



Housing Key Facts

Private Rented Housing

Summary, Commentary & Data Tables

September 2024



Private Rented Housing Summary

September 2024



31%

of Cambridge households are estimated to be living in the private rented sector (Census 2021)



782

Approx. number of licensed Houses in Multiple Occupation in Cambridge at the end of March



Av

£1,702

Average overall monthly rent September this year for all sizes of home



up 9%

Since September last year



up 24%

Over 5 years



2 bed LHA

£218.63

Local Housing Allowance rate (weekly) for a 2 bedroom home



37% lower

Than the average rent on a 2 bedroom home



LHA

258

Cambridge households claiming Local Housing Allowance



down 20

Over 12 months



down 36

Over 5 years



Private Rented Housing: Summary

- Over 31% of households in Cambridge were estimated to be renting privately in 2021, up from around 26% in 2011.
 - There were approximately 782 licensed Houses in Multiple Occupation (HMOs) in Cambridge at the end of September.
 - The average overall monthly rent in Cambridge, September this year, for all sizes of home, was £1,702.
 - Average overall monthly rents for all sizes of home were up 9% since September last year, and up 24% over the last five years.
 - The current Local Housing Allowance rate (weekly) for a two bedroom home is £218.63; approximately £949.95 per month. This is 37% lower than the average two-bedroom rent.
 - There are 258 Cambridge households claiming Local Housing Allowance; down 20 over the last 12 months and down 36 over 5 years.
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Private Rented Housing: Commentary

- The private rented sector is made up of a combination of self-contained rented homes and shared accommodation (Houses in Multiple Occupation), some of which are let specifically to students.
- The number of Cambridge households living in the private rented sector in Cambridge rose by over 34% between the 2011 and 2021 Censuses.
- High demand and shortage of supply is reflected in high rent levels. Rents in Cambridge, for all sizes of home, are higher than in any other authority in the East of England, some of the highest in the country and higher than some parts of London. Average rents have risen considerably over the last year.
- The number of licensed Houses in Multiple Occupation (HMOs) tends to fluctuate, but has dropped over the last six months, largely due to changes in ownership and/or tenure. For example, becoming single residences or smaller non-licensable HMOs.
- Nationally, evidence has been emerging that the number of private rental homes may be reducing, with numbers of rentals coming onto the market

falling and some private landlords reportedly withdrawing from the market. Reasons may include: recent and/or planned changes in national policy and increased regulation; the financial climate including relatively high mortgage rates compared with recent years; and the increased use of rental homes as holiday lets. More evidence is needed to understand the extent to which this is affecting supply in Cambridge.

- New purpose-built Build to Rent schemes will also be starting soon to emerge locally which may further affect the private rental market.
- High rent levels mean that affordability of private rented housing is a significant issue for many, with the affordability problem particularly acute for those on low incomes. For those on Universal Credit, although Local Housing Allowances have risen for 2024-25 for the first time in a number of years, they remain well below average rents. The problem is particularly acute for larger homes.
- See also the Population, Households & Economy and Homelessness & Rough Sleeping sections of Key Facts.

Private Rented Housing: Data Tables

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Explanation

This shows average monthly private rents in Cambridge, based on the most recent information available.

It also compares weekly equivalent rents with Local Housing Allowance rates. These are set by government and used to assess the level of housing benefit (or housing element of Universal Credit) to be paid to tenants renting from private landlords, depending on the area in which they live and the size of their household.

The government has recently changed the way in which it records rental figures, so figures will differ from those published previously in Housing Key Facts.

Previous versions of Key Facts have also compared Local Housing Allowance rates with lower quartile rents, but government statistics on lower quartile rents are no longer available. Single room and bedsit rental data is also no longer available.

Figures are for Cambridge unless otherwise stated.

