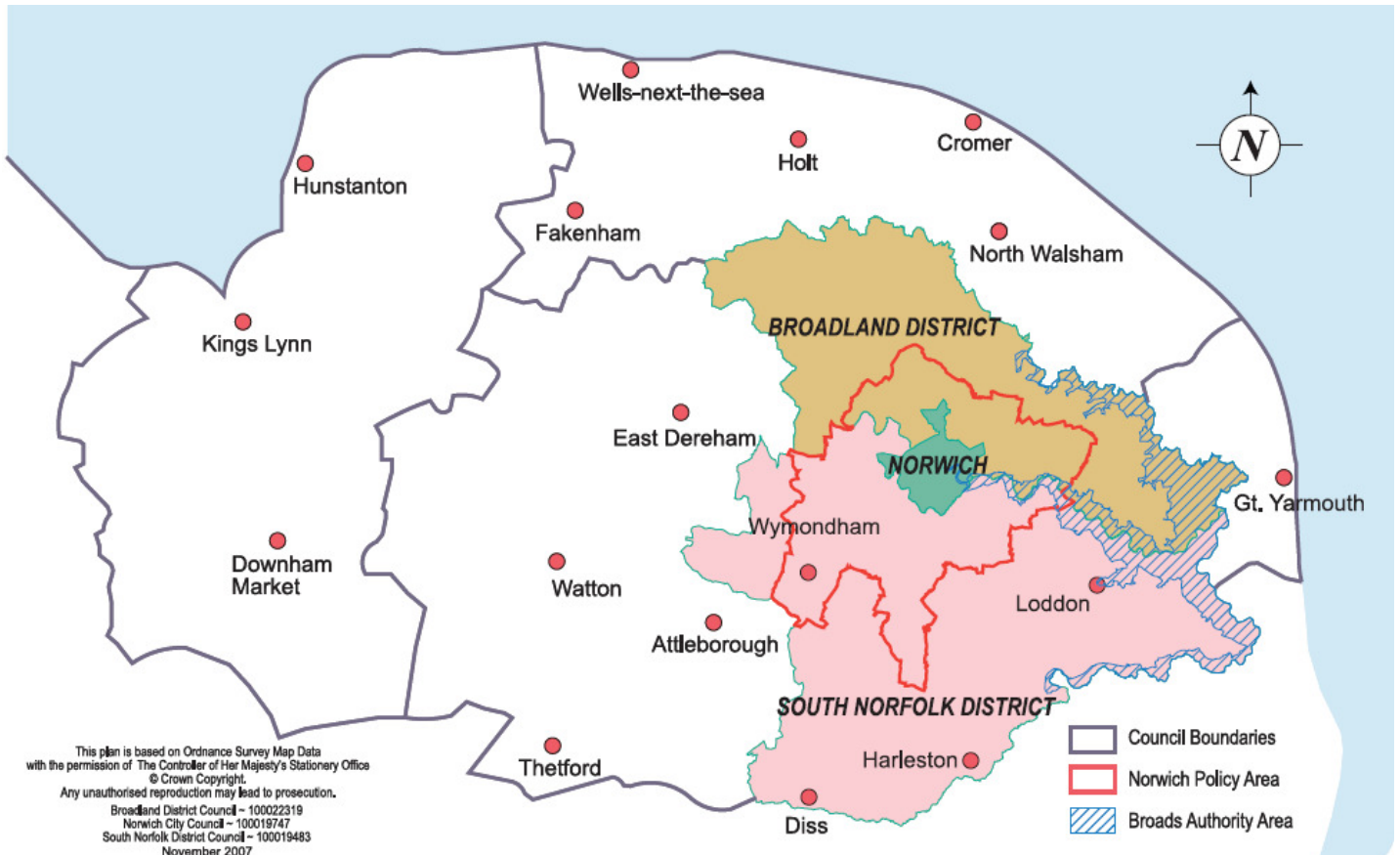


Quarter 4 January - March 2011



This report primarily focuses on the Greater Norwich sub-region, but also includes data and business intelligence covering other parts of Norfolk, taking in North Norfolk, Breckland and King's Lynn. Great Yarmouth is covered by a separate report taking in Waveney

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Intelligence in these reports has been gathered from a number of sources which include:

- nomis official labour market statistics
- Job Centre Plus – Norfolk
- Land Registry house prices
- Halifax house price index
- Bidwells data books
- McTear, Williams & Wood
- the EDP newspaper
- the Lynn News paper
- the Lowestoft Journal
- the Great Yarmouth Mercury
- email updates from businesses
- word of mouth
- sector group meetings

Introduction

This report brings together key business and economic intelligence information over the past quarter to develop a clearer understanding of the economic performance of the sub-region.

It primarily focuses on the Greater Norwich sub-region but also includes data and business intelligence covering other parts of Norfolk, taking in Breckland, King's Lynn and North Norfolk.

Great Yarmouth is covered by a separate report covering the Great Yarmouth and Waveney coastal sub-region.

Key indicators

Business confidence ↑

Unemployment ↑

Redundancies ↑

Job vacancies ↑

House Prices

Summary

A quarter with positive stories across many of the sectors as premises expand, new contracts are won, services and offices expand overseas. A large success story for the region this quarter is the Norwich Research Park receiving £26m in the Budget which will help its planned development over the coming years to create further space and jobs.

The numbers claiming Job Seekers Allowance increased over the quarter by 188, with a total of 17,875. This number is 1,728, 10.7 percent higher than the previous quarter.

Redundancies increased month on month this quarter, with 915 in total. This is 396 more redundancies than last quarter, a rise of 76.30 percent. Public service redundancies accounted for the greatest rise, and may be linked to contracts coming to an end at the end of financial years.

Job vacancies rose between January and March with a total of 10,372. This figure is 5,775 lower than the previous quarter which is another statistic indicating that this fourth quarter has performed worse than quarter three.

House prices continue to fall across Norfolk with an average value of £145,686.67 this quarter, they are nearly £3,000 lower than the previous quarter. This is in sharp contrast to the fall between quarter two and quarter three which saw only a decrease of £6.

Conclusion

Quarter four has performed more poorly compared with quarter three in terms of the hard statistics of JSA, redundancies, job vacancies and house prices. Despite this negativity, the business intelligence from news stories remains positive for the sub-region with numerous opportunities and potential across several sectors.

