



## **Housing Key Facts**

# **Private Rented Housing**

**Summary, Commentary & Data Tables**

**September 2023**

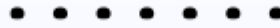
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# Private Rented Housing Summary

September 2023



## Over 31%

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



## 900+

Number of licensed Houses in Multiple Occupation in Cambridge



## £1,363

Average overall monthly rent April to March last year for all sizes of home



## up 9%

Since April to March the previous year



## up 11%

Over 5 years



## £1,050

Lower quartile overall monthly rent April to March last year for all sizes of home



## up 11%

Since April to March the previous year



## down 14%

Over 5 years



## £195.62

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



## 39% lower

Than the average rent on a 2 bedroom home



## 29% lower

Than the lower quartile rent on a 2 bedroom home



## 278

Cambridge households claiming Local Housing Allowance



## up 12

Over 12 months



## down 51

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 are **900+** licensed Houses in Multiple Occupation in Cambridge.
- The average overall monthly rent in Cambridge, April to March, for all sizes of home, was **£1,363**.
- Average overall monthly rents for all sizes of home were **up 9%** since April to March the previous year, and **up 11%** over the last five years.
- The overall lower quartile monthly rent in Cambridge, April to March, for all sizes of home, was **£1,050**.
- Lower quartile monthly rents, April to March, for all sizes of home, were **up 11%** since April to March the previous year; but **down 14%** overall over the last 5 years.
- The current Local Housing Allowance rate (weekly) for a two bedroom home is **£195.62**. This is **39% lower** than the average two-bedroom rent, and **29% lower** than the lower quartile rent on a two-bedroom home.
- There are **278** Cambridge households claiming Local Housing Allowance; **up 12** over the last 12 months but **down 51** 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.
- Demand for private rented homes is linked to a number of factors, particularly the strength of the local economy and Cambridge as a University City.
- High demand and shortage of supply is reflected in high rent levels, and both average and lower quartile rents have risen considerably over the last year..

- Rents in Cambridge, for most sizes of home, are higher than in any other authority in the East of England, and some of the highest in the country.
  - For example, Cambridge and Oxford now have the highest average rents for one-bedroom homes, and Cambridge has the highest average rents for two-bedroom homes in England, outside of London.
  - The largest percentage increase over the last year has been in the cost of renting a single room. South Cambridgeshire has the eighth, and Cambridge the ninth highest lower quartile rents for a room in the country, outside of London.
  - Nationally, evidence is starting to emerge 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 cost of living crisis; mortgage rate rises; and the increased use of rental homes as holiday lets. More evidence is needed to understand the extent to which this is happening in Cambridge, although recent rises in average and lower quartile rents continue to indicate that demand outstrips supply. The full long-term impacts of Covid-19 on working patterns and where people will choose to live in relation to their place of work or education also remain to be seen.
  - 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; this is likely to worsen as the cost-of-living crisis continues. The affordability problem is particularly acute for those on low incomes. For those on Universal Credit, Local Housing Allowances are not sufficient to cover the even lower quartile rents on any size of home. The problem is particularly acute for homes with two or more bedrooms.
  - See also the Population, Households & Economy and Homelessness & Rough Sleeping sections of Key Facts.
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# Private Rented Housing: Data Tables

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## Explanation

This shows average and lower quartile monthly private rents in Cambridge together with weekly equivalent rents, 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.

Figures are for Cambridge unless otherwise stated.

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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

[ONS private rental market statistics](#)

