COUNCILLORS' BULLETIN
WEDNESDAY, 4 JULY 2018

CONTENTS

South Cambridgeshire District Council

1. Meetings and events from Thursday 5 July to Friday 20 July

Date	Time	Name	Venue	Contact
Thu 5 Jul				
Fri 6 Jul				
Mon 9 Jul				
Tue 10 Jul				
Wed 11 Jul	10:30am	Planning Committee	Council Chamber	Ian Senior
Thu 12 Jul	6pm	Scrutiny & Overview Committee	Swansley Room	Victoria Wallace
Fri 13 Jul				
Mon 16 Jul				
Tue 17 Jul				
Wed 18 Jul				
Thu 19 Jul	2pm	Council	Council Chamber	Kathrin John
Fri 20 Jul				

INFORMATION FOR DISTRICT COUNCILLORS AND PARISH COUNCILS

2. Planned Road Works - A14 Cambridge to Huntingdon Improvement Scheme

Please find attached road closure information for w/c 2 July.

To contact your A14 sections stakeholder manager, please use the email addresses below or our A14 helpline.

Section 1 & 2: Alconbury to the East Coast Main Line
Jon Lewell - jon.lewell@thea14.com

Section 3: East Coast Main Line to Swavesey
Jade Pettit - jade.pettit@thea14.com

Section 4 & 5: Swavesey to Milton
Bob Pettipher - bob.pettipher@thea14.com

A14 helpline **0800 270 0114** - This will be answered by a team member during site hours 8am - 5pm and messages can be left at other times. Further updates as the scheme progresses can be found on our website

3. Housing Market Bulletin - June 2018

Please find attached the latest housing market bulletin, which provides the local, regional and national housing market signals as at April 2018.

4. Grant funding available to local residents to complete disabled adaptations or essential home repairs

We would like to improve awareness of our service to local residents in the South Cambridgeshire area. We are CAMBS HIA, a shared service, working across South

Cambridgeshire District Council, Cambridge City Council and Huntingdonshire District Council. Our remit is to help elderly, disabled and vulnerable people apply for grant funding to get essential works done in their homes, enabling them to live safely and independently.
We work closely with Occupational Therapists who assess the person based on their medical needs to determine the required adaptation(s). We can then help the person apply for grant funding, including drawing up a schedule of work, getting quotations and dealing with all regulatory issues. We charge a fee for this service which forms part of the grant, if eligible.
We would be grateful if you could help promote our service to your constituents.
If you would like any further information please do not hesitate to contact me.

Debra Barker – Caseworker
Debra.Barker@CambsHIA.org

UPCOMING DISTRICT COUNCILLOR TRAINING

Unless otherwise specified, please confirm your availability to attend any of the following briefing or training events by contacting Patrick Adams on 01954 713408. This will ensure your training records are kept up to date and suitable venue and catering booking can be made. Your cooperation is greatly appreciated.

5. Housing Training: Thursday 5 July, 4pm to 5:30pm

Training: Housing
Date: Thursday 5 July
Time: 4pm to 5:30pm
Description:
Briefing from the Director on Housing and South Cambs Ltd. Aimed at new Members but available as a refresher for all Members.

6. Finance Training: Monday 9 July - 10am to 4pm

Training: Finance by CiPFA
Date: Monday 9 July
Time: 10am to 4:30pm
Description:
An introduction to Local Government Finance recommended for all new Councillors but available to all as a refresher.

GENERAL INFORMATION

7. 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		
27/06/2018	Cambridge Independent	Getting active with free fun day at Milton	P18	

	27/06/2018	Cambridge Independent	Ad from Carter Jonas inviting people to 2 July Cambourne High Street event	P105	
	27/06/2018	Cambridge Independent Online	South Cambridgeshire District Council seeks to unlock potential of Cambourne High Street	Link	Plugs 2 July Carter Jonas event
	27/06/2018	Cambridge Network	Final preparations underway for Parklife 2018	Link	
	27/06/2018	Cambridge News online	Why Addenbrooke's could soon be suffering power cuts if urgent action isn't taken	Link	Cllr Bridget Smith quoted
	28/06/2018	Cambridge News	Roadworks on A14 keeping out kids awake'	P6 & P7	Same article from weekend. Cllr Gough quoted.
	28/06/2018	Camnbridge News	Strain on grid may cause power cuts	P19	Cllr Bridget Smith quoted
	28/06/2018	Cambridge News	Penalties planned for dog fouling.	P22	Briefly mentions SCDC fixed penalty notices and small number of reports of this we get
	28/06/2018	Cambridge Independent online	Cambridgeshire authority hits top three for council tax collection in the UK	Link	
	28/06/2018	Planning & Building Control Today	New TV programme 'Solving the Housing Crisis?' questions the UK's current situation	Link	Mentions affordable housing build programme by SCDC
	28/06/2018	Local Government Chronicle online	Mayor on collision course with ministers over £400m city deal clash	Link	References Cllr Bridget Smith and a previous blog on the topic
	28/06/2018	BBC Radio Cambridgeshire	Summary of letter sent to CA / GCP by James Brokenshire	Scroll to 15m in	Includes quoted remarks from Cllr Bridget Smith
	29/06/2018	Cambridge Network	Council in top three of Council Tax collection table	Link	
	29/06/2018	Cambridge News	Have your say on the High Street	P18	About 2 July Cambourne High Street event
	29/06/2018	BBC Radio Cambridgeshire	Cllr Philippa Hart interviewed on Mann in the Morning about Parklife 2018	Scroll to 21mins in	
	29/06/2018	Cambridge Independent online	£400m GCP funding may be witheld if our political leaders can't stop squabbling	Link	Cllr Bridget Smith quoted
	29/06/2018	Cambs Times Online	Get over it, get on with it, or risk losing £400m cash Government minister warns	Link	Cllr Bridget Smith quoted
	29/06/2018	Cambridge News Online	£400m to cut traffic in Cambridgeshire could be lost because our leaders can't get along	Link	Cllr Bridget Smith quoted
	30/06/2018	Cambridge News	Article about farmer angry at not being able to recycle compostable trays	P3	Trevor Nicoll quoted in Greater Cambridge Shared Waste response
	01/07/2018	Heart Cambridgeshire	Tom Horn briefly interviewed from Parklife on the Sunday lunchtime local show	N/A	
	02/07/2018	Cambridge News Online	Metro and light rail plans for Cambridge dismissed as 'fantasy'	Link	CA / GCP article
	02/07/2018	Cambridge News	City metro 'is a fantasy'	P3	CA / GCP article
	02/07/2018	Cambridge	All the people, so many people	P4	Cllr Philippa Hart quoted

	News	enjoying Parklife event		
02/07/2018	Cambridge News	Letter: Call time on bumptious metro plan	P45	Letter from Cllr Deborah Roberts
02/07/2018	Cambridge Independent online	Cambridgeshire mayor's metro plan dismissed as 'fantasy' in NIC report	Link	CA / GCP article
03/07/2018	Cambs Times / Wisbech Standard	Plans approved for developing a framework to 'accelerate' delivery of affordable homes	Link	CA article: Cllr Bridget Smith mentioned
03/07/2018	That's Cambridge TV	Cambourne seeks to unlock the potential of the High Street	Link	Video report from Cambourne High Street event
04/07/2018	Cambridge Independent	City's £400m funding 'put at risk by squabbling'	P4	Cllr Bridget Smith quoted
04/07/2018	Cambridge Independent	Metro idea is fantasy - concentrate on cycling instead, suggests NIC report	P4	CA article
04/07/2018	Cambridge Independent	Weekend fun in the sun at the park	P12	Parklife report
04/07/2018	Cambridge Independent	Council top three for tax collection	P22	
04/07/2018	Star Radio Online	Council prevents over 200 families from becoming homeless	Link	

8. **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.

Friday 29 June 2018: *Independent Online*: “By 2020 our Councils will be in utter financial chaos”
County Councils Network director warns of the consequences of failing to adequately fund local government are “becoming starker by the day”.

Tuesday 3 July 2018: City AM: OPINION: We need smarter housing to meet changing demographics
The UK needs to adapt its approach to providing housing for older people to meet rising need, Marc Leyshon, commercial property partner for law firm Wedlake Bell, writes.

9. **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.

EXECUTIVE DECISIONS TAKEN SINCE 27 JUNE 2018

In accordance with the Access to Information Procedure Rules in Part 4 of the Council's Constitution, any executive decision shall be published normally within five days of being made. That record will bear the date on which it is published and will specify that the decision will come into force, and may then be implemented, on the expiry of 5 working days after the publication of the decision, unless called in for review by the Chairman of the Scrutiny and Overview Committee or by any five other councillors.

A list of decisions currently within the call-in period is available on the Council's website.

The call in procedure is set out in full in Part 4 of the Council's Constitution, 'Scrutiny and Overview Committee Procedure Rules'.

10. Response to the Cambridgeshire County Council and Peterborough City Council consultation on new Minerals and Waste Local Plan

Cabinet

AGREED to endorse the decision taken by the Deputy Leader and published on 26 June 2018 on the response to the Cambridgeshire and Peterborough Minerals and Waste Local Plan: Preliminary Draft Consultation that was consistent with the views set out in the report.

This decision was first published on Monday 2 June and so the deadline for call-in is 5pm on Monday 9 July. If not called in, this decision can be implemented on Tuesday 10 July.

11. 2017-18 Year End Position Statement: Performance and Finance

Cabinet

AGREED budget rollovers totalling £83,555 on General Fund revenue budgets, £382,839 on HRA Revenue budgets and £3,303,383 on the Capital Programme, as detailed in **Appendices E(1) General Fund Revenue, E(2) HRA Revenue and E(3) Capital**, to be carried forward into the 2018-19 financial year.

This decision was first published on Monday 2 June and so the deadline for call-in is 5pm on Monday 9 July. If not called in, this decision can be implemented on Tuesday 10 July.

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

12. Newly-Published Items on modern.gov

Agendas

- Planning Committee 11 July

Decisions

- Licensing Committee 25 June
- Cabinet 28 June

Minutes

- Greater Cambridge Partnership Joint Assembly 14 June
- Planning Committee 6 June
- Scrutiny & Overview Committee 21 June

Plans

- Forward Plan of Key Decisions

Issues

- Preparing for 2018 and beyond Task & Finish Group
- Appointment of Brexit Advisory Group
- Localised Council Tax Support Scheme
- Community Chest Criteria
- 3 Year Service Support Grants Criteria
- Community Energy Grants Criteria
- Assets of Community Value

A14 Cambridge to Huntingdon, Cambridgeshire: major improvements

Construction work on the new A14 Cambridge to Huntingdon scheme is underway. We are currently carrying out a variety of tasks for which we need to close lanes or carriageways on the A1, A14 and some local roads at times, usually overnight between 8pm and 6am, unless otherwise stated. A clearly signed diversion route will always be in place for closures.

For this week, the planned closures are:

<u>Full closures</u>

Monday 2 to Saturday 7 July (six nights)

- A1 northbound between Buckden and Brampton Hut

A signed diversion will be in place; Vehicles will travel east on the A428, north on the A1198 and west on the A14 to re-join the A1 at Brampton Hut

- A1 southbound between Alconbury and Brampton Hut

  A signed diversion will be in place. Vehicles will be diverted south on the A14 link road, then west on the A14 to re-join the A1 at Brampton Hut

Please note, Saturday 7 July these two closures will be on until 7am Sunday morning

Monday 2 to Friday 6 (five nights)

- A428 eastbound Madingley to A14 eastbound junction 33

Motorway traffic will travel south on the M11, east on A505 and north on A11 to re-join the A14. Non motorway traffic will be diverted on local roads through Cambridge.

- A14 westbound between junctions 36 and 31

A signed diversion will be in place. Motorway traffic will travel south on the A11, west on the A505 and then north on the M11. Non motorway traffic will diverted on local roads through Cambridge

.Thursday 5 to Friday 6 (two nights)

- A14 eastbound Ellington junction 20 to Brampton Hut junction 21

  A signed diversion will be in place. Vehicles will travel east on the A605 then south on the A1(M) to the A605 to re-join the A14 at junction 22. Non motorway traffic will be diverted east at Wooley Hill, then north on Ellington Road and Wooley Road to re-join the A14.

Friday 6 July 9pm to Monday 9 July 5am

- B1040 Potton Road, between St Ives and the A14

A signed diversion will be in place, vehicles travelling from the A14 will be diverted west along the A14 then south on the A1198 to re-join the B1040. Vehicles travelling from the A1198 will follow the route in reverse.

