



# **Housing Key Facts**

## **Council Housing**

**Summary, commentary & data tables**

**March 2023**



# Council housing Summary

March 2023



**7,155**

Number of council homes (excluding leasehold & shared ownership)



**Up 52**

In the last 12 months



**Up 52**

Over the last 5 years



Bedsit/  
1 bed

**2,257**

Bedsit and 1-bedroom homes (excluding leasehold & shared ownership)



2 bed

**2,553**

2-bedroom homes (excluding leasehold & shared ownership)



3 bed

**2,230**

3-bedroom homes (excluding leasehold & shared ownership).



1 bf

**£94.59**

Average weekly rent for a 1-bedroom flat



2 bf

**£113.93**

Average weekly rent for a 2-bedroom flat



3bh

**£122.77**

Average weekly rent for 3-bedroom house



RTB

**16**

Homes sold under the right to Buy October to March



RTB

**132**

Homes sold under the Right to Buy, April to March, last 5 full years

## Council Housing: Summary

- There were **7,155** council homes at April last year (excluding leasehold and shared ownership); **up 52** in the last 12 months and **up 52** in the last five years.
  - **2,257** of these are bedsit and 1- bedroom homes.
  - **2,533** are 2-bedroom homes.
  - **2,230** are 3-bedroom homes.
  - The average weekly rent for a 1-bedroom flat is **£94.59**
  - The average weekly rent for a 2-bedroom flat is **£113.93**
  - The average weekly rent for 3-bedroom house is **£122.77**
  - **16** homes were sold under the Right to Buy October last year to March this year.
  - **132** homes were sold under the Right to Buy over the last full five years April to March.
- 
- 

## Council Housing: Commentary

- The Council, unlike many other councils across the country, still has its own housing stock. Private Registered Providers (Housing Associations) also own and manage social housing in Cambridge.
- The number of Council homes available has increased, both over the last twelve months and the last five years. This is mainly due to new homes built through the council's house-building programme; although this was off-set by: demolitions to enable new homes to be built (including affordable homes), and Right to Buy sales.
- The largest increase over the last twelve months and in the last five years has been in the number of one- and two-bedroom flats.
- One-bedroom houses/bungalows and three-bedroom houses have seen the largest 5-year decrease in numbers.
- Average weekly rents have risen for all sizes and types of home over the last five years. The increase 2021-2022 was higher than usual due largely to

higher than usual inflationary pressures, with rises in line with the national rent setting formula which requires any increases to be capped at the Consumer Price Index (CPI) plus 1%). Following further recent rises in inflation, rent levels could rise by considerably more in April 2023 if increased in line with maximum levels allowed by government guidance. The government is expected to cap the full percentage increase for 2023-2024.

- Right to Buy sales continue to impact on the number of homes available for applicants on the housing register. They slowed during the pandemic, although numbers have picked up again.
- The balance between Right to Buy sales of houses and flats fluctuates from year to year, but roughly similar numbers of houses and flats were sold overall over the last five years.
- See also the Home-Link Applications & Lettings and Population, Households & Economy sections of Housing Key Facts.

---

## Council Housing: Data

### Council housing data tables index

Explanation.....	5
Caution .....	6
Data sources .....	6
Council housing stock:.....	6
Table 1: Council homes by tenure, last five years.....	6
Table 2: Council homes by size, last five years (excluding leasehold & shared ownership) .....	7
Figure 1: Council homes by size, April last year, (excluding leasehold & shared ownership) .....	8
Table 3: Council homes by size and type, last five years (excluding leasehold & shared ownership).....	8
Figure 2: Council homes by size and type, April last year (excluding leasehold & shared ownership).....	9
Council housing rents .....	10
Table 4: Average weekly rent levels by size and type, last five years .....	10

Table 5: Average weekly Social Rent and Affordable Rent levels for council homes, by size and type, April last year .....	10
Right to Buy Sales .....	11
Table 6: Right to Buy sales, October last year to March this year .....	11
Figure 3: Right to Buy Sales, October last year to March this year .....	11
Table 7: Right to Buy sales, last five years .....	11
Figure 4: Right to Buy Sales, last five years.....	12

---

---

## Explanation

This section of Key Facts gives information on numbers of council homes and average rent levels charged, plus numbers of homes sold under the Right to Buy.

Most of the housing stock figures quoted here exclude homes which have been purchased by individuals as leasehold or shared ownership properties.

