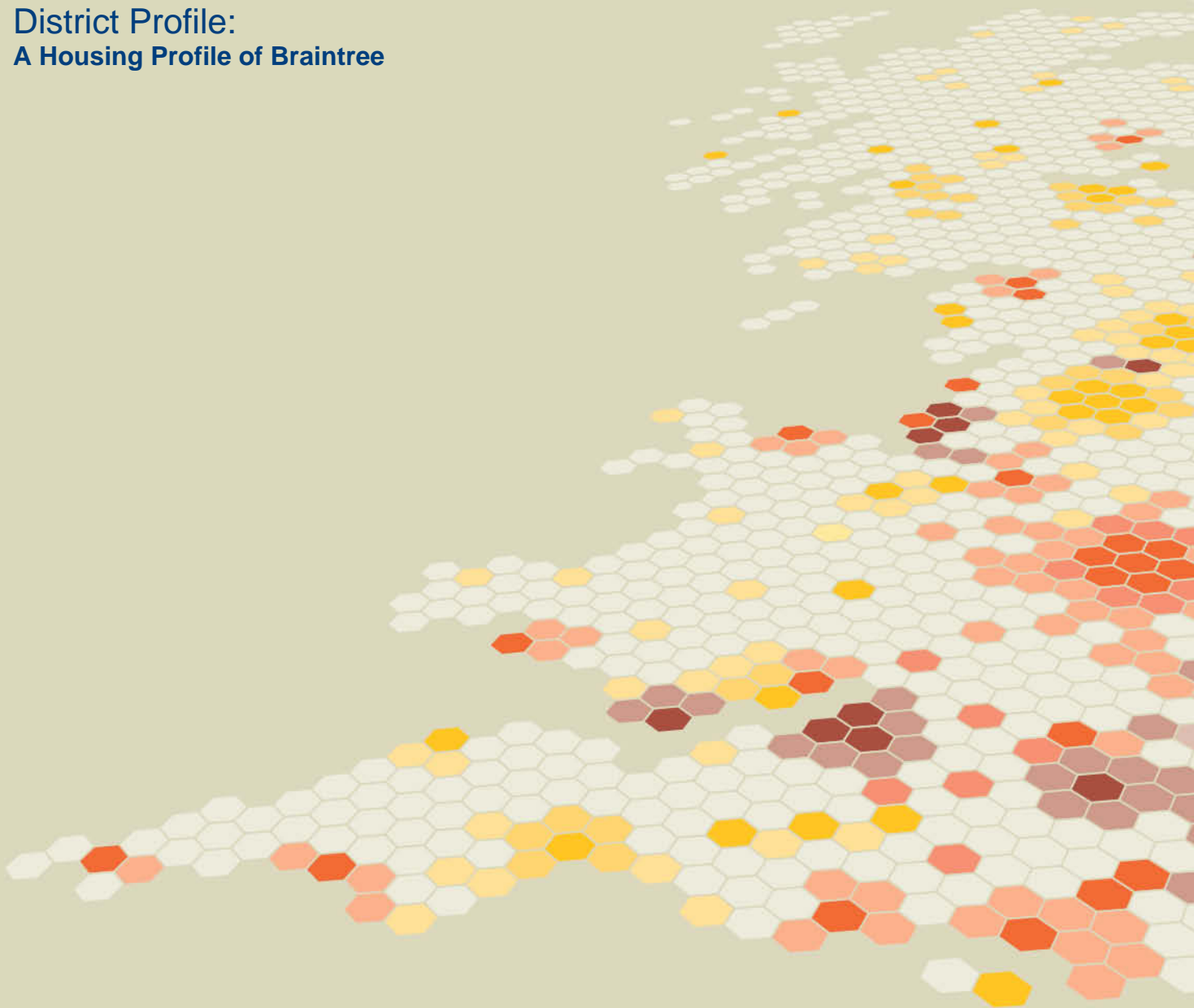


April 2009

District Profile: A Housing Profile of Braintree



About Place Profiles

Place Profiles are a series of reports available from the Local Futures Group that provide an assessment of local conditions. Using the latest data at the time of creation, they are available for a range of economic, social and environmental themes at sub-region through to neighbourhood level. The reports present a range of graphical outputs, together with a summary analysis of performance that is set within a regional and national context.

