

**COUNCILLORS' BULLETIN  
WEDNESDAY, 8 MARCH 2017**



South  
Cambridgeshire  
District Council

**CONTENTS**

**1. Meetings and events from 9 March to 24 March 2017**

Date	Time	Name	Venue	Contact
Thu 9 Mar				
Fri 10 Mar				
Mon 13 Mar				
Tue 14 Mar				
Wed 15 Mar	4:30pm	<a href="#">Housing Portfolio Holder Meeting</a>	Monkfield Room	<a href="#">Victoria Wallace</a>
Thu 16 Mar				
Fri 17 Mar				
Mon 20 Mar				
Tue 21 Mar	6pm	Finance and Staffing Portfolio Holder's Meeting - CANCELLED		
Wed 22 Mar				
Thu 23 Mar	9:30am	<a href="#">Planning Committee</a> – PROVISIONAL	Council Chamber	<a href="#">Ian Senior</a>
	10am	<a href="#">Civic Affairs Committee</a>	Swansley Room	<a href="#">Patrick Adams</a>
Fri 24 Mar				

**INFORMATION FOR DISTRICT COUNCILLORS**

**2. Deadline for Expenses Claims for 2016/17**

Please note that the deadline for Members' expenses for 1 April 2016 to 31 March 2017 is: **9am on Monday 3 April**

This is to allow the accounts to be closed in accordance with the timescales set by the Government. Please contact [Patrick Adams](#) for further details.

**INFORMATION FOR DISTRICT COUNCILLORS & PARISH COUNCILS**

**3. Community Safety Summit 18 March 2017**

The Police are hosting a Community Safety Summit at the District Council's offices on Saturday 18 March. Please find a poster attached.

**4. ACV Update - Black Horse in Dry Drayton**

On Monday 6 March 2017, the Council received notification of intention to sell from the Owners of  
**The Black Horse, 35 Park Street, Dry Drayton, Cambridge, CB23 8DA**

The sale has now entered the interim moratorium period of six weeks, to give any community group the opportunity to submit an intention to bid.  
The interim moratorium will close at midnight on **17 April 2017**.

For further information see [www.scambs.gov.uk/community-right-bid](http://www.scambs.gov.uk/community-right-bid)

**5. A14 Cambridge to Huntingdon Monthly Bulletin**

Please find attached the latest A14 Bulletin.

**6. A428 Black Cat to Caxton Gibbet Improvement Scheme**

Highways England started a [consultation on options to improve the A428](#) between the Black Cat roundabout and the Caxton Gibbet roundabout. There is a [questionnaire](#) that can be filled out online.

They are consulting on three options to provide a new dual carriageway between Black Cat and Caxton Gibbet which will be built away from the current alignment of the existing A428. Highways England are also proposing options to improve the junctions at Black Cat and Caxton Gibbet. The [consultation brochure](#) contains information about the options being proposed.

The **deadline for comments is 23 April 2017**.

There are a number of exhibitions been held during the consultation where you can speak to Highways England's team about the proposals (see the [consultation brochure](#) for details).

**7. Housing Market Bulletin - March 2017**

Please find attached March's edition of the Housing Market Bulletin, which keeps track of local, regional and national housing market signals to December 2016.

**GENERAL INFORMATION**

**8. 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		
01/03/2017	BBC Radio Cambridgeshire	Plans for Great Eversden affordable housing scheme quashed		
01/03/2017	Planning Resource	Plans submitted for 6,500-home Cambridgeshire new town	<a href="#">Link</a>	
01/03/2017	Ely Standard Online	Have your say on proposals for new town north of Waterbeach which could create 6,500 homes	<a href="#">Link</a>	
01/03/2017	Cambridge News online	Residents to have their say on plans for 6,500 new homes at Waterbeach barracks	<a href="#">Link</a>	
01/03/2017	Cambridge News	Latest plans for unspoilt Cambridgeshire land thrown into chaos after High Court ruling	<a href="#">Link</a>	
02/03/2017	Cambridge News	Land plans thrown into chaos after court ruling	P6	

02/03/2017	Cambridge News	Residents to have say on barrack plan	P7	
02/03/2017	Cambridge News	Devolution chiefs call for A1307 'workshops'	P8	
02/03/2017	Cambridge News online	New homes too expensive for 83 per cent of 'ordinary families'	<a href="#">Link</a>	
02/03/2017	Cambridge News online	Tim Henman opens Cocks & Hens new tennis courts - and settles 35-year-old grudge (Cllr Ellington guest)	<a href="#">Link</a>	
04/03/2017	Cambridge News	And now... a 120mph electric driverless bus (City Deal)	P1 and 4	
04/03/2017	Cambridge News	Campaigner slams 'unacceptable' A1307 cycleways plan (City Deal)	P6	
04/03/2017	Cambridge News	Protection for green belt (Letter - Cllr Roberts)	P14	
04/03/2017	Cambridge News	Fear over expense of electric car chargers (City Deal)	P6	
07/03/2017	Ely Standard Online	SE Cambs MP Lucy Frazer hails 'proactive' Cambridgeshire for its work with rehoming refugees	<a href="#">Link</a>	
08/03/2017	Cambridge News	Government signs off new combined authority	P6	

## 9. 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 2 March: *Radio 4 Money Box*: [Business rates – time for reform?](#)

The link above will take you to a 30 minute recording of Radio 4's Money Box programme where Cllr John Fuller, Vice Chairman of the LGA's Resources Board explains the ongoing risk of business rate appeals to councils.

Friday 3 March: *Guardian*: [Rise in fly-tipping results in £50 million clearance bill](#)

New figures show that councils had to spend nearly £50 million clearing more than 900,000 cases of fly-tipping in England last year.

Friday 3 March: *BBC Online*: Business Rates: [Sajid Javid considers rates discount plan](#)

Plans to help nearly 100,000 small businesses due to be hit by changes to business rates next month are being considered by Communities Secretary Sajid Javid.

Sunday 5 March: *Observer*: [Benefit freeze leaves families facing steep rent rise or eviction](#)

Families who rely on state help to pay their rent will have to find hundreds of pounds extra every month to avoid eviction because of the Government's freeze on housing benefit, it is claimed.

Sunday 5 March: *Guardian*: [Campaigners call for land ministry to halt the 'erosion of the countryside'](#)

The Campaign for the Protection of Rural England (CPRE) has called for a new "department of land use" to prevent "piecemeal erosion of the countryside" caused by a lack of joined-up thinking in Government.

Tuesday 7 March: *Guardian*: [Rethink rates now or face retail disaster, shops tell Chancellor](#)  
Britain's hard-pressed retailers have urged the Chancellor to rethink government plans for revamping business rates amid signs that rising inflation has led to the weakest high street spending in more than five years.

Tuesday 7 March: *Guardian*: [Councils are facing bankruptcy – is this the end of public service?](#)  
Columnist Peter Wilby argues that the abiding problem of local government in Britain is that nobody wants to pay for it.

Wednesday 8 March: *Times*: [Snail farms and balloons help landlords avoid business rates](#)  
Landlords are exploiting legal loopholes to escape paying business rates at a cost to councils of £230 million a year, experts have claimed.

## 10. 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

### 11. Newly-Published Items on modern.gov



#### Agendas

- [Housing Portfolio Holder's Meeting 15 March 2017](#)

#### Decisions

- [Greater Cambridge City Deal Joint Assembly 1 March 2017](#)
- [Planning Committee 1 March 2017](#)

### 12. SCDC Starters and Leavers



#### New Employees at the Council

Name: Brian Strange  
Job title: Refuse Driver  
Date started: 6 March 2017



#### Staff who will be moving jobs

Name: Joseph Byrne  
Old job title: Resource Assistant  
New job title: Digital Support Officer  
Date moving: 20 March 2017



#### Staff who have left/ will be leaving

Name: Rhiannon Pearman  
Job title: Administrative Assistant  
Date leaving: 31 March 2017

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Creating a safer  
Cambridgeshire

# Community Safety Day

18<sup>th</sup> of March between 09:30- 12:30 at the South Cambs District Council office in Cambourne.

This is your chance to take part in a series of workshops to help make your community safer.

Workshops will include:

**Neighbourhood Watch - how to make the most out of your scheme**

**Speedwatch - how to make your village roads safer**

**Avoiding Scams and Frauds**

**Looking out for the vulnerable in the community**

**Q+A panel chaired by Ch.Inspector Sutherland**

The event is aimed at Parish Councils, Neighbourhood Watch Members or anyone who is interested in setting up a Neighbourhood Watch Scheme.

The event is free but places must be reserved. Anyone interested in attending visit the following link to sign up:

<http://tinyurl.com/SCSafetyDay>



Visit: [www.cambs.police.uk](http://www.cambs.police.uk)

Call: **Page 1**

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Creating a safer  
Cambridgeshire

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## February's Activities

### **Section 1 & 2 - Alconbury to the East Coast Main Line**

The crossing of the River Great Ouse is progressing well and the temporary pontoon is now in place which allows us to transport machinery and materials across onto the east bank of the river.

The site clearance is continuing along the north bound carriageway of the A1 north of Brampton Hut. This has mainly been done at night.

On both sides of the river the bridge supports for the temporary bailey bridge are nearly complete. This bridge will span the river and allow boats to travel beneath it whilst we construct the new permanent crossing.

### **Section 3 - East Coast Main Line to Swavesey**

The permanent offices at Ermine Street, next to Woodgreen Animal Shelter, have now been moved into.

Archaeological work has been on-going across the section with some Roman coins having been found.

Construction has started on the second stretch of Haul Road which will run from The Section Three Compound through to Swavesey.

Piling platforms have been installed at Ermine Street are progressing at Offord Road, Hilton Road and at the Railway.

### **Section 4 & 5 - Swavesey to Milton**

Works continue on the construction of the main project compound at Swavesey junction. The Buildings is now occupied by approximately 240 staff.

Archaeological works and site clearance continues to be undertaken alongside the A14 between Swavesey and Girton in preparation for main construction works.

Overnight lane and carriageway closures continued on the A428 and on both the east and westbound side of the A14. Despite some operations being disrupted by adverse weather we completed the installation of CCTV and speed cameras on the A428. We now have traffic management in place on the eastbound carriageway between the Madingley turn and the Girton junction.

Access to and from the A14 at the Avenue was closed on 20<sup>th</sup> February and a diversion is in place via Dry Drayton

You can contact us on our dedicated A14 Public Helpline 0800 270 0114  
Scheme information is also available at our website  
[www.highways.gov.uk/A14C2H](http://www.highways.gov.uk/A14C2H) and you can also follow us at.



## Works for March

### **Section 1 & 2 - Alconbury to the East Coast Main Line**

Over the next couple of weeks plant crossings will be installed across Grafham Road and Buckden Road. Once installed they will allow site traffic to safely cross these side roads and will also complete the haul road network allowing our traffic to move within the site boundary from the River Ouse through to the borrow pit on the east side of the A1.

Foundations works (piling) continue to progress the main structures in this sections. On completion this will allow the realigned A14 from Ellington to cross the realigned A1 at Brampton Hut.

### **Section 3 - East Coast Main Line to Swavesey**

Early works are progressing quickly with the archaeologists working busy across the 13km stretch of the section.

The plant Crossing will be installed at Hilton Road on the weekend of the 3<sup>rd</sup> March. This will mean that there will be no access from Fenstanton to Hilton. Local businesses have been informed and access will be allowed from Hilton.

Works are progressing on the bridges across the section including the new bridge at the railway and also at Hilton Road.

### **Section 4 & 5 - Swavesey to Milton**

Further overnight closures on the A14 will allow us to finalise the installation of both CCTV and speed cameras in preparation for the implementation of narrow lanes on both carriageways in the area between Dry Dayton and Swavesey. For safety reasons this work has had to be carried out at night under a full carriageway closure of the A14. Once the narrow lanes are installed we will be able to safely undertake works in the verges of both carriageways of the A14

The traffic management on the A428 will allow us to begin works in that area for the construction of a new bridge which will form part of the new free flow link for traffic travelling westwards from Histon. This link will remove the need to negotiate the current clover leaf interchange and will connect directly onto the new improved A14 westbound carriageway prior to Cambridge Crematorium.

Work will begin this month on the construction of the new local access road that will run from Huntingdon Road, Cambridge and sweep south of the crematorium before it crosses over to the north side of the A14 at Dry Drayton, where it continues to Huntingdon.

**You can contact us on our dedicated A14 Public Helpline 0800 270 0114**  
**Scheme information is also available at our website**  
[www.highways.gov.uk/A14C2H](http://www.highways.gov.uk/A14C2H) and you can also follow us at.





**A Few Facts about the scheme-**0300 123 5000  
[www.highways.gov.uk](http://www.highways.gov.uk)

There will be 271 hectares more semi natural habitats created because of the landscape planting, biodiversity mitigation habitat creation and receptor sites for moving protected species.

Habitat creation will include provision for a cross section of wildlife, including barbastelle and other bats, cetti's and grasshopper warblers, great crested newts and badgers.

If lined up end to end at the peak of activity the site earth moving dump trucks would extend for approximately 1.5km

You can contact us on our dedicated A14 Public Helpline 0800 270 0114  
Scheme information is also available at our website  
[www.highways.gov.uk/A14C2H](http://www.highways.gov.uk/A14C2H) and you can also follow us at.



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## Have your say on plans to improve the A428 in Cambridgeshire

### Seven week consultation launches on Monday

Proposals for a project to improve motorists' journeys on the A428 between Bedfordshire and Cambridgeshire go on show on Monday (6 March 2017).

The project will see a complete redesign of the A1/A428/A421 Black Cat roundabout, near Wyboston in Bedfordshire, to include a motorway-style junction and the construction of a new dual carriageway from the new junction to Caxton Gibbet roundabout in Cambridgeshire.

The improvements will reduce congestion, improve safety and boost the economy and is part of the Government's record £15 billion investment in England's motorways and major A roads.



*Caption: The Black Cat roundabout and single carriageway section of the A428 - improvements are set to start by March 2020*

Highways England programme leader Richard Hofton said:

“The A428 is an important road linking St Neots and Cambridge. Dualling this vital road will mean it will be quicker and safer for people to get to where they want to be. The improvements will also help boost the economy and unlock housing.

“There are important choices to be made and we are keen to get as many views as we can, so I encourage anyone who would like to find out more to check out the consultation materials online and come and see us at one of our public exhibitions.”

A Highways England consultation seeking public views on the proposals starts on Monday 6 March and will run until 23 April 2017.

Three options for the new dual carriageway route were shortlisted to be put forward to consultation:

- Orange route – a new road from the new Black Cat junction to the A428 near Cambridge Road in St Neots, including a new Cambridge Road junction, and to the northeast of the existing A428, a new road from Cambridge Road to Caxton Gibbet, with a new Caxton Gibbet junction.
- Purple route – a new road to the south of the existing A428 from the new Black Cat junction, north of Abbotsley to Caxton Gibbet, including a new Caxton Gibbet junction.
- Pink route – a new road to the south of the existing A428 from the new Black Cat junction, south of Abbotsley to Caxton Gibbet, including a new Caxton Gibbet junction.





Caption: Maps showing the different options up for consultation on the A428 and at the Black Cat roundabout

The consultation also includes three options for improving the Black Cat roundabout:

- Option A – removal of the existing roundabout, construction of two roundabouts to the west of the current roundabout, slip roads for drivers to get from the A421 to the A1, and from the A1 to the A421. The A1 would become a free-flow continuous road going under the slip roads.
- Option B – keeping the existing Black Cat roundabout and adding a new free-flow continuous link from the A421 eastbound towards the A1 northbound. The A1 would remain the same but the addition of slip roads would provide a free-flow link bypassing the roundabout for traffic moving southbound onto the A421.
- Option C – enlarging the existing Black Cat roundabout, the A1 would become a continuous free-flow road under the widened Black Cat roundabout and slip roads would be built between the A421 and the A1.

People are invited to attend one of the six public exhibitions to find out more and take part. The public exhibitions will be held as follows:

Location	Date	Time	Address
Wyboston Lakes	Tuesday 21 March	2pm – 8pm	Oakley Suite, Training Centre, Great North Road, Wyboston, Bedfordshire, MK44 3AL

Cambourne Hub	Thursday 23 March	2pm – 8pm	Cambourne Community Centre, High Street, Cambourne, Cambridgeshire, CB23 6GW
Abbotsley Village Hall	Saturday 25 March	10am – 4pm	High Street, Abbotsley, Cambridgeshire, PE19 6UJ
St Neots Priory Centre	Monday 27 March	2pm – 8pm	Priory Lane, St Neots, Cambridgeshire, PE19 2BH
Stuart Memorial Hall	Friday 31 March	2pm – 8pm	Church Street, Tempsford, Sandy, Bedfordshire, SG19 2AN
Newton Primary school	Saturday 1 April	10am-4pm	Caxton End, Eltisley, St Neots, Cambridgeshire, PE19 6TL

All responses to the A428 consultation will help Highways England take the best possible improvements forward.

For more information about our proposals and the public exhibitions, and to provide your views (from Monday 6 March 2017), please visit

<http://roads.highways.gov.uk/projects/a428-black-cat-to-caxton-gibbet/>

**Ends**

### **NOTES TO EDITORS**

A selection of high resolution images is available to download here:

<https://1drv.ms/f/s!AoeN9MzdoO48iE-GtkA2G5Y0mCuu>



1. Highways England is the wholly government-owned company responsible for modernising, maintaining and operating England's motorways and major A roads.
2. **Real-time traffic information** for England's motorways and major A roads is available:
  - From the **web** at [www.highways.gov.uk/traffic](http://www.highways.gov.uk/traffic) or from a **phone or mobile device** at [m.highways.gov.uk](http://m.highways.gov.uk)
  - By **phone** from the Highways England Customer Contact Centre on 0300 123 5000 at any time. (Calls to 03 numbers are charged at no more than a national call to an 01 or 02 number and are included in all discount schemes and call allowances. This applies to all landlines, mobiles and payphones. Call costs will vary depending on your landline or mobile supplier.) **Make sure it's safe and legal before you call. Before using any mobile, find a safe place to park. Never stop on the hard shoulder of a motorway except in an emergency.**
  - **On Apple and Android mobile devices** via the [Apple App Store](#) or [Google Play Store](#).
  - From **Twitter** – there are eight feeds with live traffic information provided by region. For information on roads in the East of England follow us at [@Highways EAST](#) or for the full index visit [www.highways.gov.uk/twitter](http://www.highways.gov.uk/twitter).