Trading Climate & Confidence Levels

Key Facts

A £6.2m expansion at Kettle Foods, Ipatter expanding overseas to Australia and the USA, financial firms setting up offices abroad, Norwich Research Park receiving £26m in the Budget and SaxonAir's business aviation centre to be used as an overflow for aircraft arriving for the Olympics. In addition several tourist destinations in the county have been given recognition. All these stories make this a very positive quarter.

Agriculture & Food Processing

Norfolk

A large amount of media this quarter has focused on the campaign to support British pork producers get a fair deal when selling to supermarkets and producers with local signs and banners in farmer's fields as well as MP support and visits to London. Another campaign underway by a group of farmers in Norfolk is the '50 in 5' initiative set by Walkers Crisps, to halve the carbon footprint of crisp production in five years.

Greater Norwich

Kettle Foods is to undergo a \$10m (£6.2m) expansion which will lead to new jobs, where as the Colman Mustard factory in Norwich could see jobs lost as part of a £2.6m upgrade to improve efficiency. Job losses are also expected at the Co-operative Thetford frozen food distribution centre which is due to close next year after reviewing its distribution arrangements following the acquisition of the Somerfield supermarket chain.

Other Areas

Investment and expansion are evident this quarter as Bernard Matthews are releasing a range of Marco Pierre White's ready to cook chilled turkey products and have produced an television advertising campaign with Spandau Ballet bassist Martin Kemp as part of a £10m marketing spend on the Bernard Matthews Farms brand in 2011. A duck farm has seen plans approved to expand, Cornerways Nursery tomato grower is in its third phase of expansion taking the greenhouse from 11 to 18 hectares and the Penguin frozen food production site is to see work start on a multi-million pound high speed freezing production line alongside other developments which will safeguard 343 permanent and 200 seasonal jobs.

And the English Whisky Company is ensuring it does not miss a new, if not temporary market by producing 3,500 bottles of the William and Kate Commemorative Decanter.

Construction

Greater Norwich

May Gurney announced strong trading after an uplift in orders, which corresponds with previous quarters reporting of new and retained contracts for the company.

Other Areas

Jobs have been secured at North Norfolk Construction after the firm was sold back to a former director after entering administration due to financial difficulties in the recession. Chalcroft Construction is hoping to maintain its position, at a difficult time with predicted contraction in the sector, by winning contracts such as its latest one building a major new warehouse for food services suppliers Brakes.

Creative

Greater Norwich

Contracts won and investment this quarter in addition to new partnerships and opportunities for one particular client. Both Mediapro and Brand Experience have won large contracts, while Shorthose Russell has invested in new offices after successfully growing.

Archant has signed a long-term strategic partnership deal with property website Zoopla.co.uk, while Maw Communications have enabled the star from Go Compare to sign an album deal.

Digital

Greater Norwich

Expansion overseas, deals with global corporations and acquisitions are allowing the digital business of greater Norwich to grow. Ipatter is set to expand its business online networking site overseas to Australia and the USA while Breakwater IT has signed with global corporation ThinkGrid to offer cloud computing to its clients. And both Foolproof and Proxama have either bought a majority stake or acquired fully a rival business. In the case of Foolproof, the majority stake is thought to have made it the largest business of its type in Europe.

Energy

Norfolk

There are lots of positive predictions for Norfolk in terms of what the energy sector can bring in terms of jobs and investment through both offshore windfarms and carbon capture and storage. Despite this, it emerged this month that very few onshore wind schemes have been given the go ahead due to red tape and vocal Nimby groups which may signal the need to focus attention on particular forms of renewable energy.

Greater Norwich

Farmers and farm land may be the answer to getting particular types of onshore renewable energy systems in place as Windcrop, who provide 15m high turbines which can go on farmland, has secured orders worth £3m and was only founded

in the last two years, and Add Energy have produced a unique anaerobic digestion system aimed at small farmers.

Other Areas

Three types of renewable energy stories this quarter. A project which will also make use of arable land is solar power, as Breckland Council approved plans for a PV Farm near Snetterton to address the energy shortfall. Tidal energy is being investigated by Renewegen, who have produced the Sea-Spider, a prototype tidal generator which can harness tidal currents, and the Sheringham Shoal Visitor Centre has opened allowing the public to understand more about offshore windfarm energy generation.

Engineering

Greater Norwich

A very positive quarter for engineering has Scion Sprays have developed a new system to improve the efficiency and environmental impact of small engines, Active Technologies is set to double sales after launching a new tooling division and Broom Boats due to expand its fleet with new boats. Other businesses with success stories this quarter include BF1 Systems who have completed a management buy-out from its American owner, Proeon looking to diversify into new sectors following growing demand and Mussett Engineering and Composites producing metal and carbon fibre components for at least four Formula One teams. Despite all this positivity, KLM UK Engineering may be forced to make 50 people redundant in a cost reduction programme following a dip in demand.

Other Areas

A boost to order books and a rise in sales this quarter. Acro Engineering were able to win back a Dutch order, thanks to weak exchange rates and investment in new machinery, after previously being sent out to China, and Warren Services sales increase can partly be attributable to the growth of co-owned Watermist.

Financial & Professional

Greater Norwich

Strong growth, expansion overseas and new businesses launching. Aviva has seen an increase in sales and profits, and as part of its strategy has transferred some of its call centre operations back to Norwich from India. Meanwhile Vivid Interface and Purcell Miller have both opened up offices abroad in Abu Dhabi and Hong Kong respectively. And new businesses/ventures launched this quarter include recruitment firm specialising in finance and accountancy staff Blue Sky Additions, Ardeola Business Services offering help to both public and private sector and property development firm FW Properties.

Health & Life Sciences

Greater Norwich

The Norwich Research Park will receive a welcome boost of investment as the Government announced in its budget it would receive £26m, which will help bring forward plans for a commercial science park on the western side of the site. Scientists on the park have had a successful quarter with the discovery of a

rogue gene which if blocked could help stop cancer, a new use for a drug to stop skin cancer which commonly treats rheumatoid arthritis and working in partnership on resistant rice varieties in Vietnam.

Two businesses linked to the NRP have had triumphant results as Intelligent Fingerprints, which can help identify illegal drugs through a fingerprint test, has secured £300,000 of investments to help develop the business, while Anglia DNA has seen the launch of its DIY assuredna kits in Boots.

