

# SOHAM DEMOGRAPHIC AND SOCIO-ECONOMIC REVIEW

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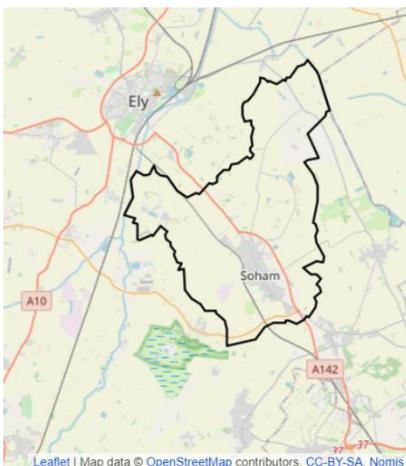
## INTRODUCTION

This report has been produced to support the development of the Soham 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, local labour market, and areas of deprivation.

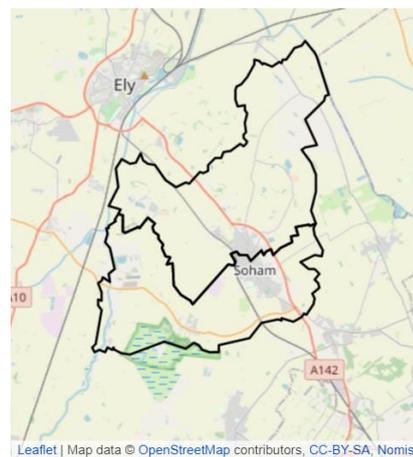
A range of published data sources have been used to compile this report. The data presented is at parish, ward, Middle Layer Super Output Area (MSOA) or Lower Layer Super Output Area (LSOA) level, depending on the type of data used.

Where possible, parish data has been used, covering the jurisdiction of Soham Town Council. Where parish data has been unavailable, data for the closest geographic boundary has been used. In some instances, this has been ward-level data, covering South North and Soham South wards (incorporating Wicken parish). In other instances, MSOA level data has been used (MSOA 'East Cambridgeshire 006', which is contiguous with South North and Soham South combined). Deprivation data is presented LSOA level. Seven LSOAs cover Soham parish and, together, are contiguous with the two wards and the MSOA, as shown in the maps.

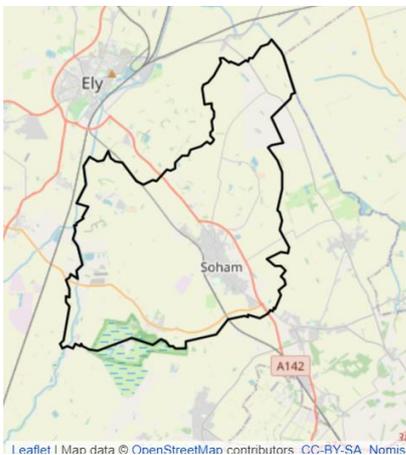
SOHAM PARISH



SOHAM NORTH & SOHAM SOUTH WARDS



'EAST CAMBRIDGESHIRE 006' MSOA



'EAST CAMBRIDGESHIRE 006A-006H' LSOAs



## EXECUTIVE SUMMARY

### DEMOGRAPHY

**With a population of 12,440 in 2018, Soham is the second largest settlement in East Cambridgeshire after Ely**, and the eighth largest in Cambridgeshire outside of Cambridge City.

**The parish has been characterised by rapid population growth:** its population doubled between the 1971 and 2011 Censuses. Since 2011, Soham has experienced the largest population increase of all parishes in East Cambridgeshire, accounting for over one-third of population growth across the district between 2011 and 2018.

**Population growth is expected to slow slightly over the period 2018-2036.** Between 2018-2036, Soham's population is forecast to increase by 3,890, or by 1.4% per year, slightly down from the historic growth rate of 1.7% per year, although this is still expected to exceed district-wide growth of 1.3% per year and account for 17% of all population growth across the district.

**At ward level, growth is forecast to be higher in Soham South (1.8% per year) than Soham North (1.1% per year)**, with Soham South expected to experience the second highest growth rate in East Cambridgeshire after Ely North and the third largest absolute increase in population after Ely North and Littleport.

**Soham has a slightly younger age profile than district and county averages, although its population is forecast to age up to 2036:** the share of population aged 65 and above is expected to increase from 16% to 21% while the shares of people in younger age groups are forecast to fall.

**The parish is a family-orientated community** with over two-thirds of households being one-family households. The highest shares of households are one family with dependent children (28% of all households) and couples aged under 65 with no children (23%). These account for higher shares of households than across East Cambridgeshire.

### HOUSING

**Soham is home to 5,210 dwellings and has experienced one of the highest levels of housing growth in East Cambridgeshire.** Between 2002/03 and 2019/20, there was a net increase of 1,508 new dwellings in Soham – the second highest level in East Cambridgeshire after Ely and accounting for one-in-five new homes across the district.

**Levels of housebuilding are set to accelerate over the next 18 years.** Between 2018 and 2036, Soham's dwelling stock is forecast to increase by 39% with only Ely North and Littleport expected to experience faster rates of house building. At this rate of growth, the number of dwellings would increase by an average of 121 per year – a 41% increase on the historic rate of 86 per year.

**Soham has a relatively high share of semi-detached and terraced housing**, and a very low share of detached housing, which is consistent with the parish's above-average population density. Soham also has the smallest average housing size in East Cambridgeshire, with an average of 2.7 bedrooms per dwelling. Housing tenure is dominated by owner occupation, with almost two-thirds of households owning their own property.

**Average and lower quartile house prices in Soham are some of the lowest in East Cambridgeshire**, with only Littleport having lower prices. While Soham provides some of the cheapest property in East Cambridgeshire, property priced at lower-quartile levels would require an annual income of £28,500 for a flat/maisonette, £46,100 for a terraced property, £48,600 for a semi-detached property and £72,900 for a detached home. To put this in context, the 'national living wage' pays an annual salary of just over £17,000 while the lower quartile full-time salary in East Cambridgeshire in 2020 was £25,100.

**There are currently 156 Soham-based applicants on East Cambridgeshire's housing register** – equivalent to 22% of the size of the 2011 social housing stock in Soham, suggesting that demand is likely to be outstripping supply.

## ECONOMIC ACTIVITY

**Soham has a high rate of employment** among its adult population. This is counter-balanced by a low rate of economic inactivity – those not in work nor looking for a work – due to below-average rates of retired people and residents who are in full-time education. (As demonstrated in the section on deprivation, rates of young people not continuing in education post-16 are high in some areas of the parish while all areas of the parish have high rates of people not entering higher education.)

**The COVID-19 pandemic has resulted in a significant rise in unemployment.** The number of residents claiming unemployment-related benefits rose sharply in April and May 2020 and has been on a downward trend since September 2020. The latest data, for April 2021, showed that 295 Soham residents were claimant unemployed – up 228% on two years ago, although this was slightly lower than the increase across East Cambridgeshire (250%) and Cambridgeshire (242%).

**Soham residents are more likely to work in manual ‘Skilled Trades’ and ‘Process, Plant and Machine Operative’ roles than district and county averages.** Conversely, residents are less likely to work in in ‘Professional Occupations’ and as ‘Managers, Directors and Senior Officials’. At industry level, employment among Soham’s residents is above-average in Transport and Storage, Manufacturing, Wholesale and Retail Trade, and Construction, and below-average in

## DEPRIVATION

**While overall deprivation levels are low in the parish, some areas exhibit high levels of deprivation with regards to ‘Barriers to Housing and Services’ and ‘Education, Skills and Training’.**

In terms of ‘Barriers to Housing and Services’, many areas of the parish exhibit high levels of deprivation with regards to their distance to essential services, particularly the area covering Barway, which is within the 5% most deprived areas in England. The area covering the centre of Soham town also has

Education, Professional, Scientific and Technical Activities, and Information and Communication.

**Soham has one of the most poorly-qualified adult populations in East Cambridgeshire.** Less than one-quarter of adults aged 16-74 have a Level 4 (degree-level) qualification, with only Littleport and Mepal having lower rates. One-in-six adults also have no qualifications, with only Littleport having a higher rate. As demonstrated in the section on deprivation, ‘Education, Skills and Training’ deprivation is prevalent in Soham.

**Soham is an area of net out-commuting.** The most popular workplaces for employed people living in Soham are within East Cambridgeshire, Cambridge, Forest Heath and South Cambridgeshire, particularly Soham itself, and the wards of Ely South, Fordham Villages, Severals (Forest Heath) and Newnham (Cambridge).

**1,500 people commute to Soham to work.** A significant majority commute from other areas of East Cambridgeshire, particularly Ely West, Littleport, Fordham Villages, Ely South, Stretham and Sutton.

**The largest employment sectors for people working in Soham are Wholesale and Retail Trade, Construction, Manufacturing, Education, and Agriculture.** Compared to East Cambridgeshire averages, Soham has higher concentrations of employment in Construction, Agriculture, Manufacturing, and Wholesale and Retail Trade.

high levels of housing deprivation, due to an above-average rate of household overcrowding and poor rates of housing affordability (both owner occupation and private rental).

In terms of ‘Education, Skills and Training’, areas in the north, centre and east of the town have high levels of deprivation for children and young people, which measures Key Stage 2 and 4 attainment and rates of young people staying on in education post-16 and entering higher education. Many areas also rank poorly in terms of adult skills, particularly in the centre and south of the town.

## 1. GEOGRAPHY

The parish of Soham covers an area of 5,265 hectares, making it the second largest parish in East Cambridgeshire. It incorporates the market town of Soham at its core and the hamlet of Barway to the North West. The town of Soham is located on the A142, providing a direct link to Ely (five miles North West of the town) and Newmarket (six miles South East of the town), where the A421 meets the A14, providing further links to Cambridge and the Midlands to the West and Ipswich and Felixstowe to the East.

Soham acts as a local service centre to the nearby villages of Burwell, Fordham, Isleham and Wicken. Its historic town centre provides the local area with a range of chain and independent shops, a post office, takeaways, and five pubs. The town was left without a bank after Lloyds and Barclays closed their branches in 2018 and 2019 respectively.

Other local facilities include the Staploe Medical Centre, Ross Peers Sports Centre, a library, a pavilion (Town Council offices), a recreation ground and skate park, two pre-schools (Little Wombatz and Soham Playgroup), three primary schools (St Andrews CofE Primary School, The Weatheralls Primary School and The Shade Primary School) and one secondary school (Soham Village College). There is no further education (FE) provision locally, with the closest sixth form and FE colleges being in Ely and Cambridge.

St. Andrews Church is a prominent local landmark. The town is also home to Soham Town Rangers Football Club, which is currently a member of the Northern Premier League Division One Midlands.

Public transport is currently limited to one bus service, linking to Ely (20 minutes journey time), Newmarket (30 minutes) and Cambridge (80 minutes), running hourly from Monday to Friday and with a reduced service on Saturdays. The re-opening of Soham train station – which sits on the Ipswich to Peterborough line – is currently underway and is expected to be operational from Spring 2022, almost 60 years after its closure.



The Parish of Soham covers an extensive rural area including Fenlands, Soham Mere, Soham Lode, the River Snail and a network commons, which are protected by law with development not permitted.

Draining the land for agricultural purposes is fundamental to Soham's history. Before the Fens were drained, Soham was a town with coal, grain and mill docks. Today, the parish has a large agricultural sector, with many 'G's Group' businesses based within the parish and headquartered at Barway. Soham is also home to a significant cluster of Agri-Tech businesses, which apply modern technologies, including Artificial Intelligence and geospatial data science, to agriculture, along with the NIAB 'Eastern AgriTech Innovation Hub' at Hasse Fen in the North East of the parish.

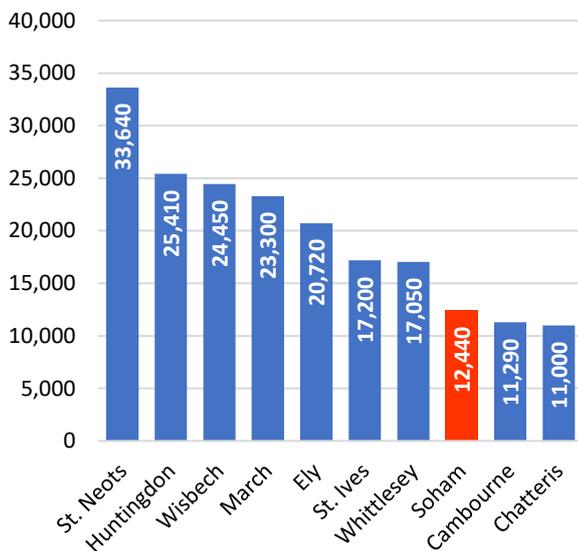
Manufacturing is also a key sector with some mid-to high-tech manufacturing firms, including SWP Group Ltd and Ivor Searle, being some of the town's largest employers.

## 2. DEMOGRAPHY

### SOHAM IS THE EIGHTH LARGEST SETTLEMENT IN CAMBRIDGESHIRE, OUTSIDE OF CAMBRIDGE CITY

In 2018, 12,440 people lived in the parish of Soham, making it the second largest settlement in East Cambridgeshire after Ely, and the eighth largest in Cambridgeshire, outside of Cambridge City. Soham’s population was equivalent to 14% of the total population of East Cambridgeshire.