**Issued by Highways England.**

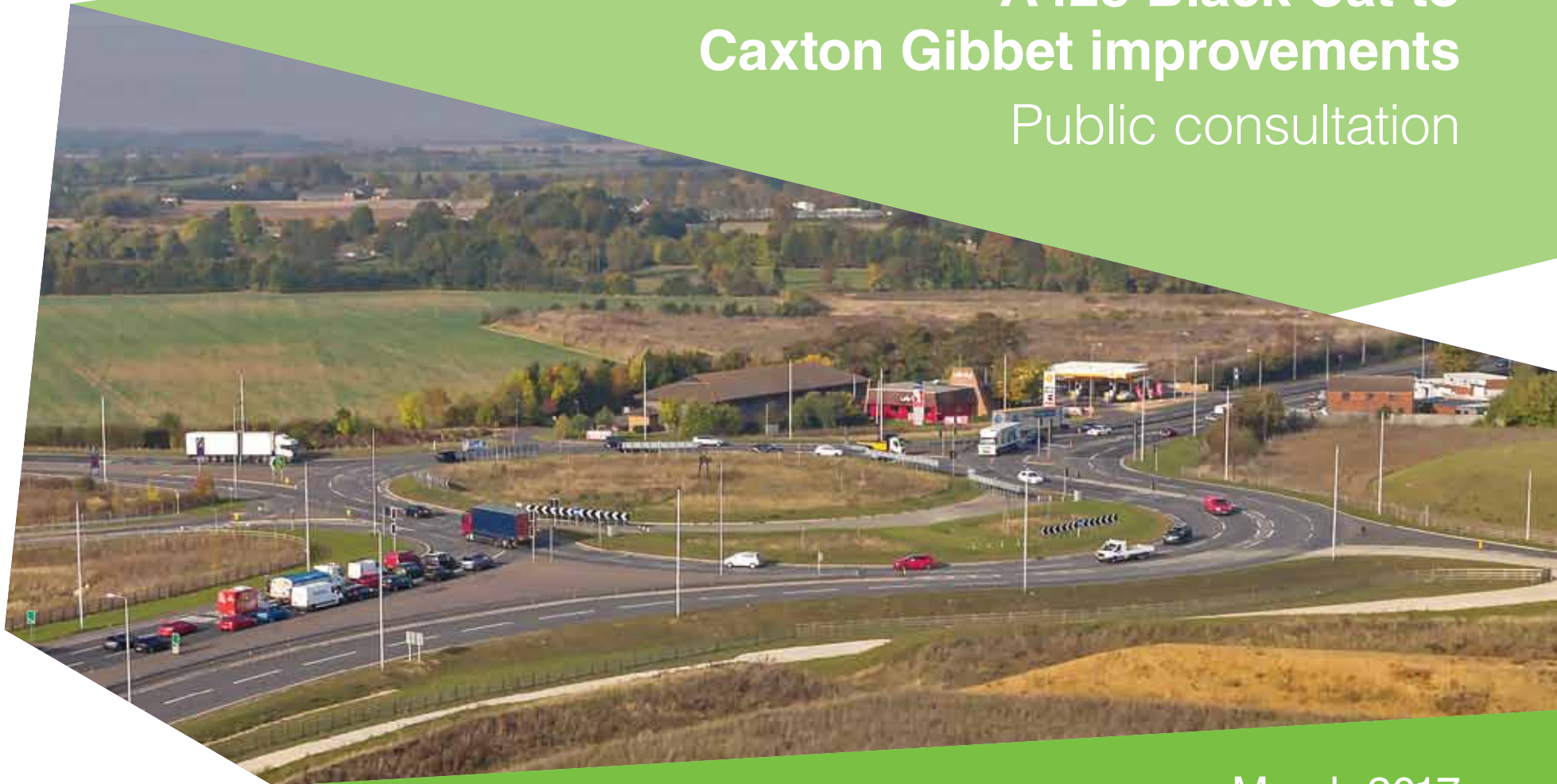
**For further information please contact [SE&Epressoffice@highwaysengland.co.uk](mailto:SE&Epressoffice@highwaysengland.co.uk), 0300 470 4860. Media enquiries out of hours should be made to Highways England's National Press Office (24hrs) on 0844 693 1448.**

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# A428 Black Cat to Caxton Gibbet improvements

## Public consultation

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March 2017

In the East of England, the Government is investing over £2 billion to create better and safer journeys across the region. At the heart of these plans is the drive to support economic growth in the region and across the wider United Kingdom.

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## Introduction

### About us

Highways England is the government company responsible for operating, maintaining and improving England's motorways and major A roads. Formerly the Highways Agency, we became a government owned company in 2015.

### Have your say

We are consulting on route options to improve the A428 between Black Cat roundabout and Caxton Gibbet. We also want your views on options to improve the Black Cat roundabout, which we have identified as a priority.

We are at an early stage of developing the scheme. Further work is needed to assess the feasibility of the scheme including detailed traffic modelling, environmental survey work and economic assessments.

Your views at this early stage are important to us; they will help us to develop our proposals and understand what is important to our customers and local communities. There will be further engagement and consultation as the scheme progresses.

**The consultation will run for 7 weeks from 6 March to 23 April 2017.**

Your views are important. Our consultations help us understand what is important to local communities and all our customers – whether you are a driver, cyclist, walker or local resident.





# 2

## Why do we need to improve the Black Cat roundabout and the A428?

The A428 connects communities between St Neots and Cambourne and links the East of England to important regional, national and international hubs such as the Felixstowe and Harwich ports. It also connects Bedford, Milton Keynes and the M1 to Cambridge and the M11.

Improvements will support local growth plans by reducing congestion related delay, improving journey time reliability, increasing the overall capacity of the A428 and improving traffic flow.

The A428 between St Neots and Cambridge is the only stretch of single carriageway along this route. Motorists are subject to regular delays and congestion, particularly at Black Cat roundabout. There are also a high number of incidents, especially at junctions along the route.

Delays on the A428 directly affect the overall journey time. The diagrams overleaf show the additional time that drivers currently need to take to ensure that they arrive at their destination on time.

The journey from Black Cat roundabout to Caxton Gibbet in the morning can take on average an extra 16 minutes. The return journey in the evening can take an additional 12 minutes longer than the standard journey time.

Improvements will support local growth plans by reducing congestion and improving the reliability of journeys.

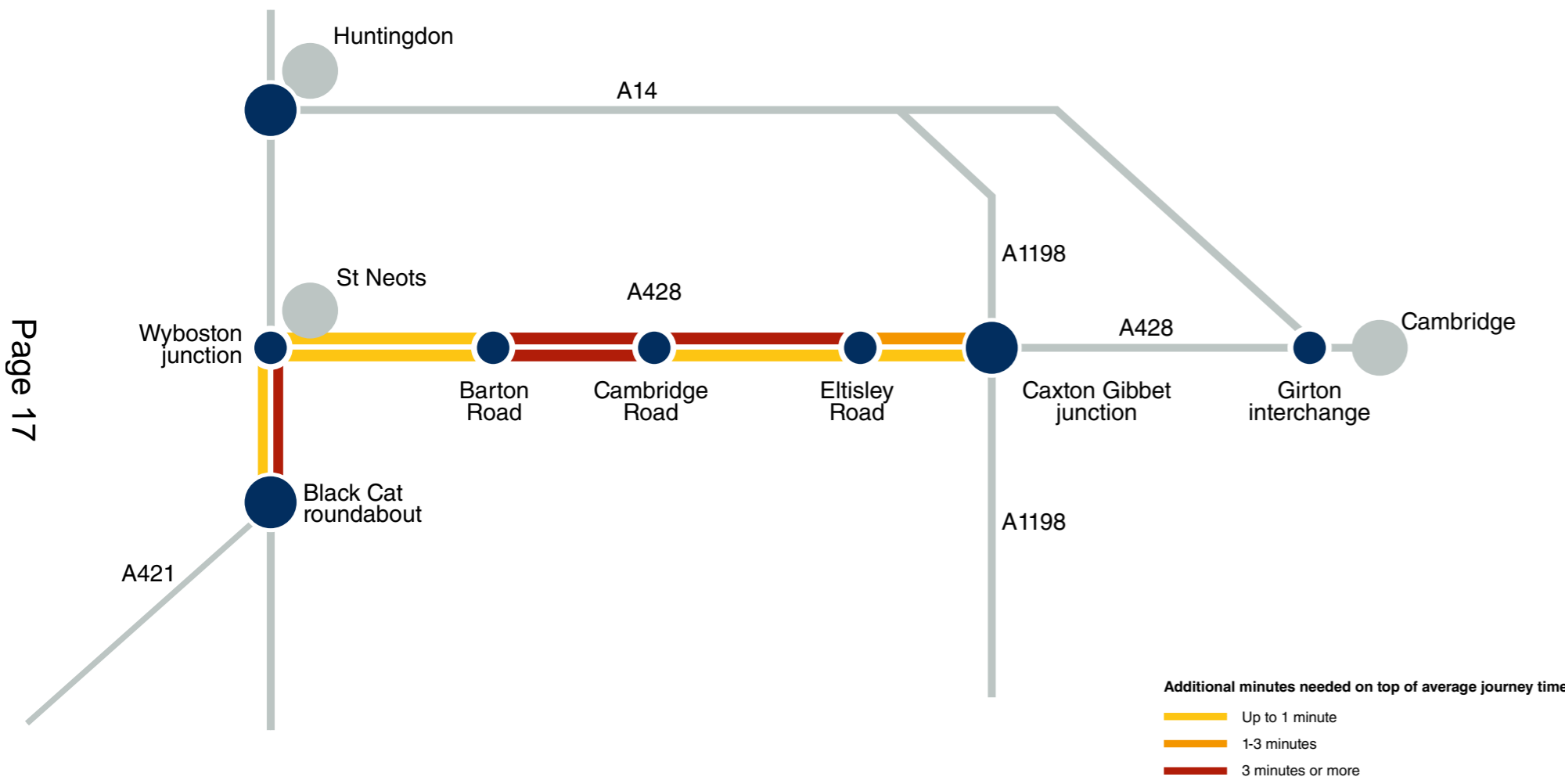
The journey from Black Cat roundabout to Caxton Gibbet in the morning can take on average an extra 16 minutes. The return journey in the evening can take an extra 12 minutes longer.



Black Cat roundabout

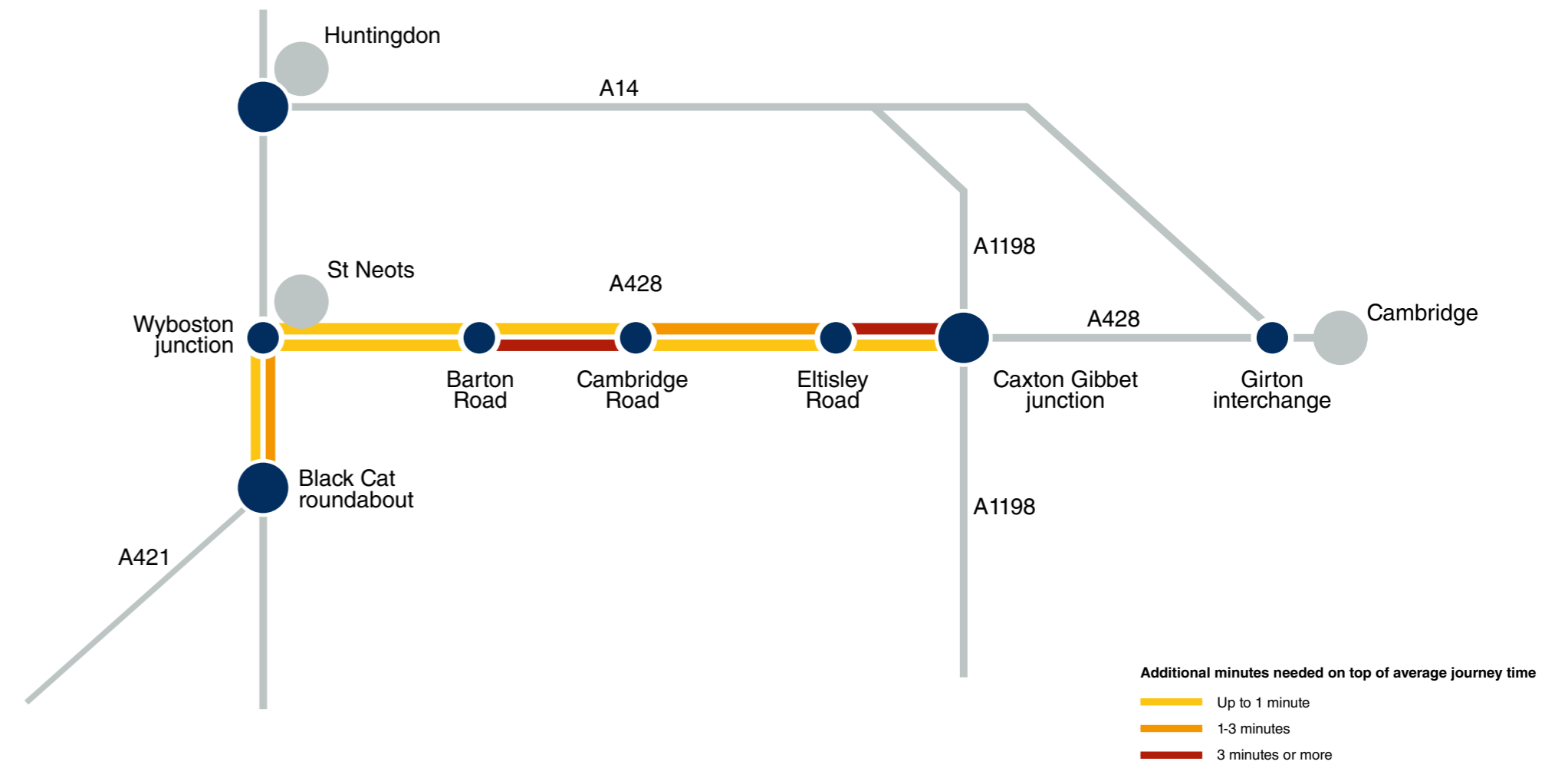


Average delays to journey time (morning peak hours)



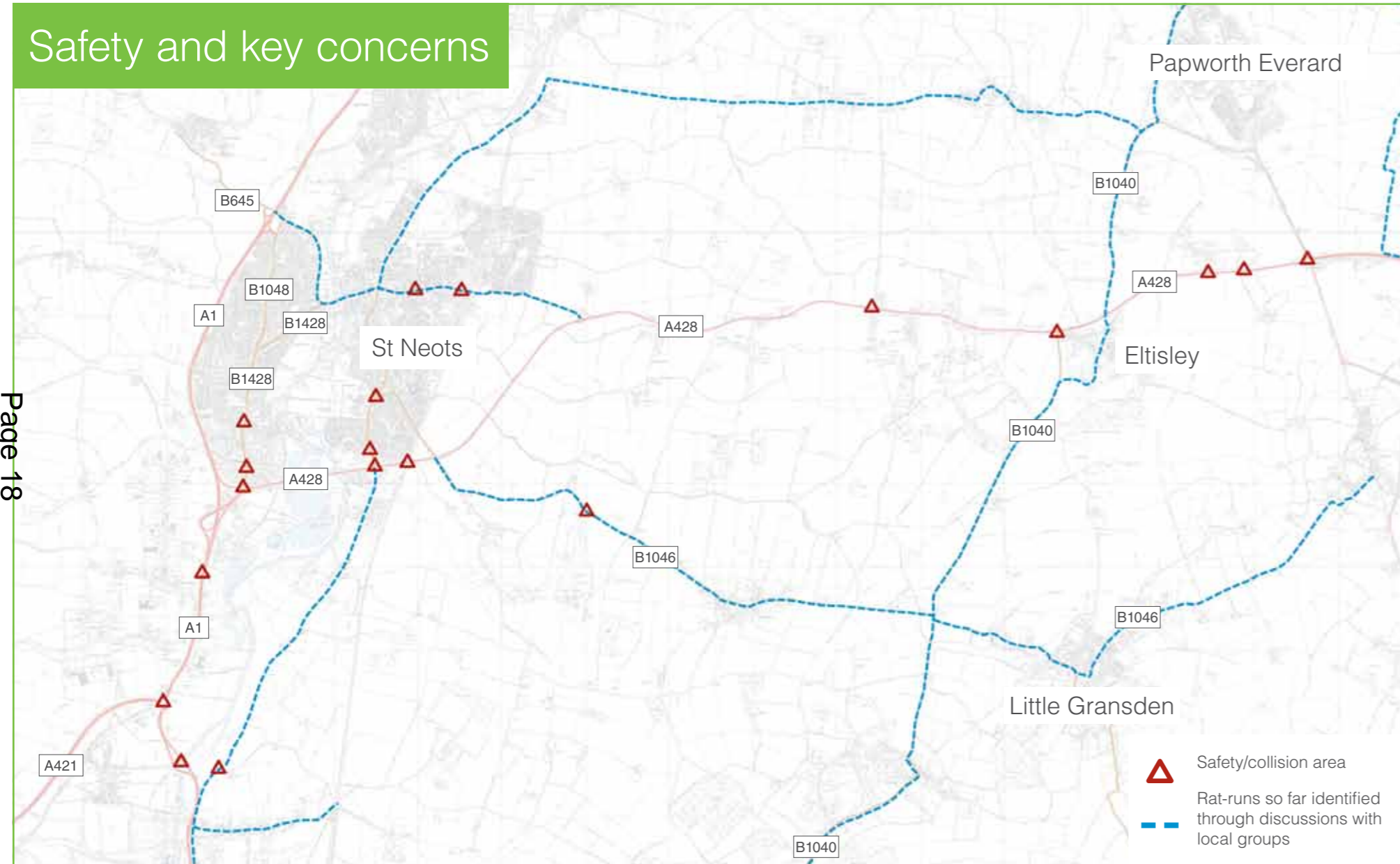
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Average delays to journey time (evening peak hours)



## Safety and key concerns

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**Safety is a significant issue, in particular around the Black Cat and Caxton Gibbet junctions. Collision data shows there were 100 accidents (3 fatal, 20 serious, 77 slight) on the A428 between January 2010 and December 2014. Local groups have also identified rat-running as a key issue.**

## Supporting local development plans

As the A428 is used by both local and long-distance traffic, it is important we consider the future growth of traffic, housing and the economy in the region. Over 50,000 new houses are planned in the immediate area of the A428, A1 and A14, based on a 6.2 mile (10 kilometres) radius. The scheme takes into account the local growth plans, such as St Neots eastern expansion, West Cambourne and Alconbury Weald.

To understand the potential growth in the region, we look at the current and proposed local plans for Huntingdonshire District Council, South Cambridgeshire District Council, Bedford Borough Council and Central Bedfordshire Council. These plans set out the councils' visions for how the area will develop in the future. They set out policies to manage where housing and business development will take place as well as providing information on potential development sites.

## Growing transport infrastructure in the region

We also consider potential or planned road and rail developments in the Bedfordshire and Cambridgeshire regions. These include:

- **Oxford to Cambridge Expressway** which seeks to improve the road network between Oxford, Milton Keynes and Cambridge to help promote growth.
- **A1 East of England Strategic Study** which considers potential solutions to address issues such as traffic, congestion and collisions on the southerly stretch of the A1 between junction 1 (intersection with the M25) and junction 17 (near Peterborough).

Further analysis to examine the case to improve the A1 in the East of England is being carried out. This is needed to assess the full impact of improvements before a conclusion can be reached.

- **East-West Rail** which looks to establish a railway connecting East Anglia with central, southern and western England.

## Benefits and objectives of the scheme

### Enabling economic growth

By supporting planned economic and housing growth in Cambridgeshire, Bedfordshire and the surrounding region.

Connectivity enables economic growth. Improved journey times and reliability brings people and businesses closer together, creates job opportunities and long-term sustainable growth. Increasing road capacity now will also help to meet predicted demand in the future.

### A safe and serviceable network

By contributing to the improvement of safety across the network.

The scheme would improve safety for all road users and road workers.

Tackling congestion helps to reduce the risk of accidents.

### A more free-flowing network

By significantly improving the capacity at Black Cat roundabout, where the A1 currently meets the A421 and by building a new dual carriageway with increased resilience between the A421 and the existing dual carriageway of the A428.

A free-flowing network with less congestion benefits local residents, daily commuters and businesses. The increased resilience would help the road network cope with incidents including collisions, breakdowns, maintenance and extreme weather, creating more reliable journey times for everyone.

### An improved environment

By reducing the impact of new infrastructure on the natural and built environment through design. The scheme would also improve the environmental impact of transport on communities around the Black Cat roundabout and along the existing A428.

By focusing on the environment at the design stage, the scheme would seek to improve the environmental impact on local communities in areas such as air quality and noise pollution. It would also mitigate any impacts on cultural heritage.

### A more accessible and integrated network

By providing a safe alternative route for walkers, cyclists and equestrians and seeking to address severance. The scheme would also improve safety and access for those who use public transport.

Ensuring the safety of cyclists, walkers and equestrians improves access and integration with neighbouring communities for everyone. The scheme also aims to improve connections between communities and villages for those who travel by public transport.

### Customer satisfaction

Customer service is at the heart of what we do.

Listening to what is important to our customers will deliver a better road for everyone and improve customer satisfaction.



## Developing our proposals

In March 2015, the Government announced a £15.2 billion investment to improve drivers' journeys on England's motorways and major A roads as part of the Roads Investment Strategy. In the East of England, the Government is investing over £2 billion to create better and safer journeys across the region. This includes improvements to the A428 between Black Cat roundabout and Caxton Gibbet.

To reach the options for consultation, we have taken the following steps.

### Identifying issues and objectives

The notable issues on the A428 between Black Cat roundabout and Caxton Gibbet are:

- Congestion.
- Safety for road users and road workers.
- Resilience (the ability to cope with incidents such as accidents and extreme weather) and reliability of the road network.
- Poorly performing junctions.
- Potential to restrict future economic growth.
- Lack of provision for non-motorised users (pedestrians, cyclists and equestrians).

### Sifting route options

Once we understood the issues and set the initial objectives, we started to develop options. This work resulted in over 40 potential options, including improvements to public transport and junctions, widening of the existing A428 and building new road infrastructure away from the current A428.

We assessed each option to see which ones performed best against the objectives. The flow chart below shows how we have reached the options presented in this consultation.

We are consulting on 3 route options to provide a new dual carriageway, and 3 options to improve Black Cat roundabout.

