

Uttlesford Housing Market Report – July 2020 (Q1)

Introduction

This report will give a snapshot of house price data at ward level for the first quarter of 2020/21. This information is designed to provide information on the current housing market pressures within the District.

All information is taken from the web-based analytics company, Hometrack. (Hometrack.co.uk) This information is based on sales and valuation data.

Context

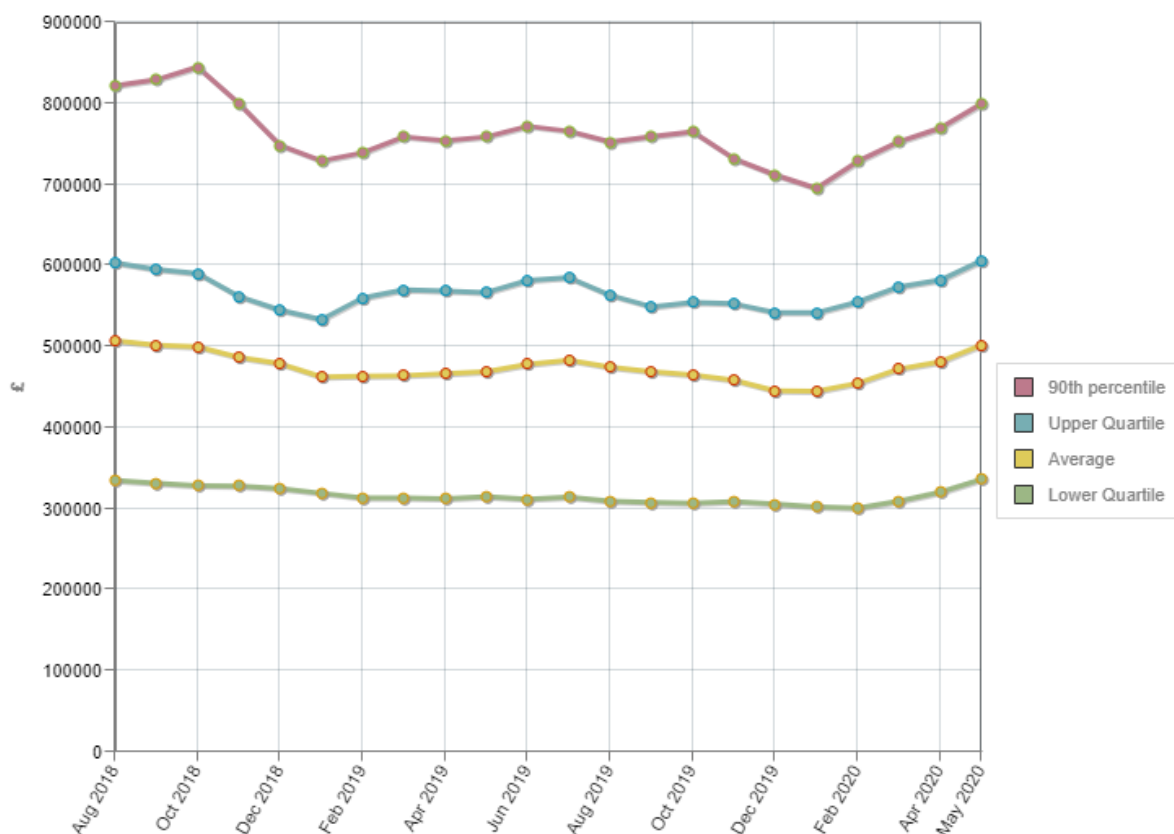
Property prices in Uttlesford are higher than figures for the Region, (The East) due to the district's proximity to London and Cambridge. For example, a new build house is £385,839 for the Region compared to £501,4170 for Uttlesford. The price of new builds for Uttlesford has decreased though by circa £34,000 since December 2019.

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between August 2018 and May 2020. The most expensive properties are within the 90th percentile compared to the lower quartile which provides information on the lowest 25% (prices) of properties.

The most expensive properties (90th percentile) have changed from £821,666 (August 2018) to £799,374 (May 2020) compared to the lowest properties which have changed from £335,000 (August 2018) to £336,333 (May 2020). The average property price has decreased from £507,111 (August 2018) to £501,941 (May 2020).