**CHART 2.1: TEN CAMBRIDGESHIRE PARISHES WITH THE LARGEST POPULATIONS, 2018**



Source: *Mid-2011 to Mid-2018 Population and Dwelling Stock Estimates, Cambridgeshire Insight*

Soham is more densely-populated than the East Cambridgeshire and Cambridgeshire averages. Covering an area of 5,265 hectares, Soham had a population density of 2.4 people per hectare in 2018 – above the averages for East Cambridgeshire (1.4) and Cambridgeshire (outside of Cambridge City) (1.7), and the fourth most densely-populated parish in East Cambridgeshire after Ely (3.5), Burwell (2.5) and Witchford (2.5).

### SOHAM’S POPULATION DOUBLED BETWEEN THE 1971 AND 2011 CENSUSES

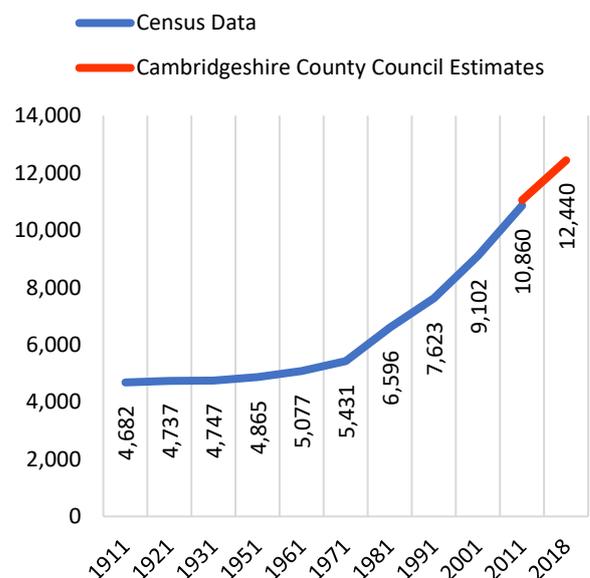
Historic Census data shows that Soham’s population grew by almost 6,200 people to 10,860 – or by 132% – over the century to 2011. This was

higher than average population growth across East Cambridgeshire (106%). Much of this growth occurred from 1971, with Soham’s population growing by 100% over the forty years to 2011 (equivalent to growth of **1.7% per year** – higher than the East Cambridgeshire average of 1.3% per year).

### SINCE 2011, SOHAM HAS EXPERIENCED THE LARGEST POPULATION INCREASE IN EAST CAMBRIDGESHIRE, ACCOUNTING FOR OVER ONE THIRD OF POPULATION GROWTH ACROSS THE DISTRICT

Estimates from Cambridgeshire County Council suggest that, between 2011 and 2018, there was a further net increase of 1,390 people living in Soham, to 12,440 people. This was by far the largest population increase of any East Cambridgeshire parish, accounting for more than one third (35%) of all population growth across East Cambridgeshire (3,960) over the period.

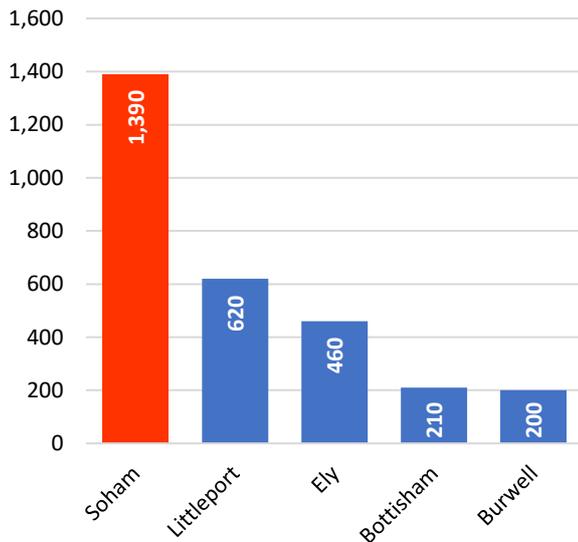
**CHART 2.2: POPULATION OF SOHAM PARISH, 1911-2018**



Source: *‘Cambridgeshire Historic Population 1801-2011’ and ‘Mid-2011 to Mid-2018 Population and Dwelling Stock Estimates’, Cambridgeshire Insight*

Population growth rates matched those over the previous 40 years – with 13% growth over the period, equivalent to **1.7% per year** (above the East Cambridgeshire average of 0.7% per year).<sup>1</sup>

**CHART 2.3: FIVE EAST CAMBRIDGESHIRE PARISHES WITH THE LARGEST INCREASES IN POPULATION, 2011-2018**



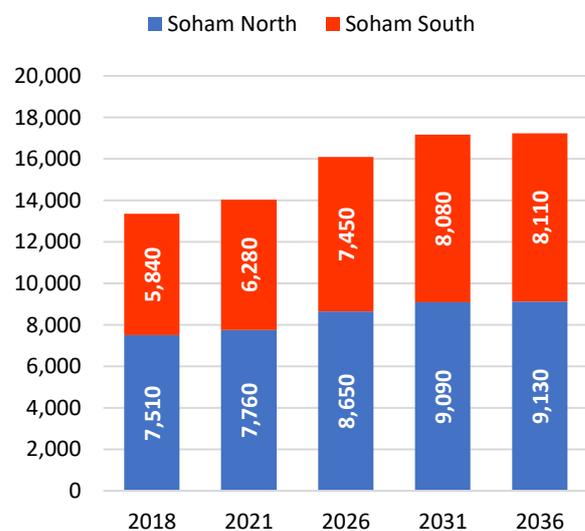
Source: Mid-2011 to Mid-2018 Population and Dwelling Stock Estimates, Cambridgeshire Insight

### POPULATION GROWTH IS FORECAST TO SLOW SLIGHTLY UP TO 2036

Policy-led population forecasts<sup>2</sup> from Cambridgeshire County Council are produced at ward level, for Soham North and Soham South, which incorporates the parish of Wicken. Taken together, ward-level historic growth rates are the same as that for Soham parish: 1.7% per year between 1971 and 2011, and 1.7% per year between 2011 and 2018. Between 2018 and 2036,

Soham’s population is forecast to grow by 3,890 (from 13,350 in 2018 to 17,240 in 2036). This is equivalent to 29% growth over the period, or **1.4 per cent per year** – slightly above forecast growth for East Cambridgeshire district (25% total growth; 1.3% growth per year) but slightly lower than historic growth rates. Over the forecast period, Soham is expected to account for 17% of all population growth across East Cambridgeshire.

**CHART 2.4: POPULATION FORECASTS FOR SOHAM, 2018-2036**



Source: 2018-based population forecasts, Cambridgeshire Insight

Growth is expected to be higher in Soham South (net increase of 2,270 people; 39% total growth; **1.8% growth per year**) than in Soham North (net increase of 1,620 people; 22% total growth; **1.1% growth per year**), with Soham South expected to experience the second highest growth rate in East Cambridgeshire after Ely North (4.8%) and the third

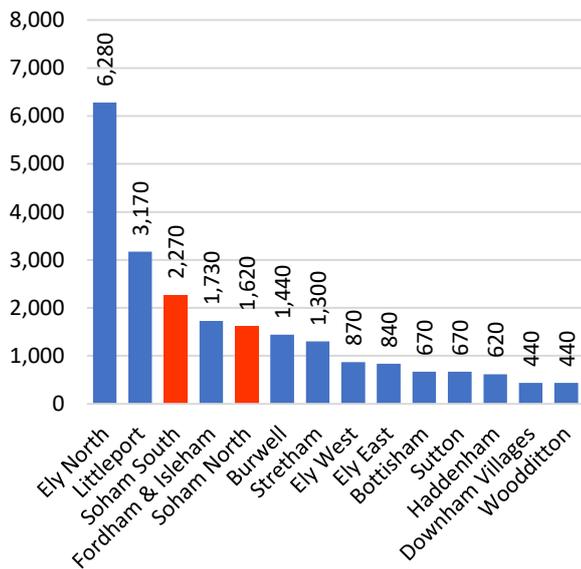
<sup>1</sup> These figures are based on Cambridgeshire County Council figures, which estimate that Soham’s population was 11,050 in 2011 – slightly higher than the 2011 Census count of 10,860. The County Council’s mid-2011 estimates were produced by comparing Census data with population data provided by alternative sources, including health statistics, school rolls and electoral registers, as well as taking a snapshot later in the year (mid-2011) than the date of the Census (March 2011).

<sup>2</sup> Cambridgeshire County Council’s 2018-based population and dwelling stock forecasts are ‘policy-led’,

i.e. they are consistent with planned levels of house-building. The phasing and location of new housing by ward is determined through the Local Plan process. Local authorities produce annual housing trajectories, detailing the number and phasing of dwellings expected to come forward on individual sites. These trajectories are used to guide the distribution of house-building between wards and five-year time-bands. In the 2018-based population and dwelling stock forecasts, the local authorities’ published 2019 housing trajectories have largely been used.

largest absolute increase in population after Ely North (6,280) and Littleport (3,170).

**CHART 2.5: FORECAST INCREASE IN POPULATION IN EAST CAMBRIDGESHIRE WARDS, 2018-2036**



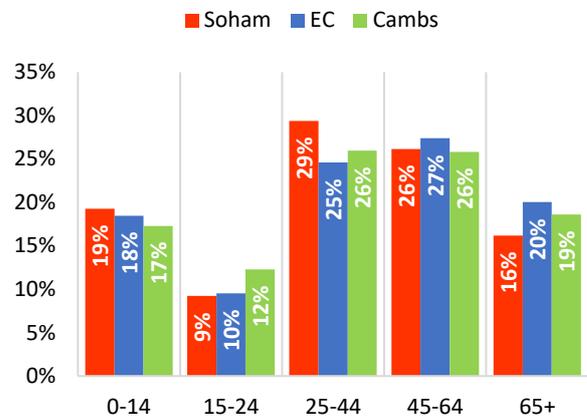
Source: 2018-based population forecasts, Cambridgeshire Insight

### SOHAM HAS A SLIGHTLY YOUNGER AGE PROFILE THAN DISTRICT AND COUNTY AVERAGES

At the time of the 2011 Census, the average age of Soham’s population<sup>3</sup> was 38.0 years, compared to 40.0 years in East Cambridgeshire and 39.0 years across Cambridgeshire. The latest 2018 mid-year estimates<sup>4</sup> show that Soham continues to have a slightly younger age profile than district and county averages, with higher shares of people aged 0-14

years and 25-44 years, and a lower share of 65+ year olds.

**CHART 2.6: % POPULATION BY AGE, 2018**



Source: 2018-based mid-year population estimates, Cambridgeshire Insight

### SOHAM’S POPULATION IS FORECAST TO AGE OVER THE NEXT 18 YEARS

Forecasts from Cambridgeshire County Council suggest that Soham’s population<sup>5</sup> is set to age over the period 2018-2036. Numbers of people living in Soham are expected to increase across all age groups. Population is expected to increase most in absolute terms among 25-44 year olds (+630) and 25-64 year olds (+770) but most in percentage terms among 65-74 year olds (+49%), 75-84 year olds (+81%) and 85+ year olds (+141%). The share of population aged 65 and above is therefore expected to increase from 16% to 21%, while the shares of people in younger age groups are forecast to fall.

**FIGURE 2.1: POPULATION FORECASTS FOR SOHAM (WARD-LEVEL) BY AGE, 2018-2036**

	0-4	5-14	15-24	25-44	45-64	65-74	75-84	Over 85	Total
<b>2018</b>	870	1,700	1,230	3,920	3,490	1,200	690	270	13,350
<b>2036</b>	1,040	2,130	1,580	4,550	4,260	1,790	1,250	650	17,240
<b>2018-2036 change</b>	170	430	350	630	770	590	560	380	3,890
<b>2018-2036 % change</b>	20%	25%	28%	16%	22%	49%	81%	141%	29%
<b>% total population 2018</b>	7%	13%	9%	29%	26%	9%	5%	2%	100%
<b>% total population 2036</b>	6%	12%	9%	26%	25%	10%	7%	4%	100%

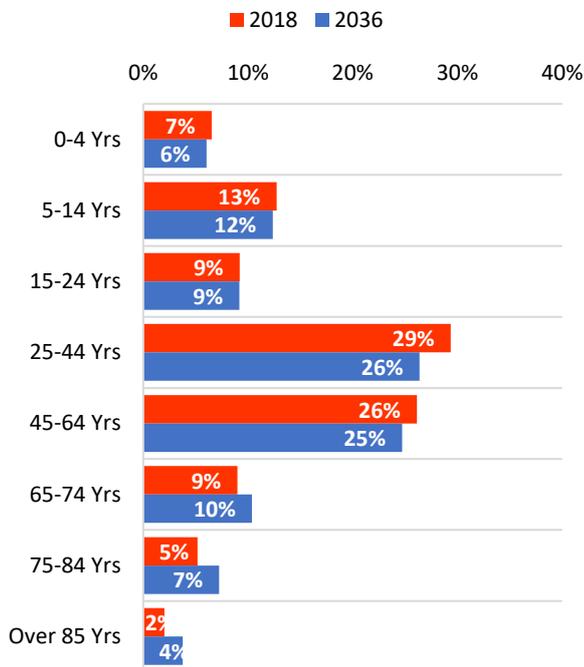
Source: 2018-based population forecasts, Cambridgeshire Insight

<sup>3</sup> Based on parish data

<sup>4</sup> Based on ward data

<sup>5</sup> Based on ward data

**CHART 2.7: % OF POPULATION BY AGE, 2018 AND 2036**



Source: 2018-based population forecasts, Cambridgeshire Insight

### THE MAJORITY OF SOHAM’S POPULATION ARE WHITE BRITISH

In 2011, 88% of Soham’s residents classified themselves as White British. This was slightly above the East Cambridgeshire average (86%) but above the Cambridgeshire average (84%). The next largest groups were Other White (8%), White Irish (0.5%) and Other Mixed (0.5%).

