

Appeal by BAA Ltd and Stansted Airport Ltd following the refusal by Uttlesford District Council of planning application UTT/0717/06/FUL

Proof of Evidence on behalf of Stop Stansted Expansion

Economic Impacts Housing Market

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1 INTRODUCTION

1.1 Personal details

- 1.1.1 My name is Ken McDonald and I appear at the Public Inquiry on behalf of Stop Stansted Expansion ('SSE') of which I am a member.

1.2 Qualifications and experience

- 1.2.1 I am a Fellow of the Institute of Chartered Accountants in England and Wales. I have lived in Stansted Mountfitchet for 26 years.
- 1.2.2 I was Financial Director of medium-sized businesses for over twenty years, and for much of that time also served as Company Secretary. Within those roles I regularly prepared or analysed statutory and management accounts, business forecasts, budgets and legal documents. I retired in 2002 and since then have been heavily engaged in various aspects of the Stop Stansted Expansion campaign. For the past two years I have monitored local house price statistics.

2 SCOPE OF EVIDENCE

2.1 Core evidence

- 2.1.1 My evidence is founded on the arguments set out in Chapter 7 (para 7.7) of Volume 1 of SSE's submission to UDC, July 2006 [CD/201] addressing the information provided by BAA in Volume 5 of its Environmental Statement [CD/8] and in para 3.3 of Volume 3 of SSE's submission to UDC, November 2006 [CD/203] commenting on BAA's response to UDC's request for an appraisal of the effect of the development on the local housing market.

2.2 New evidence

- 2.2.1 Data provided in CD/201 has been updated and expanded and is now superseded by Annex A. In particular this includes more recent information from the Land Registry and more thoroughly examines the underlying factors.

3 CHANGES IN VALUE OF THE LOCAL HOUSING MARKET

3.1 Assessment of the loss of market value

- 3.1.1 The combined market value of the 28,000 homes¹ in Uttlesford has declined by £1bn relative to prices in Essex as a whole since the summer of 2002 when the Government first announced proposals for the expansion of Stansted Airport.² This measurement is calculated and tested in Annex A. It is based on a comparison of price movements in Uttlesford and Essex. Although average house

¹ Annex A, Table 21.

² Annex A, Tables 2 and 22.

prices in Uttlesford have risen in absolute terms, those rises have been significantly less than seen generally in Essex.

- 3.1.2 The degree of impact has varied across the four basic categories of domestic property. Across Uttlesford more expensive homes have generally fared worst, with detached properties losing 13% of their value, semi-detached 11%, terraced 8% and flats/maisonettes 5% compared with their Essex counterparts³.
- 3.1.3 £700m⁴ of the loss has arisen in respect of around 15,000 homes in the southern half of Uttlesford, the area which surrounds Stansted Airport. Here, detached homes (which constituted 47% of the housing stock of this area in 2001⁵) have lost 17% in value; semi-detached (31% of the stock) 11%; and terraced (14% of the stock) 9%.
- 3.1.4 Conversely, the average price of flats and maisonettes, which constituted only 8% of southern Uttlesford housing stock in 2001, rose 5% relative to their Essex counterparts⁶. A similar picture emerges from a review of postcode CM23 5.⁷ This postcode, the closest area to the airport outside Uttlesford, mainly comprises the eastern side of Bishop's Stortford but also includes Birchanger, part of Uttlesford. Here, the increase in prices of both terraced houses and flats exceeded their Essex counterparts, whilst detached house price rises were well below Essex.

3.2 Basis of measurement

- 3.2.1 Until July 2002, when the Government first announced proposals for the expansion of Stansted Airport, the relationship between house prices in Uttlesford and in Essex as a whole had been relatively stable. This is demonstrated in Annex A, Table 25 and Chart 1. Average house prices at June 2002 have been taken as a base for comparison with later prices.
- 3.2.2 The quantity and average price of property sales has been taken from quarterly figures published by the Land Registry⁸. Comparison is made between figures for the four quarters ended 30 June 2002 and the four quarters ended 31 December 2006, the most recent period for which figures are available. A period of four quarters, rather than just one quarter, was chosen to ensure adequate sample sizes. Comparison is made for each of the four categories of property - detached, semi-detached, terraced and flat/maisonette.
- 3.2.3 The June 2002 average price has been escalated at the rate of price increase achieved in Essex for the corresponding category to arrive at a 'benchmark' average price for each property category. The actual average price is then compared with the benchmark price to ascertain the shortfall (or gain) for an average property in each category.
- 3.2.4 To estimate the total impact for Uttlesford, the shortfall for each category has been multiplied by the housing stock (the number of properties) for that category. Results for the four categories were then added together to give an overall picture.

³ Annex A, Table 2.

⁴ Annex A, Table 3.

⁵ Annex A, Table 21 – from 2001 Census data.

⁶ Annex A, Table 3.

⁷ Annex A, Table 20.

⁸ www.landregistry.gov.uk/propertyprice/interactive/ppr_ualbs.asp.

- 3.2.5 The housing stock numbers have been taken from analysis by the Office of National Statistics ('ONS') of the 2001 Census⁹. No attempt has been made to update these quantities for new buildings.
- 3.2.6 In order to identify the differing impacts on southern and northern Uttlesford, the analysis of property sales was taken for southern Uttlesford as postcode areas CM6, CM22, CM24 and CM23 1, and for northern Uttlesford as CB10 and CB11¹⁰. The analysis of housing stock took ONS areas Uttlesford 001 to 004 to represent northern Uttlesford and areas Uttlesford 005 to 009 to represent southern Uttlesford¹¹.
- 3.2.7 Boundaries are not always consistent between the Land Registry and ONS or between postcodes and the Uttlesford District boundary, but the variations are minor and do not significantly affect the results.
- 3.2.8 The results achieved by comparing periods of 12 months were tested by conducting a similar exercise comparing Uttlesford and Essex prices for 24-month periods¹². Results were not dissimilar, with an overall difference of less than 10%.
- 3.2.9 There is support for this basis of assessing loss of market value in BAA's Home Owner Support Scheme¹³ and Home Value Guarantee Scheme¹⁴, where qualifying properties are revalued on the basis of movement in average Essex prices since June 2002 (using the average of all Essex properties and just one quarter).

3.3 Possible causes of loss of market value

- 3.3.1 The timing of the market decline and its increased severity close to the airport leave little doubt that the prime cause is the reaction of buyers and sellers to airport expansion. There has been no other significant factor that would single out this District.
- 3.3.2 The airport handled 5 million passengers in 1997, 16 million in 2002 and 23 million in 2006.
- 3.3.3 It might be argued that the market shift over the last few years was induced by either the actual consequences of planning permissions (8mppa granted in 1985, 15mppa granted in 1999 and 25mppa granted in 2003) or by the threat of what might come with full use of the single runway or even a second runway. In reality, it is likely to be the cumulative effect of all these. But at some point the airport must be called to account. An analogy might be drawn with smoking as a cause of premature death – the argument that “one more cigarette won't kill you” is hardly a sound defence.

⁹ [Hhttp://neighbourhood.statistics.gov.uk](http://neighbourhood.statistics.gov.uk)H.

¹⁰ Annex A, Map 1.

¹¹ Annex A, Map 2.

¹² Annex A, Table 22.

¹³ Home Owner Support Scheme, BAA Stansted, Sep 2004 – see: www.baa.com/stanstedhomeowner.

¹⁴ Home Value Guarantee Scheme, BAA Stansted, Feb 2004 – see: www.baa.com/stanstedhomeowner.

3.4 Failure by BAA to recognise the loss of market value

- 3.4.1 Within its economic assessment¹⁵ BAA has failed to recognise the community's substantial loss of asset value.
- 3.4.2 BAA has failed to offer compensation to the vast majority of home owners who have suffered from this blight.

4 CONCLUSIONS

- 4.1.1 Homeowners of Uttlesford, especially in the southern half of the District, have seen their principal asset, their home, significantly devalued since 2002. In total the devaluation amounts to more than £1 billion.
- 4.1.2 The loss of asset value has crystallised only in the case of those who have left the area, died or been a party to a divorce or a similar asset separation procedure. Further losses will be realised by current residents unless the threat of expansion and consequent blight are lifted. Conversely, a recovery in property values might be expected if the threat of expansion beyond 25mppa were to be reduced or removed.
- 4.1.3 BAA's economic assessment fails to recognise the community's loss of asset value.
- 4.1.4 BAA has failed to offer compensation to the vast majority of home owners who have suffered from this blight.
- 4.1.5 The significant relative fall in house prices, particularly in the southern part of Uttlesford, might be viewed as an indicator of a decline in the quality of life of the area – a decline that has already started but which this Inquiry has the power to reverse.

¹⁵ BAA Environmental Statement, Volume 5 [CD/8].

Housing Market Proof of Evidence - Annex A

Table 1: Index to tables, charts & maps with description of data flow

Table No	Description
2	Evaluation of total Uttlesford loss - from Tables 5, 6 and 21
3	Evaluation of southern Uttlesford loss - from Tables 5, 7 and 21
4	Evaluation of northern Uttlesford loss - from Tables 5, 8 and 21
5	Data for Essex - used in Tables 2, 3, 4 and 23
6	Data for Uttlesford - used in Tables 2 and 24
7	Collation of data for southern Uttlesford - from Tables 9 to 15; used in Table 3
8	Collation of data for northern Uttlesford - from Tables 16 to 19; used in Table 4
9	Data for CM6 1 - used in Table 7
10	Data for CM6 2 - used in Table 7
11	Data for CM6 3 - used in Table 7
12	Data for CM22 6 - used in Table 7
13	Data for CM22 7 - used in Table 7
14	Data for CM23 1 - used in Table 7
15	Data for CM24 8 - used in Table 7
16	Data for CB10 1 - used in Table 8
17	Data for CB10 2 - used in Table 8
18	Data for CB11 3 - used in Table 8
19	Data for CB11 4 - used in Table 8
20	Data for CM23 5 Standalone data re eastern Bishop's Stortford & Birchanger
21	Housing stock in 2001 - used in Tables 2, 3, 4 and 22
22	Test of Uttlesford for 24 month periods - from Tables 23, 24 and 21
23	24 month data for Essex - used in Table 22
24	24 month data for Uttlesford - used in Table 22
25	Relationship between Uttlesford and Essex prices 1997 to 2006 - from Table 26
26	Relationship between Uttlesford and Essex quarterly prices - from Tables 27 and 28
27	Essex average sales prices by quarter 1997 to 2006, used for Table 26
28	Uttlesford average sales prices by quarter 1997 to 2006, used for Table 26
29	Number of property sales by quarter 1997 to 2006 - Essex. For information.
30	Number of property sales by quarter 1997 to 2006 - Uttlesford. For information.
Map 1	Postcode split between southern and northern Uttlesford property sales (re Tables 3 & 4)
Map 2	Output Areas split between southern and northern Uttlesford housing stock (re Table 21)
Chart 1	Relationship between Uttlesford to Essex average prices 1997 to 2006 - from Table 25
Notes	
1	Sales and price data is sourced from Land Registry website as at 31 March 2007: www.landregistry.gov.uk/propertyprice/interactive/ppr_ualbs.asp
2	Household numbers in Table 21 are taken from http://neighbourhood.statistics.gov.uk

