

Uttlesford Housing Market Report

Introduction

This report gives a snapshot of house price data at ward level as of August 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 £416,720 for the Eastern region compared to £587,324 for Uttlesford.

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between November 2020 and August 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 £807,000 in November 2020 to £1.33 million in August 2022 compared to the lowest priced properties which have changed from £346,666 in November 2020 to £376,833 in August 2022. The average property price has increased from £509,612 in November 2020 to £587,324 in August 2022.

Price levels over time

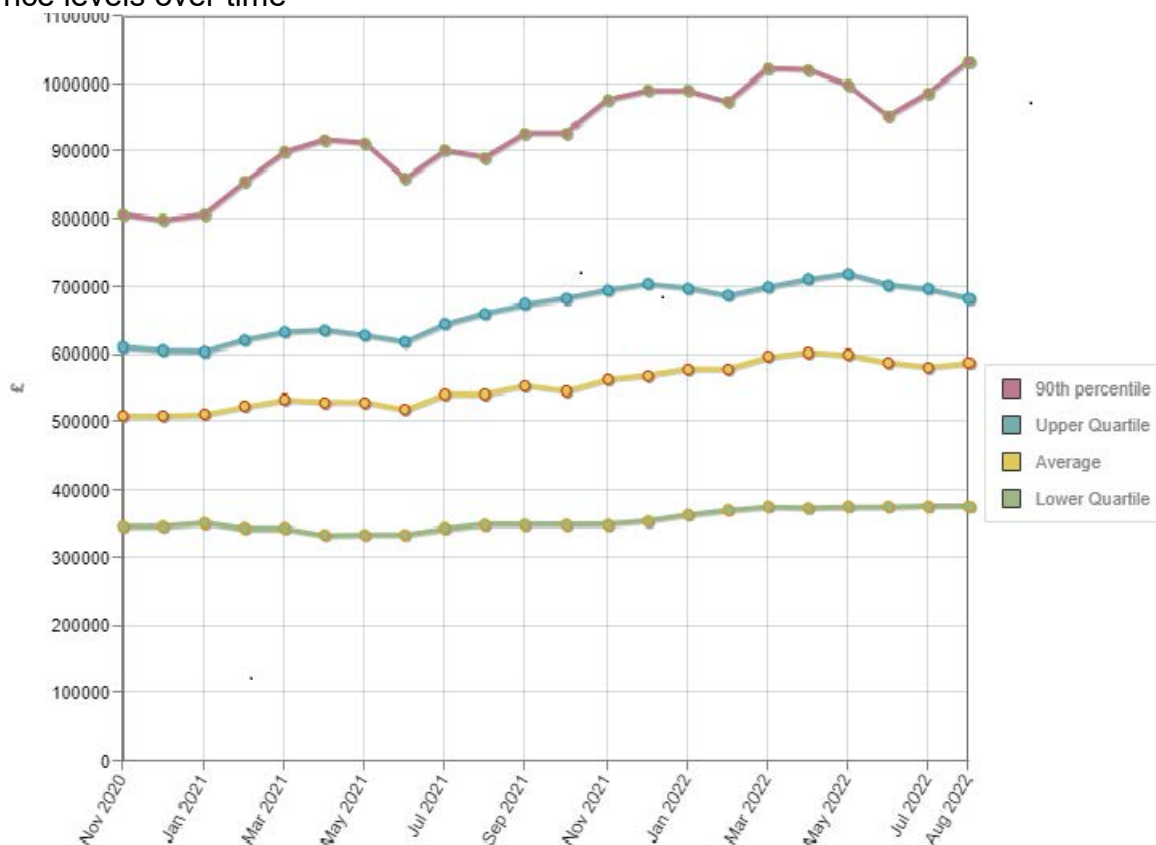


Figure 1 Uttlesford Overall Property prices November 2020 – August 2022

Source: *Hometrack August 2022*

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

The highest average price was for Stort Valley ward at £926,742 compared to £402,785 for the Saffron Walden Shire ward.

The average price for the Uttlesford district is £587,324 and is included to enable comparison between individual wards.

Figure 2 Average House Prices by Ward – August 2022



Source: Hometrack August 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 August 2022 is given in Figure 3 showing the prices for 2, 3 and 4-bedroom houses.