### MORE THAN ONE IN TEN RESIDENTS WERE BORN OUTSIDE THE UK

In 2011, 89% of Soham’s residents were UK-born, while 11% were born outside the UK (5% were born

in the EU accession countries (i.e. countries that have joined the EU since April 2001), 4% were born outside the EU, and 2% were born in countries that were EU member states in March 2001). Compared to East Cambridgeshire averages, Soham had a higher share of population born in the EU accession countries, and slightly lower shares born in the UK and in non-EU countries.

### THE MAJORITY OF SOHAM’S POPULATION ARE IN GOOD HEALTH

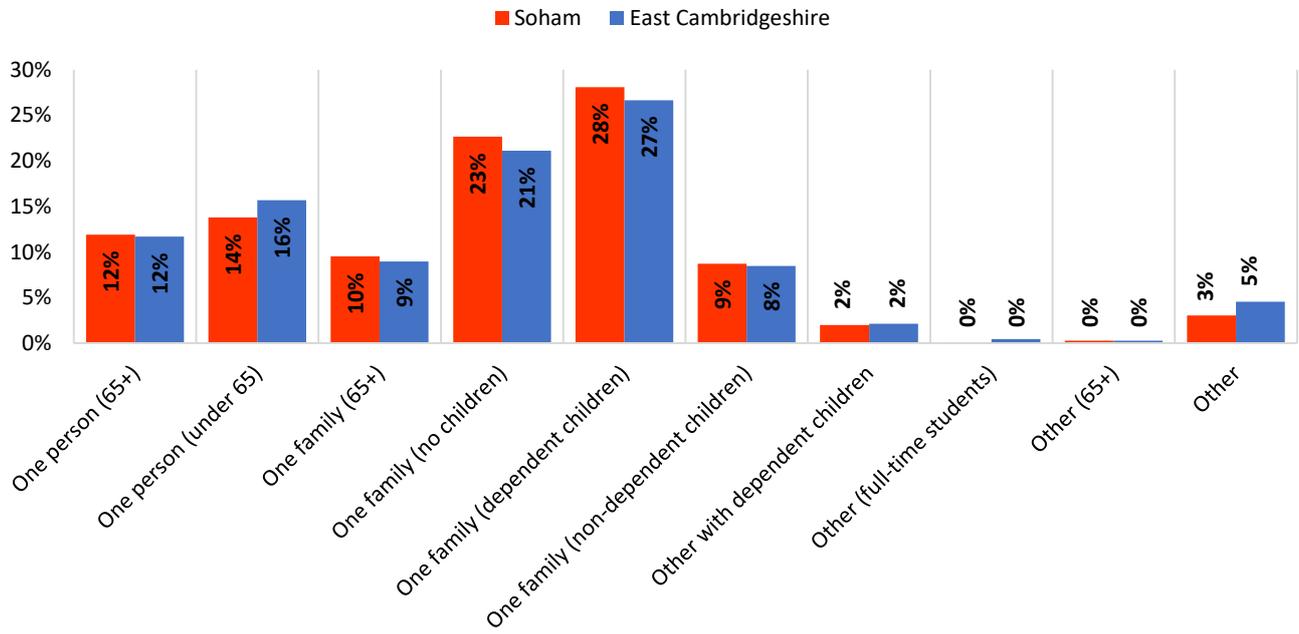
Soham has a relatively healthy population. At the time of the 2011 Census, 83% of Soham’s population considered themselves to be in very good/good health, with 13% considering themselves to be in fair health and just 4% considering themselves to be in bad/very bad health. This was broadly in line with the district and county averages.

### THE MAJORITY OF HOUSEHOLDS IN SOHAM ARE ONE-FAMILY HOUSEHOLDS

At the time of the 2011 Census, more than two-thirds (69%) of the 4,449 households in Soham were one-family households, particularly one-family households with dependent children (28% of all households) and one-family households (couples) aged under 65 with no children (23%).

Compared to district averages, Soham had slightly higher shares of one-family households, particularly couples aged under 65 with no children and one-family households with dependent children. Conversely, Soham had lower shares of one-person households aged under 65 and other household types.

CHART 2.8: HOUSEHOLD COMPOSITION (% OF ALL HOUSEHOLDS), 2011



Source: Census 2011, Office for National Statistics

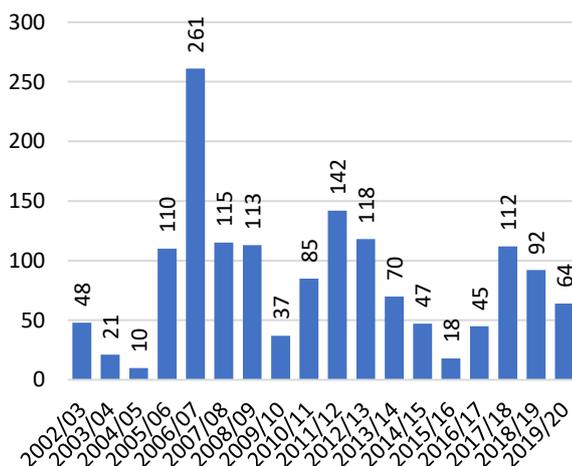
### 3. HOUSING

#### SOHAM HAS EXPERIENCED THE SECOND HIGHEST LEVEL OF NET DWELLING COMPLETIONS IN EAST CAMBRIDGESHIRE OVER THE PAST 18 YEARS

There were 5,210 dwellings in Soham in 2018. This was equivalent to 14% of all dwellings in East Cambridgeshire (the same as Soham’s share of the district’s total population).

Between 2002/03 and 2019/20, there was a net increase of 1,508 new dwellings in Soham (equivalent to an average increase of 84 dwellings per year).

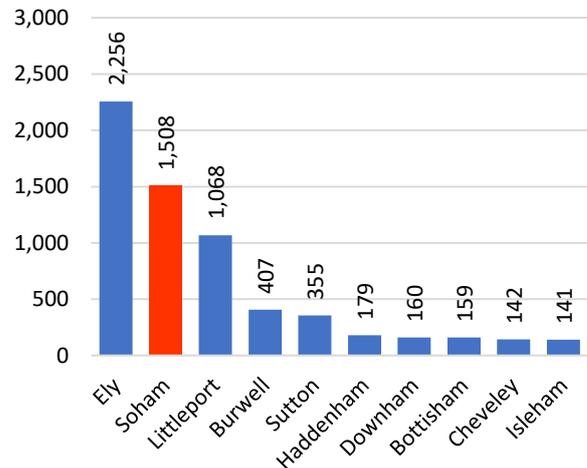
**CHART 3.1: NET DWELLING COMPLETIONS PER YEAR IN SOHAM, 2002/03-2019/20**



Source: Net Dwellings Completed by Ward/Parish in Cambridgeshire 2002-17, Cambridgeshire Insight and Annual Monitoring Reports 2017/18-2019/20, East Cambridgeshire District Council

During this period, Soham experienced the second highest level of net dwelling completions of all 36 parishes in East Cambridgeshire after Ely, accounting for one in five (20%) new homes across the district.

**CHART 3.2: 10 EAST CAMBRIDGESHIRE PARISHES WITH THE HIGHEST LEVEL OF NET DWELLING COMPLETIONS, 2002/03-2019/20**



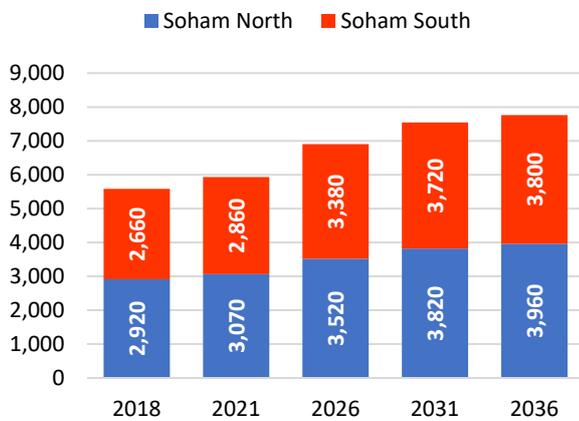
Source: Net Dwellings Completed by Ward/Parish in Cambridgeshire 2002-17, Cambridgeshire Insight and Annual Monitoring Reports 2017/18-2019/20, East Cambridgeshire District Council

#### LEVELS OF HOUSEBUILDING ARE SET TO ACCELERATE BY 41% OVER THE NEXT 18 YEARS

Policy-led dwellings forecasts from Cambridgeshire County Council are based on local authorities’ published 2019 housing trajectories. Dwellings forecasts are provided at ward level, and so include the parish of Wicken. Historic completions data show that there were 48 net housing completions in Wicken over the 18 years to 2019/20, and therefore a total of 1,556 net completions in Soham North and Soham South wards – equivalent to **86 dwellings per year**.

Over the period 2018 to 2036, Cambridgeshire County Council forecasts suggest that there will be a net increase of 2,180 dwellings (1,040 in Soham North and 1,140 in Soham South) to 7,760 dwellings. This is equivalent to an additional **121 dwellings per year** – a 41% increase on the historic housebuilding rate.

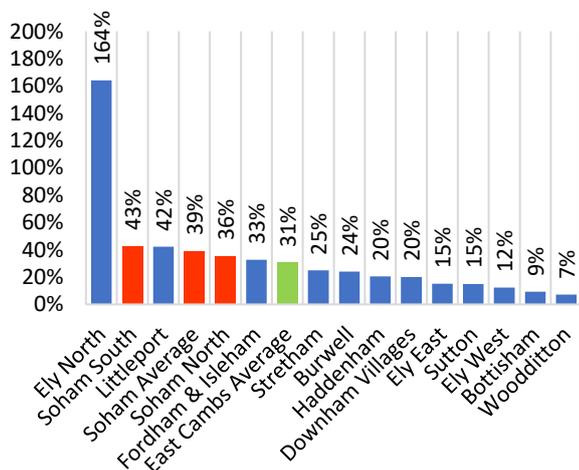
**CHART 3.3: DWELLINGS FORECASTS FOR SOHAM, 2018-2036**



Source: 2018-based dwellings forecasts, Cambridgeshire Insight

The 39% increase in the number of dwellings over the period (36% in Soham North and 43% in Soham South) is higher than the district average (31% increase), with only Ely North and Littleport expected to experience a faster rate of house building (164% and 42% respectively).

**CHART 3.4: FORECAST % INCREASE IN DWELLINGS BY EAST CAMBRIDGESHIRE WARD, 2018-2036**



Source: 2018-based dwellings forecasts, Cambridgeshire Insight

### AVERAGE HOUSEHOLD SIZE IS FORECAST TO FALL

Comparing dwellings forecasts to population forecasts suggests that average household size is likely to fall over the period, with dwellings (+2,180, +39%) increasing at a faster rate than population (+3,890, +29%). In 2018, there were 2.4 people per

dwelling. At forecast rates of population and dwellings growth, there would be 2.2 people per dwelling by 2036.

### SEMI-DETACHED AND TERRACED HOUSING IS MORE COMMON THAN ACROSS THE DISTRICT AND COUNTY

Analysis of housing characteristics is based on data from the 2011 Census. At the time of the 2011 Census, the most common types of housing in Soham were semi-detached (37%) and detached properties (31%).

Reflecting the higher population density of the parish, semi-detached and terraced housing accounted for higher proportions of the overall housing stock than district and county averages, while detached housing accounted for a much smaller proportion.

Compared to other parishes in East Cambridgeshire, terraced housing was more common in Soham (22% of all properties) than any other parish other than Ely (26%), while flats, maisonettes and apartments made up a larger share of all housing (9%) than any other parish after Ely (13%) and Littleport (10%). Conversely, only Snailwell had a lower share of detached housing (30%) than Soham (31%).