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Table 2: Evaluation of loss for total Uttlesford

Total Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
For information - change in average sales prices for Uttlesford from 2001/2002 to 2006	35%	45%	52%	69%	41%
[a] Change in average sales prices for Essex from 2001/2002 to 2006	55%	62%	65%	78%	58%
[b] Uttlesford average sales prices in 2001/2002	£293,904	£168,931	£133,479	£87,068	£204,670
[c] Benchmark average sales prices for 2006, with same growth as Essex = [a] x [b]	£455,834	£273,360	£220,766	£155,359	£323,564
[d] Actual average sales prices 2006	£396,159	£244,361	£203,353	£146,908	£287,739
[e] Shortfall or (gain) per property against benchmark = [c] - [d]	£59,676	£28,999	£17,413	£8,451	£35,824
[f] Quantity of housing stock per 2001 Census [Table 21]	12,226	8,881	4,505	2,777	28,389
[g] Benchmark value of housing stock = [f] x [c] Overall = sum of 4 property categories	£5,573,029,939	£2,427,708,578	£994,550,544	£431,432,261	£9,426,721,321
[h] Actual value of housing stock = [f] x [d] Overall = sum of 4 property categories	£4,843,436,672	£2,170,170,860	£916,106,890	£407,964,424	£8,337,678,845
[i] Loss of market value relative to Essex = [g] - [h] Overall = sum of 4 property categories	£729,593,267	£257,537,718	£78,443,654	£23,467,837	£1,089,042,476
[j] Shortfall as a percentage of benchmark = [i] / [g]	13%	11%	8%	5%	12%
Test against separate evaluations for southern & northern Uttlesford:					
S Uttlesford	£549,544,049	£133,961,513	£40,834,966	-£8,602,385	£715,738,143
N Uttlesford	£168,862,587	£120,204,084	£29,760,887	£33,484,562	£352,312,120
Total	£718,406,636	£254,165,598	£70,595,853	£24,882,177	£1,068,050,263

Memo only: total devaluation if it were based on overall averages	£1,017,013,530
The overall average method is distorted by differing sales turnover frequency rates for each category of property. To illustrate this, below are the rates for Uttlesford sales in 2006, expressed in years and calculated by dividing 2001 housing stock by 2006 sales quantity	
16.5	18.6
12.3	13.5

Housing Market Proof of Evidence - Annex A

Table 3: Evaluation of loss for southern Uttlesford

Southern Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
For information - change in average sales prices for southern Uttlesford from 2001/2002 to 2006	28%	44%	51%	87%	33%
[a] Change in average sales prices for Essex from 2001/2002 to 2006	55%	62%	65%	78%	58%
[b] Southern Uttlesford average sales prices in 2001/2002	£299,027	£167,441	£135,778	£80,709	£217,997
[c] Benchmark average sales prices for 2006, with same growth as Essex = [a] x [b]	£463,779	£270,950	£224,568	£144,012	£344,632
[d] Actual southern Uttlesford average prices 2006	£383,973	£241,726	£204,590	£150,722	£289,075
[e] Shortfall or (gain) per property against benchmark = [c] - [d]	£79,806	£29,224	£19,978	-£6,710	£55,557
[f] Quantity of housing stock per 2001 Census [Table 21]	6,886	4,584	2,044	1,282	14,796
[g] Benchmark value of housing stock = [f] x [c] Overall = sum of 4 property categories	£3,193,581,855	£1,242,032,934	£459,016,461	£184,623,159	£5,079,254,408
[h] Actual value of housing stock = [f] x [d] Overall = sum of 4 property categories	£2,644,037,806	£1,108,071,421	£418,181,495	£193,225,544	£4,363,516,265
[i] Loss of market value relative to Essex = [g] - [h] Overall = sum of 4 property categories	£549,544,049	£133,961,513	£40,834,966	-£8,602,385	£715,738,143
[j] Shortfall as a percentage of benchmark = [i] / [g]	17%	11%	9%	-5%	14%

Memo only: total devaluation if it were based on overall averages	£822,021,920
The overall average method is distorted by differing sales turnover frequency rates for each category of property. To illustrate this, below are the rates for S. Uttlesford sales in 2006, expressed in years and calculated by dividing 2001 housing stock by 2006 sales	
14.3	15.2
10.3	12.1

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Table 4: Evaluation of loss for northern Uttlesford

Northern Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
For information - change in average sales prices for northern Uttlesford from 2001/2002 to 2006	44%	45%	56%	53%	51%
[a] Change in average sales prices for Essex from 2001/2002 to 2006	55%	62%	65%	78%	58%
[b] Northern Uttlesford average sales prices in 2001/2002	£289,164	£169,890	£130,807	£89,728	£187,480
[c] Benchmark average sales prices for 2006, with same growth as Essex = [a] x [b]	£448,483	£274,913	£216,346	£160,104	£296,387
[d] Actual Northern Uttlesford average prices 2006	£416,861	£246,939	£204,253	£137,707	£283,262
[e] Shortfall or (gain) per property against benchmark = [c] - [d]	£31,622	£27,974	£12,093	£22,398	£13,125
[f] Quantity of housing stock per 2001 Census [Table 21]	5,340	4,297	2,461	1,495	13,593
[g] Benchmark value of housing stock = [f] x [c] Overall = sum of 4 property categories	£2,394,899,277	£1,181,300,550	£532,428,721	£239,355,881	£4,347,984,429
[h] Actual value of housing stock = [f] x [d] Overall = sum of 4 property categories	£2,226,036,690	£1,061,096,466	£502,667,834	£205,871,319	£3,995,672,309
[i] Loss of market value relative to Essex = [g] - [h] Overall = sum of 4 property categories	£168,862,587	£120,204,084	£29,760,887	£33,484,562	£352,312,120
[j] Shortfall as a percentage of benchmark = [i] / [g]	7%	10%	6%	14%	8%

Memo only: total devaluation if it were based on overall averages	£178,413,634
The overall average method is distorted by differing sales turnover frequency rates for each category of property. To illustrate this, below are the rates for N. Uttlesford sales in 2006, expressed in years and calculated by dividing 2001 housing stock by 2006 sales	
22.8	24.6
14.8	18.5

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Table 5: Essex data from www.landregistry.gov.uk as at 31 March 2007

Essex	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	3,286	2,921	2,453	1,560	10,220
2001 Qtr 4	2,867	2,610	2,252	1,488	9,217
2002 Qtr 1	2,157	2,152	1,813	1,203	7,325
2002 Qtr 2	2,983	2,796	2,293	1,556	9,628
2001/02	11,293	10,479	8,811	5,807	36,390
2006 Qtr 1	1,911	1,970	1,702	1,284	6,867
2006 Qtr 2	2,409	2,465	2,059	1,666	8,599
2006 Qtr 3	2,904	2,866	2,232	1,663	9,665
2006 Qtr 4	2,335	2,310	1,889	1,423	7,957
2006 Total	9,559	9,611	7,882	6,036	33,088
Average sale price £					
2001 Qtr 3	206,256	122,898	97,522	76,605	136,542
2001 Qtr 4	205,067	124,864	102,327	77,278	136,622
2002 Qtr 1	214,445	127,529	105,651	83,394	140,459
2002 Qtr 2	226,657	138,304	113,375	89,819	151,905
2001/02	212,907	128,449	104,548	81,725	141,415
2006 Qtr 1	319,700	200,412	165,553	139,505	213,580
2006 Qtr 2	323,026	206,457	171,454	148,282	219,461
2006 Qtr 3	335,844	212,073	176,105	146,640	229,696
2006 Qtr 4	339,220	210,456	177,378	147,695	229,165
2006 Total	330,211	207,854	172,917	145,824	223,564
Increase	55%	62%	65%	78%	58%
Workings - Gross Turnover £					
2001 Qtr 3	677,757,216	358,985,058	239,221,466	119,503,800	1,395,459,240
2001 Qtr 4	587,927,089	325,895,040	230,440,404	114,989,664	1,259,244,974
2002 Qtr 1	462,557,865	274,442,408	191,545,263	100,322,982	1,028,862,175
2002 Qtr 2	676,117,831	386,697,984	259,968,875	139,758,364	1,462,541,340
2001/02	2,404,360,001	1,346,020,490	921,176,008	474,574,810	5,146,107,729
2006 Qtr 1	610,946,700	394,811,640	281,771,206	179,124,420	1,466,653,860
2006 Qtr 2	778,169,634	508,916,505	353,023,786	247,037,812	1,887,145,139
2006 Qtr 3	975,290,976	607,801,218	393,066,360	243,862,320	2,220,011,840
2006 Qtr 4	792,078,700	486,153,360	335,067,042	210,169,985	1,823,465,905
2006 Total	3,156,486,010	1,997,682,723	1,362,928,394	880,194,537	7,397,276,744

