# Housing Key Facts

## Council Housing

### Summary, commentary & data tables

## September 2023

# Council housing Summary

September 2023

**7,348**
Number of council homes (excluding leasehold & shared ownership)

**Up 193**
In the last 12 months

**Up 264**
Over the last 5 years

1 bed
**2,379**
Bedsit and 1-bedroom homes (excluding leasehold & shared owenrship)

**2,628**
2-bedroom homes(excluding leasehold & shared ownership)

**2,227**
3- bedroom homes (excluding leasehold & shared ownership).

**£102.22**
Average weekly rent for a 1-bedroom flat

**£122.59**
Average weekly rent for a 2-bedroom flat

**£155.21**
Average weekly rent for 3- bedroom house

RTB
**9**
Homes sold under the right to Buy April to September

RTB
**132**
Homes sold under the Right to Buy, April to March, last 5 full years

## Council Housing: Summary

- There were 7,348 council homes at April this year (excluding leasehold and shared ownership); up 193 in the last 12 months and up 264 in the last five years.
- 2,379 of these are bedsit and 1- bedroom homes.
- 2,628 are 2-bedroom homes.
- 2,227 are 3-bedroom homes.
- The average weekly rent for a 1-bedroom flat is £102.22
- The average weekly rent for a 2-bedroom flat is £122.59
- The average weekly rent for 3-bedroom house is £155.21
- 9 homes were sold under the Right to Buy April to September 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 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 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.

- 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 from 2021-2022 onwards has been higher than previously due largely to higher than usual inflationary pressures.

- The national rent setting formula requires any increases to be capped at the Consumer Price Index (CPI) plus 1%. Owing to recent high levels of CPI, the government capped the maximum rental increase for 2023-2024 at 7%. However, Cambridge City Council made the decision to cap the increase at the lower rate of 5%.

- Right to Buy sales continue to impact on the number of homes available for applicants on the housing register, although they have slowed significantly over the last five years, similar to the national pattern.

- The balance between Right to Buy sales of houses and flats fluctuates from year to year, although marginally more houses than 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

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## 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

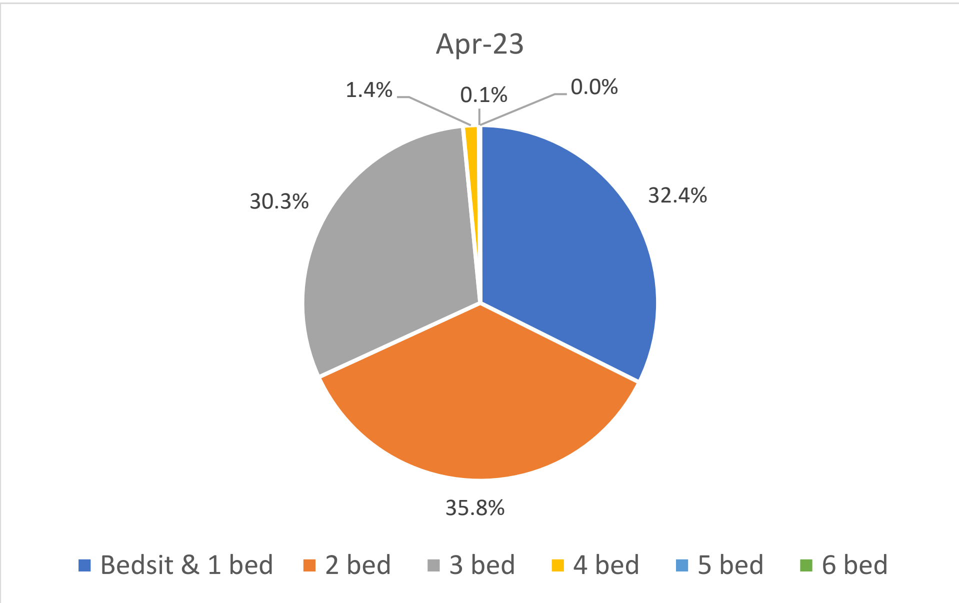
| Tenure | Apr-19 | Apr-20 | Apr-21 | Apr-22 | Apr-23 | Net change 12 months | Net change 5 years |
|---|---|---|---|---|---|---|---|
| General housing (excluding sheltered & extra care) | 6,455 | 6,464 | 6,462 | 6,487 | 6,627 | 140 | 172 |
| Sheltered/ extra care housing | 510 | 512 | 513 | 514 | 522 | 8 | 12 |
| Supported housing | 22 | 17 | 17 | 17 | 16 | -1 | -6 |
| Temp housing (indiv.units) | 57 | 65 | 61 | 92 | 143 | 51 | 86 |
| Temp housing (HMOs) | 24 | 29 | 31 | 26 | 21 | -5 | -3 |
| Miscellaneous leases | 16 | 19 | 19 | 19 | 19 | 0 | 3 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Total (excl. leasehold & shared ownership)** | **7,084** | **7,106** | **7,103** | **7,155** | **7,348** | **193** | **264** |
| Shared ownership | 109 | 97 | 96 | 91 | 86 | -5 | -23 |
| Leasehold | 1,184 | 1,196 | 1,190 | 1,191 | 1,185 | -6 | 1 |

