East of England

Housing crisis report

March 2012

Home Builders Federation
1st Floor Byron House, 7-9 St James's Street, London SW1A 1EE
Tel: 0207 960 1600 F: 0207 960 1601
Email: info@hbf.co.uk Website: www.hbf.co.uk Twitter: @HomeBuildersFed

England's Housing Crisis

In 2010 England saw the lowest peacetime house building rate since 1923 – just 103,000 completions.

Affordability has plummeted – in the last 40 years the average house price to salary ratio has almost doubled; the price of the average home purchased is now more than 7x the average annual salary of the buyer.

First time buyers are at record lows. Eight out of ten first-time buyers require financial help from family or friends, and the average age of unassisted first-time buyers has soared.

Close to a fifth of women and a third of men aged between 20 and 34 are still living at home.

Social Housing Waiting Lists have almost doubled in the last 13 years to 1.84 million households; around 5 million people are waiting for a home.

50,000 families live in temporary accommodation and 250,000 families in social housing are in over-crowded accommodation.

Official projections show the need for an additional 232,000 homes in England per year just to meet growth in the number of households.[1]

[1] DCLG Live Tables (Table 403: Household projections by region, England, 1971-2033)

East of England Housing Crisis

The East of England is no exception to the housing crisis.

In the East of England:

- House building has fallen by a third since 2006/07; there were 20,840 housing starts in 2006/7 and just 14,120 in 2010/11.

- Planning permissions have collapsed over the last four years with total permissions granted across the region in 2011 down by more than 37% since 2006.

- The government's own household projections calculate that between 2008 and 2033 the number of households in the East of England will increase by 806,000 – over 32,000 per annum.

- This means that local authorities in the Eastern region are starting just 44% of the homes needed for families.

- The social housing waiting lists in the region have increased by 69% over the last decade – 160,000 families are waiting for home.

- Over the last ten years the median house price has more than doubled from £86,950 to £195,000.

- First time buyers who needed to find £6,000 for a deposit in 2000 now need to put down around £29,000 to get a foot on the ladder

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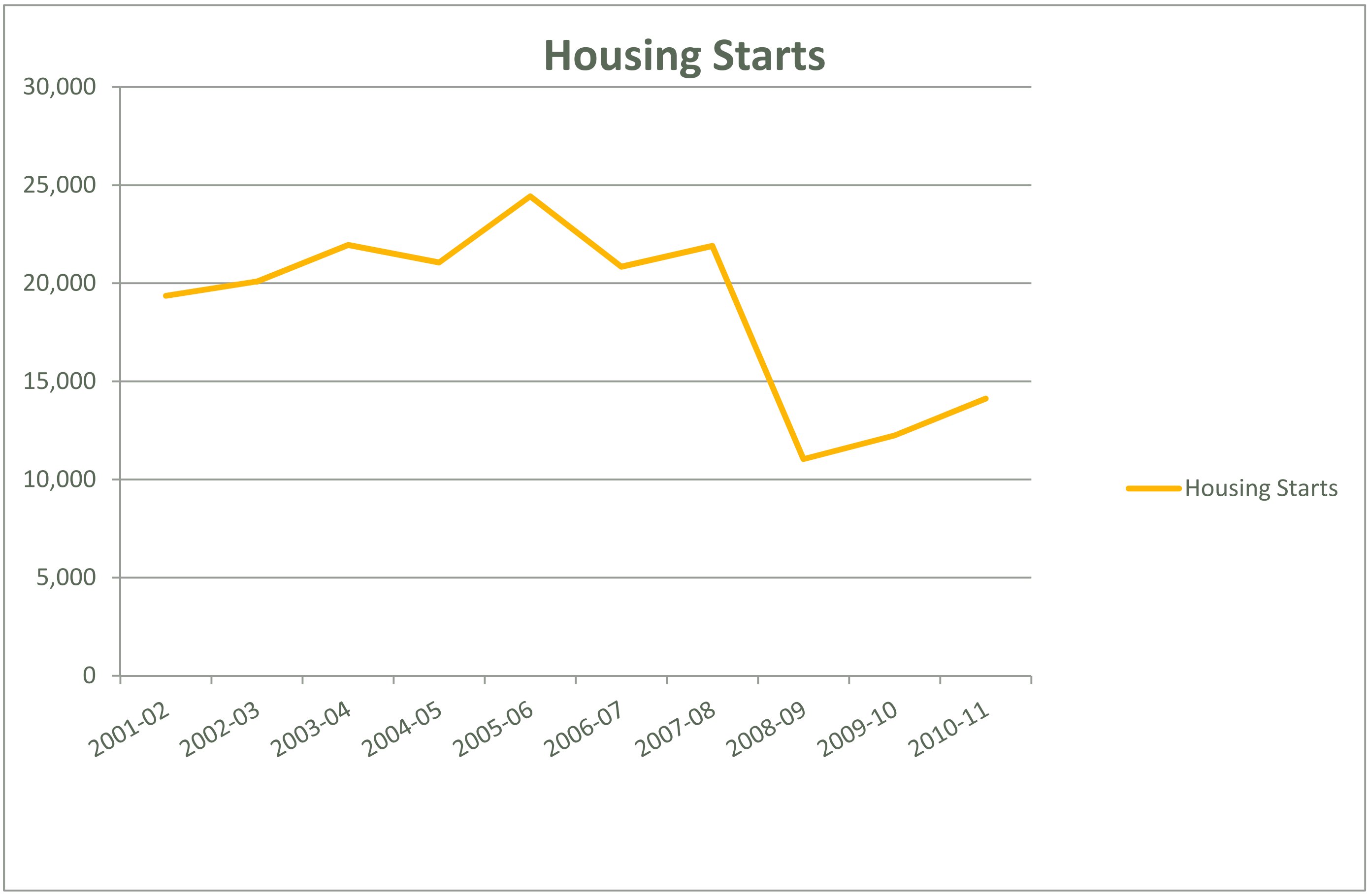
House Building in the East of England

