



Housing Key Facts

New Homes

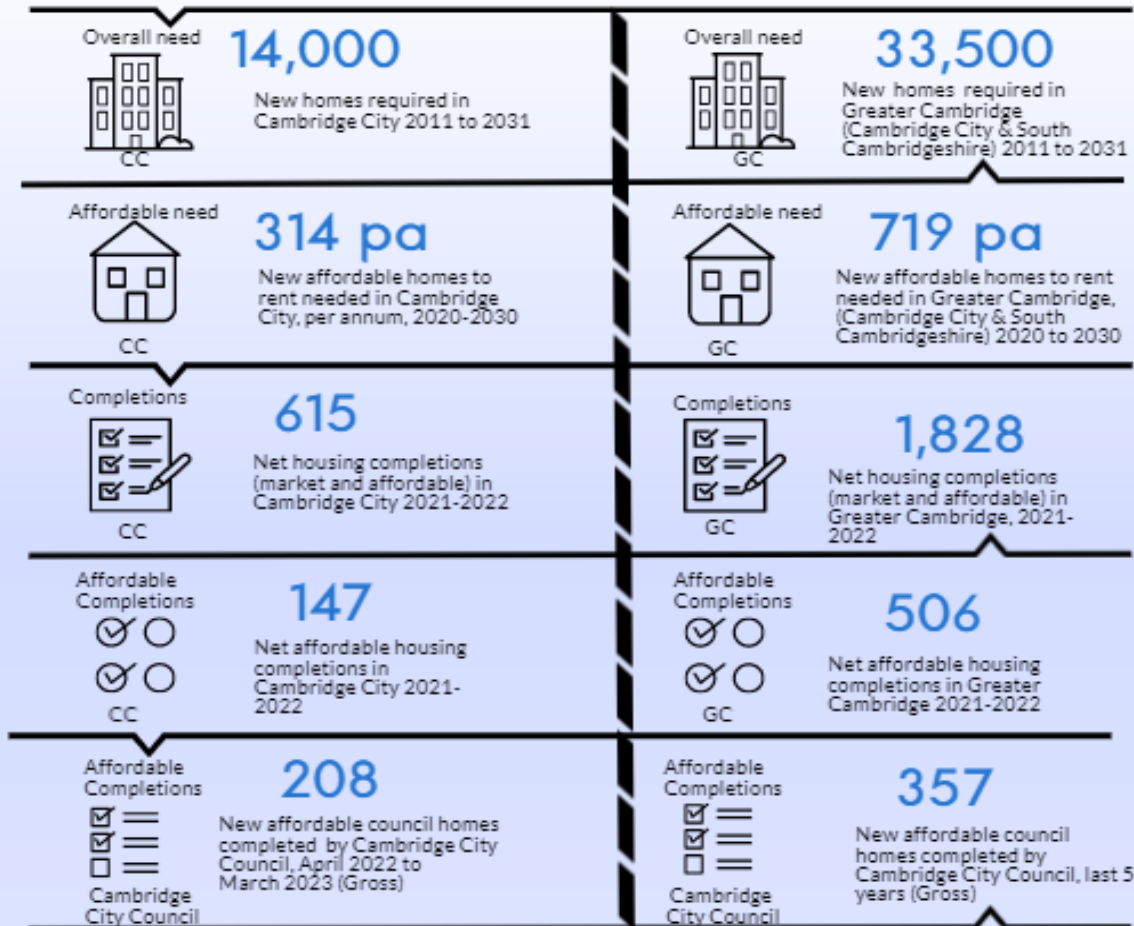
Summary, Commentary & Data Tables

March 2023



New homes Summary

March 2023



Summary: March 2023

14,000 new homes are required in Cambridge City 2011 to 2031; 33,500 across Greater Cambridge (Cambridge City and South Cambridgeshire) as a whole.

314 new affordable homes to rent are needed in Cambridge **per annum** 2020 to 2030; **719 per annum** across Greater Cambridge.

There were **615** net housing completions (market and affordable) in Cambridge City in 2021 to 2022; and **1,828** across Greater Cambridge.

There were **147** net affordable housing completions in Cambridge City 2021 to 2022; and **506** across Greater Cambridge

Cambridge City Council completed **208** new affordable council homes (gross) in 2022 to 2023 and **357** in the last 5 years.

