

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

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Agenda Item No.

meeting date: THURSDAY, 29 AUGUST 2013  
title: RIBBLE VALLEY HOUSE PRICE AND AFFORDABILITY INFORMATION  
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE  
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

## 1 PURPOSE

1.1 To provide up to date information on house sales in the borough in 2012.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To address the housing needs in the borough.
- Corporate Priorities – N/A.
- Other Considerations – N/A.

## 2 BACKGROUND

2.1 The Strategic Housing Market Assessment adopted in 2009 provided detailed information on house price and the ratio to income in each parish in the borough. This was particularly useful data to evidence affordability and housing need. Therefore the same evidence has been collated again in 2013 using up to date information on average house price sales obtained from HM Land Registry Price Data for April 2012 to March 2013. This includes all single residential property sales in England and Wales sold for full market value that are lodged with HM Land Registry for registration.

## 3 ISSUES

3.1 Appendix 5 of the report shows that in 2012/13 there are significantly more parishes in the borough where the house price sales have reduced and therefore have become more affordable compared with the situation 4 years ago. In 2012, 11 parishes have an average property sale value to household income of less than 5, compared to 2007 when only 4 had property sale value to household income ratio of less than 5. Where the ratio of house price to income is 4 or less it is suggested that a mortgage can be secured. Therefore suggesting that more households can secure a mortgage than was the situation in 2007.

## 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – No implications identified.
- Technical, Environmental and Legal – No implications identified.
- Political – No implications identified.
- Reputation – No implications identified.

- Equality and Diversity – No implications identified.

## 5 **CONCLUSION**

- 5.1 That Committee note the information provided and the changes in the housing market over the past 4 years.