How we reached the options in this consultation:



## Options for consultation: route options

We are consulting on 3 route options to provide a new dual-carriageway between Black Cat roundabout and Caxton Gibbet. All options propose a new dual carriageway between Black Cat and Caxton Gibbet, situated away from the current alignment of the A428. All options will also improve the junctions at Black Cat and Caxton Gibbet.

### Orange route

- The route would run east of Black Cat roundabout across the River Great Ouse.
- It changes to a north direction after crossing the East Coast Mainline, past Cambridge Road where it crosses the existing A428 and runs east towards Caxton Gibbet.
- This route also includes additional improvements at Cambridge Road junction.

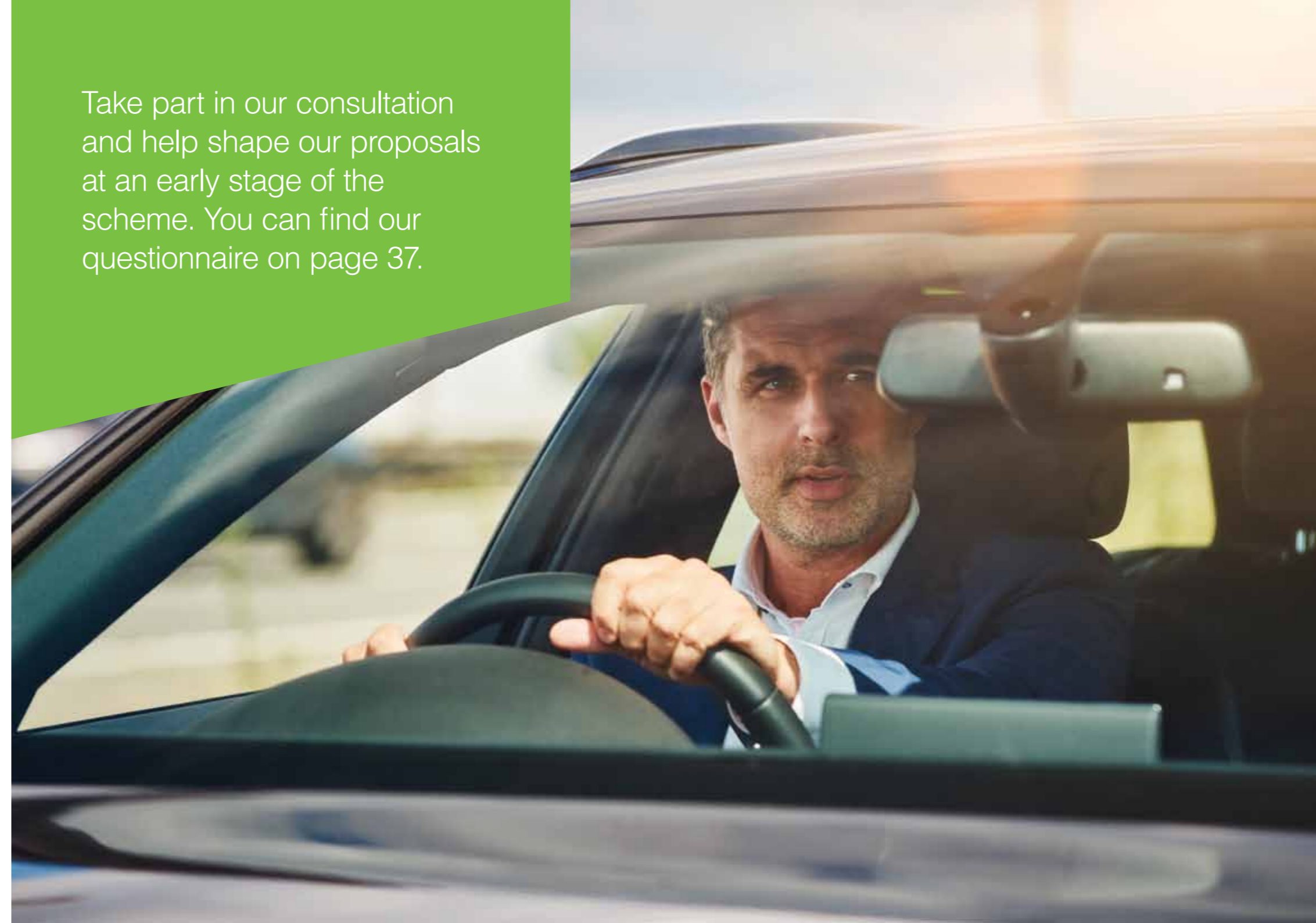
### Purple route

- The route runs from Black Cat roundabout across the River Great Ouse and the East Coast Mainline towards Abbotsley.
- It bypasses Abbotsley in a north-east direction, continuing north-west of Great Gransden, south of Eltisley, and joins the current A428 at Caxton Gibbet.

### Pink route

- The route runs from Black Cat roundabout across the River Great Ouse and the East Coast Mainline towards Little Gransden, moving north-east where it bypasses Abbotsley to the south.
- The route then continues in a north-east direction between Great Gransden and Eltisley where it changes to a north direction towards Caxton Gibbet.

Take part in our consultation and help shape our proposals at an early stage of the scheme. You can find our questionnaire on page 37.






# Options for consultation: route options

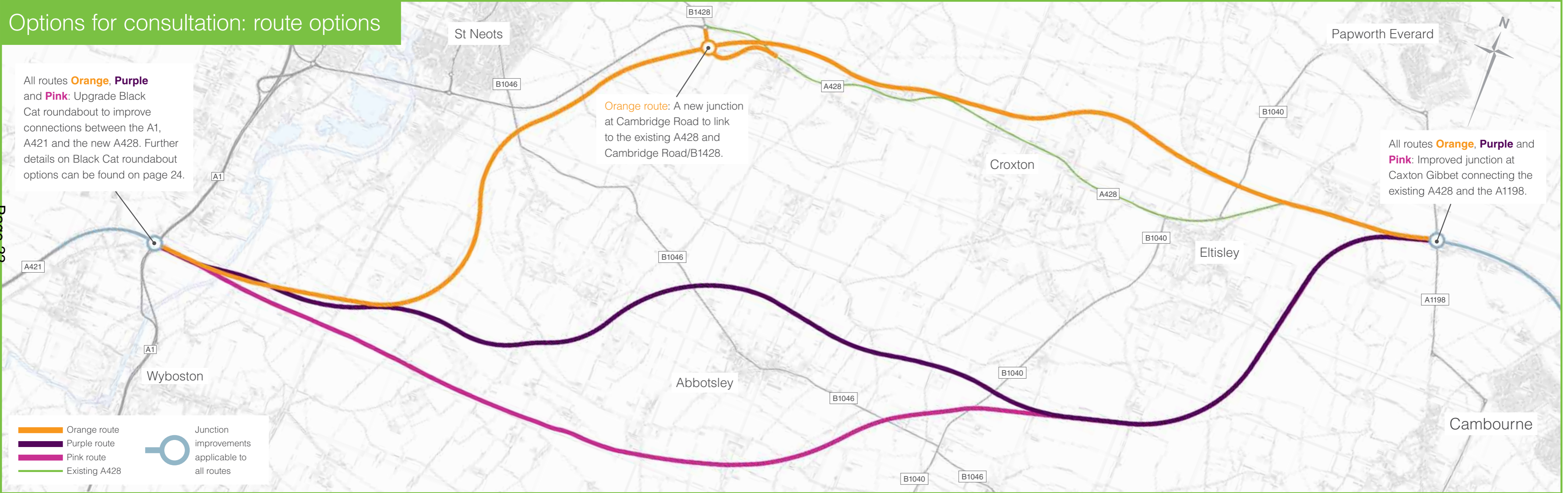
All routes **Orange**, **Purple** and **Pink**: Upgrade Black Cat roundabout to improve connections between the A1, A421 and the new A428. Further details on Black Cat roundabout options can be found on page 24.

**Orange route**: A new junction at Cambridge Road to link to the existing A428 and Cambridge Road/B1428.

All routes **Orange**, **Purple** and **Pink**: Improved junction at Caxton Gibbet connecting the existing A428 and the A1198.

- Orange route
- Purple route
- Pink route
- Existing A428
-  Junction improvements applicable to all routes

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# 6

## Comparison of route options

We have identified some key differences and similarities between the 3 options below. As the scheme progresses, we will carry out more detailed assessments and technical work to further understand the impacts and how these could be mitigated.

	Orange route	Purple route	Pink route
<b>Length</b>	Approximately 11.7 miles (18.9km)	Approximately 11.4 miles (18.4km)	Approximately 11.4 miles (18.4km)
<b>Traffic</b>	<ul style="list-style-type: none"> <li>Provides a connection for St Neots which could mean a greater amount of traffic use the new route.</li> <li>Encourages additional traffic to travel through St Neots to access the new route.</li> <li>Leads to more traffic using the B645, B660 to the west of the A1, as well as Ermine Street North on the Caxton Gibbet end of the scheme instead of the bypass.</li> </ul>	<ul style="list-style-type: none"> <li>Helps to remove traffic from local roads and near St Neots town centre.</li> <li>Cuts traffic on the B1042 and B1046.</li> <li>Leads to more traffic using Ermine Street North (towards Papworth Everard) and Ermine Street South (towards Caxton), instead of the bypass.</li> <li>Potential for traffic to increase during evening peak periods on some local roads to the west of the A1.</li> </ul>	<ul style="list-style-type: none"> <li>Encourages traffic to shift from other strategic routes going east or west and so would cut traffic on the B1042 and B1046.</li> <li>Leads to more traffic using Ermine Street North (towards Papworth Everard) and Ermine Street South (towards Caxton), instead of the bypass.</li> </ul>
	<ul style="list-style-type: none"> <li>Removes traffic from the current single carriageway and reduces traffic through Barford Road, Great Gransden and Little Gransden.</li> <li>Helps shift traffic away from local roads by encouraging drivers to use the existing dual carriageway of the A421 and A428.</li> </ul>		

	Orange route	Purple route	Pink route
<b>Air quality</b>	<ul style="list-style-type: none"> <li>Traffic along the current A428 would reduce and therefore there could be air quality benefits to the communities along the A428. There is also an Air Quality Management Area (AQMA) in the centre of St Neots.</li> </ul>		
<b>Cultural heritage</b>	<ul style="list-style-type: none"> <li>Potential to impact the setting of 2 deserted medieval villages at Weald and Wintringham, as well as on the setting of a scheduled monument near the junction with the A1198 and a Grade II listed building to the east of Cambridge Road.</li> <li>Reduces traffic noise and emissions around Croxton Park leading to improved noise and air quality impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Potential to impact a scheduled monument near the junction with the A1198 as well as 9 Grade II listed buildings. This option also passes within 500m of Abbotsley Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>Potential to impact a scheduled monument near the junction with the A1198 as well as 9 Grade II listed buildings. However the route would be further away from the Abbotsley Conservation Area than the Purple Route.</li> </ul>
<b>Archaeology</b>	<ul style="list-style-type: none"> <li>There is the potential for unknown archaeological remains.</li> </ul>		
<b>Visual impact</b>	<ul style="list-style-type: none"> <li>Visual impact where the junction improvements are proposed at Black Cat, Cambridge Road and Caxton Gibbet. Some rural properties may be affected as well as public rights of way to the east of St Neots.</li> </ul>	<ul style="list-style-type: none"> <li>Visual impact where the junctions improvements are proposed at Black Cat and Caxton Gibbet. To the east of the River Great Ouse, visual impacts could potentially be experienced by rural properties on the northern edge of Abbotsley and southeast edge of Eltisle, as well as people using Abbotsley Golf Course.</li> </ul>	<ul style="list-style-type: none"> <li>Visual impact where the junction improvements are proposed at Black Cat and Caxton Gibbet. Potential visual impact to the east of the River Great Ouse, particularly for rural properties where the route is close to a number of farmsteads.</li> </ul>

	Orange route	Purple route	Pink route
<b>Ecology and nature conservation</b>	<ul style="list-style-type: none"> <li>Habitats which could be affected in the area include broadleaved woodland, lowland fen and floodplain grazing marshland.</li> </ul>	<ul style="list-style-type: none"> <li>Located within 3.1 miles (5km) of 5 Sites of Special Scientific Interest (SSSI) to the south of the route, and within 6.2 miles (10km) of the Eversden and Wimpole Woods Special Area of Conservation (SAC).</li> <li>Habitats which could be affected in the area include woodland and floodplain grazing pasture.</li> </ul>	<ul style="list-style-type: none"> <li>Located within 0.6 miles (1km) of Weaveley and Sand Woods SSSI. It is also within 3.1 miles (5km) of 5 SSSIs. This is closer than the purple route and therefore more likely to have an impact. At this distance, impacts associated with air quality change, disturbance or habitat degradation could arise.</li> <li>Located within 6.2 miles (10km) of Eversden and Wimpole Woods SAC.</li> <li>Deciduous woodland would be directly affected; this would require mitigation.</li> </ul>
	<ul style="list-style-type: none"> <li>Located next to the River Great Ouse County Wildlife Site (CWS) with the potential for impacts due to direct habitat loss, habitat degradation, changes in air/water quality, noise/light disturbance, and severance.</li> <li>Probable presence of protected species including bats, badgers, great crested newts and reptiles; impacts on these would be mitigated.</li> </ul>		
<b>Geology and soils</b>	<ul style="list-style-type: none"> <li>Temporary and permanent loss of agricultural land in the area of the new routes.</li> </ul>		

	Orange route	Purple route	Pink route
<b>Noise and vibration</b>	<ul style="list-style-type: none"> <li>Properties in and to the east/south east of Little Barford and north of the A428 might experience an increase in noise.</li> </ul>	<ul style="list-style-type: none"> <li>Properties on the northern side of Abbotsley are likely to experience increases in traffic noise.</li> </ul>	<ul style="list-style-type: none"> <li>Properties on the southern side of Abbotsley are likely to experience increases in traffic noise.</li> </ul>
	<ul style="list-style-type: none"> <li>Reduced noise at residential properties along the A1 and south of St Neots. Residents in Croxton and Eltisley are likely to also experience a reduction in noise.</li> </ul>		
<b>Rights of way</b>	<ul style="list-style-type: none"> <li>Crosses public rights of way and requires safe crossings, diversions, or closures. There is an opportunity to improve access for pedestrians, equestrians and cyclists along the current A428.</li> </ul>		
<b>Water</b>	<ul style="list-style-type: none"> <li>Requires a new crossing over the River Great Ouse. It could alter existing flood risk patterns as a result of construction within the floodplain.</li> </ul>		
<b>Climate change</b>	<ul style="list-style-type: none"> <li>Designed to be more resilient to climate change, including potential for increasing capacity of drainage systems and providing surfacing more resistant to extreme weather conditions.</li> </ul>		
<b>Sustainable travel</b>	<ul style="list-style-type: none"> <li>There is also an opportunity to improve access for walkers, cyclists and equestrians along the current A428 with a potential for a positive effect on health.</li> </ul>		

## Options for consultation: Black Cat roundabout

As part of the overall scheme, we will be improving Black Cat roundabout.

Black Cat roundabout suffers from congestion on a regular basis and has safety issues which need to be resolved. As a critical local and regional link, it is vital that we combat congestion at this hub so traffic flows more easily.

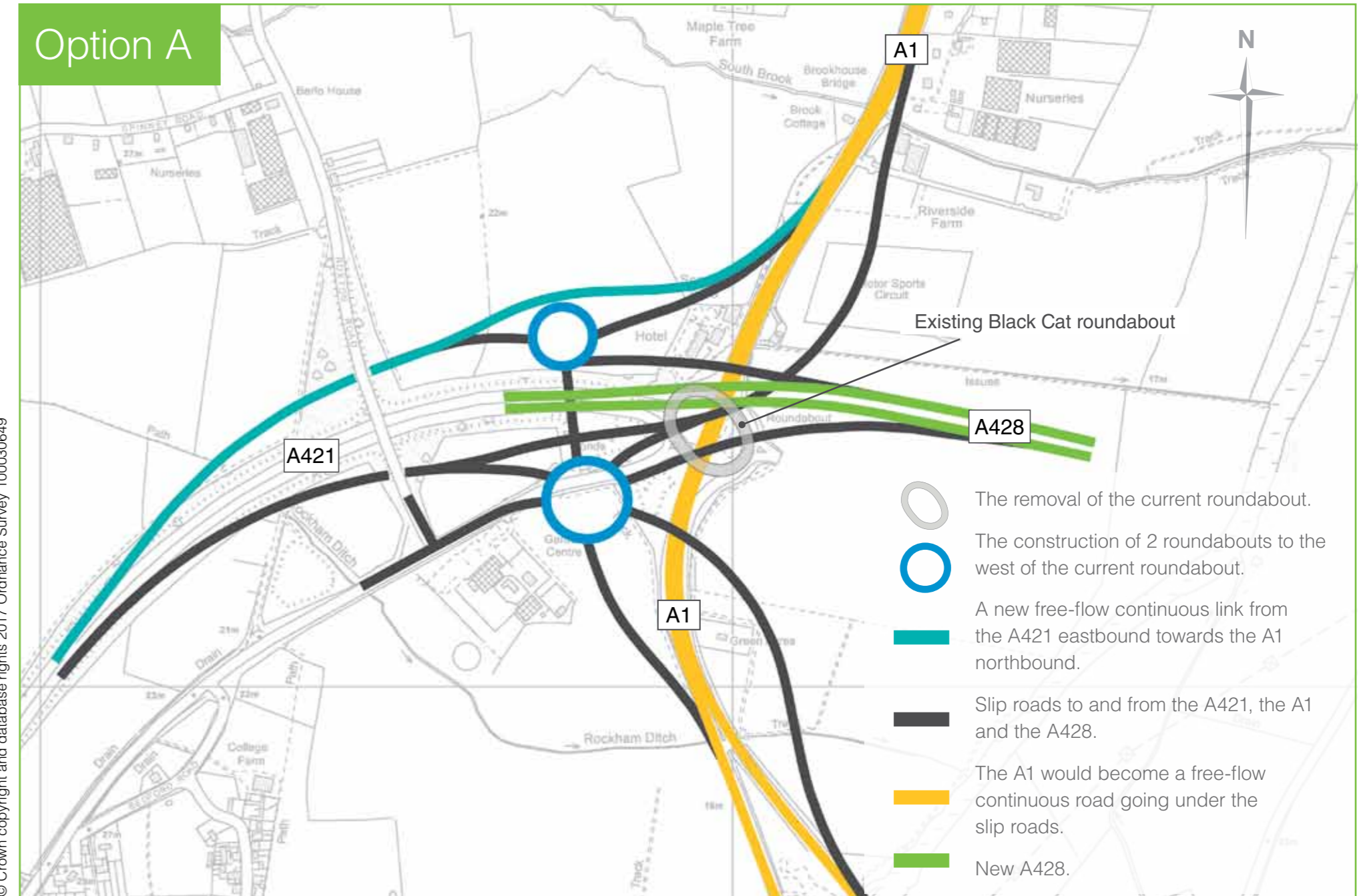
We have been developing options for Black Cat roundabout which would involve a wholly or partly new junction which accommodates all traffic movements between and on the A421/A1. To support these traffic movements and ensure free flow of traffic, we have considered grade-separated junctions.

We are consulting on 3 options to improve the Black Cat roundabout.