Saturday 7 and Sunday 8 8am – 5pm

- Buckden Road, Brampton & A1 southbound Brampton exit slip

Saturday 7 (one night)

- A14 westbound between junctions 28 and 27
  Strategic traffic will be diverted west on the A428, north on the A1198 to re-join the A14 at junction 24

  Access for local traffic will be maintained between the hard closure and the strategic diversion

- A14 eastbound between junctions 27 and 28
  Strategic traffic will be diverted south on the A1198, then east on the A428 to re-join the A14.

  Access for local traffic will be maintained between the hard closure and the strategic diversion

Saturday 7 to Sunday 8 (two nights)

- M11 northbound junction 14 to A14 westbound

Sunday 8 (one night)

- A14 westbound between junctions 29 and 28
  Strategic traffic will be diverted west on the A428, north on the A1198 to re-join the A14 at junction 24

Access for local traffic will be maintained between the hard closure and the strategic diversion

- A14 eastbound between junctions 28 and 29
  Strategic traffic will be diverted south on the A1198, then east on the A428 to re-join the A14.

  Access for local traffic will be maintained between the hard closure and the strategic diversion

- A14 westbound junction 31 westbound to westbound loop

For more information about this scheme, visit http://roads.highways.gov.uk/projects/a14-cambridge-to-huntingdon/, or stay updated by following us on https://twitter.com/a14c2h and https://en-gb.facebook.com/A14C2H/.

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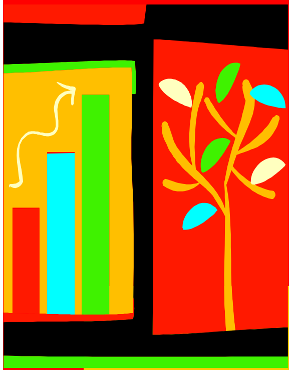
Edition 37
Published: June 2018
Data: April 2018



Housing market bulletin

CAMBRIDGE SUB-REGION

Our housing market

Welcome to our latest housing market bulletin, helping you keep track of local, regional and national housing market signals at April 2018. We continue to compare housing market indicators, from the number of sales completing to comparative affordability of different tenures for the eight districts covered.

Your feedback is always welcome, as always.

Please do let us know if you tweet or share the Bulletin as we love to see it being quoted... our twitter account is @CambsHsgSubReg

You can visit the new look Cambridgeshire Insight pages at https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/our-housing-market/housing-market-bulletins/ to see all our past editions. *Sue Beecroft, June 2018*

April 2018 highlights

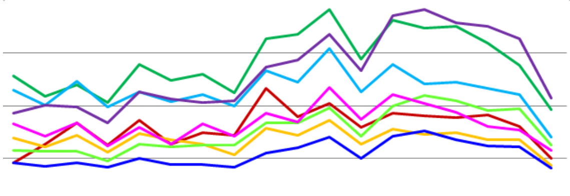
You can see a summary of the latest highlights and quickly find the page you need to get the full story...

Hometrack cities index

On page 2 *"City house price inflation was running at 5.2%. London house price growth is 1% per year with negative growth in 42% of postcodes. The coverage of markets with negative growth is rising as weak demand translates into price falls. Regional cities continue to register above average growth."*

Number of sales

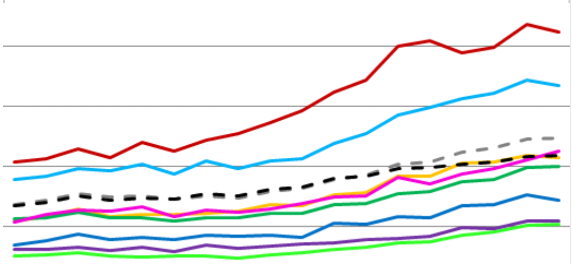
The number of sales & valuations on page 3 and the number of "actual" sales on page 5 both fell to April 2018.



Number of "real" sales

Price

Prices based on sales reported by Land Registry (actual sales) on page 6 can be compared to average prices including valuations data, on page 4. Lower quartile prices are set out on page 7 and price per square metre on page 8. Average prices based on sales and valuations rose, some more and some less.



Average price of actual sales

Affordability tool

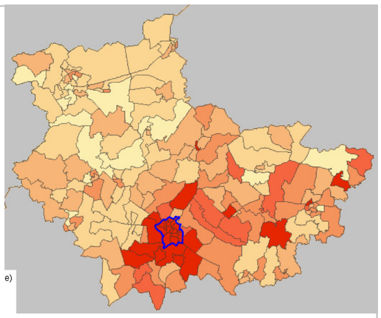
For the first time we have included a small example of Hometrack's affordability comparison tool, on page 6.

Market heat

Time taken to sell on page 9 and the % of the asking price achieved on page 10 give a view of the "heat" of our local market.

Affordability

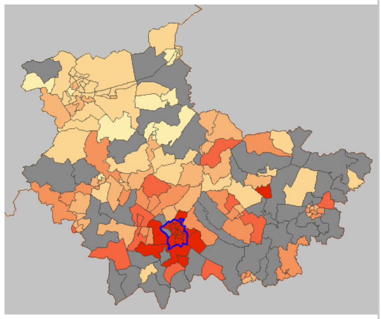
Median and lower quartile ratios of income to house price are set out On page 11. This shows a real hotspot, especially around Cambridge.



Lower quartile affordability ratios

Private rent

Many private rents increased as seen on page 12. Many areas have few 1 beds to rent (grey on map). Some LHA rates changed in 2018. Page 13 sets out Up-to-date rates.

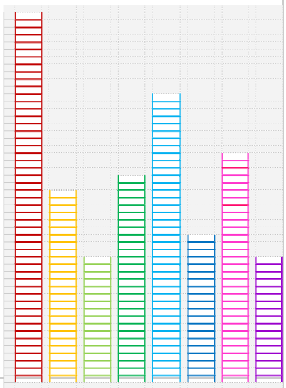


1 bed median rent

Weekly costs

A table on page 14 sets out weekly cost of 1, 2 and 3 beds of different tenures, for each district, the East of England region and England.

Our ladders tool on page 15 helps visualise these weekly costs and compare costs between district, tenure and size of homes.



Our ladders graphic

Back page

Want to know more about Hometrack? Got suggestions? Questions? Feedback? Contact information and some background on Hometrack is covered on page 16.

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

UK cities house price index

from Hometrack, March 2018

At 26 March 2018

- UK city house price inflation running at 5.2%.
- London house price growth is 1% per year with negative growth in 42% of postcodes. The coverage of markets with negative growth is rising as weak demand translates into price falls.
- Regional cities continue to register above average growth with five cities registering price inflation over 7%.

The divergence in house price growth between southern England and regional cities continues with overall HPI at 5.2%. London growth remains slow at +1%, and the greatest downward pressure on prices is being registered in inner London.

City house price growth running at 5.2%

UK city house price inflation was 5.2% in the 12 months to February 2018 compared to 4.0% a year ago. The divergence in house price growth between southern England and regional cities continues.

Half of the 20 cities covered by the index are registering higher annual growth than a year ago (graph 1). Five cities are registering growth of more than 7% per year: Edinburgh, Liverpool, Leicester, Birmingham and Manchester.

Ten cities are growing at a slower rate than a year ago with the greatest slowdown in Bristol, Southampton and London as affordability pressures impact market activity and the upward pressure on house prices.

Annual London growth rate slows to +1%

The headline rate of growth across London has slowed to just 1%, down from 4.3% a year ago. This is the lowest annual rate of growth since August 2011. Over the last 3 months average prices have increased by just 0.4%, well down on 5% growth recorded per quarter in 2014 (graph 2).

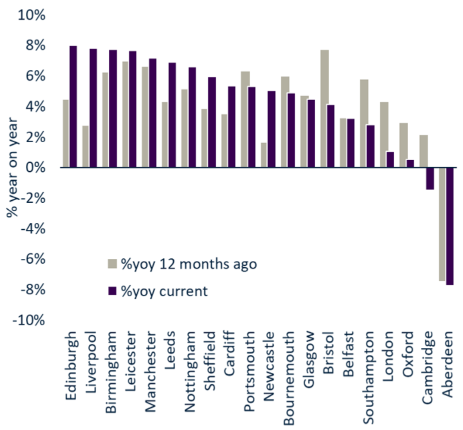
Prices falling across 42% of London postcodes

House price indices report the trend in prices for the average property while the reality is there is a distribution of growth around this average. Using Hometrack's more granular house price indices at postcode district level we find that 42% of London postcodes are registering year on year price falls. The remaining 58% are still registering positive growth.

Table 1: 20 City Index headline results

	3 month change	% yoy	Average price
Sept-17	0.2%	3.5%	£244,600
Oct-17	0.1%	3.3%	£245,000
Nov-17	0.7%	4.0%	£246,200
Dec-17	1.4%	4.3%	£247,900
Jan-18	2.0%	5.3%	£249,900
Feb-18	2.0%	5.2%	£251,200

Graph 1: UK City house price growth



The highest coverage of price falls since 2008

Graph 3 shows the proportion of London city postcodes registering positive and negative growth since 1996. The current coverage of markets registering negative growth is the highest since the global financial crisis. There have been other periods when parts of London have registered falling prices and these are explained by economic and other external factors.

Growth in falling markets a drag on headline rate

The coverage of postcodes with negative growth has risen sharply since 2015. This is a result of tax changes impacting overseas and domestic investors and stretched affordability levels for owner occupiers that have been compounded by Brexit uncertainty. Sales volumes are first to be hit when demand weakens and housing turnover across London is down 17% since 2014. Prices are next to follow but the scale of current price falls remains modest. Most markets registering negative growth are experiencing annual price falls of between 0% and -5%.

Graph 2: London city house price growth

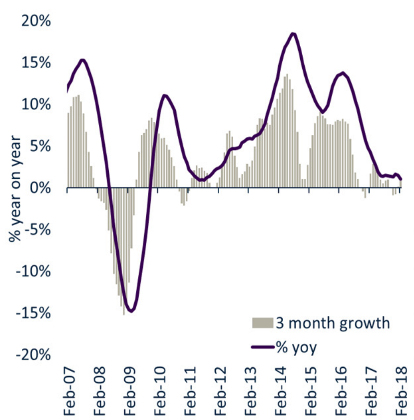


Table 2: City level summary

	Current price	% yoy Feb-18	% yoy Feb-17
Aberdeen	£160,600	- 7.7%	- 7.4%
Belfast	£132,600	3.2%	3.2%
Birmingham	£155,600	7.7%	6.2%
Bournemouth	£283,100	4.9%	5.9%
Bristol	£272,000	4.1%	7.7%
Cambridge	£429,200	- 1.5%	2.1%
Cardiff	£197,600	5.3%	3.5%
Edinburgh	£227,300	8.0%	4.4%
Glasgow	£119,700	4.5%	4.7%
Leeds	£161,000	6.9%	4.3%
Leicester	£171,800	7.7%	6.9%
Liverpool	£115,700	7.8%	2.7%
London	£487,900	1.0%	4.3%
Manchester	£160,000	7.1%	6.6%
Newcastle	£126,500	5.0%	1.6%
Nottingham	£145,600	6.6%	5.1%
Oxford	£409,400	0.5%	2.9%
Portsmouth	£233,300	5.3%	6.3%
Sheffield	£133,700	6.0%	3.8%
Southampton	£224,300	2.8%	5.8%
20 city index	£251,200	5.2%	4.0%
UK	£212,500	4.6%	4.3%

Coverage of price falls set to expand over 2018

We expect the number of markets with falling house prices to grow further in the coming months as buyers accept lower prices to achieve sales. The net result will be a negative rate of headline price growth for London by the middle of 2018.

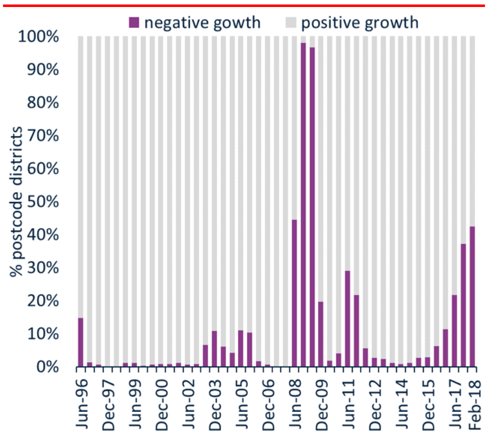
Inner London the focal point for lower prices

The greatest downward pressure on prices is being registered in inner London areas where prices are highest, yields lowest and with a greater share of discretionary buyers.

No signs of price weakness in large regional cities

The latest results confirm our view that house prices in London are set to drift lower in the next 2-3 years. In contrast, house price growth remains robust in the largest regional cities where similar analysis on rising and falling markets reveals no evidence of localised price falls.

