

Uttlesford Housing Market Report

Introduction

This report gives a snapshot of house price data at ward level as at March 2022. 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 £411,283 for the Eastern region compared to £614,695 for Uttlesford.

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between June 2020 and March 2022. 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 £828,333 in June 2020 to £1.15 million in March 2022 compared to the lowest priced properties which have changed from £328,993 in June 2020 to £378,00 in March 2022. The average property price has increased from £506,640 in June 2020 to £594,422 in March 2022.

Price levels over time

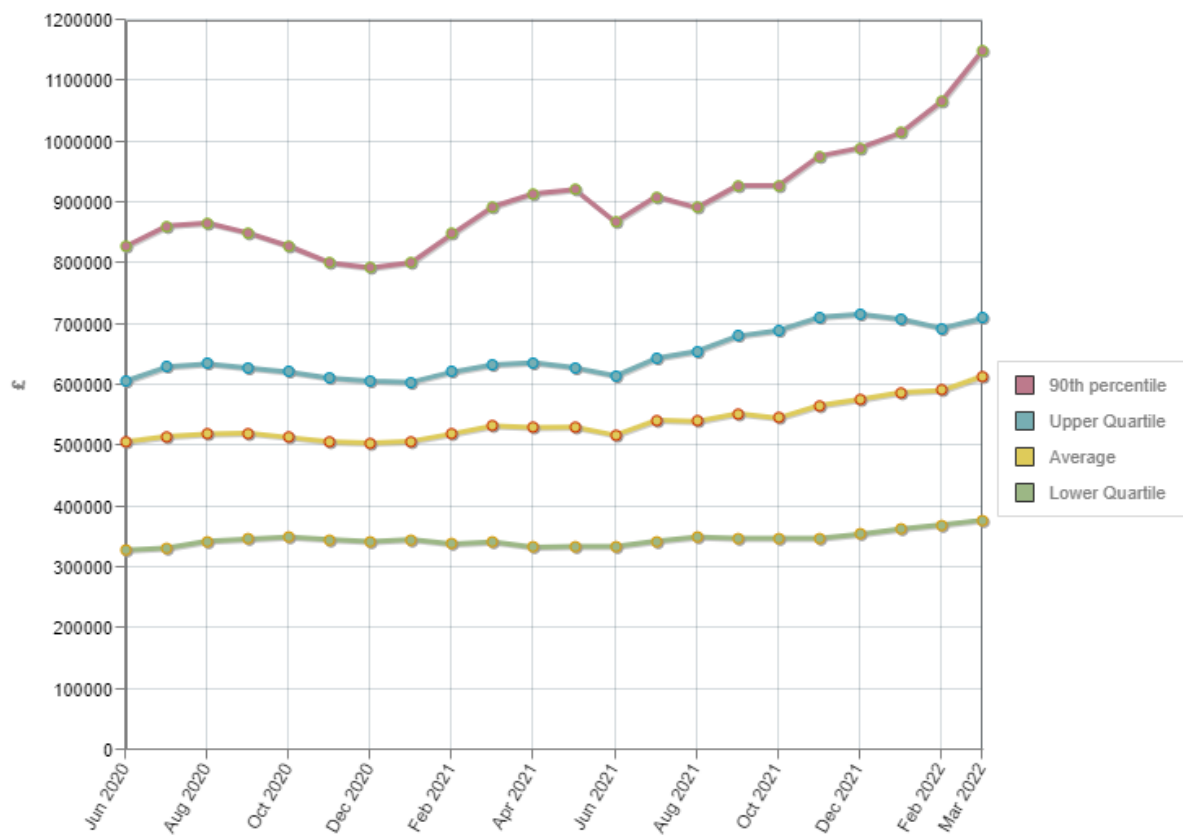


Figure 1 Uttlesford Overall Property prices June 2020 – March 2022

Source: *Hometrack March 2022*

Figure 2 shows the average property price for March 2022 at ward level.

The highest average price was for Stort Valley ward at £1,006,564 compared to £407,786 for the Saffron Walden Shire ward.

The average price for the Uttlesford district is £594,422 and is included to enable comparison between individual wards.

