



## **Housing Key Facts**

### **New Homes**

**Summary, Commentary & Data Tables**

**September 2023**

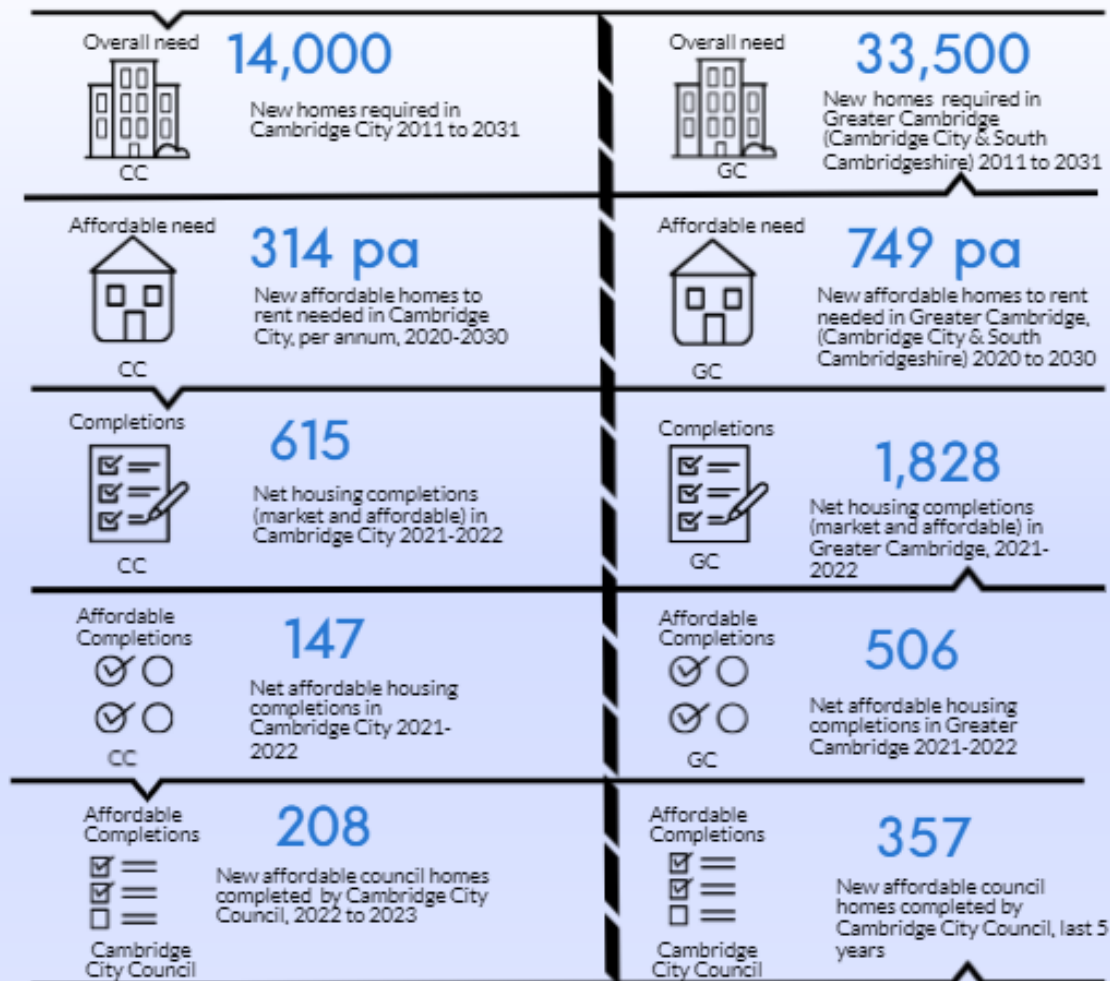
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# New homes Summary

September 2023



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## Summary: New Homes

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; 749 **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 in 2022 to 2023 and 357 in the last 5 years.

See data tables below for more detailed information.

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## Commentary

- There remains high demand for housing and 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. (2022-23 figures are not yet available).

- 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.
- The Secretary of State announced, in July 2023, ambitious plans for the growth of Cambridge (often referred to as the “Cambridge 2040” proposal) as part of the government’s [long-term plan for housing](#). The council needs to gain a better understanding of how this fits with the homes already planned for through the Cambridge City and South Cambridgeshire Local Plans published in 2018.
- There have been reports that housing delivery is starting to slowing down, particularly in light of inflationary pressures and recent mortgage rate rises.
- Water supply issues are also affecting the approval of planning applications.

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## 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.

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## Caution

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

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## 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.