### SOHAM HAS THE SMALLEST AVERAGE HOUSING SIZE OF ANY EAST CAMBRIDGESHIRE DISTRICT

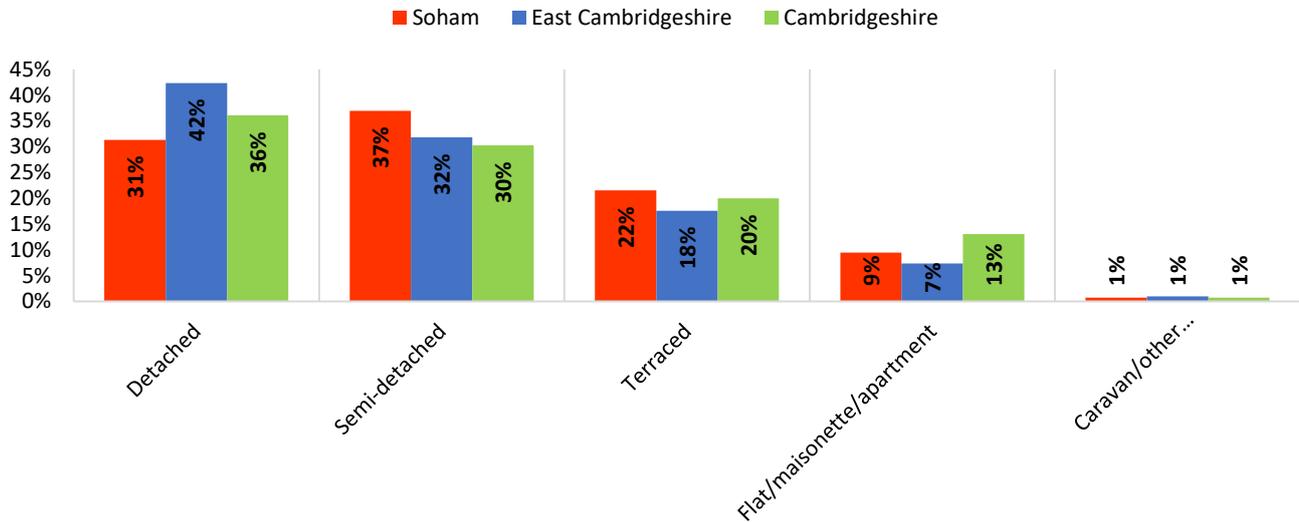
In 2011, dwellings in Soham had an average of 2.7 bedrooms – the lowest average housing size of any East Cambridgeshire parish and below the East Cambridgeshire and Cambridgeshire averages (both 2.9). Three-bedroom housing was most common (42% of all housing), followed by two-bedroom housing (31%). Compared to the district average, Soham had higher shares of 0-3 bedroom properties, particularly two-bedroom properties, and lower shares of four and five-or-more bedroom properties.

Overcrowding was not prevalent, with just 3% of households (138) being over-occupied (i.e. with at least one fewer bedroom than required). This was slightly higher than the average for East

Cambridgeshire (2%) but in line with the county average. Under-occupation was less common, with 73% of households having one or more bedroom

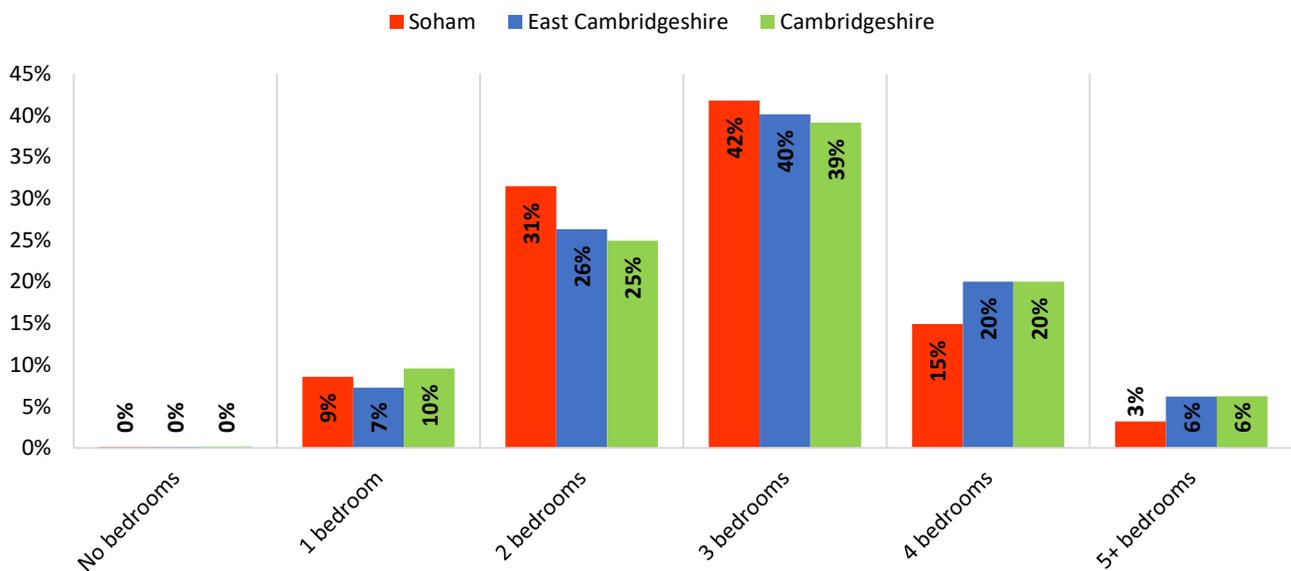
than the standard requirement – below the district and county averages of 78% and 75% respectively.

**CHART 3.5: % OF ALL DWELLINGS BY TYPE, 2011**



Source: Census 2011, Office for National Statistics

**CHART 3.6: % OF ALL DWELLINGS BY NUMBERS OF BEDROOMS, 2011**



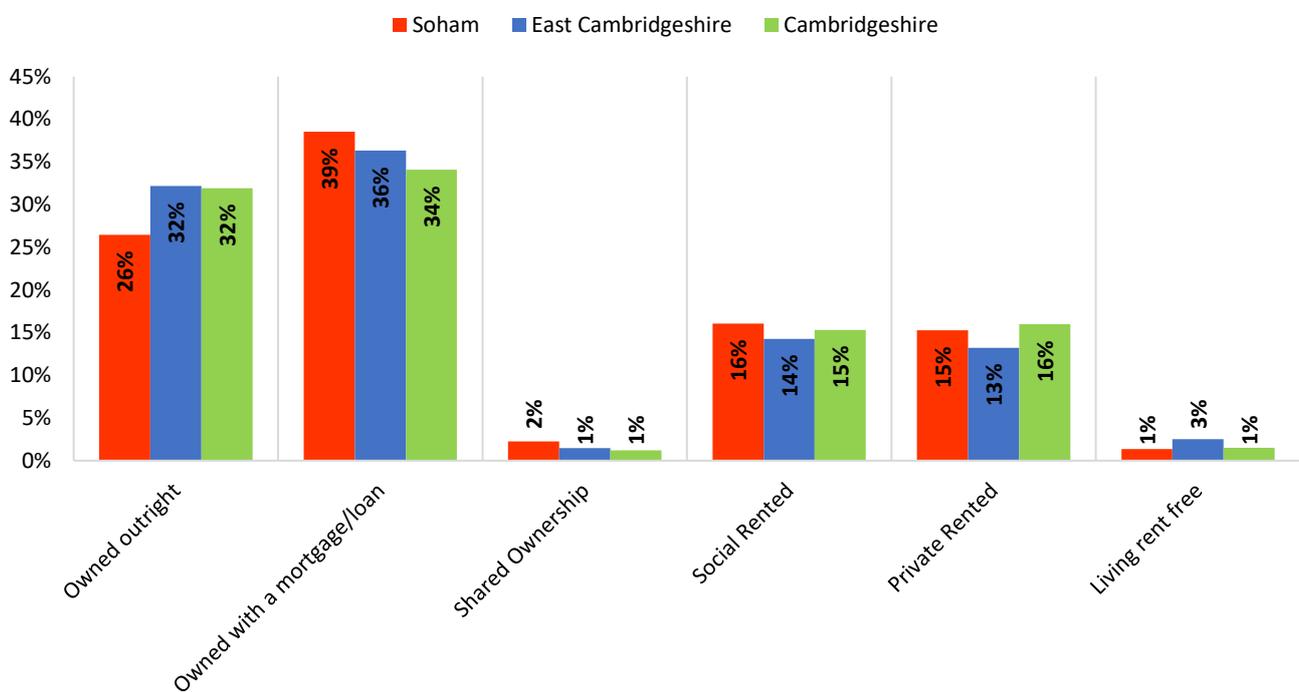
Source: Census 2011, Office for National Statistics

## OWNER OCCUPATION IS THE DOMINANT HOUSING TENURE

Housing tenure in Soham is broadly in line with the county-wide picture. Soham’s housing tenure is dominated by owner occupation. In 2011, almost two-thirds (65%) of households owned their own property. Social rented and private rented accounted for 16% and 15% of all households respectively. Shared ownership and living rent free

were minority tenures (2% and 1% of all households respectively). The key differences to district and county averages were within the owner occupation tenure, with a lower share of households owning their house outright (26%) and a higher share owning with a mortgage or loan (39%). This, in part, reflects the younger age profile of the town, with older people more likely to have paid off their mortgages.

CHART 3.7: % OF ALL HOUSEHOLDS BY TENURE, 2011



Source: Census 2011, Office for National Statistics

## THE AVERAGE HOUSE PRICE IN SOHAM IS ONE OF THE LOWEST IN EAST CAMBRIDGESHIRE

In the year to September 2020, the average (median) price of houses sold in Soham<sup>6</sup> was £245,000<sup>7</sup>. This was 18% below the East Cambridgeshire average (£300,000) and below all East Cambridgeshire wards other than Littleport (£242,000). Within Soham, the average house price

was higher in Soham South (£270,000) than in Soham North (£227,750).

Average house prices were below the district average for all types of housing, particularly flats/maisonettes (20% below the East Cambridgeshire average).

<sup>6</sup> Based on MSOA data

<sup>7</sup> Based on 135 housing sales in Soham in the year to September 2020.

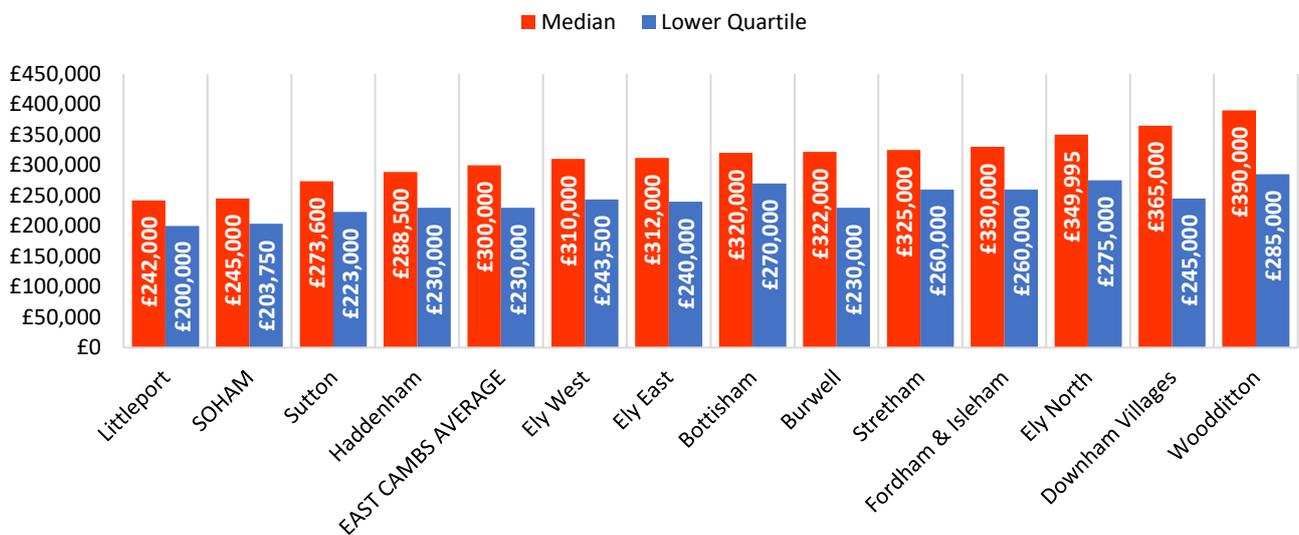
### THE LOWER QUARTILE HOUSE PRICE IN SOHAM IS ALSO ONE OF THE LOWEST IN THE DISTRICT

Soham’s lower quartile house price<sup>8</sup> – a better indication of housing affordability than the median house price – was £203,750. This was 11% below the East Cambridgeshire average (£230,000) and

below all East Cambridgeshire wards except Littleport (£200,000). Within Soham, the lower quartile house price was higher in Soham South (£229,995) than in Soham North (£185,000).

Lower quartile house prices were below the district average for all types of housing, particularly semi-detached properties (11% below average).