Housing Market Proof of Evidence - Annex A

Table 6: Uttlesford data from www.landregistry.gov.uk as at 31 March 2007

Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	210	139	99	54	502
2001 Qtr 4	202	118	101	51	472
2002 Qtr 1	126	82	79	42	329
2002 Qtr 2	192	115	81	51	439
2001/02	730	454	360	198	1,742
2006 Qtr 1	138	93	74	51	356
2006 Qtr 2	194	110	102	53	459
2006 Qtr 3	230	160	98	49	537
2006 Qtr 4	180	114	92	52	438
2006 Total	742	477	366	205	1,790
Average sale price £					
2001 Qtr 3	304,324	163,166	125,416	81,720	206,010
2001 Qtr 4	266,447	158,033	135,667	79,942	191,206
2002 Qtr 1	305,218	174,262	136,580	95,960	205,371
2002 Qtr 2	303,970	183,279	137,581	92,535	217,090
2001/02	293,904	168,931	133,479	87,068	204,670
2006 Qtr 1	351,722	233,271	198,624	138,600	258,423
2006 Qtr 2	389,036	235,476	212,725	146,375	285,035
2006 Qtr 3	411,748	244,742	203,974	154,608	300,607
2006 Qtr 4	417,984	261,447	196,106	148,345	298,625
2006 Total	396,159	244,361	203,353	146,908	287,739
Increase	35%	45%	52%	69%	41%
Workings - Gross Turnover £					
2001 Qtr 3	63,908,040	22,680,074	12,416,184	4,412,880	103,417,020
2001 Qtr 4	53,822,294	18,647,894	13,702,367	4,077,042	90,249,232
2002 Qtr 1	38,457,468	14,289,484	10,789,820	4,030,320	67,567,059
2002 Qtr 2	58,362,240	21,077,085	11,144,061	4,719,285	95,302,510
2001/02	214,550,042	76,694,537	48,052,432	17,239,527	356,535,821
2006 Qtr 1	48,537,636	21,694,203	14,698,176	7,068,600	91,998,588
2006 Qtr 2	75,472,984	25,902,360	21,697,950	7,757,875	130,831,065
2006 Qtr 3	94,702,040	39,158,720	19,989,452	7,575,792	161,425,959
2006 Qtr 4	75,237,120	29,804,958	18,041,752	7,713,940	130,797,750
2006 Total	293,949,780	116,560,241	74,427,330	30,116,207	515,053,362

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Table 7: Southern Uttlesford - collation of results from Tables 9 to 15

Southern Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales 2001/2002					
CM6 1	135	49	36	43	263
CM6 2	61	36	21	3	121
CM6 3	78	36	28	-	142
CM22 6	61	42	15	-	118
CM22 7	63	18	20	-	101
CM23 1	14	10	-	-	24
CM24 8	42	56	62	22	182
2001/02	454	247	182	68	951
Number of sales 2006					
CM6 1	116	61	50	59	286
CM6 2	58	35	26	4	123
CM6 3	102	54	32	8	196
CM22 6	95	59	26	3	183
CM22 7	62	39	14	-	115
CM23 1	8	5	-	-	13
CM24 8	40	48	50	32	170
2006 Total	481	301	198	106	1,086
Average sale prices £ - Calculated as Gross Turnover / Number of Sales					
2001/02	299,027	167,441	135,778	80,709	217,997
2006 Total	383,973	241,726	204,590	150,722	289,075
Increase	28%	44%	51%	87%	33%
Workings - £ Gross Turnover 2001/2002					
CM6 1	36,127,848	7,368,480	4,737,180	3,063,970	51,297,329
CM6 2	16,793,885	5,521,492	3,422,074	330,498	26,067,891
CM6 3	27,489,346	5,798,419	4,473,826	-	37,761,530
CM22 6	17,305,768	6,517,278	1,831,648	-	25,654,641
CM22 7	21,314,848	3,720,445	2,780,639	-	27,815,896
CM23 1	4,632,994	2,510,898	-	-	7,143,886
CM24 8	12,093,378	9,920,971	7,466,159	2,093,739	31,574,176
2001/02	135,758,067	41,357,983	24,711,526	5,488,207	207,315,349
Workings - £ Gross Turnover 2006					
CM6 1	41,913,854	14,749,619	9,658,915	9,073,404	75,395,666
CM6 2	20,237,487	8,656,691	5,663,174	452,500	35,009,764
CM6 3	43,803,414	13,554,113	7,607,636	1,571,648	66,536,721
CM22 6	34,866,750	14,506,798	5,230,968	360,000	54,964,447
CM22 7	26,907,053	9,953,137	3,080,920	-	39,941,073
CM23 1	3,341,500	973,500	-	-	4,315,000
CM24 8	13,620,936	10,365,631	9,267,162	4,518,975	37,772,628
2006 Total	184,690,994	72,759,489	40,508,775	15,976,527	313,935,299

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Table 8: Northern Uttlesford - collation of results from Tables 16 to 19

Northern Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales 2001/2002					
CB10 1	46	29	42	27	144
CB10 2	60	58	40	12	170
CB11 3	58	62	56	34	210
CB11 4	65	50	30	32	177
2001/02	229	199	168	105	701
Number of sales 2006					
CB10 1	40	20	41	-	101
CB10 2	62	50	30	6	148
CB11 3	61	64	60	40	225
CB11 4	71	41	35	35	182
2006 Total	234	175	166	81	656
Average sale prices £ - Calculated as Gross Turnover / Number of Sales					
2001/02	289,164	169,890	130,807	89,728	187,480
2006 Total	416,861	246,939	204,253	137,707	283,262
Increase	44%	45%	56%	53%	51%
Workings - £ Gross Turnover 2001/2002					
CB10 1	12,824,218	4,990,767	6,050,747	2,812,142	26,677,832
CB10 2	17,539,828	9,313,705	4,223,863	887,441	31,964,726
CB11 3	16,101,195	11,360,135	8,672,016	3,416,995	39,550,232
CB11 4	19,753,396	8,143,591	3,028,934	2,304,826	33,230,638
2001/02	66,218,637	33,808,198	21,975,560	9,421,404	131,423,428
Workings - £ Gross Turnover 2006					
CB10 1	16,558,033	5,482,985	8,950,434	-	30,991,379
CB10 2	24,982,359	10,859,293	5,245,660	691,497	41,778,723
CB11 3	23,879,869	17,143,961	13,224,595	6,453,286	60,701,584
CB11 4	32,125,167	9,728,069	6,485,390	4,009,449	52,347,989
2006 Total	97,545,428	43,214,308	33,906,079	11,154,232	185,819,675

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Table 9: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM6 1	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	41	20	9	10	80
2001 Qtr 4	32	10	7	13	62
2002 Qtr 1	23	8	8	11	50
2002 Qtr 2	39	11	12	9	71
2001/02	135	49	36	43	263
2006 Qtr 1	26	10	16	22	74
2006 Qtr 2	32	11	13	15	71
2006 Qtr 3	32	24	8	12	76
2006 Qtr 4	26	16	13	10	65
2006 Total	116	61	50	59	286
Average sale price £					
2001 Qtr 3	271,493	144,822	108,888	66,939	195,962
2001 Qtr 4	254,551	135,025	98,992	66,442	178,267
2002 Qtr 1	257,790	182,618	160,093	79,626	190,934
2002 Qtr 2	280,047	150,986	148,625	72,772	211,565
2001/02	267,614	150,377	131,588	71,255	195,047
2006 Qtr 1	333,096	242,835	183,028	147,617	233,309
2006 Qtr 2	318,553	228,263	194,996	156,966	247,803
2006 Qtr 3	394,273	232,893	194,300	164,320	285,952
2006 Qtr 4	401,651	263,809	203,163	149,950	289,299
2006 Total	361,326	241,797	193,178	153,787	263,621
Increase	35%	61%	47%	116%	35%
Workings - Gross Turnover £					
2001 Qtr 3	11,131,213	2,896,440	979,992	669,390	15,676,960
2001 Qtr 4	8,145,632	1,350,250	692,944	863,746	11,052,554
2002 Qtr 1	5,929,170	1,460,944	1,280,744	875,886	9,546,700
2002 Qtr 2	10,921,833	1,660,846	1,783,500	654,948	15,021,115
2001/02	36,127,848	7,368,480	4,737,180	3,063,970	51,297,329
2006 Qtr 1	8,660,496	2,428,350	2,928,448	3,247,574	17,264,866
2006 Qtr 2	10,193,696	2,510,893	2,534,948	2,354,490	17,594,013
2006 Qtr 3	12,616,736	5,589,432	1,554,400	1,971,840	21,732,352
2006 Qtr 4	10,442,926	4,220,944	2,641,119	1,499,500	18,804,435
2006 Total	41,913,854	14,749,619	9,658,915	9,073,404	75,395,666

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Table 10: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM6 2	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	19	5	3	0	27
2001 Qtr 4	28	14	6	0	48
2002 Qtr 1	6	10	7	0	23
2002 Qtr 2	8	7	5	3	23
2001/02	61	36	21	3	121
2006 Qtr 1	12	11	3	0	26
2006 Qtr 2	15	10	10	4	39
2006 Qtr 3	12	7	5	0	24
2006 Qtr 4	19	7	8	0	34
2006 Total	58	35	26	4	123
Average sale price £					
2001 Qtr 3	237,111	143,000	128,483	-	207,613
2001 Qtr 4	271,601	141,382	145,397	-	217,844
2002 Qtr 1	390,158	158,820	186,749	-	227,669
2002 Qtr 2	292,875	176,992	171,400	110,166	207,367
2001/02	275,310	153,375	162,956	110,166	215,437
2006 Qtr 1	331,554	218,363	197,458	-	268,192
2006 Qtr 2	346,466	252,710	235,600	113,125	270,066
2006 Qtr 3	361,316	264,014	210,200	-	301,453
2006 Qtr 4	354,003	268,500	207,975	-	302,039
2006 Total	348,922	247,334	217,814	113,125	284,632
Increase	27%	61%	34%	3%	32%
Workings - Gross Turnover £					
2001 Qtr 3	4,505,109	715,000	385,449	-	5,605,551
2001 Qtr 4	7,604,828	1,979,348	872,382	-	10,456,512
2002 Qtr 1	2,340,948	1,588,200	1,307,243	-	5,236,387
2002 Qtr 2	2,343,000	1,238,944	857,000	330,498	4,769,441
2001/02	16,793,885	5,521,492	3,422,074	330,498	26,067,891
2006 Qtr 1	3,978,648	2,401,993	592,374	-	6,972,992
2006 Qtr 2	5,196,990	2,527,100	2,356,000	452,500	10,532,574
2006 Qtr 3	4,335,792	1,848,098	1,051,000	-	7,234,872
2006 Qtr 4	6,726,057	1,879,500	1,663,800	-	10,269,326
2006 Total	20,237,487	8,656,691	5,663,174	452,500	35,009,764