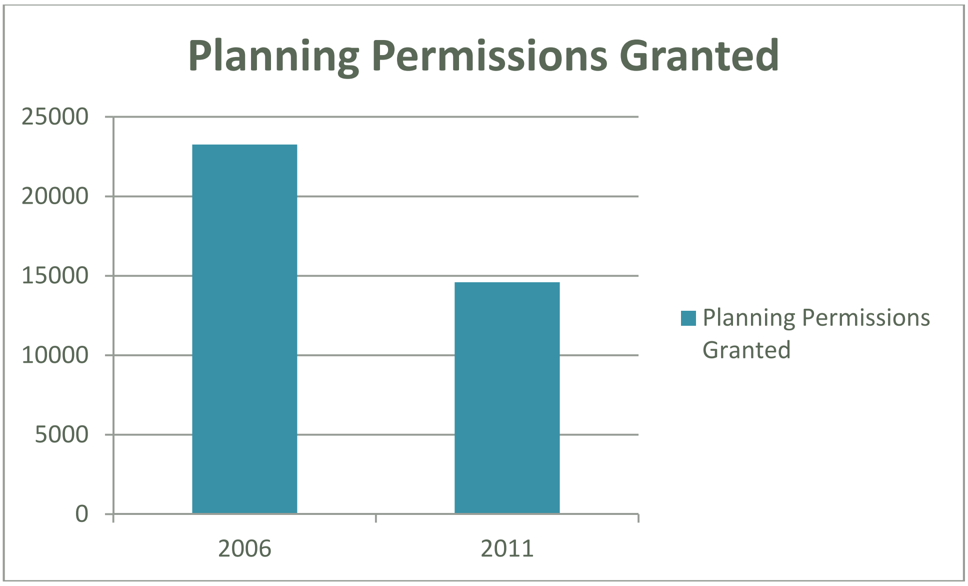
House-building in the East of England has collapsed over the last three years. In the seven years up to 2007/8 starts averaged 21,376; in the last three years between 2008/9 and 2010/11 starts averaged just 12,467.

East of England	
Financial Year	**No. of Starts**
2001-02	19,360
2002-03	20,090
2003-04	21,950
2004-05	21,060
2005-06	24,430
2006-07	20,840
2007-08	21,900
2008-09	11,040
2009-10	12,240
2010-11	14,120



Planning Permissions

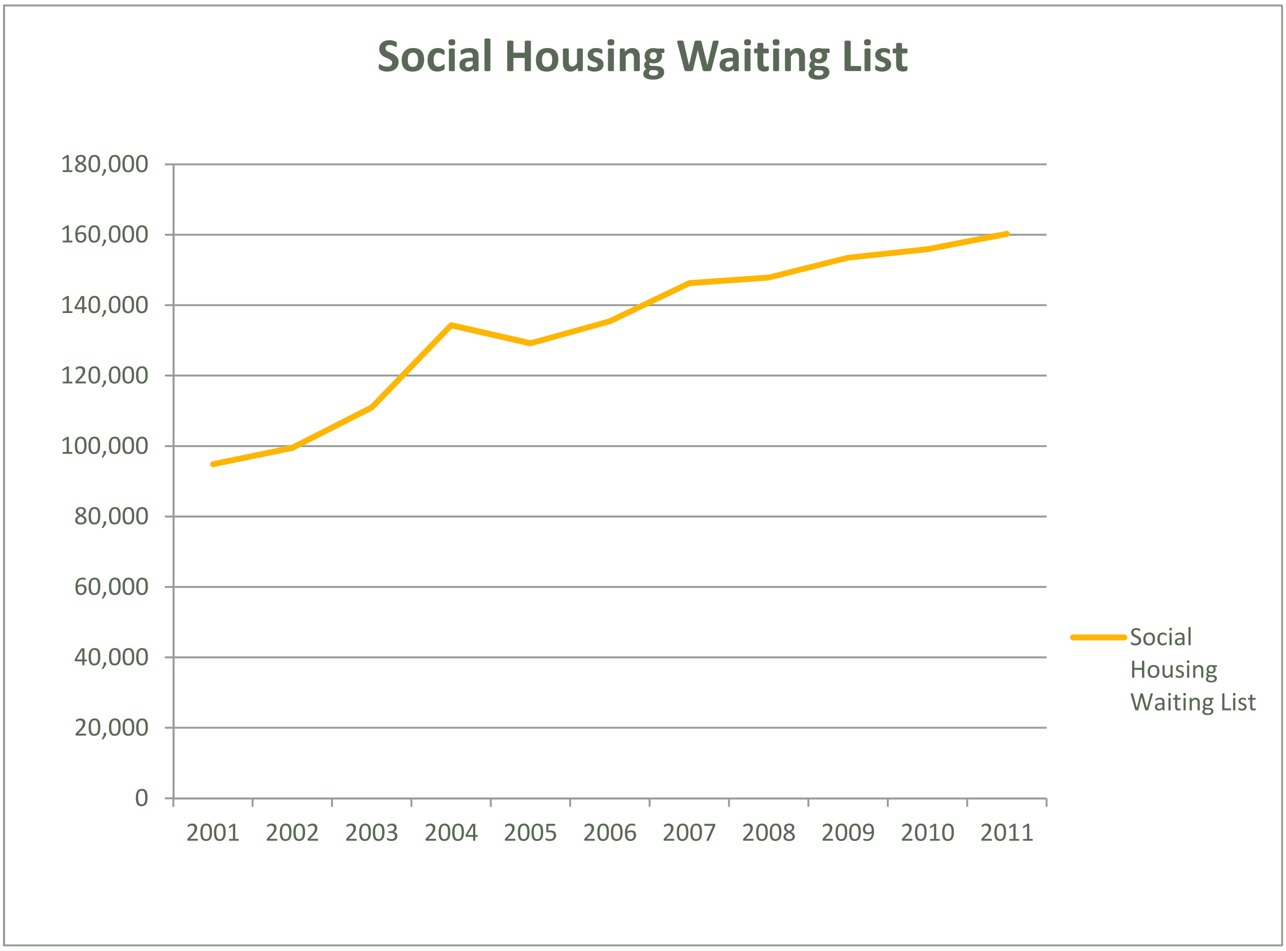
The number of granted planning permissions is the best indicator of future housing growth. In the East of England planning permissions stand at 14,596 for 2011 37% lower than 2006 when 23,262 permissions were granted.



Social Housing Waiting List

This is the number of families on local authority lists in the region waiting for access to social housing; there are over 160,000 households on the waiting lists, 65,000 more families – 69% - than a decade ago.