Graph 3: % London postcodes with +ve or –ve

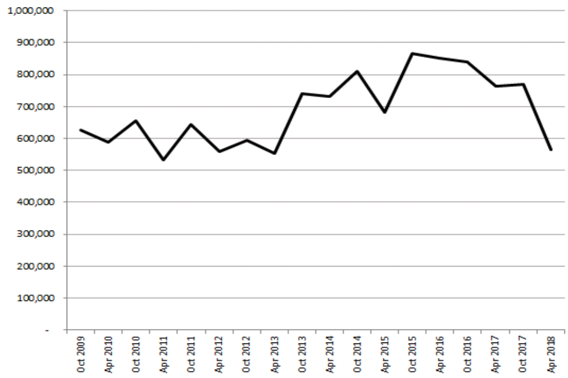


Edited from: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/february-2018-cities-index/

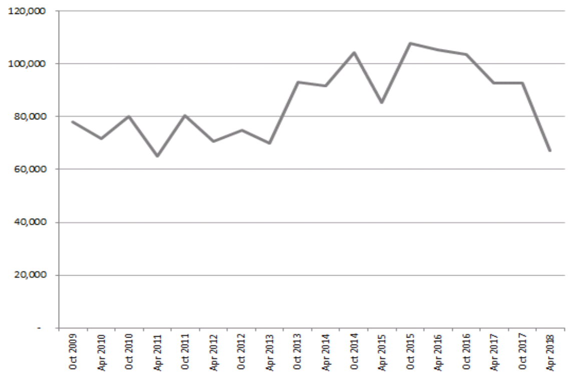
Market activity

...*number of sales & valuations*

Graph 4 Number of sales & valuations, England



Graph 5 Number of sales & valuations, East of England



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".

- Graph 4 shows the number of sales and valuations for England, graph 5 shows the same for the East of England.
- Graph 6 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.

Please note

The scale is different for each graph as the total numbers vary so much. So graph 4 extends to 1,000,000, while graph 5 goes to 120,000 and graph 6 reaches 4,000.

Notes & observations

- Graphs 4 and 5 show a similar trend for the country and our region. There were a lower level of sales and valuations between October 2009 and April 2013, rising to a higher level from October 2013 to October 2017, then falling away to April 2018.
- Graph 6 and table 3 show Peterborough and Huntingdonshire with the highest number of sales and valuations (2,196 and 2,091) and Forest Heath the lowest (786) at April 2018. *Don't forget, the number of sales will reflect the number of homes in a district.*
- The eight district total fell from 15,081 in April 2017 to 11,014 in April 2018.
- In a previous bulletin we looked at how the number of sales reported changes, from one Bulletin to the next. This confirmed that the most recent 2 columns in table 3 often look low, but once further numbers have come in over the following 6 months, the final count increases. You can find the article in Edition 35, here https://cambridgeshireinsight.org.uk/wp-content/uploads/2018/03/hmb-edition-35-final.pdf
- *Please see page 5 for the number of "real" sales.*

Graph 6 Number of sales and valuations, districts

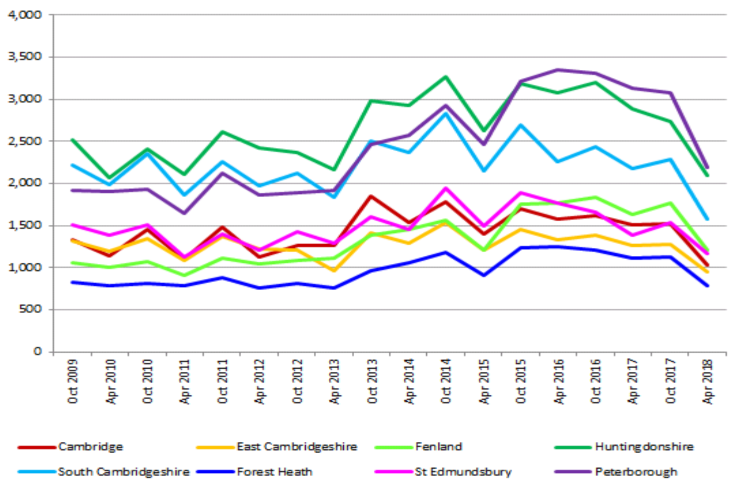


Table 3 Number of sales and valuations

	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Change last 12 months
Cambridge	1,532	1,774	1,400	1,694	1,572	1,613	1,503	1,520	1,033	- 470
East Cambridgeshire	1,293	1,531	1,212	1,450	1,335	1,382	1,259	1,271	949	- 310
Fenland	1,460	1,557	1,202	1,754	1,771	1,837	1,633	1,765	1,214	- 419
Huntingdonshire	2,925	3,266	2,624	3,186	3,080	3,200	2,882	2,733	2,091	- 791
South Cambridgeshire	2,371	2,829	2,147	2,694	2,260	2,438	2,178	2,290	1,576	- 602
Forest Heath	1,054	1,178	903	1,229	1,250	1,207	1,119	1,120	786	- 333
St Edmundsbury	1,455	1,942	1,497	1,894	1,761	1,658	1,383	1,530	1,169	- 214
Peterborough	2,576	2,924	2,459	3,212	3,350	3,308	3,124	3,081	2,196	- 928
East of England	91,675	104,213	85,540	107,650	105,424	103,697	92,620	92,625	67,184	- 25,436
England	732,000	811,103	680,874	865,383	850,647	839,735	762,387	770,490	564,062	- 198,325

About the number of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	May 2009 to April 2018	June 2018	Country, region & district	Data points repeat semi-annually

Page 7

Average price
...using sales & valuations

What does this page show?

Average price on this page is based on sales and valuation data and averages prices from the previous six month period.

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 7 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted line) from October 2009 to April 2018.
- Table 4 shows average property prices between April 2014 and April 2018 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 some of the larger towns.

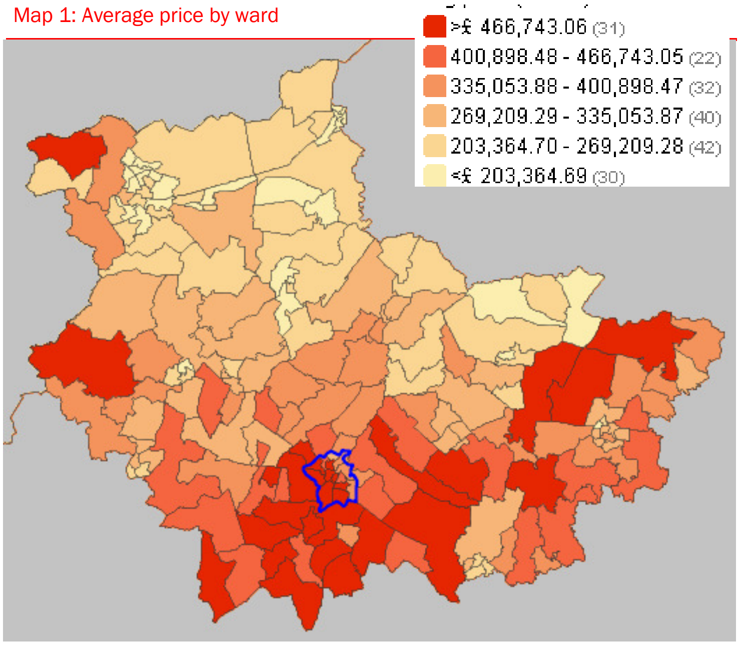
Graph 7 shows the change in average price with values in Cambridge and South Cambridgeshire noticeably higher than other districts. In the past 6 months averages have continued to rise in all areas.

Table 4 shows that average prices are higher in all areas than 12 months ago. The biggest rise was in St Edmundsbury, with a rise of £30,537. The smallest increase was in Forest Heath at £6,662.

The average rose by £15,570 across the East of England region and by £10,925 across England in the past 12 months.

On page 6 we set out prices based on "real sales" only, excluding prices from property valuations; it's interesting to compare.

Map 1: Average price by ward



Graph 7: Average price

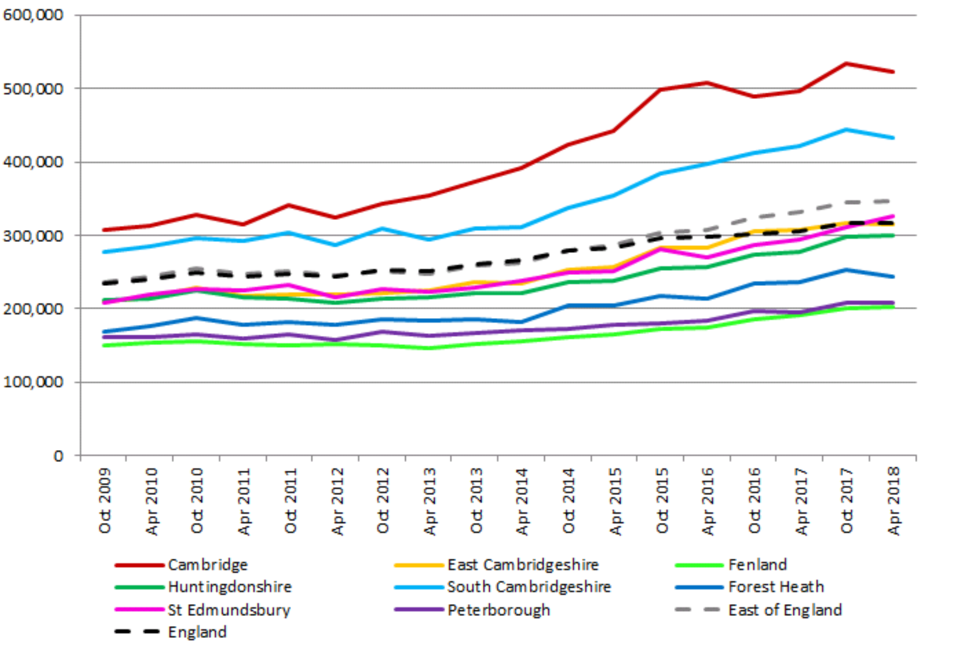


Table 4: Average price based on sales and valuations (£)

	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Change last 12 months
Cambridge	392,312	423,404	442,483	499,211	508,048	488,888	497,415	534,715	523,193	+ 25,778
East Cambridgeshire	234,107	252,832	256,265	283,861	283,950	304,765	307,615	317,268	314,769	+ 7,154
Fenland	155,899	162,152	165,815	173,388	174,904	185,131	191,132	200,921	203,351	+ 12,219
Huntingdonshire	220,697	235,539	238,552	254,127	257,230	273,858	277,357	298,710	300,476	+ 23,119
South Cambs	311,667	337,948	354,329	384,071	397,899	412,774	421,741	443,632	433,388	+ 11,647
Forest Heath	181,248	204,778	203,797	216,816	214,175	233,698	236,378	252,460	243,040	+ 6,662
St Edmundsbury	237,596	249,082	250,962	281,346	270,549	286,118	295,149	311,410	325,686	+ 30,537
Peterborough	171,234	172,814	178,759	180,311	183,196	197,398	195,451	208,626	208,227	+ 12,776
East of England	262,978	278,441	285,902	303,323	307,696	323,889	331,094	345,405	346,664	+ 15,570
England	265,903	279,088	282,683	296,625	298,497	302,555	305,987	315,992	316,912	+ 10,925

About the average price, based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	May 2009 to April 2018	June 2018	Country, Region & District	Data points repeat semi-annually

Page 8

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.

The number of "real" sales is useful to understand turnover in our housing market excluding for example, valuations for re-mortgage purposes. Sales and valuation data is used elsewhere by Hometrack to secure a bigger sample, so more detailed statistics can be reliably provided.

Please note

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 like-for-like comparison.

- Graphs 8, 9 and 10 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 3.

Notes & observations

The graphs show similar trends as page 3 for England, the region and districts with a drop in real sales turnover from October 2017 to April 2018.

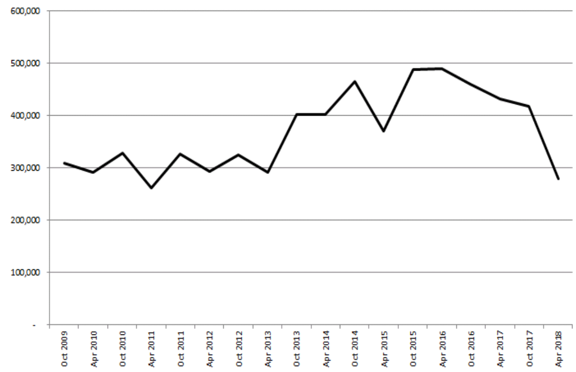
In table 5, Peterborough saw the largest number of sales to April 2018 (1,071). Forest Heath saw the smallest number at 411.