RACHAEL STOTT  
HOUSING STRATEGY OFFICER

MARSHAL SCOTT  
CHIEF EXECUTIVE

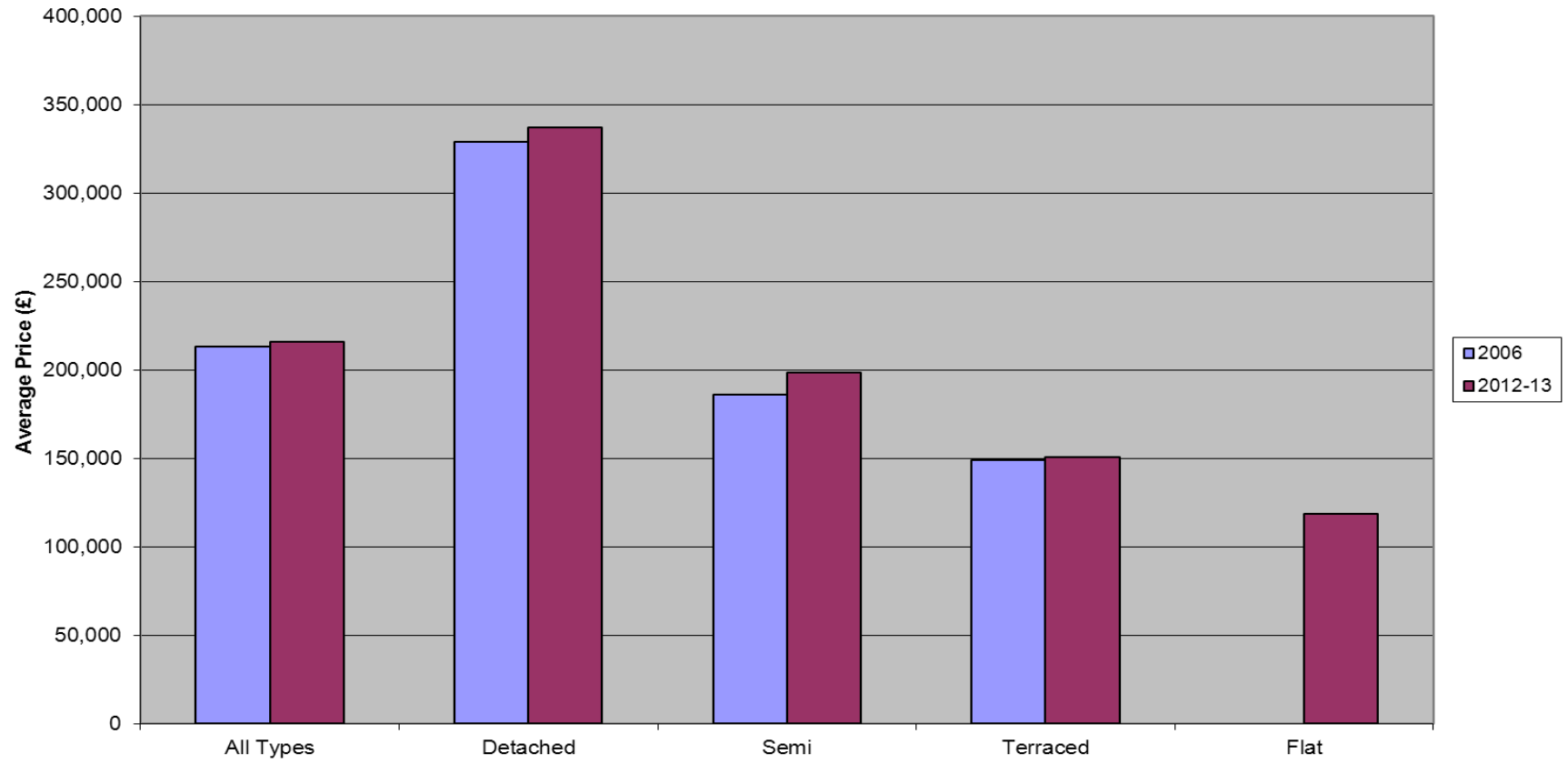
### BACKGROUND PAPERS

None.

For further information please