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Table 11: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM6 3	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	15	10	9	0	34
2001 Qtr 4	20	11	11	0	42
2002 Qtr 1	14	8	3	0	25
2002 Qtr 2	29	7	5	0	41
2001/02	78	36	28	-	142
2006 Qtr 1	21	9	6	0	36
2006 Qtr 2	37	15	7	0	59
2006 Qtr 3	30	17	8	4	59
2006 Qtr 4	14	13	11	4	42
2006 Total	102	54	32	8	196
Average sale price £					
2001 Qtr 3	382,799	169,098	145,140	-	257,036
2001 Qtr 4	301,974	158,725	180,657	-	232,682
2002 Qtr 1	440,535	157,500	133,098	-	313,071
2002 Qtr 2	328,979	157,352	156,209	-	278,607
2001/02	352,428	161,067	159,780	#DIV/0!	265,926
2006 Qtr 1	357,361	263,221	259,730	-	317,554
2006 Qtr 2	437,477	241,235	224,419	-	362,306
2006 Qtr 3	463,173	234,569	227,842	221,750	349,027
2006 Qtr 4	444,071	275,302	241,417	171,162	312,765
2006 Total	429,445	251,002	237,739	196,456	339,473
Increase	22%	56%	49%	#DIV/0!	28%
Workings - Gross Turnover £					
2001 Qtr 3	5,741,985	1,690,980	1,306,260	-	8,739,224
2001 Qtr 4	6,039,480	1,745,975	1,987,227	-	9,772,644
2002 Qtr 1	6,167,490	1,260,000	399,294	-	7,826,775
2002 Qtr 2	9,540,391	1,101,464	781,045	-	11,422,887
2001/02	27,489,346	5,798,419	4,473,826	-	37,761,530
2006 Qtr 1	7,504,581	2,368,989	1,558,380	-	11,431,944
2006 Qtr 2	16,186,649	3,618,525	1,570,933	-	21,376,054
2006 Qtr 3	13,895,190	3,987,673	1,822,736	887,000	20,592,593
2006 Qtr 4	6,216,994	3,578,926	2,655,587	684,648	13,136,130
2006 Total	43,803,414	13,554,113	7,607,636	1,571,648	66,536,721

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Table 12: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM22 6	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	17	15	4	0	36
2001 Qtr 4	18	9	6	0	33
2002 Qtr 1	10	6	5	0	21
2002 Qtr 2	16	12	0	0	28
2001/02	61	42	15	-	118
2006 Qtr 1	11	10	0	0	21
2006 Qtr 2	19	13	10	0	42
2006 Qtr 3	34	21	10	0	65
2006 Qtr 4	31	15	6	3	55
2006 Total	95	59	26	3	183
Average sale price £					
2001 Qtr 3	314,552	140,760	119,250	-	220,438
2001 Qtr 4	252,902	150,438	133,283	-	203,208
2002 Qtr 1	253,170	144,416	110,990	-	188,245
2002 Qtr 2	304,653	182,120	-	-	252,138
2001/02	283,701	155,173	122,110	#DIV/0!	217,412
2006 Qtr 1	367,454	237,350	-	-	305,499
2006 Qtr 2	338,641	240,422	232,297	-	282,919
2006 Qtr 3	371,192	242,882	196,550	-	302,870
2006 Qtr 4	379,679	260,486	157,083	120,000	308,724
2006 Total	367,018	245,878	201,191	120,000	300,352
Increase	29%	58%	65%	#DIV/0!	38%
Workings - Gross Turnover £					
2001 Qtr 3	5,347,384	2,111,400	477,000	-	7,935,768
2001 Qtr 4	4,552,236	1,353,942	799,698	-	6,705,864
2002 Qtr 1	2,531,700	866,496	554,950	-	3,953,145
2002 Qtr 2	4,874,448	2,185,440	-	-	7,059,864
2001/02	17,305,768	6,517,278	1,831,648	-	25,654,641
2006 Qtr 1	4,041,994	2,373,500	-	-	6,415,479
2006 Qtr 2	6,434,179	3,125,486	2,322,970	-	11,882,598
2006 Qtr 3	12,620,528	5,100,522	1,965,500	-	19,686,550
2006 Qtr 4	11,770,049	3,907,290	942,498	360,000	16,979,820
2006 Total	34,866,750	14,506,798	5,230,968	360,000	54,964,447

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Table 13: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM22 7	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	9	7	7	-	23
2001 Qtr 4	20	6	6	-	32
2002 Qtr 1	10	-	3	-	13
2002 Qtr 2	24	5	4	-	33
2001/02	63	18	20	-	101
2006 Qtr 1	16	10	6	-	32
2006 Qtr 2	17	9	-	-	26
2006 Qtr 3	11	11	4	-	26
2006 Qtr 4	18	9	4	-	31
2006 Total	62	39	14	-	115
Average sale price £					
2001 Qtr 3	386,438	190,571	126,707	-	247,777
2001 Qtr 4	310,197	212,333	171,325	-	265,809
2002 Qtr 1	357,799	-	109,000	-	300,383
2002 Qtr 2	335,624	222,490	134,685	-	294,126
2001/02	338,331	206,691	139,032	#DIV/0!	275,405
2006 Qtr 1	351,121	257,500	262,166	-	305,185
2006 Qtr 2	477,176	227,666	-	-	390,807
2006 Qtr 3	462,681	292,563	182,000	-	347,526
2006 Qtr 4	449,313	234,550	194,981	-	354,145
2006 Total	433,985	255,209	220,066	#DIV/0!	347,314
Increase	28%	23%	58%	#DIV/0!	26%
Workings - Gross Turnover £					
2001 Qtr 3	3,477,942	1,333,997	886,949	-	5,698,871
2001 Qtr 4	6,203,940	1,273,998	1,027,950	-	8,505,888
2002 Qtr 1	3,577,990	-	327,000	-	3,904,979
2002 Qtr 2	8,054,976	1,112,450	538,740	-	9,706,158
2001/02	21,314,848	3,720,445	2,780,639	-	27,815,896
2006 Qtr 1	5,617,936	2,575,000	1,572,996	-	9,765,920
2006 Qtr 2	8,111,992	2,048,994	-	-	10,160,982
2006 Qtr 3	5,089,491	3,218,193	728,000	-	9,035,676
2006 Qtr 4	8,087,634	2,110,950	779,924	-	10,978,495
2006 Total	26,907,053	9,953,137	3,080,920	-	39,941,073

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Table 14: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM23 1	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	3	0	0	0	3
2001 Qtr 4	4	3	0	0	7
2002 Qtr 1	3	4	0	0	7
2002 Qtr 2	4	3	0	0	7
2001/02	14	10	-	-	24
2006 Qtr 1	4	0	0	0	4
2006 Qtr 2	4	0	0	0	4
2006 Qtr 3	0	5	0	0	5
2006 Qtr 4	0	0	0	0	0
2006 Total	8	5	-	-	13
Average sale price £					
2001 Qtr 3	303,665	-	-	-	303,665
2001 Qtr 4	247,500	273,833	-	-	258,785
2002 Qtr 1	352,333	186,750	-	-	257,714
2002 Qtr 2	418,750	314,133	-	-	373,914
2001/02	330,928	251,090	#DIV/0!	#DIV/0!	297,662
2006 Qtr 1	425,000	-	-	-	425,000
2006 Qtr 2	410,375	-	-	-	410,375
2006 Qtr 3	-	194,700	-	-	194,700
2006 Qtr 4	-	-	-	-	-
2006 Total	417,688	194,700	#DIV/0!	#DIV/0!	331,923
Increase	26%	-22%	#DIV/0!	#DIV/0!	12%
Workings - Gross Turnover £					
2001 Qtr 3	910,995	-	-	-	910,995
2001 Qtr 4	990,000	821,499	-	-	1,811,495
2002 Qtr 1	1,056,999	747,000	-	-	1,803,998
2002 Qtr 2	1,675,000	942,399	-	-	2,617,398
2001/02	4,632,994	2,510,898	-	-	7,143,886
2006 Qtr 1	1,700,000	-	-	-	1,700,000
2006 Qtr 2	1,641,500	-	-	-	1,641,500
2006 Qtr 3	-	973,500	-	-	973,500
2006 Qtr 4	-	-	-	-	-
2006 Total	3,341,500	973,500	-	-	4,315,000

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Table 15: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CM24 8	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	11	18	16	9	54
2001 Qtr 4	10	11	20	4	45
2002 Qtr 1	11	11	11	6	39
2002 Qtr 2	10	16	15	3	44
2001/02	42	56	62	22	182
2006 Qtr 1	6	12	13	7	38
2006 Qtr 2	9	10	11	8	38
2006 Qtr 3	13	17	11	11	52
2006 Qtr 4	12	9	15	6	42
2006 Total	40	48	50	32	170
Average sale price £					
2001 Qtr 3	293,409	158,388	118,312	83,416	161,522
2001 Qtr 4	252,394	167,772	122,112	90,750	159,437
2002 Qtr 1	298,449	198,045	112,727	116,000	189,677
2002 Qtr 2	305,900	190,375	126,062	94,665	188,180
2001/02	287,938	177,160	120,422	95,170	173,484
2006 Qtr 1	405,333	226,958	179,191	132,142	221,315
2006 Qtr 2	311,722	206,200	184,454	139,375	210,828
2006 Qtr 3	335,880	209,979	188,795	146,499	223,544
2006 Qtr 4	334,750	223,388	188,796	144,582	231,593
2006 Total	340,523	215,951	185,343	141,218	222,192
Increase	18%	22%	54%	48%	28%
Workings - Gross Turnover £					
2001 Qtr 3	3,227,499	2,850,984	1,892,992	750,744	8,722,188
2001 Qtr 4	2,523,940	1,845,492	2,442,240	363,000	7,174,665
2002 Qtr 1	3,282,939	2,178,495	1,239,997	696,000	7,397,403
2002 Qtr 2	3,059,000	3,046,000	1,890,930	283,995	8,279,920
2001/02	12,093,378	9,920,971	7,466,159	2,093,739	31,574,176
2006 Qtr 1	2,431,998	2,723,496	2,329,483	924,994	8,409,970
2006 Qtr 2	2,805,498	2,062,000	2,028,994	1,115,000	8,011,464
2006 Qtr 3	4,366,440	3,569,643	2,076,745	1,611,489	11,624,288
2006 Qtr 4	4,017,000	2,010,492	2,831,940	867,492	9,726,906
2006 Total	13,620,936	10,365,631	9,267,162	4,518,975	37,772,628

