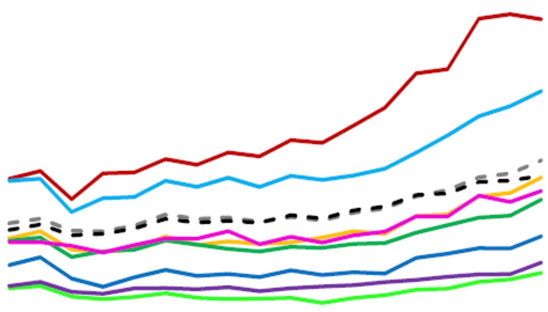
Market activity

Number of sales & valuations on page 4 compared to the number of "actual" sales on page 6. For both, the number of sales fell to September 2016.



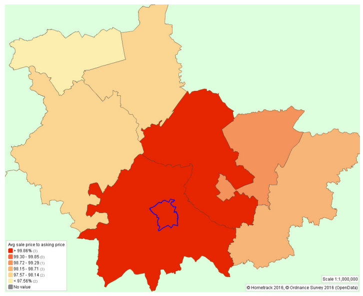
Price

Average prices based on sales reported by Land Registry on page 7 can be compared to the average including valuations data, on page 5. Lower quartile prices are set out on page 8 and price per square metre on page 9. With the exception of Cambridge, average prices rose across our area to September 2016.



Market 'heat'

Time taken to sell on page 10 and the % of the asking price achieved on page 11 (see map) give a view of the "heat" of our local market.

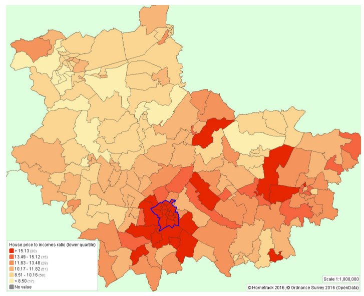


Private rents

Many private rents have increased as seen on page 12. Local housing allowances remain frozen at 2015 rates set out on page 13 for each broad rental market area.

Affordability ratios

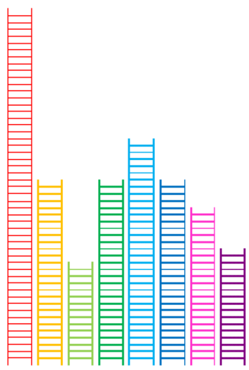
Median and lower quartile ratios of income: house price are set out on page 14. Of the 16 ratios for our area, 5 stayed the same and 11 got less affordable.



Comparing weekly cost

A table on page 15 sets out weekly cost of 1, 2 and 3 beds of different tenures, for each district, the region and England.

Our ladders tool on page 16 helps visualise these weekly costs and compare costs between district, tenure and size of home.



Back page

Want to know more about Hometrack and about this bulletin? Got suggestions? Questions? Feedback? All contact info on and some background on Hometrack is covered on page 17.

Top Tip To follow links in this bulletin, you can click on links which appear as underlined text. This will take you to the information or the page you seek. If this doesn't work, try holding down the "Ctrl" button too.

Hometrack: 24 November 2016

UK house price cities index

...London breaks 14x house price to earnings

Summary

- City level house price growth holding steady at 8.4%
- An 86% uplift in house prices since 2009 has pushed the price to earnings ratio in London over 14x, more than double the UK average of 6.5x
- Most cities have price to earnings ratio in line with long run average and room for price growth

City level house price growth is holding steady at 8.4%. This month we reveal an updated view on city level affordability. This finds that after an 86% uplift in house prices since 2009, the price to earnings ratio in London now sits above 14x with Oxford and Cambridge close behind. Other cities are at or below their long run average.

City house price growth outstrips UK

City level house price inflation is running at 8.4% as the upward momentum in house price continues. Bristol remains the fasting growing city (10.6%) but the rate of growth is slowing. Aberdeen continues to register year on year price falls (-8.1%).

The impetus for house price growth is shifting from the affordability constrained cities in southern England to cities in the midlands and the north of England where affordability remains attractive.

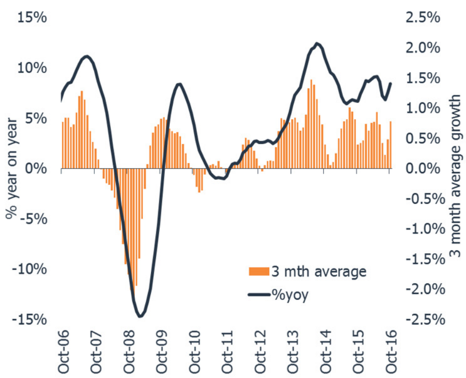
Price to earnings ratio in London at record high

An update of city level affordability reveals that the price to earnings ratio ranges from 3.7x in Glasgow to 14.1x in London, compared to a UK average of 6.5x. London has the highest price to earnings ratio on record as a lack of supply and strong demand fuelled by low mortgage rates has resulted in an 86% increase in house prices since 2009, far in excess of earnings growth. Cambridge and Oxford also have double digit price to earnings ratios which are well ahead of the average over the last 12 years.

Table 1: UK 20 city index headline results, Oct 2016

	3 month change	Yr on yr change	Ave price
May-16	2.8%	9.1%	£234,800
Jun-16	2.2%	8.6%	£235,700
Jul-16	1.3%	7.2%	£235,600
Aug-16	0.7%	6.8%	£236,400
Sep-16	1.5%	7.5%	£239,100
Oct-16	2.3%	8.4%	£241,200

Graph 1: 20 city house price index (% yoy / 3mth ave)



City affordability in line with long run average

Affordability across other cities is more in line with the long run average, although strong house price growth in Bristol in the last 2 years has pushed the price to earnings ratio to 9.2x. Three cities have price to earnings ratios that are below the long run average, namely Glasgow, Liverpool and Newcastle where house price growth is starting to increase off a low base.

As affordability levels become stretched, fewer households can participate in the market which will lead to reduced levels of turnover and a resulting slowdown in the rate of house price growth.

Graph 2: House price to earnings ratio - cities

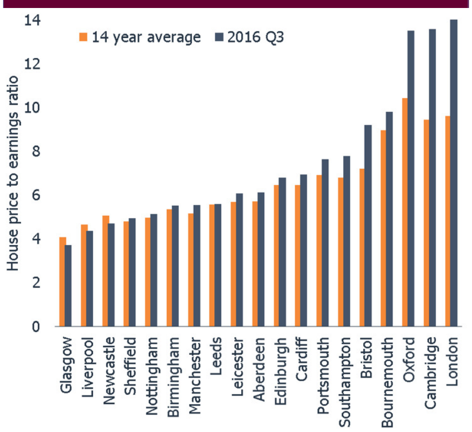


Table 2: City level summary, Oct 2016

	Current price	% yoy Oct 2016	% uplift from post downturn low
Aberdeen	£180,500	- 8.1%	15%
Belfast	£126,700	2.1%	22%
Birmingham	£145,500	7.7%	25%
Bournemouth	£271,400	6.9%	42%
Bristol	£259,400	10.6%	61%
Cambridge	£420,600	5.4%	84%
Cardiff	£193,000	8.0%	32%
Edinburgh	£203,200	3.5%	20%
Glasgow	£114,700	4.0%	13%
Leeds	£153,100	5.5%	21%
Leicester	£156,500	5.4%	28%
Liverpool	£112,700	5.5%	15%
London	£482,800	9.1%	86%
Manchester	£148,100	7.7%	25%
Newcastle	£122,600	3.1%	12%
Nottingham	£138,300	5.6%	27%
Oxford	£415,000	7.0%	72%
Portsmouth	£218,600	8.3%	42%
Sheffield	£129,300	5.5%	18%
Southampton	£218,200	7.5%	42%
20 city index	£241,200	8.4%	52%
UK	£203,700	7.0%	33%

London growth close to 3 year low

The year on year rate of house price growth across London has slowed close to its lowest level for 3 years (9%). We expect growth to slow to low single digits in the next 6 to 12 months as demand softens in the wake of a raft of fiscal policy changes aimed at overseas buyers and investors; as well as concerns over the impact of Brexit on the economy. The Hometrack Central London index which covers the top 5% of the London market by value is already registering 0% house price growth.

Where next?

In the short term we expect regional cities to continue to drive house price growth.

Many of these cities have seen relatively limited house price growth in the last 6 years and have significant upside for house price inflation (table 2). This is subject to the outlook for the economy, borrowing costs, earnings growth over 2017 as the Brexit process is started.

We will focus on the outlook for 2017 in more detail in the next edition of the index.

Source: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/october-2016-cities-index/

Focus on price & type
...by ward

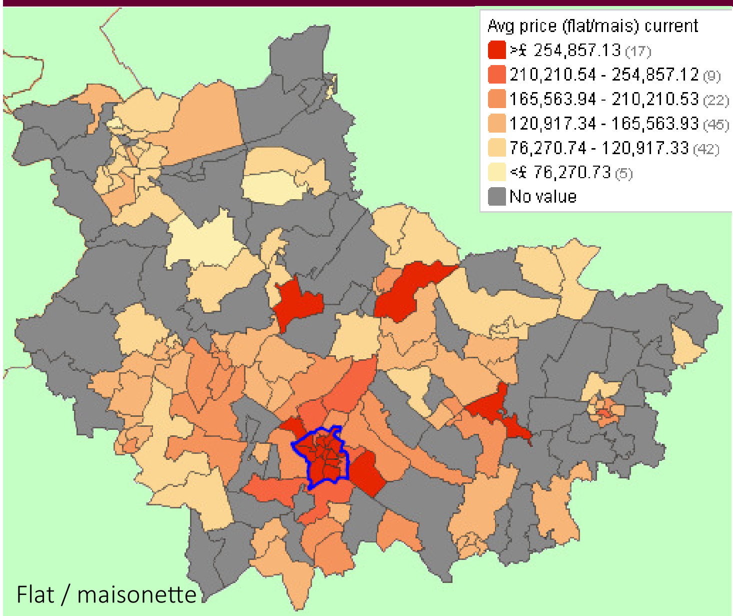
What does this page show?

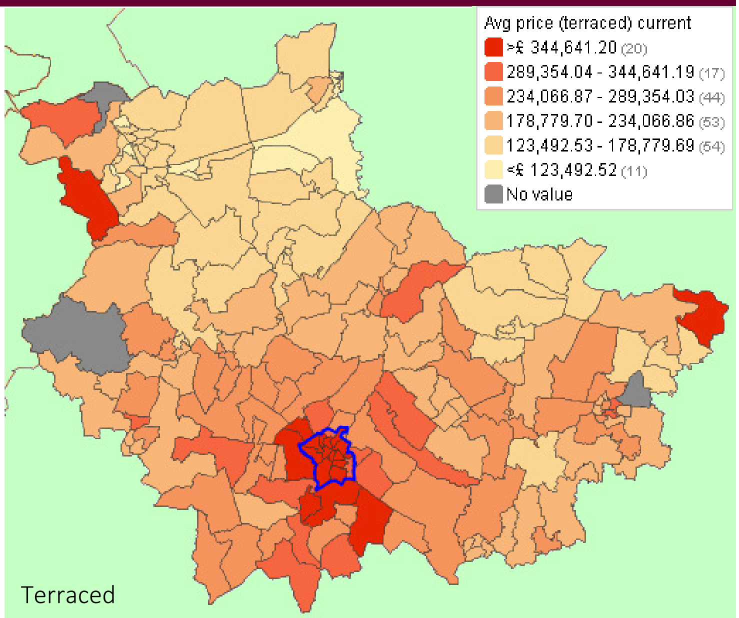
In edition 30 we looked at a small graph for each of the 8 districts to show the sales between 2011 and 2015 by value band. This time around we've provided a map of all wards shaded according to the average price of property sales. Data is derived from the average of the last 6 months' sales to ensure a larger sample size, and is based on Hometrack's Automated Valuation Model. The idea is to show how averages vary with the type of home - flat / maisonette, terraced, semi or detached.