The council, as a Registered Provider, has to set rents in line with the national [Rent Standard](#)

- Social Rents are set, and re-calculated each year, based on the national formula laid out in the Rent Standard. These tend to be considerably lower than Affordable Rents. Historically most Council homes and those of and Housing Associations (Private Registered Providers) were let at Social Rents.
- Affordable Rents, introduced nationally in 2011, can be set at up to 80% of market rents, including any service charges; although the council generally sets them lower than that. See Annex 9 of our [Greater Cambridge Housing Strategy](#) for the maximum rent levels we now expect initial Affordable Rent levels to be set at in Cambridge to ensure they are as affordable as possible to local people. (Note that this Policy was only agreed in 2021, and the rents may increase above agreed Policy levels whilst a tenancy remains in place).

Most new council homes and some existing homes are set at Affordable Rents. This is to cover the cost of building of new homes and to ensure that there is sufficient income to manage and maintain the council's housing stock.

The [Right to Buy](#) is a national policy which gives most council tenants the right to buy their home at a discount.

---

---

## Caution

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

---



---

## Data sources

Internal housing stock, rental and Right to Buy data.

For information relating to Private Registered Providers (Housing Associations) see the latest social housing stock and rents data on the government's [Housing Regulation research and statistics page](#). (Registered Provider additional tables).

---



---

## Council housing stock:

**Table 1: Council homes by tenure, last five years**

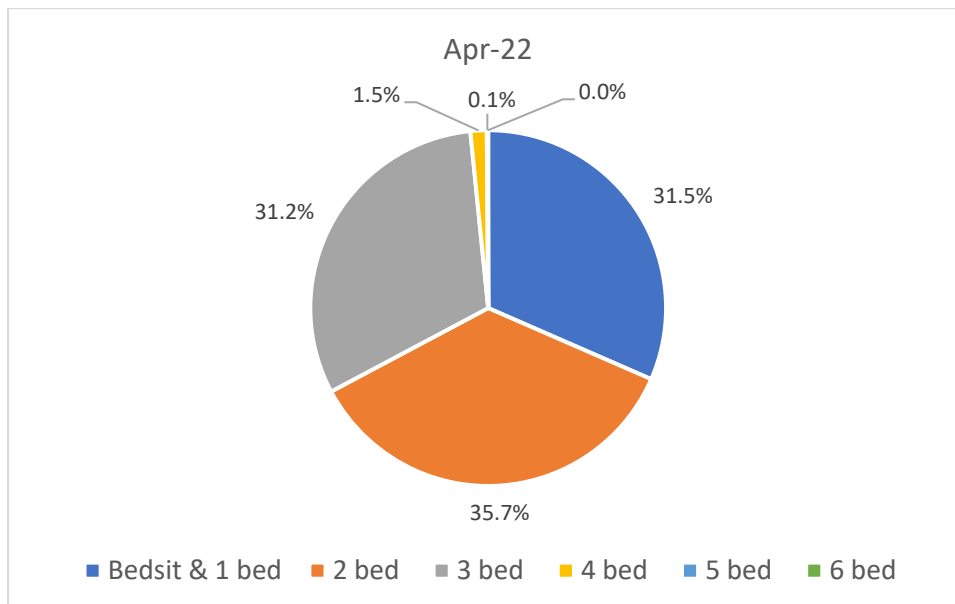
Tenure	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Net change 12 months	Net change 5 years
General housing (excluding sheltered & extra care)	6,481	6,455	6,464	6,462	6,487	25	6
Sheltered/extra care housing	511	510	512	513	514	1	3
Supported housing	19	22	17	17	17	0	-2
Temp housing (indiv.units)	49	57	65	61	92	31	43
Temp housing (HMOs)	27	24	29	31	26	-5	-1
Miscellaneous leases	16	16	19	19	19	0	3

<b>Total (excl. leasehold &amp; shared ownership)</b>	<b>7,103</b>	<b>7,084</b>	<b>7,106</b>	<b>7,103</b>	<b>7,155</b>	<b>52</b>	<b>52</b>
Shared ownership	110	109	97	96	91	-5	-19
Leasehold	1,169	1,184	1,196	1,190	1,191	1	22

**Table 2: Council homes by size, last five years (excluding leasehold & shared ownership)**

<b>Size</b>	<b>Apr-18</b>	<b>Apr-19</b>	<b>Apr-20</b>	<b>Apr-21</b>	<b>Apr-22</b>	<b>Net change 12 months</b>	<b>Net change 5 years</b>
Bedsit & 1 bed	2,228	2,225	2,226	2,222	2,257	35	29
2 bed	2,524	2,515	2,541	2,539	2,553	14	29
3 bed	2,241	2,234	2,229	2,228	2,230	2	-11
4 bed	101	101	101	105	106	1	5
5 bed	7	7	7	7	7	0	0
6 bed	2	2	2	2	2	0	0
<b>Total Dwellings</b>	<b>7,103</b>	<b>7,084</b>	<b>7,106</b>	<b>7,103</b>	<b>7,155</b>	<b>52</b>	<b>52</b>

