ALCONBURY DEMOGRAPHIC AND SOCIO-ECONOMIC REVIEW

August 2024

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INTRODUCTION

This report has been produced to support the development of the Alconbury Neighbourhood Plan. It pulls together a range of published data to paint a picture of the parish in terms of its demography, housing profile, socio-economic characteristics, and local labour market.

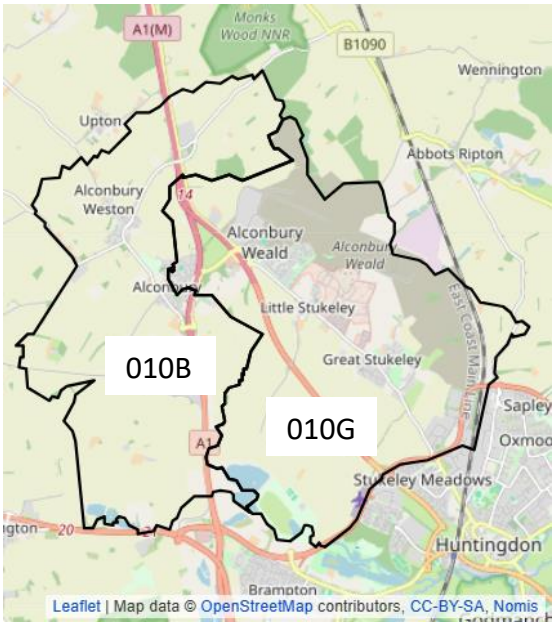
A range of data sources have been used to compile this report. Where possible, parish data have been used. As most 2021 Census data have not been officially released for parishes, parish data have been created by summing data for 'output areas'. There are five output areas within Alconbury parish and, together, are contiguous with the Alconbury parish boundary.

Where parish data have been unavailable, data for the closest geographic boundary have been used. In some instances, this has been Lower Layer Super Output Area (LSOA) data. LSOAs are small area geographies with an average population of around 1,500 people or 650 households. Two LSOAs cover the parish of Alconbury. LSOA 'Huntingdonshire 010B' covers the North West, West and South of the parish along with Alconbury Weston while LSOA 'Huntingdonshire 010G' encompasses the North East and East of the parish along with Alconbury Weald, Little Stukeley and Great Stukeley. Data using LSOA geographies include house prices and jobs data.

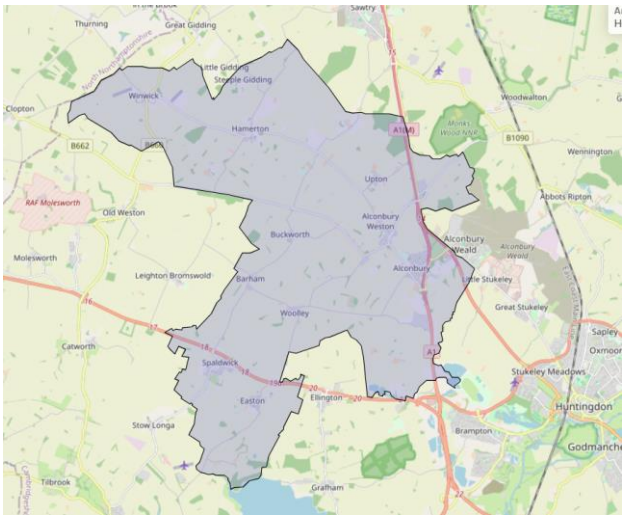
In other cases, ward-level data have been used. Alconbury ward covers the parishes of Alconbury along with Alconbury Weston, Barham and Woolley, Buckworth, Easton, Hamerton and Steeple Gidding, Spaldwick, Upton and Coppingford, and Winwick. Population and dwellings forecasts, house price data and jobs data are presented at ward level.

ALCONBURY PARISH MAP

ALCONBURY LSOA MAP



ALCONBURY WARD MAP



EXECUTIVE SUMMARY

DEMOGRAPHY: CURRENT POPULATION AND FORECASTS

Alconbury parish is home to 1,464 people, making it the 25th largest settlement of all 81 parishes in Huntingdonshire. Its population density is similar to other rural parishes, at 118 people per square kilometre.

Alconbury's population increased rapidly in the 50 years to 2001 but has since fallen. The population of the parish grew by 166% (+1,041 people) between 1961 and 2001 but has since fallen by 12% (-206 people).

The population of Alconbury ward is forecast to grow by an additional 335 people, or by +9%, over the next 20 years. This is expected to represent just 1% of all growth forecast for Huntingdonshire. In contrast, rapid growth is forecast for neighbouring ward, The Stukeleys. With an additional 10,775 people, the population of The Stukeleys is forecast to grow by over 118% and account for 32% of all forecast population growth across Huntingdonshire.

DEMOGRAPHY: AGE PROFILE AND FORECASTS

More than half of Alconbury's population is aged 50 years or over, with a particularly high share of 55-79-year-olds. The average age of Alconbury's population in 2021 was 50.7 years – higher than the averages for Huntingdonshire (43.1 years) and England (40.5 years). Conversely, Alconbury has low shares of residents in younger age groups, particularly 10-14-year-olds and 30-34-year-olds.

Alconbury's population decreased across most age groups aged under 65 years over the past decade, particularly those aged under 20 years (-120) and 35-49 years (-125). In contrast, its population aged 65+ years increased, by 106 people. Comparing Alconbury's population by age group in 2021 to age groups that were 10 years younger in 2011 also shows net out-migration among many cohorts, particularly those aged 0-24 years in 2011: in 2021, there were 104 (-22%) fewer 10-34-year-olds than 0-24-year-olds living in the parish than 10 years ago, highlighting net out-migration among young people – perhaps due to families moving out of the parish, young adults seeking education or employment opportunities elsewhere, and/or issues around local housing affordability for first-time buyers.

Significant population ageing is expected over the next 20 years. Across Alconbury ward, there is expected to be an increase in numbers of people across most age groups, particularly those aged 75+ years (+53%). However, the number of 15-24-year-olds is expected to decline alongside a small decrease in the number of 45-64-year-olds.

DEMOGRAPHY: HOUSEHOLDS

Alconbury has above-average shares of households with adult (non-dependent) children, one-person aged 66+ years, and couples with no children: In 2021, there were 644 households in Alconbury. Average household size, at 2.27 people per household, was smaller than the Huntingdonshire average (2.35). This reflects high shares of one-person households aged 66+ years and couple households with no children. The parish also has a high share of households with adult (non-dependent) children. Conversely, Alconbury has low shares of single-family households with dependent children and one-person households where the resident is aged under 66 years. Nonetheless, single-family households with dependent children make up the second largest share of all households (19.9%), after couples aged under 66 years with no children (21.8%).

Alconbury has seen a sharp fall in the number of single-family households with dependent children over the past 10 years. The number of households fitting this profile declined by 61 (reflecting a fall in the number of children living in the parish), along with smaller falls in the number of couple households aged under 66 years with no children and one-person households aged under 66 years. Conversely, there were increases in the number of older households (single-family and one-person households aged 66+ years) along with an increase in the numbers of households with adult (non-dependent) children.

HOUSING: GROWTH

There has been very little housing growth in Alconbury over the past 20 years: Net housing completions data show very little new development in Alconbury: over the past 20 years 13 new dwellings have been built within the parish. This compares net completions of +21 in Alconbury Weston and +901 in The Stukeleys.

Alconbury ward is expected to experience a low rate of housing growth to 2041. Over the period 2021 to 2041, Cambridgeshire County Council forecasts suggest that the number of dwellings in Alconbury ward will increase by 150 – from 1,615 to 1,765. This is equivalent to growth of 9.3% - well below the projected district growth rate of 21.8%, which is boosted by very high forecast growth in neighbouring ward, The Stukeleys (+5,030 dwellings, +199.6%) and St Neots East.

HOUSING PROFILE: TYPE AND TENURE

Detached housing is more common in Alconbury than across Huntingdonshire. At the time of the 2021 Census, the most common types of housing in Alconbury were detached and semi-detached housing, together making up more than four-in-five dwellings. Compared to district averages, detached housing was much more common in Alconbury (51.5 % vs 39.2% across Huntingdonshire), while caravans/mobile homes were also more prevalent.

Large housing is much more common in Alconbury than across the district. In 2021, Alconbury had above-average shares of three-bedroom and four-or-more bedroom homes. Reflecting the large size of housing within the parish, under-occupation was widespread, with the majority of households (87.7%) having one or more bedroom than the standard requirement. Overcrowding was rare, with just 0.6% of households (4) being over-occupied (i.e. with at least one fewer bedroom than required).

Alconbury has a high rate of owner-occupied housing, particularly homes that are owned outright – reflecting the older age profile of the parish. In 2021, more than three-quarters of households (78.2%) owned their own home – well above the Huntingdonshire average (69.0%), with almost half of all households owning their home outright (47.3% vs 35.9% across Huntingdonshire). Rental property was under-represented in Alconbury, particularly private rented housing (10.3% of all households vs 16.8% across Huntingdonshire).

HOUSING: HOUSE PRICES AND AFFORDABILITY

Median house prices in Alconbury are amongst the highest in Huntingdonshire. This reflects more expensive detached housing forming a larger share of all housing sales than across Huntingdonshire (61% vs 36%), with the price of detached – and also terraced – housing being slightly lower than the district average.

Lower quartile (LQ) house prices are also amongst the highest in Huntingdonshire. LQ house prices are the value at the first quarter of house sales ranked by price and are a better indication of housing affordability than the median house price. In 2022, LQ house prices in Alconbury ward were above district averages for all types of housing (particularly semi-detached), highlighting that prices at the lower end of the scale are less affordable in this area than district-wide.

The cheapest housing in Alconbury ward would require an annual household income of £57,800 to purchase. Based on LQ house prices in 2022, an annual income of £57,800 would be required to purchase a LQ-priced terraced property in Alconbury ward while an annual income of £95,900 would be required to purchase a LQ-priced detached property. Comparing annual income requirements to local earnings shows that an entry-level priced terraced property in Alconbury ward would be out of reach for one or two earners on LQ earnings and a single earner on median earnings, and only affordable for two buyers on median earnings. It therefore seems reasonable to conclude that many young people and low-income households with a connection to Alconbury and looking to get onto the housing ladder would need support to set up home in their community.

However, no properties currently on the market in Alconbury parish are affordable even for two people with median earnings: In July 2024, there were nine properties for sale in Alconbury. Comparing the annual income required to purchase each of these properties to Huntingdonshire LQ and median earnings shows that only a park home would be affordable to LQ and median earners, although this was restricted to those aged over-55-

years. No other properties would be affordable even for two people with median earnings.

The only private rental property currently available in Alconbury is unaffordable even for two people with median earnings as well as those eligible for housing benefit. In July 2024, just one property was advertised for private rent in Alconbury. Requiring an annual income of £79,920, this would be unaffordable for even two people on median earnings. Local Housing Allowance (LHA) rates for households eligible for Housing Benefit would also not cover the rent for this property.

HOUSING: SOCIAL HOUSING DEMAND

There are 79 households seeking social housing in Alconbury, with demand for one-bedroom properties far exceeding supply. At the time of the 2021 Census, 72 households in Alconbury were living in social rented accommodation, with most living in two- and three-bedroom properties. In August 2024, there were 79 households on the Housing Register declaring a local connection to Alconbury. Demand was highest for one-bedroom properties and, with 45 households seeking a one-bedroom property, demand far exceeded supply (seven occupied properties at the time of the 2021 Census).

ECONOMIC ACTIVITY RATES

Economic activity rates in Alconbury are similar to district averages. At the time of the 2021 Census, 80.4% of the non-retired adult population living in Alconbury were in employment - slightly below the rate for Huntingdonshire (80.7%), while 3.5% were unemployed (slightly above the district rate of 3.1%) and 16.1% were economically inactive (slightly below the district rate of 16.3%).

ECONOMIC ACTIVITY: TRAVEL TO WORK

A high share of residents travel 5-10km and 30+ km to work. Some caution should be taken when using travel to work data, due to high shares of employed residents (33.6%) working from home on Census Day in 2021, when the population was experiencing COVID-19 lockdown restrictions. Of those travelling to work, a high share of employed residents travelled 5-10km to work (16.1% of all employed residents vs 7.6% across Huntingdonshire) and 30+km to work (12.2% vs 7.1% district-wide), while a very low share travelled short distances (8.1% travelling less than 5km, compared to 17.8% across Huntingdonshire).

The majority of employed residents travel to work by car. In 2021, almost four-fifths of Alconbury's employed residents that travelled to work (i.e. didn't work mainly from home) did so by driving a car/van (79.5% all residents travelling to work - above the Huntingdonshire average of 74.3%). Higher shares of employed residents also travelled to work as a passenger in a car/van, while low shares travelled to work on foot or by bicycle – reflecting the low share travelling short distances to work.

Alconbury is an area of net in-commuting. In 2021, 717 employed people *lived* in Alconbury while 1,009 people *worked* in Alconbury – with net in-commuting of 292 people.

The majority of Alconbury residents work in Huntingdonshire. In 2021, almost half of employed residents worked at home or at no fixed place (341, 47.6%) while a further 27 people (3.8%) worked at a workplace within Alconbury parish and 219 (30.5%) worked elsewhere within Huntingdonshire, with popular wards including Huntingdon North (6.4%) and Brampton (5.4%). Outside Huntingdonshire, the largest shares of employed residents worked in Peterborough (3.6%), Cambridge (2.6%) and South Cambridgeshire (1.8%).

Almost half of all in-commuters come from elsewhere in Huntingdonshire. Of the 1,009 people working in Alconbury, 368 were Alconbury residents (including those working from home) and 641 commuted into Alconbury parish from elsewhere (representing 64% of Alconbury's workforce). Of those 641 in-commuters, almost half came from Huntingdonshire (45.9%) with 17.0% also commuting in from Peterborough, 7.2% from North Northamptonshire, 5.0% from Fenland, 4.8% from Bedford, 3.4% from South Cambridgeshire, and the remaining 16.7% from other districts. At ward level, Sawtry was the most popular place of residence for in-commuters (5.4%), followed by Huntingdon North (4.9%), Brampton (4.7%), Ramsey (3.9%) and Godmanchester & Hemingford Abbots (2.8%).

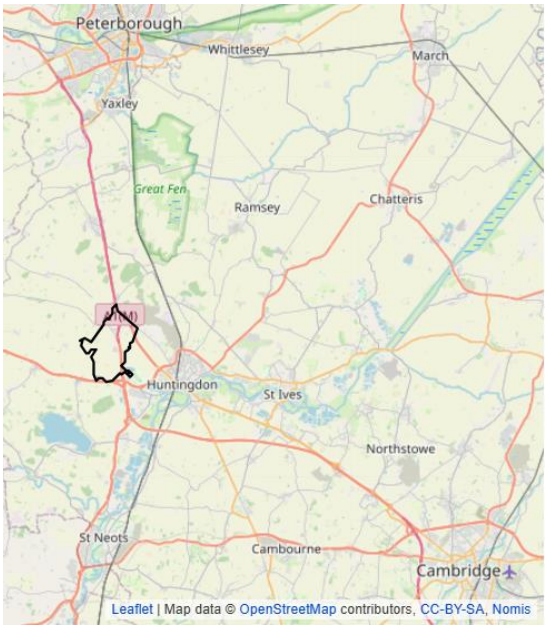
ECONOMIC ACTIVITY: LOCAL JOBS

The largest employment sector in Alconbury is Professional, Scientific and Technical Activities – due to the presence of Labcorp. In 2022, Alconbury was home to 1,000 jobs in Professional, Scientific and Technical Activities, including 800 within 'Technical Testing and Analysis' – likely to be at lab diagnostics and drug development company, Labcorp, towards the south of the village.

Within Alconbury ward, other significant sectors included Administrative and Support Service Activities (900 jobs, mostly with temporary employment agencies), Wholesale and Retail Trade (800 jobs, including Wholesale of Fruit and Vegetables, Wholesale of Flowers and Plants, Wholesale of Chemical Products, and Maintenance and Repair of Motor Vehicles), Transportation and Storage (450 jobs, including Warehousing and Storage and Freight Transport by Road), and Manufacturing (400 jobs, including Manufacture of Other Non-Metallic Mineral Products and Manufacture of Fertilisers and Nitrogen Compounds).