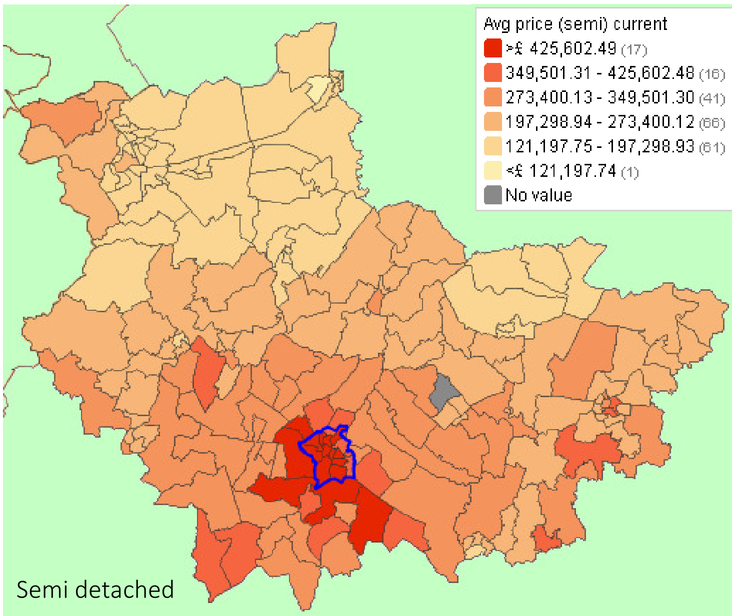
Table 3: Average price by type

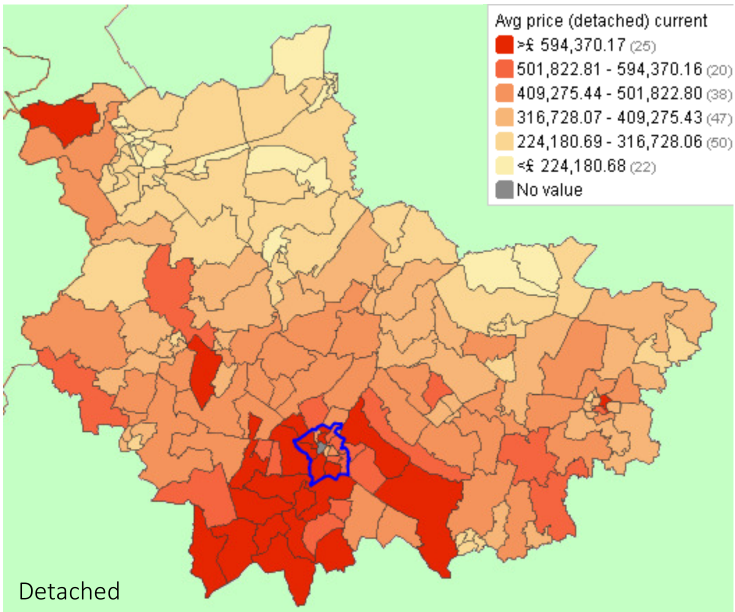
	Flat/ maisonette	Terraced	Semi-detached	Detached
Cambridge	£311,542	£515,008	£576,700	£866,608
East Cambridgeshire	£157,996	£231,518	£251,962	£389,319
Fenland	£80,858	£131,986	£152,024	£227,592
Huntingdonshire	£150,734	£211,843	£235,545	£378,254
South Cambridgeshire	£203,379	£286,165	£345,689	£567,045
Forest Heath	£153,622	£183,953	£204,456	£301,539
St. Edmundsbury	£154,534	£227,533	£256,696	£389,876
City of Peterborough	£112,244	£145,545	£172,861	£282,338

Map 1: Maps showing average price by property type, May to October 2016









Notes on average price by type

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack	May 2016 to Oct 2016	Dec 2016	District & ward	Average	Data points repeat semi-annually

Page 3

Market activity

...number of sales & valuations

What does this page show?

This page shows the number of sales and valuations as context for the rest of the Bulletin. Sales data comes from the Land Registry and valuations data comes from the top 20 mortgage providers across the country.

The data is presented in six month "chunks".

- Graphs 3 and 4 show the number of sales and valuations for England and the East of England.
- Graph 5 shows number of sales and valuations for each of our eight districts.
- Table 4 shows the number of sales and valuations for each district, the East of England and for the whole of England.

Top Tip

The scale is different for each graph as the total numbers vary so much. So graph 3 extends to 900,000, while graph 4 goes to 120,000 and graph 5 reaches 3,500.

Notes & observations

Graphs 3 and 4 show a similar trend line for the country and the region. Both start at a high level in 2008 dropping through 2008/2009, then steadying and eventually rising in 2014. There is a drop on all three graphs between March and September 2016.

Table 4 shows Huntingdonshire and Peterborough with the highest number of sales and valuations (2,281 and 2,249) and Forest Heath the lowest (837) at September 2016.

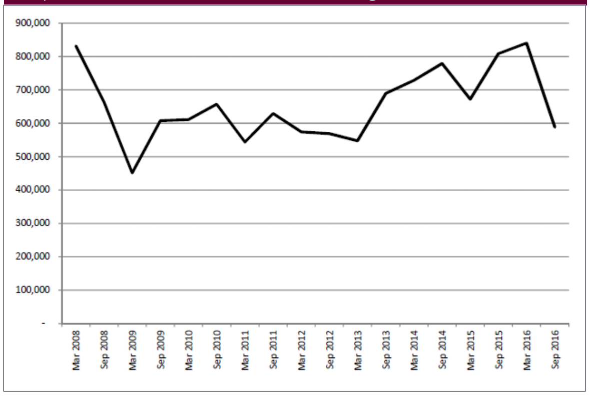
Don't forget, the number of sales will reflect the number of homes in a district.

The sub-regional total has fallen from 15,879 in September 2015 to 11,586 in September 2016. Across England and the East of England there has also been a noticeable drop from September 2015 to September 2016.

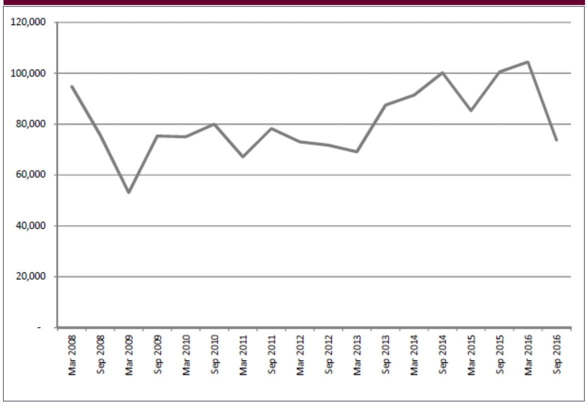
In the next edition we will look at whether sales were slow "coming through" the reporting system, or whether there has been a more sustained fall in numbers of sales and valuations.

Please see page 6 for the number of "actual" sales across our area.

Graph 3 Number of sales & valuations, England



Graph 4 Number of sales & valuations, East of England



Graph 5 Number of sales and valuations, districts

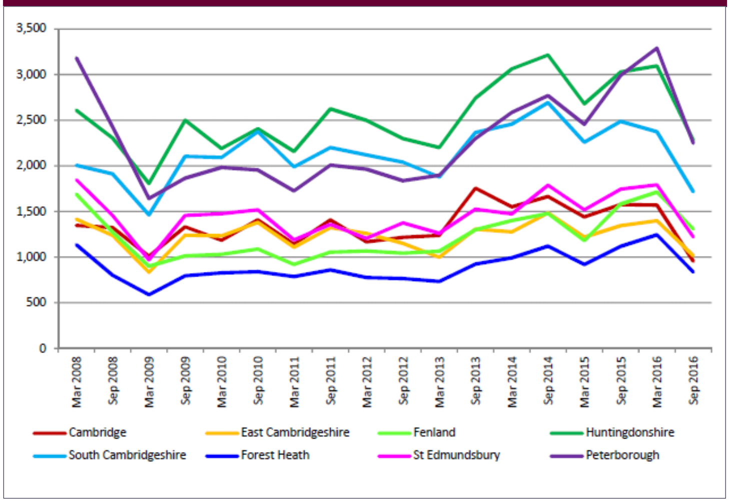


Table 4 Number of sales and valuations

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016
Cambridge	1,239	1,756	1,551	1,664	1,439	1,577	1,571	957
East Cambridgeshire	999	1,307	1,276	1,485	1,220	1,346	1,399	1,015
Fenland	1,066	1,300	1,402	1,479	1,181	1,583	1,714	1,308
Huntingdonshire	2,202	2,742	3,062	3,214	2,680	3,029	3,096	2,281
South Cambridgeshire	1,878	2,365	2,458	2,693	2,258	2,488	2,375	1,718
Forest Heath	733	924	992	1,121	920	1,119	1,245	837
St Edmundsbury	1,262	1,526	1,474	1,789	1,519	1,745	1,792	1,221
Peterborough	1,897	2,299	2,586	2,769	2,456	2,992	3,289	2,249
East of England	69,107	87,430	91,358	100,154	85,279	100,501	104,393	73,578
England	547,637	689,220	728,468	778,757	672,152	808,286	839,877	588,765

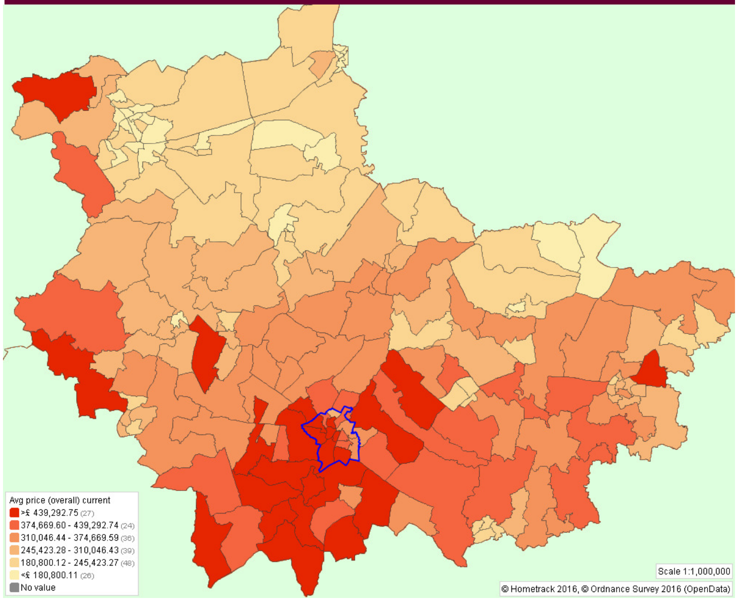
Notes on number of sales and valuations

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack	Oct 2007 to Sept 2016	Nov 2016	Country, region & district	Count	Data points repeat semi-annually

Page 4

Average price
...using sales & valuations data

Map 2: Average price by ward



What does this page show?

Average price on this page is based on sales and valuation data using prices averaged over the previous six months (see page 4 for the number of sales and valuations driving the averages).

- Map 2 shows average price achieved for homes across our whole area, at ward level.
- Graph 6 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted) from March 2008 to September 2016.
- Table 5 shows average property prices between March 2013 to September 2016 and the change in average price over the past 12 months.

Notes & observations

Map 2 shows a familiar pattern of prices higher in the south and the west of our area, and generally lower to the north and east, with local hotspots around larger towns such as Huntingdon and Bury St Edmunds.

Graph 6 shows average prices over time with values in Cambridge and South Cambridgeshire noticeably higher than other districts. However in the past 6 months many of the average lines have risen a little, with only Cambridge and the England average "levelling off".

Average prices are mainly higher than they were 12 months ago. Table 5 shows the average price in Cambridge slipping just below half a million again, a touch lower than 12 months ago. South Cambridgeshire saw the biggest rise, more than £31K .

The change in average price (based on sales and valuations) across England in the past year was up £7.8K and for the East of England was up by just over £21K.