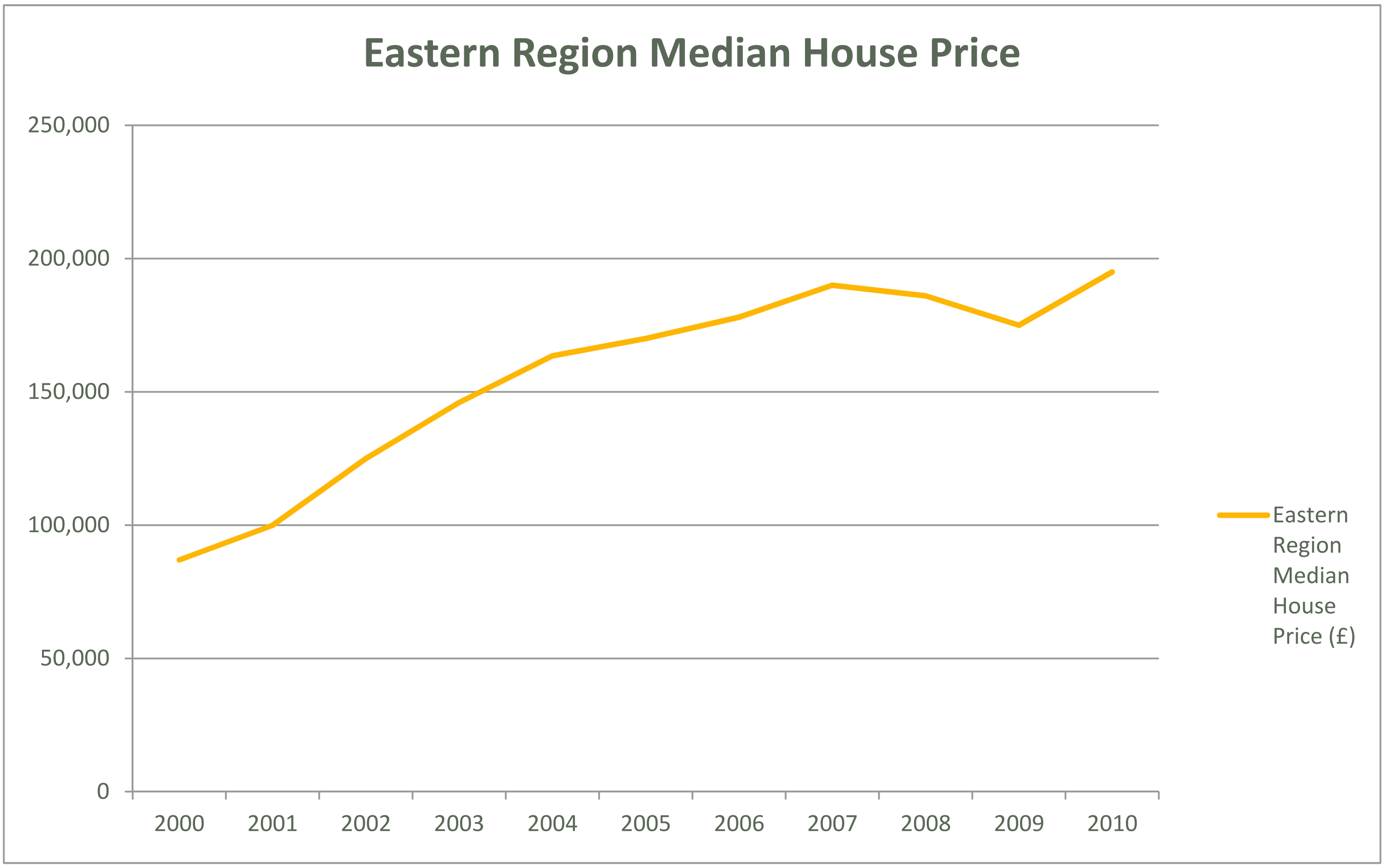
Social Housing Waiting List	
Year	**East of England**
2001	94,846
2002	99,492
2003	110,968
2004	134,305
2005	129,184
2006	135,444
2007	146,252
2008	147,845
2009	153,475
2010	155,900
2011	160,267



Eastern Region House Prices

Median house prices in the region have more than doubled since 2000 and are now £195,000, 7.5x average earnings.

Median House Prices (£)	
Year	**East of England**
2000	86,950
2001	99,950
2002	125,000
2003	145,995
2004	163,500
2005	170,000
2006	178,000
2007	190,000
2008	186,000
2009	175,000
2010	195,000



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Household Projections

Between 2008 and 2033 the government has estimated that the number of households in the East of England will increase by 806,000 – 32,240 each year.

Local Authority	Household Projected Growth (2008-2033)	Household Projections p.a.
East of England	**806,000**	**32,240**
Babergh	10,000	400
Basildon	26,000	1,040
Bedford UA	18,000	720
Braintree	22,000	880
Breckland	21,000	840
Brentwood	10,000	400
Broadland	17,000	680
Broxbourne	8,000	320
Cambridge	11,000	440
Castle Point	9,000	360
Central Bedfordshire UA*	35,000	1,400
Chelmsford	25,000	1,000
Colchester	36,000	1,440
Dacorum	13,000	520
East Cambridgeshire	15,000	600
East Hertfordshire	16,000	640
Epping Forest	12,000	480
Fenland	17,000	680
Forest Heath	9,000	360
Great Yarmouth	15,000	600
Harlow	6,000	240
Hertsmere	12,000	480
Huntingdonshire	19,000	760

Local Authority	Household Projected Growth (2008-2033)	Household Projections p.a.
Ipswich	25,000	1,000
King's Lynn & West Norfolk	19,000	760
Luton UA	20,000	800
Maldon	10,000	400
Mid Suffolk	16,000	640
North Hertfordshire	17,000	680
North Norfolk	15,000	600
Norwich	25,000	1,000
Peterborough UA	22,000	880
Rochford	11,000	440
South Cambridgeshire	22,000	880
South Norfolk	18,000	720
Southend-on-Sea UA	21,000	840
St Albans	16,000	640
St Edmundsbury	13,000	520
Stevenage	6,000	240
Suffolk Coastal	25,000	1,000
Tendring	28,000	1,120
Three Rivers	12,000	480
Thurrock UA	27,000	1,080
Uttlesford	10,000	400
Watford	10,000	400
Waveney	18,000	720
Welwyn Hatfield	18,000	720

The largest increases are in Colchester, Central Bedfordshire and Tendring which are projected to have household increases of 36,000, 35,000 and 28,000 respectively between 2008 and 2033.

Household projections are not an exact science but they are the only means by which Government can attempt to predict household growth over the coming years. It must be noted that these predictions have in the past been both too high and too low but are, over the long term, fairly reliable. The figures do not simply relate to increased population but also to increased life expectancy and social changes.