1. AREA PROFILE

The parish of Alconbury covers an area of 1,242 hectares, five miles to the north west of Huntingdon, and is located within the district of Huntingdonshire. Its boundary incorporates Alconbury village in the north of the parish, a large industrial site housing lab diagnostics and drug development company, Labcorp, towards the south of the village, and a service station and lorry park to the east of the village, surrounded by a large area of agricultural land.



The village is well placed on the strategic **road network**. The A1 runs through the parish, providing direct links to Peterborough and the north and to London. The A1307 (former A14) forms part of the parish's eastern boundary, linking to the A1 to the north and to the A141 at Huntingdon to the south. Towards the south of the parish is the A14, providing a direct link to the Midlands.

Running through the centre of the village is **Alconbury Brook**, a tributary of the River Great Ouse. The Brook is liable to flood quickly depending on several contributory factors including river water flow/level and heavy rainfall. The Alconbury Flood Alleviation Group was formed after flooding in 2020 and is taking action 'to store, slow and stretch the flow of the brook to reduce risk of flooding to homes in the Alconburys & Hamerton'.

Alconbury benefits from a range of **local services** including a village shop (open daily), which houses a post office (open six days per week) and pharmacy (open weekdays), primary school and pre-school, GP surgery, pub (The Manor), Alconbury Sports and Social Club, the Parish Church of St Peter & St Paul (serving the parishes of Alconbury and Alconbury Weston), and a village hall (Memorial Hall).

The village **GP surgery**, Alconbury Surgery, is rated strongly by its patients, with 93% describing their overall experience as 'good' in 2024[1] – well above the Cambridgeshire and Peterborough integrated care system area average of 72% and the national average of 74%. The surgery was also rated 'Good' in the Care Quality Commission's latest inspection. Alconbury and Brampton surgeries combined have a wide catchment area, with a patient population of almost 13,000 in 2022[2].

Alconbury has a **good educational offer**. Alconbury CofE Primary School, whose catchment includes the villages of Alconbury, Alconbury Weston, Little and Great Stukeley and Upton, has capacity for 210 pupils (the school had 199 pupils in 2023/24) and was rated 'Good' by Ofsted in June 2019. The Primary School is home to Alconbury Community Pre-School, providing early education for up to 20 two-to-four-year-olds. The pre-school was rated 'Good' by Ofsted in December 2023, when 19 children were on roll, and is open term time, Mondays to Thursdays (9am-3pm). Alconbury is within the secondary school catchment for Sawtry Village Academy, which has sixth form provision, and capacity for 1,200 children (with 994 on roll in 2023/24).

Public transport is currently limited to one bus service, run by Dews Coaches. The AW1 service provides a regular weekday and weekend service to Huntingdon (30-minute journey time), stopping at Alconbury Weald, Little and Great Stukeley, and Huntingdon rail and bus stations. Public transport provides a vital service for many residents, with 7.9% (55) households not having a car/van at the time of the 2021 Census.

[1] GP Patient Survey 2024

[2] Alconbury & Brampton Surgeries Inspection report, August 2022, Care Quality Commission

2. DEMOGRAPHY

ALCONBURY IS THE 25TH LARGEST SETTLEMENT IN HUNTINGDONSHIRE

In 2021, 1,464 people lived in Alconbury parish, making it the 25th largest settlement of all 81 parishes in Huntingdonshire. Its population was similar in size to Offord Cluny and Offord D'Arcy (1,375) and Kimbolton (1,357) and was equivalent to 0.8% of the total population of Huntingdonshire.

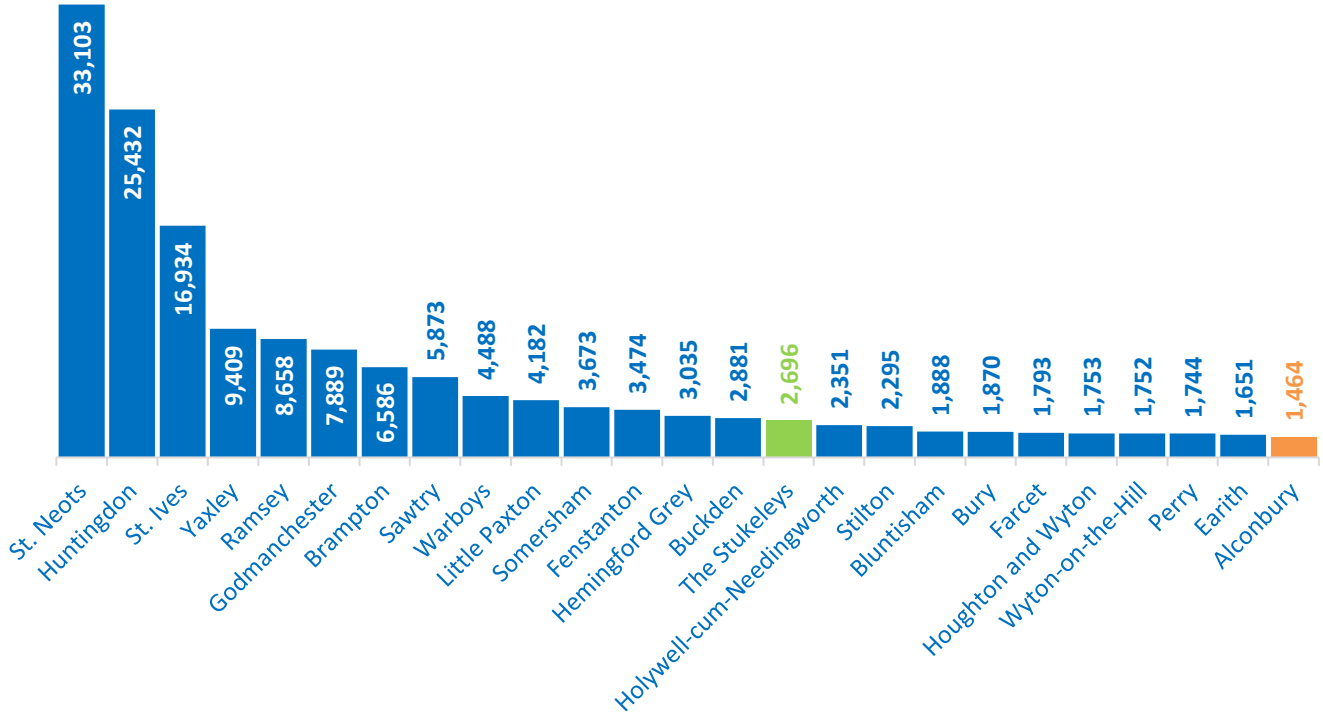
The neighbouring parishes of The Stukeleys and Alconbury Weston had populations of 2,696 and 802 respectively.

ALCONBURY'S POPULATION DENSITY IS SIMILAR TO THE VILLAGE PARISH AVERAGE ACROSS HUNTINGDONSHIRE

Covering an area of 1,242 hectares, Alconbury had a population density of 118 people per square kilometre (sq km) – below the Huntingdonshire average (198 people per sq km) but similar to the Huntingdonshire 'village parish average' of 120 people per sq km (i.e. excluding the town parishes of Huntingdon, St Ives and St Neots).

Alconbury's population density was similar to the parishes of Offord Cluny and Offord D'Arcy (116) and Alconbury Weston (114). Neighbouring parish, The Stukeleys, was more densely populated, at 146 people per sq km at the time of the 2021 Census.

CHART 2.1: 25 HUNTINGDONSHIRE PARISHES WITH THE LARGEST POPULATIONS, 2021



Source: 2021 Census, Office for National Statistics

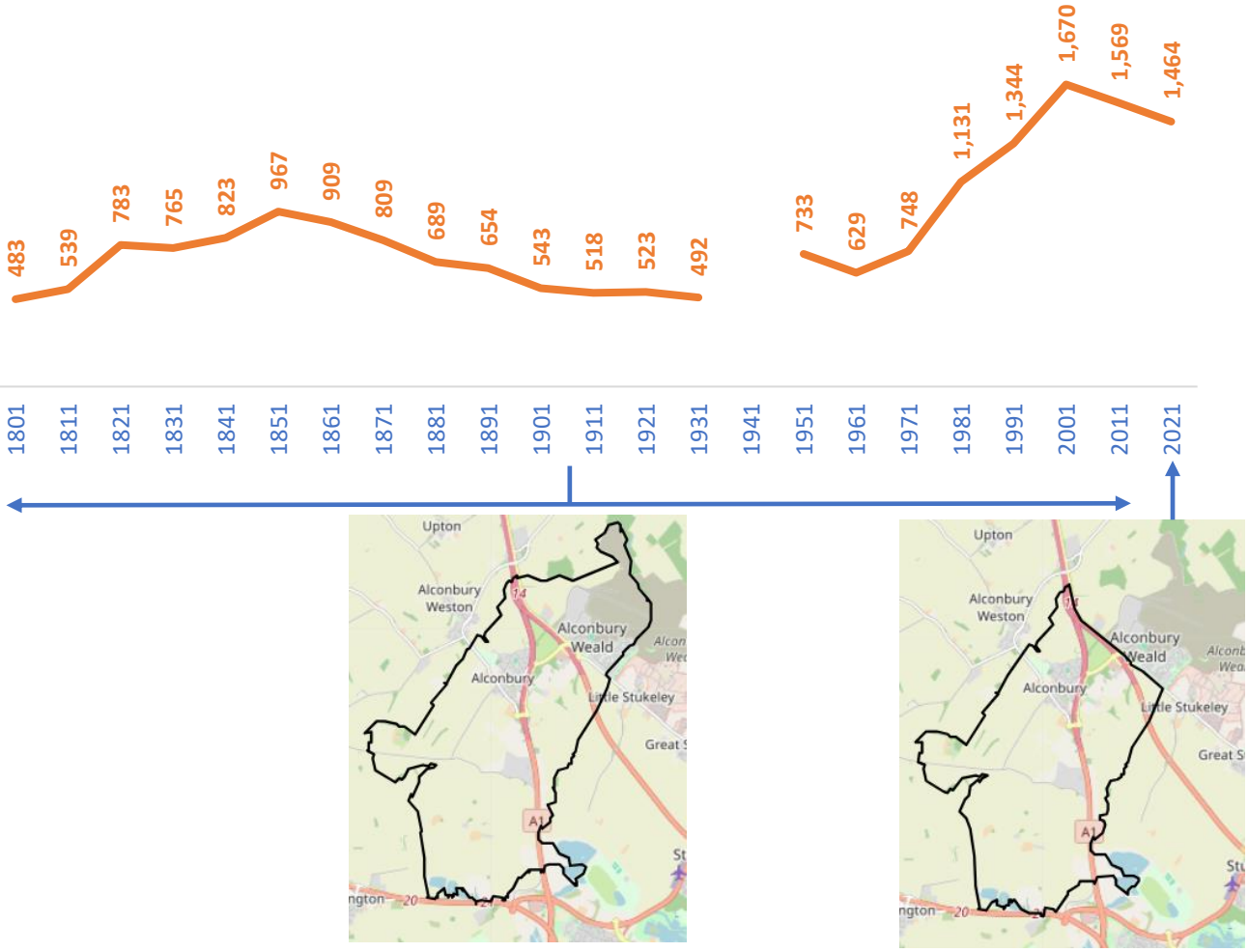
ALCONBURY EXPERIENCED HISTORIC POPULATION DECLINE UNTIL THE POST-WAR PERIOD, WITH POPULATION INCREASING RAPIDLY FROM THE 1960S TO 2001. ITS POPULATION HAS SINCE FALLEN.

Historic Census data shows that Alconbury experienced population decline over the 80 years to 1931, losing almost half of its population (967 to 492, -49%) during this time.

Alconbury's population then grew rapidly between the 1960s to the turn of the millennium – by 1,041 people, or by 166%, between 1961 to 2001. The population of the parish has since fallen by 206 people, or by 12.3%, to 2021.

It is important to note that, in 2010, the boundary of Alconbury parish changed, with part of Alconbury Weald transferring to The Stukeleys parish, as shown in the maps below. Data from the 2011 Census is based on the old parish boundary. This is due parishes being treated within the 2011 Census as 'best fits' for output areas, which had not been updated at that time to reflect the new parish boundary. ONS has confirmed this makes little difference when comparing population over time, due to Alconbury Weald being undeveloped at the time of the boundary change. When comparing 2011 Census postcode data (using postcodes within the new Alconbury parish boundary) with the 2011 Census data based on the old parish boundary, there is a difference of just seven people. This confirms that the area of Alconbury Weald that transferred to The Stukeleys "contained very few, if any, residents in 2011".

CHART 2.2: HISTORIC POPULATION OF ALCONBURY PARISH, 1801 TO 2021



Source: Huntingdonshire Historic Population, Cambridgeshire Insight. (Data for 1991 have been amended after discussion with ONS: 1991 Census data recorded 2,440 people living in Alconbury in 1991, but investigation by ONS has revealed that the enumeration district, EFGH11 – which includes Alconbury RAF base, was incorrectly allocated to Alconbury Parish in the 1991 Census. The actual population count for the parish in 1991 was 1,344.)

AN ADDITIONAL 335 PEOPLE ARE FORECAST TO LIVE IN ALCONBURY WARD OVER THE NEXT 20 YEARS, COMPARED TO AN ADDITIONAL 10,775 IN NEIGHBOURING PARISH, THE STUKELEYS

Cambridgeshire County Council produces population forecasts at ward level[3]. The following details forecasts for Alconbury ward, which covers the parishes of Alconbury, Alconbury Weston, Barham and Woolley, Buckworth, Easton, Hamerton and Steeple Gidding, Spaldwick, Upton and Coppingford, and Winwick. In 2021, Alconbury parish accounted for 40% of the total population of Alconbury ward, making it the ward's largest settlement, followed by Alconbury Weston (22%) and Spaldick (17%).

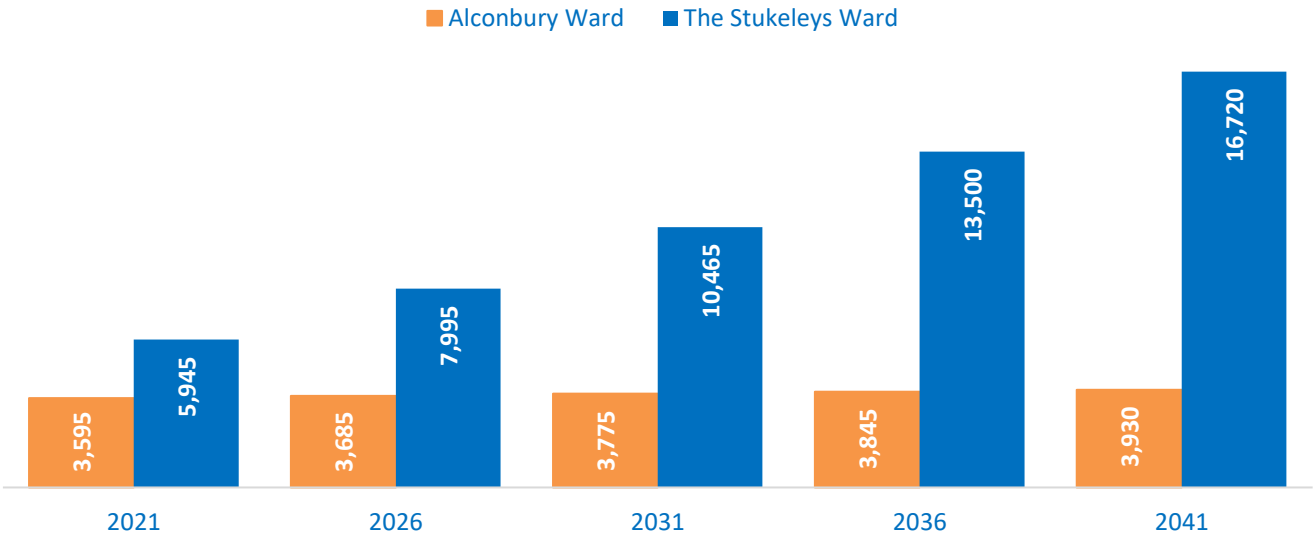
Over the 20-year period from 2021 and 2041, the population of Alconbury ward is projected to grow by 335 people (from 3,595 in 2021 to 3,930 in 2041) – just 1% of all growth forecast for Huntingdonshire district (+33,375) (Chart 2.3).

