



Housing Key Facts

Council Housing

Summary, commentary & data tables

September 2024



Council housing Summary

September 2024



7,587

Number of council
homes (excluding
leasehold & shared
ownership)



Up 239

In the last 12 months



Up 481

Over the last 5 years



Bedsit/
1 bed

2,506

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



2 bed

2,716

2-bedroom
homes(excluding
leasehold & shared
ownership)



3 bed

2,242

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



1 bf

£116.07

Average weekly rent for a
1-bedroom flat



2 bf

£134.87

Average weekly rent for
a 2-bedroom flat



3bh

£141.27

Average weekly rent
for 3- bedroom house



RTB

10

Homes sold under
the right to Buy April
to September



RTB

121

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

Council Housing: Summary

- There were **7,587** council homes at April this year (excluding leasehold and shared ownership); **up 239** in the last 12 months and **up 481** in the last five years.
 - **2,506** of these are bedsit and 1- bedroom homes.
 - **2,716** are 2-bedroom homes.
 - **2,242** are 3-bedroom homes.
 - The average weekly rent for a 1-bedroom flat is **£116.07**
 - The average weekly rent for a 2-bedroom flat is **£134.87**
 - The average weekly rent for 3-bedroom house is **£141.27**
 - **10** homes were sold under the Right to Buy April to September this year.
 - **121** 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, in particular over the last twelve months but also over the last five years. Much of this has come from the council's own 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/maisonettes.
- There has been an increase in all sizes of council rented homes over the last twelve months, except for 3 bed flats/maisonettes, 6-bed houses and 1 & 2 bed sheltered accommodation. (This excludes leasehold and shared ownership properties).
- Average weekly rents have risen for all sizes and types of home over the last five years.

- The national rent setting formula requires any increases to be capped at the Consumer Price Index (CPI) plus 1%.
- Right to Buy sales continue to impact on the number of homes available for applicants on the housing register.
- Right to Buy discounts were increased in 2012, which led to an increase in the number of council tenants buying their homes. The new government announced in their Autumn Statement that from November 2024 discounts will return to their pre-2012 levels.
- The balance between Right to Buy sales of houses and flats fluctuates from year to year, although more houses than flats were sold overall over the last five years, particularly during 2023-24.
- 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 government's [Registered provider social housing stock and rents 2023-2024 page](#). (Registered provider additional tables in particular).

Council housing stock:

Table 1: Council homes by tenure, last five years

Tenure	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Net change 12 months	Net change 5 years
General housing (excluding sheltered & extra care)	6,464	6,462	6,487	6,627	6,876	249	412
Sheltered/extra care housing	512	513	514	522	522	0	10
Supported housing	17	17	17	16	16	0	-1
Temp housing (indiv.units)	65	61	92	143	135	-8	70
Temp housing (HMOs)	29	31	26	21	19	-2	-10
Miscellaneous leases	19	19	19	19	19	0	0

Total (excl. leasehold & shared ownership)	7,106	7,103	7,155	7,348	7,587	239	481
Shared ownership	97	96	91	86	84	-2	-13
Leasehold	1,184	1,196	1,190	1,191	1,167	-24	-17

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

Size	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Net change 12 months	Net change 5 years
Bedsit & 1 bed	2,226	2,222	2,257	2,379	2,506	127	280
2 bed	2,541	2,539	2,553	2,628	2,716	88	175
3 bed	2,229	2,228	2,230	2,227	2,242	15	13
4 bed	101	105	106	105	112	7	11
5 bed	7	7	7	7	8	1	1
6 bed	2	2	2	2	2	0	0
7 bed	0	0	0	0	1	1	1
Total Dwellings	7,106	7,103	7,155	7,348	7,587	239	481

