

Uttlesford Housing Market Report

Introduction

This report gives a snapshot of house price data at ward level as at October 2021. This information is designed to provide information on the current housing market pressures within the District.

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 Eastern region due to the district's proximity to London and Cambridge. For example, the average price of a property is £447,083 for the Eastern region compared to £534,124 for Uttlesford.

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between January 2020 and October 2021. 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 £721,666 in January 2020 to £946,666 in October 2021 compared to the lowest priced properties which have changed from £301,000 in January 2020 to £366,666 in October 2021. The average property price has increased from £448,948 in January 2020 to £564,142 in October 2021.

Price levels over time

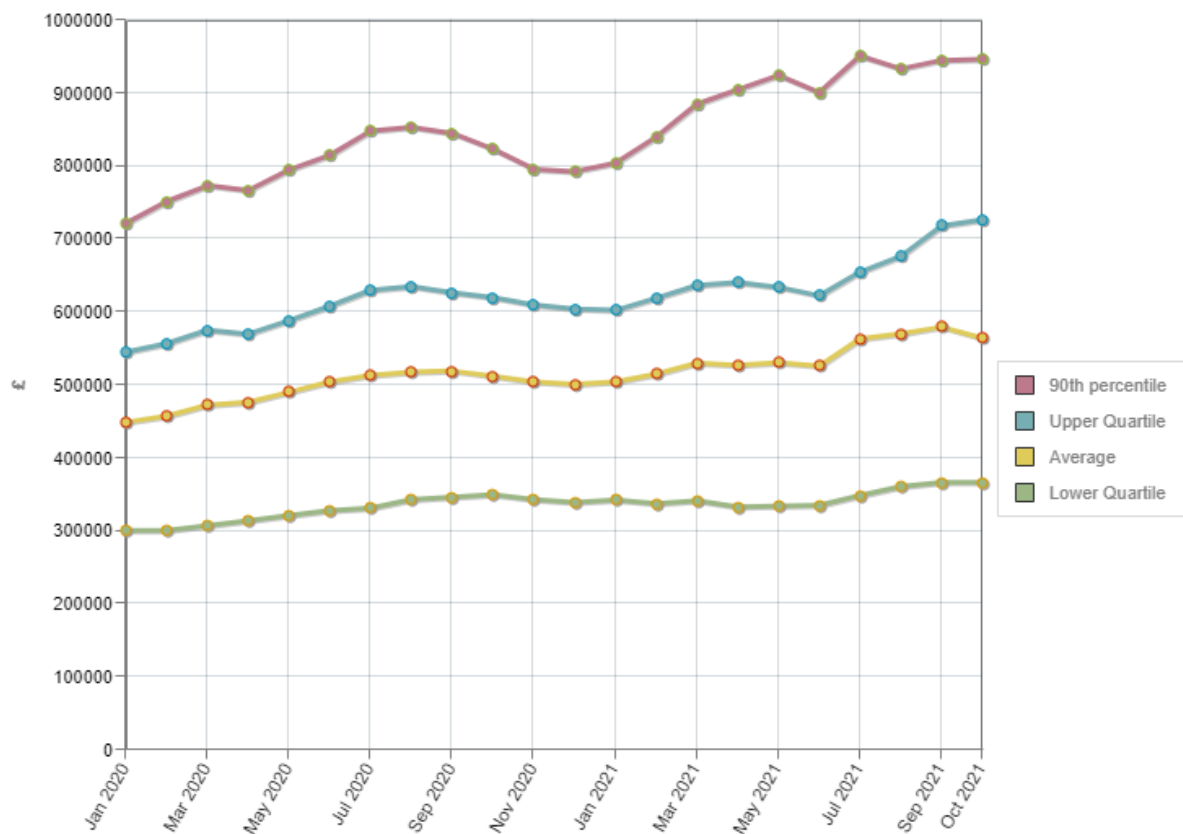


Figure 1 Uttlesford Overall Property prices January 2020 – October 2021

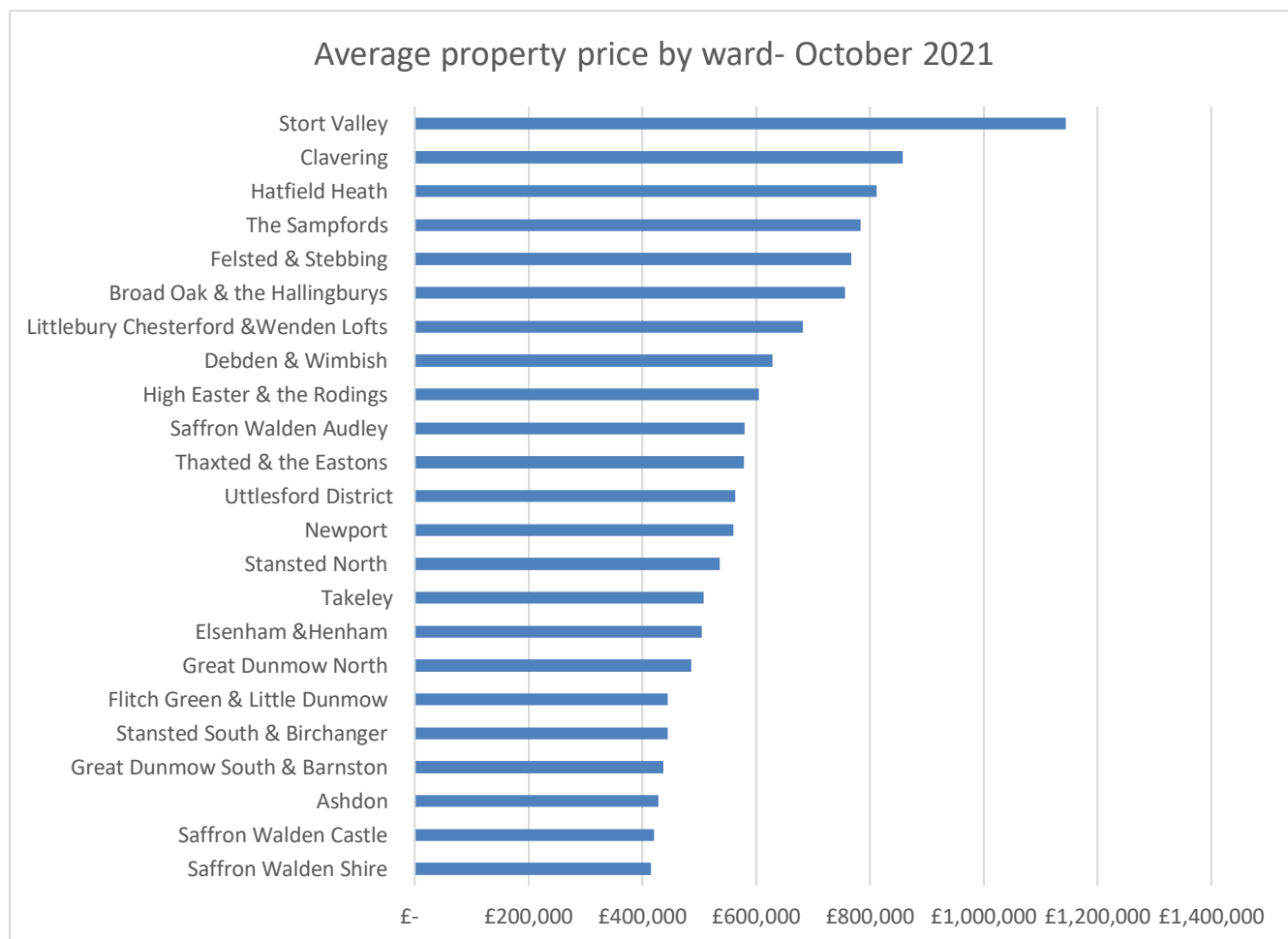
Source: Hometrack October 2021

Figure 2 shows the average property price for October 2021 at ward level.

The highest average price was for Stort Valley ward at £1,144,250 compared to £415,745 for the Saffron Walden Shire ward.

The average price for the Uttlesford district is £563,894 and is included to enable comparison between individual wards.

Figure 2 Average House Prices by Ward – October 2021



Source: Hometrack October 2021

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 due to no sales/property valuations for flats within several wards and is therefore omitted.

Houses

House price data by ward for October 2021 is given in Figure 3 showing the prices for 2, 3 and 4-bedroom houses.