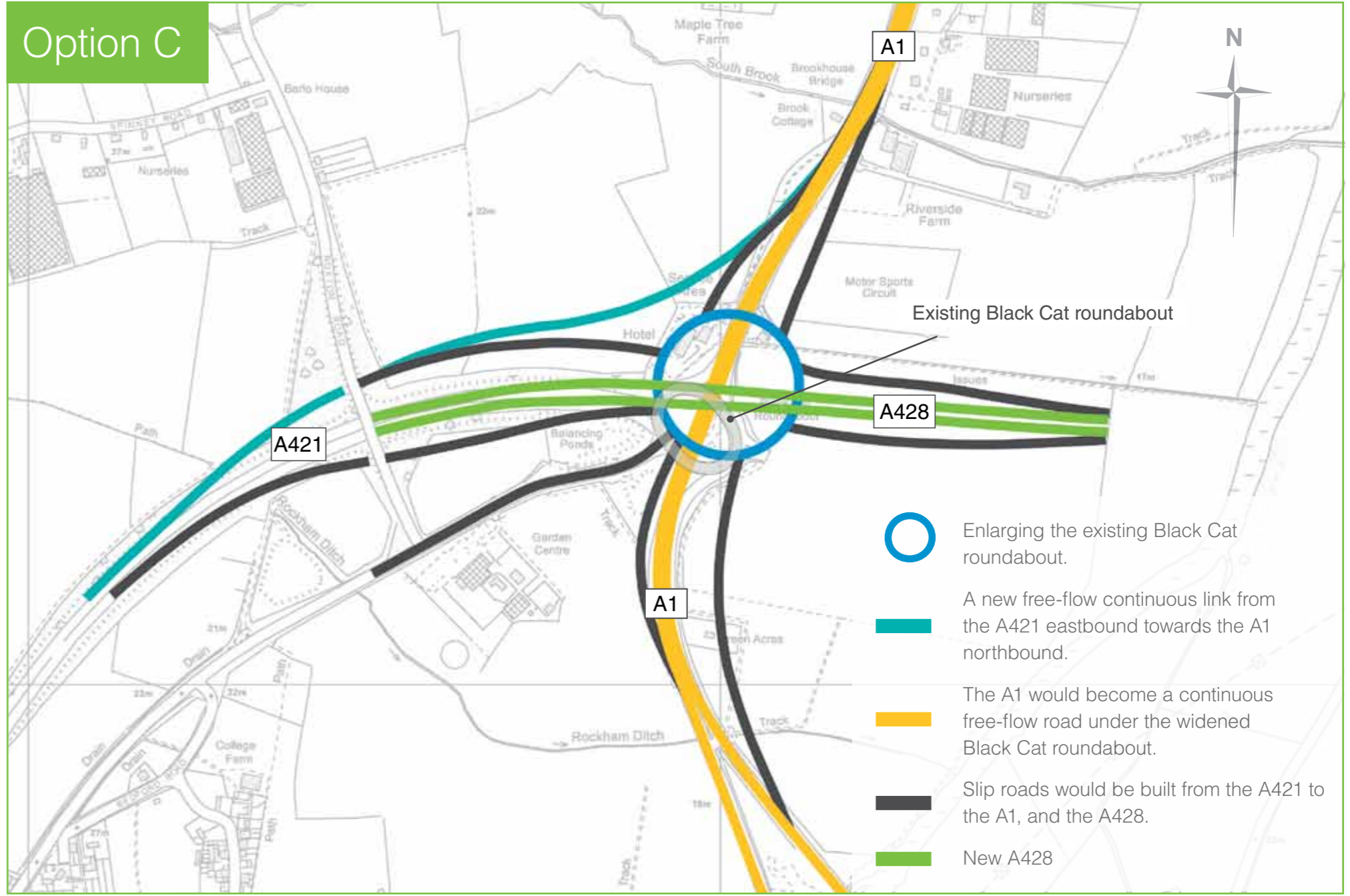
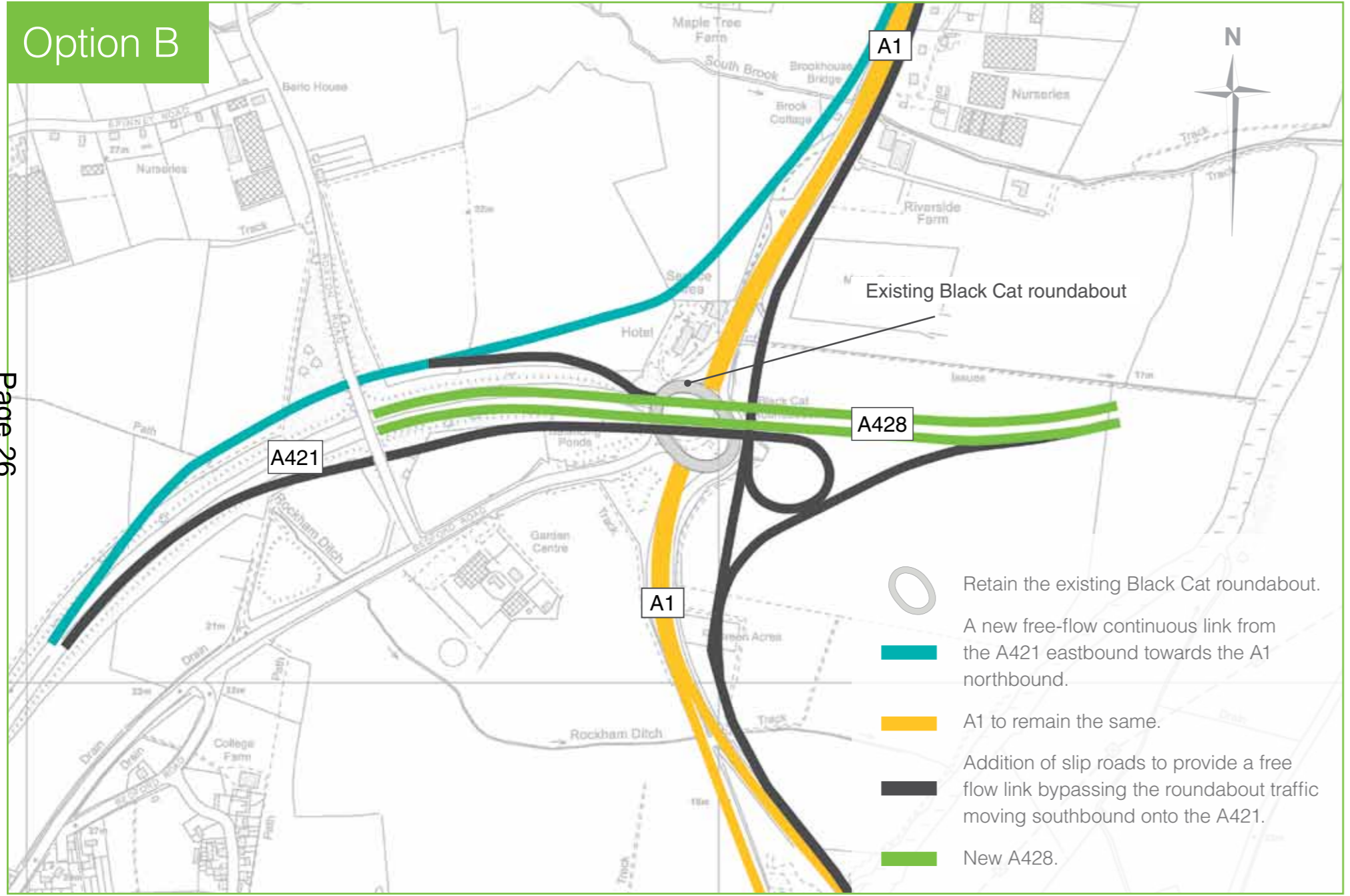
We need to understand the views of everyone who may use or be affected by the scheme. We are asking you:

- Which is your preferred route option?
- Which is your preferred option for Black Cat roundabout?

The consultation questionnaire can be found at the back of this document.







# 8

## How traffic would flow at the new Black Cat roundabout

The table below shows how the different options would help the flow of traffic, for example from the A1 to the A421.

Page 27

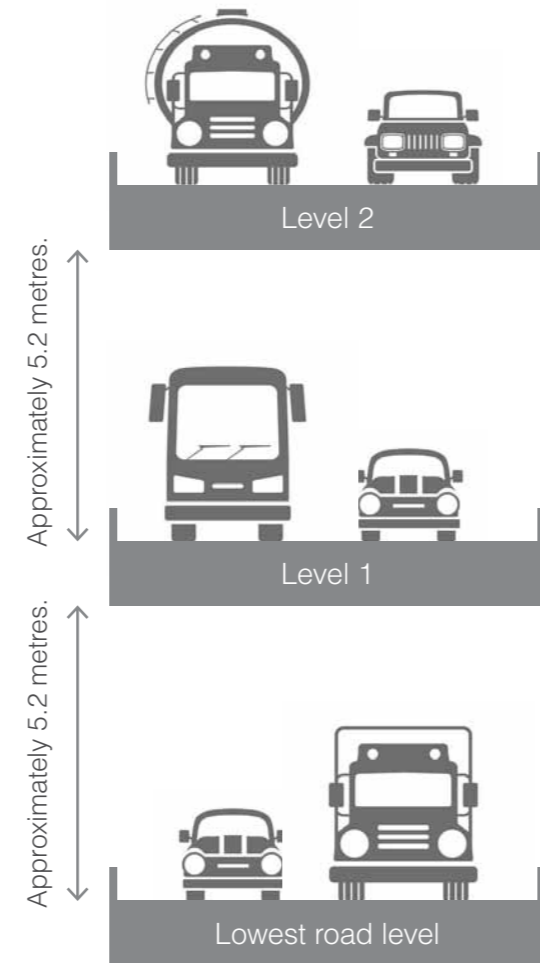
Movement	Option A	Option B	Option C
<b>From A421 eastbound to A1 northbound</b>	Drivers would use a new free-flow link that bypasses any new roundabout junction.	Drivers would use a new free-flow link that bypasses the existing Black Cat roundabout.	Drivers would use a new free-flow link that bypasses any new roundabout junction.
<b>From A421 eastbound to A1 southbound</b>	Drivers would exit the A421 using a new slip road and travel through 2 new roundabouts to join onto the A1 southbound.	No change.	Drivers would exit the A421 using a new slip road and travel through the improved Black Cat roundabout to join onto the A1 southbound.
<b>From A1 southbound to A421 westbound</b>	Drivers would exit the A1 southbound carriageway and use a new free-flow link that bypasses any new roundabout junction.	Drivers would exit the A1 southbound carriageway and use a new loop road that bypasses the existing Black Cat roundabout.	Drivers would exit the A1 southbound using a new slip road and travel through the improved Black Cat roundabout to join onto the A421.

Movement	Option A	Option B	Option C
<b>From A1 northbound to A421 westbound</b>	Drivers would use a new slip road before travelling through 1 new roundabout to join a new slip road onto the A421.	No change.	Drivers would exit the A1 northbound using a new slip road and travel through the improved Black Cat roundabout to join onto the A421.
<b>From A1 southbound to A428 eastbound</b>	Drivers would use a new slip road before travelling through 2 new roundabouts to join the new A428 eastbound.	No change.	Drivers would exit the A1 southbound using a new slip road and travel through the improved Black Cat roundabout to join a new slip road onto the new A428.
<b>From A1 northbound to A428 eastbound</b>	Drivers would use a new slip road before travelling through 2 new roundabouts to join the new A428 eastbound.	No change.	Drivers would exit the A1 northbound using a new slip road and travel through the improved Black Cat roundabout to join a new slip road onto the new A428.

## Design considerations at Black Cat roundabout

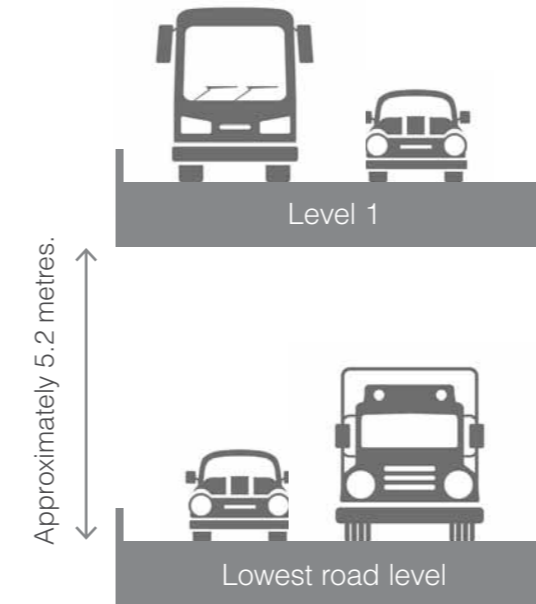
The options proposed for Black Cat roundabout will have a visual impact. The below information demonstrates how the 3 options could look in terms of height and design.

Between each road level, there is a height of approximately 5.2 metres.



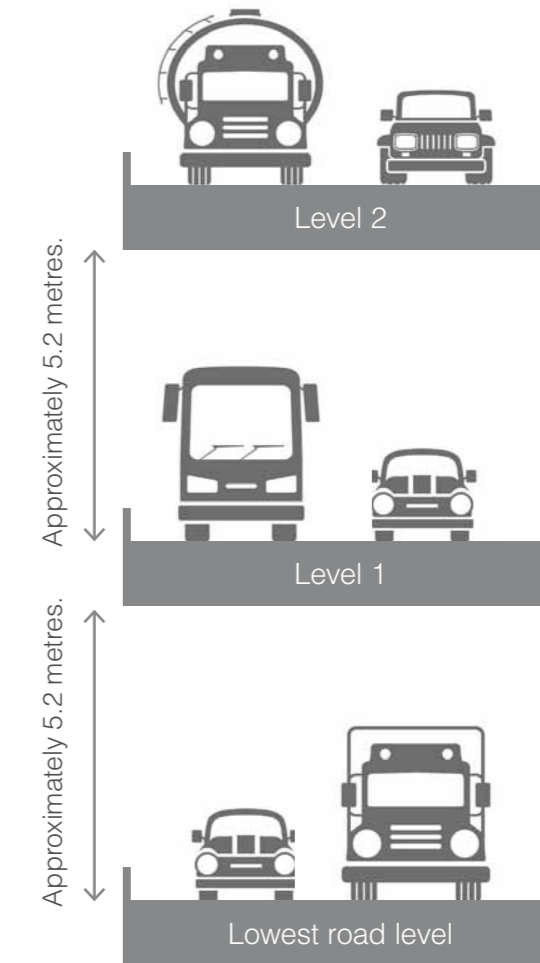
### Option A:

The current Black Cat roundabout will become a new grade separated junction with 3 height levels. The A1 will be at the lower road level. The slip roads from the A1 and A428 will be at level 1. The new A428 dual carriageway will be at level 2.



### Option B:

The current Black Cat roundabout will become a new grade separated junction with 2 height levels. The A1 and Black Cat roundabout will remain at the lower road level. The new A428 dual carriageway at level 1 will go over the existing roundabout.



### Option C:

The current Black Cat roundabout will become a new grade separated junction with 3 height levels. The A1 will be at the lower road level. The enlarged Black Cat roundabout will go over the A1 at level 1. The new A428 dual carriageway at level 2 will go over the widened Black Cat roundabout.



# 10

## Comparison of options: Black Cat roundabout

You can find out more about the similarities and differences between the options below. We will carry out more detailed assessments and technical work as the scheme progresses to identify further potential impacts, and how these could be mitigated.

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Movement	Option A	Option B	Option C
<b>Air quality</b>	Air quality may improve slightly in the short term as traffic reduces at Black Cat roundabout. Until the bypass is built, there could be increased congestion around Wyboston which could have an impact on air quality. It will also be important to consider air quality at the Air Quality Management Area (AQMA) in St Neots.		
<b>Cultural heritage</b>	Works to Tempsford Bridge could impact on the setting of the nearby scheduled monument. May affect the setting of the listed building to the north of Black Cat roundabout.	May result in the removal of the Grade II Listed building to the north of Black Cat roundabout.	
<b>Archaeology</b>	Potential to affect unknown buried archaeology. Affects areas of known archaeology, including cropmarks, and requires further archaeological investigation.		
<b>Ecology and nature conservation</b>	May impact habitats and species within the River Great Ouse corridor. The area is a habitat enhancement area and we would create additional habitats.		

Movement	Option A	Option B	Option C
<b>Geology and soils</b>	Affects 2 minerals sites. The scheme would therefore need to take into account the programme for mineral extraction.	Has a large area within a minerals site. The scheme would therefore need to take into account the programme for mineral extraction.	Has a small area within a minerals site. It is the least likely to be affected by the programme for mineral extraction.
<b>Noise and vibration</b>	May improve noise levels slightly in the short term to properties around Black Cat roundabout as well as improve noise levels in the Noise Improvement Area (NIA) to the north of Black Cat roundabout. Until the bypass is built, there is likely to be increased congestion at Wyboston which could temporarily impact on noise levels in this area.		
<b>Water</b>	Has an area within the River Great Ouse floodplain and would require floodplain mitigation.	Has the largest area within the River Great Ouse floodplain compared to Options A and C and would likely have the greatest impact on flood risk. Requires floodplain mitigation.	Has the smallest area within the River Great Ouse floodplain compared to Options A and B. Requires some floodplain mitigation.



## Public events and information points

To find out more, join us at one of our events. Our team will be on hand to answer your questions.

### Events

Location	Date	Time	Address
Wyboston Training Centre	Tuesday 21 March	2pm - 8pm	Oakley Suite, Training Centre, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
Cambourne Hub	Thursday 23 March	2pm - 8pm	Cambourne Community Centre, High Street, Cambourne, Cambridgeshire, CB23 6GW
Abbotsley Village Hall	Saturday 25 March	10am - 4pm	High Street, Abbotsley, Cambridgeshire, PE19 6UJ
St Neots Priory Centre	Monday 27 March	2pm - 8pm	Priory Lane, St Neots, Cambridgeshire, PE19 2BH
Stuart Memorial Hall	Friday 31 March	2pm - 8pm	Church Street, Tempsford, Sandy, Bedfordshire, SG19 2AN
Newton Primary School	Saturday 1 April	10am - 4pm	Caxton End, Eltisley, St Neots, Cambridgeshire, PE19 6TL

You can pick up a questionnaire from:

### Information points

Location	Address
St Neots Library	Priory Lane, St Neots, Cambridgeshire, PE19 2BH
Papworth Library	Lower Pendrill Court, Ermine Street North, Papworth Everard, Cambridgeshire, CB23 3UY
Cambourne Library	Sackville House, Sackville Way, Cambridge, CB23 6HL
South Cambridgeshire District Council	South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridgeshire, CB23 6EA
Central Bedfordshire Council	Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ
Huntingdonshire District Council	Pathfinder House, St Marys Street, Huntingdon, Cambridgeshire, PE29 3TN
St Neots Town Council	St Neots Customer Service Centre, The Priory, St Neots, Cambridgeshire, PE19 2BH.
Bedford Borough Council	Cauldwell Street, Bedford, MK42 9AP

## Next steps and how to respond

### Next steps

Your views and comments are important to us and help inform our proposals.

Your feedback together with our ongoing technical analysis will determine which option is most suitable to take forward on the route between Black Cat roundabout and Caxton Gibbet. The detailed proposals will result in a preferred route for the scheme.

For all projects of this nature, known as Nationally Significant Infrastructure Projects, we are required to submit an application to the Planning Inspectorate. This is called the Development Consent Order Process (DCO). We will only be given consent to construct the scheme if the Development Consent is granted.

You can find out more about the DCO process at:

<https://infrastructure.planninginspectorate.gov.uk>

### Confidentiality and data protection

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).

If you want any information that you provide to be treated as confidential, please be aware that under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence.

For more information about what information can be requested under the FOIA, see:

[www.https://ico.org.uk/for-the-public/official-information](https://ico.org.uk/for-the-public/official-information)

Highways England will process your personal data in accordance with the DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

### How to respond

- Complete our online questionnaire:  
<https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet>
- Download a copy of the questionnaire at:  
<https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet>
- Email your response to:  
a428blackcattocaxtongibbet@highwaysengland.co.uk
- Post your response and additional material to:  
FREEPOST A428 BLACK CAT TO CAXTON GIBBET

The final date we will accept consultation responses is **11:59pm, 23 April 2017**.

We cannot accept responsibility for ensuring responses that are sent to addresses other than those described above are included in the consultation process. All responses must include at least your postcode. Please state whether you are responding as an individual or representing the views of an organisation. If responding on behalf of an organisation, please make it clear who the organisation represents and how the views of members were assembled.



## A428 Black Cat to Caxton Gibbet improvements Questionnaire

Please tell us your views by completing this questionnaire.

If you're returning this to us by post, please follow the folding instructions on the back page of the questionnaire and pop it in the post.

The consultation will run from **6 March to 23 April 2017**  
The closing date for responses is **11.59pm on 23 April 2017**

**1 Name:** \_\_\_\_\_

**2 Postcode:** \_\_\_\_\_

If you are responding on behalf of an organisation, please tell us the name of the organisation. Where applicable, please make it clear how the views of members were assembled.

**3 Organisation:** \_\_\_\_\_

**Optional organisation details:** \_\_\_\_\_

**4. To what extent do you agree or disagree with the following statement: 'There is a need to improve the A428 between Black Cat and Caxton Gibbet to reduce congestion problems?'**

Please tick one box.

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

**5. To what extent do you agree or disagree with the following statement: 'There is a need for improvements to the A428 road network between Black Cat and Caxton Gibbet in order to improve safety conditions on the road?'**

Please tick one box.

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

6. To what extent do you agree or disagree with the following statement: 'There is a need for improvements to the A428 road network between Black Cat and Caxton Gibbet in order to reduce traffic from local roads'.

Please tick one box.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

To what extent do you agree or disagree with the following statement: 'Improvements are needed at the Black Cat roundabout where the A1 currently meets the A421'.