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## 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	<b>33,500</b>

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

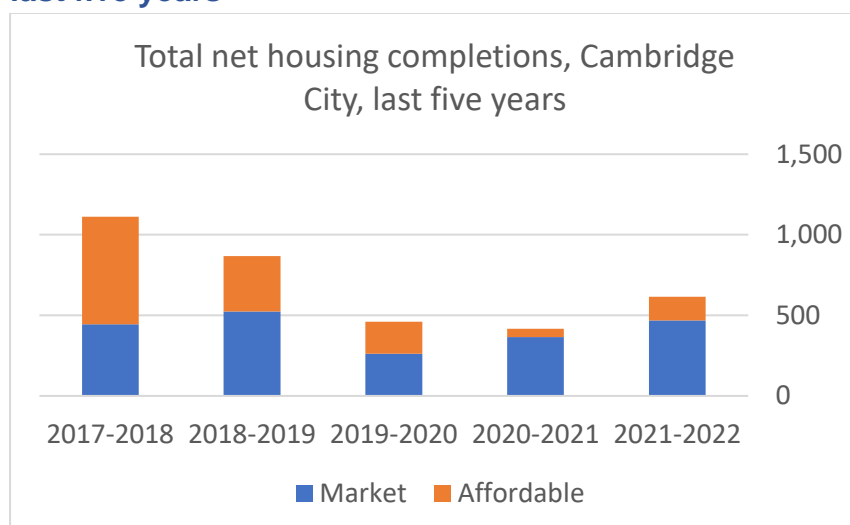
Location	Social/Affordable Rent Homes required per annum 2020 to 2030
Cambridge	314
South Cambridgeshire	435
Total: Greater Cambridge	749

## Delivering new homes

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

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

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

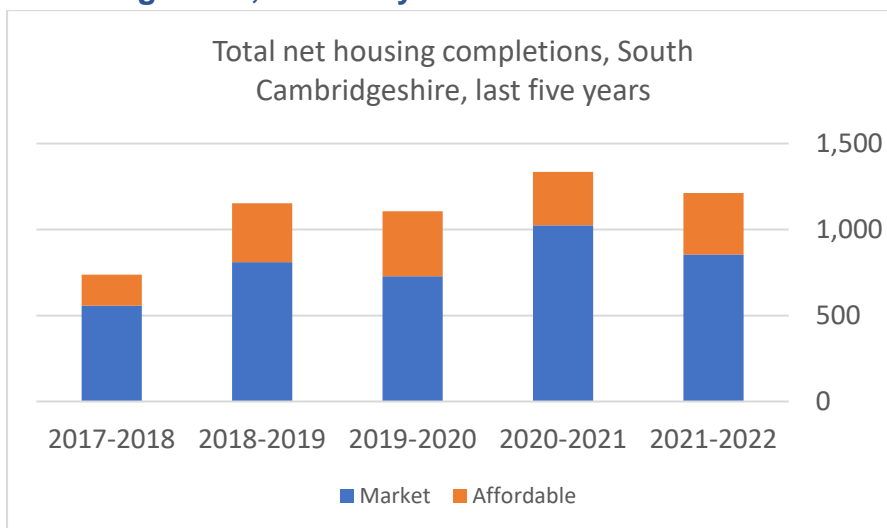


Note that although the number of homes delivered in Cambridge City has dropped over five years it has remained relatively stable over Greater Cambridge as a whole. This is partly because more homes were planned to come forward in Cambridge City than in South Cambridgeshire during the earlier phases of large-scale urban fringe developments, with completions in South Cambridgeshire coming forward later.

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

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

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

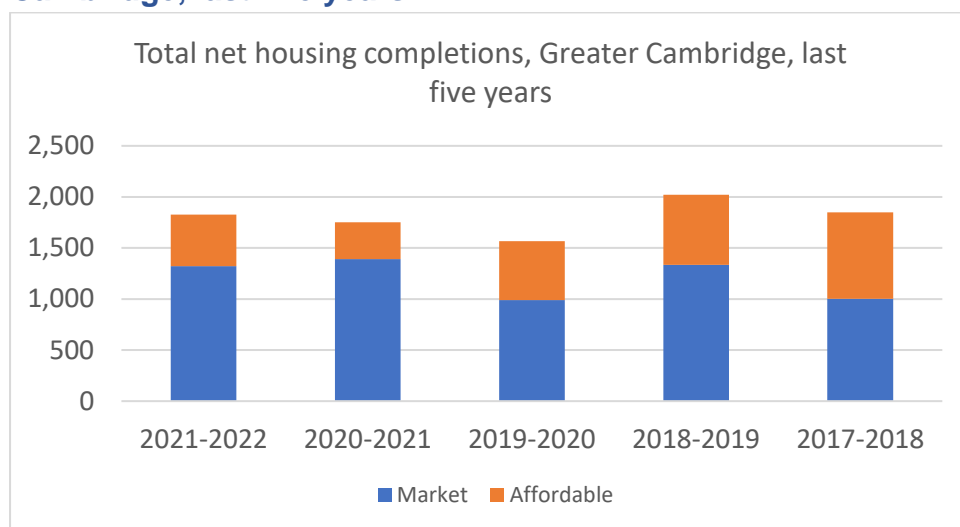




**Table 5: Total net housing completions, market and affordable, Greater Cambridge, last five years**

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

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



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

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

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

<b>Year</b>	<b>Projected affordable housing completions (gross)</b>	<b>Projected affordable housing completions (net)</b>
<b>2023-2024</b>	248	199

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