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

| Size | Apr-19 | Apr-20 | Apr-21 | Apr-22 | Apr-23 | Net change 12 months | Net change 5 years |
|---|---|---|---|---|---|---|---|
| Bedsit & 1 bed | 2,225 | 2,226 | 2,222 | 2,257 | 2,379 | 122 | 154 |
| 2 bed | 2,515 | 2,541 | 2,539 | 2,553 | 2,628 | 75 | 113 |
| 3 bed | 2,234 | 2,229 | 2,228 | 2,230 | 2,227 | -3 | -7 |
| 4 bed | 101 | 101 | 105 | 106 | 105 | -1 | 4 |
| 5 bed | 7 | 7 | 7 | 7 | 7 | 0 | 0 |
| 6 bed | 2 | 2 | 2 | 2 | 2 | 0 | 0 |
| **Total Dwellings** | **7,103** | **7,106** | **7,103** | **7,155** | **7,348** | **193** | **245** |

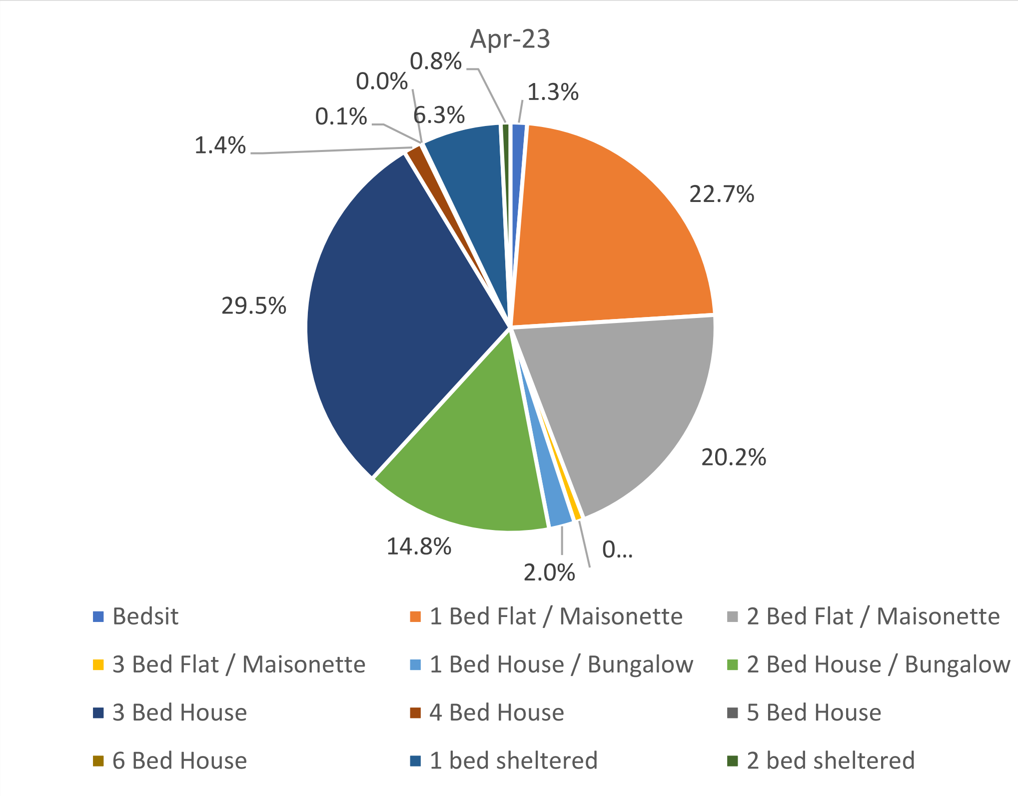
### Figure 1: Council homes by size, April , (excluding leasehold & shared ownership)



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

| Size & type | Apr-19 | Apr-20 | Apr-21 | Apr-22 | Apr-23 | Per-centage of stock April 2022 | Net change 12 months | Net change 5 years |
|---|---|---|---|---|---|---|---|---|
| Bedsit | 97 | 94 | 95 | 94 | 96 | 1.3% | 2 | -1 |
| 1 Bed Flat / Maisonette | 1,522 | 1,525 | 1,520 | 1,556 | 1,668 | 22.7% | 112 | 146 |
| 2 Bed Flat / Maisonette | 1,370 | 1,391 | 1,385 | 1,407 | 1,482 | 20.2% | 75 | 112 |
| 3 Bed Flat / Maisonette | 52 | 55 | 54 | 54 | 56 | 0.8% | 2 | 4 |
| 1 Bed House / Bungalow | 150 | 149 | 149 | 149 | 149 | 2.0% | 0 | -1 |
| 2 Bed House / Bungalow | 1,092 | 1,096 | 1,099 | 1,090 | 1,090 | 14.8% | 0 | -2 |
| 3 Bed House | 2,181 | 2,174 | 2,174 | 2,176 | 2,171 | 29.5% | -5 | -10 |
| 4 Bed House | 101 | 101 | 105 | 106 | 105 | 1.4% | -1 | 4 |
| 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 | 456 | 458 | 458 | 458 | 466 | 6.3% | 8 | 10 |
| 2 bed sheltered | 54 | 54 | 55 | 56 | 56 | 0.8% | 0 | 2 |
| **Total Dwellings** | **7,084** | **7,106** | **7,103** | **7,155** | **7,348** | **100%** | **193** | **264** |