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Table 16: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CB10 1	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	18	8	11	5	42
2001 Qtr 4	11	10	15	8	44
2002 Qtr 1	6	3	10	4	23
2002 Qtr 2	11	8	6	10	35
2001/02	46	29	42	27	144
2006 Qtr 1	5	6	6	0	17
2006 Qtr 2	13	3	12	0	28
2006 Qtr 3	15	6	12	0	33
2006 Qtr 4	7	5	11	0	23
2006 Total	40	20	41	-	101
Average sale price £					
2001 Qtr 3	282,263	182,937	136,859	84,700	201,742
2001 Qtr 4	223,904	165,400	133,620	108,624	158,869
2002 Qtr 1	344,500	169,333	162,400	113,875	202,369
2002 Qtr 2	292,140	170,659	152,833	106,415	187,427
2001/02	278,787	172,095	144,065	104,153	185,263
2006 Qtr 1	311,999	241,499	207,750	-	250,322
2006 Qtr 2	365,465	203,333	237,204	-	293,124
2006 Qtr 3	469,533	268,082	206,499	-	337,256
2006 Qtr 4	457,714	363,100	216,318	-	321,695
2006 Total	413,951	274,149	218,303	#DIV/0!	306,845
Increase	48%	59%	52%	#DIV/0!	66%
Workings - Gross Turnover £					
2001 Qtr 3	5,080,734	1,463,496	1,505,449	423,500	8,473,164
2001 Qtr 4	2,462,944	1,654,000	2,004,300	868,992	6,990,236
2002 Qtr 1	2,067,000	507,999	1,624,000	455,500	4,654,487
2002 Qtr 2	3,213,540	1,365,272	916,998	1,064,150	6,559,945
2001/02	12,824,218	4,990,767	6,050,747	2,812,142	26,677,832
2006 Qtr 1	1,559,995	1,448,994	1,246,500	-	4,255,474
2006 Qtr 2	4,751,045	609,999	2,846,448	-	8,207,472
2006 Qtr 3	7,042,995	1,608,492	2,477,988	-	11,129,448
2006 Qtr 4	3,203,998	1,815,500	2,379,498	-	7,398,985
2006 Total	16,558,033	5,482,985	8,950,434	-	30,991,379

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Table 17: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CB10 2	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	20	19	16	-	55
2001 Qtr 4	12	17	9	5	43
2002 Qtr 1	16	9	7	3	35
2002 Qtr 2	12	13	8	4	37
2001/02	60	58	40	12	170
2006 Qtr 1	15	11	6	3	35
2006 Qtr 2	13	12	6	-	31
2006 Qtr 3	21	14	11	-	46
2006 Qtr 4	13	13	7	3	36
2006 Total	62	50	30	6	148
Average sale price £					
2001 Qtr 3	342,397	167,539	107,437	-	213,639
2001 Qtr 4	231,829	160,793	97,237	63,390	155,988
2002 Qtr 1	253,625	131,666	121,214	96,833	182,342
2002 Qtr 2	320,995	170,153	97,655	69,998	192,571
2001/02	292,330	160,581	105,597	73,953	188,028
2006 Qtr 1	371,296	194,999	180,582	126,666	262,226
2006 Qtr 2	337,688	208,079	148,333	-	250,867
2006 Qtr 3	383,166	234,210	198,385	-	293,644
2006 Qtr 4	536,653	226,032	155,705	103,833	314,342
2006 Total	402,941	217,186	174,855	115,250	282,289
Increase	38%	35%	66%	56%	50%
Workings - Gross Turnover £					
2001 Qtr 3	6,847,940	3,183,241	1,718,992	-	11,750,145
2001 Qtr 4	2,781,948	2,733,481	875,133	316,950	6,707,484
2002 Qtr 1	4,058,000	1,184,994	848,498	290,499	6,381,970
2002 Qtr 2	3,851,940	2,211,989	781,240	279,992	7,125,127
2001/02	17,539,828	9,313,705	4,223,863	887,441	31,964,726
2006 Qtr 1	5,569,440	2,144,989	1,083,492	379,998	9,177,910
2006 Qtr 2	4,389,944	2,496,948	889,998	-	7,776,877
2006 Qtr 3	8,046,486	3,278,940	2,182,235	-	13,507,624
2006 Qtr 4	6,976,489	2,938,416	1,089,935	311,499	11,316,312
2006 Total	24,982,359	10,859,293	5,245,660	691,497	41,778,723

Housing Market Proof of Evidence - Annex A

Table 18: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CB11 3	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	23	13	13	9	58
2001 Qtr 4	18	14	13	9	54
2002 Qtr 1	4	16	13	7	40
2002 Qtr 2	13	19	17	9	58
2001/02	58	62	56	34	210
2006 Qtr 1	17	5	8	5	35
2006 Qtr 2	17	18	24	12	71
2006 Qtr 3	17	25	17	6	65
2006 Qtr 4	10	16	11	17	54
2006 Total	61	64	60	40	225
Average sale price £					
2001 Qtr 3	329,839	167,918	171,307	94,372	221,475
2001 Qtr 4	238,750	148,674	163,423	93,100	172,987
2002 Qtr 1	238,125	191,746	147,549	93,064	164,750
2002 Qtr 2	251,146	211,991	141,317	119,811	185,748
2001/02	277,607	183,228	154,857	100,500	188,334
2006 Qtr 1	326,764	225,300	256,375	151,000	271,071
2006 Qtr 2	446,349	251,527	235,049	158,578	276,894
2006 Qtr 3	431,644	295,359	202,558	159,250	294,167
2006 Qtr 4	339,900	256,625	189,903	167,050	230,255
2006 Total	391,473	267,874	220,410	161,332	269,785
Increase	41%	46%	42%	61%	43%
Workings - Gross Turnover £					
2001 Qtr 3	7,586,297	2,182,934	2,226,991	849,348	12,845,550
2001 Qtr 4	4,297,500	2,081,436	2,124,499	837,900	9,341,298
2002 Qtr 1	952,500	3,067,936	1,918,137	651,448	6,590,000
2002 Qtr 2	3,264,898	4,027,829	2,402,389	1,078,299	10,773,384
2001/02	16,101,195	11,360,135	8,672,016	3,416,995	39,550,232
2006 Qtr 1	5,554,988	1,126,500	2,051,000	755,000	9,487,485
2006 Qtr 2	7,587,933	4,527,486	5,641,176	1,902,936	19,659,474
2006 Qtr 3	7,337,948	7,383,975	3,443,486	955,500	19,120,855
2006 Qtr 4	3,399,000	4,106,000	2,088,933	2,839,850	12,433,770
2006 Total	23,879,869	17,143,961	13,224,595	6,453,286	60,701,584

Housing Market Proof of Evidence - Annex A

Table 19: Postcode area data from www.landregistry.gov.uk as at 31 March 2007

CB11 4	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	26	21	8	11	66
2001 Qtr 4	18	10	9	7	44
2002 Qtr 1	9	7	8	5	29
2002 Qtr 2	12	12	5	9	38
2001/02	65	50	30	32	177
2006 Qtr 1	5	8	10	9	32
2006 Qtr 2	19	12	5	9	45
2006 Qtr 3	26	15	15	9	65
2006 Qtr 4	21	6	5	8	40
2006 Total	71	41	35	35	182
Average sale price £					
2001 Qtr 3	299,402	179,888	94,750	77,672	199,613
2001 Qtr 4	269,275	142,200	100,382	65,284	173,394
2002 Qtr 1	290,722	160,357	109,062	71,800	171,396
2002 Qtr 2	375,458	151,787	99,000	70,494	196,220
2001/02	303,898	162,872	100,964	72,026	187,744
2006 Qtr 1	409,900	250,312	155,549	105,560	204,922
2006 Qtr 2	460,910	247,000	170,400	119,665	303,339
2006 Qtr 3	459,769	222,439	214,327	110,720	300,030
2006 Qtr 4	445,923	237,498	172,599	123,243	315,957
2006 Total	452,467	237,270	185,297	114,556	287,626
Increase	49%	46%	84%	59%	53%
Workings - Gross Turnover £					
2001 Qtr 3	7,784,452	3,777,648	758,000	854,392	13,174,458
2001 Qtr 4	4,846,950	1,422,000	903,438	456,988	7,629,336
2002 Qtr 1	2,616,498	1,122,499	872,496	359,000	4,970,484
2002 Qtr 2	4,505,496	1,821,444	495,000	634,446	7,456,360
2001/02	19,753,396	8,143,591	3,028,934	2,304,826	33,230,638
2006 Qtr 1	2,049,500	2,002,496	1,555,490	950,040	6,557,504
2006 Qtr 2	8,757,290	2,964,000	852,000	1,076,985	13,650,255
2006 Qtr 3	11,953,994	3,336,585	3,214,905	996,480	19,501,950
2006 Qtr 4	9,364,383	1,424,988	862,995	985,944	12,638,280
2006 Total	32,125,167	9,728,069	6,485,390	4,009,449	52,347,989

Housing Market Proof of Evidence - Annex A

Table 20: CM23 5 - East Bishop's Stortford (E.Herts) & Birchanger (Uttlesford)
Data from www.landregistry.gov.uk as at 31 March 2007

East Bp's Stortford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2001 Qtr 3	16	12	10	-	38
2001 Qtr 4	11	17	19	7	54
2002 Qtr 1	12	11	5	8	36
2002 Qtr 2	11	14	17	12	54
2001/02	50	54	51	27	182
2006 Qtr 1	20	18	29	3	70
2006 Qtr 2	25	20	12	13	70
2006 Qtr 3	25	19	11	12	67
2006 Qtr 4	17	16	17	13	63
2006 Total	87	73	69	41	270
Average sale price £					
2001 Qtr 3	313,975	148,457	119,450	-	210,515
2001 Qtr 4	273,535	165,375	122,670	89,537	162,550
2002 Qtr 1	374,500	153,135	123,100	86,936	208,040
2002 Qtr 2	358,040	163,388	141,335	87,541	179,241
2001/02	329,299	158,607	128,302	87,879	186,515
2006 Qtr 1	467,322	248,110	317,275	133,000	334,462
2006 Qtr 2	417,815	232,525	284,870	188,266	299,453
2006 Qtr 3	425,639	283,760	211,500	177,662	305,833
2006 Qtr 4	362,058	246,674	222,352	167,922	254,995
2006 Total	420,549	252,804	271,390	174,668	299,739
Increase	28%	59%	112%	99%	61%
Workings - Gross Turnover £					
2001 Qtr 3	5,023,600	1,781,484	1,194,500	-	7,999,570
2001 Qtr 4	3,008,885	2,811,375	2,330,730	626,759	8,777,700
2002 Qtr 1	4,494,000	1,684,485	615,500	695,488	7,489,440
2002 Qtr 2	3,938,440	2,287,432	2,402,695	1,050,492	9,679,014
2001/02	16,464,925	8,564,776	6,543,425	2,372,739	33,945,724
2006 Qtr 1	9,346,440	4,465,980	9,200,975	399,000	23,412,340
2006 Qtr 2	10,445,375	4,650,500	3,418,440	2,447,458	20,961,710
2006 Qtr 3	10,640,975	5,391,440	2,326,500	2,131,944	20,490,811
2006 Qtr 4	6,154,986	3,946,784	3,779,984	2,182,986	16,064,685
2006 Total	36,587,776	18,454,704	18,725,899	7,161,388	80,929,546