Graph 6: Average price

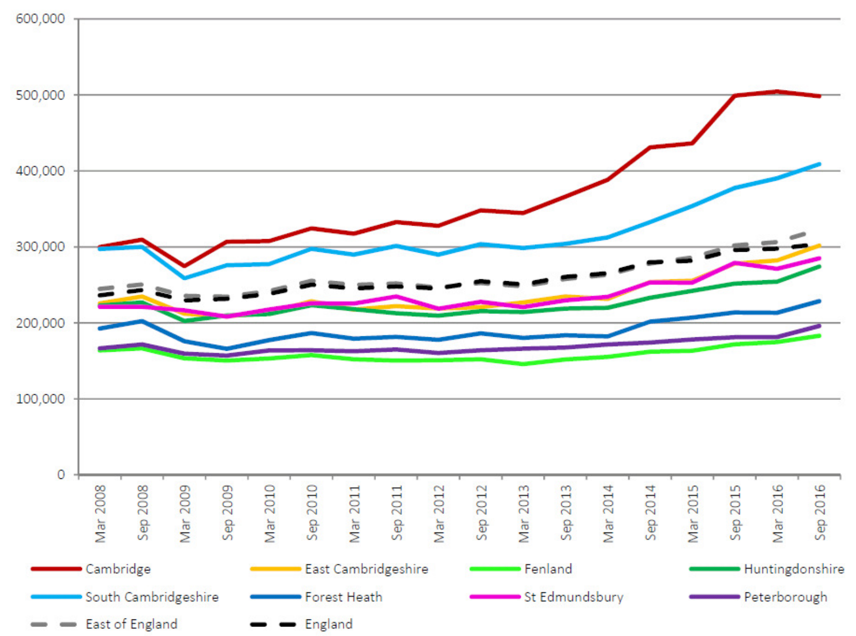


Table 5: Average price based on sales and valuations (£)

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Change last 12 months
Cambridge	344,529	365,992	388,276	431,025	436,168	498,989	504,570	498,248	↓ 741
East Cambridgeshire	226,916	234,630	231,590	253,734	255,531	277,965	282,259	301,617	↑ 23,652
Fenland	145,622	151,784	155,229	161,982	163,292	171,691	174,800	183,043	↑ 11,352
Huntingdonshire	214,106	218,887	219,939	233,073	242,187	251,581	254,195	274,163	↑ 22,582
South Cambs	298,545	303,962	312,476	332,581	353,736	377,566	390,202	408,987	↑ 31,421
Forest Heath	180,230	183,621	182,091	201,617	206,877	213,630	213,290	228,567	↑ 14,937
St Edmundsbury	220,615	229,570	234,286	253,160	252,937	279,023	271,162	284,890	↑ 5,867
Peterborough	166,008	167,536	171,440	174,064	178,038	181,029	181,364	195,817	↑ 14,788
East of England	248,084	257,752	263,224	278,086	285,992	301,865	306,408	322,937	↑ 21,072
England	250,536	260,649	265,326	279,735	281,828	295,960	297,566	303,776	↑ 7,816

Notes on sales & valuations, average price based on sales & valuations

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack	Oct 2007 to Sept 2016	Nov 2016	Country, Region & District	Average	Data points repeat semi-annually

Market activity

...number of "real" sales only

What does this page show?

This page shows the number of sales completing, the data coming from Land Registry. It excludes valuation data, which you can find on pages 4 & 5.

Top Tip

When comparing actual sales on this page to sales & valuations on the previous page, that valuation data includes re-mortgages and mortgage valuations for homes that never make it to sale, so it's not a true like-for-like comparison.

The number of "actual" sales is not used for averages in the rest of the Bulletin, but is useful to understand REAL turnover in our housing market (excluding for example, valuations for re-mortgage purposes). The sales and valuation data shown on page 4 is used by Hometrack to ensure a robust sample is used for meaningful averages and more detailed stats on later pages.

- Graphs 7, 8 and 9 show the total number of actual sales across England, the East of England and our eight individual districts. Please note the different scales on the left hand (vertical) axis.
- Table 6 shows the number of sales completing in six-monthly "chunks" and compares the count of sales to the count of sales and valuations from page 4.

Notes & observations

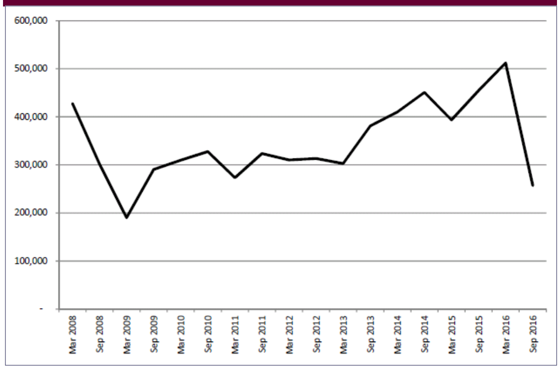
The graphs show similar trends as page 4 for England, the region and our 8 districts with quite a drop in numbers from March to September 2016. Across our 8 districts 5,057 sales completed to September 2016 compared to 10,145 six months ago.

In table 6, Peterborough saw the largest number of sales to September 2016 (997) followed by Huntingdonshire (974).

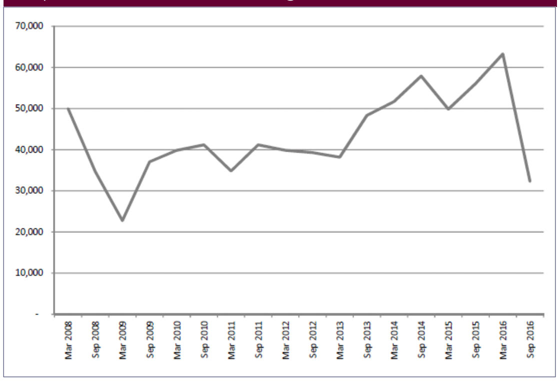
Cambridge saw the smallest number at 378. Actual sales represent about 44% of the number of sales and valuations presented on page 4, across both the region and England.

Across our eight local districts; of 11,586 sales and valuations reported, some 5,057 sales actually completed, or 44%.

Graph 7: Actual sales, England



Graph 8: Actual sales, East of England



Graph 9: Actual sales, districts

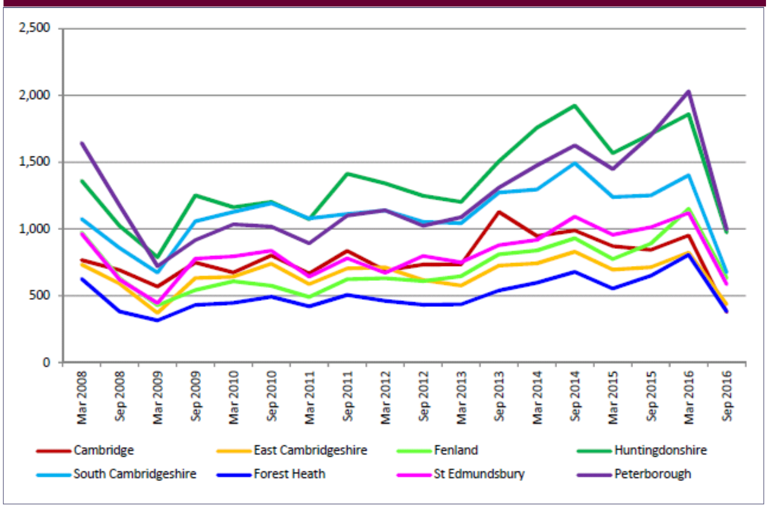


Table 6: Number of actual sales

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Sales as % of sales & vals
Cambridge	735	1,127	948	988	871	844	952	378	39%
East Cambridgeshire	576	726	743	830	695	713	823	436	43%
Fenland	647	810	839	931	774	890	1,150	631	48%
Huntingdonshire	1,202	1,507	1,758	1,924	1,568	1,711	1,860	974	43%
South Cambs	1,043	1,272	1,296	1,492	1,239	1,252	1,403	674	39%
Forest Heath	436	540	598	678	553	650	806	382	46%
St Edmundsbury	750	879	919	1,093	956	1,013	1,120	585	48%
Peterborough	1,088	1,310	1,476	1,625	1,448	1,702	2,031	997	44%
East of England	38,186	48,305	51,704	57,900	49,827	56,079	63,246	32,298	44%
England	302,721	381,052	410,088	450,855	393,549	454,508	512,079	257,096	44%

Notes on number of actual sales

Source	Timespan	Last updated	Data level	Unit	Time interval
HM Land Registry, England & Wales	Oct 2007 to Sept 2016	Nov 2016	Country, Region, District	Count	Data points repeat semi-annually

Average price
…using "real" sales only

What does this page show?

This page shows the average prices reached for "real sales" only i.e. excluding valuation data. The data comes from Land Registry. Prices are averaged over the previous six month period. Page 6 sets out the number of sales represented.

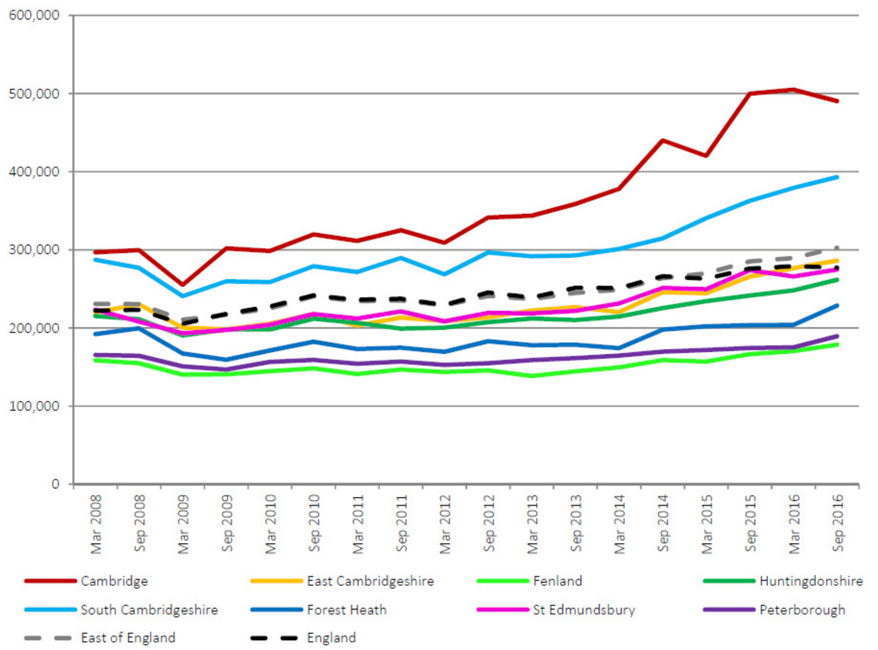
- Graph 10 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) from March 2008 to September 2016.
- Graph 11 looks at average prices over time, comparing averages based on sales and valuations data (solid lines) with averages based on sales only data (dotted lines).
- Table 7 shows average property price between March 2013 and September 2016 and the change over the past 12 months.

Notes & observations

Average prices based on Land Registry data dropped in Cambridge to September 2016, but increased a little in other districts. Trends are similar to those on page 5. Cambridge highlights the difference in the two data sets, with "real sales" averaging £490K compared to £498K when you include valuations data.

In general averages based on the two data sets usually run close and parallel, generally with the "real sales" average just slightly lower than the average based on sales and valuations. This gives some confidence that using valuation data in other market measures is not skewing our view too much.