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




## Council housing rents

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

| Size & type | Apr-19 | Apr-20 | Apr-21 | Apr-22 | Apr-23 | Per-centage change 12 months | Per-centage change 5 years |
|---|---|---|---|---|---|---|---|
| Bedsit | £73.16 | £75.22 | £76.69 | £79.98 | £82.62 | 3.3% | 12.9% |
| 1 bed flat | £84.45 | £87.30 | £89.32 | £94.59 | £102.22 | 8.1% | 21.0% |
| 1 bed house | £87.45 | £90.03 | £91.73 | £95.90 | £100.70 | 5.0% | 15.2% |
| 2 bed flat | £100.03 | £103.39 | £106.16 | £113.93 | £122.59 | 7.6% | 22.5% |
| 2 bed house | £102.38 | £105.64 | £107.71 | £112.34 | £118.14 | 5.2% | 15.4% |
| 3 bed flat | £125.25 | £129.54 | £131.39 | £145.61 | £155.21 | 6.6% | 23.9% |
| 3 bed house | £112.38 | £115.48 | £117.46 | £122.77 | £129.04 | 5.1% | 14.8% |
| 4 bed house | £133.75 | £138.92 | £143.91 | £151.07 | £158.70 | 5.1% | 18.7% |
| 5 bed house | £133.96 | £137.88 | £139.95 | £145.69 | £152.98 | 5.0% | 14.2% |
| 6 bed house | £171.05 | £175.67 | £178.30 | £185.61 | £194.89 | 5.0% | 13.9% |

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

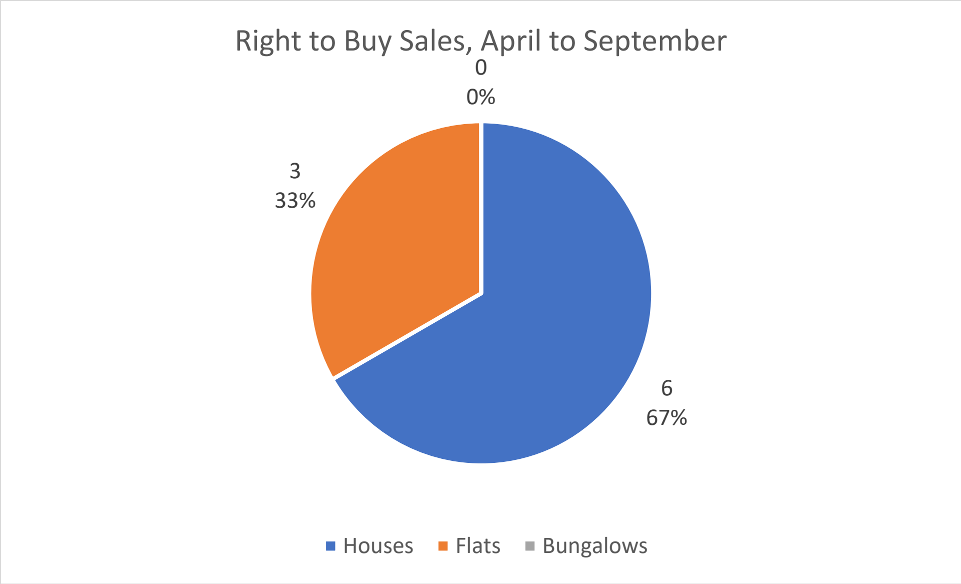
| Council Housing size & type | Social Rent April 2023 | Affordable Rent April 2023 | Percentage difference |
|---|---|---|---|
| Bedsit | £82.62 | n/a | N/A |
| 1 bed flat | £102.22 | £151.71 | 48% |
| 1 bed house | £100.70 | n/a | N/A |
| 2 bed flat | £122.59 | £174.19 | 42% |
| 2 bed house | £118.14 | £173.52 | 47% |
| 3 bed flat | £155.21 | £201.64 | 30% |
| 3 bed house | £129.04 | £201.64 | 56% |
| 4 bed house | £158.70 | £268.97 | 69% |
| 5 bed house | £152.98 | n/a | N/A |
| 6 bed house | £194.89 | n/a | N/A |

## Right to Buy Sales

### Table 6: Right to Buy sales, April to September

| Type | Apr-Sep 2023 |
|---|---|
| Houses | 6 |
| Flats | 3 |
| Bungalows | 0 |
| **Total** | **9** |

### Figure 3: Right to Buy Sales, April to September




### 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 |
| **Total** | **27** | **29** | **16** | **33** | **27** | **132** |

### Figure 4: Right to Buy Sales, last five years