In contrast, rapid growth is forecast for neighbouring ward, The Stukeleys – which covers The Stukeleys parish and the Stukeley Meadows area of Huntingdon (+10,775 – almost one-third (32%) of all growth forecast for Huntingdonshire).

POPULATION GROWTH IN ALCONBURY WARD IS FORECAST TO BE MUCH LOWER THAN DISTRICT AND COUNTY AVERAGES WHILE THE STUKELEYS IS PROJECTED TO BE THE SECOND FASTEST GROWING AREA IN CAMBRIDGESHIRE

At 9.3%, Alconbury ward is projected to experience much lower growth than the district and county averages (+18.5% across Huntingdonshire and +20.2% across Cambridgeshire), and much lower growth than neighbouring ward, The Stukeleys: at +181.2%, The Stukeleys is projected to be the fastest growing area of Huntingdonshire (Chart 2.4) and the second fastest area of Cambridgeshire (after March South +187.6%) to 2041.

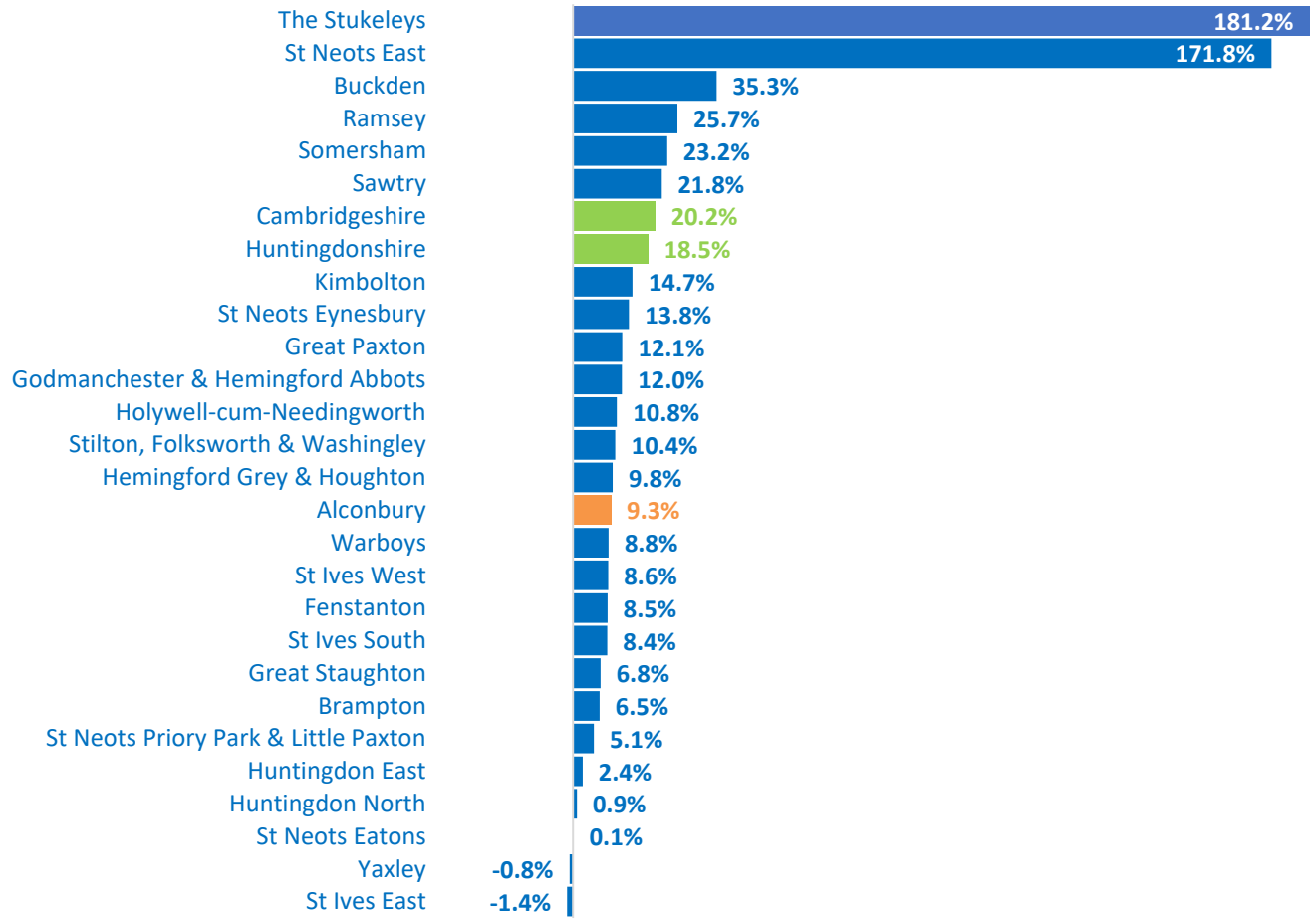
CHART 2.3: POPULATION FORECASTS, 2021-2041



Source: 2022-Based Population Forecasts, Cambridgeshire Insight

[3] Cambridgeshire County Council's (CCC's) population forecasts are produced by ageing forward the population by sex and single year of age from a base date, year by year. Population change is forecast by allowing for the main components of population change: births, deaths and migration. CCC's forecasts are also 'policy-led', so that they are consistent with planned levels of house-building. See CCC's methodology note for more information https://cambridgeshireinsight.org.uk/wp-content/uploads/2024/04/Methodology-note-for-CCCs-mid-2022-population-and-dwelling-stock-estimates-and-forecasts.pdf

CHART 2.4: FORECAST POPULATION GROWTH IN HUNTINGDONSHIRE WARDS, 2021-2041



Source: 2022-Based Population Forecasts, Cambridgeshire Insight

MORE THAN HALF OF ALCONBURY'S POPULATION IS AGED 50 YEARS AND OVER, WITH THE PARISH HAVING A PARTICULARLY HIGH SHARE OF 55-79-YEAR-OLDS

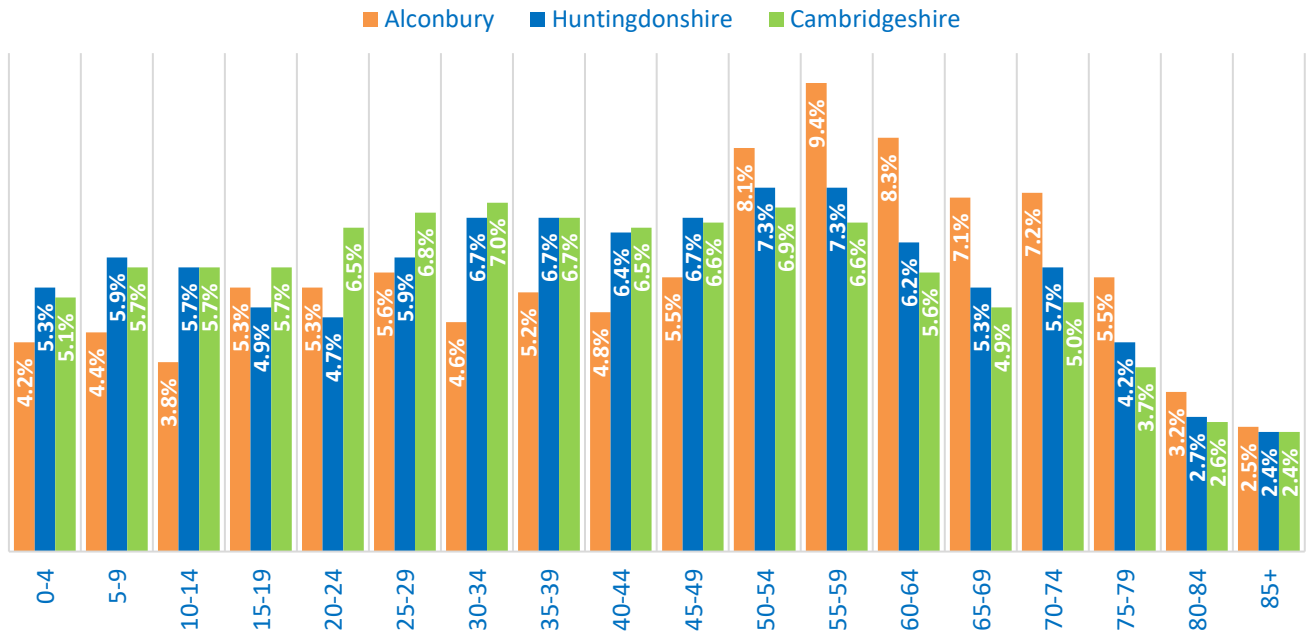
Population estimates from the Office for National Statistics suggest that the average (median) age of Alconbury's population in 2021 was 50.7 years – much higher than the averages for Huntingdonshire (43.1 years), Cambridgeshire (40.7 years) and England (40.5 years).

Comparing the age profile of Alconbury with that for Huntingdonshire and Cambridgeshire at the time of the 2021 Census shows that the parish had a high share of residents aged 50 years and over, with particularly high shares within the 55-59-, 60-64-, 65-69-, 70–74- and 75-79-year age bands.

Those aged 50 years and over made up more than half of Alconbury's population (51.3%) – much higher than across Huntingdonshire (41.1%) and Cambridgeshire (37.7%).

Conversely, Alconbury had low shares of residents in younger age groups, particularly 30-34-year-olds and 10-14-year-olds. But while the shares of 15-19- and 20-24-year-olds in Alconbury were below county averages, they represented slightly higher shares of the population than across Huntingdonshire.

CHART 2.5: POPULATION BY AGE, FIVE-YEAR AGE BANDS, 2021

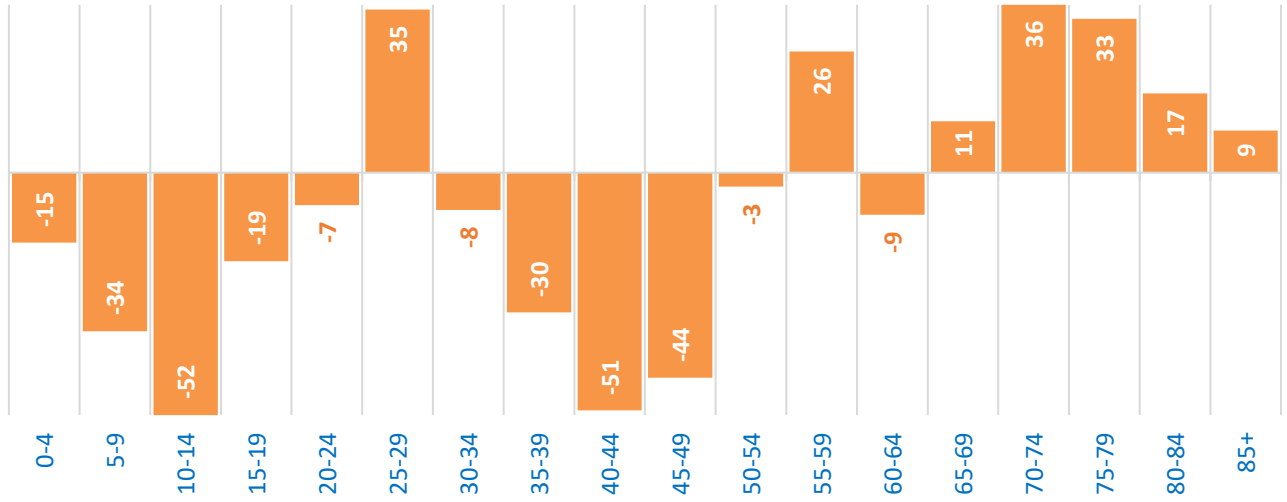


Source: 2021 Census, Office for National Statistics

ALCONBURY'S POPULATION DECREASED ACROSS MOST AGE GROUPS AGED UNDER 65 YEARS OVER THE PAST DECADE

Compared to 2011, Alconbury had more residents aged 25-29 years (+35), 55-59 years (+26) and 65+ years (+106) in 2021, as shown in Chart 2.6. In contrast, the parish had fewer residents in other age bands, particularly those aged under 20 years (-120) and 35-49 years (-125).

CHART 2.6: CHANGE IN POPULATION BY AGE IN ALCONBURY, 2011 TO 2021



Source: 2011 and 2021 Censuses, Office for National Statistics

OVER THE PAST DECADE, THERE HAS BEEN NET OUT-MIGRATION AMONG PEOPLE FROM MANY AGE GROUPS, PARTICULARLY THOSE AGED 0-24 YEARS AT THE TIME OF THE 2011 CENSUS

Table 2.1 compares the size of Alconbury's population by age group in 2021 to age groups that were 10 years younger in 2011. It shows that, in 2021, there were 29 more (+62%) 35-39-year-olds than 25-29-year-olds living in the parish than 10 years ago, and 13 more (+5%) 55-64-year-olds than 45-55-year-olds a decade ago, suggesting net in-migration among these cohorts.

In contrast, there were 104 fewer (-22%) 10-34-year-olds than 0-24-year-olds 10 years ago, highlighting net out-migration among young people – perhaps due to families moving out of the parish, young adults seeking education or employment opportunities elsewhere, and/or issues around local housing affordability for first-time buyers. There were also 33 fewer (-11%) 40-54-year-olds than 30-44-year-olds and 32 fewer 65-74-year-olds than 55-64-year-olds a decade ago.

TABLE 2.1: POPULATION BY AGE IN ALCONBURY: 2011 AGE BANDS VS. 2021 AGE BANDS+10 YEARS

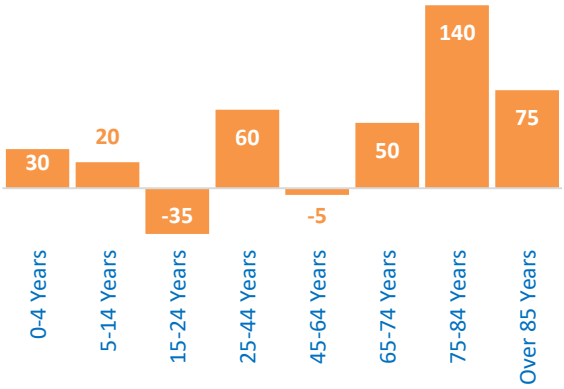
Age 2011	Resident Count 2011	Age 2021	Resident Count 2021	Difference
0-4	76	10-14	56	-20
5-9	99	15-19	77	-22
10-14	108	20-24	77	-31
15-19	96	25-29	82	-14
20-24	84	30-34	67	-17
25-29	47	35-39	76	29
30-34	75	40-44	70	-5
35-39	106	45-49	81	-25
40-44	121	50-54	118	-3
45-49	125	55-59	137	12
50-54	121	60-64	122	1
55-59	111	65-69	104	-7
60-64	131	70-74	106	-25

Source: 2011 and 2021 Censuses, Office for National Statistics

SIGNIFICANT POPULATION AGEING IS EXPECTED OVER THE NEXT 20 YEARS

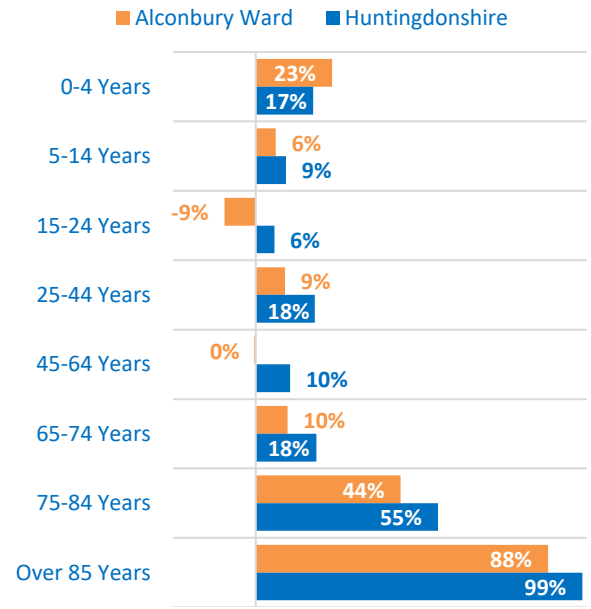
Ward-based population forecasts suggest that the area will experience significant population ageing up to 2041. Across Alconbury ward, there is expected to be an increase in numbers of people across most age groups, particularly those aged 75 years and over (+215 people, +53%). However, the number of 15-24-year-olds is expected to decline (-35 people, -9%), alongside a small decrease in the number of 45-64-year-olds (-5 people).