More information about the profiles and how to purchase further copies is available at the end of this report.

About the Local Futures Group

The Local Futures Group comprises a team of researchers and consultants with academic, corporate and policy backgrounds. We provide a geographical perspective on economic, social and environmental change. We introduce this perspective into public policy and corporate strategies, both in the UK and internationally. Our services include:

- **Benchmarking:** a family of benchmarking services that ensure future strategies are underpinned by a clear and shared understanding of current conditions. These provide a comprehensive analysis set within a regional and national context.
- **Strategy:** research and support services to identify future drivers of change and develop long-term strategies.
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These services are underpinned by our subscription service **Local Knowledge:**

Local Knowledge is regarded as a powerful web-based service for local strategies and marketing. Incorporating the latest thinking on competitiveness and sustainable development, it provides researchers and policy-makers with access to an unrivalled decision support tool that is interactive and easy to use.

To find out more about our services or to arrange a free trial of Local Knowledge please give us a call on 020 7440 7360 or email info@localfutures.com

Housing Profile: Braintree

Introduction

While housing affordability is a national problem, its impacts are not evenly spread. While the previous boom in house prices in London and the South East is well documented, some areas in the North and Midlands continued to suffer from persistent low demand. Within this housing profile, housing is considered in terms of affordability (assessed on the basis of the ratio between average earnings and average house prices), tenure and housing condition information.

Braintree is ranked 247 out of 375 districts on our affordability score, indicating that the area is in the bottom 40% of districts nationally in terms of affordability.

With an affordability score of 80.53, Braintree is below the national median. This is shown in the map, where areas with very dark shadings indicate greater housing affordability.

The average house price in Braintree was £215,673.58 in the latest quarterly data from 2008. By comparison, the Essex figure was £216,141.45, the East of England figure was £213,103.52 and the national average was £188,252.85.

A glossary of the terms and definitions used in this profile are included at the end of the report.

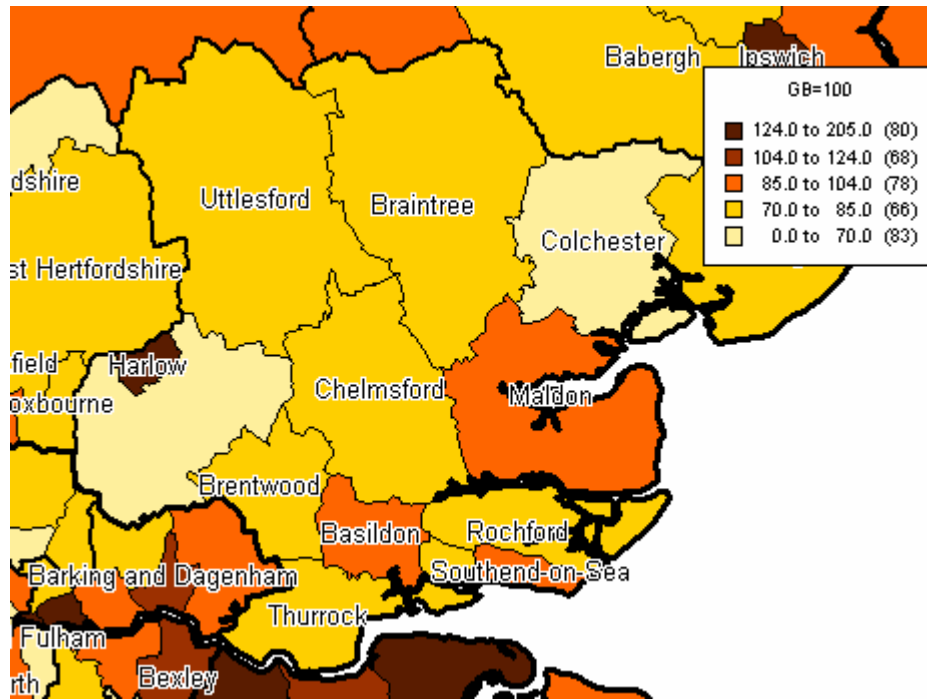
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Affordability Score

The map shows the affordability score for districts within Essex. The areas with very dark shadings have greater housing affordability and those with very light shading are less affordable.