Figure 1 Uttlesford Overall Property prices August 2018 – May 2020



Source: Hometrack July 2020

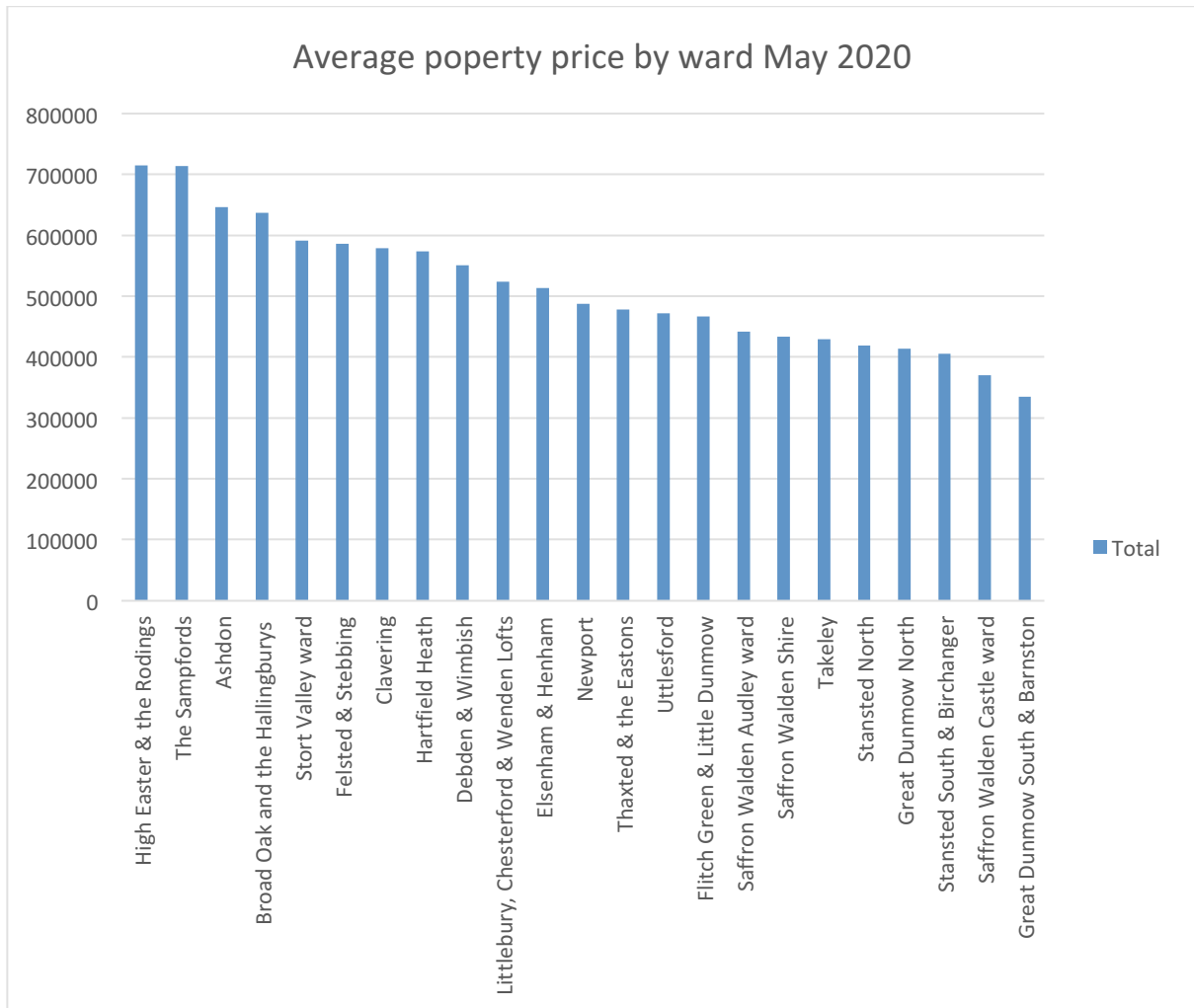
Figure 2 shows the average property price for May 2020 at ward level¹.

The highest average price was for High Easter and the Rodings £715,205 compared to £335,021 for Great Dunmow South and Barnston.

The average price for the Uttlesford district is £471,587 and is included to enable comparison between individual wards.

¹ Please note ward boundaries were changed in 2015 and amended by Hometrack spring, 2016

Figure 2 Average House Prices by Ward – May 2020



Source: *Hometrack July 2020*

Properties by bedroom size

This section will look at property prices by bedroom size at ward level.

Data for 1 & 2 bed flats is incomplete and therefore omitted.

Houses

House price data by ward for May 2020 is given in Figure 3 showing the prices for 2, 3 and 4 bed houses.