CHART 2.7: FORECAST POPULATION CHANGE BY AGE, ALCONBURY WARD, 2021-2041



Source: 2022-Based Population Forecasts, Cambridgeshire Insight

CHART 2.8: FORECAST POPULATION GROWTH (%) BY AGE, 2021-2041



Source: 2022-Based Population Forecasts, Cambridgeshire Insight

TABLE 2.2: DETAILED POPULATION FORECASTS FOR ALCONBURY WARD BY AGE, 2021-2041

	0-4	5-14	15-24	25-44	45-64	65-74	75-84	Over 85	Total
2021	130	330	370	680	1,165	520	320	85	3,595
2026	150	350	360	705	1,130	510	385	100	3,685
2031	155	335	365	730	1,100	575	390	125	3,775
2036	155	340	350	735	1,105	605	400	155	3,845
2041	160	350	335	740	1,160	570	460	160	3,930
2021-2041 change	*30*	*20*	*-35*	*60*	*-5*	*50*	*140*	*75*	*335*
2021-2041 % change	*23.1%*	*6.1%*	*-9.5%*	*8.8%*	*-0.4%*	*9.6%*	*43.8%*	*88.2%*	*9.3%*
% total population 2021	*3.6%*	*9.2%*	*10.3%*	*18.9%*	*32.4%*	*14.5%*	*8.9%*	*2.4%*	-
% total population 2041	*4.1%*	*8.9%*	*8.5%*	*18.8%*	*29.5%*	*14.5%*	*11.7%*	*4.1%*	-

Source: 2022-Based Population Forecasts, Cambridgeshire Insight

THE MAJORITY OF HOUSEHOLDS ARE SINGLE-FAMILY HOUSEHOLDS

In 2021, there were 644 households in Alconbury. Average household size, at 2.27 people per household, was smaller than across Huntingdonshire (2.35).

There are three broad categories of households within the 2021 Census: one-person households, single-family households (usually a couple, with or without children, or a single-parent family), and other household types (e.g. non-related/non-couple residents, such as students).

Over two-thirds (69.4%) of households in Alconbury were single-family households – particularly single-family households aged under 66 years with no children (21.8% of all households) and single-family households with dependent children (19.9%).

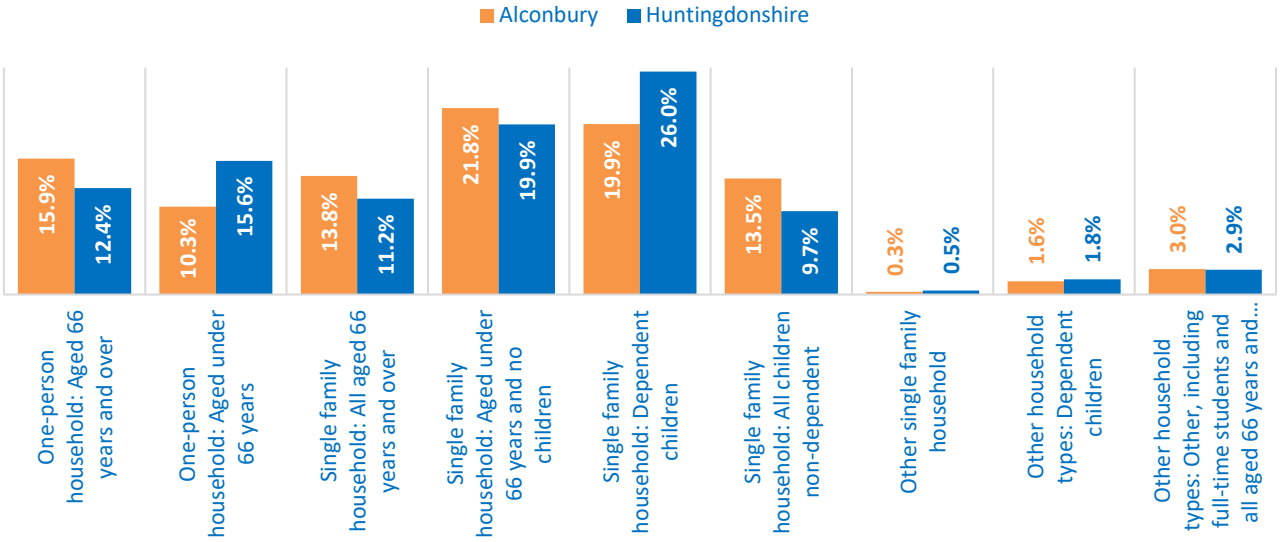
One-person households accounted for just over one-quarter of all households, at 26.1% (slightly below the Huntingdonshire average of 28.1%), while 'other household types' accounted for 4.5% (similar to the district average of 4.7%).

ALCONBURY HAS ABOVE-AVERAGE SHARES OF HOUSEHOLDS WITH ADULT (NON-DEPENDENT) CHILDREN, ONE-PERSON HOUSEHOLDS AGED 66+ YEARS, AND COUPLE HOUSEHOLDS WITH NO CHILDREN

Compared to district averages, Alconbury had a particularly high share of single-family households with adult (non-dependent) children (13.5% vs 9.7% across Huntingdonshire) in 2021 (Chart 2.9). Reflecting the parish's older age profile, it also had above average shares of one-person households where the resident was aged 66+ years (15.9% vs 12.4%) and single-family households where all residents were aged 66+ years (13.8% vs 11.2%). Alconbury also had an above average share of single-family households (aged under 66 years) with no children (21.8% vs 19.9%).

Conversely, Alconbury had low shares of single-family households with children (19.9% vs 26.0%) and one-person households where the resident was aged under 66 years (10.3% vs 15.6%).

CHART 2.9: HOUSEHOLD COMPOSITION (% OF ALL HOUSEHOLDS), 2021



Source: 2021 Census, Office for National Statistics

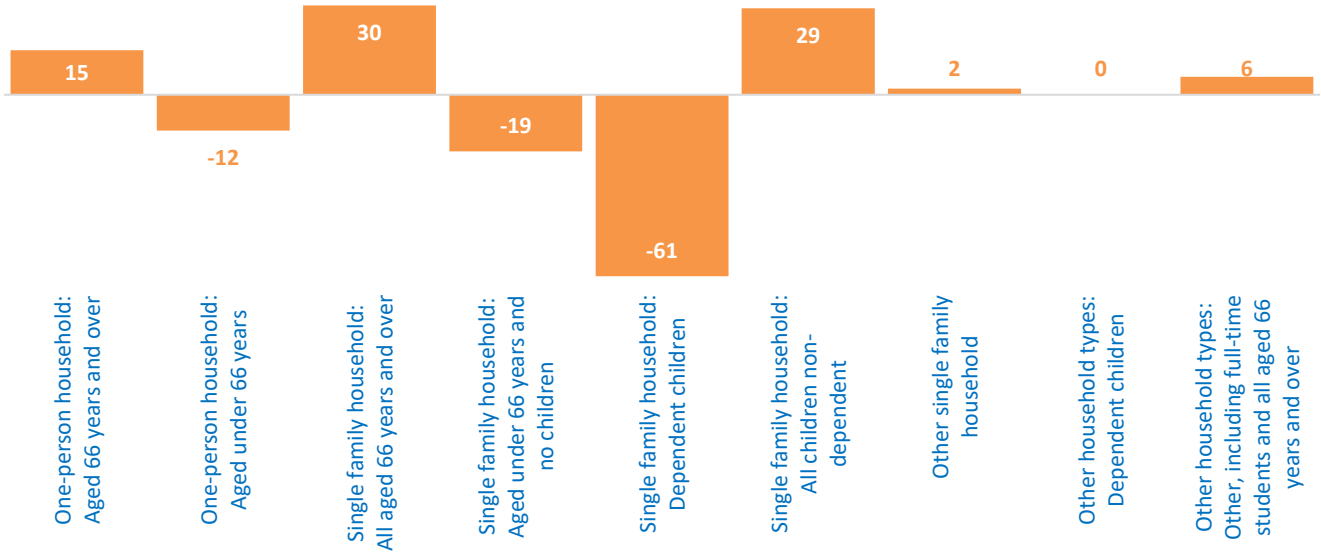
ALCONBURY HAS SEEN A SHARP FALL IN THE NUMBER OF SINGLE-FAMILY HOUSEHOLDS WITH DEPENDENT CHILDREN OVER THE PAST DECADE

Between 2011 and 2021, the number of households in Alconbury decreased by 10. Average household size decreased slightly over the period, from 2.40 to 2.27 people per household.

Over the decade, there was a sharp fall in the number of single-family households with dependent children (reflecting a fall in the number of children living in the parish), along with smaller falls in the number of single-family households aged under 66 years with no children and one-person households aged under 66 years (Chart 2.10).

Conversely, there were increases in the number of older households (single-family and one-person households aged 66+ years) along with an increase in the numbers of households with adult (non-dependent) children.

CHART 2.10: CHANGE IN HOUSEHOLD COMPOSITION, ALCONBURY, 2011-2021



Source: 2011 and 2021 Census, Office for National Statistics

THE MAJORITY OF RESIDENTS ARE IN GOOD HEALTH BUT AN ABOVE AVERAGE PROPORTION ARE IN FAIR/BAD HEALTH

At the time of the 2021 Census, 81.0% of Alconbury's residents considered themselves to be in very good/good health, below the Huntingdonshire average (83.6%).

Just 4.8% (one-in-21) considered themselves to be in bad/very bad health, although this was slightly above the district average of 4.2%, while 14.1% (one-in-seven) considered themselves to be in 'fair health'– above the district average of 12.2% – possibly reflecting the area's older age profile.

ONE-IN-FIVE RESIDENTS ARE CLASSED AS DISABLED

Disability prevalence is above average in Alconbury. In 2021, 273 residents were classed as disabled under the Equality Act. At 18.6% of all residents (almost one-in-five), this was above the Huntingdonshire rate (16.4%). Breaking this down further, 6.6% (97) were disabled and their activities limited a lot (slightly above the district average of 6.1%) and 12.0% (176) were disabled and their activities limited a little (above the district average of 10.2%). A further 8.2% (120) were not disabled under the Equality Act but had a physical or mental health condition that did not limit their daily activities. Again, the high disability rate is likely to reflect Alconbury's older age profile.

3. HOUSING

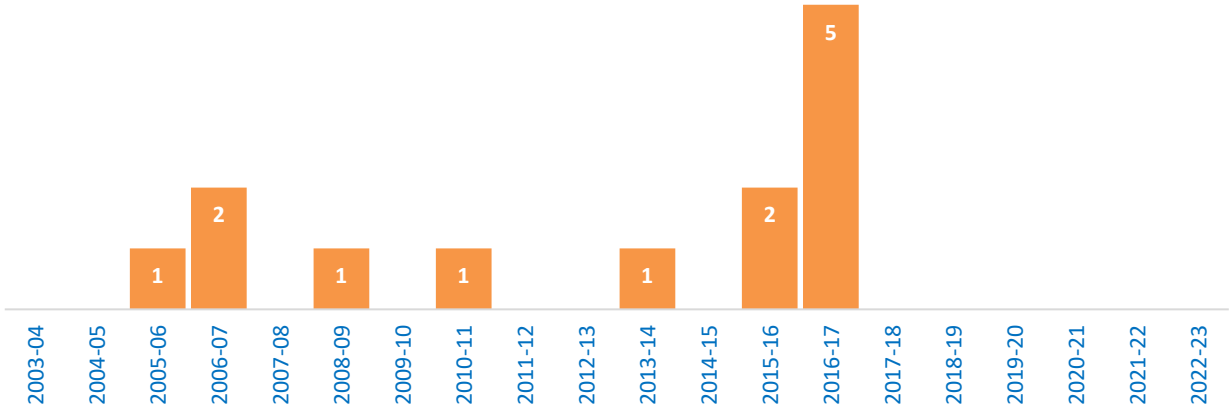
THERE HAS BEEN VERY LITTLE NEW DEVELOPMENT IN ALCONBURY OVER THE PAST 20 YEARS

There were 697 dwellings[4] in Alconbury in 2021 – 0.9% of all dwellings in Huntingdonshire – slightly higher than its share of population (0.8%).

Net housing completions data shows very little new development in Alconbury: over the past 20 years 13 new dwellings have been built within the parish. This compares to 21 in Alconbury Weston and 901 in The Stukeleys.

Table 3.1 details net dwelling completions across Huntingdonshire parishes since 2011/12, with the low number of completions in Alconbury (8[5]) and Alconbury Weston (13) contrasting with rapid development across neighbouring parish, The Stukeleys, which experienced the second highest net dwellings completions in Huntingdonshire (918[6], 9.3% of all completions across the district).

CHART 3.1: NET DWELLING COMPLETIONS IN ALCONBURY



Source: Net Dwellings Completed by Ward/Parish in Cambridgeshire 2002-17, Cambridgeshire Insight and Annual Monitoring Report 2023, Huntingdonshire District Council

[4] The number of dwellings (697) is higher than the number of households (644). This is due to a number of dwellings being unoccupied (i.e. having no usual residents) on Census Day on 21st March 2021.

[5] 2013/14: conversion of a former public house (-1) into two semi-detached houses (+2) in Mill Road. 2015/16: a new affordable bungalow in Wren Close and a new three-bed detached dwelling in Globe Lane. 2016/17: conversion of a barn to a dwelling and four new dwellings at Manor Farm.

[6] This is higher than the 20-year total due to negative net completions between 2003/04 and 2010/11 (-17).