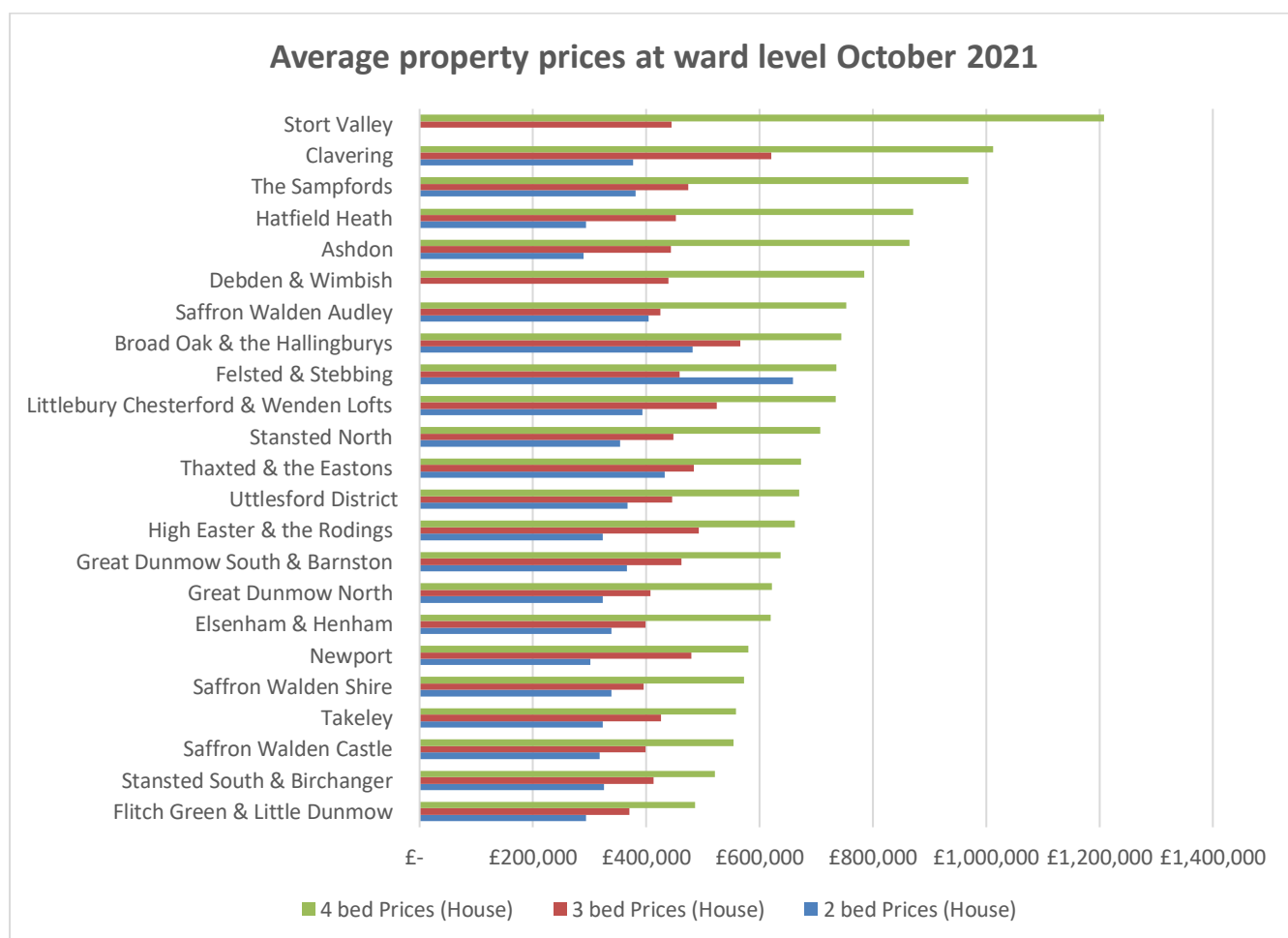
Average price data for 2-bedroom houses is not available for Debden & Wimbish and Stort Valley wards as no recent sales/valuations of 2-bedroom houses within these wards have taken place and so this information is not included in Figure 3.

The least expensive two-bedroom house was £289,375 within the Ashdon ward and the most expensive was £658,429 within the Felsted and Stebbing ward. The average price of a two-bedroom house within the Uttlesford district is £367,480.

Three bed houses range from £370,000 within the Flich Green & Little Dunmow ward to £620,521 within the Clavering ward.

Four bed houses were least expensive in Flich Green & Little Dunmow ward at £486,674 compared to £1,207,500 in the Stort Valley ward.