Manufacturing

Greater Norwich

A successful quarter for Polyprint which is set to expand into food packaging after securing a key industry standard which will allow it to make 'primary contact' packaging, while Polyprint Mailing Films has developed a process allowing biodegradable plastic film to be recycled alongside non-degradable plastics with the end product used to make plastic refuse sacks. Continuing the environmental theme, Eco Fence & Doors have secured a record order from Swindon District Council.

Other Areas

Jeyes, after last quarter deciding to move its headquarters to Cambridge, has this quarter seen investment secured from RBS, through its Czech Republic office, which will be used to support its operations in the region at a time when it announced it is to increase television advertising spend and focus on innovation. Another company which has secured money is Porvair through a \$600,000 (£511,000) nuclear order, as well as extending its factory in China and launching new water-testing products environmental laboratories in King's Lynn.

Retail

Norfolk

Perhaps the biggest story this quarter was Bennetts entering administration after there was a 'flurry' of shoppers for a number of retail businesses last quarter before the VAT rose. At present only six stores have been reopened after Hughes Electrical acquired them.

Greater Norwich

This quarter saw the announcements of new stores and outlets opening as the East of England Co-op and Family Bargains are both due to open in Norwich, and QD Stores and Mattressman due to open up further branches in Norfolk and further afield. Both Roys of Wroxham and John Lewis saw a boost in sales over the Christmas period, and in a vote of confidence John Lewis is undertaking £7m overhaul of its Norwich store.

Other

There is concern for smaller business as in North Walsham there have recently been a succession of business closures, and in King's Lynn a campaign has been launched encouraging shoppers to write testimonials in support of small companies in the same quarter that Primark opened creating 150 jobs.

Tourism

Greater Norwich

Great news for the area this quarter as SaxonAir's new Business Aviation Centre will act as an overflow for aircraft arriving for the Olympics, Norwich is hailed as a getaway for book lovers in the New York Times and the Broads has become just one of four of Visit England's 'pathfinder' destinations giving national coverage and recognition of the quality on offer. Despite the good coverage, there is concern for boaters as the Broads Authority navigation committee has voted to support the principle of boaters funding a fair share of the Authority's general overheads.

Other Areas

Good recognition, new facilities and a rise in usage of tourist facilities this quarter. Holkham Beach was crowned the Best British Beach in the Coast magazine awards for the third year running and Cromer Pier won its category. A new beauty spa has opened at the Hoste Arms, there are plans to expand Deepdale Farm eco-friendly campsite and potentially there could be the creation of a magic museum called 'Magic Kingdom' in North Walsham while the coasthopper service from King's Lynn to Cromer has seen usage of the service almost double in two years.

Other Information

Norfolk

Job losses and a package of cuts and new initiatives have been announced this quarter by Norfolk County Council after months of stories around the council looking to save money.

Greater Norwich

The UEA has been ranked third in an annual poll to find the best university according to students, up from fifth last year. The University has also announced this quarter that there will be job losses in the same quarter when the Learning Shop in the Forum, which provides information and guidance to prospective adult learners, announced its closure.

In more positive news the Joint Core Strategy, produced by the Greater Norwich Development Partnership, has been agreed by the local district councils and it will now act as a framework against which future planning applications can be assessed.

Other Areas

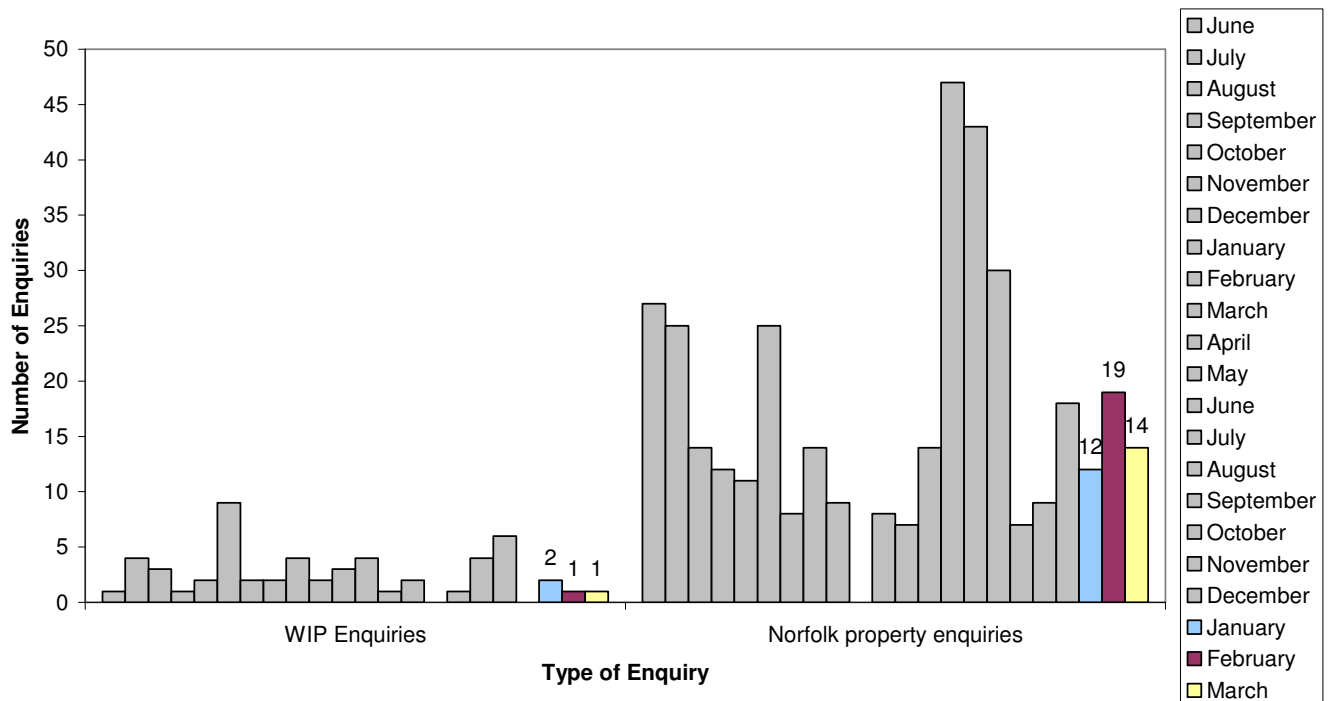
Breckland Council has taken a step forward to sharing management jobs with South Holland district council and the council's Integrated Delivery Document has been released which prioritise key infrastructure projects which are vital to unlock the potential for population and housing growth in the district between now and 2026.