TABLE 3.1: NET DWELLINGS COMPLETIONS IN HUNTINGDONSHIRE PARISHES, 2011/12 TO 2022/23

Parish	Net Completions	Parish	Net Completions
St. Neots	1,659	Elton	12
The Stukeleys	918	Wood Walton	12
Godmanchester	882	Alwalton	9
Brampton	844	Bythorn and Keyston	9
Huntingdon	839	Old Weston	9
St. Ives	654	Alconbury	8
Ramsey	558	Ellington	8
Little Paxton	533	Tilbrook	8
Sawtry	483	Folksworth and Washingley	7
Warboys	349	Great Gidding	7
Bury	248	Great Paxton	7
Fenstanton	239	Winwick	7
Hemingford Grey	209	Hilton	6
Buckden	202	Yelling	5
Yaxley	191	Easton	4
Holywell-cum-Needingworth	130	Kings Ripton	4
Somersham	68	Upton and Coppingford	4
Offord Cluny and Offord D'Arcy	57	Conington	3
Colne	53	Hamerton and Steeple Gidding	3
Pidley cum Fenton	53	Southoe and Midloe	3
Bluntisham	52	Stow Longa	3
Great Gransden	51	Chesterton	2
Kimbolton	37	Covington	2
Brington and Molesworth	35	Hemingford Abbots	2
Upwood and the Raveleys	35	Waresley-cum-Tetworth	2
Earith	32	Water Newton	2
Stilton	28	Barham and Woolley	1
Great Staughton	25	Glatton	1
Holme	22	Grafham	1
Catworth	21	Leighton	1
Abbotsley	18	Perry	1
Sibson-cum-Stibbington	16	Toseland	1
Wistow	16	Woodhurst	1
Houghton and Wyton	15	Buckworth	0
Spaldwick	15	Denton and Caldecote	0
Abbots Ripton	14	Diddington	0
Old Hurst	14	Haddon2	0
Alconbury Weston	13	Little Gidding	0
Farcet	13	Morborne	0
Hail Weston	13	Wyton-on-the-Hill	0
Broughton	12	Huntingdonshire Total	**9,821**

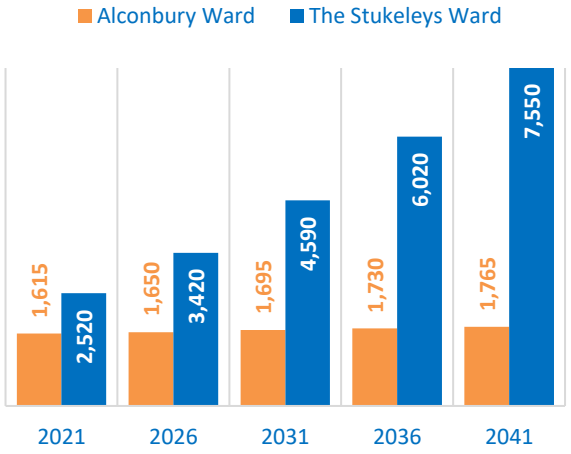
Source: Annual Monitoring Report 2023 Part 1 (Housing Supply), Huntingdonshire District Council

ALCONBURY WARD IS EXPECTED TO EXPERIENCE A LOW RATE OF HOUSING GROWTH TO 2041

Policy-led dwellings forecasts from Cambridgeshire County Council are based on local authorities' published housing trajectories. Dwellings forecasts are provided at ward level. In 2021, Cambridgeshire County Council estimated that there were 1,615 dwellings across Alconbury ward. Census data suggest that 43% of these dwellings (695) were in Alconbury parish.

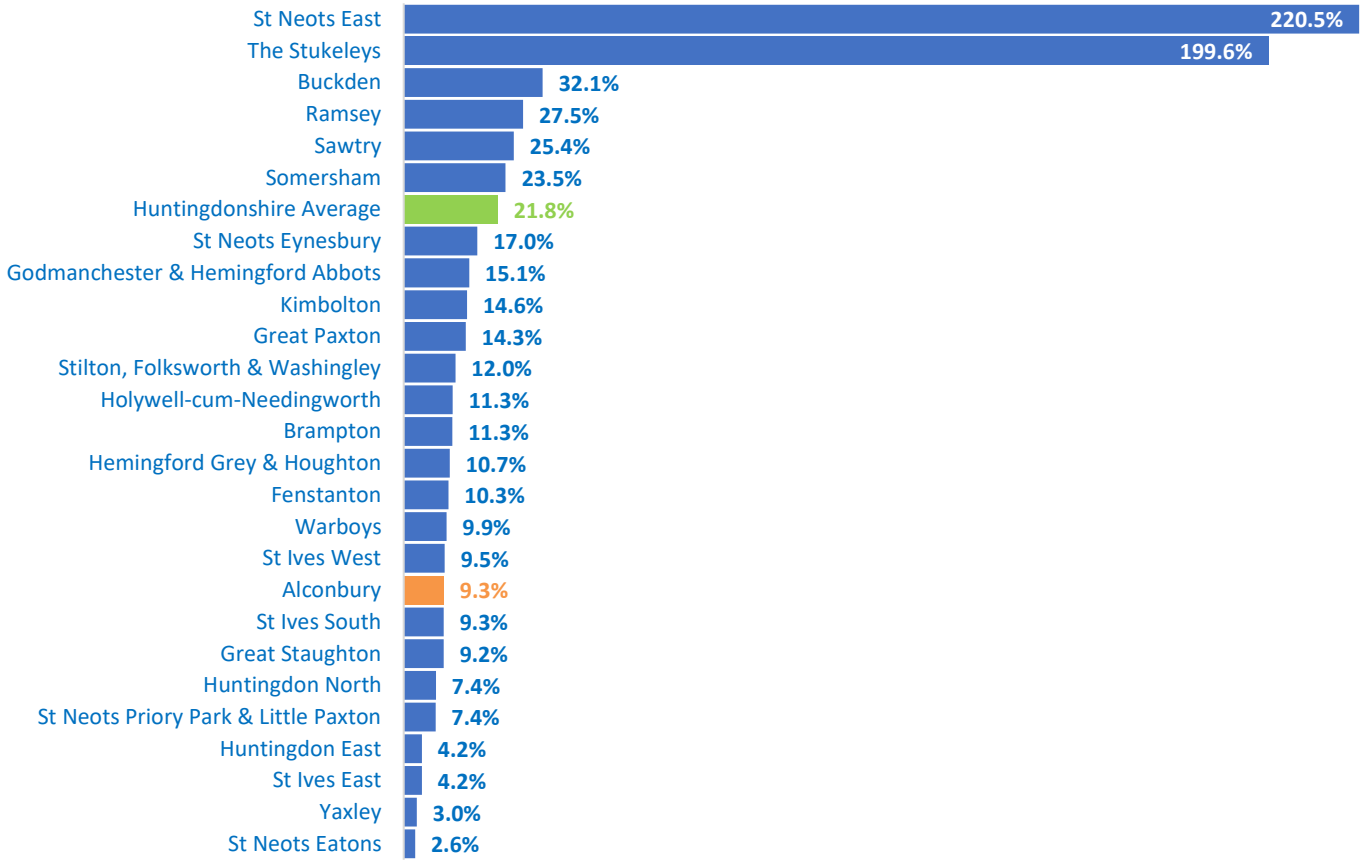
Over the period 2021 to 2041, Cambridgeshire County Council forecasts suggest that the number of dwellings in Alconbury ward will increase by 150 – from 1,615 to 1,765. This is equivalent to growth of 9.3% - one of the lowest projected housing growth rates of all Huntingdonshire wards and below the projected district growth rate of 21.8% - boosted by very high forecast growth in neighbouring ward, The Stukeleys (+5,030 dwellings, +199.6%) and St Neots East (+3,330 dwellings, +220.5%) (Chart 3.3). Dwellings growth in Alconbury ward is expected to be spread fairly evenly throughout the period, by 35-45 dwellings every five years.

CHART 3.2: DWELLINGS FORECASTS FOR ALCONBURY AND THE STUKELEYS WARDS, 2021-2041



Source: 2022-Based Dwelling Stock Forecasts, Cambridgeshire Insight

CHART 3.3: FORECAST HOUSING GROWTH IN HUNTINGDONSHIRE WARDS, 2021-2041



Source: 2022-Based Dwelling Stock Forecasts, Cambridgeshire Insight

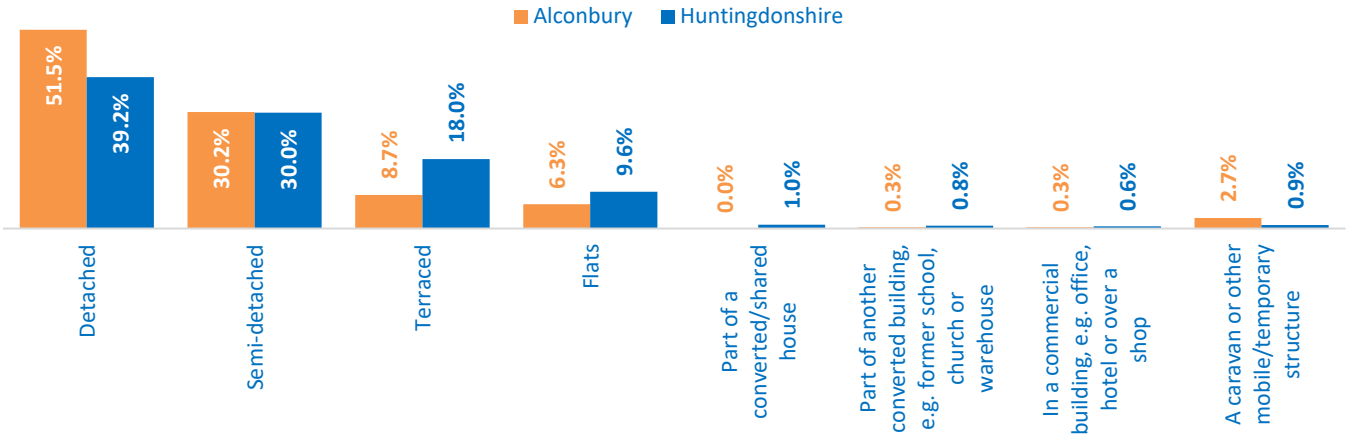
DETACHED HOUSING IS MORE COMMON IN ALCONBURY THAN ACROSS HUNTINGDONSHIRE

At the time of the 2021 Census, the most common types of housing in Alconbury were detached (51.5%) and semi-detached (30.2%) housing, together making up more than four-in-five dwellings.

Compared to district averages, detached housing was much more common in Alconbury (51.5 % vs 39.2% across Huntingdonshire). Caravans/mobile homes were also more prevalent (2.7% vs 0.9%).

Conversely, a much smaller proportion of all housing was terraced (8.7 % in Alconbury vs 18.0% across Huntingdonshire), while flats were also less common (6.3% vs 9.6%).

CHART 3.4: % OF ALL DWELLINGS BY TYPE, 2021



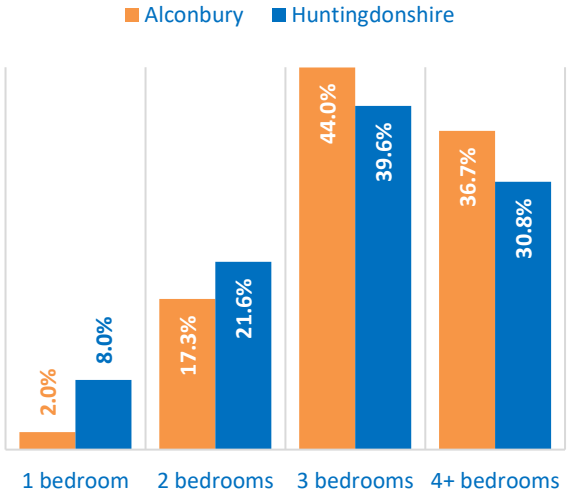
Source: 2021 Census, Office for National Statistics

LARGE HOUSING IS MUCH MORE PREVALENT IN ALCONBURY THAN ACROSS THE DISTRICT

In 2021, three-bed housing was most common in Alconbury. Accounting for 44.0% of all occupied dwellings[7], three-bedroom houses were more prevalent in Alconbury than Huntingdonshire (39.6%) (Chart 3.5). Housing with four-or-more bedrooms was also much more common than the district average (36.7% vs 30.8%) while one- and two-bedroom houses accounted for smaller shares of occupied dwellings.

Reflecting the large size of housing within the parish, overcrowding was rare, with just 0.6% households (4) being over-occupied (i.e. with at least one fewer bedroom than required). This was below the Huntingdonshire average (1.9%). Under-occupation was much more common, with the majority of households (87.7%) having one or more bedroom than the standard requirement – above the district rate (78.5%).

CHART 3.5: % OF ALL OCCUPIED DWELLINGS BY NUMBER OF BEDROOMS, 2021



Source: 2021 Census, Office for National Statistics

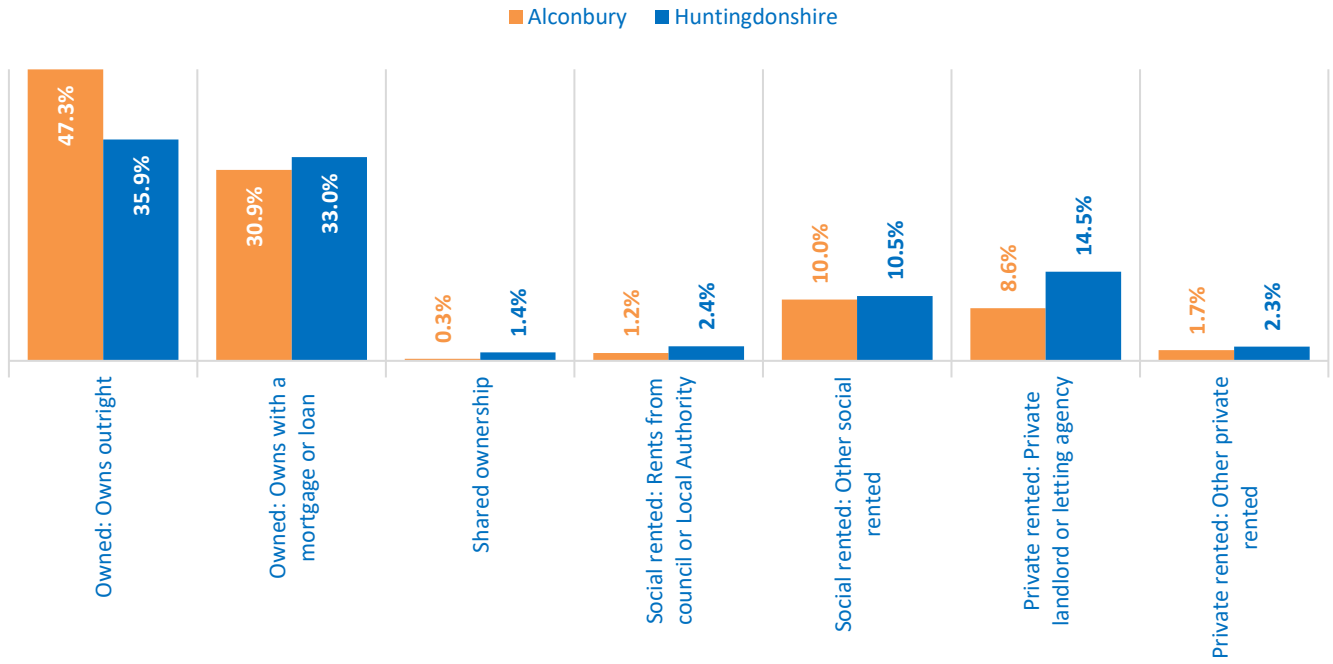
[7] Dwelling size data are only available for occupied dwellings

ALCONBURY HAS A HIGH RATE OF OWNER-OCCUPIED HOUSING, PARTICULARLY HOMES THAT ARE OWNED OUTRIGHT – REFLECTING THE OLDER AGE PROFILE OF THE PARISH

In 2021, more than three-quarters of households (78.2%) owned their own home (either outright or with a mortgage) – well above the Huntingdonshire average (69.0%). Across owner occupied households, Alconbury had an above average rate of households owning their own homes outright (47.3% vs 35.9% across Huntingdonshire) and a below average rate of households owning their home with a mortgage/loan (30.9% vs 33.0%). This reflects the parish's older age profile, with older people more likely to have paid off their mortgages.

Conversely, rented housing was under-represented in Alconbury, particularly private rented housing (10.3% of all households vs 16.8% across Huntingdonshire).

CHART 3.6: % OF ALL HOUSEHOLDS BY TENURE, 2021



Source: 2021 Census, Office for National Statistics

MEDIAN HOUSE PRICES IN ALCONBURY ARE AMONGST THE HIGHEST IN HUNTINGDONSHIRE – REFLECTING THE LARGE SIZE OF HOUSING SOLD IN THE AREA

House price statistics are available at LSOA level – for 'Huntingdonshire 010B' (covering the North West, West and South of the parish and Alconbury Weston) and 'Huntingdonshire 010G' (covering the North East and East of the parish and Alconbury Weald, Little Stukeley and Great Stukeley), as shown on the map.

In the year to March 2023, the average (median) price of houses sold in Huntingdonshire 010B was £364,500 – 17% above the Huntingdonshire average (£312,000), while the average price in Huntingdonshire 010G was £385,000 – 23% above the district average.

At ward level, the median price of housing sold in Alconbury ward was £385,000 – 23% higher than the Huntingdonshire average and the sixth highest median house price of all Huntingdonshire wards (Chart 3.7).

It is important to note that median house price statistics for LSOAs and wards are not mix-adjusted, i.e. weighted by type of housing sold, so a higher average house price may reflect a high proportion of large housing sold during the period.