Caution

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

Data sources

[Price Index of Private Rents, UK: monthly price statistics - Office for National Statistics](#)

[Local Housing Allowance \(LHA\) rates - GOV.UK](#)

Average rents

Table 1: Average (mean) monthly private rents by size, September this year, local & national comparison

Size	Cambridge September 2024	South Cambridgeshire September 2024	East of England September 2024	England September 2024
1 bedroom	£1,177	£921	£810	£1,089
2 bedrooms	£1,514	£1,175	£1,042	£1,218
3 bedrooms	£1,790	£1,408	£1,268	£1,357
4+ bedrooms	£2,529	£2,011	£1,825	£2,003
All	£1,702	£1,298	£1,177	£1,336

Figure 1: Average (mean) monthly private rents by size, April to March last year, local & national comparison

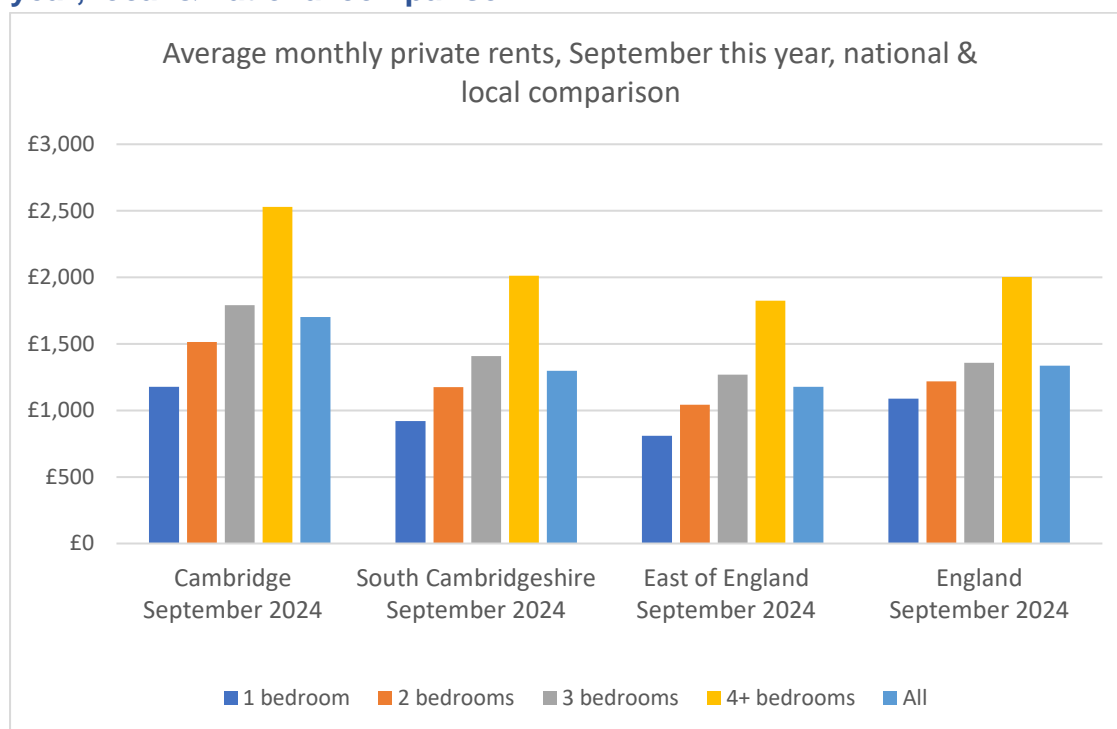


Table 2: Average (mean) monthly private rents by size, September, last five years

Size	Sep-20	Sep-21	Sep-22	Sep-23	Sep-24	Per-centage change 12 months	Per-centage change 5 years
Room	not available	not available	not available	not available	not available	n/a	n/a
Studio	not available	not available	not available	not available	not available	n/a	n/a
1 bedroom	£958	£969	£1,008	£1,076	£1,177	9%	23%
2 bedrooms	£1,231	£1,251	£1,308	£1,392	£1,514	9%	23%
3 bedrooms	£1,440	£1,471	£1,546	£1,646	£1,790	9%	24%
4+ bedrooms	£2,050	£2,102	£2,226	£2,365	£2,529	7%	23%
All	£1,373	£1,399	£1,469	£1,566	£1,702	9%	24%