CHART 3.8: MEDIAN AND LOWER QUARTILE HOUSE PRICES ACROSS EAST CAMBRIDGESHIRE, YEAR TO SEP-20



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

FIGURE 3.1: MEDIAN HOUSE PRICES BY TYPE IN SOHAM AND NEIGHBOURING AREAS, YEAR TO SEP-20

	MEDIAN HOUSE PRICE				
	All	Detached	Semi-detached	Terraced	Flats/Maisonettes
Soham	£245,000	£340,000	£230,000	£220,000	£127,500
Soham North	£227,750	£350,000	£230,000	£203,750	£130,000
Soham South	£270,000	£335,000	£242,495	£231,000	n/a
Burwell	£322,000	£393,500	£298,000	£210,000	£162,500
Ely East	£312,000	£370,000	£290,000	£285,000	£195,000
Fordham & Isleham	£330,000	£420,000	£263,500	£225,000	n/a
Stretham	£325,000	£422,500	£247,000	£192,000	n/a
East Cambs	£300,000	£372,498	£262,031	£233,000	£158,725

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

<sup>8</sup> The value at the first quarter of all house sales

FIGURE 3.2: LOWER QUARTILE HOUSE PRICES BY TYPE IN SOHAM AND NEIGHBOURING AREAS, YEAR TO SEP-20

LOWER QUARTILE HOUSE PRICE					
	All	Detached	Semi-detached	Terraced	Flats/ Maisonettes
<b>Soham</b>	<b>£203,750</b>	<b>£300,000</b>	<b>£200,000</b>	<b>£190,000</b>	<b>£117,500</b>
<i>Soham North</i>	<i>£185,000</i>	<i>£312,500</i>	<i>£195,000</i>	<i>£180,000</i>	<i>£125,000</i>
<i>Soham South</i>	<i>£229,995</i>	<i>£290,000</i>	<i>£207,500</i>	<i>£219,500</i>	<i>n/a</i>
Burwell	£230,000	£330,000	£269,000	£190,000	£122,000
Ely East	£240,000	£326,000	£230,000	£245,000	£180,000
Fordham & Isleham	£260,000	£321,000	£210,000	£200,000	n/a
Stretham	£260,000	£312,500	£215,000	£160,000	n/a
<b>East Cambs</b>	<b>£230,000</b>	<b>£310,000</b>	<b>£224,500</b>	<b>£198,000</b>	<b>£121,000</b>

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

### THE CHEAPEST HOUSING IN SOHAM WOULD REQUIRE AN ANNUAL HOUSEHOLD INCOME OF £28,500

These data can be used to build a picture of housing affordability in Soham. Figure 3.3 uses lower quartile prices for Soham for all types of property and applies some standard assumptions about deposits and mortgages to calculate the minimum salary needed to purchase these properties. While Soham provides some of the cheapest property in East Cambridgeshire, even an entry level price of £117,500 for a flat/maisonette would require an annual household income of over £28,500. To put this in context, the 'national living wage' pays an annual salary of just over £17,000 while the lower quartile full-time salary in East Cambridgeshire in 2020 was £25,100. A household income of £46,100 would be required to purchase a terraced property, £48,600 to purchase a semi-detached property, and £72,900 to purchase a detached property.

House prices have also risen much faster than earnings over the past decade, meaning that home ownership is becoming increasingly out of reach for those on the lowest incomes: between 2010 and 2020, the lower quartile house price in Soham rose by 63% (from £125,000 to £203,750), while lower quartile full-time earnings across East Cambridgeshire increased by just 27% and median earnings by just 16%.

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 higher income levels. While many existing owner occupiers in Soham will have significant housing equity, young people seeking to leave the parental home or those in the rented sector may not. Every household has its own set of unique circumstances. Nevertheless, it seems reasonable to conclude that many low-income households with a connection to Soham would need some kind of support to set up home in their community.

FIGURE 3.3: ANNUAL INCOME REQUIREMENTS FOR PURCHASING HOUSING AT LOWER QUARTILE PRICES IN SOHAM

	Lower Quartile House Prices in Soham	15% deposit	Annual Income Required (based on mortgage lending principle of 3.5 times income)	Monthly Mortgage Payment (based on repayment mortgage at 3% interest repaid over 25 years)
Detached	£300,000	£45,000	<b>£72,857</b>	£1,209
Semi-detached	£200,000	£30,000	<b>£48,571</b>	£806
Terraced	£190,000	£28,500	<b>£46,143</b>	£766
Flats/Maisonettes	£117,500	£17,625	<b>£28,536</b>	£474
			<b>Annual</b>	<b>Monthly</b>
National Minimum Wage Apr 2021			<b>£17,375</b>	£1,448
East Cambs Median Earnings 2020			<b>£32,743</b>	£2,729
East Cambs Lower Quartile Earnings 2020			<b>£25,116</b>	£2,093

Sources: House Price Statistics for Small Areas, Office for National Statistics; Mortgage Calculator, Money Advice Service; Annual Survey of Hours and Earnings, Office for National Statistics

### PROPERTIES CURRENTLY FOR SALE IN SOHAM RANGE FROM £99,950 TO £800,000

A review of property sales website, Rightmove, found 46 properties currently on the market in Soham. The median price was higher than the latest available data for year to September 2020, at

£265,000, while the lower quartile price was lower, at £188,750.

The five cheapest properties were a two-bedroom park home (£99,950), a two-bedroom apartment (£109,995), two one-bedroom apartments (£120,000 and £145,000), and a three-bedroom shared ownership semi-detached house (£147,500), highlighting that there are a limited number of 'affordable' properties on the market.

FIGURE 3.4: PROPERTIES FOR SALE IN SOHAM, JUNE 2021

Type	Number	Median Price	Lower Quartile Price	Cheapest Property	
All	46	<b>£265,000</b>	<b>£188,750</b>	2-bed park home	£99,950
Detached	14	£437,500	£307,500	3-bed detached bungalow	£278,500
Semi-detached	10	£282,500	£227,500	3-bed shared ownership semi-detached house	£147,500
Terraced	10	£257,500	£229,975	3-bed terraced house	£205,000
Flat/apartment	11	£159,975	£132,500	2-bed apartment	£109,995
Park home	1	£99,950	£99,950	2-bed park home	£99,950

Source: Rightmove, June 2021

### THERE ARE A LIMITED NUMBER OF PRIVATE RENTAL PROPERTIES AVAILABLE WITHIN THE LIMITS FOR LOCAL HOUSING ALLOWANCE RATES

There is little timely data available on private rental costs in the parish. A review of property estate agent websites identified 11 properties currently on the market<sup>9</sup>. This included five detached properties, ranging from £179 to £346 per week,

four flats/apartments, ranging from £114 to £265 per week, and two terraced properties, both priced at £162 per week.

The Local Housing Allowance for the Cambridge broad rental market area (which is used to calculate housing benefit for tenants renting from private landlords) would be sufficient to cover the cost of six of these properties – shown in bold in Figure 3.5.

FIGURE 3.5: RENTAL COSTS FOR PROPERTIES CURRENTLY ON THE MARKET IN SOHAM, COMPARED TO LOCAL HOUSING ALLOWANCE RATES, JUNE 2021

Price Per Week	Bedrooms	Type	Local Housing Allowance rate by number of bedrooms
<b>£114</b>	<b>1</b>	<b>flat/apartment</b>	£178.36
£230	1	flat/apartment	
<b>£162</b>	<b>2</b>	<b>terraced</b>	£195.62
<b>£162</b>	<b>2</b>	<b>terraced</b>	
<b>£167</b>	<b>2</b>	<b>flat/apartment</b>	
<b>£179</b>	<b>3</b>	<b>detached</b>	£218.63
£242	3	detached	
£265	3	flat/apartment	
<b>£288</b>	<b>4</b>	<b>detached</b>	£299.18
£335	4	detached	
£346	5	detached	

Source: Zoopla, Rightmove and Nestoria, June 2021

### THERE ARE 156 SOHAM-BASED APPLICANTS ON EAST CAMBRIDGESHIRE'S HOUSING REGISTER, WITH DEMAND FOR SOCIAL HOUSING LIKELY TO BE OUTSTRIPPING SUPPLY

At the time of the 2011 Census, 715 households in Soham were living in social rented accommodation<sup>10</sup>. Half of these households lived in two-bedroom properties, with 22% in one-bedroom properties, 23% in three-bedroom properties, and 5% in larger properties.

There is significant demand for social rented housing in Soham: 156 Soham-based applicants<sup>11</sup> are currently on the housing register in East Cambridgeshire – equivalent to 22% of the size of the 2011 social housing stock in Soham, suggesting that demand is likely to be outstripping supply. Across East Cambridgeshire, most demand is for small properties, with 51% of housing register applicants requiring a one-bedroom property and 30% requiring a two-bedroom property.

<sup>9</sup> www.zoopla.co.uk, www.rightmove.co.uk and www.nestoria.co.uk

<sup>10</sup> This is likely to have increased over the past decade due to high levels of housebuilding in the parish, although East Cambridgeshire District Council and

Sanctuary Housing have been unable to provide information on the social housing stock in the parish.

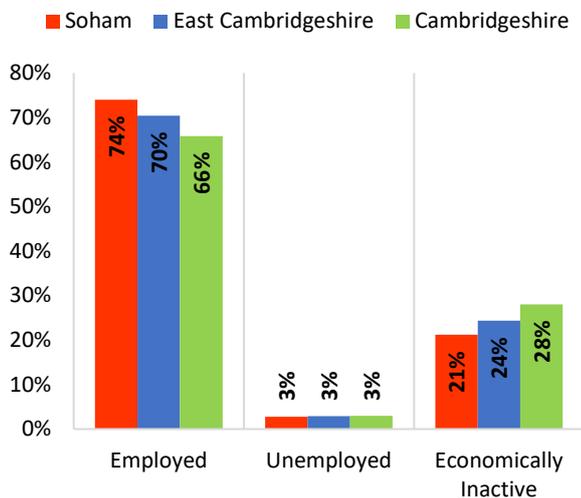
<sup>11</sup> Data obtained from East Cambridgeshire District Council, 21<sup>st</sup> June 2021

## 4. ECONOMIC ACTIVITY

**LEVELS OF ECONOMIC ACTIVITY ARE HIGH AMONG SOHAM'S RESIDENTS – WITH A HIGH RATE OF EMPLOYMENT AND LOW RATES OF ECONOMIC INACTIVITY**

At the time of the 2011 Census, 74% of 16-74 year olds living in Soham were in employment. This was above rates for East Cambridgeshire (70%) and Cambridgeshire (66%). The unemployment rate, at 3%, was the same as district and county averages.

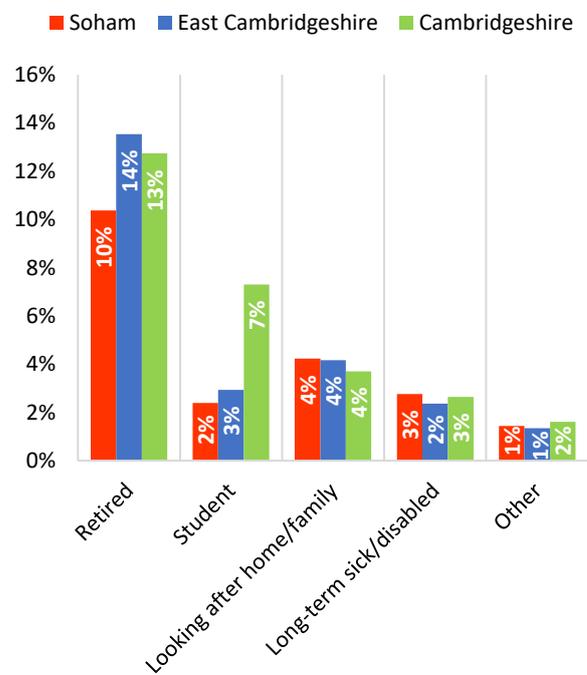
**CHART 4.1: LABOUR MARKET ACTIVITY RATES, % 16-74 YEAR OLDS, 2011**



Source: Census 2011, Office for National Statistics

Conversely, a low share of residents were economically inactive (neither in work nor looking for work). At 21%, Soham's economic inactivity rate was lower than across East Cambridgeshire (24%) and much lower than the Cambridgeshire average (28%). This was mainly due to low rates of economic inactivity due to retirement – reflecting Soham's younger age profile – and full-time students not in work nor seeking work.

**CHART 4.2: ECONOMIC INACTIVITY BY REASON FOR INACTIVITY, % 16-74 YEAR OLDS, 2011**



Source: Census 2011, Office for National Statistics

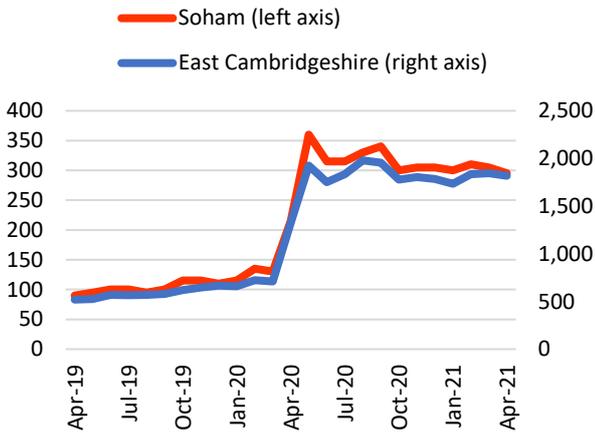
**THE NUMBER OF SOHAM RESIDENTS CLAIMING UNEMPLOYMENT BENEFITS IS 228% HIGHER THAN PRE-PANDEMIC LEVELS**

There is little available data about the impact of the COVID-19 pandemic on labour market participation in small areas, except the Claimant Count. This measures the number of people claiming Jobseeker's Allowance along with Universal Credit claimants who are required to seek work and be available for work. The measure also now includes people in work but with low income and/or low hours, that make them eligible for unemployment-related benefit support.