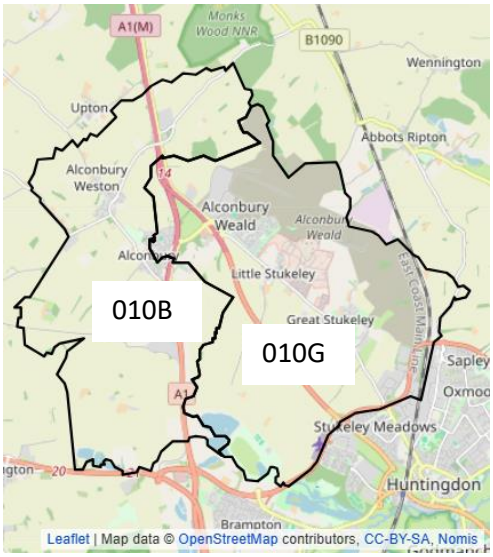
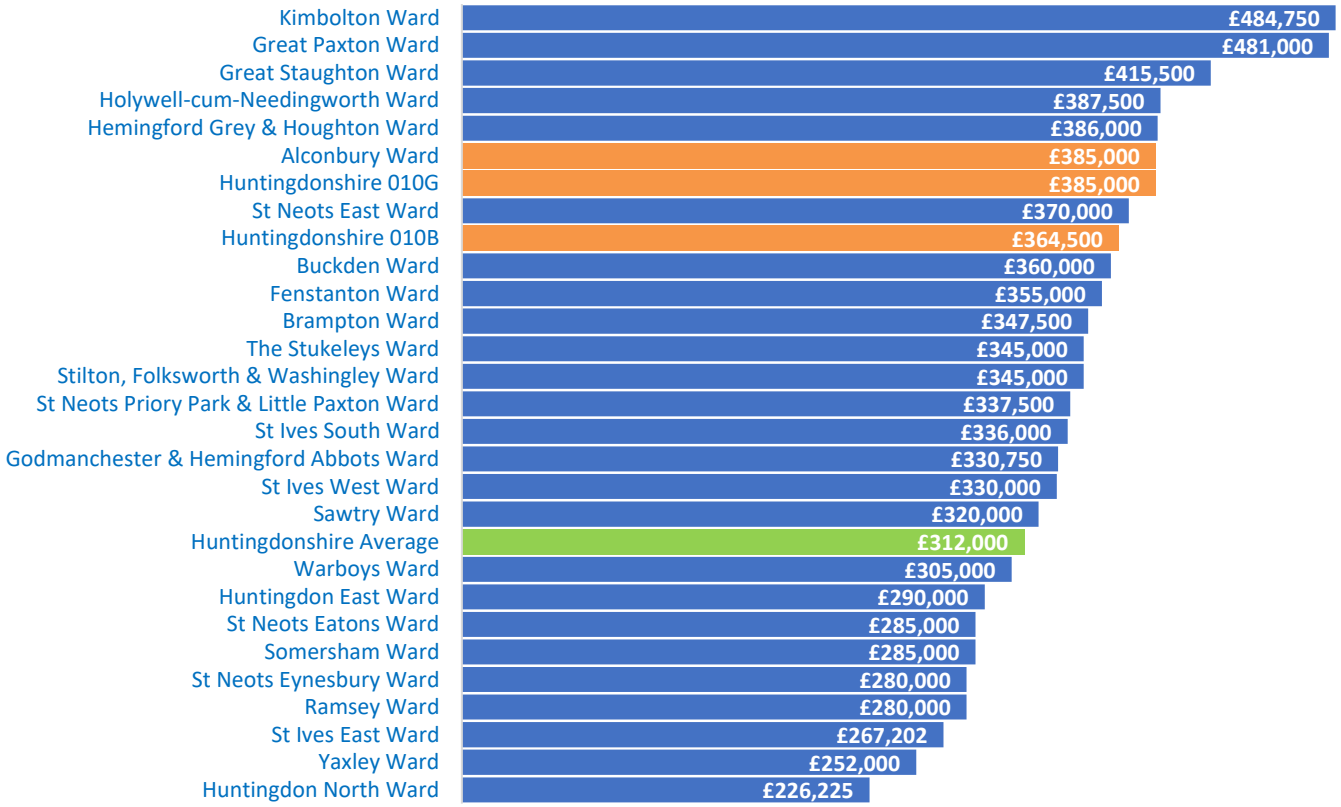


CHART 3.7: MEDIAN HOUSE PRICES IN ALCONBURY LSOAS, HUNTINGDONSHIRE WARDS, AND HUNTINGDONSHIRE AVERAGE, YEAR TO MARCH 2023

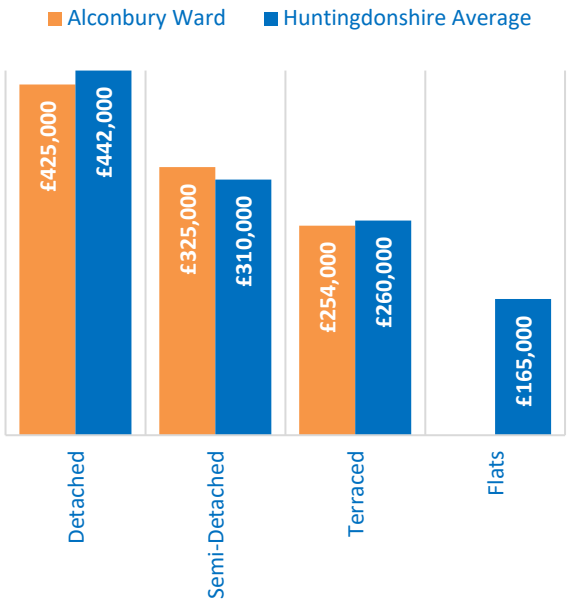


Source: House Price Statistics for Small Areas, Office for National Statistics

WHEN LOOKING AT TYPES OF HOUSING – DETACHED AND TERRACED HOUSING IN ALCONBURY WARD ARE LESS EXPENSIVE THAN ACROSS HUNTINGDONSHIRE

House price statistics for different types of housing are available at ward level. Due to the above data not being mix-adjusted, average prices by type of housing provide a more reliable picture of housing values in small areas. In Alconbury ward, the median prices of detached properties, at £425,000 were 3.8% below the Huntingdonshire average while the median price of terraced housing, at £254,000, was 2.3% below the district average. The median price of semi-detached housing, at £325,000, in contrast, was 4.8% above the district average. The high median house price displayed in Chart 3.7 but lower median prices for some types of housing highlights that the more expensive detached housing formed a large share of all housing sales (61% of all sales) than across Huntingdonshire (36% of all sales).

CHART 3.8: MEDIAN PRICES BY TYPE OF HOUSING, YEAR TO MARCH 2023[8]



Source: House Price Statistics for Small Areas, Office for National Statistics

TABLE 3.2: MEDIAN HOUSE PRICES BY TYPE, YEAR TO MARCH 2023

Area	All	Detached	Semi-Detached	Terraced	Flats
Huntingdonshire 010B	**£364,500**	**n/a**	**n/a**	**n/a**	**n/a**
Huntingdonshire 010G	**£385,000**	**n/a**	**n/a**	**n/a**	**n/a**
Alconbury Ward	**£385,000**	**£425,000**	**£325,000**	**£254,000**	**n/a**
The Stukeleys Ward	£345,000	£413,750	£290,500	£251,725	£170,000
Huntingdonshire	£312,000	£442,000	£310,000	£260,000	£165,000

Source: House Price Statistics for Small Areas, Office for National Statistics

LOWER QUARTILE HOUSE PRICES IN ALCONBURY ARE ALSO AMONGST THE HIGHEST IN HUNTINGDONSHIRE

Lower quartile (LQ) house prices[9] are a better indication of housing affordability than the median house price.

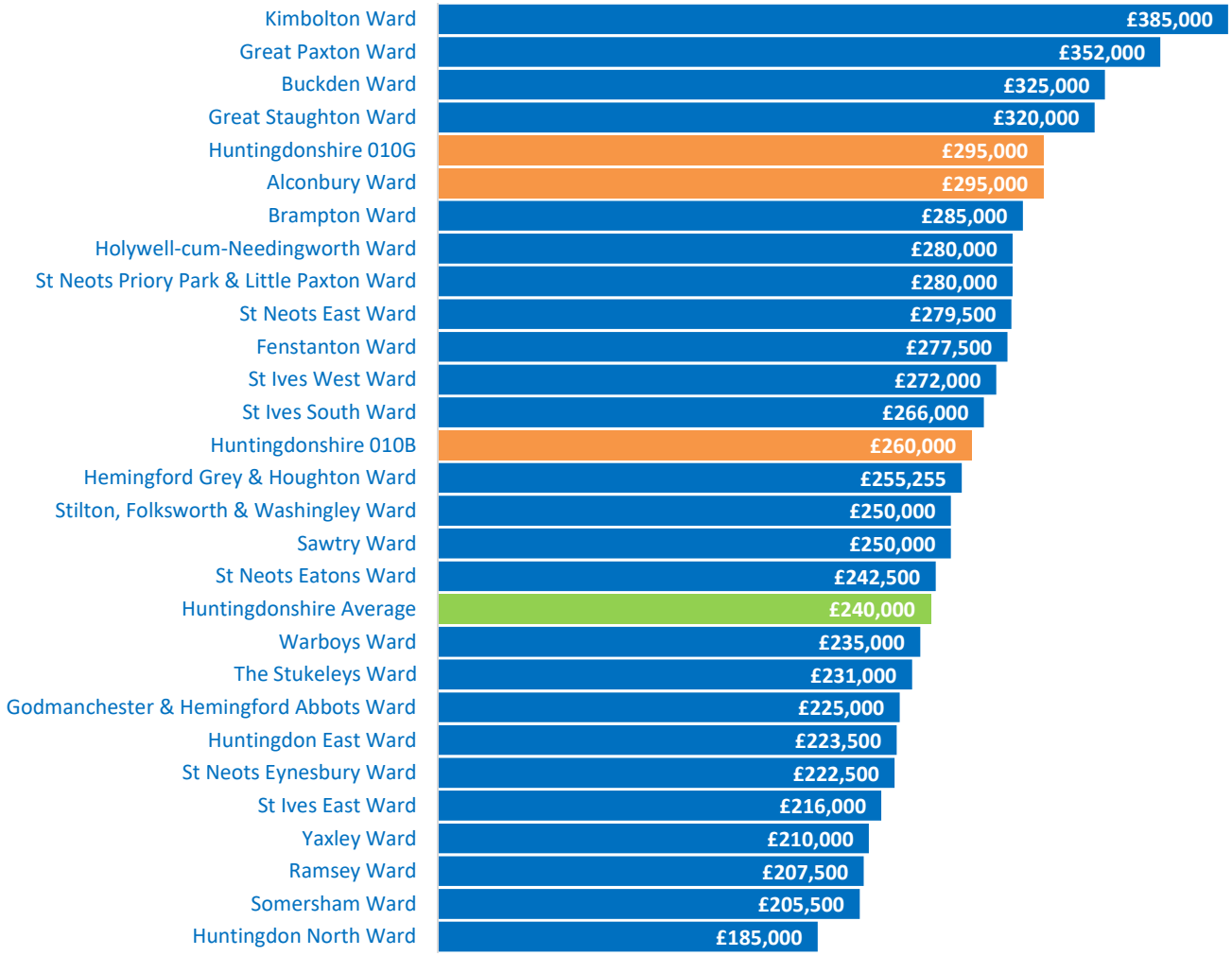
In the year to December 2022, the LQ house price in Huntingdonshire 010B was £260,000 – 8% higher than across Huntingdonshire (£240,000), while the LQ price in Huntingdonshire 010G was £295,000 – 23% above the district average (Chart 3.9).

At ward level, the LQ price of housing sold in Alconbury ward was £295,000 – 23% higher than across Huntingdonshire and the fifth highest LQ price of all 26 Huntingdonshire wards.

[8] No data are available for flats in Alconbury ward due to fewer than five house sales of that type (i.e. three sales of flats in the year to March 2023).

[9] The value at the first quarter of all house sale values ranked by price

CHART 3.9: LQ HOUSE PRICES IN ALCONBURY LSOAS, HUNTINGDONSHIRE WARDS, AND HUNTINGDONSHIRE AVERAGE, YEAR TO DECEMBER 2022

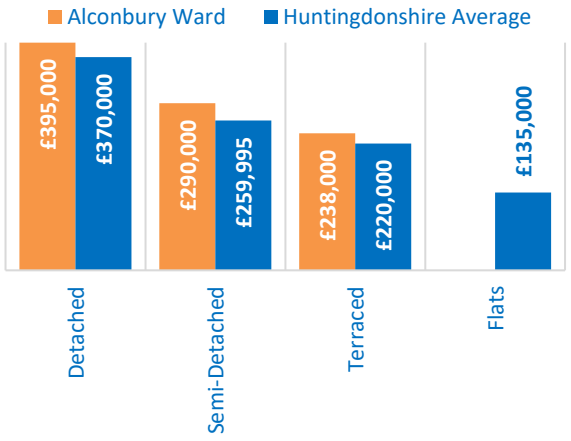


Source: House Price Statistics for Small Areas, Office for National Statistics

LQ PRICES IN ALCONBURY ARE ABOVE DISTRICT AVERAGES FOR ALL TYPES OF PROPERTY – HIGHLIGHTING THAT PRICES AT THE LOWER END OF THE SCALE ARE LESS AFFORDABLE IN THIS AREA

Looking at LQ prices in Alconbury ward by type of housing sold in the year to December 2022 shows that LQ prices were above district averages for all types of housing: 6.8% higher for detached housing, 11.5% higher for semi-detached housing, and 8.2% higher for terraced housing.

CHART 3.10: LQ PRICES BY TYPE OF HOUSING, YEAR TO DECEMBER 2022[10]



Source: House Price Statistics for Small Areas, Office for National Statistics

[10] No data are available for flats in Alconbury ward due to fewer than five house sales of that type

TABLE 3.3: LQ HOUSE PRICES BY TYPE, YEAR TO DECEMBER 2022

Area	All	Detached	Semi-Detached	Terraced	Flats
Huntingdonshire 010B	**£260,000**	**n/a**	**n/a**	**n/a**	**n/a**
Huntingdonshire 010G	**£295,000**	**n/a**	**n/a**	**n/a**	**n/a**
Alconbury Ward	**£295,000**	**£395,000**	**£290,000**	**£238,000**	**n/a**
The Stukeleys Ward	£231,000	£372,500	£280,000	n/a	£140,000
Huntingdonshire	£240,000	£370,000	£259,995	£220,000	£135,000

Source: House Price Statistics for Small Areas, Office for National Statistics

THE CHEAPEST HOUSING IN ALCONBURY WARD WOULD REQUIRE AN ANNUAL HOUSEHOLD INCOME OF £57,800 TO PURCHASE

These data can be used to build a picture of housing affordability in the area. Table 3.4 uses LQ prices for Alconbury ward for all types of property and applies some assumptions about deposits and mortgages to calculate the minimum salary needed to purchase these properties. This shows that annual income requirements range from £57,800 for a LQ-priced terraced property to over £95,900 for a LQ-priced detached property.

Table 3.5 illustrates whether or not these prices would be affordable for one earner on LQ earnings, two earners on LQ earnings, one earner on median earnings and two earners on median earnings – based on average full-time earnings for Huntingdonshire residents in 2023. This shows that even an entry-level priced terraced property in Alconbury ward would be out of reach for one or two earners on LQ earnings and a single earner on median earnings. A terraced property would only be affordable for two earners on median earnings.

A household's ability to buy is also dependent on saving an appropriate deposit. The calculations presented here assume a mortgage-to-house-value of 85%, i.e. the purchaser can raise a deposit of 15%. It may be possible to secure a mortgage with a lower deposit but this would require even higher income levels. It therefore seems reasonable to conclude that many young people and low-income households with a connection to Alconbury and looking to get onto the housing ladder would need support to set up home in their community.