Please tick one box.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Route Options.

Please refer to the map of the route options on page 18.

8. Do you have a preferred route option?

Please tick one box.

- Yes
- No

8a. If yes, which is your preferred route option?

Please tick one box.

- Orange route
- Purple route
- Pink route

8b. Do you have any other comments on the options we are proposing or anything you would like us to take into consideration?

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### Options for the Black Cat roundabout

Please refer to the map of the route options on pages 25-27.

9. Do you have a preferred option for Black Cat roundabout?

Please tick one box.

- Yes
- No

9a. If yes, which is your preferred option for Black Cat roundabout?

Please tick one box.

- Option A
- Option B
- Option C

9b. Do you have any other comments on the options we are proposing or anything you would like us to take into consideration?

10. How do you normally travel on the A428/A1/A421 between Black Cat and Caxton Gibbet?

Please tick one box.

- Car
- Public transport
- HGV / LGV
- Walk
- Cycle
- Motorcycle

Other:

**11. What is your main reason(s) for using the A428/A1/A421 between Black Cat and Caxton Gibbet?**

- Please tick one box.
- Regular trip to / from work
  - Business / commercial
  - Education
  - Shopping
  - Leisure or entertainment
  - Farming operations
  - Holiday
  - Visiting friends or relations
- Other:

**12. How often do you use the A428/A1/A421 between Black Cat to Caxton Gibbet?**

- Please tick one box.
- Every day
  - Several times per week
  - Once per week
  - Once per month
  - Every few months
- Other:

**13. How did you find out about the A428 Black Cat to Caxton Gibbet consultation?**

- Please tick all that apply.
- Local newspaper
  - Parish notice or newsletter
  - Letter/leaflet through the door
  - Highways England website
  - Word of mouth
  - Poster

**14. Did you attend any of the A428 Black Cat to Caxton Gibbet public events?**

- Yes
  - No
- If yes, which event did you attend:

**15. To what extent have you found the consultation materials helpful in informing you about the scheme and our proposed options?**

- Please tick one box.
- Very helpful
  - Helpful
  - Slightly helpful
  - Not helpful at all

**16. Do you have any feedback on the consultation materials and the extent to which they were helpful or not?**

**17. Gender**

- Please tick
- Male
  - Female
  - Prefer not to say

**18. Age**

- Please tick.
- 16-25
  - 26-35
  - 36-45
  - 46-55
  - 56-65
  - 66-75
  - 75+

**19. Ethnicity**




- Please tick.
- Black African
  - Asian Chinese
  - Asian other
  - White other
  - Black Caribbean
  - Black other
  - Asian Indian
- Other (please state):

**20. Do you consider yourself to have a disability?**

- Please tick .
- Yes
  - No
  - Prefer not to say

**Thank you for completing this questionnaire.**

You can submit your response:

-  FREEPOST A428 BLACK CAT TO CAXTON GIBBET
-  a428blackcattocaxtongibbet@highwaysengland.co.uk
-  www.highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet

The consultation closes at **11:59pm on 23 April 2017.**

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Fold B

# Freepost A428 BLACK CAT TO CAXTON GIBBET

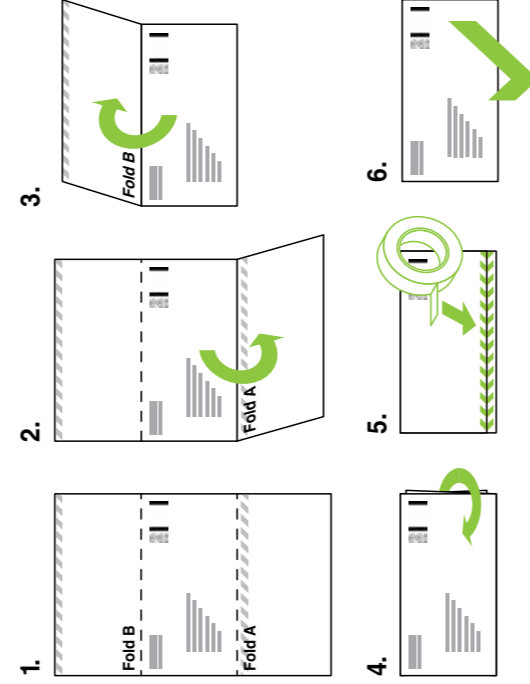
Fold A

### Folding instructions

Once you've completed the questionnaire please follow these instructions before returning it to us:

1. With the return address facing you...
2. fold the bottom part backwards along Fold A;
3. fold the top part backwards along Fold B;
4. turn the folded questionnaire over; and
5. secure it by sticking clear tape along the length of hatched area.

6. There's no need for a stamp, just pop it in the post.



If you need help accessing this or any other Highways England information, please call **0300 123 5000** and we will help you.

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\*Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls. These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone. Calls may be recorded or monitored.

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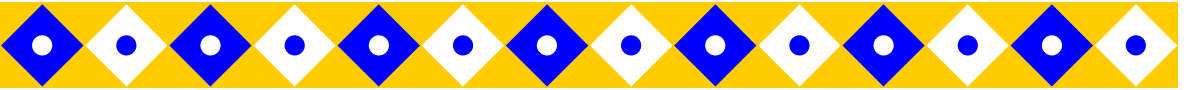


# Agenda Item 7 Our housing market at December 2016

Welcome to the latest edition of our housing market bulletin, helping you keep track of local, regional and national housing market signals to December 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](http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin) for previous editions.  
Our next edition is due out in June 2017, based on March 2017 data.

Sue Beecroft, February 2017

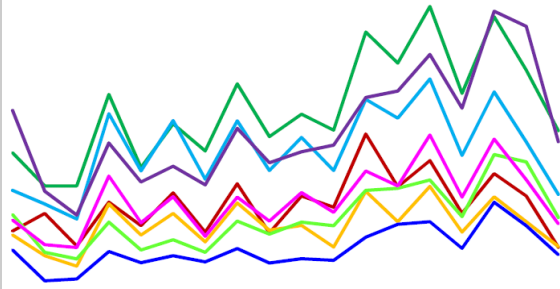


## December highlights

You can see a summary of the latest highlights and follow the [page links](#) to get to the full story...

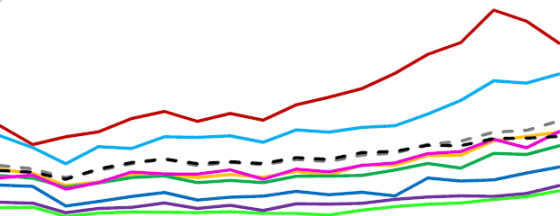
**Hometrack cities index, [page 2](#)**  
“In our view there is material upside for house prices in the coming years in many cities where the recovery since 2009 has been limited... The beneficiaries will be cities where investment in employment, infrastructure and regeneration will help stimulate the local economy.”

**Number of sales**  
The number of sales & valuations on [page 4](#) and the number of “actual” sales on [page 6](#) both fell again, to December 2016.



Actual sales graphic

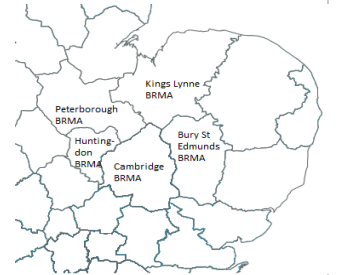
**Price**  
Average prices based on sales reported by Land Registry (actual sales) on [page 7](#) can be compared to the average including valuations data, on [page 5](#). Lower quartile prices are set out on [page 8](#) and price per square metre on [page 9](#). Average prices based on sales only rose across our area to December 2016, with the exception of Cambridge.



Average price based on actual sales only graphic

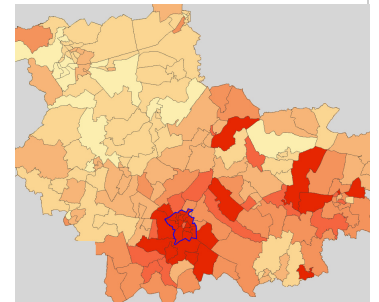
**Market heat**  
Time taken to sell on [page 10](#) and the % of the asking price achieved on [page 11](#) give a view of the “heat” of our local market.

**Private rent**  
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 (BRMA).



Local BRMAs outlined

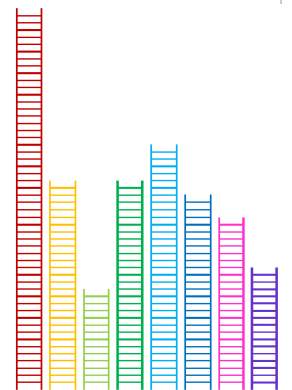
**Ratios**  
Median and lower quartile ratios of income: house price are set out on [page 14](#). Of the 16 ratios for our area, 3 stayed the same and 13 got less affordable.



Lower quartile affordability ratios

**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 3](#) helps visualise these weekly costs and compare costs between district, tenure and size of home.



Ladders graphic

**Back page**  
Want to know more about Hometrack? Got suggestions? Questions? Feedback? All contact info on and some background on Hometrack is covered on [page 16](#).



# UK house price cities index

...January 2017 index up 6.9% yoy and up 2.8% qoq

## At February 2017...

- City level house price growth 6.9% year on year (yoy) down on 7.9% recorded in January 2016 quarter on quarter (qoq).
- London drops to 8th in city rankings registering lowest rate of growth (6.4%) for 42 months.
- The growth in city house prices since 2009 has been highly varied ranging from 13% to 85%. There remains material upside for house prices in large regional cities outside London.

### What is "material upside"?

Material upside means there is strong house price growth, so plenty of opportunity for prices to continue growing.

City level house price inflation is running at 6.9% while growth in London is running at its lowest level for 4 years (6.4%) and set to slow further. House prices in many regional cities where the recovery has been muted have material upside so long as the economy continues to grow and mortgage rates remain low.

### City house price growth 6.9%yoy

UK city house price inflation is running at 6.9% compared to 7.9% in January 2016. The slower rate of growth is down to a 0.2% price fall in the third quarter of 2016. This is a consequence of weaker investor demand after stamp duty changes and the impact of Brexit vote on market activity.

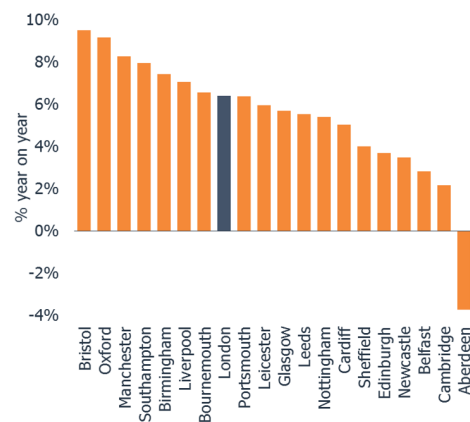
### London market going 'ex-growth'

London has slipped to 8th in the price inflation rankings (graph 1). Year on year growth running at 6.4%, the lowest for 42 months. House price growth is slowing across all sub-markets. The lowest capital value markets continue to register above average price growth (>8%) - areas with average prices of c.£300,000 or 40% lower than the London average.

Table 1: 20 city index headline results, Jan 2017

	3 month change	% yoy	Average price
Aug-16	0.1%	6.7%	£238,800
Sep-16	-0.2%	6.6%	£239,100
Oct-16	0.0%	6.3%	£239,200
Nov-16	0.7%	6.3%	£240,500
Dec-16	1.8%	6.8%	£243,500
Jan-17	2.8%	6.9%	£245,900

Graph 1: London drops to 8th in growth rankings



The markets with the highest capital values in London continue to register modest year on year price falls of up to 3% as weaker demand feeds into pricing at a faster rate than in outer London areas. We expect the rate of house price inflation for the London city index to continue to slow over 2017 towards 0%.

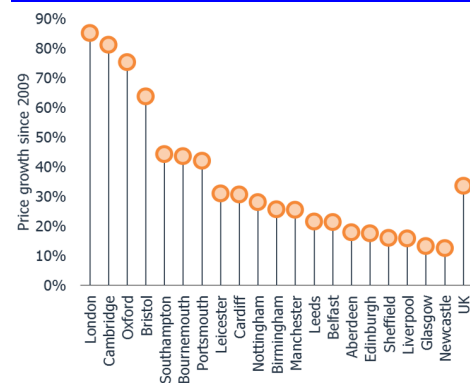
### Regional cities overtake London

London is being overtaken by large regional cities such as Birmingham, Manchester and Liverpool where prices are rising off a lower base and where affordability levels remain in line with their long run average. Manchester is the fastest growing city outside southern England where prices are up 8.3% in the last year on an average price which is a third that of London

### London prices up 85% since 2009

Slower growth in London is not surprising given house prices are 85% higher than they were in 2009 (graph 2). This growth is primarily a result of rising incomes and

Graph 2: Price recovery since 2009 - more upside



Source: <http://www.hometrack.com/uk/insight/uk-cities-house-price-index/january-2017-cities-index/>

Table 2: City level summary, Jan 2017

	Current price	% yoy Dec 2016	% growth last qtr
Aberdeen	£186,200	-3.7%	2.8%
Belfast	£126,100	2.8%	-0.2%
Birmingham	£147,400	7.4%	1.5%
Bournemouth	£275,600	6.6%	2.3%
Bristol	£263,200	9.5%	1.8%
Cambridge	£418,100	2.2%	0.0%
Cardiff	£192,900	5.0%	0.4%
Edinburgh	£200,700	3.7%	-1.3%
Glasgow	£115,200	5.7%	0.8%
Leeds	£154,700	5.5%	0.9%
Leicester	£160,500	6.0%	2.5%
Liverpool	£116,200	7.1%	2.9%
London	£486,600	6.4%	1.3%
Manchester	£150,600	8.3%	2.0%
Newcastle	£123,900	3.5%	1.5%
Nottingham	£140,300	5.4%	1.2%
Oxford	£430,200	9.2%	4.1%
Portsmouth	£221,100	6.4%	1.0%
Sheffield	£128,500	4.0%	-0.1%
Southampton	£223,200	8.0%	2.1%
20 city index	£245,900	6.9%	2.8%
UK	£205,800	6.1%	1.4%

strong demand with buying power fuelled by record low mortgage rates.

Cambridge and Oxford have recorded strong price gains of >75% which have resulted in record high price to earnings ratios in these cities.

The contrast to cities outside southern England is stark with prices in Newcastle, Glasgow and Liverpool just 13% to 16% higher than their post financial crisis lows.

### Material upside for house prices in regional cities

The question is how much further house prices in regional cities could have to run were house prices to fully 'price in' low mortgage rates and the impact of continued economic growth and rising incomes.

In our view there is material upside for house prices in the coming years in many cities where the recovery since 2009 has been limited. This is based on our analysis of previous housing cycles and the recent profile of the recovery in London. The beneficiaries will be cities where investment in employment, infrastructure and regeneration will help stimulate the local economy. The timing and scale of future house price growth will, of course, depend upon the outlook for jobs, incomes and mortgage rates.

# “Ladders” of weekly housing cost

Weekly housing cost from [page 15](#) are presented here as “ladders”. The ladders aim to help compare new build and resale costs with number of bedrooms, between districts. The scale (up 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 (Cambridge and South Cambs only).
- Intermed rent = Intermediate rent, representing 80% of the median private rent advertised in the local area.
- 3 2 1 indicate the number of bedrooms.
- Full notes on data sources are on [page 15](#).

£570	3 Ave new build
£560	3 LQ new build
£550	
£540	
£530	
£520	
£510	
£500	
£490	
£480	5 Ave resale 2 Ave new build
£470	
£460	
£450	2 LQ new build
£440	
£430	
£420	
£410	3 LQ resale
£400	
£390	
£380	
£370	
£360	
£350	2 Ave resale 1 Ave new build
£340	1 LQ new build
£330	3 HomeBuy
£320	
£310	
£300	3 Private rent
£290	2 LQ resale
£280	
£270	1 Ave resale
£260	2 Private rent 2 HomeBuy
£250	
£240	3 Intermed rent
£230	
£220	1 LQ resale
£210	2 Intermed rent
£200	1 Private rent
£190	1 HomeBuy
£180	
£170	
£160	3 HA ‘aff’ rent 1 Intermed rent
£150	
£140	2 HA ‘aff’ rent
£130	
£120	3 HA rent 2 HA rent 1 HA ‘aff’ rent
£110	3 LA rent
£100	2 LA rent
£90	1 HA rent
£80	1 LA rent
£70	
£60	
£50	
£/wk	Cambridge

£350	3 Ave new build
£340	
£330	3 LQ new build
£320	
£310	
£300	
£290	
£280	3 Ave resale
£270	
£260	
£250	
£240	3 LQ resale
£230	
£220	
£210	
£200	3 Private rent
£190	3 HomeBuy
£180	
£170	2 Private rent 1 Private rent
£160	3 Intermed rent 2 Ave resale
£150	2 LQ resale
£140	3 HA ‘aff’ rent
£130	2 Intermed rent 1 Intermed rent
£120	2 HA ‘aff’ rent 1 Ave resale
£110	3 HA rent 2 HomeBuy 1 LQ resale
£100	2 HA rent
£90	1 HA ‘aff’ rent
£80	1 HomeBuy 1 HA rent
£70	
£60	
£50	
£/wk	East Cambs

£350	3 Ave new build 3 Ave resale
£340	
£330	
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	3 Ave new build 3 Ave resale
£170	
£160	3 LQ new build
£150	
£140	
£130	
£120	3 HomeBuy 3 Intermed rent 3 HA ‘aff’ rent 1 Private rent
£110	2 Intermed rent
£100	3 HA rent 2 HA ‘aff’ rent
£90	2 Ave resale 2 LQ resale 2 HA rent 1 Intermed rent
£80	1 HA ‘aff’ rent
£70	1 Ave resale 1 LQ resale 1 HA rent
£60	2 HomeBuy
£50	1 HomeBuy
£/wk	Fenland

£350	3 Ave new build
£340	
£330	
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	3 HA ‘aff’ rent 2 Intermed rent 1 Ave resale 1 Private rent
£110	
£100	2 HomeBuy 2 HA ‘aff’ rent
£90	2 HA rent 1 LQ resale
£80	2 HA rent 1 Intermed rent
£70	
£60	
£50	
£/wk	Huntingdonshire

£350	3 Ave new build
£340	3 LQ new build
£330	3 Ave resale
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	3 LQ resale 2 Ave new build
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	South Cambs

£350	
£340	
£330	
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	Forest Heath

£350	3 Ave new build
£340	
£330	3 Ave resale 3 LQ new build
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	3 HomeBuy 2 Ave new build 2 LQ new build
£110	2 Ave resale 1 Ave new build 1 LQ new build
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	St Edmundsbury

£350	3 Ave new build 3 LQ new build
£340	
£330	
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	Peterborough

# Market activity

## ...number of sales & valuations

### What does this page show?

This page shows the number of sales and valuations, useful 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 3 shows the number of sales and valuations for each district, the East of England and for the whole of England.

### Notes & observations

Graphs 3 and 4 show a similar trend line for the country and the region. Both creep up from a low point around December 2008 to June 2009, then rising towards the end of 2014. There is a marked drop from June to December 2016. Table 3 shows Huntingdonshire and Peterborough with the highest number of sales and valuations (2,438 and 2,378) and Forest Heath the lowest (935) at December 2016.

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

The eight district total fell from 17,249 in December 2015 to 12,364 in December 2016. This represents around 16% of sales and valuations for the East of England. Across England and the East of England there has also been a noticeable drop from December 2015 to December 2016.

This is not unusual as sales tend to slow down pre-Christmas. The next edition, which will look at March 2017 data, will help us see whether the number has picked up again in the Spring.

Please see [page 6](#) for the number of "actual" sales across our area.