Investment Enquiries

Key Facts

In this quarter WIP enquiries remained low while property searches appeared average looking at the time series. The uncertainty around the economy may still be reducing the numbers, but also visibility of Norfolk's potential. Research in to increasing visitors to the website has concluded that all efforts will now be focused around the World Class Norfolk website and additions and improvements to the current site are currently underway.

Investment Enquiries



WIP Enquiries – foreign company property investment enquiries

Norfolk property enquiries – enquiries via www.investinnorfolk.com

Insolvencies

Key Facts

In total, 3,657 companies became insolvent in the first quarter of 2011 across the UK. The level of insolvencies fell by 14% compared to the first quarter of 2010. The worst affected sectors continue to include construction (614 companies), manufacturing (452), retail (448), hospitality & leisure (239) and real estate (139). It is notable that the level of insolvencies within these sectors (apart from real estate) increased from the levels experienced in the last quarter of 2010. This trend may be expected to continue within these particular sectors when the cumulative effects of the spending cuts begin to impact the UK economy. The most improvement has been recorded in the East where the number of insolvencies has dropped by 17.1% since the last quarter.

Source: PricewaterhouseCoopers

Surveys

Key Facts

Several surveys this quarter indicating confidence has slipped, but there are positive signs in the manufacturing sector. There is mixed response in terms of future recruitment, but one survey demonstrates the positive influence and potential of apprentices.

January – Lloyds TSB Commercial Business in Britain report. Findings include:

- Business confidence has slipped back for the first time in 18 months to 12pc from 18pc in the last survey. This balance is 10pc below the average of 22pc, over the survey's 16-year history
- Firms across Britain are concerned about their prospects for the coming months
- Number of firms concerned that sales and profits might fall this year
- Plan to freeze investment and raise prices in the face of continuing economic uncertainty

January – British Chambers of Commerce's Quarterly Economic Survey.

Findings include:

- Norfolk manufacturers showed a positive profitability trend of +50%, expressing confidence against last quarter's figure of 36%.
- Norfolk's service sector confidence is down from last quarter to +16%
- In both manufacturing and services, the UK exporting figures signal an increase in both overseas sales and orders during the last quarter.
- Figures for the last three months suggest manufacturing firms have expanded their workforce, but this is not the case for services where figures have remained static.

January – Lloyds TSB East of England PMI report for December. Findings include:

- Rate of business growth in the region slumped as a result of freezing weather
- New business continued to increase and job creation was reported

January – Baker Tilly's annual Outlook survey, conducted by YouGov. Findings include:

- 21pc are negative about their organisation's future
- 37pc of SMEs in the region were positive about the outlook for their sector
- 19pc had confidence in the East Anglia regional economy
- SMEs concerns for the coming year included a potential downturn in sales revenues, competition from low-cost competitors, the effect of January's VAT rise, increased costs of goods and services and the growing uncertainty and burden of taxation.
- In response to uncertainties businesses are developing new products and services, growing organically and expanding into new markets.
- Public sector cuts are of particular concern to many sectors, especially retail, construction and manufacturing.

January – Recruitment firm Reed's job survey. Findings include:

- The Reed Job Index rose 9 points to 113, the highest since the index was started in December 2009, when the baseline was set at 100. The index is drawn from Reed's list of daily vacancies from 8,000 recruiters.
- Private sector growth is behind the rise, as new public sector jobs were less than half the level of a year ago.
- Salaries were flat and were 1% below levels a year ago
- Sectors seeing particularly strong rises, though, were engineering and manufacturing, two areas benefiting from a rise in exports. The scientific sector also gained sharply, as did financial services.

February – research from Populus (February 2009). Findings include:

- Apprentices increase productivity and efficiency
- 80pc of those who employ apprentices agree that they make the work place more productive
- 83pc of employers who employ apprentices rely on their apprenticeships programme to provide the skilled workers that they need for the future
- 81pc of consumers would prefer to use a company that employs apprentices
- 8pc of employers who employ apprentices believe that apprenticeships lead to a more motivated and satisfied workforce.

February – Barclays Corporate Job Creation Survey 2011. Findings include:

- 56pc of companies based in the east said they planned to create jobs over the coming 12 months with 50pc looking to create full time positions

- Of the jobs to be created 88pc would be a junior/middle management or skilled labour level
- 83pc said sales growth would need to lead to job creation (compared to 75pc prior to recession)

March – pre-budget survey of businesses in East Anglia by Grant Thornton.

Findings include:

- Should be a focus on removing barriers to growth for businesses
- 69pc said the recent increase in entrepreneurs relief to £5m was enough to encourage investment
- 56pc of firms said the new 50pc personal tax rate for high earners was detrimental to entrepreneurship and business activity
- 53pc said the VAT rate rise to 20pc on January 4 had negatively impacted their business
- 57pc of businesses would not be deterred from employing more staff by the increase in National Insurance costs
- 68pc of firms would not be put off from investing in new plant and machinery by the forthcoming reductions in Capital Allowance rates

Support & Government Initiatives

The Budget was announced this quarter. Headlines include:

- annual growth forecast revised down from 2.1pc to 1.7pc in 2012
- 21 new enterprise zones to be created
- £100m extra to be invested in new science centres, £26m for the Norwich Research Park
- £350m worth of regulation on businesses to be removed
- Corporation tax will be reduced by 2pc, and by 1pc in each of the following three years to bring it to 23pc
- Relief for entrepreneur tax doubled to £10m
- Rate relief holiday for small businesses extended to October 2012
- Government will now be delivering 250,000 more apprenticeships over the next four years, which could equate to 7,100 in the East of England.

Initiatives Released/Promoted:

Plans to offer training and volunteering opportunities to unemployed people in a bid to boost their chance of finding work. Advisers from youth charity The Prince's Trust and other local government voluntary organisations will be located in Jobcentre Plus offices to help jobseekers of all ages find a volunteering or training place.

Other initiatives

The loan fund, established by Waveney Local Strategic Partnership and Waveney District Council, will target individuals looking to set up in business and to help established businesses survive and grow.