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

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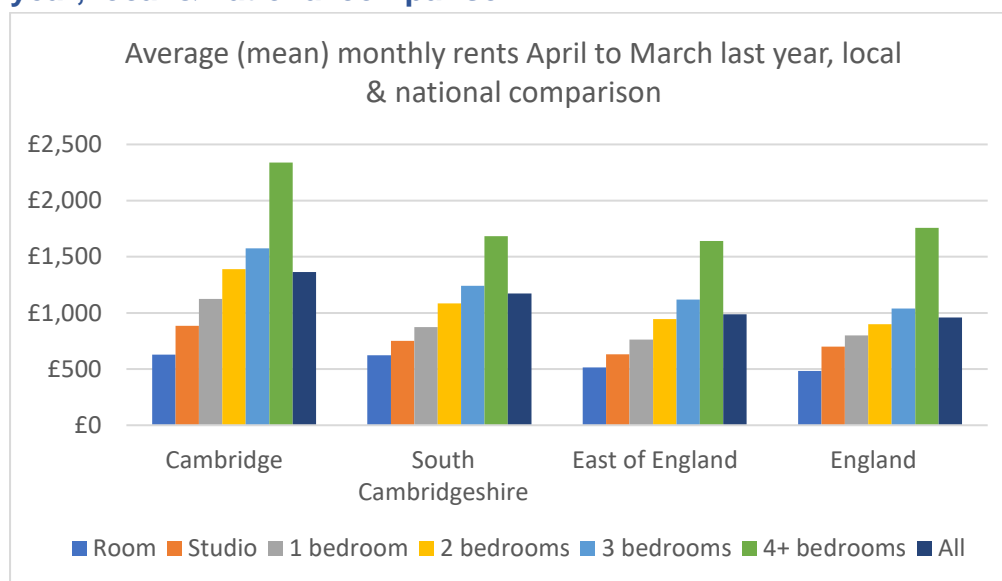
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## Average rents

**Table 1: Average (mean) monthly private rents, April to March last year, local & national comparison**

Size	Cambridge	South Cambridgeshire	East of England	England
Room	£628	£622	£515	£482
Studio	£885	£752	£632	£700
1 bedroom	£1,124	£874	£762	£800
2 bedrooms	£1,391	£1,085	£946	£899
3 bedrooms	£1,574	£1,240	£1,119	£1,039
4+ bedrooms	£2,340	£1,682	£1,641	£1,757
All	£1,363	£1,173	£989	£960

**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, last five years**

Size	Apr 2018 to Mar 2019	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 23	Per-centage change 12 months	Per-centage change 5 years
Room	£524	£524	£522	£556	£628	13%	20%
Studio	£810	£790	£798	£829	£885	7%	9%
1 bedroom	£997	£1,008	£998	£1,038	£1,124	8%	13%
2 bedrooms	£1,256	£1,255	£1,263	£1,307	£1,391	6%	11%
3 bedrooms	£1,451	£1,408	£1,462	£1,515	£1,574	4%	8%
4+ bedrooms	£2,070	£2,048	£2,109	£2,209	£2,340	6%	13%
All	£1,225	£1,259	£1,256	£1,255	£1,363	9%	11%

**Table 3: Average (mean) weekly equivalent private rents by size, last five years**

Size	Apr 2018 to Mar 2019	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 2023	Per-centage change 12 months	Per-centage change 5 years
Room	£121	£121	£120	£128	£144	13%	20%
Studio	£186	£182	£184	£191	£204	7%	9%
1 bedroom	£229	£232	£230	£239	£259	8%	13%
2 bedrooms	£289	£289	£290	£301	£320	6%	11%
3 bedrooms	£334	£324	£336	£348	£362	4%	8%
4+ bedrooms	£476	£471	£485	£508	£538	6%	13%
All	£282	£290	£289	£289	£313	9%	11%