Figure 2 Average House Prices by Ward – October 2021



Source: *Hometrack March 2022*

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 March 2022 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 High Easter & the Rodings 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 £289,284 within the Saffron Walden Castle ward and the most expensive was £443,000 within the Thaxted & the Eastons ward. The average price of a two-bedroom house within the Uttlesford district is £361,766.

Three bed houses range from £364,512 within the Flitch Green & Little Dunmow ward to £742,000 within the Clavering ward.

Four bed houses were least expensive in Flitch Green & Little Dunmow ward at £474,715 compared to £1,044,680 in the Stort Valley ward.

Figure 3 House prices (average) by ward, March 2022



Affordability

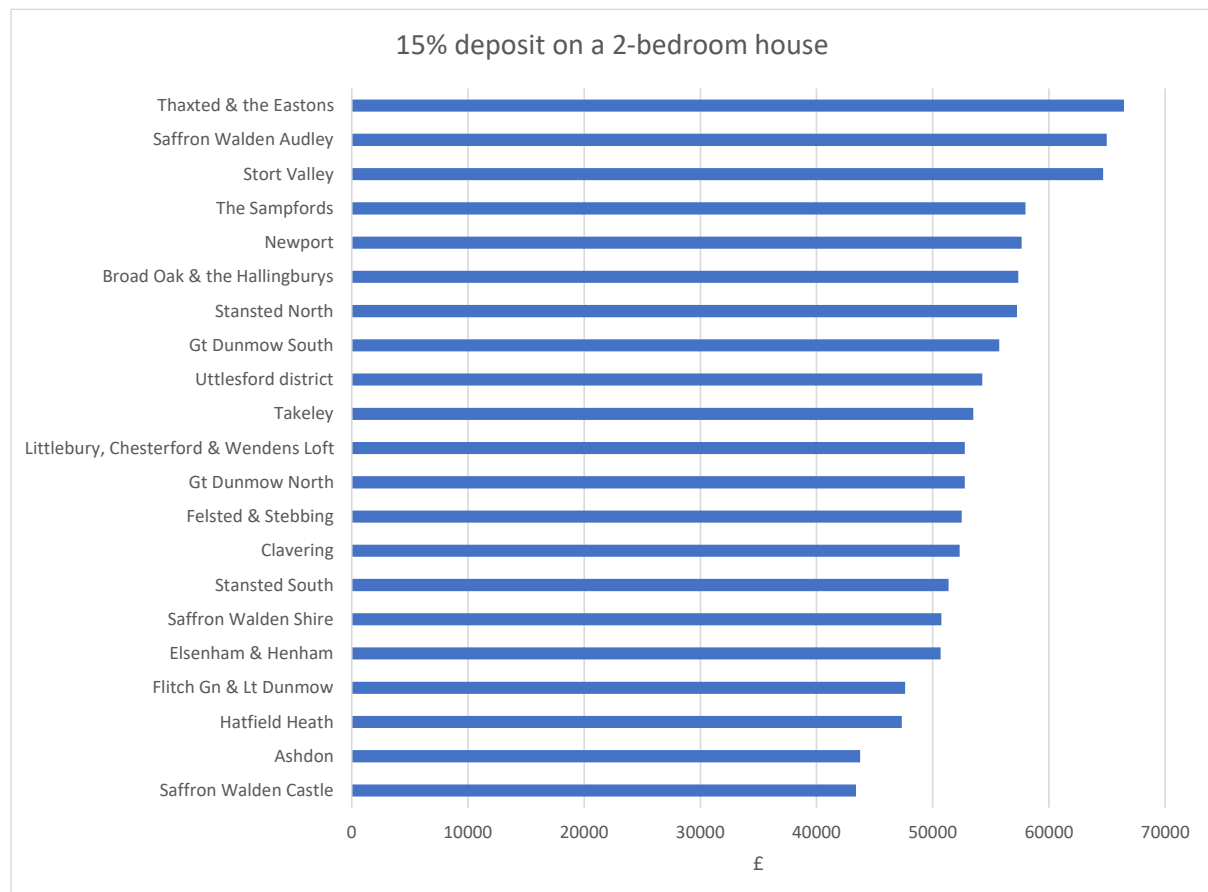
The chart in Figure 4 shows the amount of deposit required to purchase a 2-bedroom house on the open market by ward. The deposit is 15% as

per the guidance and analysis from the Hometrack Housing Intelligence System is used.