Business Link Engagement

Key Facts

The figures below demonstrate the enquiries for the financial year April 2010-March 2011.

Engagement with established businesses remains the focus of Business Link activity, with 13,597 in total over the year. This contrasts to 2,588 in total between pre start and start ups.

Districts in the county seeing the highest level of engagement over the different stages of a business are the main urban areas of Norwich (2,898) and King's Lynn (2,549), where as the other major urban centre of Great Yarmouth has the lowest level of engagement (1,729).

KEY

IDBR Inter-Departmental Business Register. Based on inputs from three administrative sources:

1. traders registered for Value Added Tax (VAT) purposes with HM Customs and Excise;
2. employers operating a Pay As You Earn (PAYE) scheme registered with the Inland Revenue; and
3. incorporated businesses

This represents the "stock" of businesses in the county (including the unitaries)

- A** Start Up Activity expressed as a % of IDBR
B Established businesses expressed as a % of IDBR
C All customers expressed as % of IDBR

The numbers in brackets are the figures for the previous quarter.

Area	IDBR	Pre-Start	Start Up	A %	Established Businesses	B %	Total	C %	Intensive Assisted Customers	Intensive Assisted Customers Skills (total of two inten combined)
Broadland	4,595	214	70	1.5	1,827	39.8	2,111	45.9	99	50 (109)
Norwich	4,235	450	102	2.4	2,346	55.4	2,898	68.4	150	76 (171)
South Norfolk	5,280	316	71	1.3	1,994	37.8	2,381	45.1	135	45 (142)
TOTAL for Greater Norwich	14,110	980	243	1.7	6,167	44.3	7,390	53.1	384	171 (422)
Breckland	5,045	259	83	1.6	1,998	39.6	2,340	46.4	136	52 (144)
Great Yarmouth	3,025	274	36	1.2	1,419	46.9	1,729	57.2	66	22 (72)
King's Lynn & West Norfolk	5,410	305	88	1.6	2,156	39.9	2,2549	47.1	164	54 (174)
North Norfolk	4,485	237	83	1.9	1,857	41.4	2,177	48.5	184	51 (192)
TOTAL	32,075	2,055	533	1.7	13,597	42.4	16,185	50.5	934	350 (1,004)

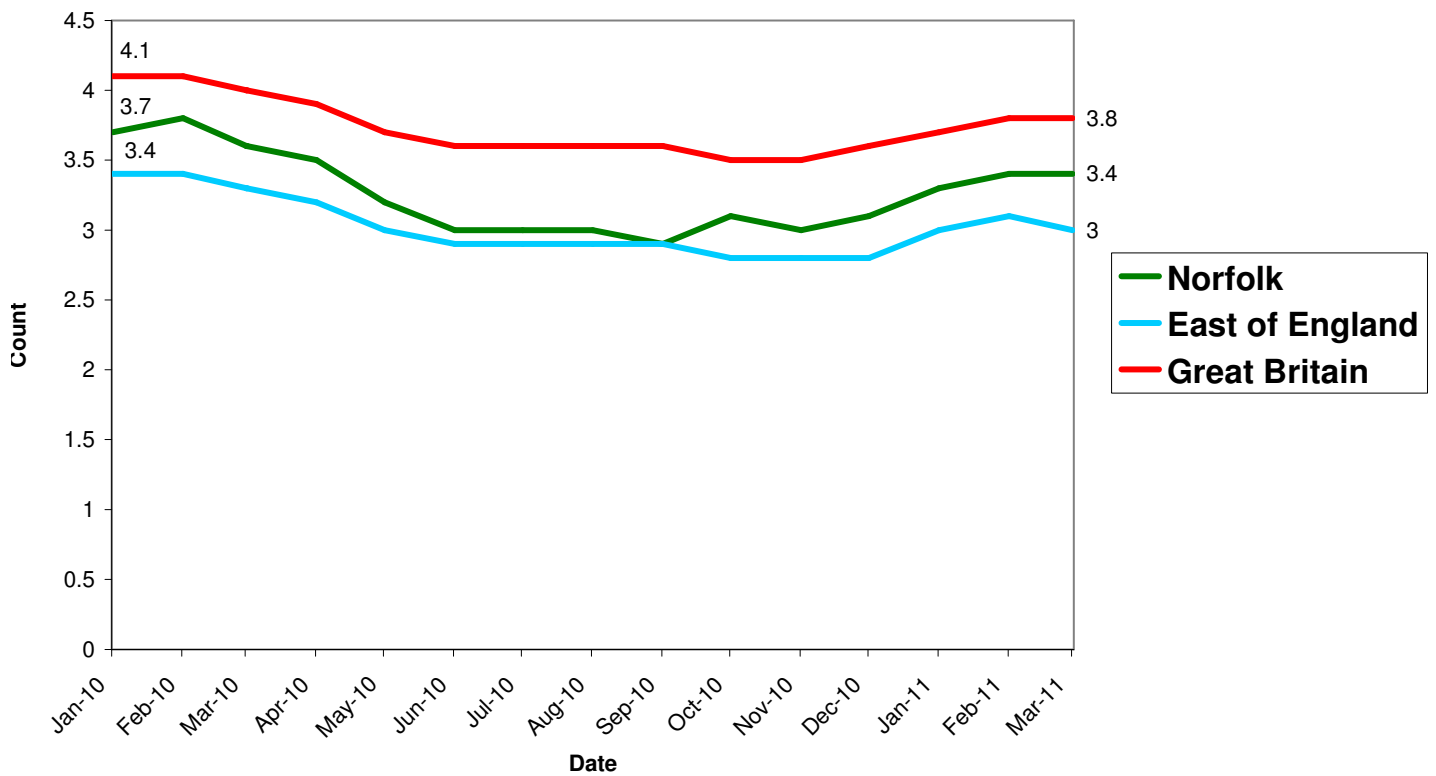
Unemployment

Key Facts

Norfolk saw an average of 17,875 people claiming JSA in this fourth quarter, with a rise of 188 people, 1.06% between January and March.

Nomis have changed the way that the duration of claiming is measured. This does not fit in with this reports previous format so will not be covered in this report.