Economic Growth

House building is vital to local and national economies, bringing local employment and local economic growth. The government's incentive for local authorities, the New Homes Bonus, will also ensure economic investment for each house built.

Employment Calculator

1. Every home built means the creation of 1.5 full-time 'direct' jobs.
   Labour Needs of Extra Housing Input Professor Michael Ball -
   http://tinyurl.com/6k9xgj6

2. Building 32,240 homes per year (to Government household projection levels) creates 48,360 direct jobs in the region. That would mean **27,225 new jobs as a result of increased construction**.

3. The HBF estimates that at least twice that employment is created in the supply chain – **more than 54,000 extra jobs.**

4. If the number of homes built was increased to meet projected need the number of jobs created in housing supply in the East of England would be around **80,000**.

New Homes Bonus

The New Homes Bonus is central government match funding the council tax from each new house for 6 years. This is based on annual net additions so includes bringing empty homes back into use as well as construction. Across the East of England, if enough homes were built to meet the projected need the local authorities (and, where relevant, their county councils) would share around £278million between them every year (from year 6) - £157million more than they will currently receive.

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East of England Housing Crisis League Tables

Under the Coalition Government local authorities have been given more power to shape their areas and tackle planning and development. Across the East of England the forty-seven local authorities are reacting differently to the region's housing crisis; some with relative success are pro-actively enabling house-building, others are struggling to do so in the midst of upheaval of the planning system.

Below are a series of tables which rank local authorities on various housing crisis indicators.

Table 1 reflects the level of housing starts in each local authority over the last five years and compares the difference between house building in 2006/7 and in 2010/11.

Table 2 examines the level of house building in each local authority area in comparison with the projected growth of households in that area.

Table 3 examines the levels of social housing need in each local authority area and how it has changed over the last decade.

Tables 4 & 5 examine median house prices and the house price to salary ratio in each local authority and compare them to the regional and national average.

Tables 6 & 7 examine lower quartile house prices – those most often purchased by first time buyers - and the house price to salary ratio in each local authority and compare them to the regional and national average.

Table 8 shows how much New Homes Bonus money each local authority in the East of England is currently receiving and what they could potentially earn if they allowed construction of homes to match household projections.

Table 9 reveals the extent of potential job creation from increased housing construction in the region

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Table 1: Housing Starts, comparison between 2006/7 and 2010/11

Table 1
Across the East of England as a whole house building starts are down 32% in the five years between 2006/7 and 2010/11.
Just 8 Local Authorities (out of 47) have maintained or increased house-building over that period, the rest have seen house-building fall. 14 local authorities (excluding those with insufficient data) have suffered house-building falls of more than 50% with St Edmundsbury, Ipswich and Maldon experiencing collapses of more than 80%.

Table 1: Housing Starts, comparison between 2006/7 and 2010/11

Rank	Housing Starts	2006/7	2007/8	2008/9	2009/10	2010/2011	difference between 2005/6 & 2010/11	% difference between 2005/6 & 2010/11
1	Epping Forest	140	180	130	340	270	130	**93**
2	Uttlesford	270	660	310	330	460	190	**70**
3	Watford	240	470	510	120	380	110	**46**
4	Huntingdonshire*	..	770	250	500	960	190	**25**
5	Bedford UA*	560	610	380	690	..	130	**23**
6	Basildon	460	810	370	700	550	90	**20**
7	East Hertfordshire	210	..	310	100	210	0	**0**
8	Three Rivers	190	300	30	90	190	0	**0**
9	Luton UA	290	250	170	170	280	-10	**-3**
10	Tendring	190	260	..	130	180	-10	**-5**
11	Central Bedfordshire UA*	...	1070	560	..	1,010	-70	**-7**
12	South Norfolk	660	880	330	530	590	-70	**-11**
13	Breckland	470	650	320	410	420	-50	**-11**
14	Babergh	320	340	160	170	260	-60	**-19**
15	Dacorum	250	390	130	290	200	-50	**-20**
16	Colchester	1,110	1,130	530	400	850	-260	**-23**
17	Peterborough UA	870	1,030	780	470	660	-210	**-24**
18	Broxbourne	150	300	190	190	110	-40	**-27**
19	Forest Heath	470	420	380	410	340	-130	**-28**
20	Southend-on-Sea UA	300	400	160	120	190	-110	**-37**
21	East Cambridgeshire	570	650	220	230	350	-220	**-39**
22	King's Lynn & West Norfolk	620	620	390	340	360	-260	**-42**
23	Broadland	260	300	190	140	150	-110	**-42**
24	Mid Suffolk	520	540	180	390	300	-220	**-42**
25	North Norfolk	350	280	170	150	200	-150	**-43**
26	Braintree	510	380	240	330	260	-250	**-49**
27	Brentwood	160	330	150	110	80	-80	**-50**
28	Harlow	180	260	90	130	80	-100	**-56**
29	Stevenage	480	190	190	190	210	-270	**-56**
30	Great Yarmouth	350	220	180	220	150	-200	**-57**
31	Castle Point	120	110	70	30	50	-70	**-58**
32	Cambridge	360	310	140	210	140	-220	**-61**
33	Chelmsford	560	590	290	150	210	-350	**-63**
34	Fenland	740	530	140	200	270	-470	**-64**
35	Suffolk Coastal	430	400	180	90	150	-280	**-65**
36	Welwyn Hatfield	750	190	150	160	260	-490	**-65**
37	Rochford	250	160	50	80	70	-180	**-72**
38	Norwich	550	620	220	240	140	-410	**-75**
39	St Edmundsbury	680	470	190	210	120	-560	**-82**
40	Ipswich	920	1,340	220	110	150	-770	**-84**
41	Maldon	130	130	60	50	20	-110	**-85**
n/a	South Cambridgeshire	..	..	..	..	..	n/a	**n/a**
n/a	Hertsmere	..	160	180	120	..	n/a	**n/a**
n/a	North Hertfordshire	..	..	..	..	230	n/a	**n/a**
n/a	St Albans	..	..	..	..	..	n/a	**n/a**
n/a	Waveney	..		110	120	70	n/a	**n/a**
n/a	Thurrock UA	270	120	..	..	..	n/a	**n/a**
	East of England	**20,840**	**21,900**	**11,040**	**12,240**	**14,090**	**-6750**	**-32**

