

From:
To:
Subject: RE: House price to income ratio for small areas
Date: 08 July 2021 17:03:19
Attachments: [image001.png](#)

Hi Colin, thank you for your email, please see the following link for the most current small area estimates.

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/financialyearending2018>

Kind regards
Jeena

From: Colin Wilkinson
Sent: 08 July 2021 16:55
To: hie
Subject: FW: House price to income ratio for small areas

Hi,

I wonder if you can help regarding income data for small areas (see below).

Kind Regards

Colin

Colin Wilkinson MRTPI
Planit-X Town and Country Planning Services Ltd



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From: HPI
Sent: 08 July 2021 15:30
To: Colin Wilkinson
Subject: RE: House price to income ratio for small areas

Hi Colin

For your request on the local income data, I would suggest getting in contact with the Income team in ONS. Here is the contact email:

Hope that helps.

Kind regards
Paolo

Paolo Sidoli-Price |

From: Colin Wilkinson
Sent: 07 July 2021 12:02
To: HPI
Subject: RE: House price to income ratio for small areas

Thanks Paolo,

However, while the house price information for small areas is useful, I also need local income data (ideally lower quartile) in order to examine the house price to income ratio for small areas.

Kind Regards

Colin

Colin Wilkinson MRTPI
Planit-X Town and Country Planning Services Ltd



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From: HPI
Sent: 01 July 2021 11:17
To: Colin Wilkinson
Subject: RE: House price to income ratio for small areas

Hi Colin

Thank you for your enquiry.

Here is a link to our latest House Price statistics for small areas publication (year ending December 202) which might be of interest to you:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housepricestatisticsforsmallareas/latest>

Section 2 specifically looks at median price paid for houses in local areas.

Datasets 46 and 47 may also be of interest. You can find these datasets through here:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housepricestatisticsforsmallareas/yearendingdecember2020/relateddata>

Hope that helps.

Thanks
Paolo

From: Colin Wilkinson
Sent: 24 June 2021 15:54

To: HPI

Subject: House price to income ratio for small areas

Hi,

I wonder if someone can help me on the above subject?

Government is introducing 'First Homes'- a specific kind of discounted market sale housing <https://www.gov.uk/guidance/first-homes>

To qualify as a First Home, a property must be sold at least 30% below the open market value. However, the First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this.

In order to qualify as a First Home, the initial sale of the home cannot be at a price greater than £250,000 (or £420,000 in Greater London) after the discount has been applied. However, the First Homes Written Ministerial Statement of 24 May 2021 also gives local authorities and neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. Any local price caps should be determined with regard to local income levels, related to local house prices and mortgage requirements.

Neighbourhood plans operate at a small area- commonly parish level. Unfortunately, I cannot find any up-to-date house price or income data at a level below local authority. I wonder whether you can point me in the right direction?

Kind Regards

Colin

Colin Wilkinson MRTPI

Planit-X Town and Country Planning Services Ltd



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