In April 2021, 295 people living in the Soham MSOA were registered as claimant unemployed – up by 205, or 228% on two years ago. This was slightly lower than the increase across East Cambridgeshire (250%) and Cambridgeshire (242%). Following district and county-wide trends, claimant unemployment rose sharply in April 2020, following the first lockdown and peaked at 360 in May 2020.

Claimant unemployment has been on a downward trend since September 2020. It is currently at its lowest level since the start of the first lockdown but is still significantly above pre-pandemic levels.

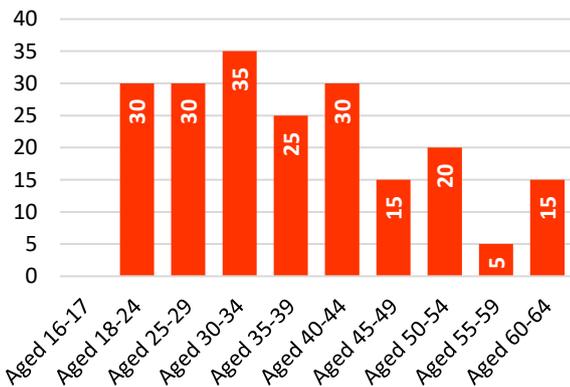
**CHART 4.3: CLAIMANT COUNT, APR-19 TO APR-21**



Source: Claimant Count, Office for National Statistics

The biggest increases in claimant unemployed, compared to two years ago, have been among those aged 18-24 years (+30), 25-29 years (+30), 30-34 years (+35) and 40-44 years (+30).

**CHART 4.4: INCREASE IN CLAIMANT COUNT BY AGE IN SOHAM, APR-19 TO APR-21**



Source: Claimant Count, Office for National Statistics

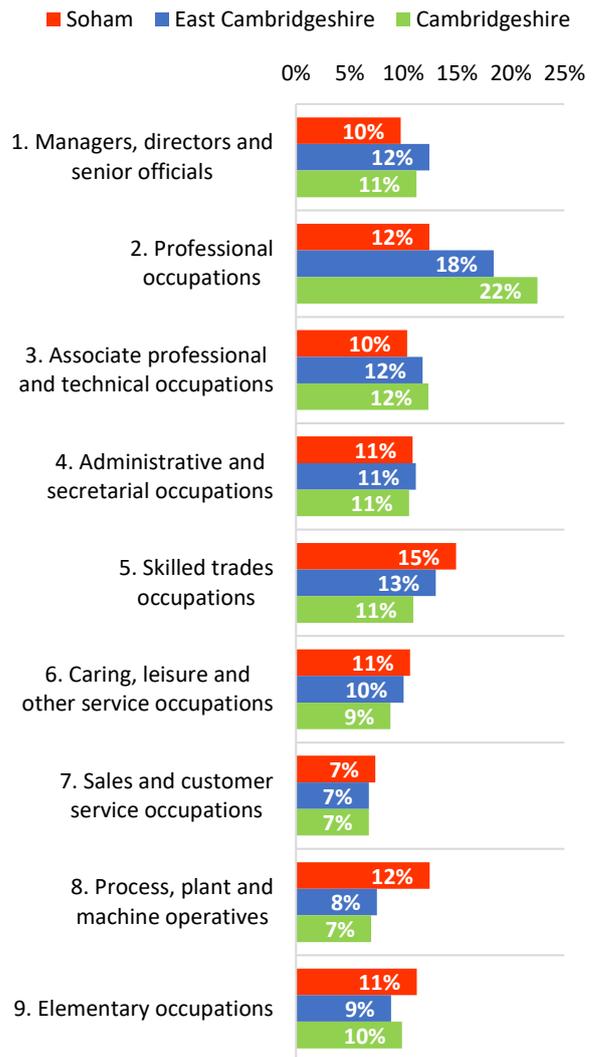
**SOHAM RESIDENTS WERE MORE LIKELY TO WORK IN MANUAL ‘SKILLED TRADES’ AND ‘PROCESS, PLANT AND MACHINE OPERATIVE’ ROLES THAN DISTRICT AND COUNTY AVERAGES**

At the time of the 2011 Census, the most popular occupational categories for Soham’s employed residents were ‘Skilled Trades Occupations’ (15% of

employed residents), ‘Process, Plant and Machine Operatives’ (12%) and ‘Professional Occupations’ (12%). Compared to district and county averages, Soham residents were more likely to work in ‘Skilled Trades Occupations’ and as ‘Process, Plant and Machine Operatives’, and less likely to work in ‘Professional Occupations’ and as ‘Managers, Directors and Senior Officials’.

At industry level, employment among Soham’s residents was higher in Transport and Storage, Manufacturing, Wholesale and Retail Trade, and Construction than district and county averages, and lower in Education, Professional, Scientific and Technical Activities, and Information and Communication.

**CHART 4.5: % EMPLOYED RESIDENTS BY OCCUPATION, 2011**



Source: Census 2011, Office for National Statistics

Comparing occupational categories of male and female residents, the most popular occupational categories for males were ‘Skilled Trades Occupations’ (25%) and ‘Process, Plant and Machine Operatives’ (19%), while the most popular occupational categories for females were ‘Administrative and Secretarial Occupations’ (20%) and ‘Caring, Leisure and Other Service Occupations’ (20%).

### SOHAM HAS ONE OF THE MOST POORLY-QUALIFIED ADULT POPULATIONS IN EAST CAMBRIDGESHIRE

In 2011, 23% of working-aged adults (aged 16-64 years) living in Soham were qualified to Level 4 (degree-level) and above. This was lower than the East Cambridgeshire (32%) and Cambridgeshire (36%) averages and the lowest of all East Cambridgeshire parishes after Littleport (20%) and Mepal (21%).

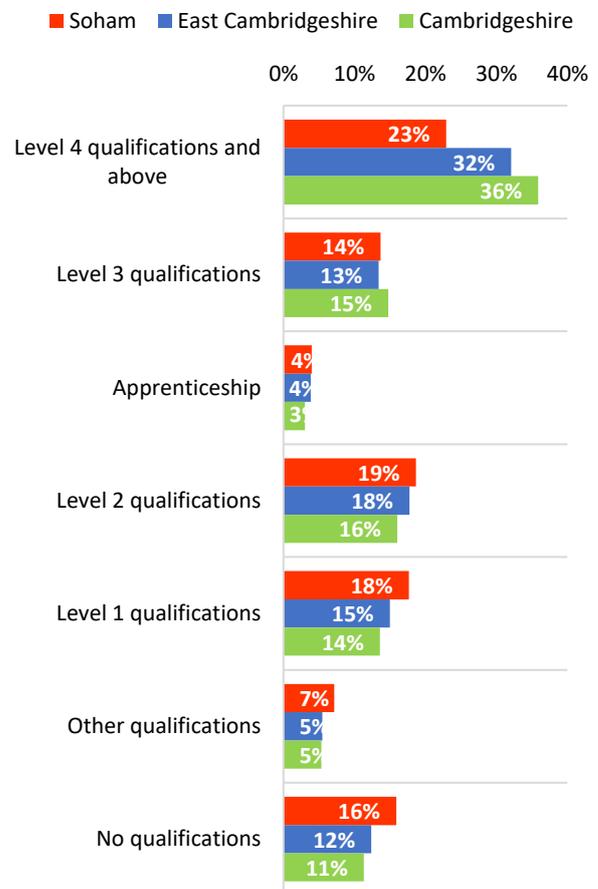
Conversely, Soham had higher shares with Level 2 qualifications (five GCSEs grades A-C or equivalent), Level 1 qualifications (GCSE grades D-G or equivalent), ‘other’ qualifications, and no qualifications. Strikingly, one in six (16%) working-aged adults living in Soham had no qualifications. Of all East Cambridgeshire wards, only Littleport had a higher rate (18%).

This qualification profile is reflected in the types of work that Soham residents are employed in, i.e. fewer in managerial and professional positions and more in manual labour, care and elementary positions. While poorer levels of qualifications are not negatively impacting on employment rates, they could be affecting residents’ ability to progress to higher-skilled, higher-paid occupations.

### 28% OF SOHAM’S EMPLOYED RESIDENTS WORK IN SOHAM – ONE OF THE HIGHEST RATES OF SELF-CONTAINMENT IN EAST CAMBRIDGESHIRE

At the time of the 2011 Census, half of all employed residents in the Soham MSOA worked in East Cambridgeshire, either at an East Cambridgeshire workplace (39%) or at home (11%). The next most popular workplaces were Cambridge (12%), no fixed place (9%) and Forest Heath (9%).

CHART 4.6: HIGHEST LEVEL OF QUALIFICATION, % 16-64 YEAR OLDS, 2011



Source: Census 2011, Office for National Statistics

FIGURE 4.1: TOP 10 PLACES OF WORK FOR EMPLOYED SOHAM RESIDENTS, BY DISTRICT, 2011

District	Number of Employed Residents	Share of Employed Residents
East Cambridgeshire	2,538	39%
Cambridge	798	12%
Mainly work at or from home	692	11%
Forest Heath	651	10%
No fixed place	603	9%
South Cambridgeshire	583	9%
St Edmundsbury	95	1%
Huntingdonshire	92	1%
Fenland	78	1%
Peterborough	43	1%

Source: Census 2011, Office for National Statistics

At MSOA level, 28% of Soham’s employed residents worked at a Soham workplace (17%) or at home (11%). This was the highest level of self-containment in East Cambridgeshire after the MSOA, ‘East Cambridgeshire 004’ (30%), which covers the South of Ely City, Prickwillow, Queen Adelaide and Stuntney. After Soham itself and ‘no fixed place’, the most popular workplaces for

Soham residents were MSOAs that were contiguous or best-fits for the following wards: Ely South, Fordham Villages, Severals, Newnham, Milton, Queen Edith’s, Ely West, East Chesterton, St Mary’s, Trumpington, Stretham and Burwell. Together, almost three-quarters (73%) of all employed residents worked in these areas.

**FIGURE 4.2: TOP 15 PLACES OF WORK FOR EMPLOYED SOHAM RESIDENTS, BY MSOA, 2011**

MSOA	Description of Area	Contiguous/Best Fit Ward	Number of Employed Residents	Share of Employed Residents
East Cambs 006	Soham and Wicken	Soham North and South	1,148	17%
Mainly work at or from home	n/a	n/a	692	11%
No fixed place	n/a	n/a	603	9%
East Cambs 004	South of Ely City, Prickwillow, Queen Adelaide, Stuntney	Ely South	487	7%
East Cambs 007	Chippenham, Fordham, Isleham, Kennett	Fordham Villages	445	7%
Forest Heath 006	North and West Newmarket and Studlands Park	Severals	335	5%
Cambridge 007	Central and East Cambridge, around Newnham	Newnham	171	3%
South Cambs 007	Cambridge Science Park, Fen Ditton, Horningsea, Milton	Milton	158	2%
Cambridge 013	South Cambridge (Babraham Road, Hills Road, Queen Edith's Way, including Addenbrooke's)	Queen Edith's	156	2%
East Cambs 003	North and West of Ely City and Chettisham	Ely West	116	2%
Cambridge 003	Chesterton and Cowley Road area	East Chesterton	112	2%
Forest Heath 008	South and East Newmarket	St Mary's	112	2%
Cambridge 012	Trumpington	Trumpington	94	1%
East Cambs 005	Aldreth, Haddenham, Little Thetford, Stretham, Wentworth, Wilburton, Witchford	Stretham	80	1%
East Cambs 008	Burwell and surrounding rural area	Burwell	76	1%

Source: Census 2011, Office for National Statistics

### 1,500 PEOPLE COMMUTE INTO SOHAM TO WORK

Soham is an area of net out-commuting, i.e. more people commute out of the area than commute into the area to work. In 2011, 6,570 employed people lived in the Soham MSOA while 3,355 people worked in Soham, with net out-commuting

of 3,215 people. Of the 3,355 people working in Soham, 34% (1,148) lived in Soham and worked at a Soham workplace, 21% (692) lived in Soham and worked mainly from/at home, and 45% (1,515) commuted into Soham to work.

Of those commuting into Soham to work, 59% lived elsewhere in East Cambridgeshire, 10% lived in

Forest Heath, 5% lived in Fenland, 5% lived in South Cambridgeshire, and the remaining 21% lived in various other districts.

At MSOA level, the highest numbers of in-commuters lived in areas contiguous with the

following East Cambridgeshire and Forest Heath wards: Ely West, Littleport East and West, Fordham Villages, Ely South, Stretham, Sutton, Burwell, Severals, Eriswell and The Rows, and Cheveley.