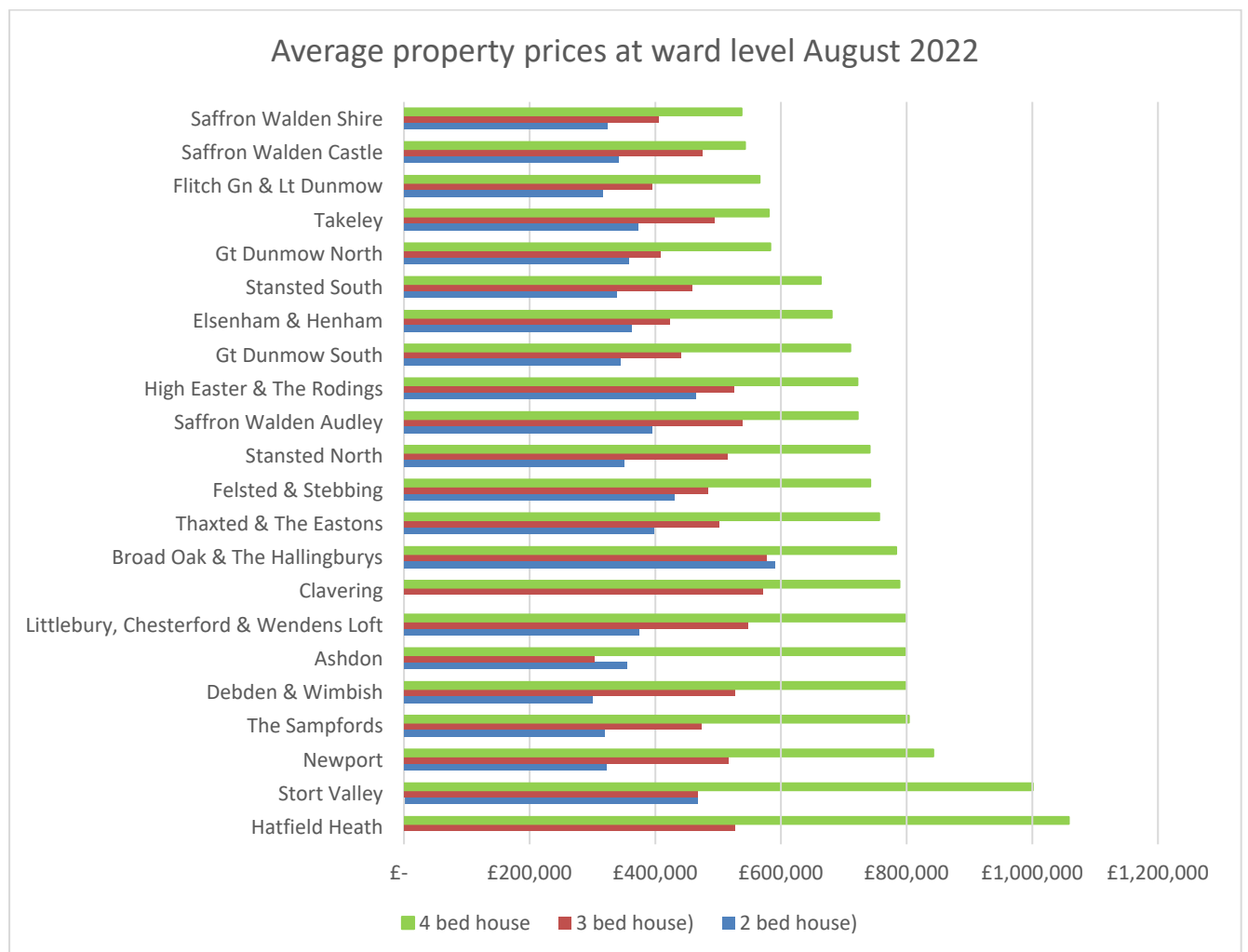
Average price data for 2-bedroom houses is not available for Clavering and Hatfield Heath wards as no recent sales/valuations of 2-bedroom houses within these wards have taken place and so this information is not included in Figure 3.

The least expensive two-bedroom house was £300,000 within Debden & Wimbish ward and the most expensive was £590,125 within the Broad Oak & The Hallingburys ward. The average price of a two-bedroom house within the Uttlesford district is £369,513.

Three bed houses range from £302,500 within the Ashdon ward to £577,665 within the Broad Oak & The Hallingburys ward.

Four bed houses were least expensive in Saffron Walden Shire ward at £537,307 compared to £1,058,239 in the Hatfield Heath ward.