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

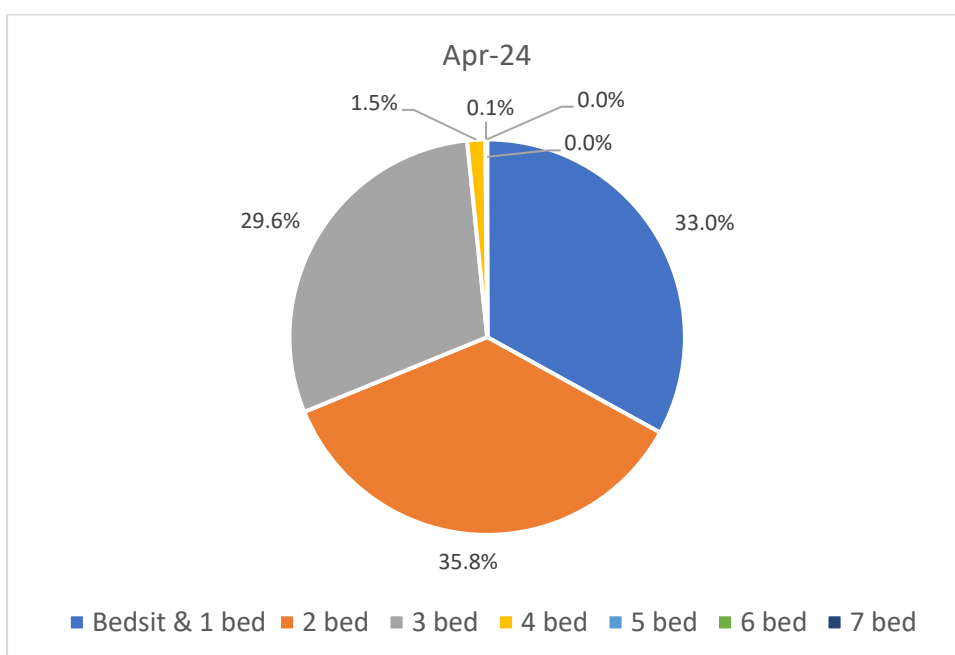
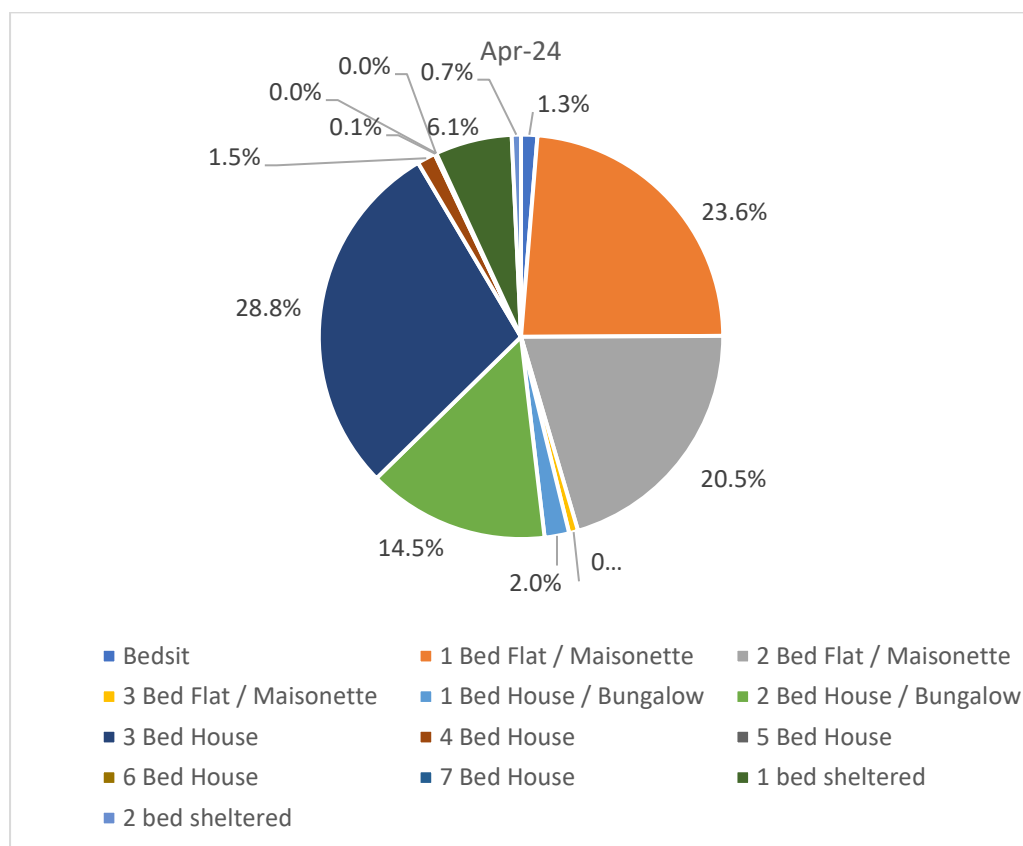


Table 3: Council homes by size and type, last five years (excluding leasehold & shared ownership)

Size & type	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Per-centage of stock April 2024	Net change 12 months	Net change 5 years
Bedsit	94	95	94	96	99	1.3%	3	5
1 Bed Flat / Maisonette	1,525	1,520	1,556	1,668	1,792	23.6%	124	267
2 Bed Flat / Maisonette	1,391	1,385	1,407	1,482	1,557	20.5%	75	166
3 Bed Flat / Maisonette	55	54	54	56	55	0.7%	-1	0
1 Bed House / Bungalow	149	149	149	149	149	2.0%	0	0
2 Bed House / Bungalow	1,096	1,099	1,090	1,090	1,103	14.5%	13	7
3 Bed House	2,174	2,174	2,176	2,171	2,187	28.8%	16	13
4 Bed House	101	105	106	105	112	1.5%	7	11
5 Bed House	7	7	7	7	8	0.1%	1	1
6 Bed House	2	2	2	2	2	0.0%	0	0
7 Bed House	0	0	0	0	1	0.0%		
1 bed sheltered	458	458	458	466	466	6.1%	0	8
2 bed sheltered	54	55	56	56	56	0.7%	0	2
Total Dwellings	7,106	7,103	7,155	7,348	7,587	100%	238	480