Housing Market Proof of Evidence - Annex A

Table 21: Housing stock in 2001 - from <http://neighbourhood.statistics.gov.uk>

Housing stock	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Southern Uttlesford - summary of households by Middle Layer Super Output Area (MSOA)					
Area 005	1,820	1,385	896	286	4,387
Area 006	1,057	741	254	162	2,214
Area 007	926	596	384	567	2,473
Area 008	1,619	996	258	119	2,992
Area 009	1,464	866	252	148	2,730
S Uttlesford	6,886	4,584	2,044	1,282	14,796
Proportions	47%	31%	14%	9%	100%
Northern Uttlesford - summary of households by Middle Layer Super Output Area (MSOA)					
Area 001	1,282	880	352	168	2,682
Area 002	1,016	1,573	1,254	1,108	4,951
Area 003	1,604	973	452	95	3,124
Area 004	1,438	871	403	124	2,836
N Uttlesford	5,340	4,297	2,461	1,495	13,593
Proportions	39%	32%	18%	11%	100%
Uttlesford summary					
S Uttlesford	6,886	4,584	2,044	1,282	14,796
N Uttlesford	5,340	4,297	2,461	1,495	13,593
Sum	12,226	8,881	4,505	2,777	28,389
Cross-check with Uttlesford total district numbers:					
Uttlesford	12,226	8,881	4,505	2,777	28,389
Proportions	43%	31%	16%	10%	100%
By way of comparison only:					
Essex	175,848	178,914	121,885	80,661	557,308
Proportions	32%	32%	22%	14%	100%

Data from www.neighbourhood.statistics.gov.uk

Middle Layer Super Output Areas

2001 Census Key Statistics

Household spaces and accommodation type (KS16)

All household properties except caravans and mobile or temporary structures

Housing Market Proof of Evidence - Annex A

Table 22: Test for 24 month periods - Uttlesford v Essex

Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall - memo only except [g]
For information - change in average sales prices for Uttlesford from 2000/2002 to 2005/2006					
	41%	54%	51%	71%	47%
[a] Change in average sales prices for Essex from 2000/2002 to 2005/2006					
	59%	69%	74%	86%	64%
[b] Uttlesford average sales prices in 2000/2002					
	£276,392	£156,750	£132,293	£83,187	£192,932
[c] Benchmark Uttlesford average prices for 2005/2006 = [a] x [b]					
	£440,715	£264,674	£230,419	£154,320	£316,564
[d] Actual Uttlesford average prices 2005/2006					
	£389,549	£242,030	£199,564	£142,541	£283,014
[e] Shortfall or (gain) per property against benchmark = [c] - [d]					
	£51,166	£22,644	£30,855	£11,779	£33,550
[f] Shortfall as a percentage of benchmark = [e] / [c]					
	12%	9%	13%	8%	11%
[f] Quantity of housing stock per 2001 Census [Table 21]					
	12,226	8,881	4,505	2,777	28,389
[g] Total devaluation of housing stock = [e] x [f]. Overall = sum of 4 property categories.					
	£625,556,770	£201,100,721	£139,000,457	£32,710,879	£998,368,826
Compare with price increase based on 12 month periods to same end dates - see Table 2					
Increase	35%	45%	52%	69%	
Capital loss	£729,593,267	£257,537,718	£78,443,654	£23,467,837	£1,089,042,476

Memo: 24month total devaluation if based on overall averages					£952,460,661
The overall average method is distorted by differing sales turnover frequency rates for each category of property. To illustrate this, below are the rates for Uttlesford sales in 2005/2006, expressed in years and calculated by dividing 2001 housing stock by half the 2005/2006 sales quantity					
	17.7	20.4	13.5	13.9	

Housing Market Proof of Evidence - Annex A

Table 23: Essex price changes over 24 month periods - data from Land Registry

Essex	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2000 Qtr 3	2,673	2,355	2,030	1,394	8,452
2000 Qtr 4	2,332	2,180	1,824	1,246	7,582
2001 Qtr 1	1,946	1,920	1,582	1,239	6,687
2001 Qtr 2	2,861	2,601	2,176	1,386	9,024
2001/02	11,293	10,479	8,811	5,807	36,390
2000/02	21,105	19,535	16,423	11,072	68,135
2005 Qtr 1	1,396	1,440	1,151	955	4,942
2005 Qtr 2	1,898	1,990	1,692	1,353	6,933
2005 Qtr 3	2,321	2,411	1,904	1,353	7,989
2005 Qtr 4	2,405	2,311	1,894	1,518	8,128
2006	9,559	9,611	7,882	6,036	33,088
2006+2007	17,579	17,763	14,523	11,215	61,080
Average sale price £					
2000 Qtr 3	184,184	106,965	84,626	69,595	119,857
2000 Qtr 4	188,077	109,668	88,095	69,200	121,944
2001 Qtr 1	184,033	109,773	87,294	71,456	118,965
2001 Qtr 2	199,084	117,103	95,131	73,582	131,111
2001/02	212,907	128,449	104,548	81,725	141,415
2000/02	201,989	120,417	97,349	76,620	133,006
2005 Qtr 1	299831	193110	162931	136953	205375
2005 Qtr 2	312736	195223	166901	139074	209524
2005 Qtr 3	321581	201667	164702	134569	216331
2005 Qtr 4	310519	199569	166839	140215	213686
2006	330,211	207,854	172,917	145,824	223,564
2006+2007	322,078	203,326	169,555	142,137	218,238
Increase	59%	69%	74%	86%	64%
Workings - Gross Turnover £					
2000 Qtr 3	492,323,832	251,902,575	171,790,780	97,015,430	1,013,031,364
2000 Qtr 4	438,595,564	239,076,240	160,685,280	86,223,200	924,579,408
2001 Qtr 1	358,128,218	210,764,160	138,099,108	88,533,984	795,518,955
2001 Qtr 2	569,579,324	304,584,903	207,005,056	101,984,652	1,183,145,664
2001/02	2,404,360,001	1,346,020,490	921,176,008	474,574,810	5,146,107,729
2000/02	4,262,986,939	2,352,348,368	1,598,756,232	848,332,076	9,062,383,120
2005 Qtr 1	418,564,076	278,078,400	187,533,581	130,790,115	1,014,963,250
2005 Qtr 2	593,572,928	388,493,770	282,396,492	188,167,122	1,452,629,892
2005 Qtr 3	746,389,501	486,219,137	313,592,608	182,071,857	1,728,268,359
2005 Qtr 4	746,798,195	461,203,959	315,993,066	212,846,370	1,736,839,808
2006	3,156,486,010	1,997,682,723	1,362,928,394	880,194,537	7,397,276,744
2006+2007	5,661,810,710	3,611,677,989	2,462,444,141	1,594,070,001	13,329,978,053

Housing Market Proof of Evidence - Annex A

Table 24: Uttlesford price changes using 24 month periods - data from Land Reg'y

Uttlesford	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
2000 Qtr 3	165	95	72	40	372
2000 Qtr 4	154	111	81	41	387
2001 Qtr 1	126	64	72	45	307
2001 Qtr 2	160	107	96	41	404
2001/02	730	454	360	198	1,742
2000/02	1,335	831	681	365	3,212
2005 Qtr 1	108	77	45	43	273
2005 Qtr 2	157	104	83	38	382
2005 Qtr 3	177	116	83	52	428
2005 Qtr 4	199	96	88	62	445
2006	742	477	366	205	1,790
2006+2007	1,383	870	665	400	3,318
Average sale price £					
2000 Qtr 3	257,525	142,500	119,016	80,913	182,351
2000 Qtr 4	256,079	137,321	119,415	74,257	174,149
2001 Qtr 1	233,588	133,364	136,949	82,365	167,863
2001 Qtr 2	269,210	151,862	145,180	76,490	189,099
2001/02	293,904	168,931	133,479	87,068	204,670
2000/02	276,392	156,750	132,293	83,187	192,932
2005 Qtr 1	385,120	226,877	195,172	137,794	270,221
2005 Qtr 2	384,721	242,153	188,132	129,522	277,806
2005 Qtr 3	395,659	253,521	197,592	141,305	287,822
2005 Qtr 4	365,684	228,587	198,695	140,406	271,698
2006	396,159	244,361	203,353	146,908	287,739
2006+2007	389,549	242,030	199,564	142,541	283,014
Increase	41%	54%	51%	71%	47%
Workings - Gross Turnover £					
2000 Qtr 3	42,491,625	13,537,500	8,569,152	3,236,520	67,834,572
2000 Qtr 4	39,436,166	15,242,631	9,672,615	3,044,537	67,395,663
2001 Qtr 1	29,432,088	8,535,296	9,860,328	3,706,425	51,533,941
2001 Qtr 2	43,073,600	16,249,234	13,937,280	3,136,090	76,395,996
2001/02	214,550,042	76,694,537	48,052,432	17,239,527	356,535,821
2000/02	368,983,521	130,259,198	90,091,807	30,363,099	619,695,993
2005 Qtr 1	41,592,960	17,469,529	8,782,740	5,925,142	73,770,333
2005 Qtr 2	60,401,197	25,183,912	15,614,956	4,921,836	106,121,892
2005 Qtr 3	70,031,643	29,408,436	16,400,136	7,347,860	123,187,816
2005 Qtr 4	72,771,116	21,944,352	17,485,160	8,705,172	120,905,610
2006	293,949,780	116,560,241	74,427,330	30,116,207	515,053,362
2006+2007	538,746,696	210,566,470	132,710,322	57,016,217	939,039,013