Figure 3 House prices (average) by ward, October 2021



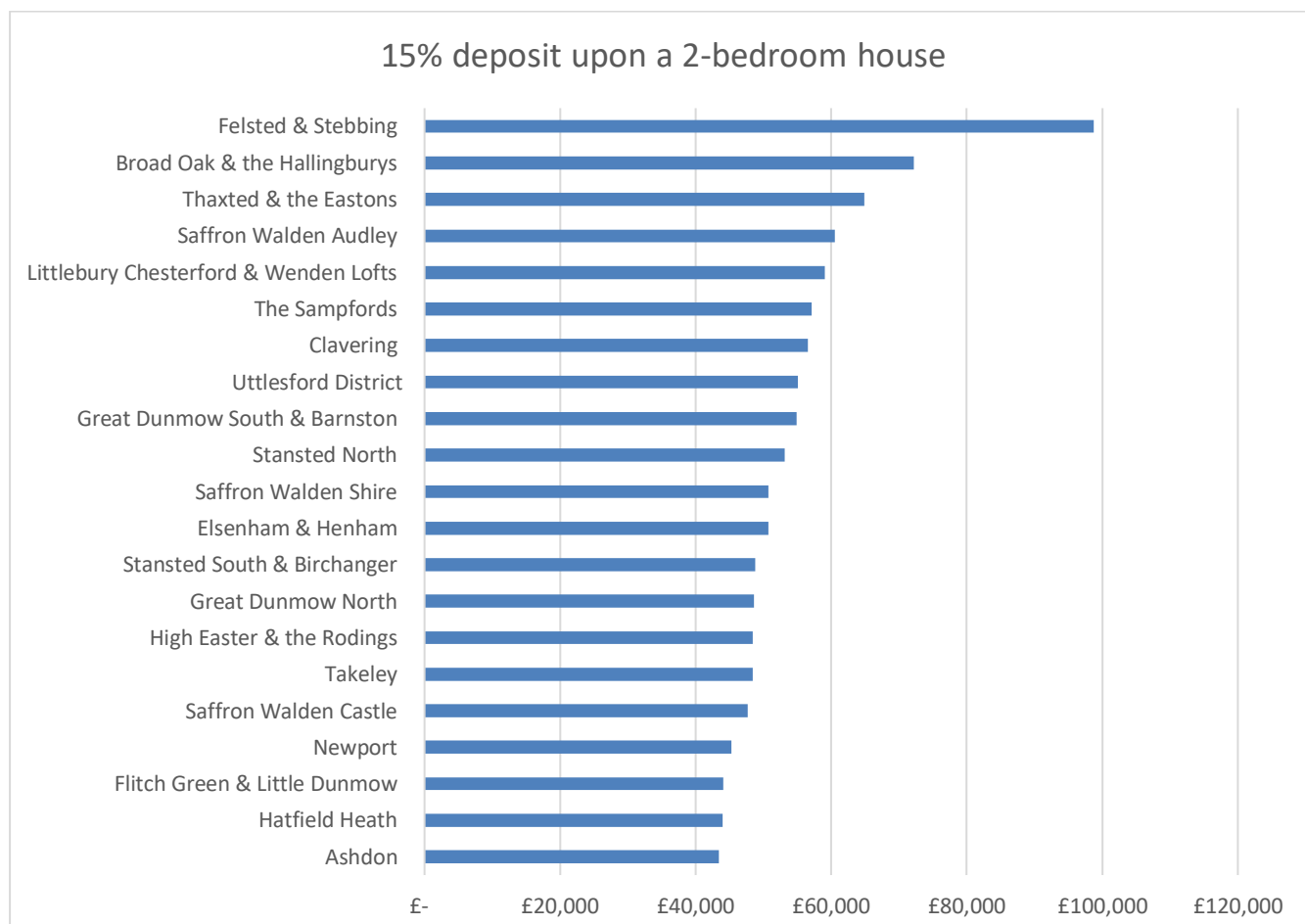
Affordability

The chart in Figure 4 shows the amount of deposit required to purchase a 2-bedroom 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 Debden & Wimbish and Stort Valley wards.

The ward with the lowest deposit required of £43,406 is Debden & Wimbish compared to Felsted & Stebbing which is the most expensive with a deposit of £98,764 required. A deposit of £55,122 is required on average to purchase a 2-bedroom house within the Uttlesford district.

Figure 4: deposit of 15%



Source: *Hometrack October 2021*

Income

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

However, sixty percent of PAYE residents (ie self-employed not included) earn below £33,410 pa and 40% earn below £23,100. The overall average income for Uttlesford for PAYE residents 2021 is £35,297 which is a 10.7% reduction compared to the 2020 average of £40,259. The median

(mid-range) of incomes for PAYE residents is £26,752 within Uttlesford which is a reduction of 7.7% compared to 2020 when it was £28,940¹.

To access the cheapest 2 bed property of £289,375 at Ashdon on the open market in October 2021, a joint household income of c£54,659 with a 15% deposit or c£57,875 with a 10% deposit was required. These figures would vary if the household had debts that needed to be taken into account and are based upon lending of 4.5 x joint income.

To meet the housing needs of local residents, the Council requires 40% of development on schemes of 15 or more 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 and First Homes. 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.

First Homes

From 28/12/21 (with the exception of applications where there has been significant pre-application engagement) all new planning applications on market led sites will require at least 10% of all properties to be for low-cost home ownership and 25% of the affordable provision to be First Homes for first time buyers available at a discount of at least 30%. A price cap of £250,000 after discount applies outside of London.

¹ Annual Gross Pay UK 2021 Table 8.7a Office National Statistics 2021



Figure 5: Price of 2-bedroom houses after 30% discount has been applied

In October 2021 a 30% discount resulted in 2-bedroom houses being below the price cap of £250k in 12 out of the 20 wards where price data for 2-bedroom houses is available. This is 4 less wards than in June 2021.

The average price of a 2-bedroom house in the Uttlesford district after a 30% discount is applied is £257,236 thereby exceeding the £250k price cap after a 30% discount is applied.

No 2-bedroom house sale/valuation data was available for Debden & Wimbish and Stort Valley wards.

Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level as of October 2021.

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