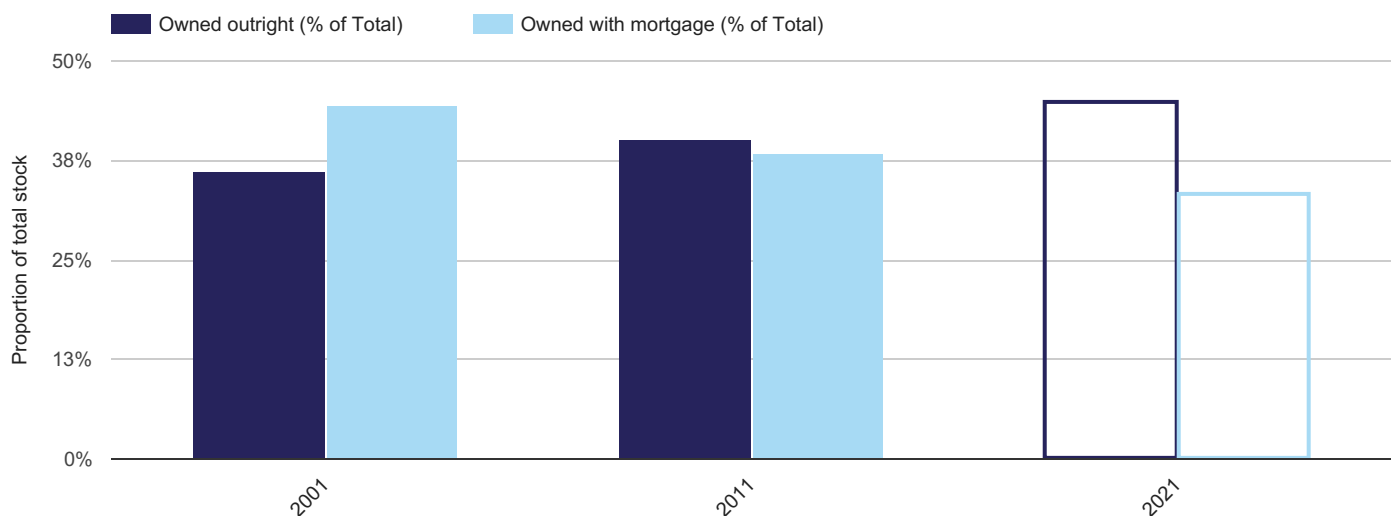


Times change, but are our homes still our castles in CO6?



'Margaret' and 'Thatcher' are perhaps two of the most divisive words in UK political history (along with 'Brexit' now, presumably). Whatever you think about her, it can't be denied, the impact of the housing policies she espoused are still being felt to this day, particularly when it comes to homeownership. But are underlying attitudes to ownership changing? And if so what does this mean for CO6?

Currently, in CO6, the number of people who own a home is 9,300, or 78.8 per cent of the 11,800 local population. Back in 2001, 80.5 per cent of residents owned their home, so ownership has actually decreased by 1.7 per cent. Since the mid-1990s, first-time buyers have been 'priced out' as house price increases have outstripped earnings growth.

It could well be that some younger people are deliberately choosing to rent, favouring flexibility of tenure during the salad days. Most rental demand, thus far, has been met by private landlords, but the increasingly uncomfortable tax environment they face might mean institutional 'build-to-rent' starts to play a more important role.

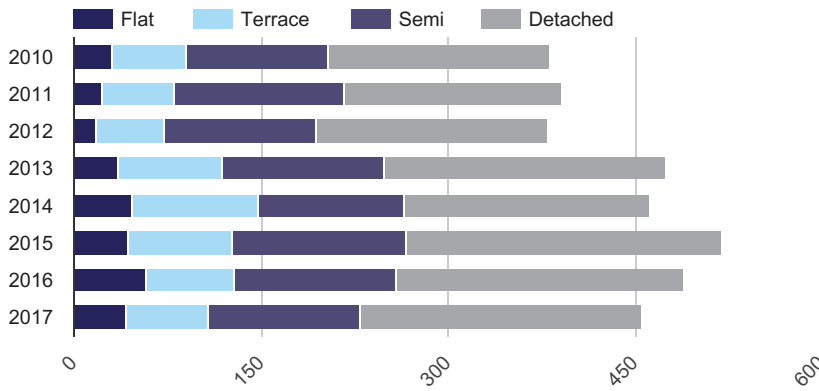
The story of the last 20 years has been one of a growing private rented sector while home ownership shrinks. In more recent years, however, the Government has made progress in getting more young people on the housing ladder via help-to-buy. If you would like to talk about where we see the most significant opportunities in 2019, don't hesitate to give us a call.