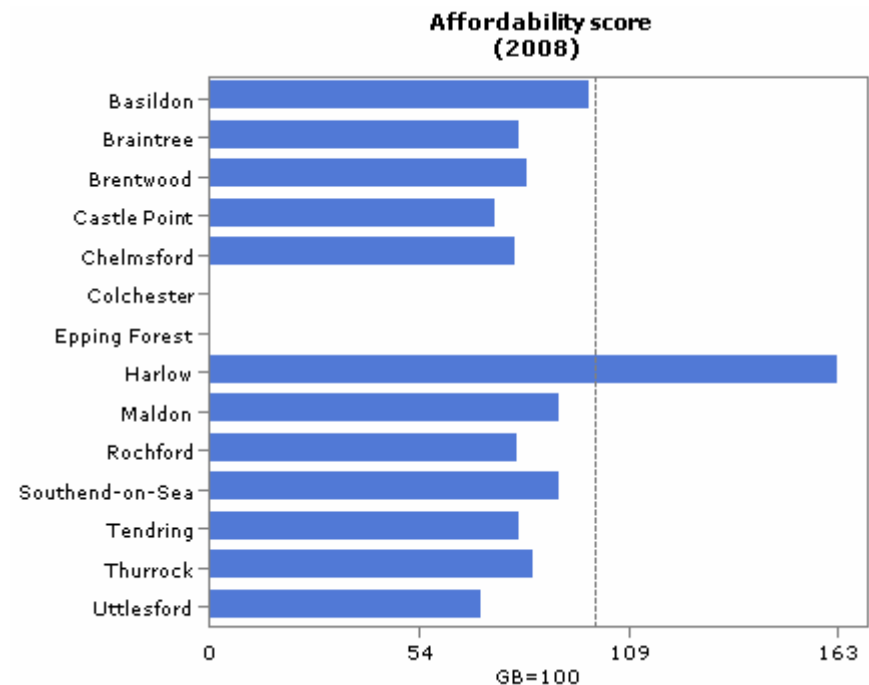
With a score of 80.53, Braintree is in the bottom 40% of districts and is in a sub region that is in the bottom 20% of sub regions nationally.



Affordability Score

The bar chart shows the affordability score in 2008, for districts in Essex.

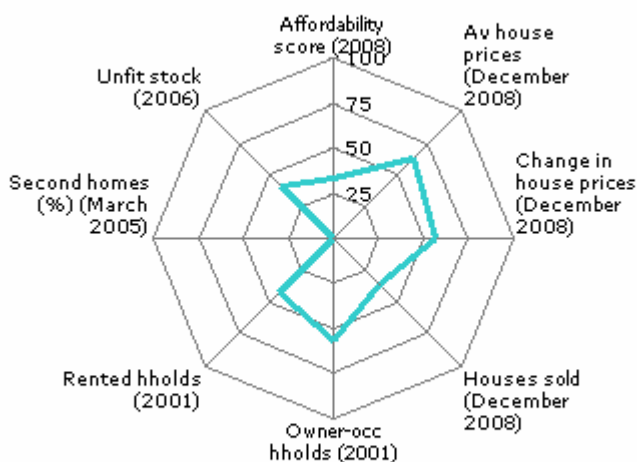
The chart shows that at 80.53, Braintree has low housing affordability. By comparison, the England and Wales figure, shown by the dashed line, is 100.00.



Housing Indicators

The spider chart is a way of showing how Braintree rates against the national median. Data for every district in England and Wales is converted into a percentile score, with the top ranking area scoring 100 and the bottom zero. The national median is shown by the 50th percentile.

The chart shows that Braintree scores relatively poorly by national standards on our affordability score. The chart also shows how Braintree scores on a range of related housing indicators.