The final column in Table 5 compares the number of "real" sales to the number of sales and valuations, to see what proportion of market activity relates to the sale of a home rather than something like a mortgage re-valuation.

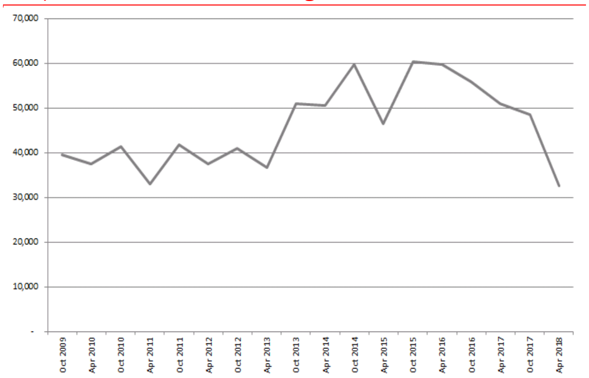
The "real" sales tend to represent around half the number of sales and valuations.

So it's clear that both data sets are helpful; and understanding the difference is also useful.

Graph 8: Actual sales, England



Graph 9: Actual sales, East of England



Graph 10: Actual sales, districts

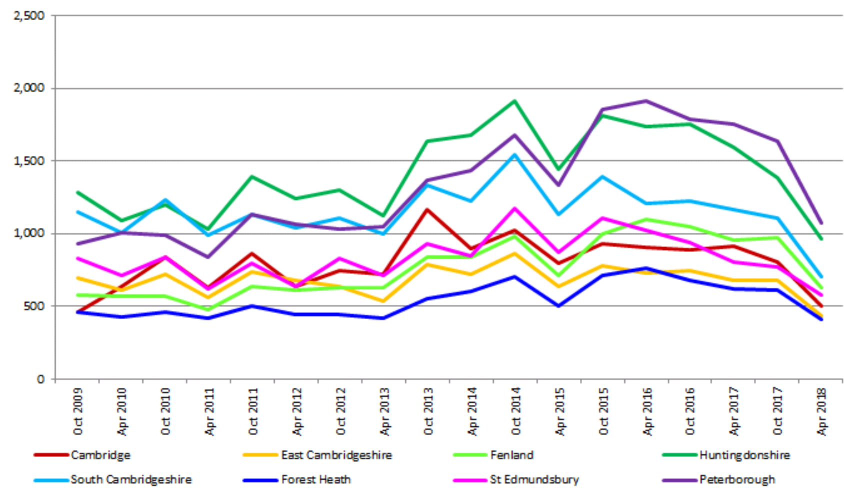


Table 5: Number of actual sales

	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	% of S+V
Cambridge	898	1,019	793	934	909	892	914	809	506	49%
East Cambridgeshire	724	865	641	782	727	745	676	679	432	46%
Fenland	842	984	716	995	1,101	1,047	959	973	632	52%
Huntingdonshire	1,677	1,913	1,446	1,810	1,737	1,751	1,594	1,386	963	46%
South Cambs	1,227	1,541	1,133	1,392	1,209	1,227	1,163	1,108	705	45%
Forest Heath	600	706	506	710	761	676	620	615	411	52%
St Edmundsbury	848	1,177	869	1,108	1,025	938	803	768	581	50%
Peterborough	1,438	1,677	1,333	1,853	1,909	1,789	1,749	1,632	1,071	49%
East of England	50,586	59,851	46,590	60,338	59,733	55,861	50,999	48,652	32,608	49%
England	402,011	464,489	370,804	487,698	489,056	459,766	431,465	417,120	279,572	50%

About the number of actual sales				
Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	May 2009 to April 2018	June 2018 Page 9	Country, Region, District	Data points repeat semi-annually

New! Affordability comparison

This information is based on the average price for 2 bedroom properties using a combination of sales & valuations data, with open market and intermediate rental values.

Standard mortgage assumptions

Deposit	20%
Mortgage rate	5.8%
Mortgage term	25 years

Intermediate rent assumptions

Private rent	80%

LCHO assumptions

Initial sale	40%
Deposit on initial sale	10%
Mortgage rate	7.2%
Mortgage term	25 years
Equity interest rate	2.75%

Prices in the table are per month.

Your views are most welcome on this. Like to see more detail?

2 bed	Ave price	Repayment mortgage	LCHO	Private rent	Intermediate rent
Cambridge	£335,000	£1,714	£1,339	£1,192	£953
East Cambs	£165,000	£844	£659	£750	£600
Fenland	£90,000	£460	£360	£598	£478
Huntingdonshire	£169,500	£867	£677	£732	£586
South Cambs	£240,000	£1,228	£959	£893	£714
Forest Heath	£158,000	£808	£631	£750	£600
St Edmundsbury	£171,000	£875	£683	£750	£600
Peterborough	£120,000	£614	£480	£672	£537
East of England	£210,000	£1,074	£839	£849	£679

About the affordability comparison data

Source	Time span	Last updated	Data level
Hometrack	May 09 to Apr 18	Jun 2018	Region, district

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 5 sets out the number of sales involved.

- Graph 11 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted).
- Table 6 shows average property price based on actual sales, between April 2014 and April 2018, along with the change over the past 12 months.

Notes & observations

Graph 11 shows average sales prices increasing for all districts, with all increasing, The amount of the increase varies a great deal. Table 6 provides the price data, with the increase over the past year varying from a £6.6K in Forest Heath to more than £30K in St Edmundsbury. Regional and England averages have also seen increases in the past 12 months.

Graph 11: Ave price based on sales only

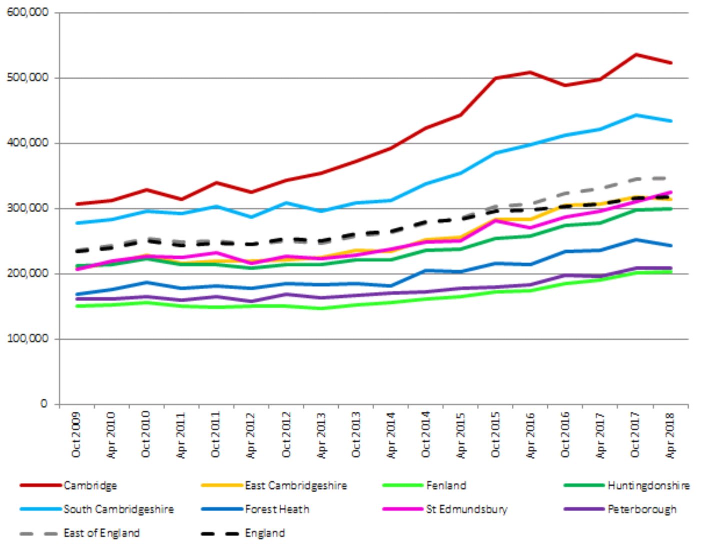


Table 6 Average price based on sales only (£)

	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Change last 12 months
Cambridge	392,312	423,404	442,483	499,211	508,048	488,888	497,415	534,715	523,193	+ 25,778
East Cambridgeshire	234,107	252,832	256,265	283,861	283,950	304,765	307,615	317,268	314,769	+ 7,154
Fenland	155,899	162,152	165,815	173,388	174,904	185,131	191,132	200,921	203,351	+ 12,219
Huntingdonshire	220,697	235,539	238,552	254,127	257,230	273,858	277,357	298,710	300,476	+ 23,119
South Cambs	311,667	337,948	354,329	384,071	397,899	412,774	421,741	443,632	433,388	+ 11,647
Forest Heath	181,248	204,778	203,797	216,816	214,175	233,698	236,378	252,460	243,040	+ 6,662
St Edmundsbury	237,596	249,082	250,962	281,346	270,549	286,118	295,149	311,410	325,686	+ 30,537
Peterborough	171,234	172,814	178,759	180,311	183,196	197,398	195,451	208,626	208,227	+ 12,776
East of England	262,978	278,441	285,902	303,323	307,696	323,889	331,094	345,405	346,664	+ 15,570
England	265,903	279,088	282,683	296,625	298,497	302,555	305,987	315,992	316,912	+ 10,925

About the average price of sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	May 2009 to April 2018	June 2018	Country, region, district	Data points repeat semi-annually

Page 10

Lower quartile price
...using sales & valuations

What does this page show?

This page sets out 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 13 shows lower quartile prices for each district, the region & England from October 2009 to April 2018.
- Table 7 shows lower quartile prices between April 2004 and April 2018 and gives the change in lower quartile price over the past 12 months.

Why look at lower quartiles?

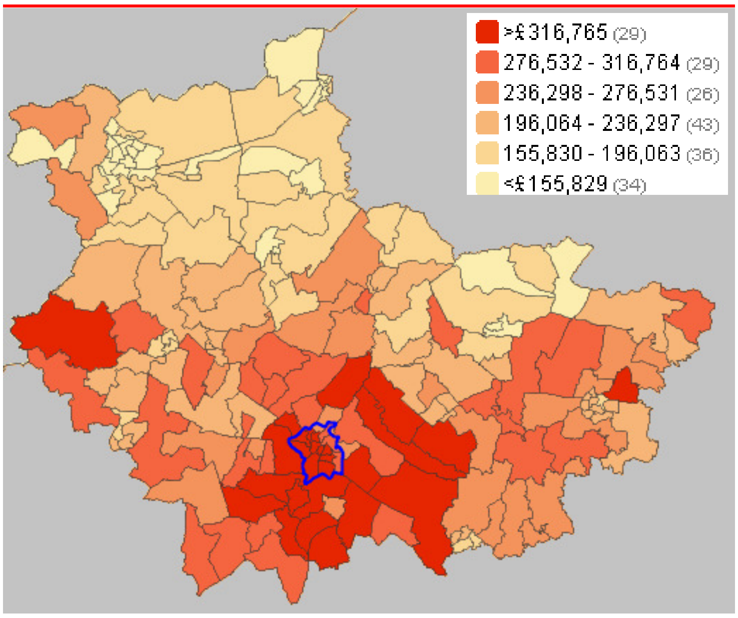
Let's say 200 homes were sold in a month and we make a list of all 200 homes, putting them in order from cheapest to most expensive. The first 50 homes on the list are called the lower quartile. The price of the 50th home on the list is the "lower quartile" price. So the lower quartile price indicates that the cheapest quarter of homes sold for less than this amount.

Notes & observations

Lower quartile prices are rising everywhere compared to a year ago. Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered, as highlighted on Graph 13.

Table 7 shows lower quartile prices ranging from £140K in Peterborough to £340K in Cambridge. Change over the past 12 months ranges from £2.5K (South Cambridgeshire) to £20K (St Edmundsbury). The Region and England have also seen increases.