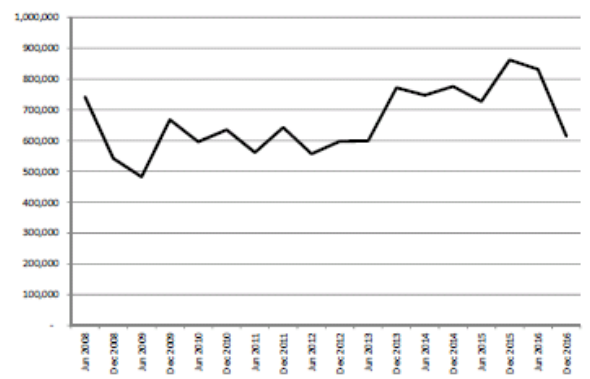
Table 3 Number of sales and valuations

	Jun 2013	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016
Cambridge	1,381	1,870	1,543	1,787	1,408	1,658	1,528	1,109
East Cambridgeshire	1,063	1,424	1,319	1,489	1,236	1,451	1,326	1,069
Fenland	1,155	1,416	1,496	1,426	1,309	1,748	1,766	1,377
Huntingdonshire	2,432	3,175	2,962	3,246	2,742	3,252	3,053	2,438
South Cambridgeshire	2,002	2,550	2,513	2,715	2,203	2,667	2,323	1,808
Forest Heath	819	1,017	1,115	1,114	975	1,277	1,175	935
St Edmundsbury	1,371	1,618	1,584	1,898	1,522	1,921	1,683	1,253
Peterborough	2,107	2,554	2,683	2,807	2,650	3,275	3,328	2,375
East of England	75,522	96,887	94,428	99,474	90,253	107,806	103,355	76,285
England	599,179	771,451	747,192	776,109	726,623	861,643	831,230	614,675

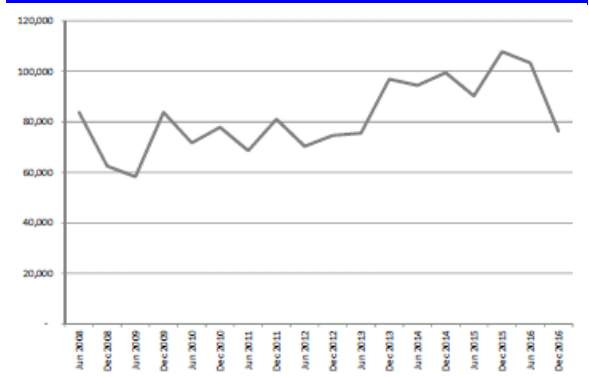
### Count of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2008 to Dec 2016	Feb 2017	Country, region & district	Data points repeat semi-annually

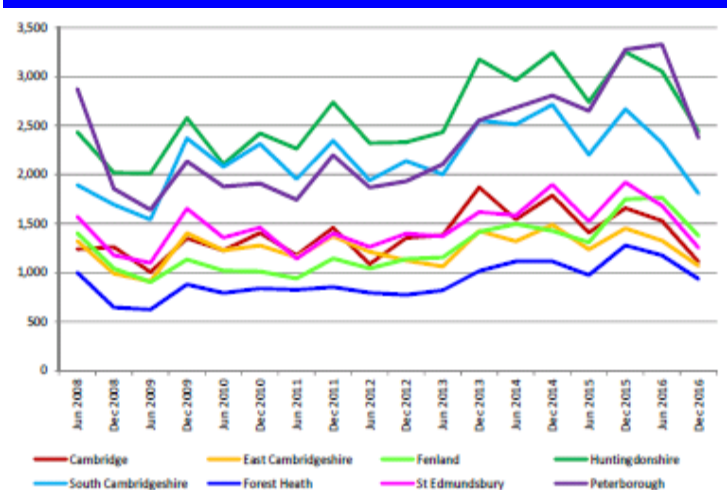
Graph 3 Number of sales & valuations, England



Graph 4 Number of sales & valuations, East of England



Graph 5 Number of sales and valuations, districts





# Average price

## ...using sales & valuations data

### What does this page show?

Average price on this page is based on sales and valuation data and averages price data from the previous six month period (see [page 4](#) for the number of sales and valuations, which are used to calculate the average).

- Map 1 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 line) from June 2008 to December 2016.
- Table 4 shows average property prices between June 2013 to December and the change in average price over the past 12 months.

### Notes & observations

Map 1 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.

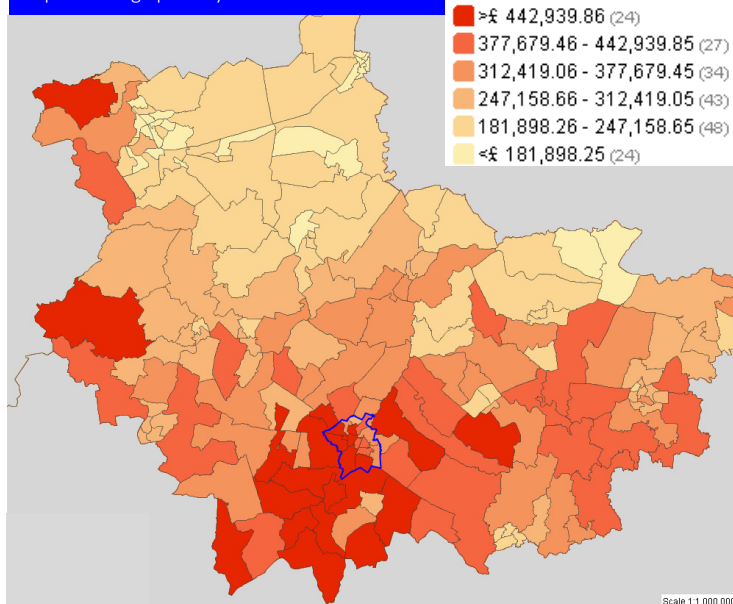
Graph 6 shows average prices over time with values in Cambridge and South Cambridgeshire noticeably higher than other districts. However in the past 6 months most averages have risen a little, with only Cambridge levelling.

Table 4 shows that average prices are higher everywhere than they were 12 months ago, except in Cambridge where the average has reduced to below half a million pounds now.

South Cambridgeshire saw the biggest rise, more than £22K, followed by Forest Heath with a rise of £19K.

Average prices based on sales and valuations were up £5.2K across England and £20.9K for the East of England.

Map 1: Average price by ward



Graph 6 Average price

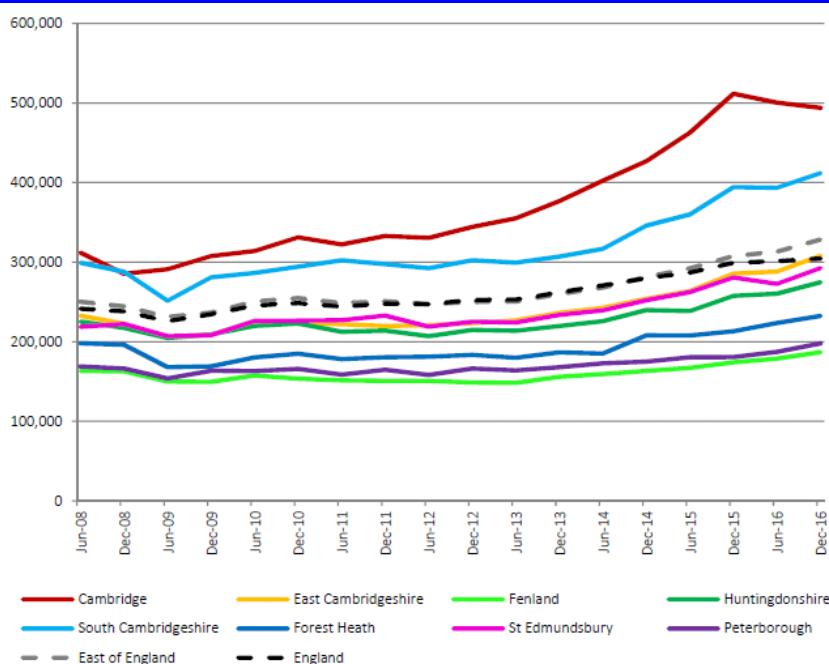


Table 4: Average price based on sales and valuations (£)

	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Change last 12 months
Cambridge	355,074	376,758	402,275	426,851	462,712	511,696	500,555	493,992	- 17,704
East Cambridgeshire	226,786	236,248	242,614	253,957	263,734	285,475	288,076	308,002	22,527
Fenland	148,266	155,962	159,248	163,208	167,179	174,113	178,732	186,774	12,661
Huntingdonshire	213,824	219,611	225,786	239,891	238,527	257,626	260,259	274,783	17,157
South Cambs	299,403	306,995	316,633	345,895	360,023	394,248	393,420	411,854	17,606
Forest Heath	179,741	186,603	185,043	208,038	207,831	213,018	223,498	232,282	19,264
St Edmundsbury	224,108	233,697	239,386	252,005	262,280	280,761	272,644	292,521	11,760
Peterborough	163,848	167,926	172,801	174,946	180,358	180,733	187,273	197,877	17,144
East of England	250,661	259,995	268,043	281,418	292,079	307,555	313,121	328,484	20,929
England	252,956	262,149	270,838	279,831	286,948	299,070	301,187	304,335	5,265

Average price based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2008 to Dec 2016	Feb 2017	Country, Region & District	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. This excludes valuation data (which you can find on [page 4](#)).

The number of “actual” sales is useful to understand real turnover in our housing market (excluding for example, valuations for re-mortgage purposes), although sales and valuation data is used by Hometrack to ensure a robust enough sample when creating more detailed statistics on later pages in this Bulletin.

- 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 5 shows the number of sales completing in six-monthly “chunks” and compares the count of sales to the count of sales & valuations from [page 4](#).

## Notes & observations

The graphs show similar trends as page 4 for England, the region and our 8 districts with a big drop in actuals sales turnover from June to December 2016.

In table 5, Huntingdonshire saw the largest number of sales to December 2016 (1,222) followed by Peterborough (1,156). Forest Heath saw the smallest number at 476.

Across our 8 districts over 6,000 sales completed to December 2016 compared to more than 10,000 a year ago.

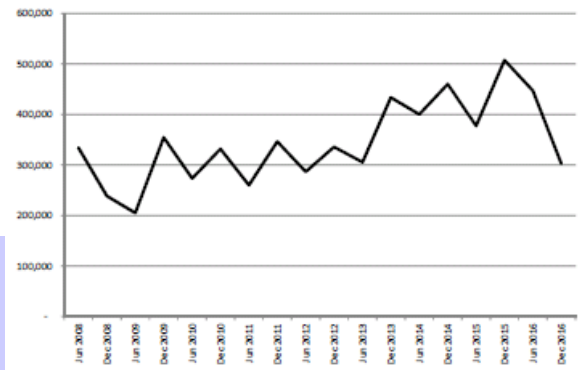
Of the 12,364 sales and valuations reported to December 2016 some 6,101 sales actually completed, representing 49% of the sales and valuations total (the figure was 44% in September 2016).

Total sales across our eight districts represents between 16% and 17% of the East of England’s total sales.

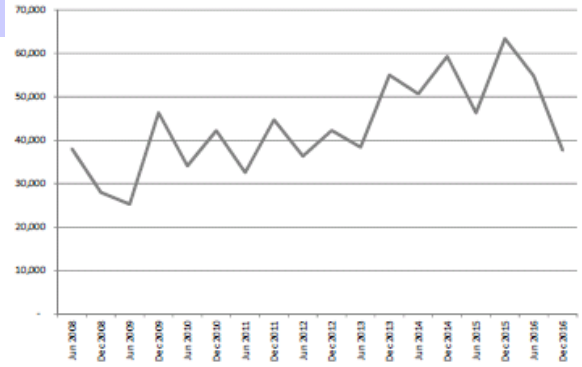
## Top Tip

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.

Graph 7: Actual sales, England



Graph 8: Actual sales, East of England



Graph 9: Actual sales, districts

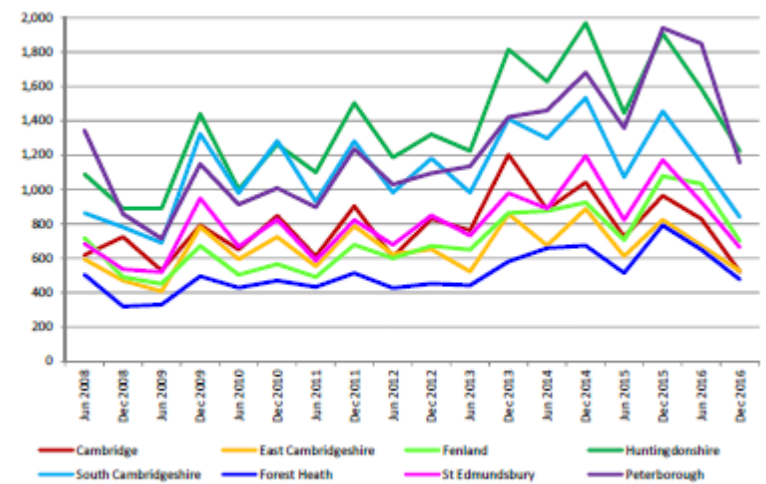


Table 5 Number of actual sales

	Jun 2013	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Sales as % of sales & vals
Cambridge	762	1,202	884	1,042	725	964	829	521	47%
East Cambridgeshire	522	857	674	887	612	824	674	525	49%
Fenland	650	863	875	925	705	1,078	1,034	700	51%
Huntingdonshire	1,225	1,815	1,628	1,969	1,446	1,907	1,586	1,222	50%
South Cambs	982	1,410	1,297	1,533	1,073	1,455	1,154	839	46%
Forest Heath	442	581	659	674	514	791	650	476	51%
St Edmundsbury	731	979	889	1,196	822	1,171	927	662	53%
Peterborough	1,135	1,421	1,460	1,680	1,357	1,940	1,849	1,156	49%
East of England	38,374	54,999	50,666	59,285	46,283	63,390	54,793	37,692	49%
England	305,583	433,546	400,099	460,142	377,536	507,507	447,043	302,570	49%

## Count of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Jan 2008 to Dec 2016	Page 42	Country, Region, District	Data points repeat semi-annually

# Average price

## ...using "real" sales only

### What does this page show?

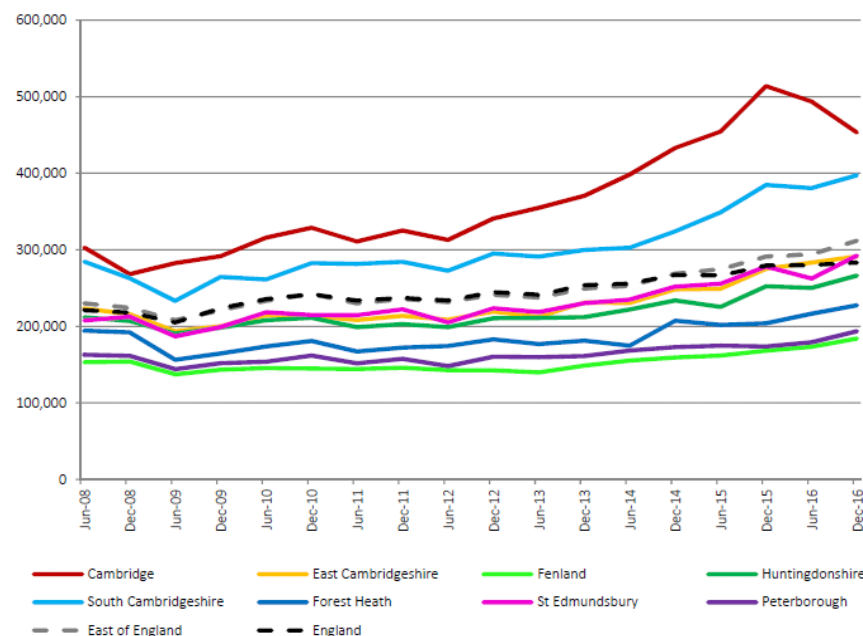
This page shows the average prices reached for "real sales" only i.e. excluding valuation data. The data comes from Land Registry. Prices are averaged over the previous six month period. [Page 6](#) sets out the number of sales involved.

- Graph 10 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) from June 2008 to December 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 6 shows average property price between June 2013 and December 2016 and the change over the past 12 months.

### Notes & observations

Average prices based on Land Registry data only dropped significantly in Cambridge to December 2016, but increased a little in all other districts. Cambridge highlights the difference between the two data sets, the solid and dotted lines parting over the past 12 months as 'real sales' values dropped far more than the average based on sales & valuations. In other districts the lines usually run close and parallel, with "real sales" averages just slightly lower than the average based on sales and valuations. This gives some confidence, but the disparity in Cambridge is "one to watch".

Graph 10: Ave price based on sales only



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

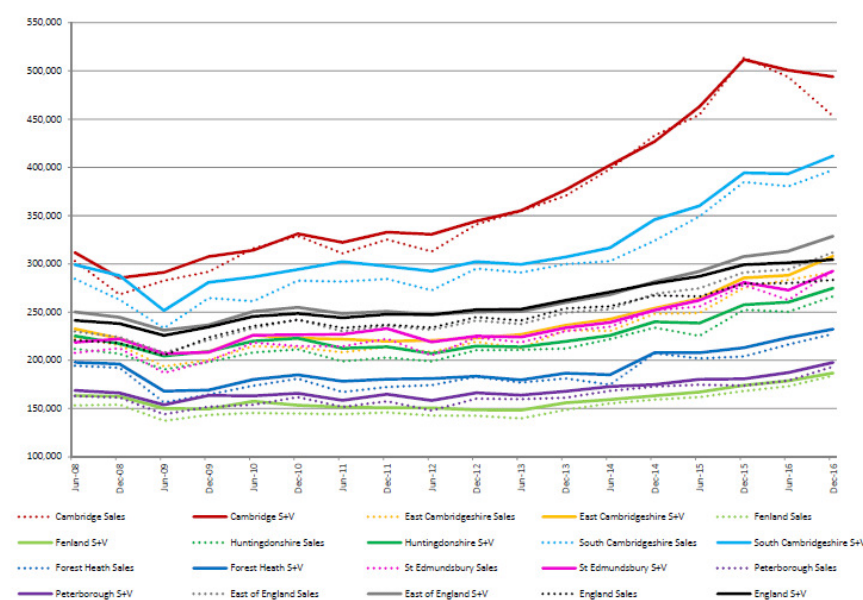


Table 6 Average price based on sales only (£)

	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Change last 12 months
Cambridge	354,800	370,524	398,318	433,085	454,411	513,860	493,589	453,134	- 60,726
East Cambridgeshire	212,553	231,191	230,399	248,267	249,064	275,213	283,345	291,378	16,165
Fenland	139,773	148,626	155,268	159,356	161,853	168,201	173,180	184,100	15,899
Huntingdonshire	210,878	212,109	221,951	233,828	225,340	252,296	250,285	266,296	14,000
South Cambs	290,989	299,793	302,706	324,063	348,996	384,785	380,443	397,284	12,499
Forest Heath	176,925	181,229	174,750	207,292	201,876	203,973	216,413	227,409	23,436
St Edmundsbury	218,591	230,288	234,867	251,832	255,754	278,095	262,491	292,422	14,327
Peterborough	159,728	161,193	168,326	172,799	174,691	173,772	179,089	193,499	19,727
East of England	237,509	249,419	252,930	268,920	274,587	291,149	294,172	311,905	20,756
England	241,227	253,759	255,974	267,228	266,243	279,370	280,015	283,335	3,965

### Average price, sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Jan 2008 to Dec 2016	Feb 2017	Cambridge sub-region district	Data points repeat semi-annually

# Lower quartile price

## ...using sales & valuations data

### Top Tip

#### What are lower quartiles all about?

Let's say 100 homes were sold in a month and we make a list of all 100 homes, in order from the cheapest to the most expensive. The first 25 homes (the cheapest 25) are called 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 (the lower quartile) sold for less than that value.

#### What does this page show?

This page helps compare average prices on [page 5](#) with lower quartile prices. The lower quartile price reflects the cheapest 25% of the market. It is sometimes used as a guide to "entry level" prices.

- Map 2 shows lower quartile prices for homes across our area at ward level. 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 June 2008 to Dec 2016.
- Table 7 shows lower quartile prices between June 2013 and December 2016, and compares the change in lower quartile price over the past 12 months.

#### Notes & observations

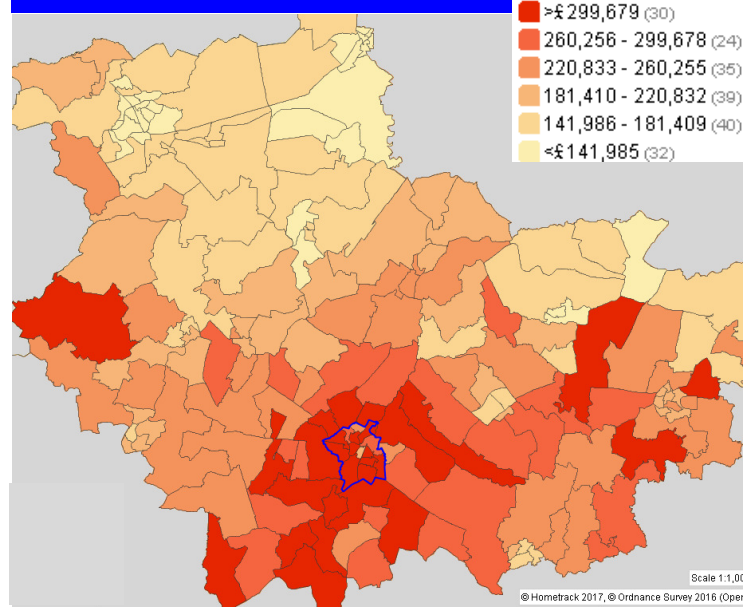
Lower quartile prices are rising.