Graph 10: Ave price based on sales only



Graph 11: Comparing ave price based on sales & valuations (S+V) vs. actual sales (Sales)

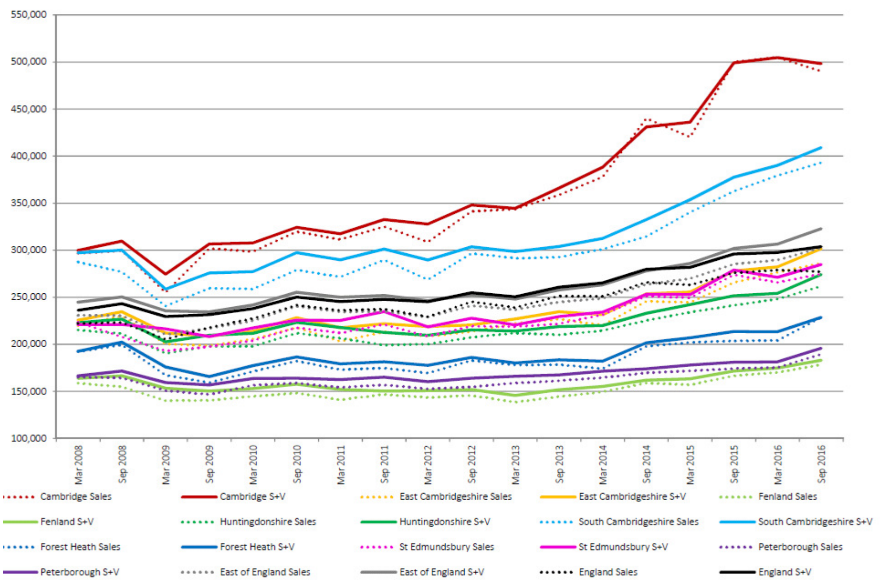


Table 7: Average price based on sales only (£)

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Change last 12 months
Cambridge	343,683	358,591	377,926	440,053	420,123	499,853	504,997	490,233	-9,620
East Cambridgeshire	222,289	226,739	220,333	245,754	244,519	265,555	276,368	286,281	20,726
Fenland	138,503	144,452	149,436	158,851	156,923	166,478	170,232	178,420	11,942
Huntingdonshire	212,092	210,169	214,564	225,379	234,190	241,510	248,050	261,663	20,153
South Cambs	291,595	292,709	301,068	314,648	340,361	362,636	379,243	393,066	30,430
Forest Heath	177,929	178,502	174,174	197,845	202,044	203,553	204,043	228,600	25,047
St Edmundsbury	218,657	221,824	231,395	251,138	249,579	273,882	265,748	274,812	930
Peterborough	158,827	161,298	164,610	169,683	171,749	174,272	175,233	189,389	15,117
East of England	236,854	244,858	248,799	263,646	269,892	285,142	289,616	302,475	17,333
England	239,009	251,291	250,931	265,954	262,960	276,018	278,932	277,134	1,116

Notes on average price, sales only

Source	Time span	Last updated	Data level	Unit	Time interval
Hometrack	Oct 2007 to Sept 2016	Nov 2016	Country, region, district	Average	Data points repeat semi-annually

Lower quartile price
...using sales & valuations data

Top Tip
What is a lower quartile?

Let's say 100 homes were sold in a month and we make a list of all 100 homes from the cheapest to the most expensive. The first 25 homes (the cheapest) on the list make up the lower quartile. The price of the 25th home on the list is the "lower quartile" value. This is used to show that the cheapest 25 homes (quartile) sold for less than that amount.

What does this page show?

This page helps compare average prices on page 5, with lower quartile prices, the lower quartile reflects the cheapest 25% of the market. It is sometimes used as a guide to "entry level" prices.

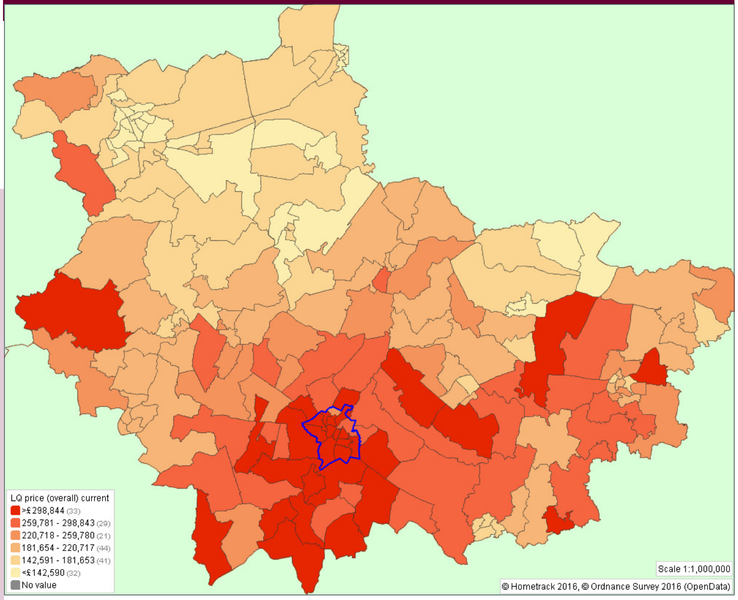
- Map 3 shows lower quartile prices for homes across our area at ward level. Similar to page 5, lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.
- Graph 12 shows lower quartile prices for each district, the region and England from March 2008 to September 2016.
- Table 8 shows lower quartile prices between March 2013 and September 2016, and compares the change in lower quartile price over the past 12 months.

Notes & observations

Lower quartile prices are rising in general. All eight districts saw an increase compared to a year ago. Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered, as shown by Graph 12, though Cambridge LQ prices have levelled a little recently.

Table 8 shows lower quartile price now at £322K in Cambridge and £280K in South Cambs. Peterborough had the lowest LQ price again, at £130K.

Map 3: Lower quartile price by ward



Graph 12: Lower quartile price

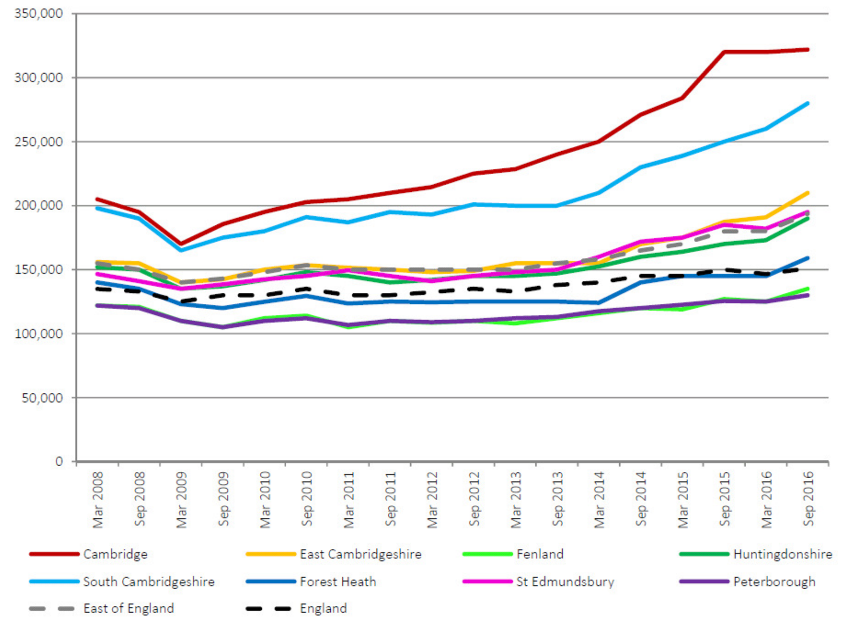


Table 8: Lower quartile price, based on sales and valuations (£)

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Change last 12 months
Cambridge	228,500	240,000	250,000	271,000	284,000	319,950	320,000	322,000	2,050
East Cambridgeshire	155,000	155,000	155,000	169,950	175,000	187,300	190,950	210,000	22,700
Fenland	108,000	112,000	116,000	120,000	119,000	127,000	125,000	135,000	8,000
Huntingdonshire	145,000	147,000	152,500	160,000	164,000	170,000	173,000	190,000	20,000
South Cambridgeshire	200,000	200,000	210,000	230,000	238,950	250,000	260,000	280,000	30,000
Forest Heath	125,000	125,000	124,000	140,000	145,000	145,000	144,950	159,000	14,000
St Edmundsbury	148,000	150,000	160,000	171,950	175,000	185,000	182,000	195,000	10,000
Peterborough	112,000	113,000	117,500	120,000	122,500	125,500	125,000	130,000	4,500
East of England	150,000	155,000	158,000	165,000	170,000	179,950	180,000	193,700	13,750
England	133,000	138,000	140,000	145,000	145,000	150,000	146,500	151,000	1,000

Notes on lower quartile price, based on sales and valuations

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack	Oct 2007 to Sept 2016	Nov 2016	Country, region, district	Lower quartile	Data points repeat semi-annually

Price per square metre
...using sales & valuations data

What does this page show?

Price per metre square and price per square foot are measures housing developers sometimes use in their calculations.

- Map 4 shows average price per square metre of all homes at ward level, based on sales and valuation data. As there may not be a large number of transactions within these small areas, average prices achieved over the past 6 months (April to September 2016) are used to ensure the sample is robust.
- Graph 13 shows changes in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from March 2008 to September 2016.
- Table 9 shows values from March 2013 to Sept 2016.

Top Tip
Why look at price per square metre?

Price per square metre is used to help compare prices "per unit of floor area". It gives an idea of price regardless of the number of bedrooms in a home, so it can help compare sales values.

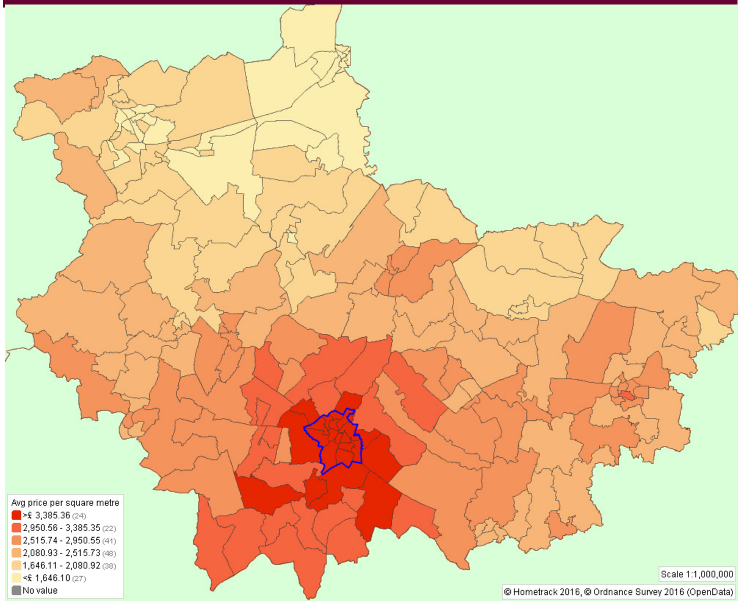
Notes & observations

Map 4 emphasises the price "hotspot" in and around Cambridge, particularly south of the city, in South Cambridgeshire. The pale areas denote lower values to the north, especially around Wisbech in Fenland, to the east and south of Peterborough, and in the north of Forest Heath.

Graph 13 shows trends for all eight districts, which have been rising steadily since about March 2012. The last 6 months see all increasing in price per square metre, especially Cambridge.

Table 9 shows the prices per sqm ranging from £1,591 in Fenland to £4,579 in Cambridge, where the average has increased by £404 per sqm in the past 12 months.