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



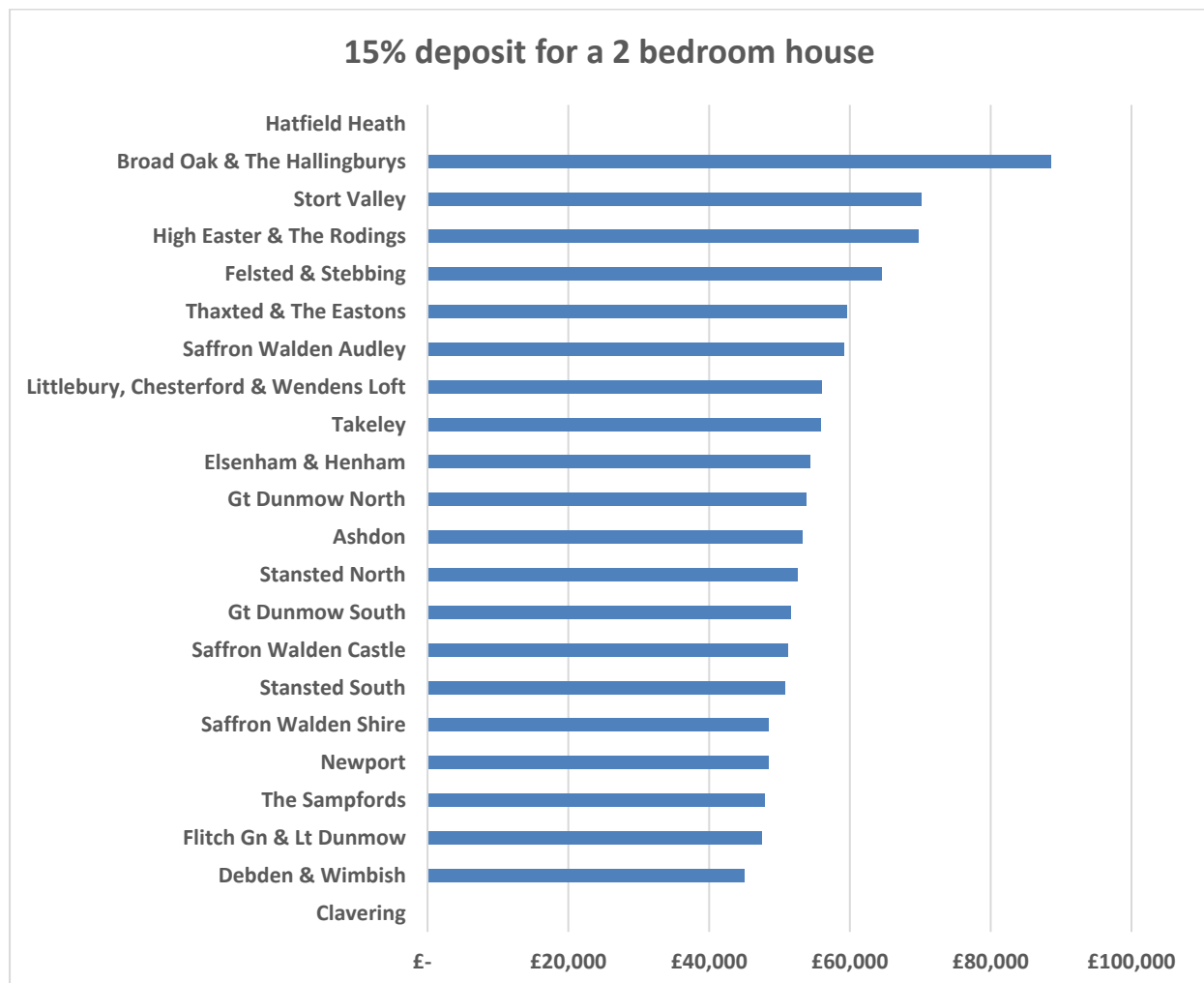
Affordability

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.

No sales/valuations data for 2-bedroom houses was available for the Hatfield Heath and Clavering wards.

The ward with the lowest deposit required of £45,000 is Debden & Wimbish compared to Broad Oak & The Hallingburys which is the most expensive with a deposit of £88,519. A deposit of £55,427 is required on average to purchase a 2-bedroom house within the Uttlesford district.