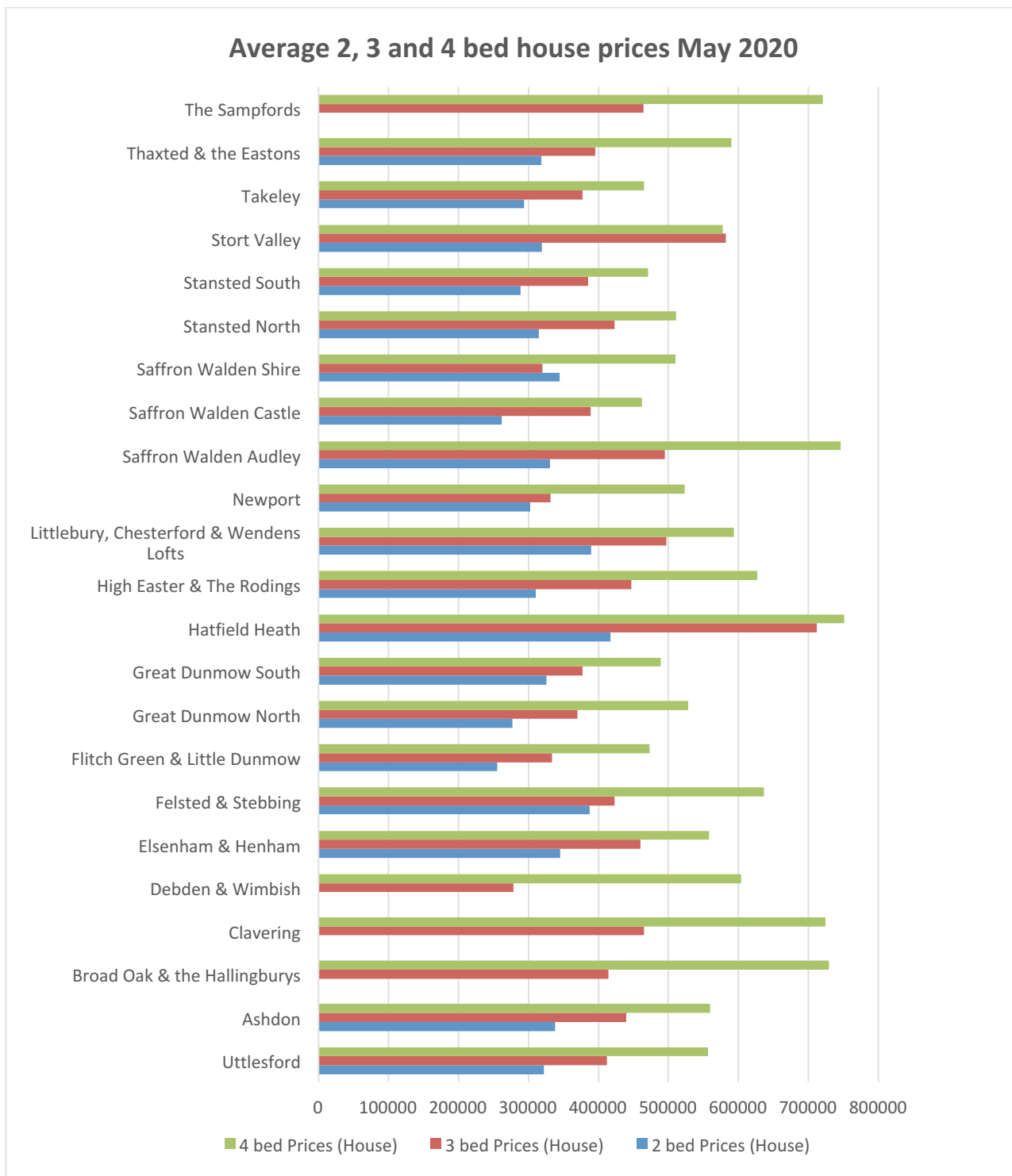
Average price data for 2 bed houses is not available for Clavering, Debden & Wimbish, the Sampfords and Broad Oak & the Hallingburys and so this information is not included in Figure 3.

The cheapest two bed house is £255,246 (Flitch Green & Little Dunmow) compared to £417,000 (Hatfield Heath). The average price of a two bed house within the Uttlesford district is £321,661.

Three bed properties range from £278,400 (Debden & Wimbish) to £711,667 (Hatfield Heath).

Four bed properties were the cheapest in the Saffron Walden Castle ward at £461,766 compared to £750,625 for Hatfield Heath.