Map 4: Average price per square metre by ward



Graph 13: Average price per square metre

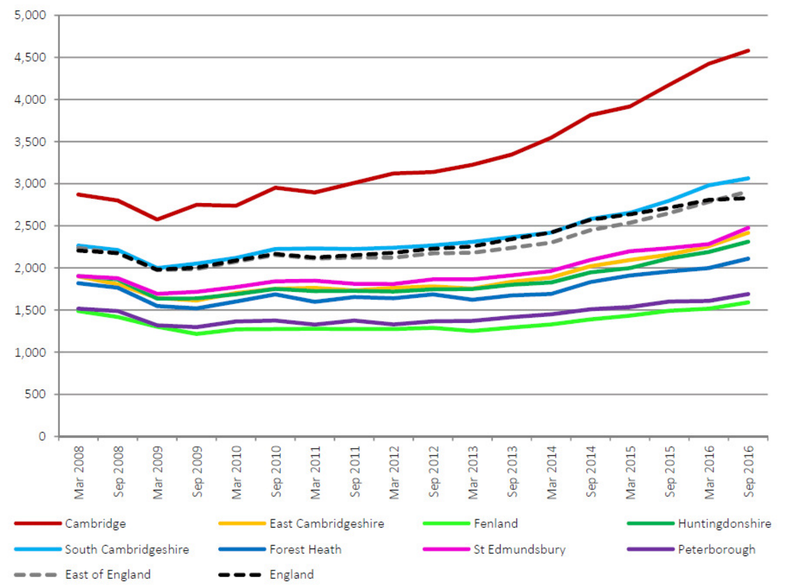


Table 9: Average price per square metre (£)

	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Change last 12 months
Cambridge	3,225	3,346	3,546	3,814	3,916	4,175	4,423	4,579	404
East Cambridgeshire	1,755	1,836	1,885	2,020	2,094	2,158	2,259	2,417	259
Fenland	1,252	1,293	1,329	1,390	1,434	1,491	1,516	1,591	100
Huntingdonshire	1,750	1,801	1,827	1,948	1,998	2,114	2,189	2,312	198
South Cambridgeshire	2,310	2,366	2,419	2,582	2,654	2,798	2,980	3,064	266
Forest Heath	1,622	1,674	1,691	1,832	1,910	1,958	1,998	2,110	152
St Edmundsbury	1,865	1,913	1,964	2,095	2,199	2,236	2,283	2,475	239
Peterborough	1,371	1,416	1,449	1,510	1,536	1,601	1,608	1,690	89
East of England	2,181	2,239	2,300	2,450	2,535	2,651	2,784	2,907	256
England	2,254	2,343	2,420	2,572	2,636	2,714	2,808	2,828	114

Notes on Sales & valuations, overall property price per square metre

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack	Oct 2007 to Sept 2016	Nov 2016	Country, region, district	Average	Data points repeat semi-annually

Average time to sell
...using sales data

What does this page show?

This page sets out the average time taken to sell a property, calculated using the time when a property is first listed on the market via Zoopla (ZPG) to the date it was sold based on Land Registry data. This page only reports on completed sales reported by Land Registry. Homes which take a long time to sell will be reported only once the sale completes.

Because the data looks at the Land Registry for the completion date, the figures can jump around, with some large spikes when "slower" properties finally sell. There can be a time lag on data coming in from the Land Registry which we suspect is causing some of these spikes, not necessarily a general slow-down in the sales completing.

- Map 5 shows the average time to sell in weeks at August 2016 (the data is slightly slower to process than other pages in the Bulletin, so please not it's not September 2016 data).
- Graph 14 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed lines) between September 2014 and August 2016.
- Table 10 shows the average time taken to sell each month from August 2015 to August 2016.

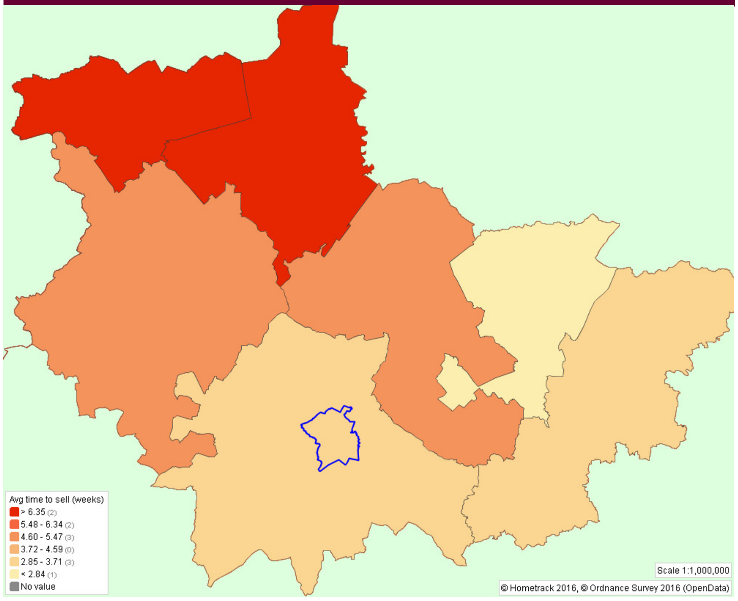
Notes & observations

Map 5 shows homes taking longest times to sell in Peterborough where there is a 7.1 week turnaround, followed by Fenland at 6.9 weeks.

Graph 14 helps compare districts, the region and England trends, though to be honest they are all pretty erratic.

Table 10 shows the national average stood at 6.1 weeks, down from 9 weeks a year ago, while the regional average dropped from 7 weeks in Aug 2015 to 4.7 weeks in Aug 2016. Forest Heath is showing the quickest turnaround at 1.7 weeks in August 2016.

Map 5: Time taken to sell in weeks



Graph 14: Time taken to sell (weeks)

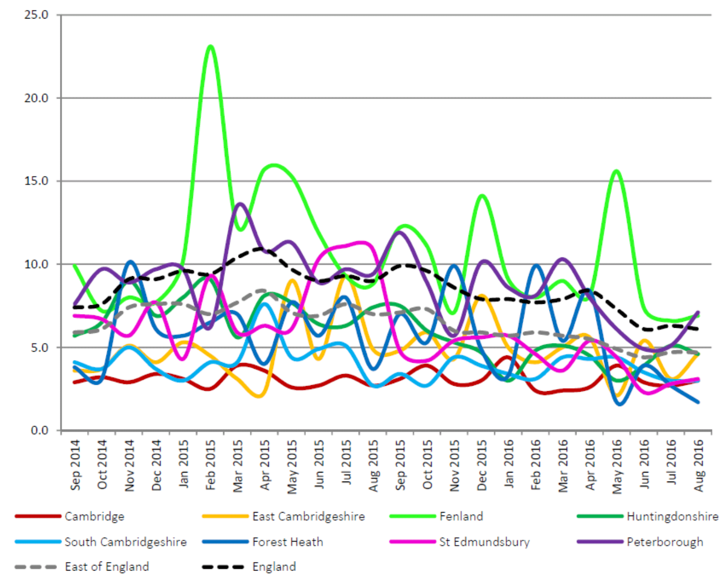


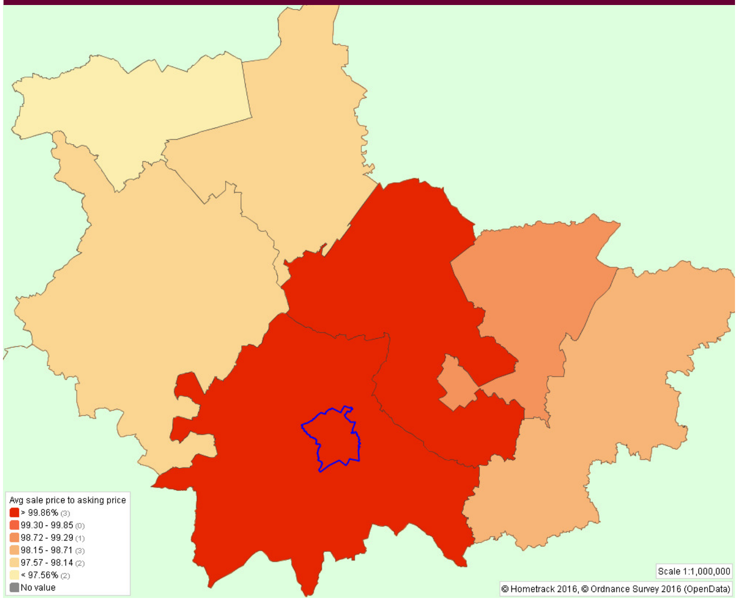
Table 10: Average time taken to sell (weeks)

	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016
Cambridge	2.7	3.1	3.9	2.8	3.0	4.4	2.4	2.4	2.6	3.9	2.9	2.7	3.0
East Cambs	4.9	4.8	5.9	4.3	8.1	5.0	4.1	5.0	5.6	2.1	5.4	3.1	4.6
Fenland	8.8	12.2	11.1	7.1	14.1	9.1	8.0	9.0	8.1	15.6	7.4	6.6	6.9
Huntingdonshire	7.4	7.5	6.0	5.3	4.7	3.0	4.8	5.1	4.5	3.0	3.9	5.1	4.6
South Cambs	2.7	3.4	2.7	4.4	3.9	3.4	3.1	4.4	4.3	4.4	3.5	3.0	3.0
Forest Heath	3.7	7.0	5.3	9.9	4.9	3.3	9.9	5.4	8.4	1.7	3.9	2.7	1.7
St Edmundsbury	10.9	4.8	4.2	5.4	5.6	5.7	4.6	3.6	5.4	4.4	2.3	2.8	3.1
Peterborough	9.4	11.9	8.9	5.7	10.1	8.6	8.1	10.3	8.0	6.1	4.9	5.1	7.1
East of England	7.0	7.1	7.3	6.0	5.9	5.7	5.9	5.7	5.5	4.9	4.4	4.7	4.7
England	9.0	9.9	9.6	8.6	7.9	7.9	7.7	7.9	8.4	7.3	6.1	6.3	6.1

Notes on Market signals: average time to sell (weeks)					
Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack analysis of Zoopla data	Oct 2007 to August 2016	Nov 2016	Country, region, district	Average weeks	Data points repeat monthly

Price asked and achieved
...using sales data

Map 6: % of asking price achieved at sale



What does this page show?

The data shows the typical proportion of the asking price that is achieved for all sales agreed over that specific month.

It's important to remember when comparing the asking price to the actual price achieved, that some differences may result from sellers reducing the asking price to encourage interest.

Data is calculated using property listings on Zoopla (ZPG) taking the advertised asking price compared to the final sold price registered with Land Registry. The price achieved relies on Land Registry data coming through which can take some time, so the most recent 6 months of data is subject to change as data filters through.

- Map 6 shows the percentage of asking prices actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 15 shows the percentage achieved in each district, between September 2014 and August 2016. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 11 shows the average percentage achieved in each district, the region and England from August 2015 to August 2016.

Notes & observations

In August 2016 Cambridge saw the highest percentage of asking price achieved at 100.8%.

East and South Cambs both reached 100%. The lowest percentage in our area was Peterborough at 97.4%.

The proportion for the region was 98.6% and for England was 97.7%.

Graph 15 highlights some big variations over time.

Graph 15: % of asking price achieved at sale

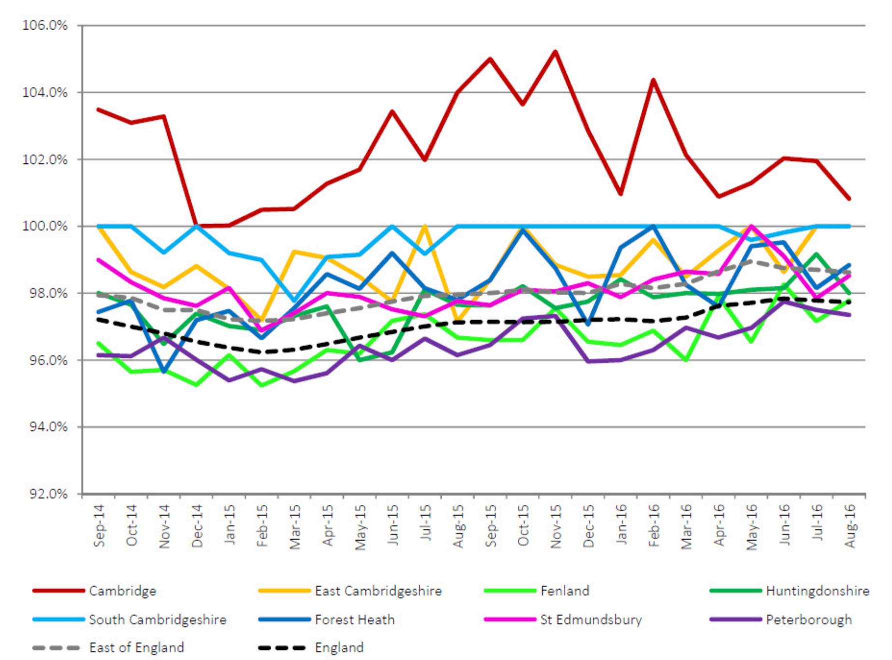


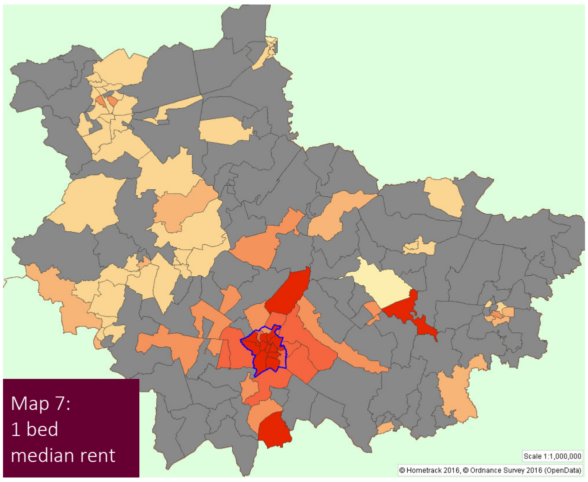
Table 11: Percentage of asking price achieved at sale