Local Housing Allowance (LHA) rates

Table 3: Local Housing Allowance rates, weekly, last five years

Type	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Percentage change 12 months	Percentage change 5 years
Room/shared facilities	£97.00	£97.00	£97.00	£97.00	£121.13	25%	25%
1 bedroom	£178.36	£178.36	£178.36	£178.36	£207.12	16%	16%
2 bedrooms	£195.62	£195.62	£195.62	£195.62	£218.63	12%	12%
3 bedrooms	£218.63	£218.63	£218.63	£218.63	£258.90	18%	18%
4+ bedrooms	£299.18	£299.18	£299.18	£299.18	£333.70	12%	12%

Table 4: Local Housing Allowance rates, approximate monthly equivalent, last five years

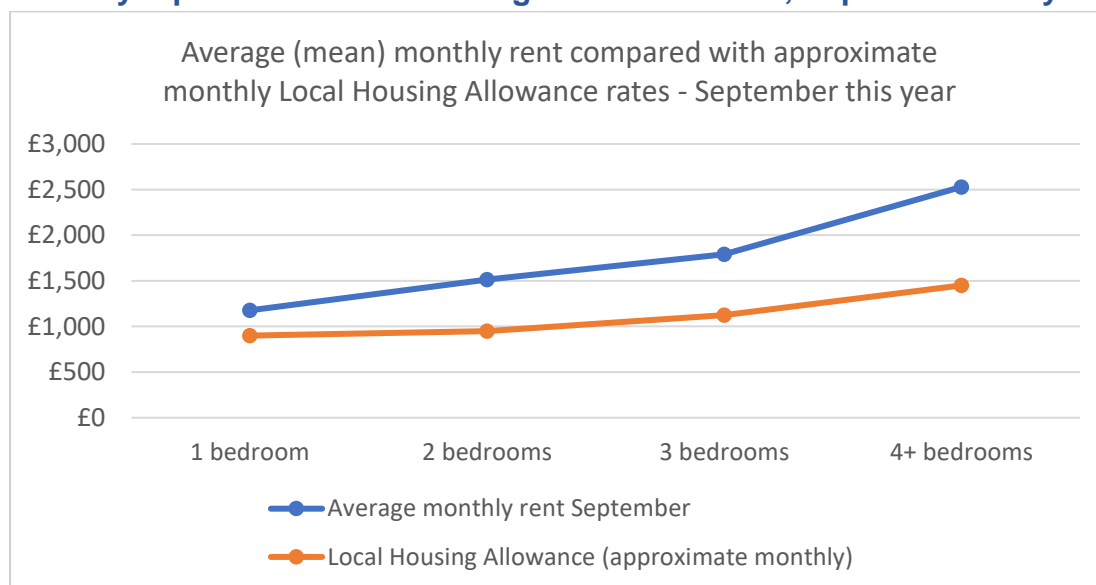
Type	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Percentage change 12 months	Percentage change 5 years
Room/shared facilities	£421.47	£421.47	£421.47	£421.47	£526.31	25%	25%
1 bedroom	£774.97	£774.97	£774.97	£774.97	£899.94	16%	16%
2 bedrooms	£849.97	£849.97	£849.97	£849.97	£949.95	12%	12%
3 bedrooms	£949.95	£949.95	£949.95	£949.95	£1,124.92	18%	18%
4+ bedrooms	£1,299.94	£1,299.94	£1,299.94	£1,299.94	£1,449.93	12%	12%

Average rents compared with Local Housing Allowance Rates

Table 5: Average (mean) monthly private rents compared with approximate monthly equivalent Local Housing Allowance rates, September this year

Type	Average monthly rent September	Local Housing Allowance (approximate monthly)	Difference	Percentage difference
Room/shared facilities	not available	£526.31	n/a	n/a
1 bedroom	£1,177	£899.94	£277.06	-24%
2 bedrooms	£1,514	£949.95	£564.05	-37%
3 bedrooms	£1,790	£1,124.92	£665.08	-37%
4+ bedrooms	£2,529	£1,449.93	£1,079.07	-43%
All	£1,702	N/A	N/A	N/A