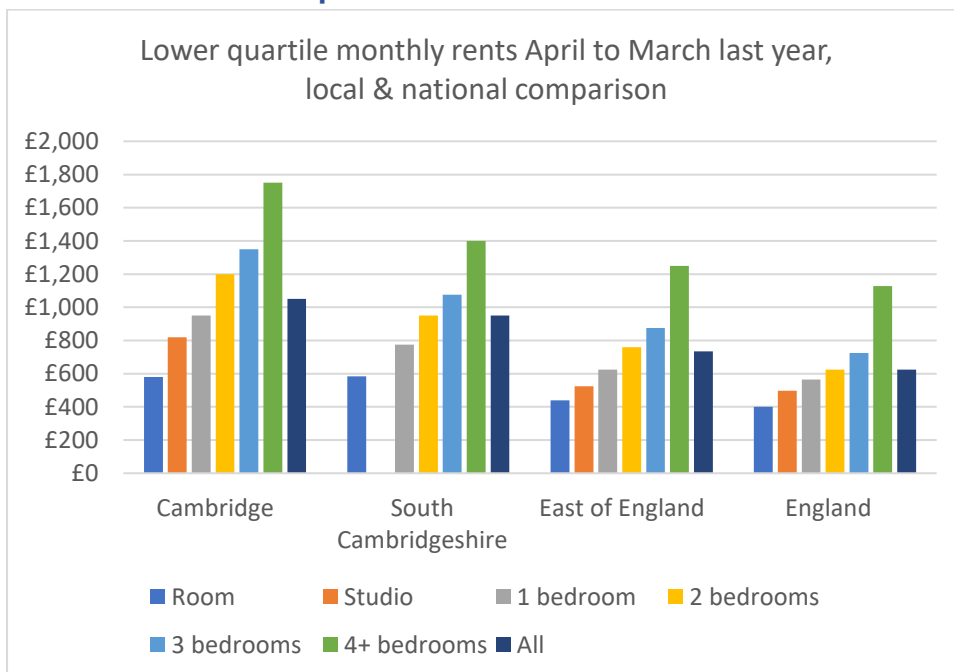


## Lower quartile rents

**Table 4: Lower quartile monthly rents, April to March last year, local & national comparison**

Size	Cambridge	South Cambridgeshire	East of England	England
Room	£580	£583	£440	£400
Studio	£820	not available	£525	£498
1 bedroom	£950	£775	£625	£565
2 bedrooms	£1,200	£950	£760	£625
3 bedrooms	£1,350	£1,075	£875	£725
4+ bedrooms	£1,750	£1,400	£1,250	£1,127
All	£1,050	£950	£735	£625

**Figure 2: Lower quartile monthly private rents by size, April to March last year, local & national comparison**



**Table 5: Lower quartile monthly private rents by size, last five years**

Size	Apr 2018 to Mar 2019	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 2023	Per-centage change 12 months	Per-centage change 5 years
Room	£527	£524	£522	£495	£580	17%	10%
Studio	£810	£790	£798	£750	£820	9%	1%
1 bedroom	£997	£1,008	£998	£900	£950	6%	-5%
2 bedrooms	£1,256	£1,255	£1,263	£1,125	£1,200	7%	-4%
3 bedrooms	£1,451	£1,408	£1,462	£1,250	£1,350	8%	-7%
4+ bedrooms	£2,070	£2,048	£2,109	£1,750	£1,750	0%	-15%
All	£1,225	£1,250	£1,256	£950	£1,050	11%	-14%

**Table 6: Lower quartile weekly equivalent private rents by size, last five years**

Size	Apr 2018 to Mar 2019	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 2023	Per-centage change 12 months	Per-centage change 5 years
Room	£121	£121	£120	£114	£133	17%	10%
Studio	£186	£182	£184	£172	£189	9%	1%
1 bedroom	£229	£232	£230	£207	£218	6%	-5%
2 bedrooms	£289	£289	£290	£259	£276	7%	-4%
3 bedrooms	£334	£324	£336	£287	£310	8%	-7%
4+ bedrooms	£476	£471	£485	£402	£402	0%	-15%
All	£282	£287	£289	£218	£241	11%	-14%

## Local Housing Allowance (LHA) Rates

**Table 7: Local Housing Allowance rates, weekly, last five years**

Type	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Per-centage change 12 months	Per-centage change 5 years
Room/shared facilities	£80.52	£97.00	£97.00	£97.00	£97.00	0%	20%
Studio	£133.72	£178.36	£178.36	£178.36	£178.36	0%	33%
1 bedroom	£133.72	£178.36	£178.36	£178.36	£178.36	0%	33%
2 bedrooms	£153.79	£195.62	£195.62	£195.62	£195.62	0%	27%
3 bedrooms	£178.71	£218.63	£218.63	£218.63	£218.63	0%	22%
4+ bedrooms	£238.38	£299.18	£299.18	£299.18	£299.18	0%	26%