***Where figures are unavailable the nearest year is used**

Table 2: Housing Starts, comparison with projected housing need 2008-2033

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Rank	Housing Starts	Housing Starts 2010/2011	Annual Household Projections	% annual household projections currently being started
1	Huntingdonshire	960	760	**126**
2	Uttlesford	460	400	**115**
3	Bedford UA*	690	720	**96**
4	Forest Heath	340	360	**94**
5	Stevenage	210	240	**88**
6	Watford	350	400	**88**
7	South Norfolk	590	720	**82**
8	Peterborough UA	660	880	**75**
9	Central Bedfordshire UA	1,000	1400	**71**
10	Babergh	260	400	**65**
11	Colchester	850	1440	**59**
12	East Cambridgeshire	350	600	**58**
13	Epping Forest	270	480	**56**
14	Basildon	550	1040	**53**
15	Breckland	420	840	**50**
16	King's Lynn and West Norfolk	360	760	**47**
17	Mid Suffolk	300	640	**47**
18	Fenland	270	680	**40**
19	Three Rivers	190	480	**40**
20	Dacorum	200	520	**38**
21	Welwyn Hatfield	260	720	**36**
22	Luton UA	280	800	**35**
23	Broxbourne	110	320	**34**
24	North Hertfordshire	230	680	**34**
25	Harlow	80	240	**33**
26	North Norfolk	200	600	**33**
27	East Hertfordshire	210	640	**33**
28	Cambridge	140	440	**32**
29	Braintree	260	880	**30**
30	Hertsmere*	120	480	**25**
31	Great Yarmouth	150	600	**25**
32	St Edmundsbury	120	520	**23**
33	Southend-on-Sea UA	190	840	**23**
34	Broadland	150	680	**22**
35	Chelmsford	210	1000	**21**
36	Brentwood	80	400	**20**
37	Tendring	180	1120	**16**
38	Rochford	70	440	**16**
39	Ipswich	150	1000	**15**
40	Suffolk Coastal	150	1000	**15**
41	Norwich	140	1000	**14**
42	Castle Point	50	360	**14**
43	Waveney	70	720	**10**
44	Maldon	20	400	**5**
n/a	Thurrock UA	..	1080	**n/a**
n/a	South Cambridgeshire	..	880	**n/a**
n/a	St Albans	..	640	**n/a**
	EAST OF ENGLAND	**14,090**	**32240**	**44**

Where figures are unavailable the nearest year is used

Table 2
While the statistics demonstrating how house-building levels have changed over the last 5 years are interesting, the vital figures reveal how close the local authorities are to meeting their projected housing need – and therefore tackling the housing crisis. Across the East of England only 44% of homes needed are being built to meet household projections.

Just two local authorities are exceeding their current projected housing need while 45 are failing to get to the necessary house-building levels.

13 councils out of 47 (excluding those which do not provide information) are presiding over housing construction of less than a quarter of that needed including Maldon where just one in twenty homes is being started.

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Table 3: Social Housing Waiting List (Changes over the last ten years)

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Rank	Social Housing Waiting List	2001	2011	Difference between 2001 & 2011	% difference between 2001 & 2011
1	Thurrock UA	3,934	2,252	-1,682	**-43**
2	Central Bedfordshire UA[3]	5,506	3,604	-1,902	**-35**
3	Bedford UA[3]	3,680	3,093	-587	**-16**
4	Waveney	1,952	1,665	-287	**-15**
5	St. Edmundsbury	2,122	1,966	-156	**-7**
6	Luton UA	4,810	4,900	90	**2**
7	Suffolk Coastal	1,523	1,613	90	**6**
8	Huntingdonshire	3,416	3,983	567	**17**
9	Mid Suffolk	1,587	1,855	268	**17**
10	Welwyn Hatfield	2,736	3,250	514	**19**
11	St. Albans	1,858	2,256	398	**21**
12	East Cambridgeshire	1,245	1,512	267	**21**
13	Forest Heath	973	1,346	373	**38**
14	Ipswich	3,103	4,704	1,601	**52**
15	Cambridge	4,472	6,869	2,397	**54**
16	Rochford	659	1,040	381	**58**
17	Braintree	2,425	3,853	1,428	**59**
18	Harlow	1,905	3,138	1,233	**65**
19	Babergh	1,047	1,725	678	**65**
20	East Hertfordshire	1,438	2,395	957	**67**
21	Basildon	1,749	3,007	1,258	**72**
22	Breckland	1,549	2,680	1,131	**73**
23	Great Yarmouth	2,957	5,490	2,533	**86**
24	Norwich	3,606	6,919	3,313	**92**
25	Dacorum	3,035	5,926	2,891	**95**
26	South Norfolk	2,089	4,188	2,099	**100**
27	North Hertfordshire	1,183	2,487	1,304	**110**
28	Fenland	1,293	2,874	1,581	**122**
29	North Norfolk	1,476	3,300	1,824	**124**
30	Broxbourne	1,382	3,100	1,718	**124**
31	Colchester	2,091	4,864	2,773	**133**
32	Watford	1,856	4,346	2,490	**134**
33	Three Rivers	851	2,104	1,253	**147**
34	Peterborough UA	3,072	7,650	4,578	**149**
35	Stevenage	2,057	5,124	3,067	**149**
36	King's Lynn and West Norfolk	2,053	5,257	3,204	**156**
37	Southend-on-Sea UA	1,604	4,287	2,683	**167**
38	Castle Point	481	1,311	830	**173**
39	Uttlesford	321	915	594	**185**
40	South Cambridgeshire	1,500	4,369	2,869	**191**
41	Epping Forest	1,769	5,451	3,682	**208**
42	Chelmsford	1,640	5,502	3,862	**235**
43	Broadland	876	3,273	2,397	**274**
44	Maldon	350	1,490	1,140	**326**
45	Brentwood	457	2,514	2,057	**450**
46	Hertsmere	395	2,185	1,790	**453**
n/a	Tendring	2,763	n/a	n/a	**n/a**
	EAST OF ENGLAND	**94,846**	**160,267**	**65,421**	**69**

Table 3

In the ten years since 2001 the number of families on social housing waiting lists across the East of England has increased by 69%. The increased need for social and affordable housing is the symptom of a deeper lack of housing supply in general.

Only 5 local authorities out of 47 have decreased the size of their waiting lists over the last decade, 20 more have seen increases between 2% and 95% while 21 have presided over an explosion of their waiting lists up of more than 100%.

Hertsmere, Brentwood and Maldon have seen the largest rises of 453%, 450% and 326% respectively.