Figure 2: Average (mean) monthly private rents compared with approximate monthly equivalent Local Housing Allowance rates, September this year

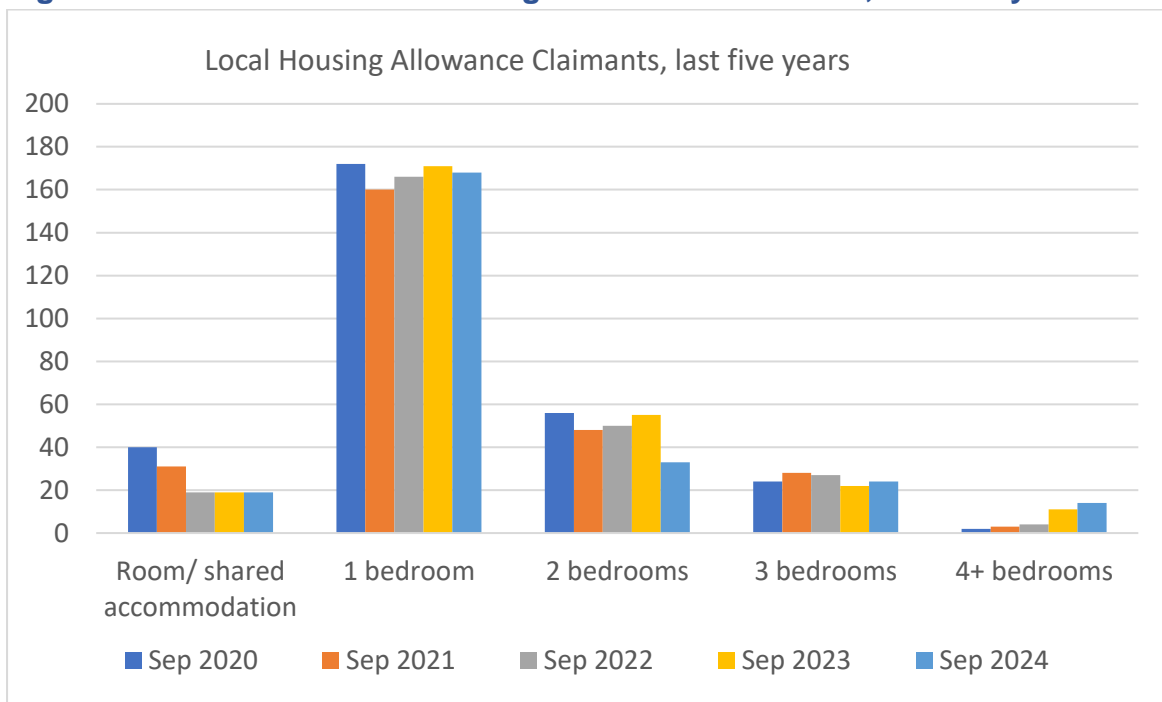


Local Housing Allowance claimants

Table 6: Number of Local Housing Allowance claimants, September, last five years

Type	Sep 2020	Sep 2021	Sep 2022	Sep 2023	Sep 2024	Change 12 months	Change 5 years
Room/ shared accommodation	40	31	19	19	19	0	-21
1 bedroom	172	160	166	171	168	-3	-4
2 bedrooms	56	48	50	55	33	-22	-23
3 bedrooms	24	28	27	22	24	2	0
4+ bedrooms	2	3	4	11	14	3	12
Total	294	270	266	278	258	-20	-36

Figure 3: Number of Local Housing Allowance claimants, last five years



Houses in Multiple Occupation

Table 7: Number of licensed Houses in Multiple Occupation (HMOs), (approximate)

Date	Number of licensed HMOs (approx)
September 2022	800
March 2023	903
September 2023	900
March 2024	750
September 2024	782

Figure 4: Number of licensed Houses in Multiple Occupation, (approximate)