TABLE 3.4: ANNUAL INCOME REQUIREMENTS FOR PURCHASING HOUSING AT LQ PRICES IN ALCONBURY WARD

	Lower Quartile House Prices in Alconbury Ward (year to Dec-22)	15% Deposit	Mortgage Value	Annual Income Required (Based on mortgage lending principle of 3.5 times income)
Detached	£395,000	£59,250	£335,750	**£95,929**
Semi-Detached	£290,000	£43,500	£246,500	**£70,429**
Terraced	£238,000	£35,700	£202,300	**£57,800**

Source: House Price Statistics for Small Areas, Office for National Statistics

TABLE 3.5: ANNUAL INCOME REQUIREMENTS FOR PURCHASING HOUSING IN ALCONBURY WARD VS LOCAL EARNINGS

	Annual Income Required	Affordable on Single Earner LQ Earnings	Affordable on Two Earner LQ Earnings	Affordable on Single Earner Median Earnings	Affordable on Two Earner Median Earnings
Full-Time Earnings in Huntingdonshire 2023		**£27,564**	**£55,128**	**£35,405**	**£70,810**
Detached	**£95,929**	**NO**	**NO**	**NO**	**NO**
Semi-Detached	**£70,429**	**NO**	**NO**	**NO**	**MARGINAL**
Terraced	**£57,800**	**NO**	**NO**	**NO**	**YES**

Source: Annual Survey of Hours and Earnings, Office for National Statistics

NO PROPERTIES CURRENTLY ON THE MARKET IN ALCONBURY ARE AFFORDABLE, EVEN FOR TWO PEOPLE WITH MEDIAN EARNINGS

A review of property sales websites, Rightmove and Zoopla, found nine properties currently on the market in Alconbury (Table 3.6).

Comparing the annual income required to purchase each of these properties to Huntingdonshire LQ and median earnings shows that only the park home would be affordable to LQ and median earners, although this is restricted to those aged over-55-years. No other properties would be affordable, even for two people with median earnings.

TABLE 3.6: PROPERTIES FOR SALE IN ALCONBURY (JULY 2024) COMPARED TO ANNUAL INCOME REQUIREMENTS[11]

Type	Beds	Price	Annual Income Required	Affordable on Single Earner LQ Earnings £27,564	Affordable on Two Earner LQ Earnings £55,128	Affordable on Single Earner Median Earnings £35,405	Affordable on Two Earner Median Earnings £70,810
Detached	5	£560,000	£136,000	NO	NO	NO	NO
Detached	4	£525,000	£127,500	NO	NO	NO	NO
Detached	4	£400,000	£97,143	NO	NO	NO	NO
Detached	3	£395,000	£95,929	NO	NO	NO	NO
Detached	4	£385,000	£93,500	NO	NO	NO	NO
Semi-Detached	3	£380,000	£92,286	NO	NO	NO	NO
Detached	4	£365,000	£88,643	NO	NO	NO	NO
Semi-Detached	3	£300,000	£72,857	NO	NO	NO	NO
Over 55s Park Home	2	£50,000	£12,143	YES	YES	YES	YES

Source: Rightmove and Zoopla, 30.07.24

THE ONE PRIVATE RENTAL PROPERTY CURRENTLY AVAILABLE IN ALCONBURY IS ALSO UNAFFORDABLE, EVEN FOR TWO PEOPLE WITH MEDIAN EARNINGS, AS WELL AS THOSE ELIGIBLE FOR HOUSING BENEFIT

There is little timely data available on private rental costs in the parish. A review of property estate agent websites identified just one property currently available on the private rental market in Alconbury: a four-bed detached property.

Comparing annual income requirements to local earnings (assuming rent is equivalent to 30% of annual income) shows that this property would be unaffordable even for two people on median earnings (Table 3.7).

TABLE 3.7: PROPERTIES AVAILABLE FOR PRIVATE RENT IN ALCONBURY, JULY 2024

Type	Beds	Rent Per Month	Annual Income Required	Affordable on Single Earner LQ Earnings £27,564	Affordable on Two Earner LQ Earnings £55,128	Affordable on Single Earner Median Earnings £35,405	Affordable on Two Earner Median Earnings £70,810
Detached	4	£1,850	£74,000	NO	NO	NO	NO

Source: Rightmove and Zoopla, 30.07.24

[11] Annual income requirement assumes 85% mortgage value and a loan-to-income ratio of 3.5.

Households eligible for Housing Benefit can rent from private landlords. Local Housing Allowance (LHA) is the maximum rent that Housing Benefit can be based on if households rent from private landlords. Table 3.8 compares the rental value of the property currently available to rent in Alconbury to the current LHA rates for a four-bedroom property in the Huntingdon broad rental market area. This shows that the local LHA rate is 33% below the rental cost for this home.

TABLE 3.8: RENTAL COSTS FOR PROPERTIES CURRENTLY ON THE MARKET IN ALCONBURY, COMPARED TO LOCAL HOUSING ALLOWANCE RATES, JULY 2024

Type	Beds	Rent Per Week	Local Housing Allowance Rate, Huntingdon	Affordable at LHA Rate
Semi-Detached	4	£427	£287.67	NO

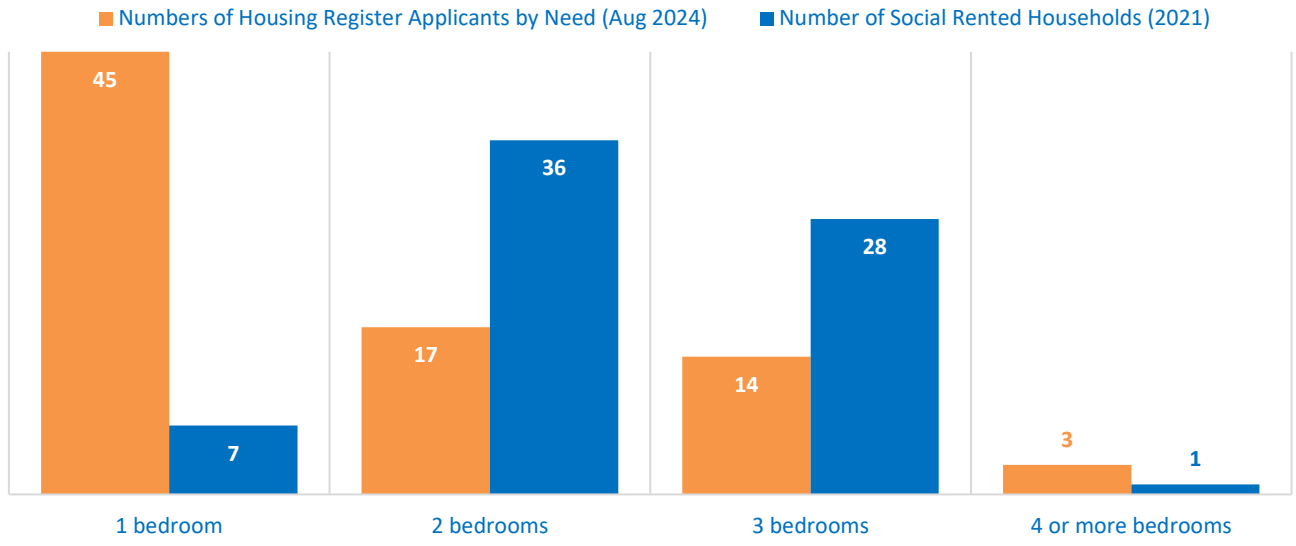
Source: Rightmove and Zoopla, 30.07.24

THERE ARE 79 HOUSEHOLDS SEEKING SOCIAL HOUSING IN ALCONBURY, WITH DEMAND FOR ONE-BEDROOM PROPERTIES FAR EXCEEDING SUPPLY

At the time of the 2021 Census, 72 households in Alconbury were living in social rented accommodation, with most living in 2-bed (36) and 3-bed (28) properties.

In August 2024, there were 79 households on the Housing Register declaring a local connection to Alconbury parish[12]. Demand was highest for one-bedroom properties, with well over half of all applicants (57%) requiring this type of property. With 45 households seeking a one-bedroom property, demand far exceeded supply (seven occupied properties at the time of the 2021 Census) (Chart 3.11).

CHART 3.11: NUMBER OF HOUSING REGISTER APPLICANTS BY SIZE OF PROPERTY REQUIRED (AUG 2024) VS NUMBERS OF SOCIAL RENTED HOUSEHOLDS BY NUMBERS OF BEDROOMS (2021)



Source: Huntingdonshire District Council and 2021 Census

[12] Data obtained from Huntingdonshire District Council, 05.08.24. These 79 applicants fit the following criteria:
a. The applicant is in full-time or part-time employment in the area for 16 hours or more per week; or
b. The applicant has lived in the area for at least six of the last 12 months, or three of the last five years; or
c. The applicant has family members who have been resident in the local authority area for a period of five years or longer and are currently resident in the area. Family members are defined as parents, adult sons and adult daughters or brothers or sisters. Other family associations will be considered on a case-by-case basis.

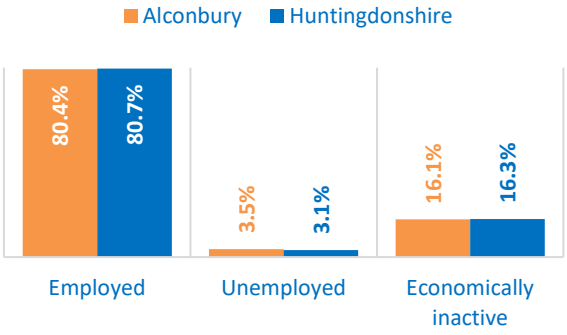
4. ECONOMIC ACTIVITY

ECONOMIC ACTVITY RATES IN ALCONBURY ARE SIMILAR TO DISTRICT AVERAGES

In terms of economic activity, individuals can be classed as employed, unemployed (not in work but actively seeking work) or economically inactive (neither in work nor looking for work).

At the time of the 2021 Census, 80.4% of the non-retired adult population living in Alconbury were in employment. This was similar to the rate for Huntingdonshire (80.7%). The unemployment rate (i.e. the share of people out of work but actively seeking work), was 3.5% (similar to the district average of 3.1%). One-in-six non-retired adults were economically inactive, i.e. neither in work nor looking for work. At 16.1%, this was also similar to the district average of 16.3%.

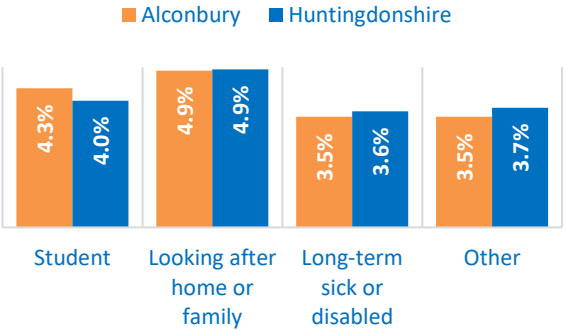
CHART 4.1: ECONOMIC ACTIVITY RATES, % NON-RETIRED ADULTS, 2021



Source: 2021 Census, Office for National Statistics

Reasons for economic inactivity include being a student, looking after the home/family, or being long-term sick/disabled. Looking after the family/home was the most common reason for inactivity in Alconbury (4.9% of non-retired adults – the same as across Huntingdonshire). For other reasons for inactivity, being a student was slightly more common in Alconbury than Huntingdonshire, while being long-term sick/disabled or inactive for other reasons were slightly less common.

CHART 4.2: ECONOMIC INACTIVITY BY REASON FOR INACTIVITY, % NON-RETIRED ADULTS, 2021



Source: 2021 Census, Office for National Statistics

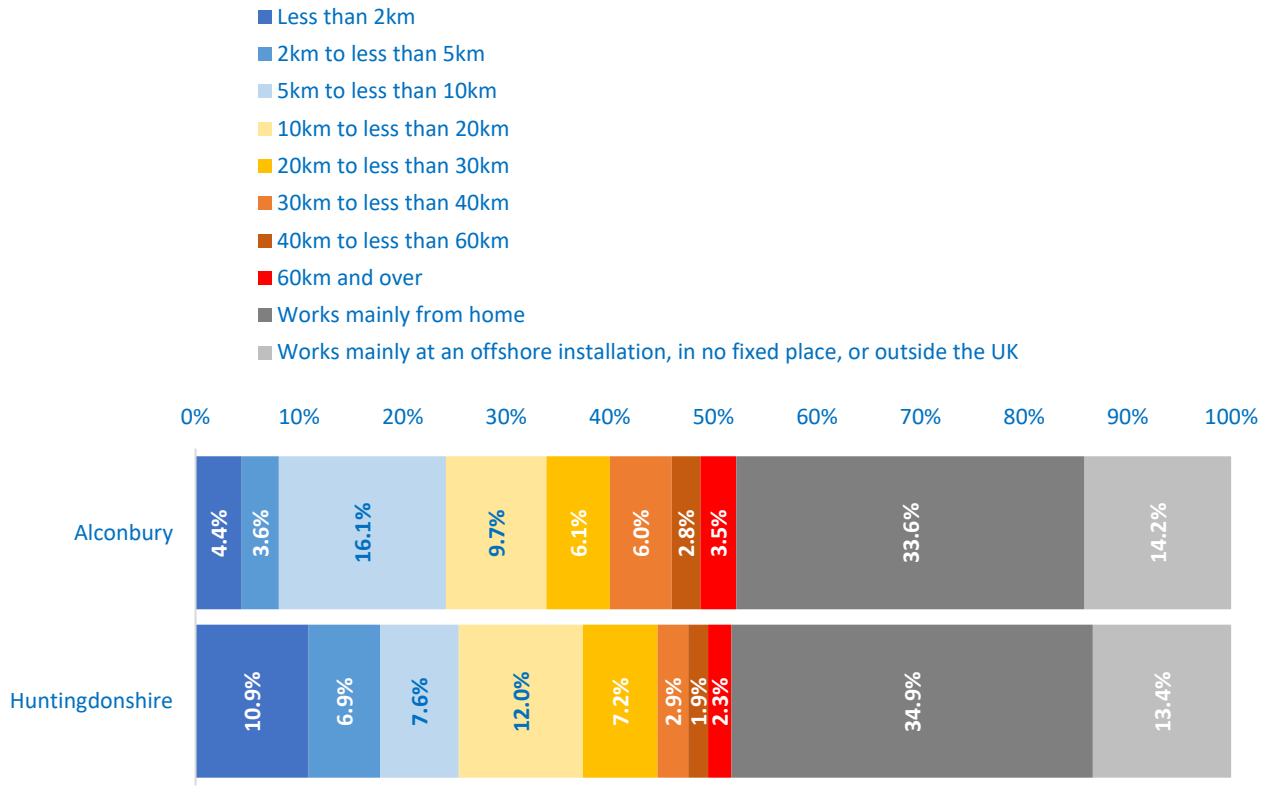
A HIGH SHARE OF RESIDENTS TRAVEL 5-10KM AND 30+KM TO WORK

In the time of the 2021 Census, one-third (33.6%) of Alconbury's employed residents worked mainly from home, slightly below the Huntingdonshire average (34.9%), but well above the 2011 rate of 12.1%. The increase is likely to be due to the 2021 Census taking place during COVID-19 restrictions, when working from home prevalence was high.

Of those travelling to work, a high share of employed residents travelled 5-10km to work (16.1% of all employed residents, compared to just 7.6% across Huntingdonshire) and 30+km (12.2%, compared to the district average of 7.1%).

Conversely, a very low share travelled short distances to work (8.1% travelling less than 5km, compared to 17.8% across Huntingdonshire) while a low share travelled intermediate distances (15.8% vs 19.2%).

CHART 4.3: SHARE OF EMPLOYED RESIDENTS BY DISTANCE TRAVELLED TO WORK, ALCONBURY, 2021



Source: 2021 Census, Office for National Statistics

THE MAJORITY OF ALCONBURY'S EMPLOYED RESIDENTS TRAVEL TO WORK BY CAR

In 2021, almost four-fifths of Alconbury's employed residents that travelled to work (i.e. didn't work mainly from home) did so by driving a car/van (79.5% all residents travelling to work). This was above the average for Huntingdonshire (74.3%). Higher shares of employed residents also travelled to work as a passenger in a car/van.