Housing Market Proof of Evidence - Annex A

Table 25: Trend of relationship between Uttlesford and Essex prices

Annual Ratios	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
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Average Uttlesford price divided by average Essex price

Average of quarterly ratios (average of averages) - from Table 26

1997	1.40	1.31	1.31	1.20	1.52
1998	1.40	1.34	1.26	1.18	1.48
1999	1.36	1.27	1.36	1.14	1.43
2000	1.42	1.27	1.32	1.19	1.50
2001	1.35	1.28	1.43	1.07	1.44
2002	1.33	1.28	1.25	1.07	1.40
2003	1.22	1.20	1.24	1.01	1.30
2004	1.26	1.18	1.22	0.98	1.32
2005	1.23	1.20	1.18	1.00	1.31
2006	1.19	1.18	1.18	1.01	1.28

Average of quarterly ratios before and after 30 June 2002 (average of averages) - from Table 26

1997-2002.2	1.38	1.30	1.33	1.15	1.47
2002.3-2006	1.23	1.19	1.21	1.00	1.31

See Chart 1 which plots the 10 years' ratios shown above

Housing Market Proof of Evidence - Annex A

Table 26: Relationship between Uttlesford and Essex prices - from Tables 27 & 28

Monthly Ratios	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Price Ratio for individual quarters: average Uttlesford price divided by average Essex price					
1997 Qtr 1	1.31	1.26	1.32	1.25	1.40
1997 Qtr 2	1.40	1.38	1.25	1.28	1.55
1997 Qtr 3	1.49	1.31	1.28	1.17	1.60
1997 Qtr 4	1.41	1.29	1.38	1.09	1.52
1998 Qtr 1	1.50	1.25	1.30	1.27	1.50
1998 Qtr 2	1.36	1.38	1.17	1.16	1.46
1998 Qtr 3	1.39	1.35	1.28	1.09	1.48
1998 Qtr 4	1.34	1.38	1.29	1.18	1.48
1999 Qtr 1	1.24	1.30	1.42	0.95	1.39
1999 Qtr 2	1.37	1.24	1.31	1.11	1.38
1999 Qtr 3	1.34	1.27	1.37	1.18	1.44
1999 Qtr 4	1.47	1.29	1.35	1.32	1.49
2000 Qtr 1	1.45	1.23	1.23	1.24	1.53
2000 Qtr 2	1.46	1.27	1.29	1.26	1.52
2000 Qtr 3	1.40	1.33	1.41	1.16	1.52
2000 Qtr 4	1.36	1.25	1.36	1.07	1.43
2001 Qtr 1	1.27	1.21	1.57	1.15	1.41
2001 Qtr 2	1.35	1.30	1.53	1.04	1.44
2001 Qtr 3	1.48	1.33	1.29	1.07	1.51
2001 Qtr 4	1.30	1.27	1.33	1.03	1.40
2002 Qtr 1	1.42	1.37	1.29	1.15	1.46
2002 Qtr 2	1.34	1.33	1.21	1.03	1.43
2002 Qtr 3	1.30	1.28	1.24	1.08	1.39
2002 Qtr 4	1.27	1.15	1.26	1.00	1.33
2003 Qtr 1	1.34	1.24	1.28	1.16	1.36
2003 Qtr 2	1.27	1.16	1.26	0.95	1.31
2003 Qtr 3	1.13	1.20	1.13	0.95	1.26
2003 Qtr 4	1.16	1.19	1.27	0.98	1.27
2004 Qtr 1	1.26	1.24	1.18	1.06	1.28
2004 Qtr 2	1.22	1.11	1.25	0.96	1.28
2004 Qtr 3	1.25	1.15	1.27	0.96	1.33
2004 Qtr 4	1.30	1.21	1.18	0.93	1.38
2005 Qtr 1	1.28	1.17	1.20	1.01	1.32
2005 Qtr 2	1.23	1.24	1.13	0.93	1.33
2005 Qtr 3	1.23	1.26	1.20	1.05	1.33
2005 Qtr 4	1.18	1.15	1.19	1.00	1.27
2006 Qtr 1	1.10	1.16	1.20	0.99	1.21
2006 Qtr 2	1.20	1.14	1.24	0.99	1.30
2006 Qtr 3	1.23	1.15	1.16	1.05	1.31
2006 Qtr 4	1.23	1.24	1.11	1.00	1.30

Housing Market Proof of Evidence - Annex A

Table 27: Land Registry data - 1997 to 2006 average sales prices - Essex

Essex prices	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Average sale price £					
1997 Qtr 1	118,242	66,171	55,552	40,686	74,539
1997 Qtr 2	120,496	69,179	56,738	41,981	76,664
1997 Qtr 3	125,435	72,035	58,702	43,470	79,960
1997 Qtr 4	124,245	73,983	59,782	43,983	79,205
1998 Qtr 1	133,052	74,028	60,467	44,235	81,226
1998 Qtr 2	138,347	78,849	66,215	46,964	90,656
1998 Qtr 3	139,456	81,657	66,831	51,033	92,467
1998 Qtr 4	139,138	81,254	65,825	49,813	91,822
1999 Qtr 1	138,634	80,668	66,620	50,035	90,026
1999 Qtr 2	144,462	83,816	69,894	53,484	95,789
1999 Qtr 3	156,131	87,918	72,974	57,060	102,172
1999 Qtr 4	157,038	92,529	75,261	60,096	104,151
2000 Qtr 1	165,698	95,842	78,271	59,832	107,336
2000 Qtr 2	178,117	100,698	84,030	63,658	114,380
2000 Qtr 3	184,184	106,965	84,626	69,595	119,857
2000 Qtr 4	188,077	109,668	88,095	69,200	121,944
2001 Qtr 1	184,033	109,773	87,294	71,456	118,965
2001 Qtr 2	199,084	117,103	95,131	73,582	131,111
2001 Qtr 3	206,256	122,898	97,522	76,605	136,542
2001 Qtr 4	205,067	124,864	102,327	77,278	136,622
2002 Qtr 1	214,445	127,529	105,651	83,394	140,459
2002 Qtr 2	226,657	138,304	113,375	89,819	151,905
2002 Qtr 3	248,651	153,215	122,742	103,334	168,240
2002 Qtr 4	257,286	160,548	130,535	105,050	173,850
2003 Qtr 1	267,467	166,383	137,153	113,398	177,402
2003 Qtr 2	273,304	173,586	140,873	120,147	180,747
2003 Qtr 3	283,453	174,975	143,446	115,970	187,381
2003 Qtr 4	281,022	177,430	149,971	121,351	190,291
2004 Qtr 1	285,089	179,187	151,582	122,321	190,303
2004 Qtr 2	286,813	189,159	159,599	128,962	198,380
2004 Qtr 3	308,908	196,573	161,788	132,766	209,903
2004 Qtr 4	315,441	199,391	165,796	136,981	212,395
2005 Qtr 1	299,831	193,110	162,931	136,953	205,375
2005 Qtr 2	312,736	195,223	166,901	139,074	209,524
2005 Qtr 3	321,581	201,667	164,702	134,569	216,331
2005 Qtr 4	310,519	199,569	166,839	140,215	213,686
2006 Qtr 1	319,700	200,412	165,553	139,505	213,580
2006 Qtr 2	323,026	206,457	171,454	148,282	219,461
2006 Qtr 3	335,844	212,073	176,105	146,640	229,696
2006 Qtr 4	339,220	210,456	177,378	147,695	229,165

Data from www.landregistry.gov.uk as at 31 March 2007

Housing Market Proof of Evidence - Annex A

Table 28: Land Registry data - 1997 to 2006 average sales prices - Uttlesford

Uttlesford prices	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Average sale price £					
1997 Qtr 1	154,713	83,256	73,480	51,023	104,162
1997 Qtr 2	168,360	95,584	71,181	53,861	118,995
1997 Qtr 3	186,707	94,721	75,129	51,056	128,020
1997 Qtr 4	175,210	95,357	82,501	48,044	120,081
1998 Qtr 1	199,053	92,877	78,835	56,104	121,633
1998 Qtr 2	187,531	108,610	77,624	54,702	132,121
1998 Qtr 3	194,517	110,590	85,604	55,792	136,445
1998 Qtr 4	186,382	111,995	84,977	58,873	135,792
1999 Qtr 1	172,043	104,702	94,827	47,343	125,325
1999 Qtr 2	198,534	103,520	91,453	59,309	132,644
1999 Qtr 3	208,858	111,792	100,035	67,572	146,959
1999 Qtr 4	230,465	119,220	101,954	79,042	154,999
2000 Qtr 1	239,966	117,741	95,938	74,462	164,196
2000 Qtr 2	259,505	127,911	108,427	80,354	173,970
2000 Qtr 3	257,525	142,500	119,016	80,913	182,351
2000 Qtr 4	256,079	137,321	119,415	74,257	174,149
2001 Qtr 1	233,588	133,364	136,949	82,365	167,863
2001 Qtr 2	269,210	151,862	145,180	76,490	189,099
2001 Qtr 3	304,324	163,166	125,416	81,720	206,010
2001 Qtr 4	266,447	158,033	135,667	79,942	191,206
2002 Qtr 1	305,218	174,262	136,580	95,960	205,371
2002 Qtr 2	303,970	183,279	137,581	92,535	217,090
2002 Qtr 3	323,488	195,424	151,975	112,023	233,460
2002 Qtr 4	325,713	184,736	164,533	104,611	230,680
2003 Qtr 1	357,819	207,042	176,054	131,638	241,744
2003 Qtr 2	347,403	200,682	177,172	113,636	237,483
2003 Qtr 3	320,942	209,661	162,125	110,686	236,148
2003 Qtr 4	325,259	211,066	190,300	118,729	242,313
2004 Qtr 1	358,034	222,279	179,568	130,164	244,389
2004 Qtr 2	349,196	210,861	199,420	123,957	253,509
2004 Qtr 3	384,954	226,762	205,955	128,116	279,477
2004 Qtr 4	410,561	241,227	195,805	127,191	294,135
2005 Qtr 1	385,120	226,877	195,172	137,794	270,221
2005 Qtr 2	384,721	242,153	188,132	129,522	277,806
2005 Qtr 3	395,659	253,521	197,592	141,305	287,822
2005 Qtr 4	365,684	228,587	198,695	140,406	271,698
2006 Qtr 1	351,722	233,271	198,624	138,600	258,423
2006 Qtr 2	389,036	235,476	212,725	146,375	285,035
2006 Qtr 3	411,748	244,742	203,974	154,608	300,607
2006 Qtr 4	417,984	261,447	196,106	148,345	298,625