ask for Rachael Stott, extension 4567.

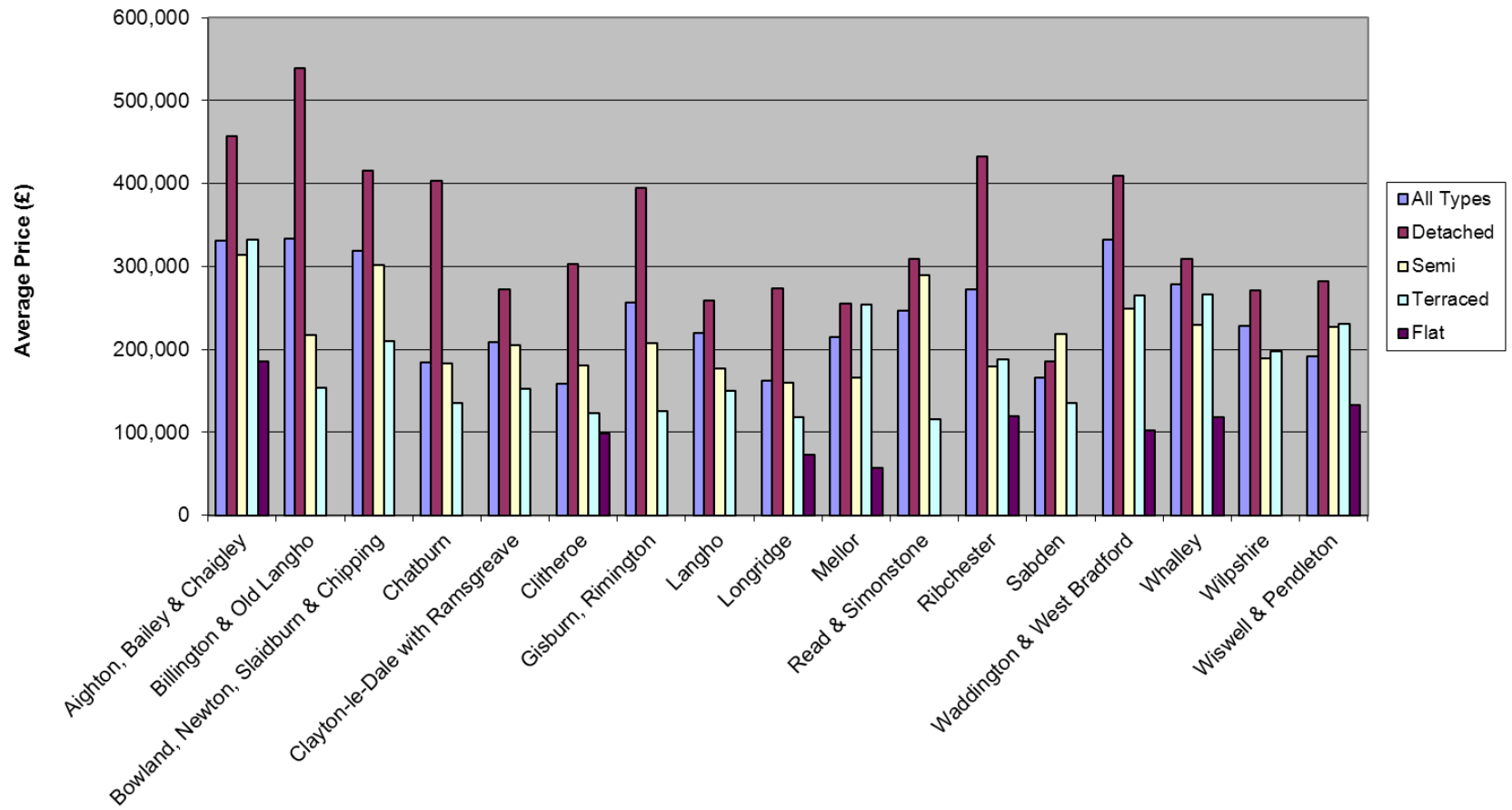
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Average Price Comparison for 2006 and 2012-13