	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Cambridge	104.0%	105.0%	103.6%	105.2%	102.9%	101.0%	104.4%	102.1%	100.9%	101.3%	102.0%	102.0%	100.8%
East Cambs	97.2%	98.4%	100.0%	98.9%	98.5%	98.5%	99.6%	98.5%	99.3%	100.0%	98.6%	100.0%	100.0%
Fenland	96.7%	96.6%	96.6%	97.6%	96.6%	96.5%	96.9%	96.0%	97.9%	96.6%	98.3%	97.2%	97.8%
Huntingdonshire	97.7%	97.6%	98.2%	97.6%	97.8%	98.4%	97.9%	98.0%	98.0%	98.1%	98.2%	99.2%	98.0%
South Cambs	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	99.8%	100.0%	100.0%
Forest Heath	97.8%	98.4%	99.9%	98.8%	97.1%	99.4%	100.0%	98.3%	97.6%	99.4%	99.5%	98.2%	98.8%
St Edmundsbury	97.8%	97.6%	98.1%	98.1%	98.3%	97.9%	98.4%	98.6%	98.6%	100.0%	99.1%	97.9%	98.5%
Peterborough	96.2%	96.5%	97.2%	97.3%	96.0%	96.0%	96.3%	97.0%	96.7%	97.0%	97.8%	97.5%	97.4%
East of England	98.0%	98.0%	98.1%	98.0%	98.0%	98.3%	98.2%	98.3%	98.7%	99.0%	98.8%	98.7%	98.6%
England	97.1%	97.1%	97.1%	97.1%	97.2%	97.2%	97.2%	97.3%	97.6%	97.7%	97.8%	97.8%	97.7%

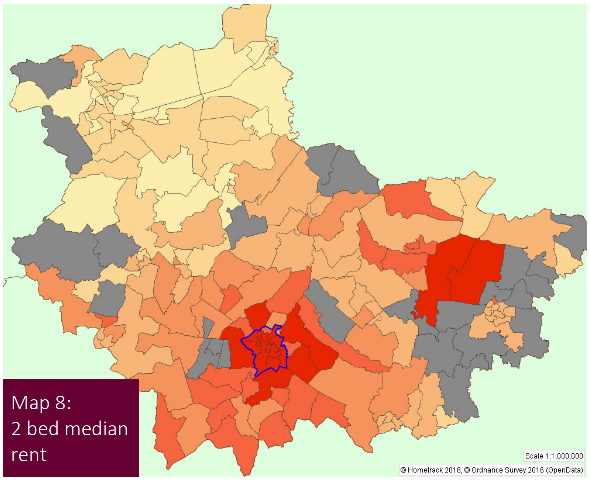
Notes on Market signals: sale to asking price (%)					
Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack analysis of Zoopla data	Oct 2007 to August 2016	Nov 2016	*Country *Region *District	Average weeks	Data points repeat monthly

Table 12: Weekly median private rents & "main" LHA rate (last column, see p13 for detail)									
	Sep14	Dec14	Mar15	Jun15	Sep15	Dec15	Mar16	Jun16	Sep16	LHA
Cambridge									Grey column = Cambridge LHA rate (rounded)	
1 bed	183	184	184	190	190	195	196	201	206	126
2 bed	248	252	253	253	265	265	265	265	265	141
3 bed	288	288	288	294	288	294	298	298	300	168
4 bed	403	403	398	392	392	392	392	392	403	218
East Cambridgeshire									Grey column = Cambridge LHA rate (rounded)	
1 bed	121	121	124	126	126	125	115	138	158	126
2 bed	150	150	152	152	155	160	166	168	173	141
3 bed	184	184	189	187	196	196	196	196	201	168
4 bed	288	276	276	276	265	276	265	276	282	218
Fenland									Grey column = Peterborough LHA rate (rounded)	
1 bed	98	98	98	99	101	103	103	109	121	92
2 bed	126	126	126	126	126	132	132	137	137	115
3 bed	150	150	150	150	150	155	155	155	160	132
4 bed	196	196	196	201	207	207	206	206	207	168
Huntingdonshire									Grey column = Huntingdon LHA rate (rounded)	
1 bed	114	114	114	115	121	121	126	130	132	105
2 bed	144	144	150	150	150	150	155	160	161	126
3 bed	173	173	178	177	178	184	190	196	196	150
4 bed	230	242	253	253	259	253	253	253	252	198
South Cambridgeshire									Grey column = Cambridge LHA rate (rounded)	
1 bed	150	150	150	152	158	160	160	167	173	126
2 bed	183	184	190	196	197	200	201	201	206	141
3 bed	216	219	219	219	225	225	225	229	233	168
4 bed	298	300	300	321	326	311	311	323	311	218
Forest Heath									Grey column = Bury St Edmunds LHA rate (rounded)	
1 bed	115	121	121	121	115	115	124	132	158	102
2 bed	155	155	155	155	156	160	161	173	173	126
3 bed	219	219	207	219	207	213	213	219	219	150
4 bed	306	306	306	306	300	300	306	306	309	216
St Edmundsbury									Grey column = Bury St Edmunds LHA rate (rounded)	
1 bed	126	126	126	130	132	132	137	141	144	102
2 bed	155	155	155	155	155	160	163	167	167	126
3 bed	196	196	196	196	190	183	190	190	196	150
4 bed	299	306	306	321	306	306	300	300	276	216
Peterborough									Grey column = Peterborough LHA rate (rounded)	
1 bed	103	103	103	103	109	109	114	121	126	92
2 bed	132	132	132	135	137	137	137	144	144	115
3 bed	150	153	153	155	155	160	160	160	167	132
4 bed	206	213	219	213	219	219	219	213	219	168
East of England										
1 bed	130	132	132	137	137	138	145	155	173	-
2 bed	161	161	166	167	168	173	178	183	190	-
3 bed	196	196	196	196	201	206	207	213	219	-
4 bed	288	288	300	298	298	294	298	298	298	-
England										
1 bed	155	160	160	160	155	155	167	178	206	-
2 bed	167	167	167	165	156	160	161	167	173	-
3 bed	183	183	184	183	183	183	190	196	196	-
4 bed	311	323	334	323	311	311	311	311	311	-

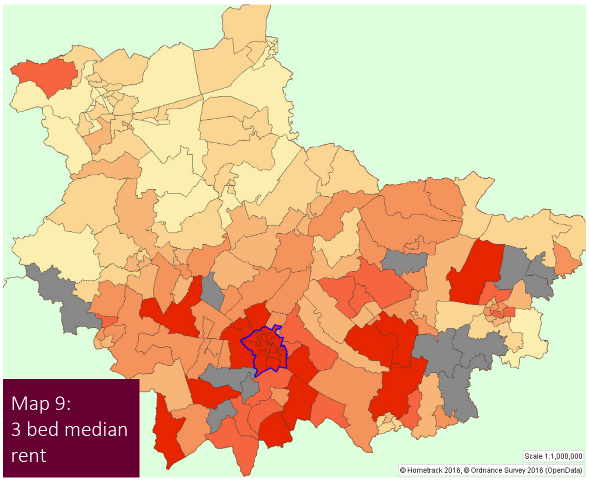
Private rents & broad



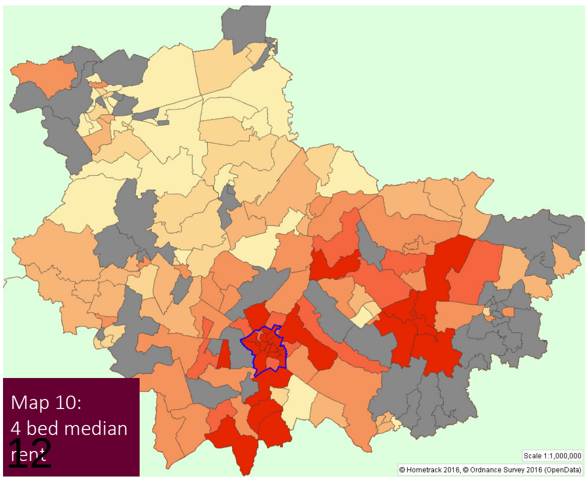
Map 7: 1 bed median rent



Map 8: 2 bed median rent



Map 9: 3 bed median rent

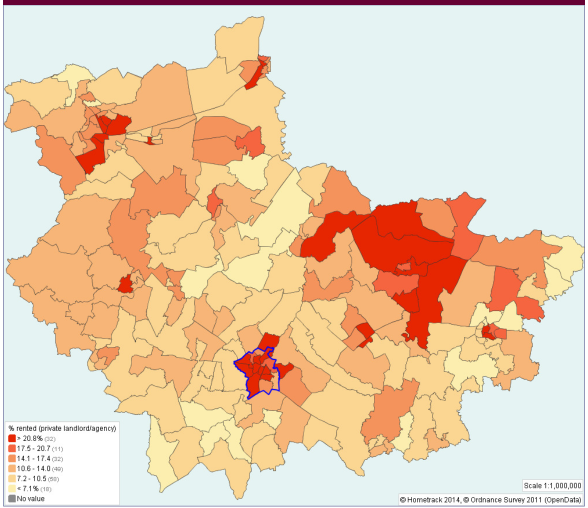


Map 10: 4 bed median rent

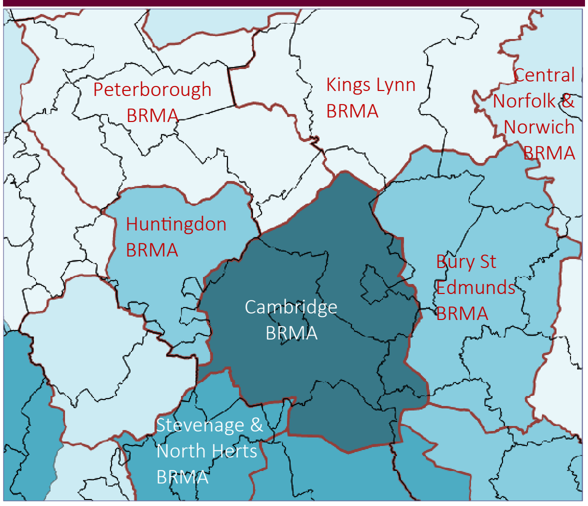
Page 12

rental market areas showing local housing allowance

Map 11: % renting from private landlord or letting agency by ward, Census 2011



Map 12: Broad Rental Market Area (BRMA) and local authority boundaries



Source	Time-span	Last updated	Data level	Unit	Time interval
Notes on rents by bed count: private median					
Home-track	Oct 2007 to Sept 2016	Nov 2016	*Country *Region *District *Ward	Median	Data points repeat annually
Notes on Local housing allowance rates					
Valuation Office Agency (VOA)	April 2016 to Mar 2017	Jan 2016	Broad rental market areas (BRMA)	Weekly rate (£)	Annual

For more detail on local housing allowances and broad rental market areas, please visit www.voa.gov.uk

Maps 7 to 10 on page 12 show median private rents for 1, 2, 3 and 4 beds highlighting “hotspots” in red, and ‘insufficient data’ in grey.
Table 12 sets out median rents alongside the “main” local housing allowance (LHA) rate for that area. It’s a rough comparison as the areas covered are different, but hopefully it gives an idea of how rents and allowances compare.
Map 11 shows the % of homes privately rented, according to the 2011 Census.
Map 12 shows BRMA boundaries (red lines) and district boundaries used throughout the rest of the bulletin (black lines). The blue shading on Map 12 shows the LHA ‘room rate’ for each BRMA in our area.