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-20	Apr-21	Apr-22	Apr-23	Apr-24	Per-centage change 12 months	Per-centage change 5 years
Bedsit	£75.22	£76.69	£79.98	£82.62	£89.64	8.5%	19.2%
1 bed flat	£87.30	£89.32	£94.59	£102.22	£116.07	13.5%	33.0%
1 bed house	£90.03	£91.73	£95.90	£100.70	£110.39	9.6%	22.6%
2 bed flat	£103.39	£106.16	£113.93	£122.59	£134.87	10.0%	30.4%
2 bed house	£105.64	£107.71	£112.34	£118.14	£129.46	9.6%	22.5%
3 bed flat	£129.54	£131.39	£145.61	£155.21	£165.79	6.8%	28.0%
3 bed house	£115.48	£117.46	£122.77	£129.04	£141.27	9.5%	22.3%
4 bed house	£138.92	£143.91	£151.07	£158.70	£177.87	12.1%	28.0%
5 bed house	£137.88	£139.95	£145.69	£152.98	£186.27	21.8%	35.1%

6 bed house	£175.67	£178.30	£185.61	£194.89	£209.90	7.7%	19.5%
7 bed house	n/a	n/a	n/a	n/a	£331.63	n/a	n/a

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 2024	Affordable Rent April 2024	Percentage difference
Bedsit	£89.64	n/a	n/a
1 bed flat	£106.16	£170.21	60%
1 bed house	£110.39	n/a	n/a
2 bed flat	£117.70	£186.67	59%
2 bed house	£126.90	£188.25	48%
3 bed flat	£132.66	£208.59	57%
3 bed house	£138.80	£219.32	58%
4 bed house	£161.09	£278.55	73%
5 bed house	£167.84	£315.27	88%
6 bed house	£209.90	n/a	n/a
7 bed house	n/a	£331.63	n/a

Right to Buy Sales

Table 6: Right to Buy sales, April to September

Type	Apr-Sep 2024
Houses	5
Flats	5
Bungalows	0
Total	10

Figure 3: Right to Buy Sales, April to September

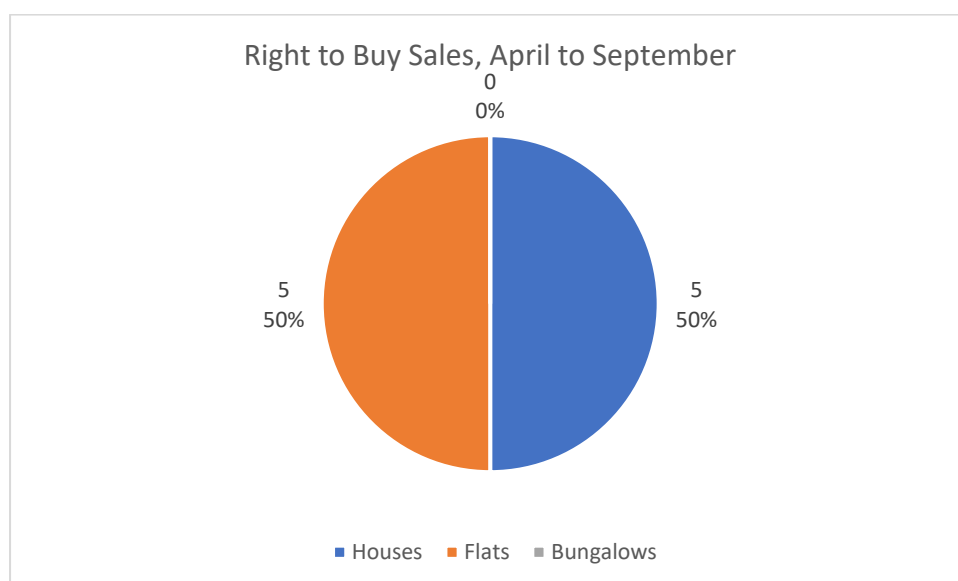


Table 7: Right to Buy sales, last five years

Type	2019-20	2020-21	2021-22	2022-23	2023-24	Total 5 years
Houses	13	11	18	12	13	67
Flats	15	5	15	15	3	53
Bungalows	1	0	0	0	0	1
Total	29	16	33	27	16	121

Figure 4: Right to Buy Sales, last five years