Data from www.landregistry.gov.uk as at 31 March 2007

Housing Market Proof of Evidence - Annex A

Table 29: Land Registry data - 1997 to 2006 number of property sales - Essex

Essex sales units	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
1997 Qtr 1	2,382	2,386	2,099	1,308	8,175
1997 Qtr 2	3,021	3,045	2,687	1,617	10,370
1997 Qtr 3	3,356	3,417	2,944	1,725	11,442
1997 Qtr 4	2,884	3,088	2,805	1,683	10,460
1998 Qtr 1	2,166	2,396	2,105	1,387	8,054
1998 Qtr 2	2,593	2,250	1,981	1,114	7,938
1998 Qtr 3	2,764	2,525	2,025	1,223	8,537
1998 Qtr 4	2,478	2,175	1,866	1,089	7,608
1999 Qtr 1	1,961	1,842	1,588	1,023	6,414
1999 Qtr 2	2,785	2,651	2,001	1,229	8,666
1999 Qtr 3	3,399	3,227	2,509	1,422	10,557
1999 Qtr 4	3,245	2,872	2,476	1,514	10,107
2000 Qtr 1	2,289	2,069	1,923	1,135	7,416
2000 Qtr 2	2,650	2,435	2,151	1,386	8,622
2000 Qtr 3	2,673	2,355	2,030	1,394	8,452
2000 Qtr 4	2,332	2,180	1,824	1,246	7,582
2001 Qtr 1	1,946	1,920	1,582	1,239	6,687
2001 Qtr 2	2,861	2,601	2,176	1,386	9,024
2001 Qtr 3	3,286	2,921	2,453	1,560	10,220
2001 Qtr 4	2,867	2,610	2,252	1,488	9,217
2002 Qtr 1	2,157	2,152	1,813	1,203	7,325
2002 Qtr 2	2,983	2,796	2,293	1,556	9,628
2002 Qtr 3	3,294	2,832	2,394	1,747	10,267
2002 Qtr 4	2,720	2,469	2,186	1,445	8,820
2003 Qtr 1	1,970	1,853	1,654	1,413	6,890
2003 Qtr 2	1,927	1,971	1,891	1,466	7,255
2003 Qtr 3	2,510	2,699	2,142	1,590	8,941
2003 Qtr 4	2,782	2,861	2,381	1,735	9,759
2004 Qtr 1	2,185	2,388	2,070	1,477	8,120
2004 Qtr 2	2,697	2,924	2,426	1,692	9,739
2004 Qtr 3	2,775	2,804	2,312	1,635	9,526
2004 Qtr 4	2,026	1,979	1,722	1,363	7,090
2005 Qtr 1	1,396	1,440	1,151	955	4,942
2005 Qtr 2	1,898	1,990	1,692	1,353	6,933
2005 Qtr 3	2,321	2,411	1,904	1,353	7,989
2005 Qtr 4	2,405	2,311	1,894	1,518	8,128
2006 Qtr 1	1,911	1,970	1,702	1,284	6,867
2006 Qtr 2	2,409	2,465	2,059	1,666	8,599
2006 Qtr 3	2,904	2,866	2,232	1,663	9,665
2006 Qtr 4	2,335	2,310	1,889	1,423	7,957

Data from www.landregistry.gov.uk as at 31 March 2007

Housing Market Proof of Evidence - Annex A

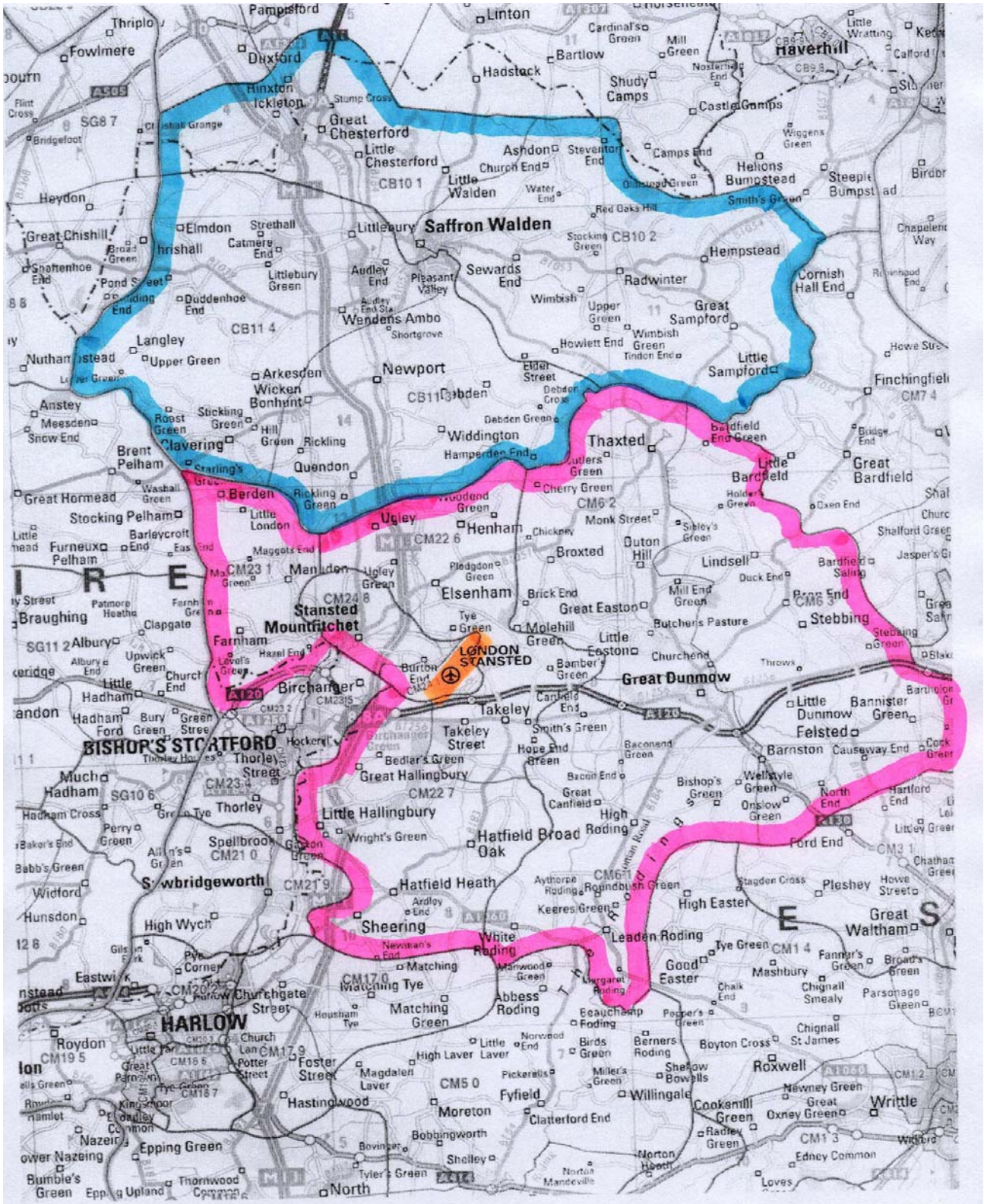
Table 30: Land Registry data - 1997 to 2006 number of property sales - Uttlesford

Uttlesford sales units	Detached	Semi-Detached	Terraced	Flat / Maisonette	Overall
Number of sales					
1997 Qtr 1	146	82	105	46	379
1997 Qtr 2	174	82	85	40	381
1997 Qtr 3	228	88	119	54	489
1997 Qtr 4	162	80	93	48	383
1998 Qtr 1	125	74	83	61	343
1998 Qtr 2	180	74	90	43	387
1998 Qtr 3	200	85	117	43	445
1998 Qtr 4	176	70	94	32	372
1999 Qtr 1	132	76	92	23	323
1999 Qtr 2	164	84	89	64	401
1999 Qtr 3	247	124	106	75	552
1999 Qtr 4	187	102	97	70	456
2000 Qtr 1	163	77	72	43	355
2000 Qtr 2	175	102	61	67	405
2000 Qtr 3	165	95	72	40	372
2000 Qtr 4	154	111	81	41	387
2001 Qtr 1	126	64	72	45	307
2001 Qtr 2	160	107	96	41	404
2001 Qtr 3	210	139	99	54	502
2001 Qtr 4	202	118	101	51	472
2002 Qtr 1	126	82	79	42	329
2002 Qtr 2	192	115	81	51	439
2002 Qtr 3	237	136	100	66	539
2002 Qtr 4	186	105	99	50	440
2003 Qtr 1	136	70	86	70	362
2003 Qtr 2	151	74	113	57	395
2003 Qtr 3	184	94	89	52	419
2003 Qtr 4	201	130	107	57	495
2004 Qtr 1	135	92	89	66	382
2004 Qtr 2	184	105	99	60	448
2004 Qtr 3	225	135	86	68	514
2004 Qtr 4	166	98	81	37	382
2005 Qtr 1	108	77	45	43	273
2005 Qtr 2	157	104	83	38	382
2005 Qtr 3	177	116	83	52	428
2005 Qtr 4	199	96	88	62	445
2006 Qtr 1	138	93	74	51	356
2006 Qtr 2	194	110	102	53	459
2006 Qtr 3	230	160	98	49	537
2006 Qtr 4	180	114	92	52	438

Data from www.landregistry.gov.uk as at 31 March 2007

Housing Market Proof of Evidence - Annex A

Map 1: Northern Uttlesford (CB postcodes) vs Southern Uttlesford (CM postcodes)



Housing Market Proof of Evidence - Annex A

Map 2: Northern Uttlesford (ONS areas 1-4 vs Southern Uttlesford (ONS areas 5-9)



Neighbourhood Statistics

All household spaces: With residents (Count, Household Spaces, Apr01)

Uttlesford 006 (Super Output Area Middle Layer) within Uttlesford (Non-Metropolitan District)