Reflecting the relatively low share of people travelling less than 5km to work, below average shares of employed residents travelled to work on foot or by bicycle, as shown in Table 4.1. A below-average share also travelled to work by bus.

TABLE 4.1: METHOD OF TRAVEL TO WORK, % OF ALL EMPLOYED RESIDENTS TRAVELLING TO WORK

	Alconbury	Huntingdonshire	Percentage point difference
Driving a car or van	79.5%	74.3%	+5.2
Passenger in a car or van	6.7%	5.3%	+1.4
On foot	6.5%	10.6%	-4.1
Train	2.1%	1.7%	+0.4
Other method of travel to work	1.9%	1.2%	+0.7
Motorcycle, scooter or moped	1.3%	0.6%	+0.7
Bicycle	1.0%	4.0%	-2.9
Bus, minibus or coach	0.8%	1.9%	-1.0
Underground, metro, light rail, tram	0.2%	0.1%	+0.1
Taxi	0.0%	0.5%	-0.5

Source: 2021 Census, Office for National Statistics

THE MAJORITY OF ALCONBURY RESIDENTS WORK IN HUNTINGDONSHIRE

At the time of the 2021 Census, almost half of employed residents worked at home or at no fixed place (341, 47.6%). This is likely to have been higher-than-usual due to COVID-19 restrictions on Census Day. Commuting statistics from the 2021 Census should therefore be treated with some caution.

A further 27 people (3.8%) worked at a workplace within Alconbury parish while 12 people (1.7%) worked elsewhere within Alconbury ward. Other popular locations for work at ward level included Huntingdon North (6.4%), Brampton (5.4%), Godmanchester & Hemingford Abbots (2.6%), and The Stukeleys (2.4%) (Table 4.3).

At district level, the most popular workplace for Alconbury residents was Huntingdonshire (81.9%), with 47.6% working from home/no fixed place, 3.8% working at a workplace within Alconbury parish and 30.5% working elsewhere within Huntingdonshire. This was followed by Peterborough (3.6%), Cambridge (2.6%) and South Cambridgeshire (1.8%) (Table 4.2).

TABLE 4.2: TOP 10 PLACES OF WORK FOR EMPLOYED ALCONBURY RESIDENTS, BY DISTRICT, 2021

District	Number of Employed Residents	Share of Employed Residents
Huntingdonshire	587	81.9%
Work from home/no fixed place	*341*	*47.6%*
At workplace within Alconbury ward	*39*	*5.4%*
Elsewhere in Huntingdonshire	*207*	*28.9%*
Peterborough	26	3.6%
Cambridge	19	2.6%
South Cambridgeshire	13	1.8%
Central Bedfordshire	8	1.1%
Bedford	7	1.0%
North Northamptonshire	6	0.8%
Milton Keynes	6	0.8%
Fenland	5	0.7%
South Kesteven	4	0.6%
Outside the UK	4	0.6%

Source: 2021 Census, Office for National Statistics

TABLE 4.3: TOP 15 PLACES OF WORK FOR EMPLOYED ALCONBURY RESIDENTS, BY WARD, 2011

Ward	District	Number of Employed Residents	Share of Employed Residents
Alconbury	Huntingdon	380	53.0%
Work from home/no fixed place		*341*	*47.6%*
Alconbury parish workplace		*27*	*3.8%*
Elsewhere in Alconbury ward		*12*	*1.7%*
Huntingdon North	Huntingdon	46	6.4%
Brampton	Huntingdon	39	5.4%
Godmanchester & Hemingford Abbots	Huntingdon	19	2.6%
The Stukeleys	Huntingdon	17	2.4%
Queen Edith's	Cambridge	10	1.4%
Kimbolton	Huntingdon	10	1.4%
Huntingdon East	Huntingdon	8	1.1%
St Neots Eynesbury	Huntingdon	8	1.1%
Sawtry	Huntingdon	8	1.1%
Ramsey	Huntingdon	7	1.0%
St Ives East	Huntingdon	6	0.8%
St Neots Eatons	Huntingdon	5	0.7%
Great Staughton	Huntingdon	5	0.7%

Source: 2021 Census, Office for National Statistics

MORE THAN 1,000 PEOPLE WORK IN ALCONBURY PARISH WITH ALMOST TWO-THIRDS BEING IN-COMMUTERS

Alconbury is an area of net in-commuting, with 717 employed people living in Alconbury in 2021, compared to 1,009 people working in Alconbury – with net in-commuting of 292 people.

Of the 1,009 people working in Alconbury, 368 were Alconbury residents (including those working from home) and 641 commuted into Alconbury parish from elsewhere (representing 64% of Alconbury's workforce).

At ward level, Sawtry was the most popular place of residence for in-commuters (5.4%), followed by Huntingdon North (4.9%), Brampton (4.7%), Ramsey (3.9%) and Godmanchester & Hemingford Abbots (2.8%) (Table 4.5).

At district level, almost half of in-commuters came from Huntingdonshire (45.9%) with 17.0% also commuting in from Peterborough, 7.2% from North Northamptonshire and 5.0% from Fenland (Table 4.4).

As above, due to a large share of people working from home on Census Day due to COVID-19 restrictions, commuting statistics from the 2021 Census should be treated with some caution.

TABLE 4.4: TOP FIVE PLACES OF RESIDENCE FOR ALCONBURY IN-COMMUTERS, BY DISTRICT, 2021

District	In-Commuters	Share of In-Commuters
Huntingdonshire	294	45.9%
Peterborough	109	17.0%
North Northamptonshire	46	7.2%
Fenland	32	5.0%
Bedford	31	4.8%
South Cambridgeshire	22	3.4%
South Kesteven	12	1.9%
Central Bedfordshire	10	1.6%
Milton Keynes	9	1.4%
Rutland	9	1.4%
Cambridge	9	1.4%

Source: 2021 Census, Office for National Statistics

TABLE 4.5: TOP 15 AREAS OF RESIDENCE FOR ALCONBURY IN-COMMUTERS, BY WARD, 2021

Ward	District	In-Commuters	Share of In-Commuters
Sawtry	Huntingdonshire	33	5.4%
Huntingdon North	Huntingdonshire	30	4.9%
Brampton	Huntingdonshire	29	4.7%
Ramsey	Huntingdonshire	24	3.9%
Godmanchester & Hemingford Abbots	Huntingdonshire	17	2.8%
Alconbury (outside Alconbury parish)	Huntingdonshire	16	2.6%
The Stukeleys	Huntingdonshire	16	2.6%
St Neots Priory Park & Little Paxton	Huntingdonshire	14	2.3%
Yaxley	Huntingdonshire	13	2.1%
Central	Peterborough	12	2.0%
Fletton and Stanground	Peterborough	12	2.0%
Huntingdon East	Huntingdonshire	12	2.0%
Warboys	Huntingdonshire	12	2.0%
Hargate and Hempsted	Peterborough	11	1.8%
Orton Longueville	Peterborough	11	1.8%
Sawtry	Huntingdonshire	33	5.4%

Source: 2021 Census, Office for National Statistics

THE LARGEST EMPLOYMENT SECTOR IN ALCONBURY IS PROFESSIONAL, SCIENTIFIC AND TECHNICAL ACTIVITIES – DUE TO THE PRESENCE OF LABCORP

Jobs data for small areas are available at LSOA and ward level. This section of the report provides jobs data for LSOA 'Huntingdonshire 010B'. This is shown in Map A and highlighted in red. This includes much of Alconbury parish but excludes the area shown in Map B: the residential area in the North and East of the parish (which includes the school and pub) and the area East of the A1(M) (which includes the service station). This area also includes Alconbury Weston parish, which incorporates Alconbury Hill Industrial Estate (home to plastics company, RGE, agricultural companies, Agrii and Unwins Seeds, and the Alconbury Waste Recycling Centre).

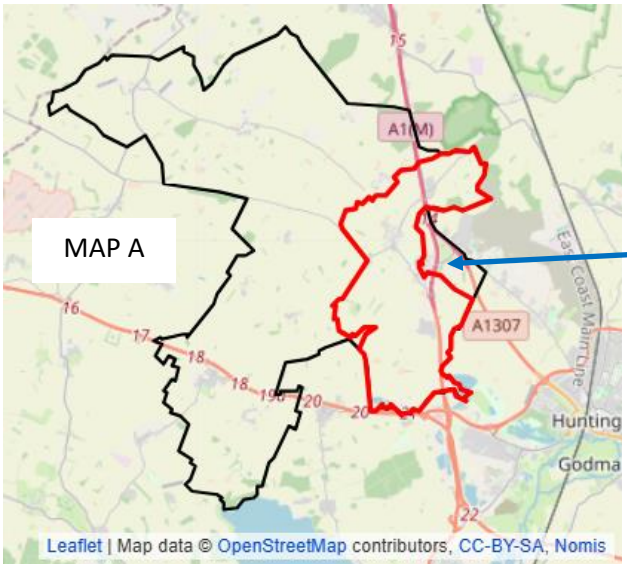
This section also includes jobs data for Alconbury ward, shown in Map A and highlighted in black and incorporating the area in red (LSOA Huntingdonshire 010B). The ward includes the whole of Alconbury parish, but also the parishes of Alconbury Weston, Barham and Woolley, Buckworth, Easton, Hamerton and Steeple Gidding, Spaldwick, Upton and Coppingford, and Winwick.

In 2022, there were 1,500 jobs located in LSOA Huntingdonshire 010B (1.9% of all jobs in Huntingdonshire) and 4,500 jobs in Alconbury ward (5.6% of all Huntingdonshire jobs).

In **Huntingdonshire 010B**, Professional, Scientific and Technical Activities accounted for 1,000 jobs, including 800 jobs in 'Technical Testing and Analysis' – likely to be at Labcorp (Table 4.6).

Within LSOA Huntingdonshire 010B, other significant sectors included:

- Wholesale and Retail Trade: 175 jobs, including 100 jobs in the Wholesale of Chemical Products
- Manufacturing: 125 jobs, including 100 jobs in the Manufacture of Fertilisers and Nitrogen Compounds
- Water Supply, Sewerage, Waste Management and Remediation: 100 jobs, all accounted for by the Treatment and Disposal of Hazardous Waste
- Construction: 50 jobs, including 30 jobs in the Construction of Residential and Non-Residential Buildings and 10 jobs in Electrical Installation
- Accommodation and Food Service Activities: 45 jobs, including 20 jobs in Restaurants and Mobile Food Service Activities and 20 jobs in Beverage Serving Activities – likely to be in Alconbury Weston, as the Manor pub is not included within this LSOA
- Health and Social Work Activities: 40 jobs, all within Residential Care Activities for the Elderly and Disabled – likely to be at the care home in Alconbury Weston.



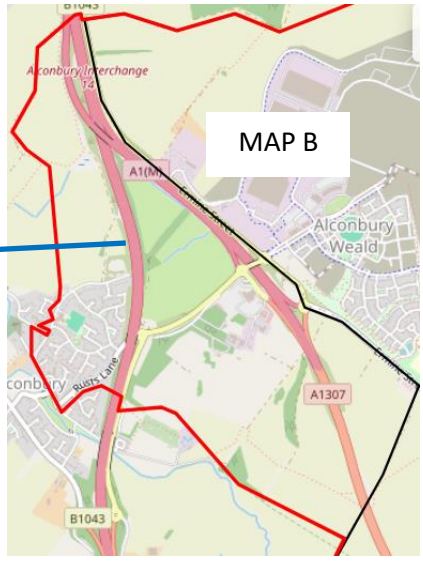


TABLE 4.6: JOBS IN LSOA HUNTINGDONSHIRE 010B, 2022

Industry Section	Jobs in Huntingdonshire 010B	% Jobs in Huntingdonshire 010B	% Jobs in Huntingdonshire
Agriculture, forestry and fishing[13]	10	0.7%	1.9%
Mining and quarrying	0	0.0%	0.0%
Manufacturing	125	8.3%	13.6%
Electricity and gas supply	0	0.0%	0.1%
Water supply, sewerage, waste management and remediation activities	100	6.7%	2.5%
Construction	50	3.3%	6.2%
Wholesale and retail trade, and repair of motor vehicles	175	11.7%	16.0%
Transportation and storage	10	0.7%	4.3%
Accommodation and food service activities	45	3.0%	7.4%
Information and communication	5	0.3%	3.1%
Financial and insurance activities	0	0.0%	1.5%
Real estate activities	0	0.0%	1.9%
Professional, scientific and technical activities	1,000	66.7%	6.2%
Administrative and support service activities	15	1.0%	8.6%
Public administration and defence	0	0.0%	6.2%
Education	0	0.0%	6.2%
Health and social work activities	40	2.7%	11.1%
Arts, entertainment and recreation	0	0.0%	2.2%
Other service activities	5	0.3%	1.9%

Source: Business Register and Employment Survey, Office for National Statistics

In **Alconbury ward**, the largest sector was, again, Professional, Scientific and Technical Activities accounting for 1,000 jobs, with 800 jobs in 'Technical Testing and Analysis' (Table 4.7). Other significant sectors included:

- Administrative and Support Service Activities: 900 jobs, including 800 at Temporary Employment Agency Activities
- Wholesale and Retail Trade: 800 jobs, including Wholesale of Fruit and Vegetables (400), Wholesale of Flowers and Plants (100), Wholesale of Chemical Products (100) and Maintenance and Repair of Motor Vehicles (45)
- Transportation and Storage: 450 jobs, including Warehousing and Storage (250) and Freight Transport by Road (225)[14]
- Manufacturing: 400 jobs, including Manufacture of Other Non-Metallic Mineral Products (250) and Manufacture of Fertilisers and Nitrogen Compounds (100)
- Accommodation and Food Service Activities: 175 jobs, including Restaurants and Mobile Food Service Activities (100) and Beverage Serving Activities (50)
- Education: 150 jobs, all within Primary Education
- Construction: 150 jobs, including Construction of Residential and Non-Residential Buildings (45), Electrical Installation (20) and Other Specialised Construction Activities (20)
- Health and Social Work Activities: 125 jobs, including Social Work Activities without Accommodation for the Elderly and Disabled (50), Residential Care Activities for the Elderly and Disabled (40) and General Medical Practice Activities (20)
- Water Supply, Sewerage, Waste Management and Remediation: 100 jobs all accounted for by the Treatment and Disposal of Hazardous Waste.

[13] Data for Huntingdonshire 010B exclude jobs in 'Farm Agriculture'
[14] Numbers do not sum due to rounding

TABLE 4.7: JOBS IN ALCONBURY WARD, 2022

Industry Section	Jobs in Alconbury Ward	% Jobs in Alconbury Ward	% Jobs in Huntingdonshire
Agriculture, forestry and fishing[15]	10	0.2%	1.9%
Mining and quarrying	0	0.0%	0.0%
Manufacturing	400	8.9%	13.6%
Electricity and gas supply	0	0.0%	0.1%
Water supply, sewerage, waste management and remediation activities	100	2.2%	2.5%
Construction	150	3.3%	6.2%
Wholesale and retail trade, and repair of motor vehicles	800	17.8%	16.0%
Transportation and storage	450	10.0%	4.3%
Accommodation and food service activities	175	3.9%	7.4%
Information and communication	20	0.4%	3.1%
Financial and insurance activities	10	0.2%	1.5%
Real estate activities	50	1.1%	1.9%
Professional, scientific and technical activities	1,000	22.2%	6.2%
Administrative and support service activities	900	20.0%	8.6%
Public administration and defence	0	0.0%	6.2%
Education	150	3.3%	6.2%
Health and social work activities	125	2.8%	11.1%
Arts, entertainment and recreation	0	0.0%	2.2%
Other service activities	15	0.3%	1.9%

Source: Business Register and Employment Survey, Office for National Statistics

[15] Data for Alconbury ward exclude jobs in 'Farm Agriculture'