**Table 8: Local Housing Allowance rates, monthly equivalent, last five years**

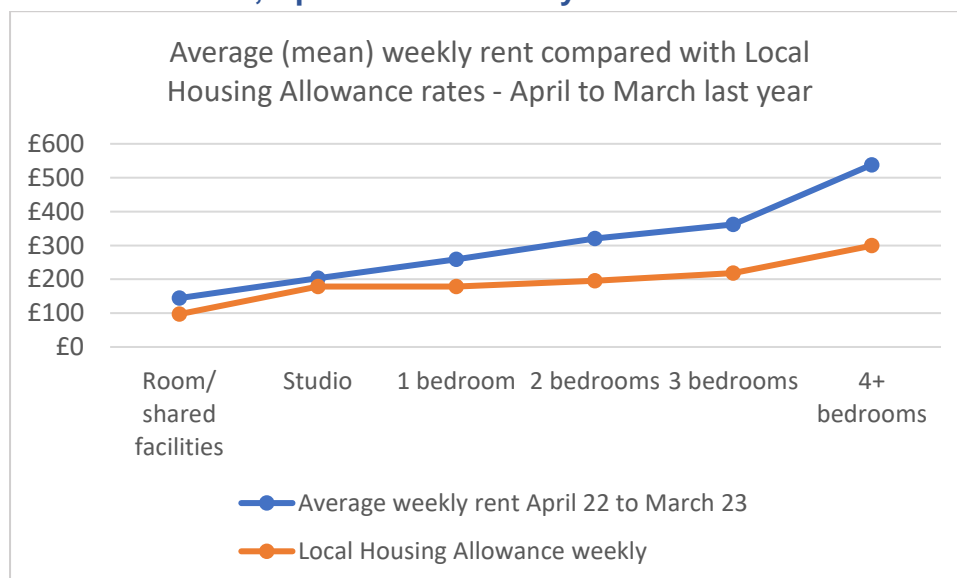
Type	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Per-centage change 12 months	Per-centage change 5 years
Room/shared facilities	£349.86	£421.47	£421.47	£421.47	£421.47	0%	20%
Studio	£581.01	£774.97	£774.97	£774.97	£774.97	0%	33%
1 bedroom	£581.01	£774.97	£774.97	£774.97	£774.97	0%	33%
2 bedrooms	£668.22	£849.97	£849.97	£849.97	£849.97	0%	27%
3 bedrooms	£776.49	£949.95	£218.63	£949.95	£949.95	0%	22%
4+ bedrooms	£1,035.76	£1,299.94	£1,299.94	£1,299.94	£1,299.94	0%	26%

## Average rents compared with Local Housing Allowance Rates

**Table 9: Average (mean) weekly private rents compared with Local Housing Allowance rates, April to March last year**

Type	Average weekly rent April 22 to March 23	Local Housing Allowance weekly	Difference	Percentage difference
Room/ shared facilities	£144	£97.00	-£47.43	-33%
Studio	£204	£178.36	-£25.18	-12%
1 bedroom	£259	£178.36	-£80.14	-31%
2 bedrooms	£320	£195.62	-£124.29	-39%
3 bedrooms	£362	£218.63	-£143.37	-40%
4+ bedrooms	£538	£299.18	-£238.99	-44%
All	£313	N/A	N/A	N/A

**Figure 3: Average (mean) weekly private rents compared with Local Housing Allowance rates, April to March last year**



**Table 10: Average (mean) monthly private rents compared with Local Housing Allowance rates, April to March last year**

Type	Average monthly rent April 22 to March 23	Local Housing Allowance monthly	Difference	Percentage difference
Room/ shared facilities	£628	£421.47	-£206.54	-33%
Studio	£885	£774.97	-£110.03	-12%
1 bedroom	£1,124	£774.97	-£349.03	-31%
2 bedrooms	£1,391	£849.97	-£541.03	-39%
3 bedrooms	£1,574	£949.95	-£624.05	-40%
4+ bedrooms	£2,340	£1,299.94	-£1,040.06	-44%
All	£1,363	N/A	N/A	N/A