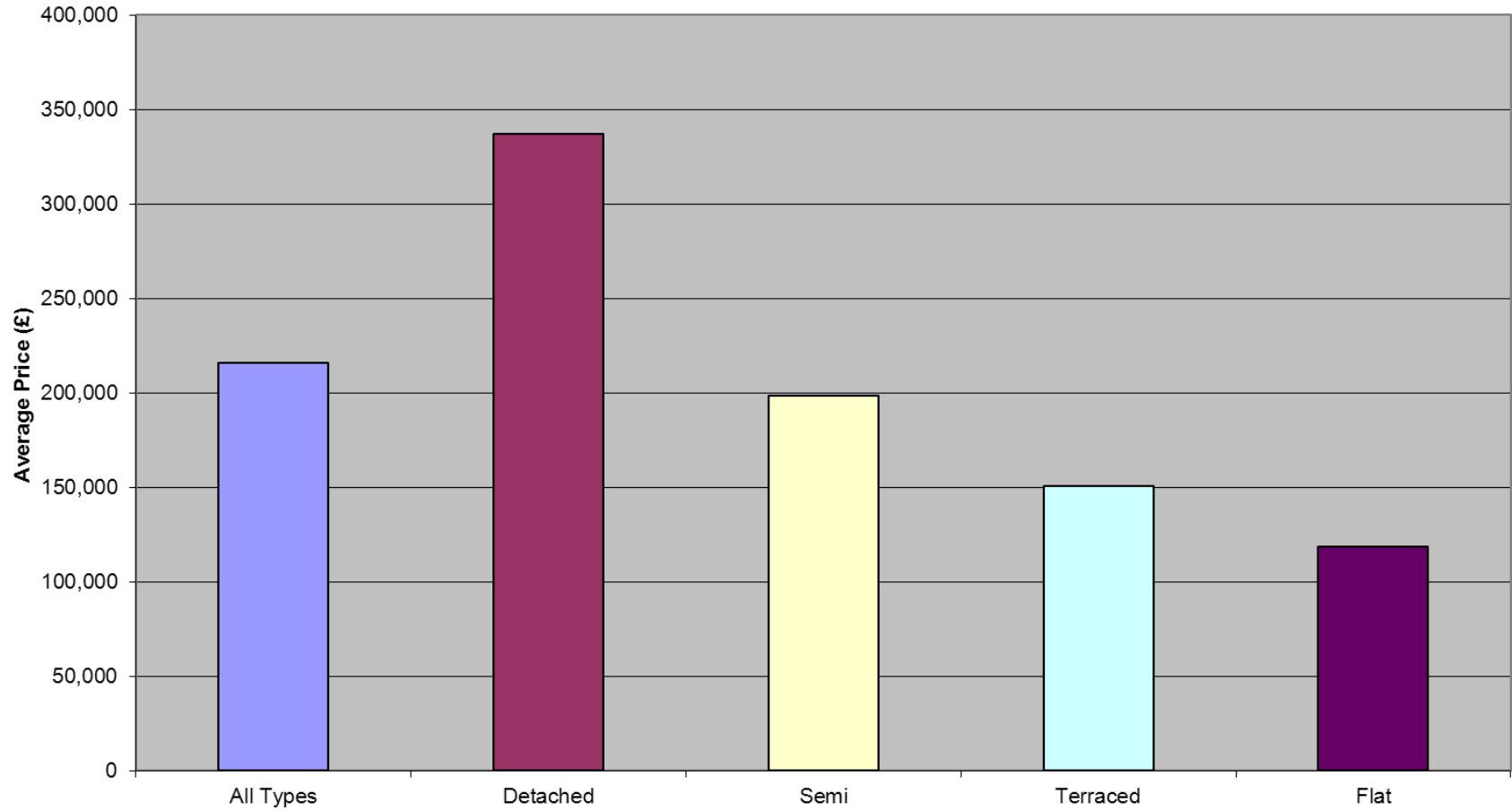


## APPENDIX 2

Average House Price By Type



Average Ribble Valley House Price By Type



## APPENDIX 4

	<b>All Types</b>	<b>Detached</b>	<b>Semi</b>	<b>Terraced</b>	<b>Flat</b>
<b>Aighton, Bailey &amp; Chaigley</b>	331,346	457,500	314,000	331,667	185,000
<b>Billington &amp; Old Langho</b>	334,074	539,500	216,875	153,365	0
<b>Bowland, Newton, Slaidburn &amp; Chipping</b>	319,190	415,938	301,929	210,333	0
<b>Chatburn</b>	184,250	403,750	183,325	135,883	0
<b>Clayton-le-Dale with Ramsgreave</b>	208,858	271,900	204,781	152,340	0
<b>Clitheroe</b>	158,887	303,090	180,819	122,526	98,481
<b>Gisburn, Rimington</b>	257,006	394,667	207,350	125,000	0
<b>Langho</b>	220,083	258,654	176,950	150,000	0
<b>Longridge</b>	161,984	273,300	159,798	118,616	73,500
<b>Mellor</b>	215,193	254,857	165,869	254,500	57,000
<b>Read &amp; Simonstone</b>	246,447	309,375	290,000	115,217	0
<b>Ribchester</b>	272,089	433,063	178,790	188,438	120,000
<b>Sabden</b>	165,884	185,000	218,380	135,813	0
<b>Waddington &amp; West Bradford</b>	332,644	408,842	248,600	264,600	102,500
<b>Whalley</b>	278,176	308,477	229,333	266,590	118,000
<b>Wilpshire</b>	228,288	270,625	189,111	197,200	0
<b>Wiswell &amp; Pendleton</b>	191,800	282,562	226,581	230,874	132,958
<b>Ribble Valley</b>	215,712	337,076	198,578	150,456	118,420

	<b>2006</b>	<b>2012-13</b>
<b>All Types</b>	213,115	215,712
<b>Detached</b>	329,038	337,076
<b>Semi</b>	185,887	198,578
<b>Terraced</b>	148,907	150,456
<b>Flat</b>		118,420

## APPENDIX 5

Ward	Mean Household Income (£)	Mean Price	Mean Price Ratio 2012	Mean Price Ratio 2007
Aighton, Bailey & Chaigley	43,000	331,346	7.7	8.1
Alston & Hothersall	38,000	184,763	4.9	5.1
Billington & Old Langho	49,500	334,074	6.7	7
Bowland, Newton & Slaidburn	41,000	302,701	7.4	12.7
Chatburn	35,000	184,250	5.3	6.7
Chipping	42,000	282,770	6.7	8.1
Clayton-le-Dale with Ramsgreave	43,000	208,858	4.9	6.7
Derby & Thornley	31,500	131,624	4.2	5.5
Dilworth	38,500	171,540	4.5	5.5
Edisford & Low Moor	32,500	133,572	4.1	4.7
Gisburn, Rimington	40,500	257,006	6.3	9
Langho	44,500	220,083	4.9	5.4
Littlemoor	29,000	158,816	5.5	6.6
Mellor	42,500	215,193	5.1	7
Primrose	32,500	125,602	3.9	4.6
Read & Simonstone	44,000	246,447	5.6	6.1
Ribchester	40,500	272,089	6.7	6.2
Sabden	38,000	165,884	4.4	4.4
Salthill	37,000	156,593	4.2	6.3
St Mary's	37,000	191,762	5.2	4.7
Waddington & West Bradford	39,500	332,644	8.4	7.9
Whalley	44,000	278,176	6.3	7.8
Wilpshire	48,500	228,288	4.7	5.7
Wiswell & Pendleton	43,000	191,800	4.5	8.2
Ribble Valley	39,500	215,712	5.5	
Lancashire (12 Districts)	34,400	103,471	3.0	
Lancashire (14 Districts)	33,700			
North West	33,900	107,184	3.2	
Great Britain	36,000	161,458	4.5	