LHA rates are set out in Table 13 for all our local BRMAs. These were set based on a 6-monthly survey undertaken by the Valuation Office Agency along with formulas based on lower quartile rents. From 2016/17 to 2020/21 local housing allowances have been frozen to help reduce the national welfare bill.

We will monitor impacts of this freeze in future.

Table 13: Weekly Local Housing Allowance rates (see Map 13 for boundaries)

	Apr-13 to Mar-14	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17
Cambridge BRMA				
Room	£76.65	£79.72	£80.52	£80.52
1 bed	£120.00	£124.80	£126.05	£126.05
2 bed	£137.97	£139.35	£140.74	£140.74
3 bed	£160.37	£166.78	£168.45	£168.45
4 bed	£207.69	£216.00	£218.16	£218.16
Bury St Edmunds BRMA				
Room	£68.50	£63.50	£64.14	£64.14
1 bed	£100.24	£101.24	£102.25	£102.25
2 bed	£123.82	£125.06	£126.31	£126.31
3 bed	£147.40	£148.87	£150.36	£150.36
4 bed	£219.23	£207.69	£216.00	£216.00
Central Norfolk & Norwich BRMA				
Room	£58.50	£59.09	£61.45	£61.45
1 bed	£91.15	£92.06	£92.98	£92.98
2 bed	£114.23	£115.37	£116.52	£116.52
3 bed	£132.69	£134.02	£135.36	£135.36
4 bed	£183.46	£184.62	£184.11	£184.11
Peterborough BRMA				
Room	£57.50	£56.58	£57.15	£57.15
1 bed	£91.15	£91.15	£92.05	£92.05
2 bed	£114.23	£114.23	£115.07	£115.07
3 bed	£129.71	£131.01	£132.32	£132.32
4 bed	£165.09	£166.74	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.10	£51.61	£53.67	£53.67
1 bed	£88.85	£89.74	£90.64	£90.64
2 bed	£110.00	£111.10	£112.21	£112.21
3 bed	£126.92	£128.19	£129.47	£129.47
4 bed	£165.09	£161.54	£163.16	£163.16
Huntingdon BRMA				
Room	£63.50	£64.14	£63.50	£63.50
1 bed	£103.85	£103.85	£104.89	£104.89
2 bed	£126.92	£121.15	£126.00	£126.00
3 bed	£150.00	£144.62	£150.40	£150.40
4 bed	£212.26	£196.15	£198.11	£198.11
Stevenage & North Herts BRMA				
Room	£73.50	£69.27	£72.04	£72.04
1 bed	£121.15	£121.15	£122.36	£122.36
2 bed	£152.31	£153.83	£155.37	£155.37
3 bed	£182.78	£184.61	£186.46	£186.46
4 bed	£229.62	£229.62	£238.80	£238.80

Affordability ratios
...using sales & valuations data

What does this page show?

This page is based on Hometrack's house price data (sales and valuations) and CACI data on household incomes.

The ratios show, on average, how many "times" income the local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable.

- On maps 13 and 14, the higher the ratio the darker the shading, the less affordable housing is in that area. The two tables help us compare affordability ratios over time.
- Values are calculated using the previous 12 months data, so for example in the tables, the June 2015 column relies on data gathered between July 2014 and June 2015.
- Map 13 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward. Table 14 shows the lower quartile house price to lower quartile income ratio changing between June 2014 and June 2016.
- Map 14 shows affordability using the ratio of median house prices to median income. Table 15 shows the median house price to median income ratio for our eight districts between June 2014 and June 2016.

Notes & observations

Both maps show that, in general, homes are less affordable in the south and the north-west of our area. There is a wide variation across the eight districts but the stand-out ratios are around Cambridge, where lower quartile prices are over nineteen times lower quartile incomes. Many of the ratios in our area are worsening.

On both median and lower quartile measures Cambridge, South Cambs, and St Edmundsbury are least affordable.

Table 15: Median house price to income ratio (rounded)

	Sept-14	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16
Cambridge	10.6	11.1	11.2	11.5	11.9	12.8	12.8	13.2	13.2
East Cambs	6.4	6.8	7.0	7.1	7.3	7.4	7.6	7.7	7.9
Fenland	5.7	5.8	6.0	6.0	6.2	6.3	6.4	6.4	6.6
HDC	5.8	5.9	6.1	6.2	6.4	6.4	6.5	6.5	6.6
South Cambs	7.3	7.4	7.6	7.9	8.2	8.4	8.5	8.8	8.8
Forest Heath	6.1	6.3	6.5	6.6	6.7	6.7	6.6	6.7	6.9
St Ed's	7.1	7.3	7.4	7.6	7.8	7.9	8.0	8.1	8.1
Peterborough	5.7	5.8	5.9	6.0	6.0	6.1	6.1	6.1	6.1
East of England	7.2	-	7.4	7.6	7.8	7.9	8.0	8.0	8.2

Map 13: Lower quartile price compared to lower quartile income

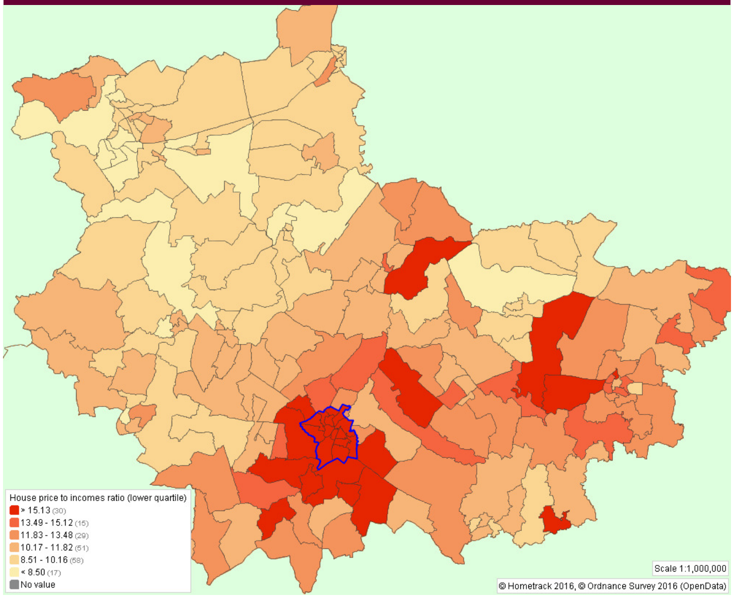
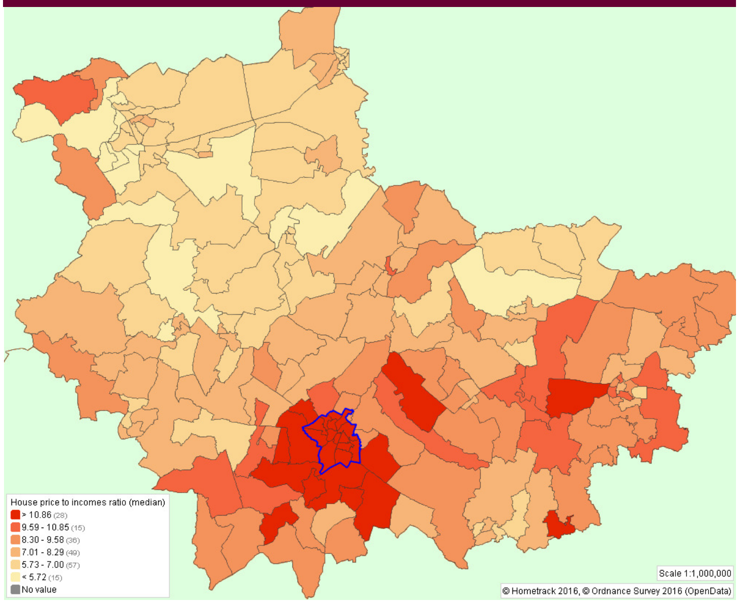


Table 14: Lower quartile price to income ratio (rounded)

	Sept-14	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16
Cambridge	15.1	15.7	16.6	17.1	17.9	18.7	18.8	19.3	19.3
East Cambs	9.2	9.6	9.8	10.0	10.3	10.4	10.6	10.9	11.2
Fenland	8.5	8.7	8.7	8.8	9.0	9.0	9.2	9.1	9.4
HDC	8.4	8.6	8.7	8.9	8.9	8.9	9.1	9.3	9.4
South Cambs	10.8	11.1	11.6	11.8	12.0	11.9	12.2	12.4	12.8
Forest Heath	8.7	8.9	9.4	9.6	9.7	9.6	9.5	9.5	9.8
St Ed's	10.2	10.5	10.7	10.9	11.0	10.9	11.2	11.2	11.3
Peterborough	8.3	8.4	8.5	8.6	8.8	8.8	8.8	8.8	8.9
East of England	9.9	-	10.1	10.3	10.6	10.5	10.6	10.7	10.9

Map 14: Median price to compared to median income



Notes on house price to income ratios

Source	Timespan	Last updated	Data level	Unit	Time interval
Hometrack & CACI	Oct 2007 to Sept 2016	Nov 2016	Region & district	Median & lower quartile	Data points repeat annually

Weekly cost
...*comparing size & tenure*

Table 16 compares the weekly cost of property by size. Most of data is gathered over a twelve month period. Values may not always be available, depending on the number of homes sold, valued or rented. For each bedroom size the tenure with the highest weekly cost is highlighted in pink, lowest in grey.

Top Tip
The table reflects weekly cost of each size and tenure home, not the cost associated with raising a deposit, accessing a mortgage and excludes ground rent & service charges.

Source	Timespan	Last updated	Unit
Renting (Local Authority)			
Average local authority rent only available in Cambridge and South Cambridgeshire. May include some sheltered so please compare to HA rents cautiously, as HA rents exclude sheltered housing. The weekly rent quoted excludes ground rent and service charges.			
Cambridge City from 'Orchard'	Apr-15 to Mar-16	May 2016	Average rent excl. shared ownership
SCDC bespoke report	At Dec-15	Dec 2015	Average , all 'let' properties
Region & England TSA	Apr-12 to Mar-13	Dec 2013	Average: two dec places
Renting (Housing Association)			
Average rent reported via Homes and Communities Agency's statistical data return (SDR). We have used local rent figures for 'low cost rent' and 'affordable rent' based on the HCA return here https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015. General needs housing only, no service charges included.			
HCA SDR	End of Mar '16	30 Sept 2016	Average
Region & Eng HCA RSR survey	Jan-11 to Dec-11	Feb 2016	Average data points repeat annually
Renting: intermediate and private			
The weekly cost of private renting is the median rent for advertised properties in local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.			
Hometrack	Oct07 to Sep16	Nov 2016	Median
Buying a lower quartile new build / resale			
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.			
Hometrack	Oct07 to Sep16	Nov 2016	Lower Quartile
Buying 40% share through HomeBuy			
The weekly cost is derived from Hometrack's median price data. The cost excludes ground rent and service charges. The rent element is assumed at 2.75% and mortgages payments derived from average building society rates. Loan-to-value is assumed at 85% i.e. it is assumed that the buyer has made a 15% deposit on the portion of the property they have bought.			
Hometrack	Oct07 to Sep16	Nov 2016	Median
Buying an average new build / resale			
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.			
Hometrack	Oct07 to Sep16		Median

Table 16: Comparing weekly cost by district tenure and size (rounded)