Larger areas with significant increases include Peterborough which has 4,578 more families (an increase of 149%) and Chelmsford which has 3,862 more families (an increase of 235%) waiting for social housing.

Tables 4 & 5: Median House Prices

***Table 4** shows median house prices in each of the 47 local authorities and gives a comparison with prices in 2000. The median house price across the East of England is £195,000 while the median house price across England is £185,000. 23 East of England local authorities have median house prices above the national while 19 have median house prices above the regional. St Albans and Three Rivers are the two most expensive areas with average house prices above £300,000.*

***Table 5** (below) examines the ratio between median house prices and median earnings in each local authority area in the East of England – a key indicator of affordability. The ratio is 7.01 nationally and 7.49 across the region – i.e. house prices are 7.49 x income in the East of England.*

24 of 47 local authorities have a house price to earnings ratio above the regional average (34 are above the national average).

12 local authority areas have ratios above 9 (none did in 2000) with St Albans, Brentwood and Epping Forest the least affordable.

Table 4: Median House prices

Rank	Median House Prices	2000(£)	2010(£)
1	Fenland	58,950	130,000
2	Ipswich	65,000	132,000
3	Great Yarmouth	54,000	132,500
4	Peterborough UA	56,000	133,000
5	Norwich	60,000	144,000
6	Waveney	59,950	147,500
7	Luton UA	68,000	150,000
8	Tendring	71,000	155,000
9	Breckland	67,000	156,000
10	King's Lynn & West Norfolk	66,000	156,998
11	Forest Heath	71,500	158,000
12	Stevenage	83,000	167,500
13	Harlow	84,000	169,250
14	Thurrock UA	75,000	170,000
15	Colchester	83,000	175,000
16	Broadland	79,000	175,000
17	Southend-on-Sea UA	72,000	180,000
18	Huntingdonshire	84,500	180,000
19	St. Edmundsbury	85,000	180,000
20	North Norfolk	74,000	181,500
21	South Norfolk	79,995	183,100
22	Bedford UA	82,000	183,750
23	Braintree	88,000	184,950
24	Mid Suffolk	87,500	185,000
25	Basildon	85,000	189,000
26	East Cambridgeshire	94,725	189,498
27	Central Bedfordshire UA	..	195,000
28	Castle Point	88,250	195,000
29	Babergh	86,000	201,250
30	Suffolk Coastal	90,000	210,000
31	Maldon	102,000	215,000
32	Rochford	99,000	215,000
33	Watford	110,000	220,000
34	Chelmsford	98,000	222,000
35	Broxbourne	116,500	222,800
36	North Hertfordshire	113,000	225,000
37	South Cambridgeshire	125,000	231,238

Table 5: Median house Price to Earnings

Rank	Median House Price to Earnings	2000	2010
1	Peterborough UA	3.14	4.92
2	Ipswich	3.71	5.37
3	Great Yarmouth	2.92	5.52
4	Norwich	3.31	5.96
5	Stevenage	3.96	6.03
6	Luton UA	3.56	6.12
7	Fenland	3.26	6.24
8	Harlow	3.81	6.49
9	Thurrock UA	3.55	6.73
10	Colchester	4.38	6.80
11	King's Lynn & West Norfolk	3.63	6.84
12	Waveney	3.67	6.88
13	Huntingdonshire	4.34	6.89
14	Tendring	4.43	7.12
15	Forest Heath	4.11	7.14
16	Bedford UA	4.02	7.23
17	South Norfolk	3.69	7.28
18	Breckland	3.76	7.34
19	Southend-on-Sea UA	4.18	7.34
20	South Cambridgeshire	5.75	7.35
21	St. Edmundsbury	4.88	7.37
22	Basildon	3.54	7.39
23	Braintree	5.19	7.41
24	Broadland	4.72	7.65
25	Welwyn Hatfield	5.13	7.68
26	Maldon	5.21	7.76
27	Suffolk Coastal	4.43	7.87
28	North Hertfordshire	5.43	7.92
29	Watford	4.68	8.07
30	Central Bedfordshire UA	..	8.10
31	Chelmsford	4.56	8.18
32	Broxbourne	6.17	8.43
33	East Cambridgeshire	5.39	8.45
34	Mid Suffolk	5.99	8.52
35	Dacorum	5.86	8.80
36	Hertsmere	6.39	9.01
37	Three Rivers	6.39	9.01

38	Welwyn Hatfield	116,500	235,000
39	Dacorum	128,000	247,500
40	East Hertfordshire	129,000	249,995
41	Cambridge	123,500	262,500
42	Brentwood	134,500	265,000
43	Uttlesford	140,000	279,000
44	Hertsmere	137,000	285,000
45	Epping Forest	135,000	290,000
46	Three Rivers	149,950	309,950
47	St. Albans	172,000	348,000
	East	**86,950**	**195,000**

38	Babergh	4.70	9.10
39	North Norfolk	4.75	9.14
40	Cambridge	6.01	9.19
41	Rochford	5.31	9.25
42	Castle Point	4.92	9.39
43	East Hertfordshire	6.19	9.53
44	Uttlesford	7.50	10.36
45	Epping Forest	6.57	10.42
46	Brentwood	6.97	10.55
47	St. Albans	8.69	12.05
	East	**4.49**	**7.49**

Table 4 key
Below National median house prices
Below East of England median house prices
Above National median house prices

Table 5 Key
Below National median house price to salary ratio
Below East of England median house price to salary ratio
Above National median house price to salary ratio

Tables 6 & 7: Lower Quartile House Prices

***Table 6** shows lower quartile house prices in each of the 47 East of England local authorities and gives a comparison with prices in 2000. Lower quartile priced houses are those most often purchased by first time buyers. Across the East of England the average lower quartile house price is £145,000 while across England this is £125,000.*

36 local authorities in the East of England have lower quartile house prices above the national average, a further 21 are above the higher regional average.
St Albans is particularly unaffordable with lower quartile house prices double those of the national average.

***Table 7** examines the ratio between lower quartile house price and lower quartile earnings in local authority areas across the region.*

This ratio is 6.69 nationwide and 7.70 across the East of England. 8 out of the 47 council areas have ratios of more than 10.