Data was not available for Debden & Wimbish and High Ester and the Rodings wards.

The ward with the lowest deposit required of £43,393 is Saffron Walden Castle compared to Thaxted & the Eastons which is the most expensive with a deposit of £66,450 required. A deposit of £54,625 is required on average to purchase a 2-bedroom house within the Uttlesford district.

Figure 4: deposit of 15%



Source: Hometrack March 2022

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 was £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 £289,284 in the Saffron Warden Castle ward on the open market in March 2022, a joint household income of c£54,642 with a 15% deposit or c£57,856 with a 10% deposit was required. These figures would vary if the household had debts that needed to be considered 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

All planning applications for market led sites determined after 23/3/22 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

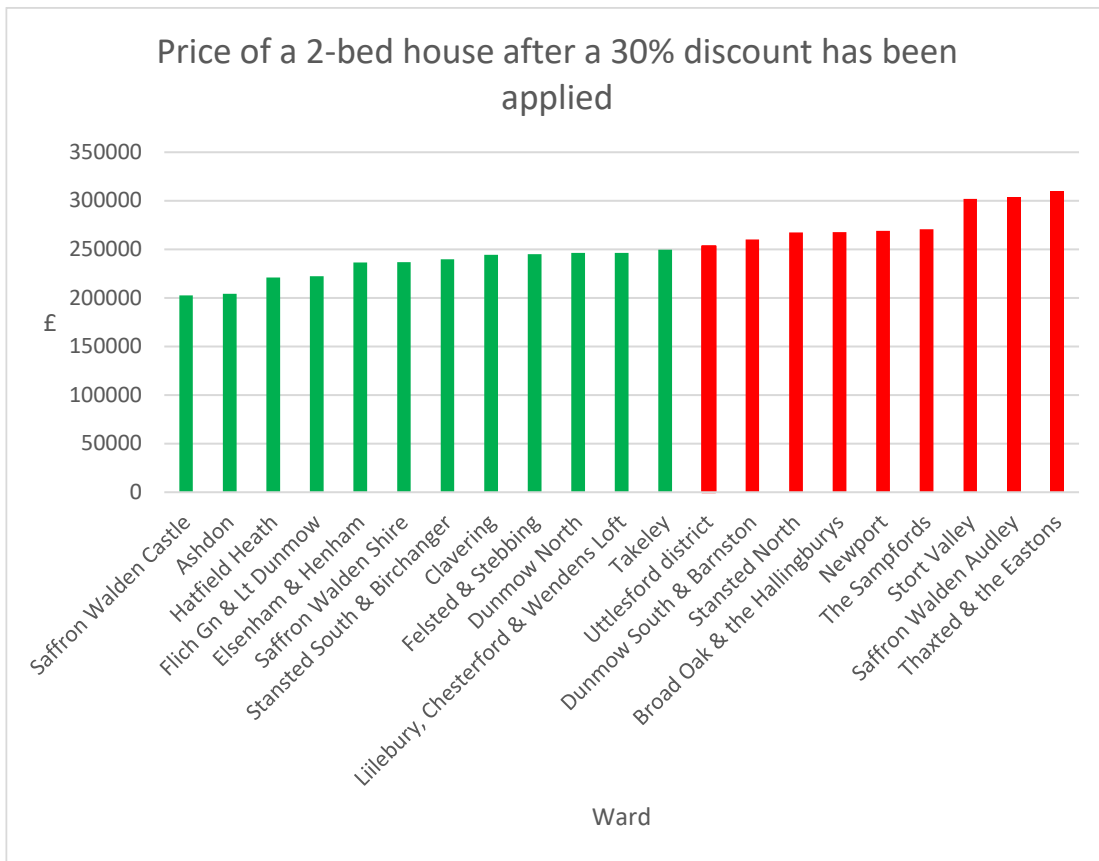


Figure 5: Price of 2-bedroom houses after 30% discount has been applied

In March 2022 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 £253,236 thereby exceeding the £250k price cap after a 30% discount is applied.

No 2-bedroom house sale/valuation data was available for the Debden & Wimbish and High Easter & the Rodings Wards.

Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level as of March 2022.

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