See data tables below for more detailed information

Commentary

- There remains high demand for housing there is a significant need for new homes to be built locally.
- The need for affordable housing is also acute, with house price to income ratios remaining very high by historical standards. Both Cambridge City and South Cambridgeshire District Council require at least 40% affordable housing on new developments, giving significant weight to the National Planning Policy Framework affordable housing threshold applying to major sites of 10 or more dwellings.
- The combined annual completions in 2021-2022 for Greater Cambridge (1,828 dwellings) is higher than the average annual delivery rate required of

1,675 dwellings a year. This means that delivery has exceeded the required rate in five of the last six years.

- In Cambridge there was a sharp increase in completions in 2021-2022 compared with the previous year, with the largest contributions being in the Cambridge Urban Area as opposed to fringe sites.
- The main focus of the council’s own house-building programme is on delivering affordable housing, although it also includes some market housing as part of mixed developments. The number of new affordable council house completions increased sharply in 2022-23. Building to Passivhaus Certified standards is a high priority moving forwards.
- It remains to be seen what the current economic crisis, including inflationary pressures and mortgage rate increases will have on future housing delivery.

Data

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Explanation

This section of Housing Key Facts shows:

- How many homes are needed to be delivered in Cambridge, South Cambridgeshire and the two areas as a whole (Greater Cambridge).
- How many social and affordable rent homes are needed to be delivered per annum in Cambridge, South Cambridgeshire and Greater Cambridge as a whole. (The timescales do not quite tie up with the overall number of homes needed as the two figures are from different sources).
- How many homes have been delivered locally over the last five years for which data is available, over the same area.
- The number of new affordable homes completed over the last five years through the council’s house building programme, and the number projected to be completed in the current financial year.

Note that council house completions will also be included in the data on overall numbers of homes delivered, although because the methodologies are different completions may be accounted for in different years.

Caution

Backdated changes are occasionally made to some data. Please use the most up to date version available.

Data sources

Overall number of homes needed comes from the [Cambridge Local Plan 2018](#) and the [South Cambridgeshire Local Plan 2018](#).

The number of affordable homes needed comes from research evidence used to support the development of the emerging Greater Cambridge Local Plan [GL Hearn, Housing Needs of Specific Groups, Cambridgeshire & West Suffolk, October 2021](#).

Numbers of market and affordable homes delivered are from the latest [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply report](#).

The number of new council homes delivered and projected is from internal data.

New homes needed

Table 1: Number of new homes needed, 2011 to 2031

Location	Homes required
Cambridge	14,000
South Cambridgeshire	19,500
Total: Greater Cambridge	33,500

Table 2: Number of new affordable homes to rent needed per annum, 2020 to 2030

Location	Social/Affordable Rent Homes required per annum 2020 to 2030
Cambridge	314
South Cambridgeshire	435
Total: Greater Cambridge	749

Delivering new homes

Table 3: Total net housing completions, market and affordable, Cambridge, last five years

Cambridge, year	Market	Affordable	Total
2021-2022	468	147	615
2020-2021	366	51	417
2019-2020	261	199	460
2018-2019	523	345	868
2017-2018	445	667	1,112
5 year total	2,063	1,409	3,472

Chart 1: Total net housing completions, market & affordable, Cambridge City, last five years

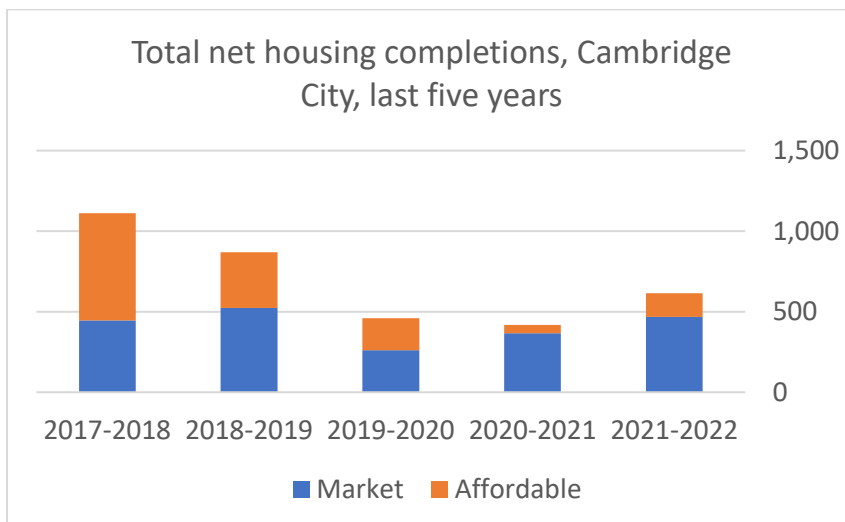


Table 4: Total net housing completions, market & affordable, South Cambridgeshire, last five years