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.

Table 7 shows lower quartile prices ranging from £132K in Peterborough to £325K in Cambridge.

Map 2: Lower quartile price by ward



Graph 12: Lower quartile price

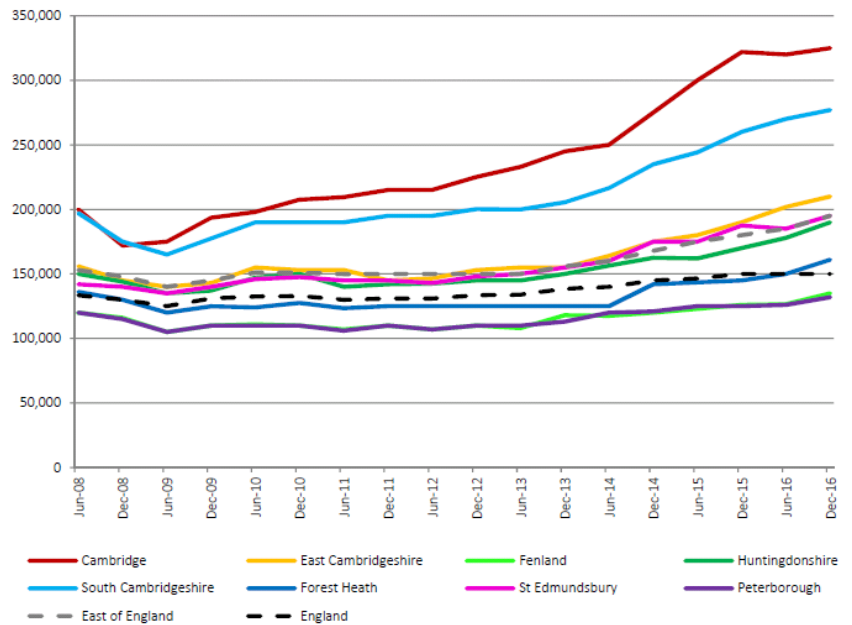


Table 7: Lower quartile price, based on sales and valuations (£)

	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Change last 12 months
Cambridge	233,000	245,000	250,000	275,000	300,000	322,000	320,000	325,000	3,000
East Cambridgeshire	155,000	155,000	164,000	175,000	180,000	190,000	202,000	210,000	20,000
Fenland	108,000	118,000	117,500	120,000	123,000	126,000	126,500	135,000	9,000
Huntingdonshire	145,000	150,000	156,500	162,500	162,000	170,000	178,000	190,000	20,000
South Cambridgeshire	199,995	205,500	216,500	235,000	244,200	260,000	270,000	277,000	17,000
Forest Heath	125,000	125,000	125,000	142,000	143,500	145,000	150,000	161,000	16,000
St Edmundsbury	150,000	155,000	160,000	175,000	175,000	187,500	185,000	195,000	7,500
Peterborough	110,000	113,000	120,000	121,000	125,000	125,000	126,000	132,000	7,000
East of England	150,000	156,000	160,000	168,000	175,000	180,000	185,000	195,000	15,000
England	134,000	138,500	140,000	145,000	146,500	150,000	149,995	150,000	0

#### Lower quartile price, based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2008 to Dec 2016	Feb 2017	Country, region, district	Data points repeat semi-annually



# Price per square metre

## ...using sales & valuations data

### What does this page show?

Price per square metre is a measure used in housing development calculations.

- Map 3 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 are used to ensure the sample is big enough to be robust.
- Graph 13 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from June 2008 to December 2016.
- Table 8 shows values from June 2013 to December 2016.

### Top Tip

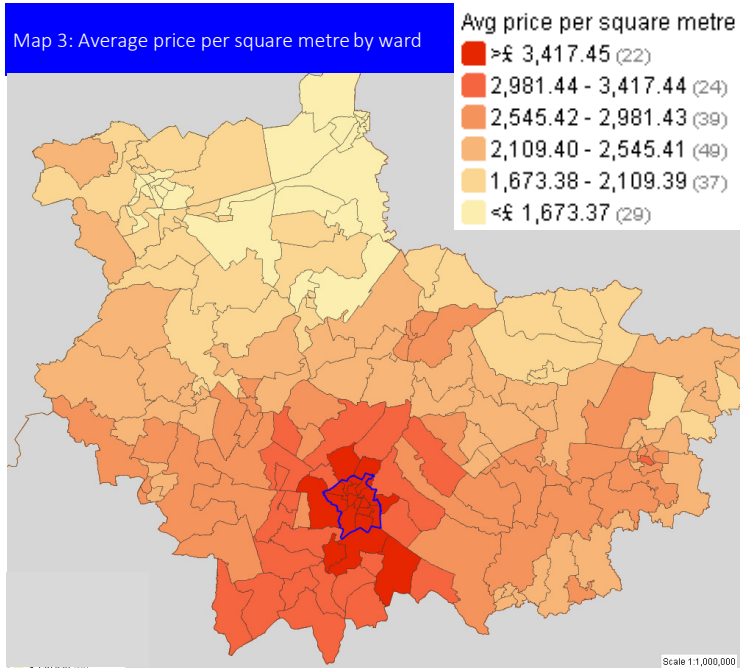
#### Why look at price per square metre?

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 3 emphasises the price “hotspot” around Cambridge to the south of the city and into 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 since about June 2012. The last 6 months see all increasing in price per square metre, though the England average has recently fallen slightly. Table 9 shows the prices per sqm ranging from £1,628 in Fenland to £4,561 in Cambridge, where the average has increased by £227 per sqm in the past 12 months.



Graph 13: Average price per square metre

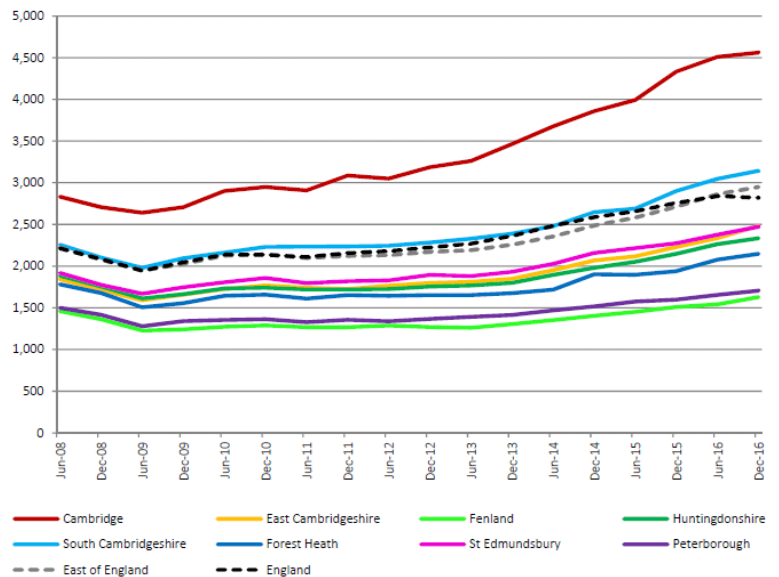


Table 9: Average price per square metre (£)

	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Change last 12 months
Cambridge	3,262	3,465	3,677	3,858	3,992	4,334	4,510	4,561	227
East Cambridgeshire	1,811	1,848	1,951	2,068	2,117	2,230	2,337	2,482	252
Fenland	1,261	1,305	1,352	1,403	1,452	1,509	1,542	1,628	119
Huntingdonshire	1,768	1,800	1,895	1,980	2,052	2,148	2,264	2,335	187
South Cambridgeshire	2,330	2,390	2,480	2,647	2,690	2,902	3,047	3,143	241
Forest Heath	1,653	1,676	1,719	1,901	1,897	1,939	2,076	2,147	208
St Edmundsbury	1,880	1,932	2,028	2,158	2,217	2,274	2,377	2,473	199
Peterborough	1,391	1,415	1,469	1,516	1,576	1,598	1,655	1,706	108
East of England	2,191	2,256	2,355	2,486	2,581	2,713	2,862	2,949	236
England	2,269	2,363	2,483	2,587	2,657	2,759	2,840	2,820	61

Average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2008 to Dec 2016	Feb 2017	Country, region, district	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 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.

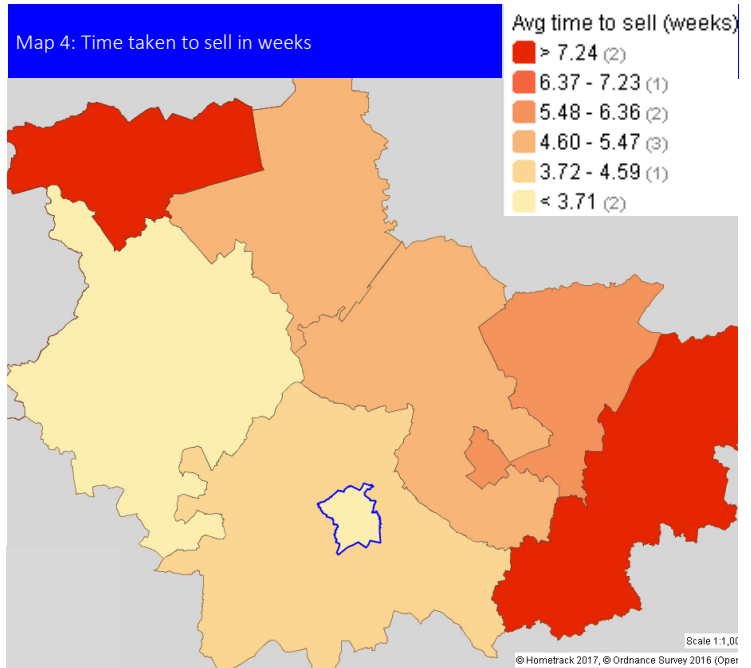
- Map 4 shows the average time to sell in weeks at November 2016 (the data is slightly slower to process than other pages in the Bulletin, so please note it's not December 2016 data).
- Graph 14 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed lines) between December 2014 and November 2016.
- Table 9 shows the average time taken to sell each month from November 2015 to November 2016.

### Notes & observations

Map 4 shows homes taking longest times to sell in Peterborough and St Edmundsbury where turnaround times average 8.1 and 8.0 weeks.

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

Table 9 shows the national average stood at 6.7 weeks while the regional average stood at 5.1 weeks. Cambridge saw the quickest turnaround at 2.4 weeks in Nov 2016, well below both the regional and national average.



Graph 14: Time taken to sell (weeks)

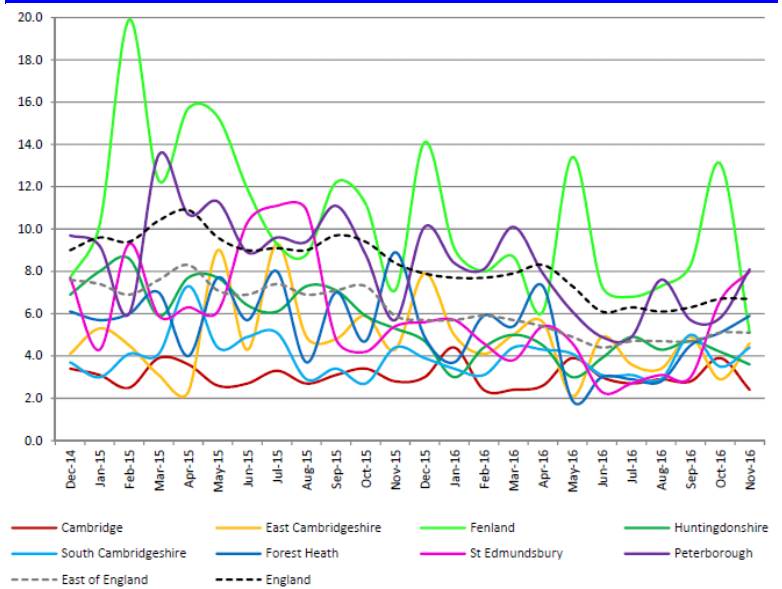


Table 9 Average time taken to sell (weeks)

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16
Cambridge	2.8	3.0	4.4	2.4	2.4	2.6	3.9	3.0	2.7	2.9	2.8	3.9	2.4
East Cambs	4.3	7.9	5.0	4.1	5.0	5.6	2.1	4.9	3.6	3.4	4.9	2.9	4.6
Fenland	7.1	14.1	9.1	8.0	8.7	6.1	13.4	7.3	6.8	7.3	8.3	13.1	5.1
Huntingdonshire	5.3	4.7	3.0	4.4	5.0	4.5	3.0	3.9	4.9	4.3	4.7	4.2	3.6
South Cambs	4.4	3.9	3.4	3.1	4.4	4.3	4.1	3.1	3.1	2.9	5.0	3.5	4.4
Forest Heath	8.9	4.9	3.7	5.9	5.4	7.3	1.9	3.0	2.9	2.8	4.5	5.1	5.9
St Edmundsbury	5.4	5.6	5.7	4.6	3.8	5.4	4.6	2.3	2.7	3.1	3.0	6.6	8.0
Peterborough	5.7	10.1	8.4	8.1	10.1	7.9	6.1	4.9	4.9	7.6	5.7	5.8	8.1
East of England	5.9	5.7	5.7	5.9	5.7	5.4	4.9	4.4	4.7	4.7	4.7	5.1	5.1
England	8.4	7.9	7.7	7.7	7.9	8.3	7.3	6.1	6.3	6.1	6.3	6.7	6.7

Average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Dec 2014 to Nov 2016	Feb 2017	Country, region, district	Data points repeat monthly

# Price asked and achieved ...using sales data

## 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 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.

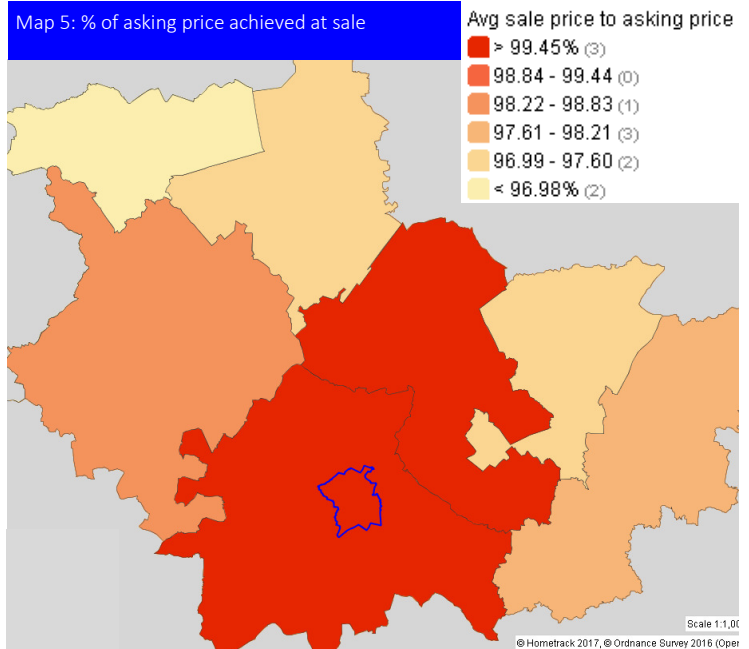
- Map 5 shows the percentage of asking prices actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 15 shows the percentage achieved in each district, between December 2014 and November 2016. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage in each district, the region and England from November 2015 to November 2016.

## Notes & observations

In November 2016, 100% of the asking price was achieved in Cambridge, East Cambs and South Cambs. The lowest percentage in our area was Peterborough at 97.1%.

The proportion for the region was 97.9% and for England was 97.1%.

Graph 15 highlights some big variations over time, each district showing a different trend.



Graph 15: % of asking price achieved at sale

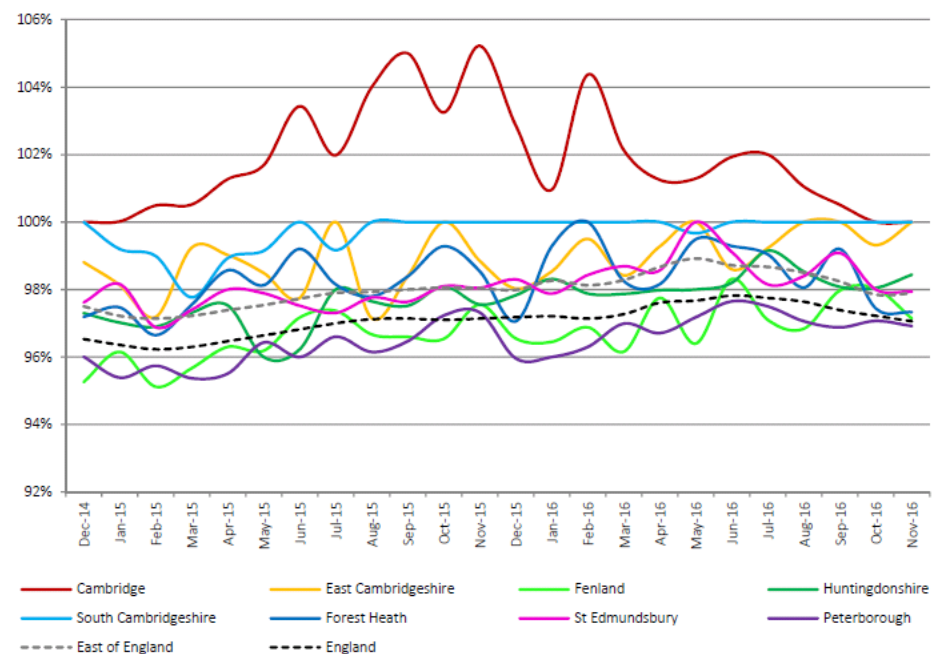


Table 10: Percentage of asking price achieved at sale

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16
Cambridge	105.2%	102.9%	101.0%	104.4%	102.1%	101.3%	101.3%	101.9%	102.0%	101.1%	100.5%	100.0%	100.0%
East Cambs	98.9%	98.0%	98.5%	99.5%	98.4%	99.3%	100.0%	98.6%	99.2%	100.0%	100.0%	99.3%	100.0%
Fenland	97.6%	96.6%	96.5%	96.9%	96.2%	97.8%	96.4%	98.3%	97.1%	96.8%	98.0%	98.0%	97.1%
Huntingdonshire	97.6%	97.8%	98.3%	97.9%	97.9%	98.0%	98.0%	98.2%	99.2%	98.5%	98.1%	98.1%	98.4%
South Cambs	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Forest Heath	98.5%	97.1%	99.3%	100.0%	98.3%	98.2%	99.5%	99.3%	99.0%	98.1%	99.2%	97.4%	97.3%
St Edmundsbury	98.1%	98.3%	97.9%	98.4%	98.7%	98.6%	100.0%	99.1%	98.2%	98.4%	99.1%	98.0%	97.9%
Peterborough	97.3%	96.0%	96.0%	96.3%	97.0%	96.7%	97.2%	97.7%	97.5%	97.1%	96.9%	97.1%	96.9%
East of England	98.0%	98.0%	98.3%	98.1%	98.3%	98.7%	98.9%	98.7%	98.7%	98.5%	98.2%	97.9%	97.9%
England	97.1%	97.2%	97.2%	97.1%	97.3%	97.6%	97.7%	97.8%	97.8%	97.6%	97.4%	97.2%	97.1%