	Local Authority rent	Housing Association 'low cost' rent	Housing Association 'affordable' rent	Intermediate rent	Median private rent	Buying a lower quartile resale	Buying an average resale	Buying 40% share through HomeBuy	Buying a lower quartile new build	Buying an average new build
Cambridge										
1bed	85	96	125	165	206	216	264	189	318	341
2bed	102	123	140	212	265	295	354	252	435	480
3bed	116	127	162	240	300	403	481	332	557	566
East Cambridgeshire										
1bed	-	89	98	126	158	112	123	84	-	-
2bed	-	106	121	138	173	142	159	108	-	-
3bed	-	119	140	161	201	235	278	189	280	312
Fenland										
1bed	-	79	86	97	121	72	80	54	-	-
2bed	-	93	102	110	137	89	97	66	-	-
3bed	-	106	120	128	160	159	187	127	181	197
Huntingdonshire										
1bed	-	85	95	106	132	107	134	93	144	169
2bed	-	100	121	129	161	136	176	120	170	193
3bed	-	112	139	157	196	216	251	172	244	318
South Cambridgeshire										
1bed	84	91	114	138	173	164	193	131	-	-
2bed	97	109	137	165	206	187	230	158	251	307
3bed	107	127	160	186	233	307	347	239	327	377
Forest Heath										
1bed	-	82	102	126	158	108	135	92	-	-
2bed	-	95	129	138	173	136	159	110	250	318
3bed	-	106	177	175	219	187	222	150	169	219
St Edmundsbury										
1bed	-	81	95	115	144	119	139	95	247	247
2bed	-	95	119	134	167	152	168	115	185	186
3bed	-	106	143	157	196	222	265	181	256	272
Peterborough										
1bed	-	82	85	101	126	80	87	60	101	119
2bed	-	94	103	115	144	107	125	86	140	152
3bed	-	107	115	134	167	148	180	123	193	210
East of England (LA rent 2012/13, H'Assn 2011, not shaded as so old)										
1bed	70	67		138	173	131	165	112	162	199
2bed	81	78		152	190	167	211	147	204	245
3bed	92	87		175	219	227	295	201	253	310
England (LA rents 2012/13, H'Assn 2011, not shaded as so old)										
1bed	66	60		165	206	136	205	143	193	307
2bed	75	70		138	173	167	261	181	218	341
3bed	83	75		157	196	166	236	162	199	259

"Ladders" of weekly housing cost

Weekly housing cost from page 16 are presented here as "ladders". Due to the enthusiastic response to the ladders in previous editions, we've included the ladders again. These aim to help compare new build and resale costs with number of bedrooms, between districts. The scale (on the left) represents £10 chunks of weekly housing cost, so £540 represents a weekly cost of between £540 and £549.

Key and notes:

- Ave = average.
- LQ = lower quartile (proxy for 'entry level').
- Private rent = Median private rent.
- New build = weekly cost of newly built home.
- Resale = weekly cost of 'second hand' home.
- HA 'aff' rent = housing association 'affordable' rents, set at up to 80% of private rents.
- HA rent = low cost rent (that is, traditional social rented).
- LA rent = local authority rented (City and South Cambs only).
- Intermed rent = Intermediate rent, representing 80% of the median private rent advertised in the local area.
- Full notes and data sources are on page 15.
- ❶❷ ❸ denote the number of bedrooms.

£/wk	Cambridge	East Cambs	Fenland	Huntingdon-shire	South Cambs	Forest Heath	St Edmundsbury	Peterborough
£560	❸ Ave new build							
£550	❸ LQ new build							
£540								
£530								
£520								
£510								
£500								
£490								
£480	❸ Ave resale ❷ Ave new build							
£470								
£460								
£450								
£440								
£430	❷ LQ new build							
£420								
£410								
£400	❸ LQ resale							
£390								
£380								
£370					❸ Ave new build			
£360								
£350	❷ Ave resale							
£340	❶ Ave new build				❸ Ave resale			
£330	❸ HomeBuy							
£320					❸ LQ new build			
£310	❶ LQ new build	❸ Ave new build		❸ Ave new build		❷ Ave new build		
£300	❸ Private rent				❸ LQ resale ❷ Ave new build			
£290	❷ LQ resale							
£280		❸ LQ new build						
£270		❸ Ave resale					❸ Ave new build	
£260	❷ Private rent ❶ Ave resale						❸ Ave resale	
£250	❷ HomeBuy			❸ Ave resale		❷ LQ new build	❸ LQ new build	
£240	❸ Intermed rent			❸ LQ new build	❷ LQ new build		❶ Ave new build ❶ LQ new build	
£230		❸ LQ resale			❸ HomeBuy ❸ Private rent ❷ Ave resale			
£220						❸ Ave resale	❸ LQ resale	
£210	❷ Intermed rent ❶ LQ resale			❸ LQ resale		❸ Ave new build ❸ Private rent		❸ Ave new build
£200	❶ Private rent	❸ Private rent			❷ Private rent			
£190			❸ Ave new build	❸ Private rent ❷ Ave new build	❶ Ave resale		❸ Private rent	❸ LQ new build
£180	❶ HomeBuy	❸ HomeBuy	❸ Ave resale ❸ LQ new build		❸ Intermed rent ❷ LQ resale	❸ LQ resale	❸ HomeBuy ❷ Ave new build ❷ LQ new build	❸ Ave resale
£170		❷ Private rent		❸ HomeBuy ❷ Ave resale ❷ LQ new build	❶ Private rent	❸ HA 'aff' rent ❸ Intermed rent ❷ Private rent		
£160	❸ HA 'aff' rent ❶ Intermed rent	❸ Intermed rent	❸ Private rent	❷ Private rent ❶ Ave new build	❸ HA 'aff' rent ❷ Intermed rent ❶ LQ resale	❸ LQ new build	❷ Ave resale ❷ Private rent	❸ Private rent
£150		❷ Ave resale ❶ Private rent	❸ LQ resale	❸ Intermed rent	❷ HomeBuy	❸ HomeBuy ❷ Ave resale ❶ Private rent	❸ Intermed rent ❷ LQ resale	❷ Ave new build
£140	❷ HA 'aff' rent	❸ HA 'aff' rent ❷ LQ resale		❶ LQ new build			❸ HA 'aff' rent ❶ Private rent	❸ LQ resale ❷ LQ new build ❷ Private rent
£130		❷ Intermed rent	❷ Private rent	❸ HA 'aff' rent ❷ LQ resale ❶ Ave resale ❶ Private rent	❷ HA 'aff' rent ❶ HomeBuy ❶ Intermed rent	❷ LQ resale ❷ Intermed rent ❶ Ave resale	❷ Intermed rent ❶ Ave resale	❸ Intermed rent
£120	❸ HA rent ❷ HA rent ❶ HA 'aff' rent	❷ HA 'aff' rent ❶ Ave resale ❶ Intermed rent	❸ HomeBuy ❸ Intermed rent ❸ HA 'aff' rent ❶ Private rent	❷ Intermed rent ❷ HomeBuy ❷ HA 'aff' rent	❸ HA rent	❷ HA 'aff' rent ❶ Intermed rent		❸ HomeBuy ❷ Ave resale ❶ Private rent
£110	❸ LA rent	❸ HA rent ❶ LQ resale	❷ Intermed rent	❸ HA rent		❷ HomeBuy	❷ HomeBuy ❷ HA 'aff' rent ❷ LQ resale ❶ Intermed rent	❸ HA 'aff' rent ❷ Intermed rent ❶ Ave new build
£100	❷ LA rent	❷ HomeBuy ❷ HA rent	❸ HA rent ❷ HA 'aff' rent	❷ HA rent ❶ LQ resale ❶ Intermed rent	❸ LA rent ❷ HA rent ❶ HA 'aff' rent	❸ HA rent ❶ LQ resale ❶ HA 'aff' rent	❸ HA rent	❸ HA rent ❷ LQ resale ❷ HA 'aff' rent ❶ LQ new build ❶ Intermed rent
£90	❶ HA rent	❶ HA 'aff' rent	❷ Ave resale ❷ HA rent ❶ Intermed rent	❶ HomeBuy ❶ HA 'aff' rent	❷ LA rent ❶ HA rent	❷ HA rent ❶ HomeBuy	❷ HA rent ❶ HomeBuy ❶ HA 'aff' rent	❷ HA rent
£80	❶ LA rent	❶ HomeBuy ❶ HA rent	❷ LQ resale ❶ Ave resale ❶ HA 'aff' rent	❶ HA rent	❶ LA rent	❶ HA rent	❶ HA rent	❷ HomeBuy ❶ Ave resale ❶ LQ resale ❶ HA 'aff' rent ❶ HA rent
£70			❶ LQ resale ❶ HA rent					
£60			❷ HomeBuy					❶ HomeBuy
£50			❶ HomeBuy					

About Hometrack

Hometrack is the residential property market specialist. We provide objective, board-ready evidence and insight to help our customers make informed business and strategy decisions about the residential property market.

Founded in the UK in 1999, we expanded to Australia in 2007 and are trusted by major mortgage lenders, housing authorities and property developers in both countries. Our market-leading automated valuation model was launched in 2002, and our innovations continue to lead the market.

We're trusted and consulted by major regulatory bodies in the UK. Hometrack is the partner of choice for participants in capital markets, developers, public sector organisations and investors.

Data within this bulletin is from Hometrack's Housing Intelligence System (HIS) which is an online market intelligence system designed to inform decision making and strategy. It gives instant access to a wide range of data and analysis at both a regional and local area level. To read the latest commentary and analysis visit https://www.hometrack.com/uk/insight/uk-cities-house-price-index/

For more information please contact **Ross Allan**, Business Development Manager.
Tel/Fax: +44 (0) 20 3744 0199
Mobile +44 (07957) 427772
E-mail: rallan@hometrack.com

Next edition...

Housing Market Bulletin #32
due March 2017
based on December 2016 data

Maps

Map 15 shows the East of England in orange and the districts covered in this bulletin in green, which are:

- Cambridge*
- East Cambridgeshire*
- Fenland*
- Huntingdonshire*
- South Cambridgeshire*
- Forest Heath*
- St Edmundsbury*
- Peterborough.

Map 16 highlights the 7 districts in the Cambridge housing sub-region with stars.

About Edition 31

This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at: www.cambridgeshireinsight.org.uk/housing/current-version

Older bulletins can be found at www.cambridgeshireinsight.org.uk/Housingmarketbulletin

Cambridgeshire Insight provides a web space for all kinds of information. A recent addition is our open data at http://opendata.cambridgeshireinsight.org.uk/

Cambridge
sub-regional
housing board

Feedback? Suggestions?

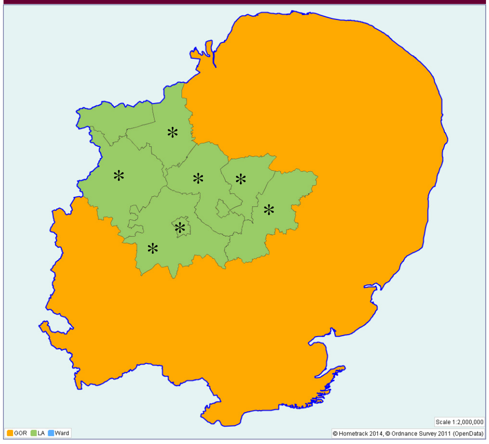
Please contact
Sue Beecroft, housing co-ordinator
Tel: 07715 200 730
E-mail: sue.beecroft@cambridge.gov.uk
Tweet: @CambsHsgSubReg
For housing board see:
www.cambridgeshireinsight.org.uk/housing
And for housing and other open data see:
http://opendata.cambridgeshireinsight.org.uk/

We welcome your ideas and input, so we can make this bulletin really useful

Thank you!

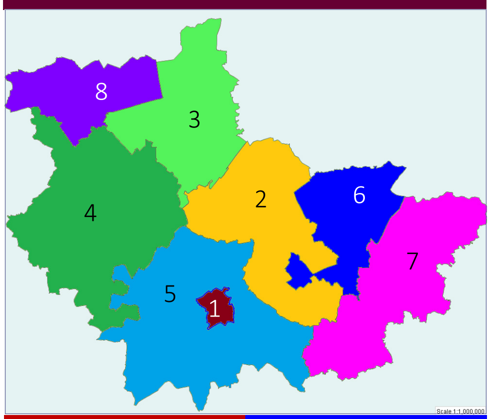
Map 15: The East of England region

Map 16: Districts covered in this bulletin (in green)



Map 17: Geography of the area

Key to colours throughout bulletin



1 Cambridge	6 Forest Heath
2 East Cambs	7 St Edmundsbury
3 Fenland	8 Peterborough
4 Huntingdonshire	East of England
5 South Cambs	England

This page is left blank intentionally.