All people claiming JSA



Source: Job Centre Plus

Redundancies

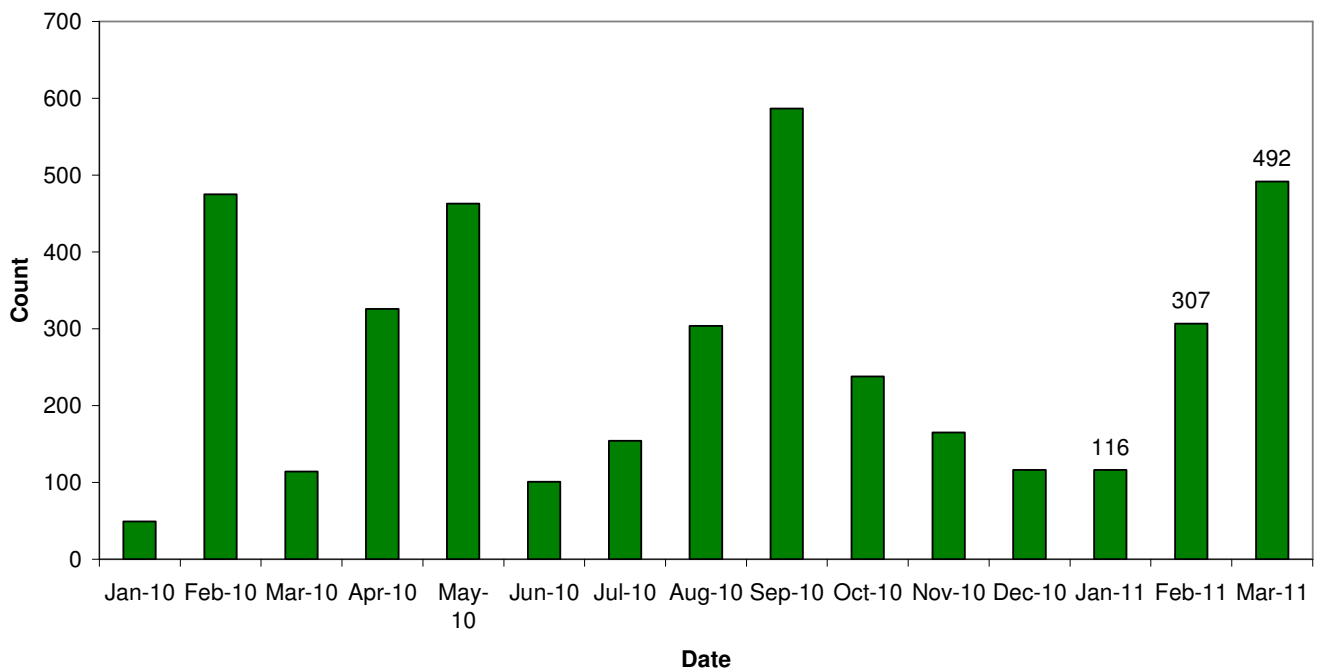
Key Facts

There were 915 redundancy notifications in Norfolk this quarter, with month on month rises and a 324.14% rise between January and March.

Month	Number of Redundancies
January	116
February	307
March	492

Source: Job Centre Plus

Norfolk redundancy notifications



- please note this table differs to previous ones, with total redundancies for the last 12 months rather than since July 2008, and no increase values are available between January and March due to new reporting from Job Centre Plus

Total Redundancies in last 12 months	Sector
	All
344	Manufacturing
542	Construction
259	Insurance & Financial Services
163	Retail
183	Haulage & distribution
98	Food Processing
276	Tourism & Leisure
129	Publishing
0	Public Transport
70	Boat building
19	Media
146	Mechanical/electrical engineering
140	Energy
241	Further Education
42	Service
136	Health & Social Care
20	Wholesale
0	Real Estate
0	Printing
13	Science/Research
0	Architecture
1272	Public service
8	IT

Job Adverts (EDP)

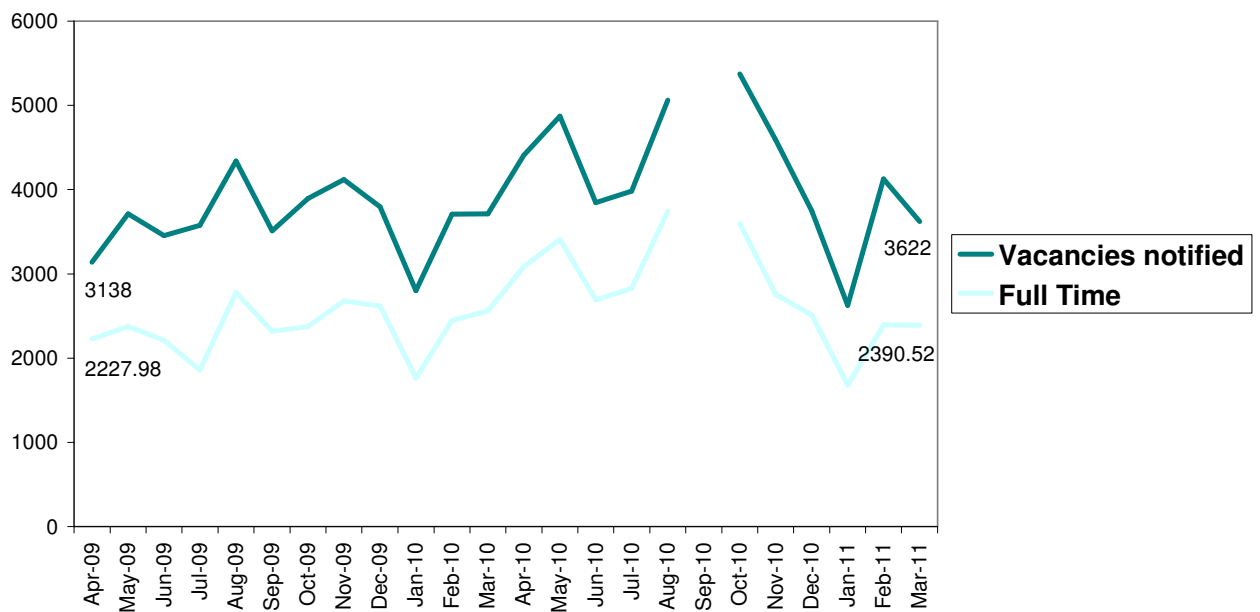
Key Facts

**On average there were 4.45 pages of jobs in the EDP during this quarter, very similar to the previous quarter.
Private sector jobs are still more dominant, increasingly so in March.**

Job Vacancies

Vacancies notified to JCP			
	Number	% Full Time Positions	Monthly Change %
January	2,624	64	-27.71
February	4,126	58	53.32
March	3,622	66	-12.76

Job vacancies notified to job centre plus with number of full time positions



Data unavailable for September

Skills

Key Facts

Local businesses could see their skills needs met with the prospect of a university technical college and the College of West Anglia set to build a new technology block. And with record numbers applying for the regional universities there will hopefully be a wealth of skilled students coming in to the labour market in the coming years despite impending funding cuts.