**FIGURE 4.3: TOP 10 AREAS OF RESIDENCE FOR PEOPLE COMMUTING INTO SOHAM TO WORK, BY MSOA, 2011**

MSOA	Description of Area	Contiguous/Best Fit Ward	Number of In-Commuters	Share of In-Commuters
East Cambs 003	North and West of Ely City and Chettisham	Ely West	189	12%
East Cambs 001	Littleport	Littleport East and West	143	9%
East Cambs 007	Fordham, Isleham, Chippenham and Kennett	Fordham Villages	111	7%
East Cambs 004	South of Ely City, Stuntney, Queen Adelaide and Prickwillow	Ely South	110	7%
East Cambs 005	Stretham, Little Thetford, Haddenham, Aldreth, Wilburton, Witchford, Wentworth	Stretham	109	7%
East Cambs 002	Sutton, Mepal, Witcham, Coveney, Pymoor, Little Downham	Sutton	103	7%
East Cambs 008	Burwell and surrounding rural area	Burwell	66	4%
Forest Heath 006	North and West Newmarket and Studlands Park	Severals	37	2%
Forest Heath 003	Beck Row, West Row, Eriswell, Freckenham, Worlington, Barton Mills, Holywell Row	Eriswell and The Rows	33	2%
East Cambs 011	Dullingham, Stetchworth, Woodditton, Little Ditton, Saxon Street, Cheveley, Ashely, Upend, Kirtling, Kirtling Green	Cheveley	32	2%

Source: Census 2011, Office for National Statistics

**SOHAM HAS HIGHER CONCENTRATIONS OF EMPLOYMENT IN CONSTRUCTION, AGRICULTURE, MANUFACTURING, AND WHOLESALE AND RETAIL TRADE THAN THE DISTRICT AVERAGE**

In 2011, the largest employment sectors for people working in Soham<sup>12</sup> were Wholesale and Retail

Trade (652), Construction (590), Manufacturing (528), Education (407) and Agriculture<sup>13</sup> (334).

Compared to East Cambridgeshire averages, Soham had higher concentrations of employment in Construction, Agriculture, Manufacturing, and Wholesale and Retail Trade, and lower concentrations in a range of other sectors, particularly Professional, Scientific and Technical

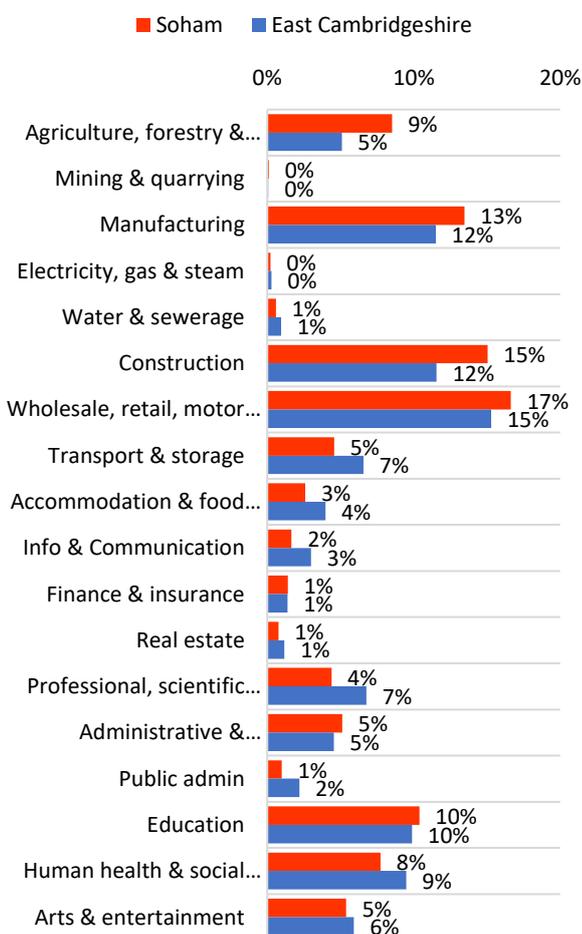
<sup>12</sup> The data relate to workplace population in Soham MSOA of 3,919, which includes people working at Soham workplaces, as well as Soham residents working at home and at no fixed place.

<sup>13</sup> It is worth noting that some agricultural labourers may be registered as employed within 'Administrative and Support Services' if they are employed via an employment agency.

Activities, Transport and Storage, and Human Health and Social Work (chart 4.7).

More timely data from the Business Register and Employment Survey shows that there were 5,000 people employed at companies registered in the Soham MSOA in 2019. This dataset excludes employment in 'farm agriculture' but includes agricultural support activities. Employment was highest in Administrative and Support Services (1,750), of which 1,500 were employed in 'Packaging activities'. Employment was registered in the north of the area, which includes Barway – the location of the head office of farming business, G's, which has a number of sites across the UK. It is therefore likely that this number includes jobs at other sites that are registered to the head office address.

**CHART 4.7: % OF PEOPLE WORKING IN SOHAM AND EAST CAMBRIDGESHIRE BY INDUSTRY, 2011**

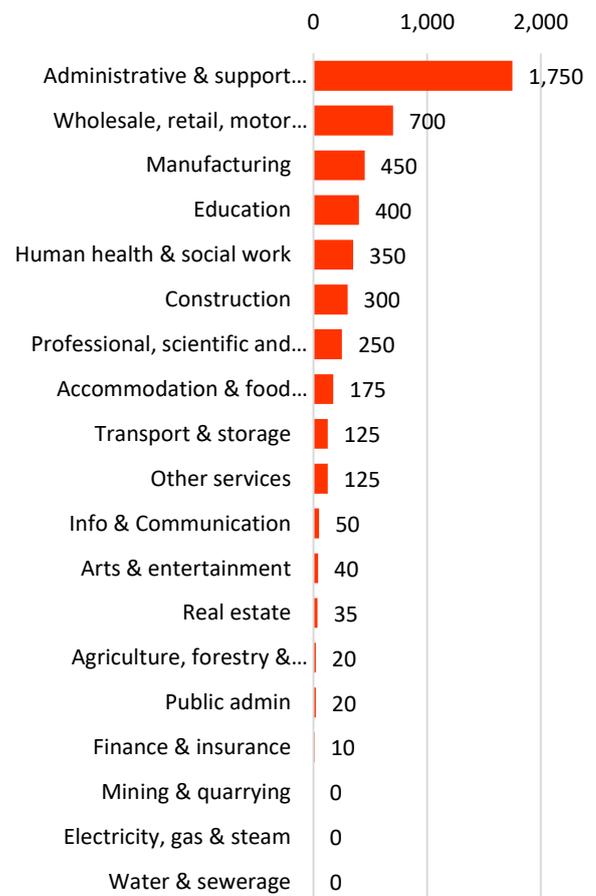


Source: Census 2011, Office for National Statistics

The next largest sector was Wholesale, Retail and Motor Trades, with 700 employed in the area. The largest sub-sectors were 'Agents involved in the sale of food, beverages and tobacco' (150 – registered in the north of the area and so could, again, include G's at Barway), 'Maintenance and repair of motor vehicles' (125) and 'Retail sale in non-specialised stores with food, beverages or tobacco predominating' (100).

Soham also had significant employment in Manufacturing (450), Education (400), Human Health and Social Work Activities (350) and Construction (300).

**CHART 4.8 EMPLOYMENT REGISTERED IN SOHAM BY INDUSTRY, 2019**

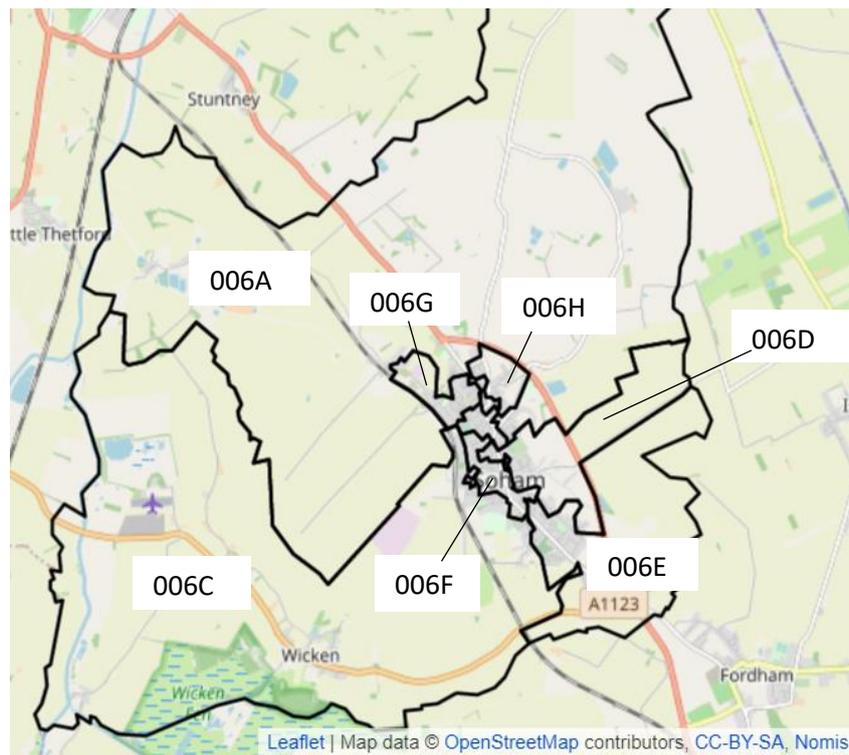
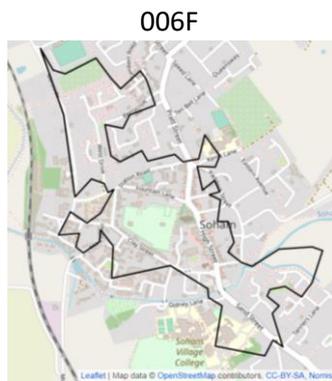
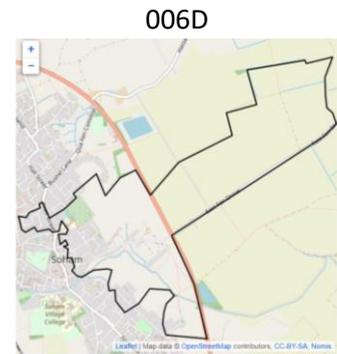
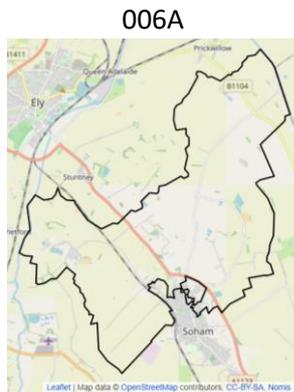


Source: Business Register and Employment Survey, Office for National Statistics

## 5. DEPRIVATION

The English Indices of Deprivation 2019 measure relative deprivation in small areas in England. They provide a composite measure of deprivation alongside measures of specific 'domains' of

deprivation. The data is published at LSOA level. Seven LSOAs cover the Soham area, as shown on the maps:



The Indices of Deprivation measure deprivation in terms of ranks and deciles. In terms of ranks of deprivation, the LSOA with a rank of 1 is the most deprived in England and the LSOA with a rank of 32,844 is the least deprived. The deciles are calculated by ranking the 32,844 LSOAs in England from most deprived to least deprived and dividing them into 10 equal groups. LSOAs in decile 1 fall within the most deprived 10% of LSOAs nationally and LSOAs in decile 10 fall within the least deprived 10% of LSOAs nationally.

### OVERALL DEPRIVATION LEVELS ARE LOW IN SOHAM

The composite 'Index of Multiple Deprivation' shows that overall deprivation levels are low in Soham. The population-weighted average rank for Soham (where 1 is the most deprived 10% and 10 is the least deprived 10%) is 7.

The least deprived LSOAs are 006D, 006H and 006G, which all fall within the 8<sup>th</sup> decile (i.e. within the 30% least deprived LSOAs in England).

The remaining areas fall within the 6<sup>th</sup> decile, i.e. in the 50% least deprived of all LSOAs in England.