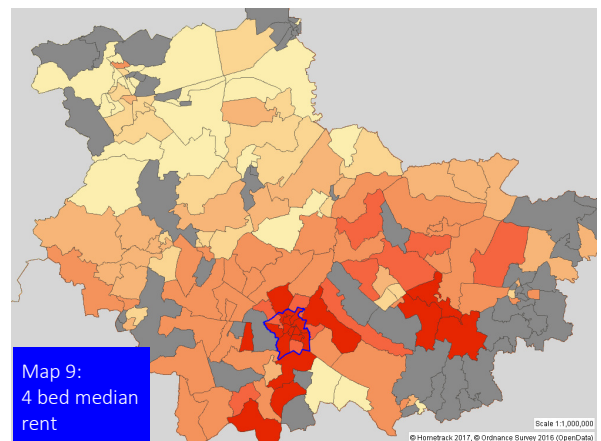
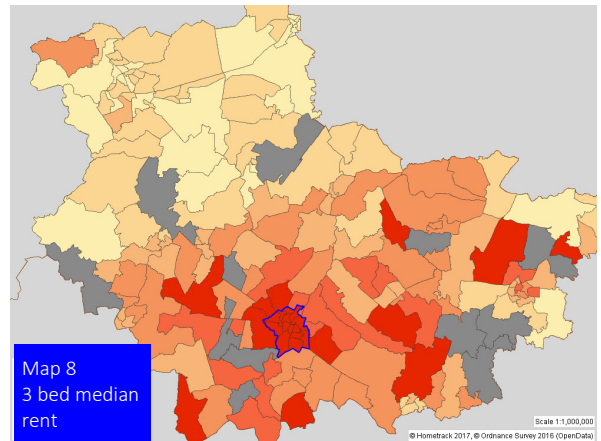
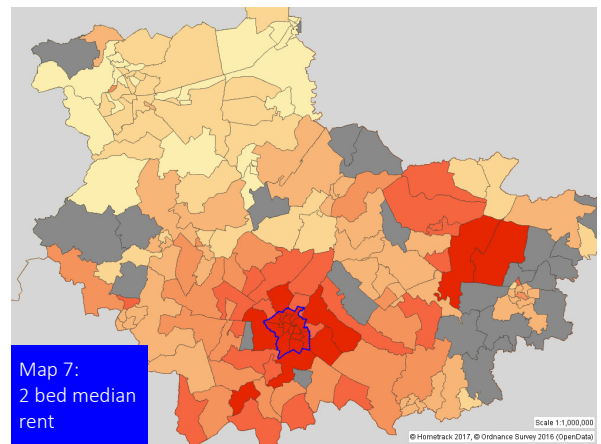
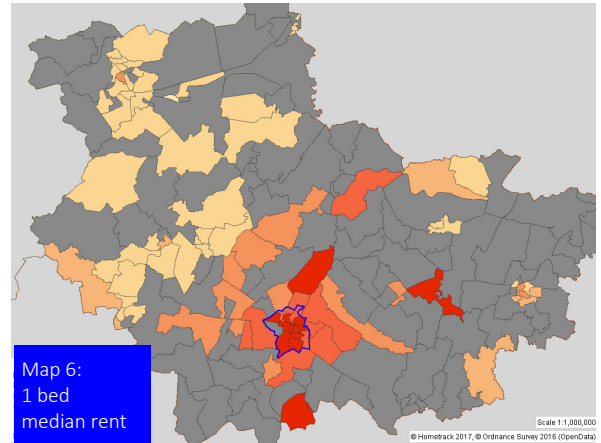
Average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Dec 2014 to Nov 2016	Feb 2017	*Country *Region *District	Data points repeat monthly

Table 11: Weekly median private rents & "main" LHA rate (last column, see p13 for detail)

	Dec'14	Mar'15	Jun'15	Sep'15	Dec'15	Mar'16	Jun'16	Sep'16	Dec'16	LHA
<b>Cambridge</b>										
Grey column = Cambridge LHA rate (rounded)										
1 bed	184	184	190	190	195	196	201	206	206	126
2 bed	252	253	253	265	265	265	265	265	268	141
3 bed	288	288	294	288	294	298	298	300	300	168
4 bed	403	398	392	392	392	392	392	403	403	218
<b>East Cambridgeshire</b>										
Grey column = Cambridge LHA rate (rounded)										
1 bed	121	124	126	126	125	115	138	158	173	126
2 bed	150	152	152	155	160	166	168	173	173	141
3 bed	184	189	187	196	196	196	196	201	201	168
4 bed	276	276	276	265	276	265	276	282	299	218
<b>Fenland</b>										
Grey column = Peterborough LHA rate (rounded)										
1 bed	98	98	99	101	103	103	109	121	121	92
2 bed	126	126	126	126	132	132	137	137	137	115
3 bed	150	150	150	150	155	155	155	160	160	132
4 bed	196	196	201	207	207	206	206	207	207	168
<b>Huntingdonshire</b>										
Grey column = Huntingdon LHA rate (rounded)										
1 bed	114	114	115	121	121	126	130	132	133	105
2 bed	144	150	150	150	150	155	160	161	167	126
3 bed	173	178	177	178	184	190	196	196	196	150
4 bed	242	253	253	259	253	253	253	252	253	198
<b>South Cambridgeshire</b>										
Grey column = Cambridge LHA rate (rounded)										
1 bed	150	150	152	158	160	160	167	173	178	126
2 bed	184	190	196	197	200	201	201	206	206	141
3 bed	219	219	219	225	225	225	229	233	242	168
4 bed	300	300	321	326	311	311	323	311	323	218
<b>Forest Heath</b>										
Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	121	121	121	115	115	124	132	158	155	102
2 bed	155	155	155	156	160	161	173	173	177	126
3 bed	219	207	219	207	213	213	219	219	219	150
4 bed	306	306	306	300	300	306	306	309	309	216
<b>St Edmundsbury</b>										
Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	126	126	130	132	132	137	141	144	150	102
2 bed	155	155	155	155	160	163	167	167	167	126
3 bed	196	196	196	190	183	190	190	196	201	150
4 bed	306	306	321	306	306	300	300	276	276	216
<b>Peterborough</b>										
Grey column = Peterborough LHA rate (rounded)										
1 bed	103	103	103	109	109	114	121	126	126	92
2 bed	132	132	135	137	137	137	144	144	144	115
3 bed	153	153	155	155	160	160	160	167	167	132
4 bed	213	219	213	219	219	219	213	219	225	168
<b>East of England</b>										
1 bed	132	132	137	137	138	145	155	173	178	-
2 bed	161	166	167	168	173	178	183	190	196	-
3 bed	196	196	196	201	206	207	213	219	219	-
4 bed	288	300	298	298	294	298	298	298	298	-
<b>England</b>										
1 bed	160	160	160	155	155	167	178	206	207	-
2 bed	167	167	165	156	160	161	167	173	173	-
3 bed	183	184	183	183	183	190	196	196	204	-
4 bed	323	334	323	311	311	311	311	311	311	-

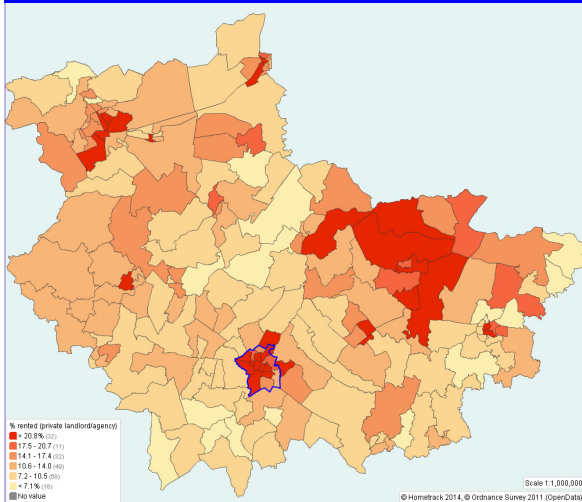
# Private rents & broad



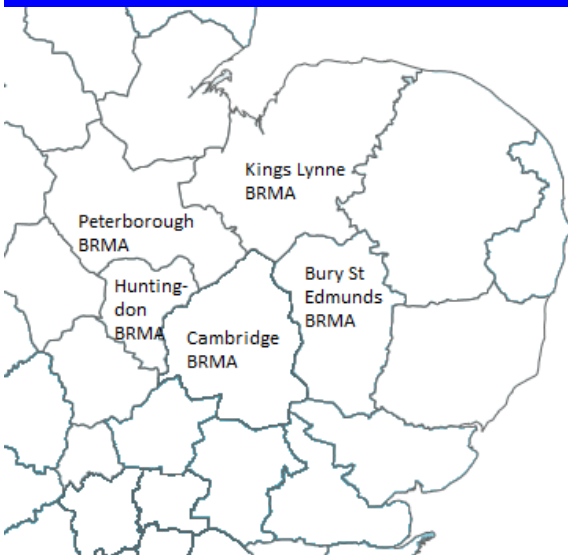


# rental market areas showing local housing allowance

Map 10: % renting from private landlord or letting agency by ward, Census 2011



Map 11: Broad Rental Market Area (BRMA) boundaries



Source	Time-span	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Jan 2008 to Dec 2016	Feb 2017	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2016 to Mar 2017	Jan 2016	Broad rental market areas (BRMA)	Annual

For more detail on local housing allowances and broad rental market areas, please visit [www.voa.gov.uk](http://www.voa.gov.uk)

Maps 6 to 9 on [page 12](#) show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and “insufficient data” in grey.

Table 11 sets out median rents alongside the “main” local housing allowance (LHA) rate for that area. It’s a rough comparison, as the areas covered by districts and by BRMAs are different (see Map 11) but hopefully it gives an idea of how rents and allowances compare.

Map 10 shows the % of homes privately rented, according to the 2011 Census. Map 11 shows BRMA boundaries and label the “main” BRMAs covering the eight districts areas.

LHA rates are set out in Table 12 for all local BRMAs. These were set based on a 6-monthly survey undertaken by the Valuation Office Agency along with formulas based on lower quartile private 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 12: 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
<b>Cambridge BRMA</b>				
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
<b>Bury St Edmunds BRMA</b>				
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
<b>Central Norfolk &amp; Norwich BRMA</b>				
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
<b>Peterborough BRMA</b>				
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
<b>Kings Lynn BRMA</b>				
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
<b>Huntingdon BRMA</b>				
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
<b>Stevenage &amp; North Herts BRMA</b>				
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 12 and 13, 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 12 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 13 shows the lower quartile house price to lower quartile income ratio changing between Dec 2014 and Dec 2016.
- Map 13 shows affordability using the ratio of median house prices to median income.
- Table 14 shows the median house price to median income ratio for our eight districts between Dec 2014 and Dec 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 seen in around Cambridge, where lower quartile prices are more than 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 14: Median house price to income ratio (rounded)

	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16
Cambridge	11.1	11.2	11.5	11.9	12.8	12.8	13.2	13.2	13.2
East Cambs	6.8	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0
Fenland	5.8	6.0	6.0	6.2	6.3	6.4	6.4	6.6	6.7
HDC	5.9	6.1	6.2	6.4	6.4	6.5	6.5	6.6	6.8
South Cambs	7.4	7.6	7.9	8.2	8.4	8.5	8.8	8.8	8.9
Forest Heath	6.3	6.5	6.6	6.7	6.7	6.6	6.7	6.9	7.2
St Ed's	7.3	7.4	7.6	7.8	7.9	8.0	8.1	8.1	8.2
Peterborough	5.8	5.9	6.0	6.0	6.1	6.1	6.1	6.1	6.3
East of England	-	7.4	7.6	7.8	7.9	8.0	8.0	8.2	8.5

### Median and lower quartile house price to income ratio

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Jan 2008 to Dec 2016	Feb 2017	Region & district	Data points repeat annually

Map 12: Lower quartile price compared to lower quartile income

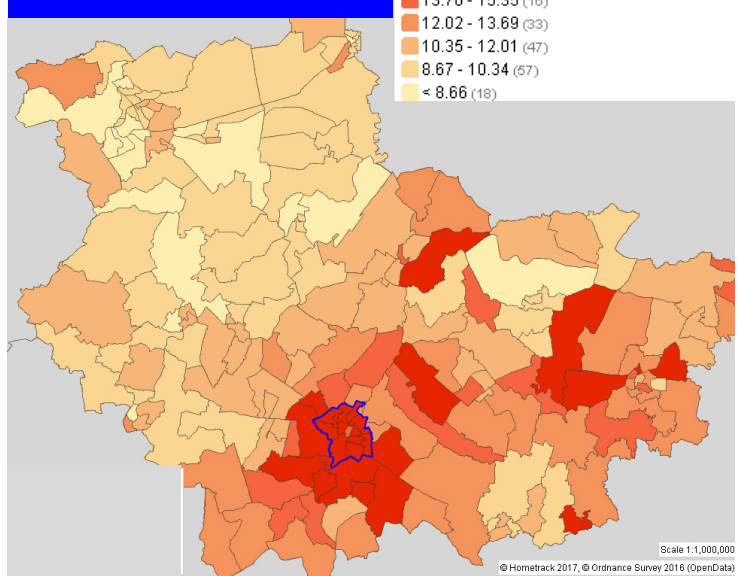
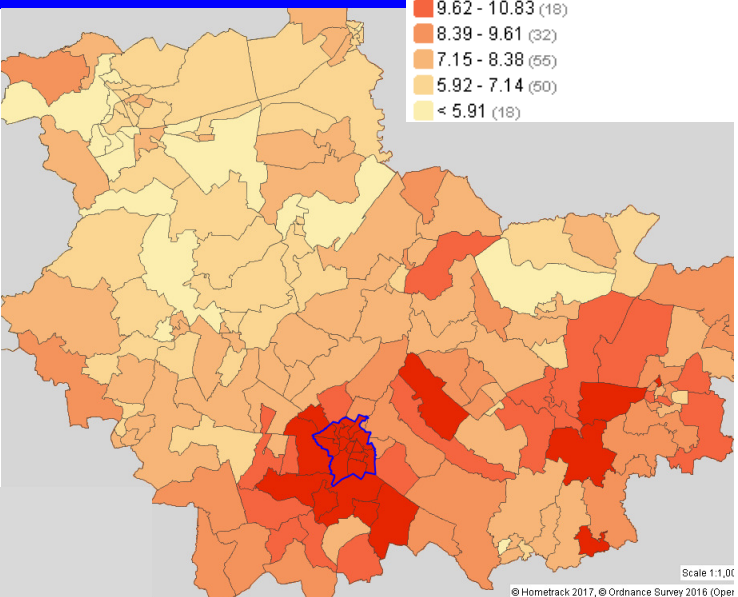


Table 13: Lower quartile price to income ratio (rounded)

	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16
Cambridge	15.7	16.6	17.1	17.9	18.7	18.8	19.3	19.3	19.3
East Cambs	9.6	9.8	10.0	10.3	10.4	10.6	10.9	11.2	11.5
Fenland	8.7	8.7	8.8	9.0	9.0	9.2	9.1	9.4	9.4
HDC	8.6	8.7	8.9	8.9	8.9	9.1	9.3	9.4	9.6
South Cambs	11.1	11.6	11.8	12.0	11.9	12.2	12.4	12.8	13.1
Forest Heath	8.9	9.4	9.6	9.7	9.6	9.5	9.5	9.8	10.2
St Ed's	10.5	10.7	10.9	11.0	10.9	11.2	11.2	11.3	11.5
Peterborough	8.4	8.5	8.6	8.8	8.8	8.8	8.8	8.9	9.2
East of England	-	10.1	10.3	10.6	10.5	10.6	10.7	10.9	11.2

Map 13: Median price to compared to median income



# Weekly cost

## ...comparing size & tenure

Table 15 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 peach, lowest in blue.

### 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
<b>Average rent (Local Authority)</b>		
Local authority rent only available in Cambridge and South Cambs. May include sheltered so please compare to HA rents cautiously, as HA rents exclude sheltered housing. Excludes ground rent and service charges.		
Cambridge City from 'Orchard', excluding shared ownership rent	Apr-15 to Mar-16	May 2016
SCDC bespoke report on all 'let' properties	At Dec-15	Dec 2015
Region & England TSA	Apr-12 to Mar-13	Dec 2013
<b>Average Housing Association rent</b>		
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 <a href="https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015">https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015</a> . General needs housing only, no service charges included.		
HCA SDR	End of Mar '16	30 Sept 2016
Region & Eng HCA RSR	Jan-11 to Dec-11	Feb 2016
<b>Median intermediate and private rents</b>		
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	Jan 2008 to Dec 2016	Feb 2017
<b>Buying a lower quartile new build / resale</b>		
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	Jan 2008 to Dec 2016	Feb 2017
<b>Median cost of buying a 40% share through HomeBuy</b>		
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	Jan 2008 to Dec 2016	Feb 2017
<b>Median cost of buying a new build / resale</b>		
"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	Jan 2008 to Dec 2016	Feb 2017

Table 15: 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
<b>Cambridge</b>										
1bed	85	96	125	165	206	225	274	193	342	353
2bed	102	123	140	214	268	297	352	267	451	482
3bed	116	127	162	240	300	411	481	333	560	570
<b>East Cambridgeshire</b>										
1bed	-	89	98	138	173	113	125	85	NA	NA
2bed	-	106	121	138	173	154	165	112	NA	NA
3bed	-	119	140	161	201	240	285	193	314	339
<b>Fenland</b>										
1bed	-	79	86	97	121	72	79	54	NA	NA
2bed	-	93	102	110	137	90	98	67	NA	NA
3bed	-	106	120	128	160	160	188	128	173	183
<b>Huntingdonshire</b>										
1bed	-	85	95	106	133	110	137	95	160	183
2bed	-	100	121	134	167	143	179	125	205	229
3bed	-	112	139	157	196	222	258	178	290	330
<b>South Cambridgeshire</b>										
1bed	84	91	114	142	178	163	194	132	NA	NA
2bed	97	109	137	165	206	210	240	164	253	319
3bed	107	127	160	194	242	314	354	242	364	382
<b>Forest Heath</b>										
1bed	-	82	102	124	155	108	134	91	NA	NA
2bed	-	95	129	141	177	136	160	112	151	319
3bed	-	106	177	175	219	194	234	159	178	220
<b>St Edmundsbury</b>										
1bed	-	81	95	120	150	120	141	97	170	170
2bed	-	95	119	134	167	154	171	119	184	187
3bed	-	106	143	161	201	228	268	183	265	285
<b>Peterborough</b>										
1bed	-	82	85	101	126	80	89	62	100	107
2bed	-	94	103	115	144	105	126	87	140	148
3bed	-	107	115	134	167	152	183	126	201	217
<b>East of England (LA rent 2012/13, H'Assn 2011, not shaded as so old)</b>										
1bed	70	67	142	178	133	170	116	154	197	197
2bed	81	78	157	196	171	217	151	211	249	249
3bed	92	87	175	219	234	302	207	262	325	325
<b>England (LA rents 2012/13, H'Assn 2011, not shaded as so old)</b>										
1bed	66	60	166	207	142	214	147	188	302	302
2bed	75	70	138	173	170	266	183	222	354	354
3bed	83	75	163	204	169	240	162	204	265	265



# 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/>

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# hometrack

## Next edition...



- Housing Market Bulletin edition 33
- Due June 2017
- Based on March 2017 data

# Maps

Map 14 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 15 highlights the 7 districts in the Cambridge housing sub-region with stars.

# About Edition 32

This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at:

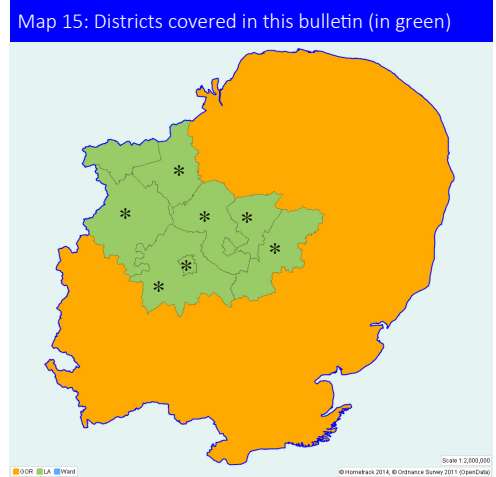
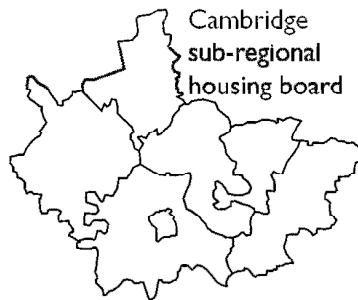
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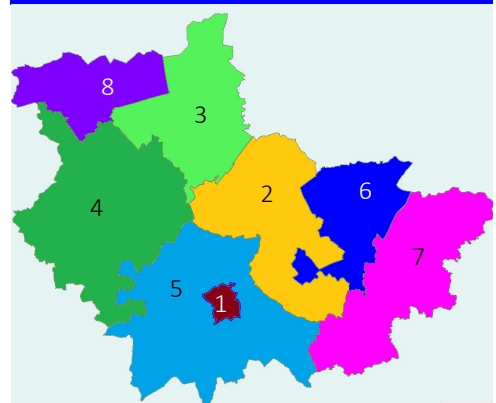
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Cambridgeshire Insight provides a web space for all kinds of information.

You can find more data at <http://opendata.cambridgeshireinsight.org.uk/>



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