The organisation behind a university technical college (UTC) planned for the centre of Norwich are putting pressure on ministers to bring in a baccalaureate focusing on the technical skills that employers are demanding (English, maths, double science, digital technology and engineering). The technical baccalaureate would sit alongside the English baccalaureate which is traditionally GCSEs in English, maths, double science, a modern foreign language and history or geography.

The plan to make Norwich a base for a UTC was boosted in the Budget in March when it was announced that the number that will be funded will be doubled.

Record numbers of would-be undergraduates are applying to study at the region's universities as they try to escape the 2012 tuition fees increase. By the initial deadline of January 15, applications to the University of East Anglia were up by almost 19pc on the same time last year and Norwich University College of the Arts has seen a rise of 22pc with 2,009 applications for 575 places.

Wymondham College is to become the first of the new wave of academies in the county. Norfolk's other academies are:

- Ormiston Victory Academy, Costessey – former Costessey High
- Ormiston Venture Academy, Gorleston – former Oriel High
- King's Lynn Academy – former Park High
- City Academy, Norwich – former Earlham High
- Open Academy, Norwich - former Heartsease High

Plans by Thetford Academy to expand to a third site have been abandoned, with the school now set to settle at one location in 2013.

The Norwich site of England's first free school has been revealed as the former Aviva building, Kings House on Surrey Street. It is set to be the first of its kind to open in the country in September. Free school are funded directly by the government and have the freedom to set their own curriculum, opening times and holidays.

The College of West Anglia has received £1.5m from West Norfolk Borough Council which accounts for half the cost of a new technology block which is due

to open early next year. The remaining cost is being met by the college and the Skills Funding Agency.

Government plans to reduce the number of international students in the UK would cost the region's universities more than £10m a year in lost fees and take at least £8m annually from the local economy. Ministers want to tighten the entry rules for non-EU students to gain a visa as part of a pledge to reduce net annual immigration from 220,000 to tens of thousands by 2015.

City College Norwich – is to stop its information technology courses because too few students were enrolling and succeeding. More than 130 students now have to decide if they will take a different course at the college or travel to either Great Yarmouth or King's Lynn of other IT courses.

The principal of Easton College has addressed the education select committee in London to explain about s 'perfect storm' of transport and higher education cuts which could threaten specialist rural colleges and have a dramatic impact on participation among Norfolk's teenagers.

East Anglia's universities have hit out after the Higher Education Funding Council for England announced an average reduction in grant of 4.08pc for 2011-12. The University of East Anglia will see a fall of 4.3pc from 2010-11 and Norwich University College of the Arts will see a fall of 4.2pc from 2010-11. The universities have pledged to continue to strive to be the best.

Housing

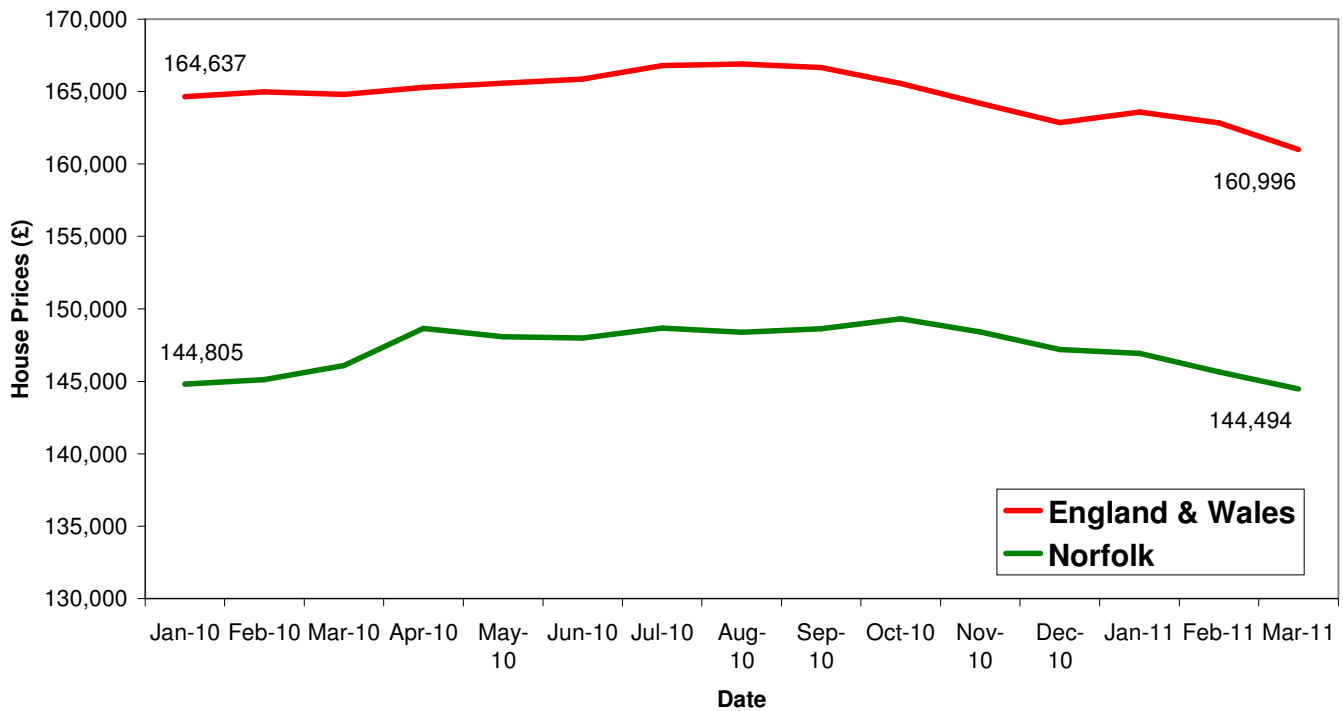
Key Facts

UK house prices have averaged £162,470.67 in this fourth quarter with a fall in prices of 1.58% between January and March.

