

## 28<sup>th</sup> September 2020

### **DATA:** Zoopla report house prices rose 2.6% in year to August 2020

They report the “Ongoing supply/demand imbalance supports headline growth rate” and note that, unsurprisingly given the mortgage crunch, there is a “Gap opening up in relative strength of demand between existing homeowners and first-time buyers”.

### **DATA:** HMRC report 81,000 UK residential transactions in August

Transactions were 16% higher than the previous month but were still 16% below August 2019 levels. The high numbers of sales subject to contract reported over the summer should start to feed through to the transaction data over the next three months.

### **REPORT:** ONS report on the energy efficiency of housing

Using Energy Performance Certificate data, they present a number of findings including that “new dwellings are more energy efficient than existing dwellings” though there has been no improvement to the median rating for both types in recent years.

### **REPORT:** Centre for Ageing Better report “Millions in cold and damp homes could be at greater risk of COVID-19 this winter”

The report highlights that “Poor-quality housing has a profound impact on health” while the “COVID-19 pandemic has exposed and amplified housing-related health inequalities”. It also suggests that “Interventions to improve housing quality, both in and outside of the home can be a highly cost-effective means of improving health outcomes”.

### **REPORT:** Affordable Housing Commission calls for “National Housing Conversion Fund to buy-up private housing for social rent”

They suggest it would help “not only on the urgent need to increase social and affordable housing and rebalance the housing system, but also as a quick and cost effective way of supporting the economy”.

### **NEWS:** Scottish Government to re-open First Home Fund in April 2021

The fund was a “£200 million shared equity pilot scheme to provide first-time buyers with up to £25,000” and will close to new applications on the 2<sup>nd</sup> October. However, the Scottish Government have announced it will reopen in the next financial year.

## Chart of the Week

The plight of students starting university is all over the news and so it’s worth looking at the available data on where they live. The [HESA](#) data is self-reported so it’s not perfect. E.g. someone living in a private sector hall but via a nomination agreement might think they live in a provider maintained residence. However, it highlights the important patterns and shows that around 43% of first-years live in halls of residence compared to 15% of other years.

### Student Term-Time Accommodation, 2018-19

Source: HESA