Figure 3 House prices (average) by ward, May 2020



Source: Hometrack July 2020

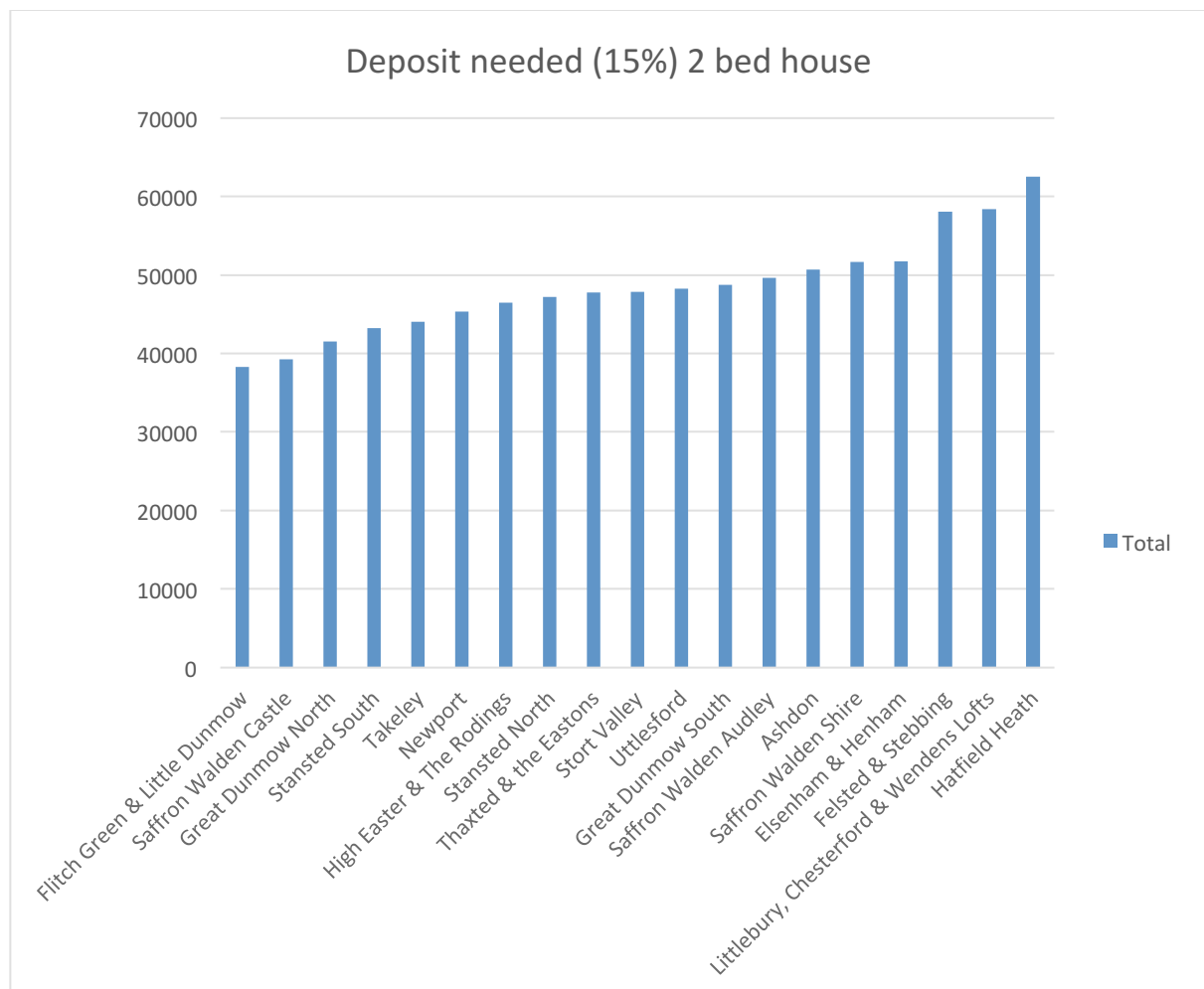
Affordability

The chart in Figure 4 shows the amount of deposit required to purchase a 2 bed house on the open market by ward. The deposit is 15% as per the guidance and analysis from the Hometrack Housing Intelligence System is used.

Data was not available for Broad Oak & the Hallingburys, Clavering, Debden & Wimbish and the Sampfords.

The ward with the lowest deposit is for Flitch Green & Little Dunmow (£38,287) compared to Hatfield Heath which is the most expensive with a deposit of £62,550 required.

Figure 4 Affordability



Source: Hometrack July 2020

Income

The District benefits from higher than average wages due to a large number of residents working within the technical and highly skilled professionals.

Sixty percent of residents earn below £34,000pa and 40% earn below £25,000. The overall average income for Uttlesford is £41,000 compared to the median (mid-range) of incomes amounting to £30,000².

To access the cheapest 2 bed property of £255,246 (Flitch Green and Little Dunmow) on the open market at May 2020, residents would need a joint household income of c£60,000.

To meet the housing needs of local residents, the Council requires 40% of development on schemes over 15 units to be delivered as affordable homes. This will include an element of sub-market rent and ownership products. In addition, communities can consider a small Rural Exception Site housing scheme to deliver homes for people with a strong connection to that Parish. Please contact the Housing Strategy Team for more information.

Sub-market ownership products include shared ownership or shared equity. The shared ownership product enables purchasers to buy a portion of the property and rent the remainder. A deposit of only 5% is required on this product. Shared equity or Starter Home model allows residents to buy around 80% of the property without any additional rental charges. The standard 15% deposit would be required.

Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level.

Affordability remains difficult but the provision of affordable homes helps meet the needs for Uttlesford residents.

² Income by Residence Table 8a. Office National Statistics 2019