Affordability is particularly low in St Albans where lower quartile house prices are more than 12x average earnings

Table 6: Lower Quartile House Prices

Rank	Lower Quartile House Prices	2000(£)	2010(£)
1	Peterborough UA	41,000	105,000
2	Fenland	44,000	105,000
3	Great Yarmouth	39,000	105,000
4	Ipswich	52,000	108,000
5	Norwich	48,750	114,995
6	Waveney	41,995	115,000
7	King's Lynn & West Norfolk	48,000	118,500
8	Tendring	54,500	121,750
9	Luton UA	53,000	124,500
10	Breckland	50,000	124,995
11	Forest Heath	56,950	124,998
12	North Norfolk	52,000	132,000
13	Colchester	63,000	135,000
14	Thurrock UA	55,000	136,000
15	Southend-on-Sea UA	50,000	137,375
16	Huntingdonshire	60,000	138,998
17	Bedford UA	59,500	139,995
18	St. Edmundsbury	64,000	139,995
19	Harlow	65,624	141,563
20	Mid Suffolk	64,000	144,000
21	Basildon	60,000	144,995
22	Braintree	67,000	145,000
23	Stevenage	69,000	145,000
24	Broadland	63,000	145,000
25	South Norfolk	59,995	145,000
26	Babergh	64,000	145,000
27	East Cambridgeshire	71,613	147,500
28	Central Bedfordshire UA	..	151,000
29	Suffolk Coastal	62,688	155,000
30	Castle Point	69,995	162,000
31	Maldon	74,500	165,000
32	North Hertfordshire	78,500	167,998

Table 7: Lower Quartile House Price to Earnings

Rank	Lower Quartile House Price to Earnings	2000	2010
1	Peterborough UA	3.03	5.61
2	Ipswich	4.06	6.07
3	Great Yarmouth	2.75	6.13
4	Fenland	3.78	6.56
5	Norwich	3.63	6.63
6	King's Lynn & West Norfolk	3.67	6.85
7	Huntingdonshire	4.16	6.87
8	Tendring	4.23	6.89
9	Forest Heath	4.17	7.02
10	Thurrock UA	3.68	7.10
11	Waveney	3.44	7.11
12	Stevenage	4.63	7.16
13	Harlow	4.29	7.22
14	Colchester	4.68	7.23
15	Bedford UA	4.18	7.39
16	Southend-on-Sea UA	3.90	7.41
17	Luton UA	3.76	7.46
18	Breckland	3.95	7.62
19	Basildon	3.67	7.67
20	Suffolk Coastal	4.79	7.78
21	St. Edmundsbury	4.86	7.89
22	South Norfolk	3.94	8.07
23	Braintree	5.22	8.07
24	South Cambridgeshire	5.79	8.10
25	Mid Suffolk	5.64	8.10
26	East Cambridgeshire	5.63	8.12
27	North Norfolk	4.94	8.14
28	Broxbourne	5.60	8.36
29	Broadland	5.12	8.37
30	Welwyn Hatfield	5.62	8.53
31	Babergh	4.83	8.86
32	North Hertfordshire	5.29	8.91

33	Broxbourne	82,000	172,000
34	Chelmsford	75,500	175,000
35	Rochford	79,995	179,000
36	South Cambridgeshire	89,950	182,000
37	Welwyn Hatfield	89,000	183,000
38	Watford	86,950	183,125
39	Dacorum	91,000	187,000
40	East Hertfordshire	95,000	196,000
41	Cambridge	91,000	198,000
42	Uttlesford	95,000	210,000
43	Brentwood	94,113	212,000
44	Epping Forest	95,500	216,250
45	Hertsmere	102,500	217,999
46	Three Rivers	111,750	232,500
47	St. Albans	122,375	250,000
	East of England	60,000	145,000

33	Central Bedfordshire UA	4.54*	8.97
34	Watford	5.62	9.20
35	Chelmsford	5.17	9.23
36	Maldon	4.99	9.28
37	Three Rivers	6.71	9.30
38	Dacorum	5.72	9.42
39	Cambridge	6.12	9.50
40	Castle Point	5.71	10.06
41	East Hertfordshire	6.35	10.18
42	Hertsmere	6.46	10.24
43	Uttlesford	6.69	10.33
44	Brentwood	6.74	10.70
45	Epping Forest	6.61	11.27
46	Rochford	5.41	11.60
47	St. Albans	7.89	12.54
	Eastern Region	**4.42**	**7.70**

Table 6 key
Below National Lower Quartile house prices
Below East of England Lower Quartile house prices
Above National Lower Quartile house prices

Table 7 Key
Below National Lower Quartile price to earnings ratio
Below East of England Lower Quartile price to earnings ratio
Above National Lower Quartile price to earnings ratio