Map 2: Lower quartile price by ward



Graph 13: Lower quartile price

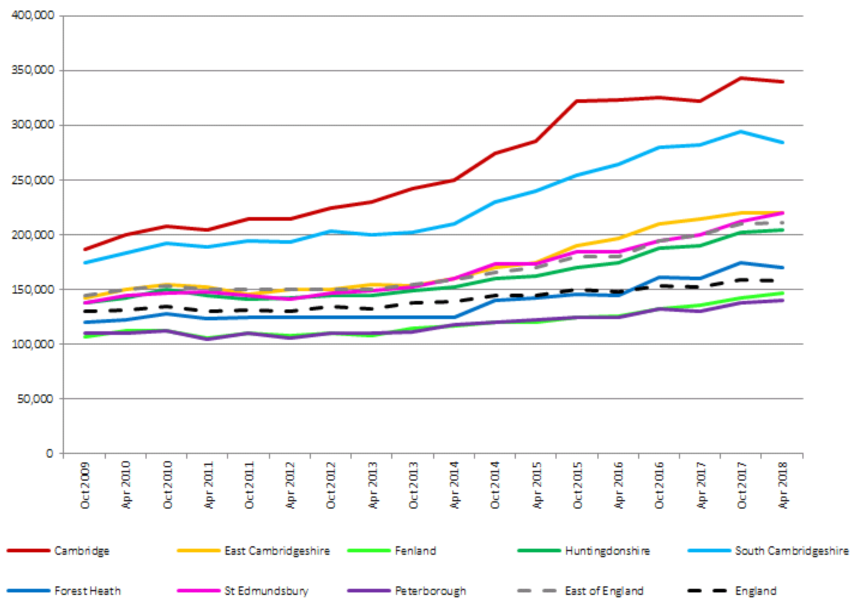


Table 7: Lower quartile price, based on sales and valuations (£)

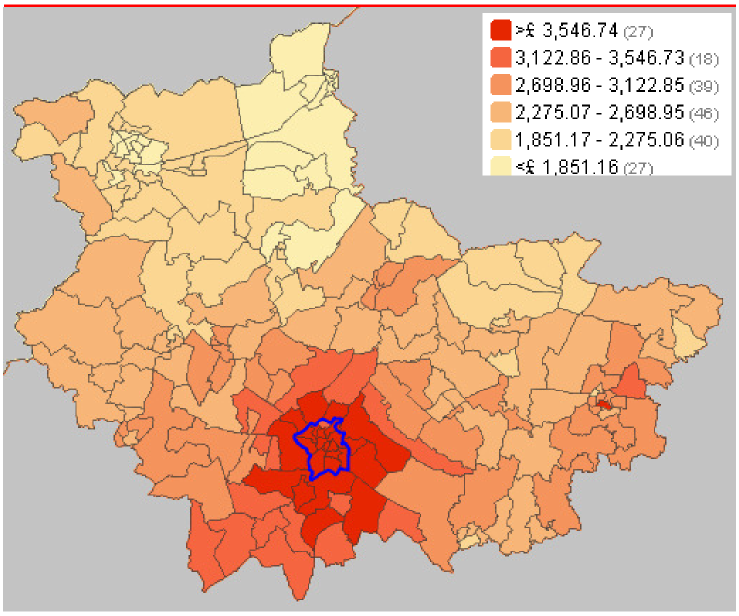
	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Change last 12 months
Cambridge	250,000	275,000	285,500	322,000	323,000	325,000	322,708	343,000	340,000	+ 17,292
East Cambridgeshire	160,000	170,000	175,000	190,000	197,000	210,000	215,000	220,000	220,000	+ 5,000
Fenland	117,000	120,000	120,000	125,000	126,000	132,500	135,500	142,500	147,000	+ 11,500
Huntingdonshire	152,500	160,000	162,000	170,000	175,000	188,000	190,000	202,000	205,000	+ 15,000
South Cambridgeshire	210,000	230,000	240,000	255,000	265,000	280,000	282,500	295,000	285,000	+ 2,500
Forest Heath	124,950	140,000	142,500	146,000	145,000	161,250	160,000	175,000	170,000	+ 10,000
St Edmundsbury	160,000	174,000	173,500	185,000	185,000	195,000	200,000	212,000	220,000	+ 20,000
Peterborough	118,000	120,000	122,000	125,000	125,000	133,000	130,000	138,000	140,000	+ 10,000
East of England	158,995	165,995	170,000	180,000	180,450	195,000	200,000	210,000	211,500	+ 11,500
England	139,000	145,000	145,000	150,000	148,000	153,500	152,000	159,000	158,000	+ 6,000

About lower quartile prices - based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	May 2009 to April 2018	June 2018	Country, region, district	Data points repeat semi-annually

Price per square metre
...using sales & valuations

Map 3: Average price per square metre by ward



What does this page show?

Price per metre square 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 make sure the sample is big enough to be robust.
- Graph 14 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from October 2009 to April 2018.
- Table 8 shows values from April 2014 to April 2018.

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 intense price "hotspot" across Cambridge and around the city into South Cambridgeshire. The pale areas denote lower values to the north, especially in the north of Fenland, East Cambridgeshire and Forest Heath.

Graph 14 shows trends for all eight districts. Average price per square meter has been rising steadily until April 2016, slowing since then to October 2017 and in some districts, dropping slightly to April 2018.

Table 8 shows the prices per sqm ranging from £1,774 in Fenland to £4,503 in Cambridge. The Cambridge value is now £150 lower than it was in April 2017, though the average per square metre is still much higher than in other districts. All the others have risen compared to 12 months ago.

Graph 14: Average price per square metre

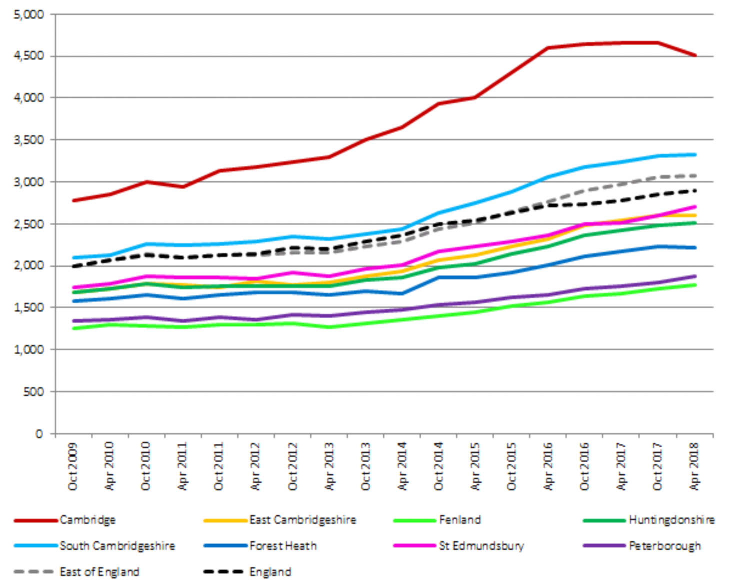


Table 8 Average price per square metre (£)

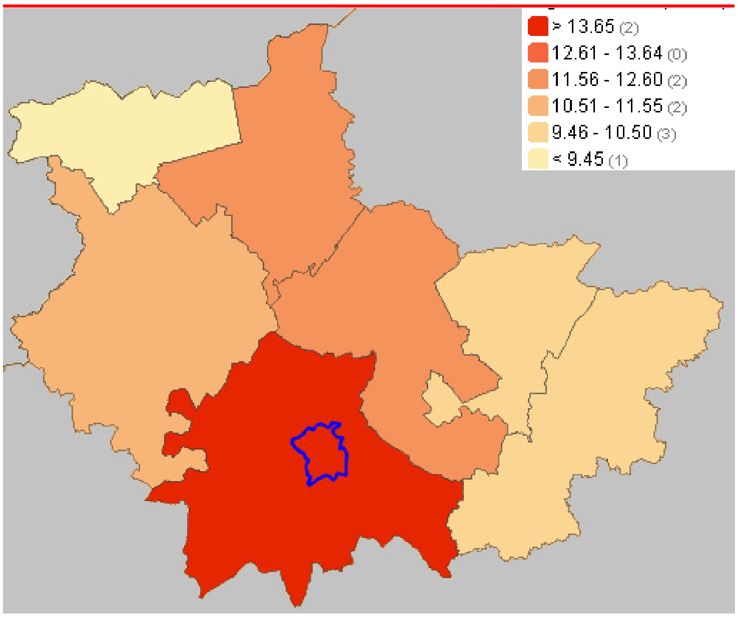
	Apr 2014	Oct 2014	Apr 2015	Oct 2015	Apr 2016	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Change last 12 months
Cambridge	3,659	3,928	4,012	4,297	4,602	4,647	4,653	4,663	4,503	- 150
East Cambridgeshire	1,929	2,073	2,128	2,234	2,327	2,482	2,545	2,600	2,595	+ 50
Fenland	1,364	1,406	1,445	1,517	1,560	1,641	1,665	1,731	1,774	+ 109
Huntingdonshire	1,862	1,985	2,026	2,143	2,226	2,361	2,426	2,485	2,508	+ 82
South Cambridgeshire	2,436	2,631	2,742	2,882	3,058	3,171	3,239	3,308	3,330	+ 91
Forest Heath	1,665	1,864	1,864	1,924	2,009	2,115	2,171	2,228	2,212	+ 41
St Edmundsbury	2,016	2,171	2,234	2,295	2,358	2,503	2,518	2,604	2,707	+ 189
Peterborough	1,471	1,534	1,565	1,622	1,653	1,726	1,751	1,809	1,872	+ 121
East of England	2,294	2,445	2,519	2,649	2,771	2,902	2,970	3,055	3,078	+ 108
England	2,371	2,494	2,537	2,624	2,718	2,739	2,777	2,855	2,891	+ 114

About the average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	May 2009 to April 2018	June 2018	Country, region, district	Data points repeat semi-annually

Average time to sell
...*using sales data*

Map 4: Time taken to sell in weeks



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 sales.

- Map 4 shows the average time to sell in weeks at March 2018.
- Graph 15 shows the trend in time taken to sell for each of our 8 districts (solid lines) for the East of England and England (dashed lines) between April 2016 and March 2018.
- Table 9 shows the average time taken to sell each month from March 2017 to March 2018.

Notes & observations

Graph 15 helps compare districts, the region and England trends, and shows a pretty erratic trend for each area covered. Table 9 shows that nationally, it took 11 weeks to sell, on average. The regional average was similar.

Cambridge appears to have seen a huge leap in turnaround times now with a value of 14 weeks. Homes took longest to sell in South Cambs (15.7 weeks) and were quickest to sell in Peterborough (8.7 weeks).

This is a quite change so we will query it with Hometrack before our next edition.

Graph 15: Time taken to sell (weeks)

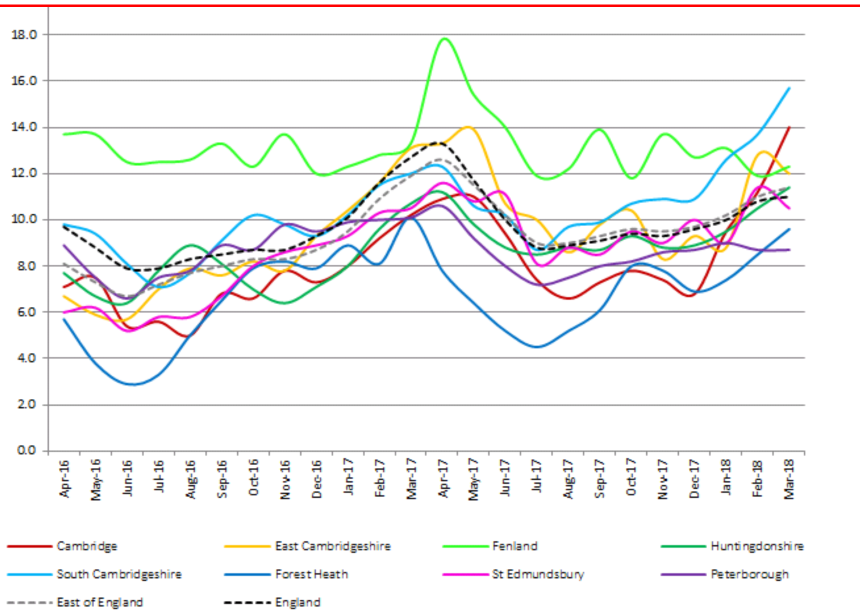


Table 9 Average time taken to sell (weeks)

	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Cambridge	10.2	10.9	11.0	9.4	7.4	6.6	7.3	7.8	7.4	6.8	9.5	11.2	14.0
East Cambs	13.1	13.3	13.9	10.7	10.0	8.6	9.8	10.4	8.3	9.3	8.8	12.8	12.0
Fenland	13.3	17.8	15.4	14.0	11.9	12.2	13.9	11.8	13.7	12.7	13.1	11.9	12.3
Huntingdonshire	10.7	11.2	9.8	8.8	8.5	8.8	8.7	9.3	8.8	8.9	9.5	10.5	11.4
South Cambs	12.0	12.3	10.6	10.2	8.7	9.7	9.9	10.7	10.9	10.9	12.6	13.7	15.7
Forest Heath	10.1	7.8	6.4	5.2	4.5	5.2	6.1	8.0	7.8	6.9	7.4	8.5	9.6
St Edmundsbury	10.5	11.6	10.8	11.1	8.1	8.8	8.5	9.5	9.0	10.0	9.0	11.4	10.5
Peterborough	10.1	10.6	9.2	8.0	7.2	7.5	8.0	8.2	8.6	8.7	9.0	8.7	8.7
East of England	11.9	12.6	11.5	10.2	9.0	9.0	9.3	9.6	9.5	9.7	10.2	11.0	11.4
England	12.7	13.3	11.7	10.0	8.8	8.9	9.1	9.4	9.3	9.6	10.0	10.8	11.0

About the average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	March 2016 to Feb 2018	March 2018	Country, region, district	Data points repeat monthly

Price asked & 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 price actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 16 shows the percentage achieved in each district, between April 2016 and March 2018. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage for each district, the region and England from March 2017 to March 2018.