Norfolk house prices have averaged £145,686.67 in this fourth quarter with a fall in prices of 1.65% between January and March.

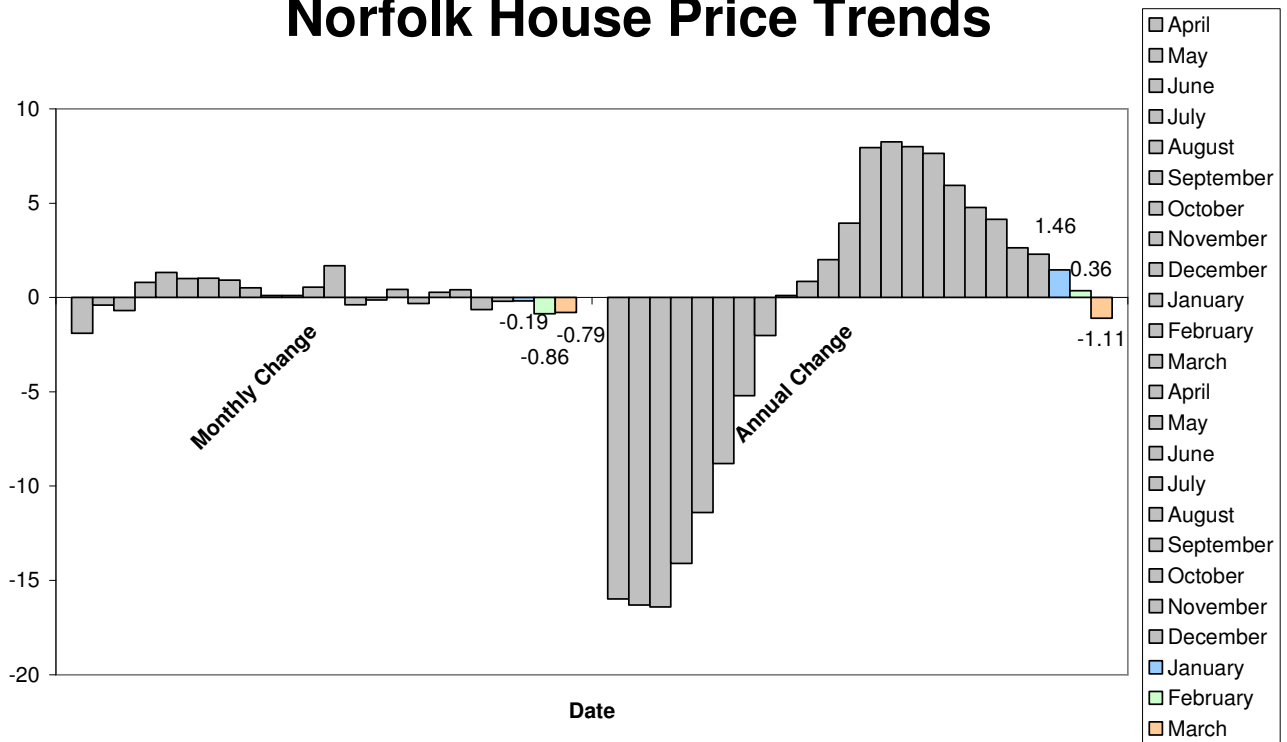
Source: Land Registry

House Price Trends

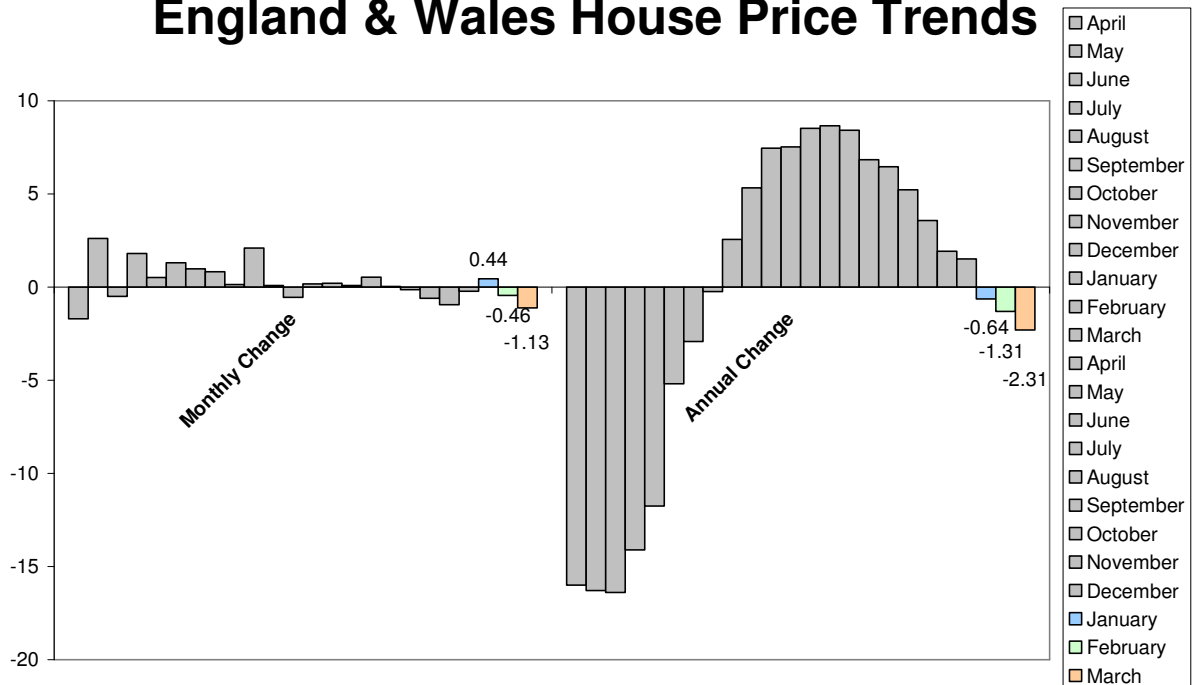


Source: Land Registry

Norfolk House Price Trends



England & Wales House Price Trends



Source: Land Registry