Tables 8: Economic investment

Table 8: Economic Growth through House Building

Rank	New Homes Bonus	Current New Homes Bonus Yr 6 (£)	Potential New Homes Bonus Yr 6 (£)	Difference (£)	% difference
1	Cambridge	4,719,876	3,798,960	-920,916	**-20**
2	Uttlesford	4,286,190	3,453,600	-832,590	**-19**
3	Forest Heath	3,374,298	3,108,240	-266,058	**-8**
4	Bedford UA	6,523,506	6,216,480	-307,026	**-5**
5	Peterborough UA	6,677,982	7,597,920	919,938	**14**
6	Huntingdonshire	4,990,062	6,561,840	1,571,778	**31**
7	South Norfolk	4,722,942	6,216,480	1,493,538	**32**
8	Watford	2,517,678	3,453,600	935,922	**37**
9	South Cambridgeshire	5,211,894	7,597,920	2,386,026	**46**
10	Harlow	1,391,628	2,072,160	680,532	**49**
11	Broxbourne	1,778,490	2,762,880	984,390	**55**
12	North Hertfordshire	3,314,430	5,871,120	2,556,690	**77**
13	Central Bedfordshire UA	6,724,038	12,087,600	5,363,562	**80**
14	Luton UA	3,578,862	6,907,200	3,328,338	**93**
15	Babergh	1,772,352	3,453,600	1,681,248	**95**
16	Castle Point	1,528,260	3,108,240	1,579,980	**103**
17	Norwich	4,048,236	8,634,000	4,585,764	**113**
18	East Hertfordshire	2,491,578	5,525,760	3,034,182	**122**
19	Mid Suffolk	2,451,666	5,525,760	3,074,094	**125**
20	Brentwood	1,529,796	3,453,600	1,923,804	**126**
21	Hertsmere	1,830,690	4,144,320	2,313,630	**126**
22	East Cambridgeshire	2,280,498	5,180,400	2,899,902	**127**
23	Dacorum	1,949,664	4,489,680	2,540,016	**130**
24	Epping Forest	1,770,816	4,144,320	2,373,504	**134**
25	St. Albans	2,348,808	5,525,760	3,176,952	**135**
26	King's Lynn and West Norfolk	2,709,570	6,561,840	3,852,270	**142**
27	North Norfolk	2,098,572	5,180,400	3,081,828	**147**
28	Braintree	3,054,216	7,597,920	4,543,704	**149**
29	Breckland	2,827,014	7,252,560	4,425,546	**157**
30	St. Edmundsbury	1,605,018	4,489,680	2,884,662	**180**
31	Colchester	4,342,992	12,432,960	8,089,968	**186**
32	Maldon	1,159,050	3,453,600	2,294,550	**198**
33	Great Yarmouth	1,644,930	5,180,400	3,535,470	**215**
34	Fenland	1,740,882	5,871,120	4,130,238	**237**
35	Ipswich	2,497,716	8,634,000	6,136,284	**246**
36	Stevenage	507,372	2,072,160	1,564,788	**308**
37	Chelmsford	1,857,552	8,634,000	6,776,448	**365**
38	Welwyn Hatfield	1,330,992	6,216,480	4,885,488	**367**
39	Waveney	1,205,106	6,216,480	5,011,374	**416**
40	Broadland	1,126,044	5,871,120	4,745,076	**421**
41	Rochford	700,806	3,798,960	3,098,154	**442**
42	Tendring	1,697,898	9,670,080	7,972,182	**470**
43	Southend-on-Sea UA	1,263,636	7,252,560	5,988,924	**474**
44	Thurrock UA	1,413,312	9,324,720	7,911,408	**560**
45	Suffolk Coastal	1,247,322	8,634,000	7,386,678	**592**
46	Basildon	921,102	8,979,360	8,058,258	**875**
47	Three Rivers	407,586	4,144,320	3,736,734	**917**
	East	**121,172,928**	**278,360,160**	157,187,232	**130**

Table 8
Throughout the East of England local authorities are, at current net addition rates, due to receive around £121million in New Homes Bonus annually from year 6. If the local authorities enabled house building to reach the levels necessary to meet household projections in their areas they would receive £278 million funding annually, an increase of £157 million – 130% - per year.

Where local authorities are exceeding the household projection numbers they would lose money if they reduced current net addition rates.

Other local authorities, particularly Colchester, Basildon, Tendring, and Thurrock would see a huge increase in funding - if they met household projections – of around £8million every year.

Table 9: Job Creation through House Building

Table 9: Job Creation through House Building

Housing Starts 2010/11	Direct jobs from starts	Potential direct jobs from household projections	Extra direct jobs created if household projections met
Huntingdonshire	1,440	1,140	-300
Uttlesford	690	600	-90
Forest Heath	510	540	30
Bedford UA	1,035	1,080	45
Stevenage	315	360	45
Watford	525	600	75
South Norfolk	885	1,080	195
Babergh	390	600	210
Harlow	120	360	240
Broxbourne	165	480	315
Epping Forest	405	720	315
Peterborough UA	990	1,320	330
East Cambridgeshire	525	900	375
Three Rivers	285	720	435
Cambridge	210	660	450
Castle Point	75	540	465
Brentwood	120	600	480
Dacorum	300	780	480
Mid Suffolk	450	960	510
Hertsmere	180	720	540
Rochford	105	660	555
Maldon	30	600	570
Central Bedfordshire UA	1,500	2,100	600
King's Lynn and West Norfolk	540	1,140	600
North Norfolk	300	900	600
St. Edmundsbury	180	780	600
Fenland	405	1,020	615
Breckland	630	1,260	630
East Hertfordshire	315	960	645
Great Yarmouth	225	900	675
North Hertfordshire	345	1,020	675
Welwyn Hatfield	390	1,080	690
Basildon	825	1,560	735
Luton UA	420	1,200	780
Broadland	225	1,020	795
Colchester	1,275	2,160	885
Braintree	390	1,320	930
Southend-on-Sea UA	285	1,260	975
Waveney	105	1,080	975
Chelmsford	315	1,500	1,185
Ipswich	225	1,500	1,275
Suffolk Coastal	225	1,500	1,275
Norwich	210	1,500	1,290
Tendring	270	1,680	1,410
South Cambridgeshire	n/a	1,320	n/a
St. Albans	n/a	960	n/a
Thurrock UA	n/a	1,620	n/a
East	21135*	48,360	27,225

taking govt figures for the SE rather than totals from all local authorities in the region which are incomplete

Table 9

Increasing house building to meet projected household growth in the East of England would create more than 27,000 extra local direct jobs and more than 80,000 in the total supply chain.

Tendring would be the biggest beneficiary with 1,410 new jobs created simply by building homes to house future generations. Norwich, Suffolk Coastal, Ipswich and Cheltenham would all also see large numbers of local jobs created.

East of England Housing Crisis

The East of England, like the country as whole, is in the midst of a housing crisis. Housing supply has collapsed alongside affordability whilst the number of families waiting for social housing has soared. There are areas that are being proactive in responding to this crisis, notably Huntingdonshire and Uttlesford who are enabling the construction of the homes they desperately need.

Despite a few brighter spots the overall picture is not good; there is an increasingly serious housing shortfall and housing accessibility problem emerging that needs to be addressed before it creates lasting social and economic damage. It is critical for future generations that local authorities and local communities take a long-term view of housing in their areas and make efforts to allow construction of the homes the region needs. Areas like Tendring, Suffolk Coastal and Chelmsford are at particular risk of neglecting housing growth at the expense of their communities and the local economy but altogether 45 out of 47 local authorities are failing to build the homes they need.

It is of serious concern that several local authorities lack records of the number of new homes built in their area. For instance, St Albans, the most unaffordable local authority does not provide that information which suggests that they are not enabling the construction of homes that local people need.

Building new homes is vital to economic growth across the region both in terms of central government investment through the New Homes Bonus and increasing local employment but it is also crucial to the creation and maintenance of sustainable communities.

About HBF

The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. The HBF's members account for around 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national, household names through regionally based businesses to small local companies.

Contact us
Home Builders Federation Ltd
1st Floor Byron House
7-9 St James's Street
London SW1A 1EE
Tel: 020 7960 1620
Fax: 020 7960 1601
Email: info@hbf.co.uk
Website: www.hbf.co.uk

HOME BUILDERS FEDERATION

"The voice of the home building industry"