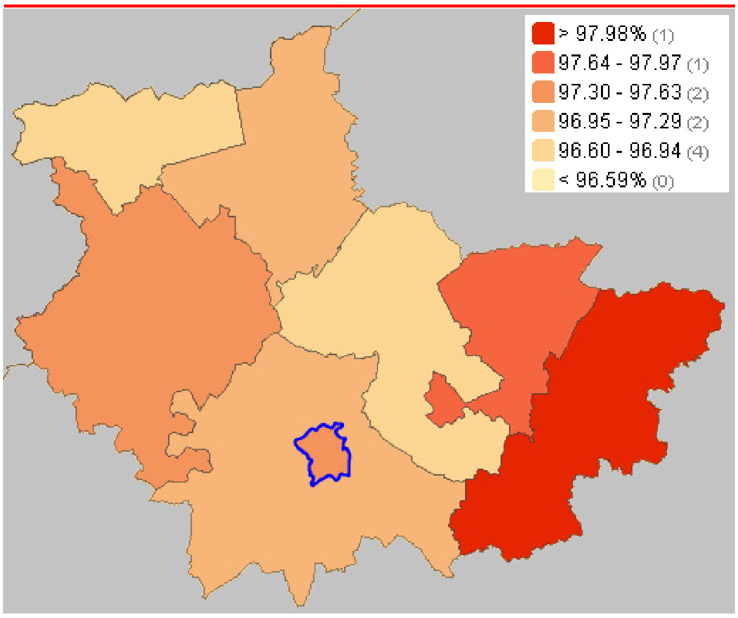
Notes & observations

In March 2018 all the districts in our area were achieving more than 96% of the asking price. The lowest percentages in our area were seen in East Cambs and Peterborough (96.8%) and the highest was 98.9% in St Edmundsbury.

The proportion for the region was 96.7%. For England the proportion was 96.4%.

Graph 16 highlights some big variations over time. Cambridge shows an exceptional drop in the last 3 months.

Map 5: % of asking price achieved at sale



Graph 16: % of asking price achieved at sale

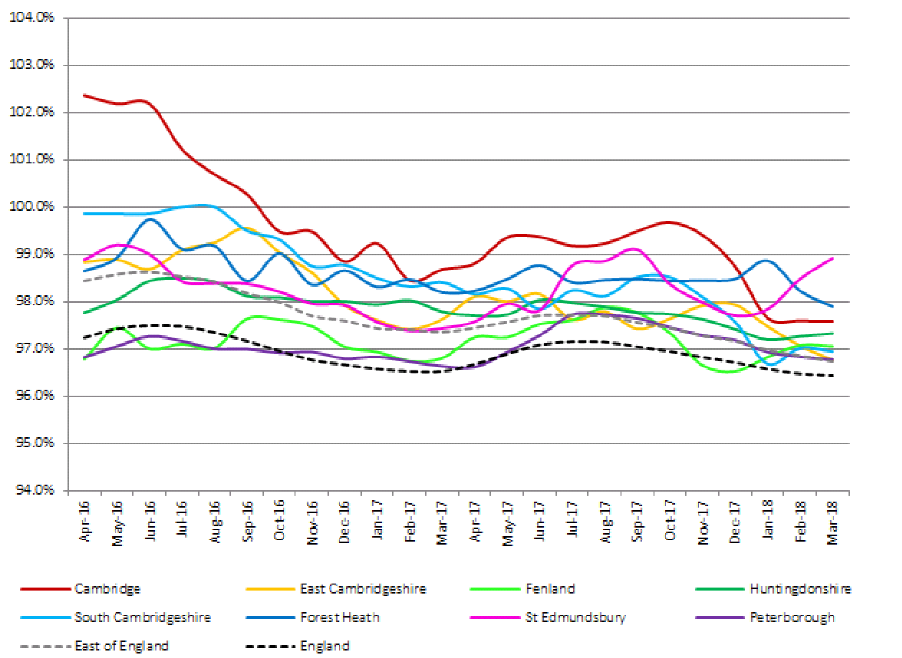


Table 10: Percentage of asking price achieved at sale

	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Cambridge	98.7%	98.8%	99.4%	99.4%	99.2%	99.2%	99.5%	99.7%	99.4%	98.8%	97.7%	97.6%	97.6%
East Cambs	97.6%	98.1%	98.0%	98.2%	97.6%	97.8%	97.4%	97.6%	97.9%	97.9%	97.5%	97.1%	96.8%
Fenland	96.8%	97.3%	97.3%	97.5%	97.6%	97.9%	97.8%	97.3%	96.7%	96.5%	96.8%	97.1%	97.1%
Huntingdonshire	97.8%	97.7%	97.7%	98.0%	98.0%	97.9%	97.8%	97.7%	97.6%	97.4%	97.2%	97.3%	97.3%
South Cambs	98.4%	98.2%	98.3%	97.9%	98.2%	98.1%	98.5%	98.5%	98.1%	97.6%	96.7%	97.0%	97.0%
Forest Heath	98.2%	98.2%	98.5%	98.8%	98.4%	98.5%	98.5%	98.4%	98.5%	98.5%	98.9%	98.2%	97.9%
St Edmundsbury	97.4%	97.6%	98.0%	97.8%	98.8%	98.9%	99.1%	98.4%	98.0%	97.7%	97.8%	98.5%	98.9%
Peterborough	96.6%	96.6%	96.9%	97.3%	97.7%	97.7%	97.7%	97.5%	97.3%	97.2%	96.9%	96.8%	96.8%
East of England	97.4%	97.5%	97.6%	97.7%	97.7%	97.7%	97.6%	97.5%	97.3%	97.2%	97.0%	96.9%	96.7%
England	96.5%	96.7%	96.9%	97.1%	97.2%	97.2%	97.1%	97.0%	96.8%	96.7%	96.6%	96.5%	96.4%

About the average sales price as a % of asking price				
Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	March 2016 to Feb 2018	March 2018	Country, region, district	Data points repeat monthly

Page 14

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

- On maps 13 and 14, the higher the ratio the darker the shading, the less affordable housing is in that area. Alongside the ward level maps, the tables help us compare affordability ratios over time for each district and the region.
- Values are calculated using the previous 12 months data, so for example in the tables, the June 2016 column relies on data gathered between July 2015 and June 2016.
- Map 13 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward.
- Table 13 shows the lower quartile house price to lower quartile income ratio changing between March 2016 and April 2018.
- Map 14 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 March 2016 and April 2018.

Notes & observations

Affordability improved a bit in June 2017, mainly due to new income data being released recently, but there have been increases since. Both maps show that, in general, homes are less affordable in the south of our area. There is a wide variation across the eight districts but the stand-out ratio is still in Cambridge where the lower quartile ratio is now 16.3 and median ratio is 11.8.

Map 13: Lower quartile price compared to lower quartile income

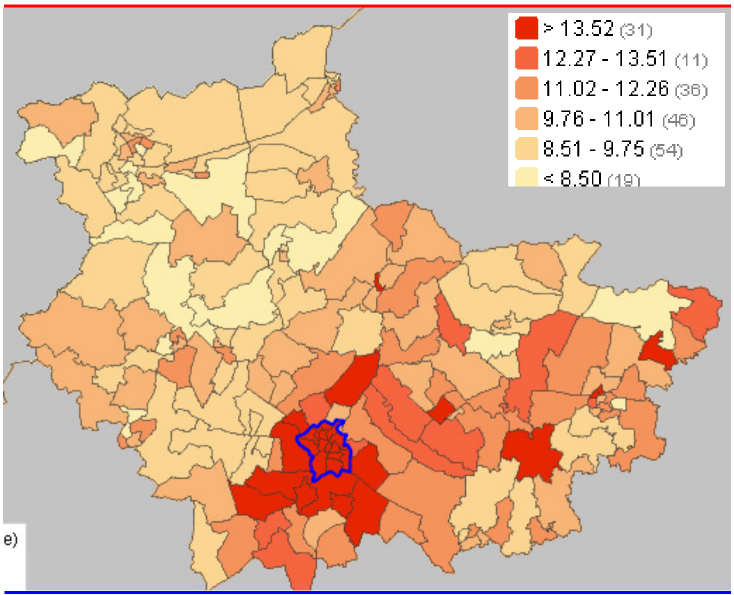


Table 13: Lower quartile price to income ratio (rounded)

	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18
Cambridge	18.8	19.3	19.3	19.3	16.4	15.5	15.6	15.7	16.3
East Cambs	10.6	10.9	11.2	11.5	10.8	10.3	10.3	10.4	10.5
Fenland	9.2	9.1	9.4	9.4	9.4	8.9	9.1	9.2	9.5
HDC	9.1	9.3	9.4	9.6	9.5	8.8	9.0	9.1	9.4
South Cambs	12.2	12.4	12.8	13.1	11.8	11.1	11.4	11.5	11.5
Forest Heath	9.5	9.5	9.8	10.2	10.1	9.4	9.6	9.7	10.2
St Ed's	11.2	11.2	11.3	11.5	10.8	10.2	10.5	10.8	11.0
Peterborough	8.8	8.8	8.9	9.2	9.0	8.4	8.4	8.7	9.1
East of England	10.6	10.7	10.9	11.2	10.9	10.5	10.5	10.7	11.0
East Midlands	-	-	-	-	8.5	8.1	8.1	8.2	8.4

Map 14: Median price compared to median income

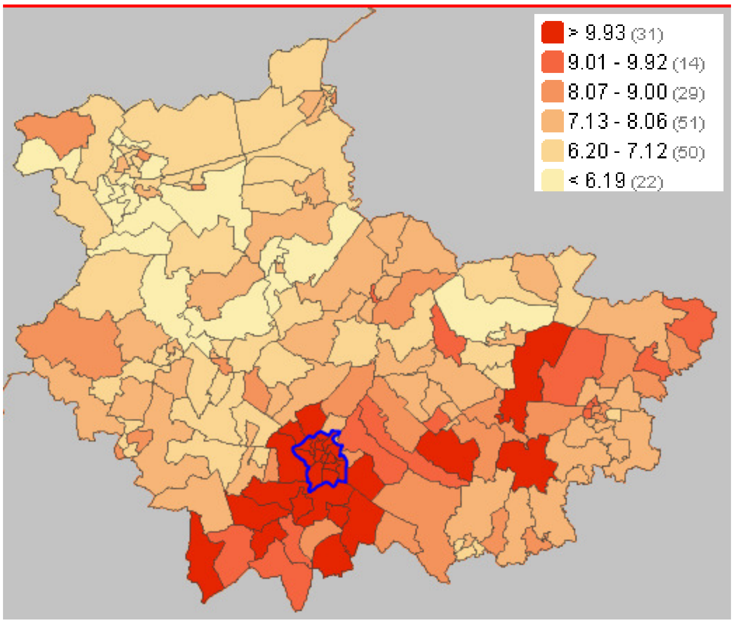


Table 14: Median house price to income ratio (rounded)

	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17	Sept-17	Dec-17	Apr-18
Cambridge	12.8	13.2	13.2	13.2	11.6	11.3	11.6	11.4	11.8
East Cambs	7.6	7.7	7.9	8.0	7.7	7.5	7.6	7.7	7.7
Fenland	6.4	6.4	6.6	6.7	6.6	6.4	6.5	6.6	6.8
HDC	6.5	6.5	6.6	6.8	6.8	6.5	6.6	6.9	7.1
South Cambs	8.5	8.8	8.8	8.9	8.3	8.4	8.5	8.6	8.6
Forest Heath	6.6	6.7	6.9	7.2	7.1	6.9	7.0	7.1	7.4
St Ed's	8.0	8.1	8.1	8.2	7.7	7.3	7.5	7.7	7.9
Peterborough	6.1	6.1	6.1	6.3	6.4	6.1	6.0	6.1	6.4
East of England	8.0	8.0	8.2	8.5	8.2	8.0	8.2	8.2	8.4
East Midlands	-	-	-	-	6.2	6.0	6.1	6.1	6.2

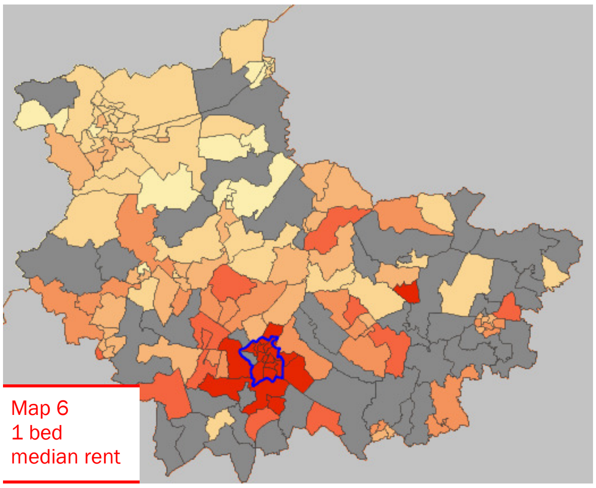
About median and lower quartile house price to income ratios