**Figure 1: Council homes by size, April last year, (excluding leasehold & shared ownership)**



**Table 3: Council homes by size and type, last five years (excluding leasehold & shared ownership)**

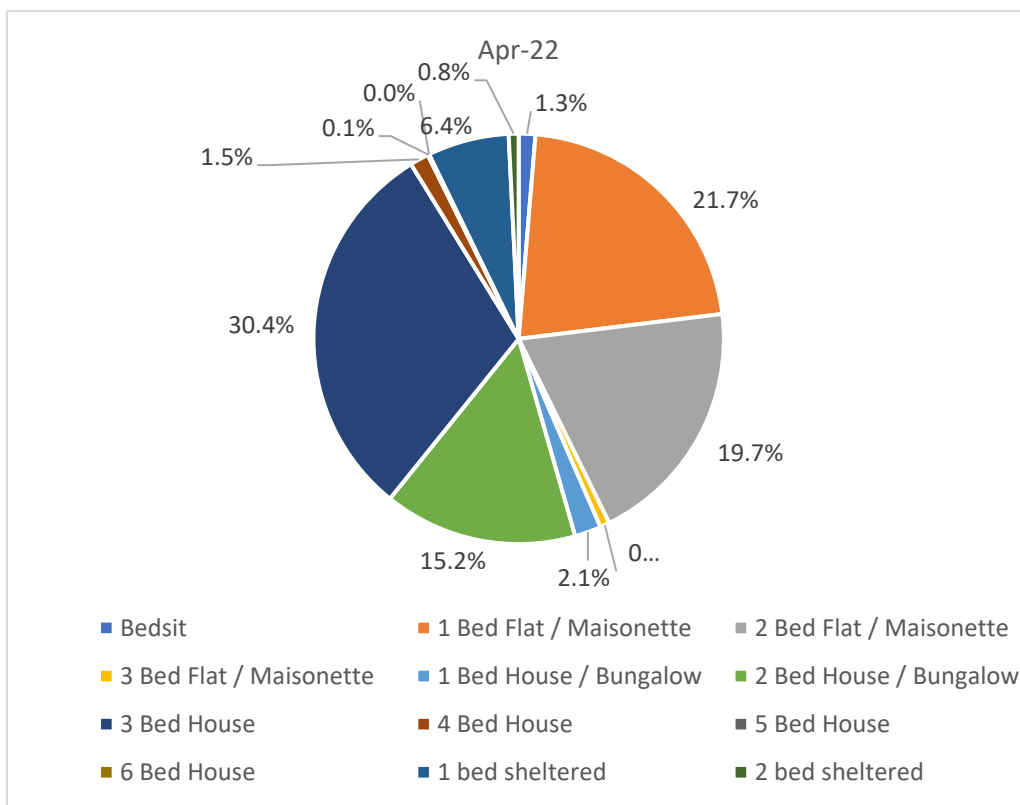
Size & type	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Per-centage of stock April 2022	Net change 12 months	Net change 5 years
Bedsit	92	97	94	95	94	1.3%	-1	2
1 Bed Flat / Maisonette	1,502	1,522	1,525	1,520	1,556	21.7%	36	54
2 Bed Flat / Maisonette	1,377	1,370	1,391	1,385	1,407	19.7%	22	30
3 Bed Flat / Maisonette	53	52	55	54	54	0.8%	0	1
1 Bed House / Bungalow	177	150	149	149	149	2.1%	0	-28
2 Bed House / Bungalow	1,093	1,092	1,096	1,099	1,090	15.2%	-9	-3
3 Bed House	2,188	2,181	2,174	2,174	2,176	30.4%	2	-12
4 Bed House	101	101	101	105	106	1.5%	1	5



Housing Key Facts  
March 2023

5 Bed House	7	7	7	7	7	0.1%	0	0
6 Bed House	2	2	2	2	2	0.0%	0	0
1 bed sheltered	457	456	458	458	458	6.4%	0	1
2 bed sheltered	54	54	54	55	56	0.8%	1	2
<b>Total Dwellings</b>	<b>7,103</b>	<b>7,084</b>	<b>7,106</b>	<b>7,103</b>	<b>7,155</b>	<b>100%</b>	<b>52</b>	<b>52</b>