Figure 4: deposit of 15%



Source: Hometrack August 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 £300,000 in the Debden & Wimbish ward on the open market in August 2022, a joint household income of c£56,650 with a 15% deposit or £60,000 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

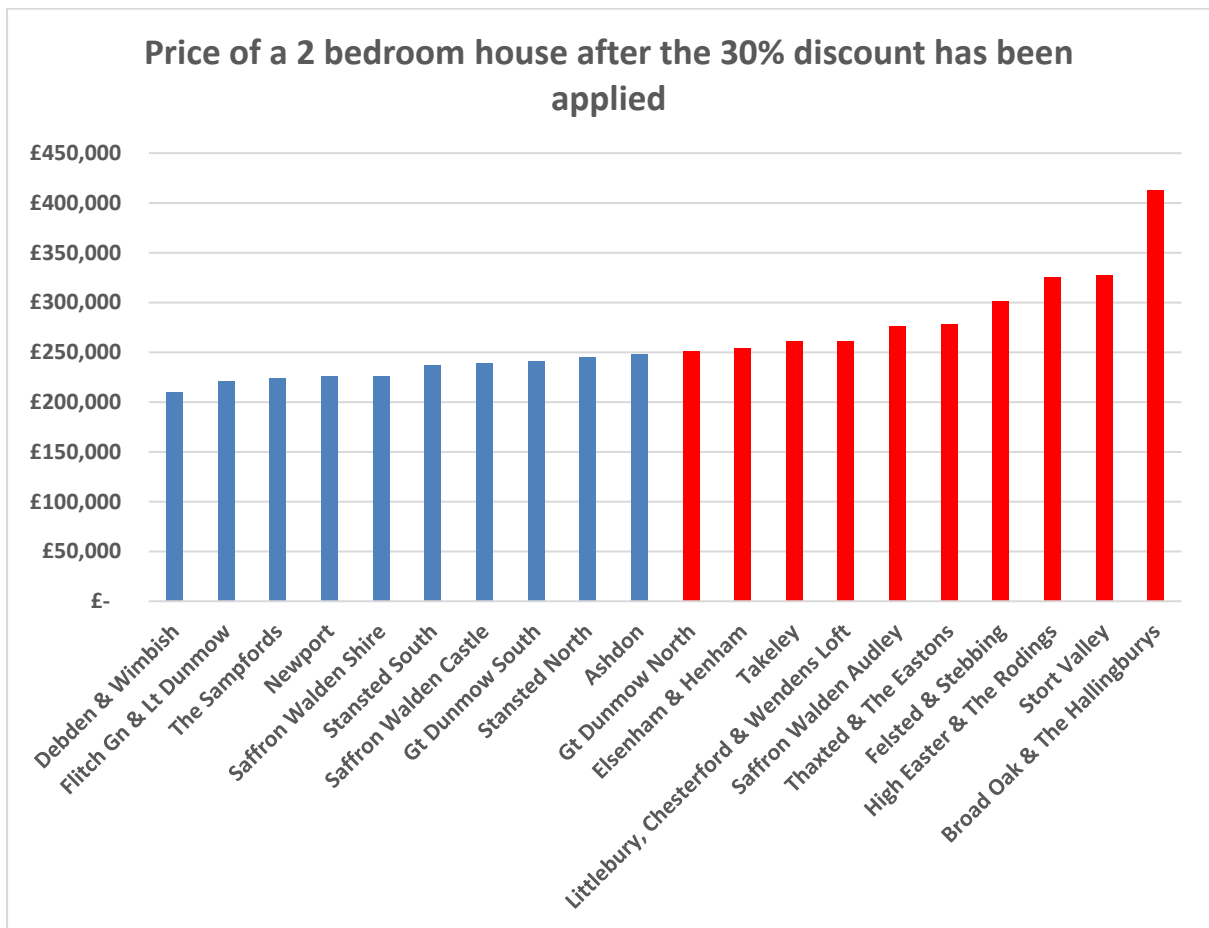


Figure 5: Price of 2-bedroom houses after 30% discount has been applied

In August 2022 a 30% discount resulted in 2-bedroom houses being below the price cap of £250k in 10 out of the 20 wards where price data for 2-bedroom houses is available. This is 2 less wards than in March 2022.

The average price of a 2-bedroom house in the Uttlesford district after a 30% discount is applied is £258,659 thereby exceeding the £250k price cap after a 30% discount is applied.

No 2-bedroom house sale/valuation data was available for the Clavering and Hatfield Heath wards.

Conclusion

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

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