South Cambridgeshire, year	Market	Affordable	Total
2021-2022	854	359	1,213
2020-2021	1,024	311	1,335
2019-2020	728	379	1,107
2018-2019	811	341	1,152
2017-2018	557	180	737
5 year total	3,974	1,570	5,544

Chart 2: Total net housing completions, market & affordable, South Cambridgeshire, last five years

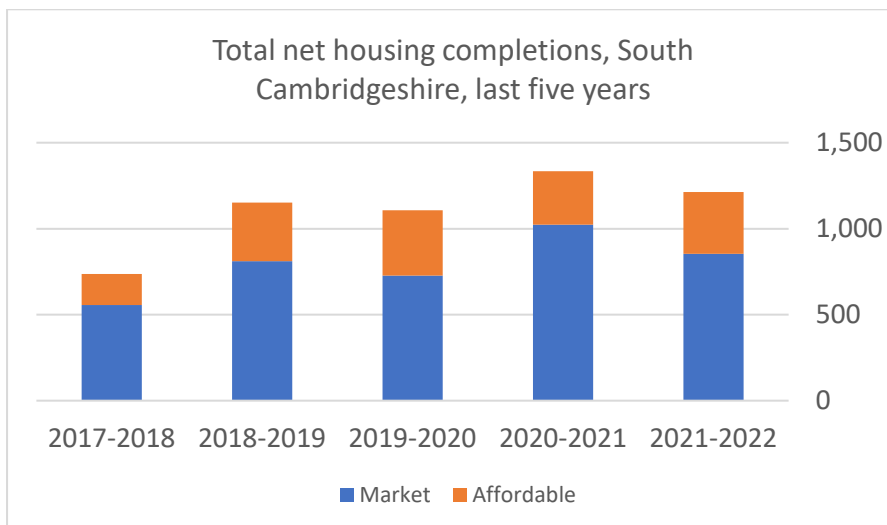


Table 5: Total net housing completions, market and affordable, Greater Cambridge, last five years

Greater Cambridge, year	Market	Affordable	Total
2021-2022	1,322	506	1,828
2020-2021	1,390	362	1,752
2019-2020	989	578	1,567
2018-2019	1,334	686	2,020
2017-2018	1,002	847	1,849
5 year total	6,037	2,979	9,016

Chart 3: Total net housing completions, market & affordable, Greater Cambridge, last five years

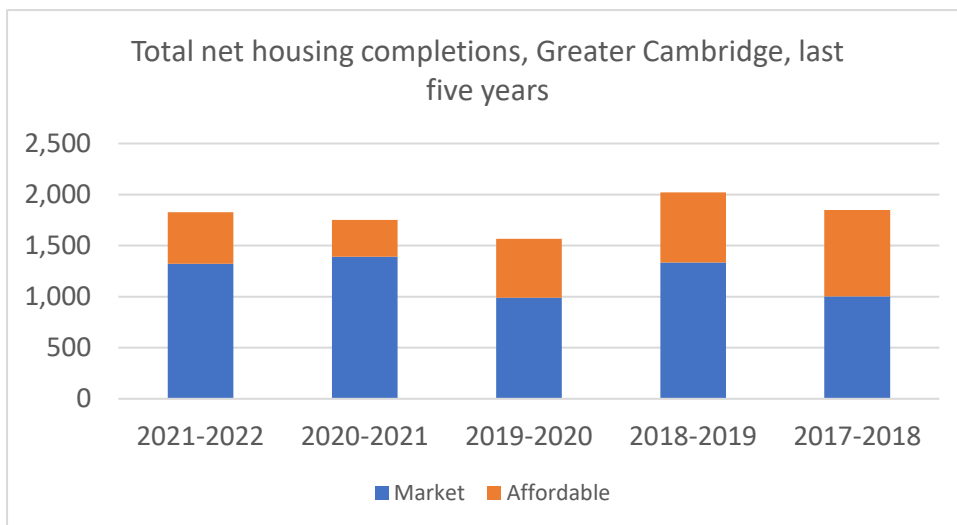


Table 6: Cambridge council house building programme affordable housing completions, last five years

Year	Affordable housing completions (gross)
2022-2023	208
2021-2022	70
2020-2021	58
2019-2020	12
2018-2019	9
Total	357

Table 7: Cambridge council house building programme affordable housing completions projected, coming year

Year	Projected affordable housing completions (gross)	Projected affordable housing completions (net)
2023-2024	250	209