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	May 2009 to April 2018	June 2018	Region & district	Data points repeat annually

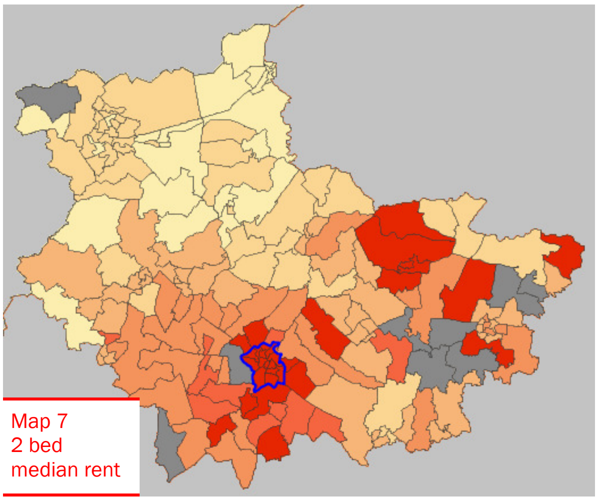
Private rents & local

Table 11 Weekly median private rents & "main" LHA rate

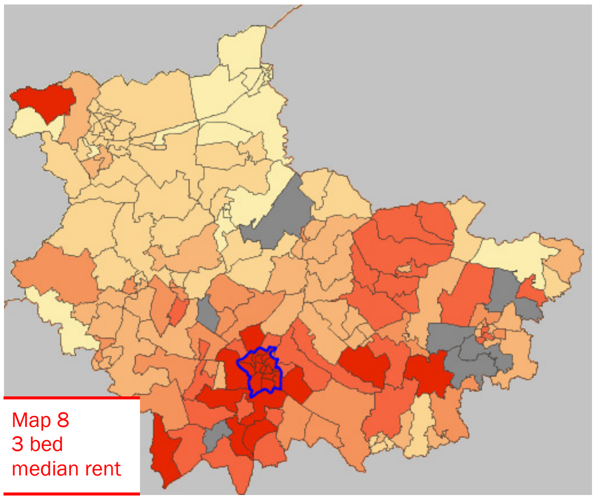
	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	LHA
Cambridge					Last column = Cambridge LHA rate (rounded)					
1 bed	196	201	206	206	207	207	207	207	205	130
2 bed	265	265	265	268	265	268	267	267	275	149
3 bed	298	298	300	300	300	311	311	311	311	174
4 bed	392	392	403	403	398	403	414	402	415	231
East Cambridgeshire					Last column = Cambridge LHA rate (rounded)					
1 bed	115	138	158	173	173	173	175	174	140	130
2 bed	166	168	173	173	173	173	178	173	173	149
3 bed	196	196	201	201	207	207	207	207	213	174
4 bed	265	276	282	299	303	317	323	323	323	231
Fenland					Last column = Peterborough LHA rate (rounded)					
1 bed	103	109	121	121	131	131	132	129	114	92
2 bed	132	137	137	137	137	138	144	140	138	115
3 bed	155	155	160	160	161	166	167	167	167	132
4 bed	206	206	207	207	207	207	184	187	227	168
Huntingdonshire					Last column = Huntingdon LHA rate (rounded)					
1 bed	126	130	132	133	137	138	138	138	135	108
2 bed	155	160	161	167	167	167	167	167	169	130
3 bed	190	196	196	196	196	196	196	196	201	155
4 bed	253	253	252	253	253	253	265	265	276	198
South Cambridgeshire					Last column = Cambridge LHA rate (rounded)					
1 bed	160	167	173	178	176	173	173	176	161	130
2 bed	201	201	206	206	207	206	206	207	206	149
3 bed	225	229	233	242	253	253	-	253	253	174
4 bed	311	323	311	323	321	340	323	323	323	231
Forest Heath					Last column = Bury St Edmunds LHA rate (rounded)					
1 bed	124	132	158	155	150	153	155	153	144	105
2 bed	161	173	173	177	173	173	173	173	173	130
3 bed	213	219	219	219	218	218	-	219	242	155
4 bed	306	306	309	309	297	311	309	288	317	222
St Edmundsbury					Last column = Bury St Edmunds LHA rate (rounded)					
1 bed	137	141	144	150	150	150	150	150	144	105
2 bed	163	167	167	167	167	173	173	173	173	130
3 bed	190	190	196	201	201	206	206	206	219	155
4 bed	300	300	276	276	276	276	276	288	323	222
Peterborough					Last column = Peterborough LHA rate (rounded)					
1 bed	114	121	126	126	128	132	132	134	121	92
2 bed	137	144	144	144	150	150	150	150	155	115
3 bed	160	160	167	167	173	173	173	173	176	132
4 bed	219	213	219	225	229	230	229	225	242	168
East of England										
1 bed	145	155	173	178	183	184	183	184	155	-
2 bed	178	183	190	196	196	196	196	196	196	-
3 bed	207	213	219	219	225	229	230	230	230	-
4 bed	298	298	298	298	299	300	300	311	323	-
England										
1 bed	167	178	206	207	210	213	207	207	173	-
2 bed	161	167	173	173	176	178	178	178	178	-
3 bed	190	196	196	204	206	206	207	207	207	-
4 bed	311	311	311	314	320	323	323	323	346	-



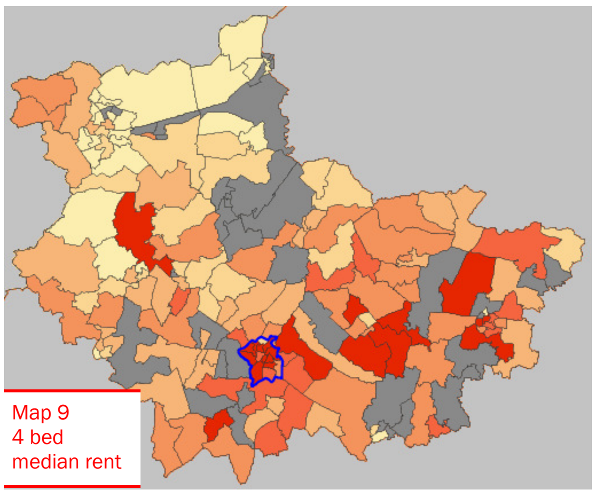
Map 6
1 bed
median rent



Map 7
2 bed
median rent



Map 8
3 bed
median rent



Map 9
4 bed
median rent

housing allowance

Maps 6 to 9 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 each broad rental market area (BRMA) are different but hopefully it gives an idea of how local average rents and local housing allowance rates compare.

Map 10 shows the % of homes privately rented from the 2011 Census.

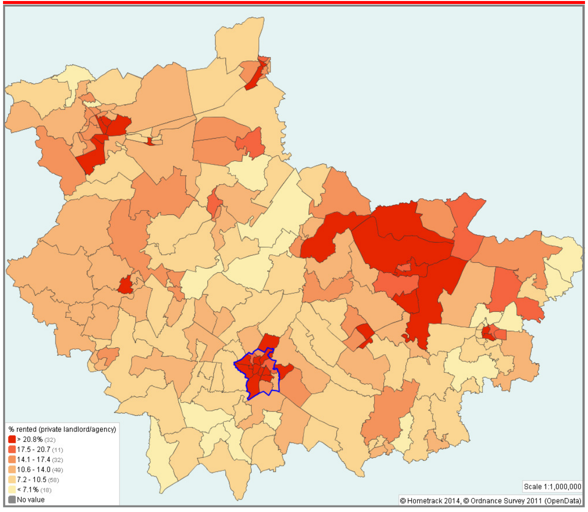
Map 11 shows BRMA boundaries and label the BRMAs covering the large part of our eight districts.

Local Housing Allowance rates are set out in Table 12. These are set based on a 6-monthly survey undertaken by the Valuation Office Agency of private rents. The rates have been updated in this bulletin (June 2018) to show the LHA rates for April 2018 to March 2019. From 2016/17 to 2020/21 local housing allowances were frozen to help reduce the national welfare bill, however for 2018/19 there were some increases. You can see these areas in Table 12, increases are highlighted in red.

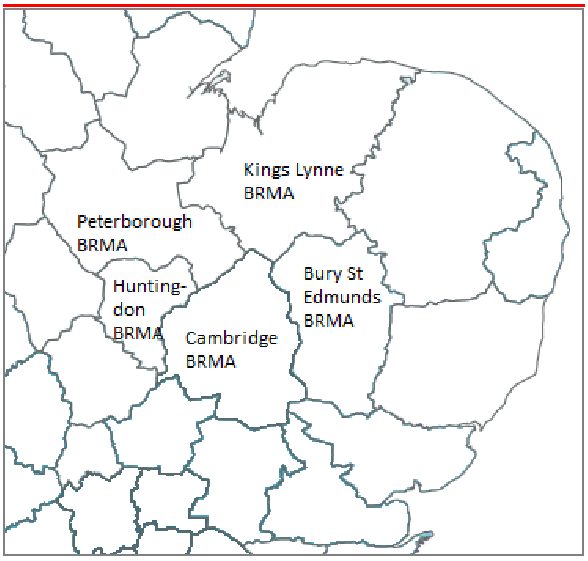
Table 12: Weekly Local Housing Allowance rates (see Map 11 for BRMA boundaries)

	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18	Apr-18 to Mar-19
Cambridge BRMA					
Room	£79.72	£80.52	£80.52	£80.52	£80.52
1 bed	£124.80	£126.05	£126.05	£126.05	£129.83
2 bed	£139.35	£140.74	£140.74	£144.96	£149.31
3 bed	£166.78	£168.45	£168.45	£168.45	£173.50
4 bed	£216.00	£218.16	£218.16	£224.70	£231.44
Bury St Edmunds BRMA					
Room	£63.50	£64.14	£64.14	£66.06	£68.04
1 bed	£101.24	£102.25	£102.25	£102.25	£105.32
2 bed	£125.06	£126.31	£126.31	£126.31	£130.10
3 bed	£148.87	£150.36	£150.36	£150.36	£154.87
4 bed	£207.69	£216.00	£216.00	£216.00	£222.48
Peterborough BRMA					
Room	£56.58	£57.15	£57.15	£57.15	£57.15
1 bed	£91.15	£92.05	£92.05	£92.05	£92.05
2 bed	£114.23	£115.07	£115.07	£115.07	£115.07
3 bed	£131.01	£132.32	£132.32	£132.32	£132.32
4 bed	£166.74	£168.41	£168.41	£168.41	£168.41
Kings Lynn BRMA					
Room	£51.61	£53.67	£53.67	£55.28	£55.28
1 bed	£89.74	£90.64	£90.64	£90.64	£90.64
2 bed	£111.10	£112.21	£112.21	£112.21	£112.21
3 bed	£128.19	£129.47	£129.47	£129.47	£129.47
4 bed	£161.54	£163.16	£163.16	£163.16	£163.16
Huntingdon BRMA					
Room	£64.14	£63.50	£63.50	£63.50	£63.50
1 bed	£103.85	£104.89	£104.89	£104.89	£108.04
2 bed	£121.15	£126.00	£126.00	£126.00	£129.78
3 bed	£144.62	£150.40	£150.40	£150.40	£154.91
4 bed	£196.15	£198.11	£198.11	£198.11	£198.11

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



Map 11: Broad Rental Market Area (BRMA) boundaries



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

A table setting out the LHAs across England can be found here https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/678063/2018_LHA_TABLES.xlsx

About median private rents and local housing allowances

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	May 2009 to April 2018	June 2018	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2018 to Mar 2019	Jan 2018	Broad rental market areas (BRMA)	Annual

Weekly cost
...*comparing size & tenure*

Table 15 compares housing cost by size and tenure. Most data covers a 12 month period.
N/A means values are not available due to small sample sizes.
For each row the highest weekly cost is highlighted in pink; the lowest in blue.

Please note
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.