**Figure 2: Council homes by size and type, April last year (excluding leasehold & shared ownership)**



## Council housing rents

**Table 4: Average weekly rent levels by size and type, last five years**

Size & type	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Per-centage change 12 months	Per-centage change 5 years
Bedsit	£73.56	£73.16	£75.22	£76.69	£79.98	4.3%	8.7%
1 bed flat	£84.75	£84.45	£87.30	£89.32	£94.59	5.9%	11.6%
1 bed house	£88.07	£87.45	£90.03	£91.73	£95.90	4.5%	8.9%
2 bed flat	£100.56	£100.03	£103.39	£106.16	£113.93	7.3%	13.3%
2 bed house	£103.03	£102.38	£105.64	£107.71	£112.34	4.3%	9.0%
3 bed flat	£124.49	£125.25	£129.54	£131.39	£145.61	10.8%	17.0%
3 bed house	£113.35	£112.38	£115.48	£117.46	£122.77	4.5%	8.3%
4 bed house	£135.29	£133.75	£138.92	£143.91	£151.07	5.0%	11.7%
5 bed house	£135.31	£133.96	£137.88	£139.95	£145.69	4.1%	7.7%
6 bed house	£172.77	£171.05	£175.67	£178.30	£185.61	4.1%	7.4%

**Table 5: Average weekly Social Rent and Affordable Rent levels for council homes, by size and type, April last year**

Council Housing size & type	Social Rent April 2022	Affordable Rent April 2022	Percentage difference
Bedsit	£79.98	N/A	N/A
1 bed flat	£91.67	£143.69	57%
1 bed house	£95.90	N/A	N/A
2 bed flat	£103.54	£165.26	60%
2 bed house	£110.49	£165.26	50%
3 bed flat	£113.69	£192.04	69%
3 bed house	£121.10	£192.04	59%
4 bed house	£140.12	£256.16	83%
5 bed house	£145.69	N/A	N/A
6 bed house	£185.61	N/A	N/A

## Right to Buy Sales

Table 6: Right to Buy sales, October last year to March this year

Type	Oct 2022 - Mar 2023
Houses	6
Flats	10
Bungalows	0
<b>Total</b>	<b>16</b>

Figure 3: Right to Buy Sales, October last year to March this year

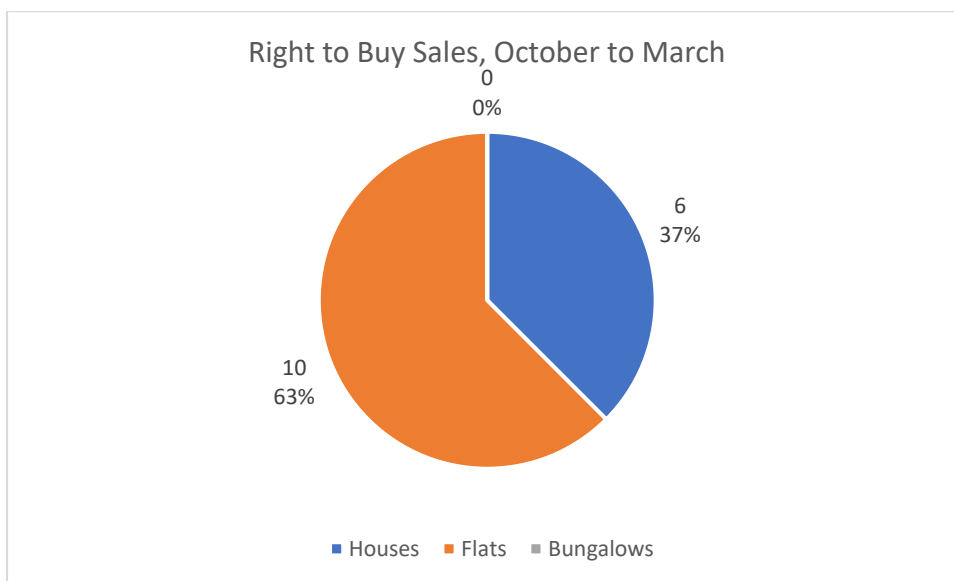


Table 7: Right to Buy sales, last five years

Type	2018-19	2019-20	2020-21	2021-22	2022-23	Total 5 years
Houses	13	13	11	18	12	67
Flats	14	15	5	15	15	64
Bungalows	0	1	0	0	0	1
<b>Total</b>	<b>27</b>	<b>29</b>	<b>16</b>	<b>33</b>	<b>27</b>	<b>132</b>

Figure 4: Right to Buy Sales, last five years