FIGURE 5.1: INDEX OF MULTIPLE DEPRIVATION, RANKS AND DECILES, SOHAM LSOAS, 2019

	Index of Multiple Deprivation Rank	Index of Multiple Deprivation Decile
006A	18,958	6
006C	18,030	6
006D	24,808	8
006E	17,559	6
006F	19,385	6
006G	23,172	8
006H	24,338	8
Soham Weighted Average	-	7

Source: English Indices of Deprivation 2019, Department for Communities and Local Government

FIGURE 5.2: INDICES OF DEPRIVATION 2019 RANKS, WHERE 1 IS THE MOST DEPRIVED 10% OF LSOAS AND 10 IS THE LEAST DEPRIVED 10% OF LSOAS NATIONALLY

	006A	006C	006D	006E	006F	006G	006H	Soham Weighted Average Rank
<b>Income</b>	7	6	7	5	6	7	8	7
<i>Income Deprivation Affecting Children</i>	5	7	8	5	5	6	7	6
<i>Income Deprivation Affecting Older People</i>	7	4	6	5	6	7	7	6
<b>Employment</b>	8	9	8	5	6	9	9	8
<b>Education, Skills and Training</b>	4	7	4	3	4	4	3	4
<i>Children and Young People Sub-domain</i>	4	7	3	4	4	3	3	4
<i>Adult Skills Sub-domain</i>	4	7	5	2	3	7	4	4
<b>Health Deprivation and Disability</b>	10	9	9	9	6	9	8	9
<b>Crime</b>	9	6	8	10	8	9	9	8
<b>Barriers to Housing and Services</b>	1	1	8	2	7	2	4	3
<i>Geographical Barriers Sub-domain</i>	1	1	7	2	8	2	3	3
<i>Wider Barriers Sub-domain</i>	5	6	5	5	3	6	5	5
<b>Living Environment</b>	6	5	8	8	7	9	9	7
<i>Indoors Sub-domain</i>	4	4	6	7	5	8	8	6
<i>Outdoors Sub-domain</i>	9	9	9	8	9	9	8	9

Source: English Indices of Deprivation 2019, Department for Communities and Local Government

## SOHAM IS MOST DEPRIVED IN TERMS OF 'BARRIERS TO HOUSING AND SERVICES'

Figure 5.2 above demonstrates ranks of deprivation in all domains for each of Soham's seven LSOAs, along with population weighted averages for the Soham area. It highlights in red and amber where Soham and/or an LSOA is within the 30% most deprived LSOAs nationally.

It shows that Soham exhibits the highest levels of deprivation within the 'Barriers to Housing and Services' domain (weighted average rank of 3), followed by the 'Education, Skills and Training Domain' (weighted average rank of 4). Soham is least deprived in terms of 'Health Deprivation and Disability' (weighted average rank of 9) and 'Employment' (weighted average rank of 8).

'Barriers to Housing and Services' measures the physical and financial accessibility of housing and local services. The LSOAs, 006C and 006A, are most deprived within this domain. Ranking in the 1<sup>st</sup> decile and ranking 490<sup>th</sup> and 1,490<sup>th</sup> out of 32,844 LSOAs in England, these two LSOAs are within 2% and 5% most deprived LSOAs nationally. The LSOAs 006E and 006G also rank within the 2<sup>nd</sup> decile.

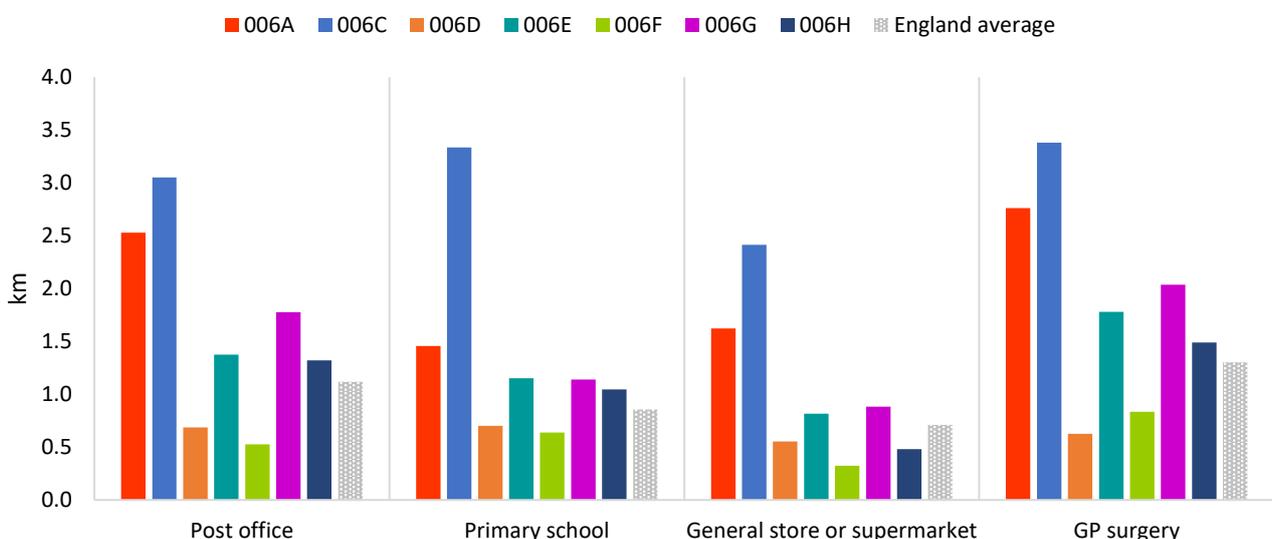
The 'Barriers to Housing and Services' domain is made up of two sub-domains: the 'Geographical Barriers' sub-domain' and the 'Wider Barriers' sub-domain'.

The 'Geographical Barriers' sub-domain measures road distance to a post office, primary school, general store/supermarket and GP surgery. The LSOAs, 006C and 006A, rank very poorly, within the 1% and 5% most deprived LSOAs nationally. Both encompass rural areas: 006C covers south east of Soham town and the Wicken area, and 006A is located north of Soham, including Barway. The LSOAs, 006G, 006E and 006H, located within the town, also rank within the 10%, 14% and 25% most deprived in England respectively.

Chart 5.1 demonstrates the data for each indicator within this sub-domain. LSOAs 006C and 006A had much higher distances to all key services than the England average. As above, this is likely to relate to the villages of Wicken and Barway. Within Soham town centre, 006G and 006E have the longer distances to all key services than the national average.

The 'Wider Barriers' sub-domain includes issues relating to access to housing. The LSOA, 006F – which covers the centre of Soham town – ranks most poorly on this indicator (within the 3<sup>rd</sup> decile) due to an above-average rate of household overcrowding and poor rates of housing affordability (both owner occupation and private rental).

CHART 5.1: DISTANCE TO LOCAL SERVICES, SOHAM LSOAS AND ENGLAND AVERAGE, 2019



Source: English Indices of Deprivation 2019, Department for Communities and Local Government

## SOHAM ALSO HAS HIGH RATES OF 'EDUCATION, SKILLS AND TRAINING' DEPRIVATION

Soham also performs poorly within the 'Education, Skills and Training' domain, which measures school attainment, school absences, the proportion of young people not staying in post-16 education, the proportion of young people not entering higher education, and adult skills levels. The population-weighted average rank for Soham is 4, while 006E and 006H rank within the 3<sup>rd</sup> decile (both within the 28% most deprived LSOAs nationally).

The Education, Skills and Training domain is made up of two sub-domains: the 'Children and Young People' sub-domain and the 'Adult Skills' sub-domain.

The '**Children and Young People**' sub-domain measures Key Stage 2 and 4 attainment, secondary school absence, staying on in education post-16 and entry to higher education. The LSOAs in the north and centre of the town, 006G, 006H and 006D, perform most poorly, ranking within the 3<sup>rd</sup> decile.

Key Stage 2 and 4 data is not published at LSOA level due to disclosure issues, but school-level data shows that the town's primary schools<sup>14</sup> perform poorly on a number of performance measures: in

2018/19, 56% of pupils at St Andrews CofE Primary School and 42% at The Weatheralls Primary School met the expected standard at the end Key Stage 2, below the Cambridgeshire (63%) and England averages (65%). Performance was much better at secondary level, with Soham Village College's 'Progress 8' score<sup>15</sup> (0.43) being above the national average (-0.03) and the ninth highest of all secondary schools in Cambridgeshire.

In terms of the publicly-available deprivation measures, the LSOA, 006H, has the highest percentage of young people not staying on in education post-16 (33%) while rates in 006A and 006E are also above average. The rate of young people not entering higher education is also above the national average in all areas, particularly in 006D and 006G (both 93%).

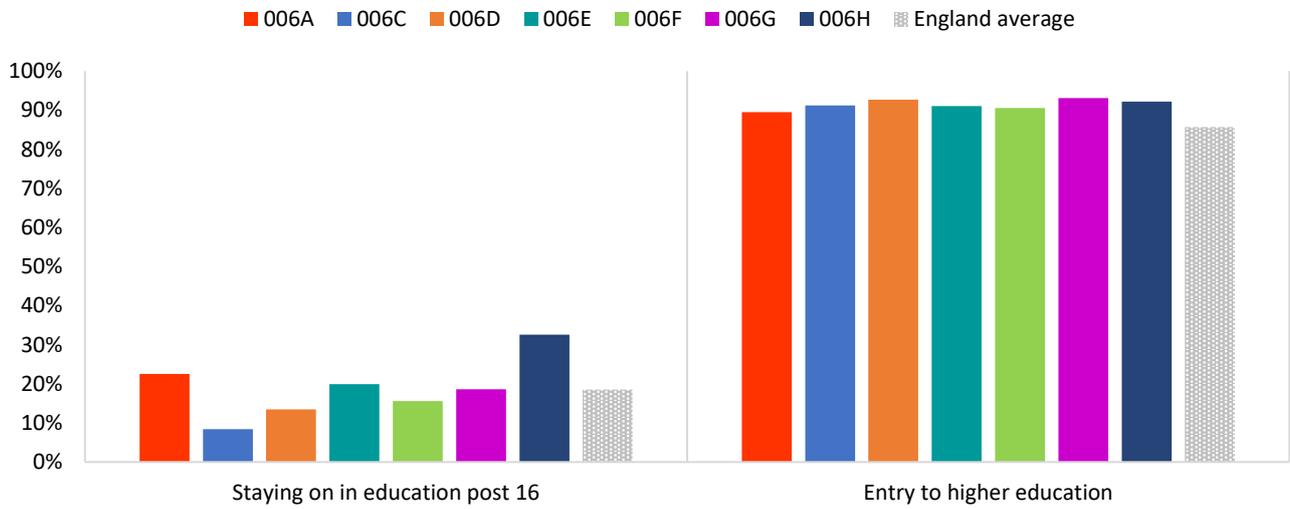
The '**Adult Skills**' sub-domain is a composite measure of the proportion of working-age adults with no or low qualifications and the proportion of the working-age population who cannot speak English or cannot speak English well. The LSOAs, 006E and 006F perform most poorly, ranking in the 2<sup>nd</sup> and 3<sup>rd</sup> deciles respectively, with 41% and 38% of adults having no/low qualifications and/or not speaking English well/at all. Rates were also above the national average in 006H, 006A and 006D.

<sup>14</sup> Data is unavailable for The Shade Primary School

<sup>15</sup> A score of +1 means that pupils in that school achieve one grade higher in each qualification than other similar

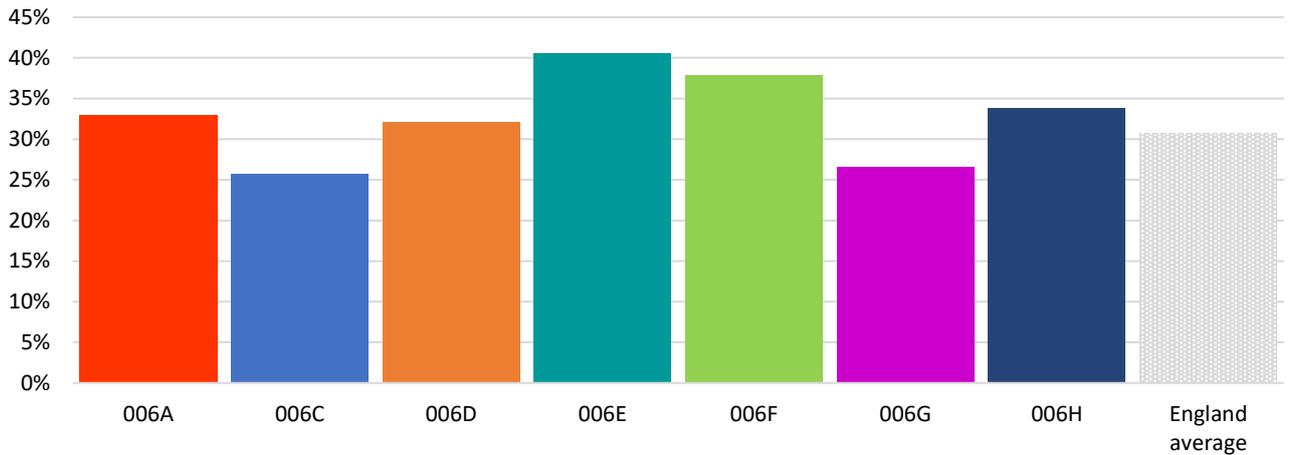
pupils nationally. A score of -1 means they achieve one grade lower.

**CHART 5.2: % OF YOUNG PEOPLE NOT STAYING IN EDUCATION POST-16 AND NOT ENTERING HIGHER EDUCATION, SOHAM LSOAS AND ENGLAND AVERAGE, 2019**



Source: English Indices of Deprivation 2019, Department for Communities and Local Government

**CHART 5.3: % OF ADULTS WITH NO/LOW QUALIFICATIONS AND/OR NOT SPEAKING ENGLISH WELL/AT ALL, SOHAM LSOAS AND ENGLAND AVERAGE, 2019**



Source: English Indices of Deprivation 2019, Department for Communities and Local Government