— Braintree

Source: Property Prices; Annual Survey of Hours and Earnings

Housing Indicators

Areas	Av house prices (£) December 2008	Change in house prices (%) December 2008	Houses sold (%) December 2008	Owner-occ hholds (%) 2001	Rented hholds (%) 2001	Second homes (%) (March 2005)	Unfit stock (%) 2006	Affordability score (GB=100) 2008	Rank
Harlow	179140.13	113.55	0.54	75.86	24.14		0.60	162.93	9/375
Basildon	204114.86	118.23	0.37	70.60	29.40		0.72	98.32	172/375
Southend-on-Sea	179236.88	123.07	0.60	72.76	27.24	0.40	4.49	90.87	198/375
Maldon	211224.50	107.52	0.49	75.51	24.49		4.21	90.70	200/375
Thurrock	183230.27	136.98	0.33	71.98	28.02	0.60		83.77	229/375
Brentwood	299594.73	78.64	0.49	77.11	22.89	0.80	2.26	82.22	236/375
Braintree	215673.58	120.78	0.48	73.22	26.78		3.02	80.53	247/375
Tendring	170425.38	123.27	0.58	79.65	20.35	3.10	5.33	80.22	249/375
Rochford	220357.91	117.14	0.51	71.90	28.10	0.10	2.45	79.78	253/375
Chelmsford	231291.92	110.93	0.61	71.56	28.44		0.39	79.41	256/375
Castle Point	195846.23	109.97	0.39	69.99	30.01		1.87	73.87	275/375
Uttlesford	295613.68	90.05	0.79	74.70	25.30	0.70	1.41	70.48	290/375
Colchester	183772.33	101.68	0.78	82.09	17.91		3.03		350/375
Epping Forest	349444.70	112.08	0.43	82.83	17.17		3.63		350/375
Essex	216141.45	111.93	0.53	75.17	24.83	0.43	2.43	73.44	40/49
East of England	213103.52	110.88	0.56	72.71	27.29	0.76	3.19	85.97	8/10
England & Wales Average	188252.85	113.31	0.47	68.29	31.71	0.59	4.18	100	

Source: Property Prices; Annual Survey of Hours and Earnings

Housing Indicators Summary

Looking at some of the indicators from the table we find that:

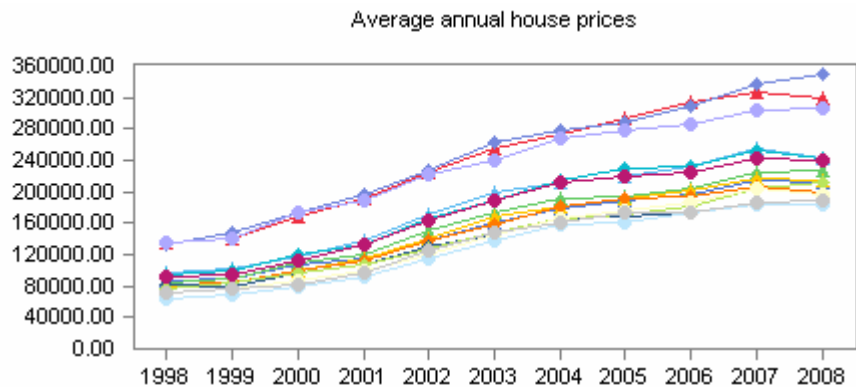
- The proportion of households that were owner occupied within Braintree was 73.22% in 2001. This places Braintree in the middle 20% of districts nationally. By comparison, the Essex figure was 75.17%, the East of England figure was 72.71% and the national figure was 68.29%.
- The proportion of households that were rented within Braintree was 26.78% in 2001. This places Braintree in the middle 20% of districts nationally. By comparison, the Essex figure was 24.83%, the East of England figure was 27.29% and the national figure was 31.71%.
- The proportion of total housing stock declared as non-decent in Braintree was 3.02% in 2006. This places Braintree in the middle 20% of districts nationally. By comparison, the Essex figure was 2.43%, the East of England figure was 3.19% and the national average was 4.18%.
- Braintree has seen an average growth in average house prices between 1999 and 2008 of 120.78%. This places the area in the middle 20% of districts nationally. By comparison, average prices changed nationally by 113.31%.