In CO6, the proportion of people who own a home has actually decreased by 1.7 per cent.

Find out more information on property market news

www.percivalandcompany.co.uk

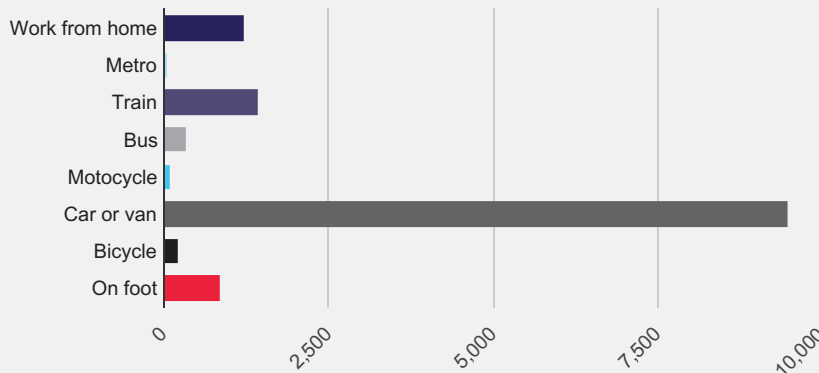
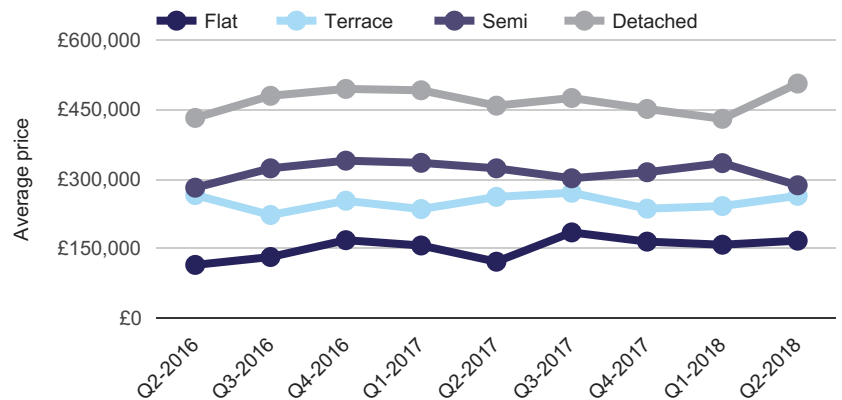


Annual sales split by house type

This chart shows the number of sales over the last few years. We've split it by major house type so you can see what impact each kind of property has had on the market. While there's nothing particularly surprising, given the nature of our area, it's nonetheless interesting to see how the patterns have changed over time.

House prices over time by main types

Prices in the local area change a lot on a quarterly basis. In this chart, we look at how the average price of properties on the market has changed over time. There's a lot of volatility but the overarching story it tells reflects the day-to-day reality.



How local people get to work

How do you get into work every day? Well as you can probably see from this chart, you're in good company. Given the nature of our local area, there's no huge surprise in the pattern. However, what is interesting is how much of a reflection commuting patterns are of the local market.

Source: ResiAnalytics, Office for National Statistics & Land Registry © Crown copyright 2018. Dotted lines & outlined columns on charts indicate estimates based on historical trends. For full terms of use, please visit resianalytics.com/docs/terms



David Smith
FRICS FNAEA
Partner



Claire Smith
FNAEA MARLA
Partner



t: 01787 223879

e: earlscolne@percivalandcompany.co.uk

www.percivalandcompany.co.uk