About the cross-tenure weekly cost comparison		
Source	Timespan	Last updated
Average rent (Local Authority)		
Local authority rent only available in Cambridge and South Cambs. New source used in December 2017 update: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/674338/Local_Authority_Housing_Statistics_data_returns_2016_to_2017.xlsx		
MHCLG housing statistics return 2016-17: average social rents only	End of Mar 2017	June 2017
Average Housing Association rent		
Average rent calculated using Homes and Communities Agency's statistical data return (SDR), using 'low cost rent' and 'affordable rent' based on the HCA return here https://www.gov.uk/government/statistics/statistical-data-return-2016-to-2017. General needs housing only, no service charges included. The district-wide average is calculated based on averages reported by RPs. Region and England averages provided by Hometrack.		
HCA SDR 2017	End of Mar 2017	September 2017
Intermediate rent and median private rent		
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	May 2009 to April 2018	June 2018
Buying a lower quartile new build / resale		
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	May 2009 to April 2018	June 2018
Median cost of buying a 40% new build HomeBuy		
The weekly cost is derived from Hometrack's median house 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. the buyer makes a 15% deposit on the portion of the property they are buying.		
Hometrack	May 2009 to April 2018	June 2018
Median cost of buying a new build / resale		
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.		
Hometrack	May 2009 to April 2018	June 2018

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
Cambridge										
1bed	85	95	114	164	205	233	294	200	330	333
2bed	100	111	128	220	275	301	347	258	423	463
3bed	114	123	162	249	311	429	493	339	565	597
East Cambridgeshire										
1bed	-	86	96	112	140	135	146	99	NA	NA
2bed	-	101	113	138	173	165	181	127	226	226
3bed	-	112	135	170	213	260	310	211	302	314
Fenland										
1bed	-	81	89	91	114	79	90	62	NA	NA
2bed	-	90	107	110	138	93	102	69	NA	NA
3bed	-	99	125	134	167	169	203	138	199	220
Huntingdonshire										
1bed	-	81	98	108	135	124	147	100	150	165
2bed	-	95	120	135	169	155	189	130	223	224
3bed	-	104	140	161	201	243	282	192	281	338
South Cambridgeshire										
1bed	90	91	113	129	161	141	197	138	339	373
2bed	104	109	131	165	206	198	254	185	328	440
3bed	109	124	159	202	253	334	384	263	384	406
Forest Heath										
1bed	-	78	100	115	144	135	146	100	NA	NA
2bed	-	90	119	138	173	158	180	121	107	107
3bed	-	102	149	194	242	217	254	169	215	225
St Edmundsbury										
1bed	-	79	102	115	144	126	152	104	NA	NA
2bed	-	91	122	138	173	165	193	131	NA	NA
3bed	-	100	139	175	219	248	289	200	325	367
Peterborough										
1bed	-	75	83	97	121	84	94	64	137	137
2bed	-	88	106	124	155	113	134	92	147	156
3bed	-	95	115	140	176	165	199	138	219	229
East of England										
1bed	-	84		124	155	141	181	123	189	225
2bed	-	100		157	196	181	235	161	226	310
3bed	-	111		184	230	254	322	219	279	350
England										
1bed	-	81		138	173	141	215	154	223	333
2bed	-	96		142	178	169	268	187	260	384
3bed	-	106		166	207	174	248	171	221	290

Ladders of weekly housing cost

Weekly housing cost from page 14 are presented here on ladders. These aim to help compare the cost of different size and tenure homes, between districts. The scale (up the left) represents £10 chunks of weekly housing cost, so £440 represents a weekly cost of between £440 and £449. Full notes on data sources are on page 14.

Key and notes:

- Ave = average, LQ = lower quartile
- Private rent = Median private rent
- New build = weekly cost of newly built homes
- Resale = weekly cost of 'second hand' homes
- HA 'aff' rent = housing association 'affordable' rents, rents are set at up to 80% of private rents
- HA rent = low cost rent (that is, traditional social rented)
- LA rent = local authority rented (found in Cambridge and South Cambs only)
- Intermed rent = intermediate rents, representing 80% of the median private rent advertised in the local area
- 3 2 1 indicate the number of bedrooms

£/wk	Cambridge	East Cambs	Fenland	Huntingdonshire	South Cambs	Forest Heath	St Edmundsbury	Peterborough
£590	3 Ave new build							
£580								
£570								
£560	3 LQ new build							
£510								
£500								
£490	3 Ave resale							
£480								
£470								
£460	2 Ave new build							
£450								
£440					2 Ave new build			
£430								
£420	3 LQ resale 2 LQ new build							
£410								
£400					3 Ave new build			
£390								
£380					3 LQ new build 3 Ave resale			
£370					1 Ave new build			
£360							3 Ave new build	
£350								
£340	2 Ave resale							
£330	3 HomeBuy 1 Ave new build 1 LQ new build			3 Ave new build	3 LQ resale 1 LQ new build			
£320					2 LQ new build		3 LQ new build	
£310	3 Private rent	3 Ave new build 3 Ave resale						
£300	2 LQ resale	3 LQ new build						
£290	1 Ave resale							
£280				3 LQ new build 3 Ave resale			3 Ave resale	
£270	2 Private rent							
£260		3 LQ resale			3 HomeBuy			
£250	2 HomeBuy				3 Private rent 2 Ave resale	3 Ave resale		
£240	3 Intermed rent			3 LQ resale		3 Private rent	3 LQ resale	
£230	1 LQ resale							
£220	2 Intermed rent	2 Ave new build 2 LQ newbuild	3 Ave new build	2 Ave new build 2 LQ new build		3 Ave new build		3 Ave new build
£210		3 HomeBuy 3 Private rent				3 LQ new build 3 LQ resale	3 Private rent	3 LQ new build
£200	1 HomeBuy 1 Private rent		3 Ave resale	3 Private rent	3 Intermed rent 2 Private rent		3 HomeBuy	
£190			3 LQ new build	3 HomeBuy	2 LQ resale 1 Ave resale	3 Intermed rent	2 Ave resale	3 Ave resale
£180		2 Ave resale		2 Ave resale	2 HomeBuy	2 Ave resale		
£170		3 Intermed rent 2 Ave resale 2 Private rent				2 Private rent	3 Intermed rent 2 Private rent	3 Private rent
£160	3 HA 'aff' rent 1 Intermed rent	2 LQ resale	3 LQ resale 3 Private rent	3 Intermed rent 2 Private rent 1 Ave new build	2 Intermed rent 1 Private rent	3 HomeBuy	2 LQ resale	3 LQ resale
£150				2 LQ resale 1 LQ new build	3 HA 'aff' rent	2 LQ resale	1 Ave resale	2 Ave new build 2 Private rent
£140		1 Ave resale 1 Private rent		3 HA 'aff' rent 1 Ave resale	1 LQ resale	3 HA 'aff' rent 1 Ave resale 1 Private rent	1 Private rent	3 Intermed rent 2 LQ new build
£130		3 HA 'aff' rent 2 Intermed rent 1 LQ resale	3 HomeBuy 3 Intermed rent 2 Private rent	2 HomeBuy 2 Intermed rent 1 Private rent	2 HA 'aff' rent 1 HomeBuy	2 Intermed rent 1 LQ resale	3 HA 'aff' rent 2 HomeBuy 2 Intermed rent	3 HomeBuy 2 Ave resale 1 Ave new build 1 LQ new build
£120	3 HA rent 2 HA 'aff' rent	2 HomeBuy	3 HA 'aff' rent	2 HA 'aff' rent 1 LQ resale	3 HA rent 1 Intermed rent	2 HomeBuy	2 HA 'aff' rent 1 LQ resale	2 Intermed rent 1 Private rent
£110	3 LA rent 2 HA rent 1 HA 'aff' rent	3 HA rent 2 HA 'aff' rent 1 Intermed rent	2 Intermed rent 1 Private rent		1 HA 'aff' rent	2 Ave new build 2 LQ new build 2 HA 'aff' rent 1 Intermed rent	1 Intermed rent	3 HA 'aff' rent 2 LQ resale
£100	2 LA rent	2 HA rent	3 HA rent 2 Ave resale 2 HA 'aff' rent	3 HA rent 1 Intermed rent 1 HomeBuy	3 LA rent 2 HA rent 2 LA rent	3 HA rent 1 HomeBuy 1 HA 'aff' rent	3 HA rent 1 HomeBuy 1 HA 'aff' rent	2 HA 'aff' rent
£90	1 HA rent	1 HomeBuy 1 HA 'aff' rent	2 LQ resale 2 HA rent 1 Ave resale 1 Intermed rent	2 HA rent 1 HA 'aff' rent	1 HA rent 1 LA rent	2 HA rent	2 HA rent	3 HA rent 2 HomeBuy 1 Ave resale 1 Intermed rent
£80	1 LA rent	1 HA rent	1 HA 'aff' rent 1 HA rent	1 HA rent				2 HA rent 1 LQ resale 1 HA 'aff' rent
£70			1 LQ resale			1 HA rent	1 HA rent	1 HA rent
£60			2 HomeBuy 1 HomeBuy					1 HomeBuy

About Hometrack

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

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

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

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

For more information please contact Ross Allan, Business Development Manager. Tel/Fax: 020 3744 0199 Mobile 07957 427772
E-mail: rallan@hometrack.com

hometrack

Maps

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

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

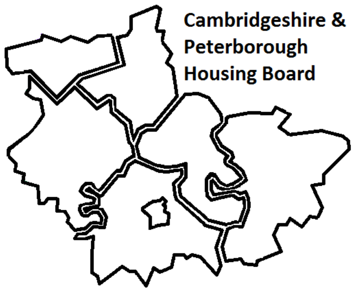
Map 16 highlights the boundaries of the eight districts in the Bulletin in green with grey boundary lines.

About Ed 37

This bulletin acts as a supplement to the Cambridge area Strategic Housing Market Assessment (SHMA) at: www.cambridgeshireinsight.org.uk/housing/shma

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

The Cambridgeshire Insight web pages have had a makeover, so please do visit to have a look.



Feedback? Suggestions?

Please contact
Sue Beecroft, housing co-ordinator

07715 200 730

sue.beecroft@cambridge.gov.uk

@CambsHsgSubReg

www.cambridgeshireinsight.org.uk/housing

All ideas and feedback are welcome...

Thank you!

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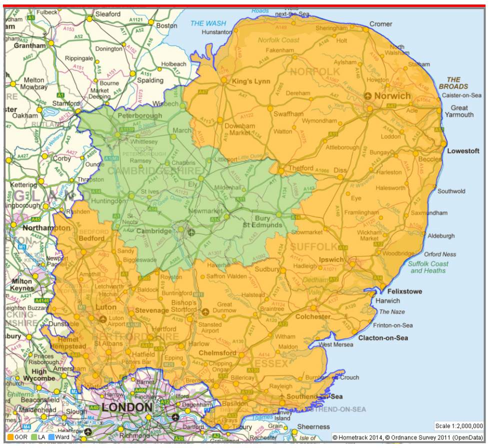
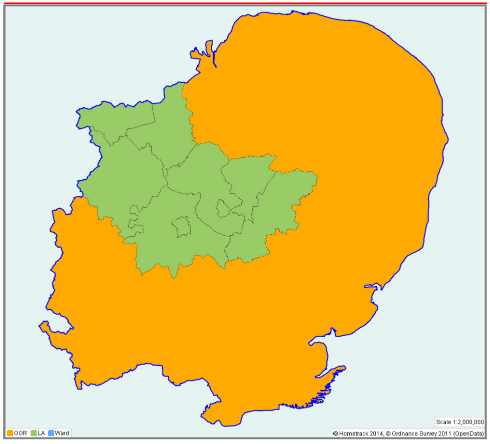
Map 15: The East of England region

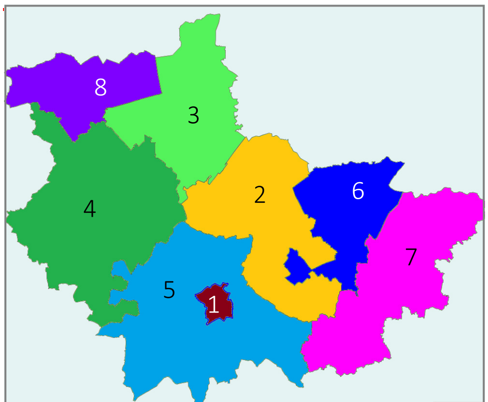


Map 16: Districts covered in this bulletin (in green)



Map 17: Geography of the area

Key to colours throughout bulletin



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

DO YOU NEED HELP ADAPTING OR MAINTAINING YOUR HOME?

If you are elderly or disabled
Cambs Home Improvement Agency (Cambs HIA)
may be able to assist you to achieve essential
Adaptations or Repairs
and grant or loan funding, helping you to remain safe and independent in your home.

Contact Us Today:

Tel: **01954 713330/713347** Email: **HIA@CambsHIA.org**

For more information about Cambs HIA and other local services visit our website:
www.cambshia.org

CHIA
Improving Homes Improving Lives

Cambs Home Improvement Agency works in Cambridge City, Huntingdonshire and South Cambridgeshire

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