Source: Property Prices; Annual Survey of Hours and Earnings

Change In Average Annual House Prices

The chart shows how average house prices have changed over recent years, for districts in Essex.

For Braintree it shows that the average house price has increased from £84,019.00 to £226,453.41 between 1998 and 2008.



Source: Local Knowledge; Property prices, Land Registry
Notes: Reproduced under the terms of the Click-Use License.



Source: Property prices, Land Registry

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Nearest Neighbours

For the indicators in the spider chart shown earlier, the areas in the country with the most similar profiles are shown on the right. These are statistically the nearest neighbours to Braintree, with Bedford in Bedfordshire & Luton being the most similar on the housing indicators.

Rank	Place Name	Sub Region
1	Bedford	Bedfordshire & Luton
2	Tynedale	Northumberland
3	Maldon	Essex
4	Bath and North East Somerset	West of England
5	Shrewsbury and Atcham	Shropshire
6	Sutton	London South
7	Rochford	Essex
8	Havering	London East
9	Stratford-on-Avon	Coventry & Warwickshire
10	Macclesfield	Cheshire & Warrington

Source: Property Prices; Annual Survey of Hours and Earnings

Glossary of terms

Affordability Score	The ratio between average earnings and average house prices, indexed to the England and Wales average.
Average House Prices	The mean average house price over a 3 month period.
Change in average house prices	Percentage change in the mean average house prices.
Proportion of household spaces that are second/holiday homes	The proportion of households which were registered as second or holiday homes as at 31st March 2005 according to the Council Tax records at that time.
Proportion of houses sold	The proportion of all households which have been sold over the past three months.
Proportion of total dwelling stock which is unfit	The percentage of all properties (including local authority, registered social landlords, other public sector, owner occupied and privately rented dwellings), which is unfit. Unfitness is based on a government standard of housing including state of repair, facilities and services, thermal comfort.
Proportion of owner occupied households	The proportion of households in owner-occupied properties.
Proportion of rented households	The proportion of households in rented properties.

Data Sources and Definitions

Affordability Score	Property prices are an overall average of property prices covering detached; semi-detached; terraced and flats/maisonettes in a local authority area. The average house price is an average taken over four quarterly house price data releases. The earnings data is workplace based and taken from the Survey of Hours and Earnings. Calculated by taking the ratio of average house price in the area to average gross weekly earnings as a proportion of the same ratio in England & Wales. All areas are then ranked and the score for each area reversed such that the area with the largest index score is attributed the lowest, and vice versa. This calculation was performed so that the most affordable areas would have the highest affordability score.
Average House Prices	Prices are released by the Land Registry for overall average house prices every quarter.
Change in average house prices	The difference between average house prices in start quarter and latest quarterly data as a proportion of average house prices in the start year.
Proportion of household spaces that are second/holiday homes	Data is provided at district level by the source. Sub-regional values are a weighted aggregation of the district level values. Data is mainly based on Council Tax relief records.
Proportion of houses sold	Total house sales as a proportion of the total number of households.
Proportion of total dwelling stock which is unfit	Number of all properties deemed unfit as a proportion of the total number of properties.
Proportion of owner occupied households	Households in owner-occupied properties as a proportion of all households.

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Proportion of rented households

Households in rented properties as a proportion of all households.

Source: Local Knowledge; Land Registry; Annual Survey of Hours and Earnings; Dwelling Stock by Tenure and Condition in England; Census 2001 (ONS Crown Copyright).

We hope that you have found this report useful. If you would like a more comprehensive guide which benchmarks and analyses a specific area's performance, please contact us to discuss your requirements.

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Business and Enterprise
Skills and Qualifications
Labour Market

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Age
Ethnicity
Households
Migration and Change
Occupations
Prosperity
Deprivation
Health
Crime

Environment

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