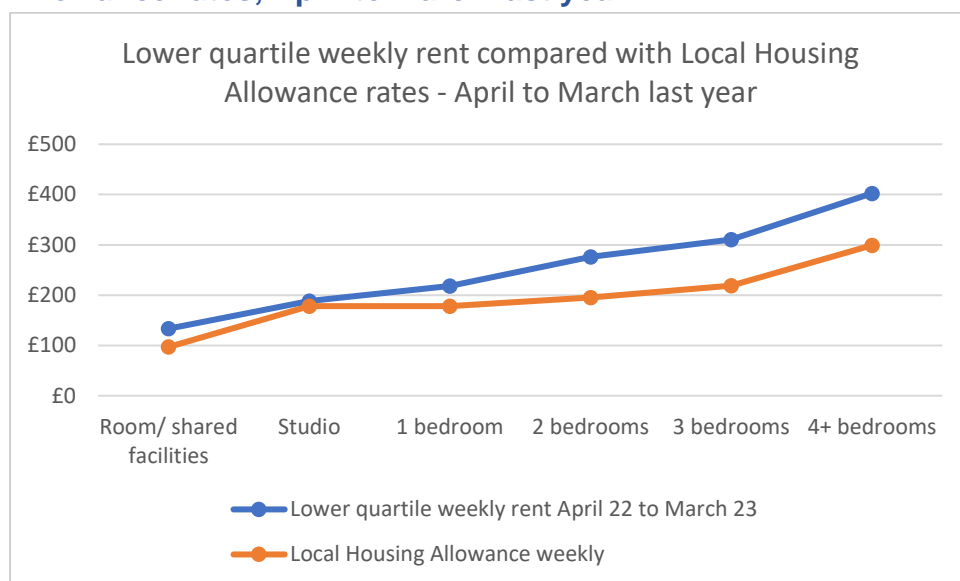
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## Lower quartile rents compared with Local Housing Allowance rates

**Table 11: Lower quartile weekly private rents compared with Local Housing Allowance rates, April to March last year**

Type	Lower quartile weekly rent April 22 to March 23	Local Housing Allowance weekly	Difference	Percentage difference
Room/ shared facilities	£133	£97.00	-£36.39	-27%
Studio	£189	£178.36	-£10.22	-5%
1 bedroom	£218	£178.36	-£40.12	-18%
2 bedrooms	£276	£195.62	-£80.36	-29%
3 bedrooms	£310	£218.63	-£91.84	-30%
4+ bedrooms	£402	£299.18	-£103.28	-26%
All	£241	N/A	N/A	N/A

**Figure 4: Lower quartile weekly private rents compared with Local Housing Allowance rates, April to March last year**



**Table 12: Lower quartile monthly private rents compared with Local Housing Allowance rates, April to March last year**

Type	Lower quartile monthly rent April 22 to March 23	Local Housing Allowance monthly	Difference	Percentage difference
Room/ shared facilities	£580	£421.47	-£158.54	-27%
Studio	£820	£774.97	-£45.03	-5%
1 bedroom	£950	£774.97	-£175.03	-18%
2 bedrooms	£1,200	£849.97	-£350.03	-29%
3 bedrooms	£1,350	£949.95	-£400.05	-30%
4+ bedrooms	£1,750	£1,299.94	-£450.06	-26%
All	£1,050	N/A	N/A	N/A

## Local Housing Allowance claimants

**Table 13: Number of Local Housing Allowance claimants, September, last five years**

Type	Sep 2019	Sep 2020	Sep 2021	Sep 2022	Sep 2023	Change 12 months	Change 5 years
Room/ shared accommodation	53	40	31	19	19	0	-34
1 bedroom	172	172	160	166	171	5	-1
2 bedrooms	69	56	48	50	55	5	-14
3 bedrooms	31	24	28	27	22	-5	-9
4+ bedrooms	4	2	3	4	11	7	7
<b>Total</b>	<b>329</b>	<b>294</b>	<b>270</b>	<b>266</b>	<b>278</b>	<b>12</b>	<b>-51</b>

**Figure 5: Number of Local Housing Allowance claimants, last five years**

