

Huntingdonshire Local Plan to 2036 Examination

Matter 4 note 2 of 2:

Overall provision for housing – Market signals

Huntingdonshire District Council

August 2018

Matter 4 note 2 of 2

This note is the second of two notes providing additional information on overall provision for housing. The first note provides additional information on economic forecasts.

Market signals

1.1. Table 4 of the Council’s June 2018 Matter 4 Statement gives the affordability ratios in 2017 and the market signals uplifts for four districts within Cambridge housing market area (Cambridge, South Cambridgeshire, Forest Heath and Huntingdonshire). The 2017 figures were not available at the time of the Cambridge and South Cambridgeshire and Forest Heath studies. Table 1 below provides the affordability ratio for each area at the time of each study.

Table 1: Affordability ratios in 2012 to 2017 (ONS)

Local Authority in Cambridge Housing Market Area	Date of Study	Ratio of median house price to median gross annual workplace-based earnings					
		2012	2013	2014	2015	2016	2017
Cambridge (30% uplift)	November 2015 (2012-based projections)	9.44	9.61	11.39	12.55	13.00	13.46
South Cambridgeshire (10% uplift)	November 2015 (2012-based projections)	7.40	7.74	7.80	9.15	10.26	11.01
Huntingdonshire (5% uplift)	April 2017 (2014-based projections)	6.89	6.96	7.11	8.06	8.24	8.76
Forest Heath (5% uplift)	February 2016 (2012-based projections)	7.21	6.51	7.02	8.33	8.29	8.60
<i>England</i>		<i>6.77</i>	<i>6.76</i>	<i>7.09</i>	<i>7.52</i>	<i>7.72</i>	<i>7.91</i>

1.2. Table 1 above shows the date of each study. For each area, a box indicates the base year of the latest demographic projections available at the time of the study.