

Social housing for rent

Interest and relevance

- This chapter contains data used in the calculation of affordable housing need. It focusses on general needs social housing for rent, which includes Affordable Rent. It does not cover sheltered social rented housing.
- There have been considerable changes to social housing in particular the introduction of the Affordable Rent model and flexible/ fixed term tenancies and changes to benefits. While Affordable Rent (rent at up to 80% of market rent) is similar to the old intermediate rent, it may target the same client group as those seeking social rented housing. Affordable Rent housing is allocated in the same way as social rented housing (through the housing needs register) and it is important to understand how it will help meet housing need.
- The impact of fixed term tenancies may also have an impact on the wider market, i.e. where will people go if their tenancy is not renewed. The change to benefit which aims to reduce under-occupation of social housing is likely to affect demand, especially from anyone needing to downsize as a result of the change.

Headline messages

- There is a high level of need for affordable housing in the sub-region. This is mostly recorded in high cost areas (Cambridge and South Cambridgeshire). Much current need shown on the housing register is for smaller homes.
- On average across the sub-region around 2,805 general needs social rented homes are let or re-let each year, representing about 6% of the stock.
- Between 2006/07 and 2011/12 some 7,730 new affordable homes were built, mostly of these being social rented.

Changes over time

- The number of households on the housing register has increased in Cambridge, South Cambridgeshire and Huntingdonshire in the past two years but has decreased elsewhere. Some of this change may be due to different review processes for the register and the removal of duplicate applications by households registering in more than one district. The register has since undergone a fundamental review which will affect the number and banding of applicants in future.

Geographical variation

- Cambridge has the highest number of households on the needs register. Forest Heath has the highest percentage turnover of social housing stock (Table 4). The average income of recently moved social tenants is around £11,800, but varies from less than £11,100 in Fenland to around £15,600 in South Cambridgeshire.

Future monitoring points

- Affordable Rents are likely to have an impact and work is under way to evaluate what some of these impacts might be, and what contribution it makes to meeting housing need.

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Please visit <http://www.cambridgeshireinsight.org.uk/housing/shma/shma-current-version> to read other SHMA 2013 chapters

Section 7.1 Introduction

7 Social housing for rent

7.1 Introduction

- This chapter looks at
 - housing needs registers (HNR)
 - current social housing stock
 - households living in general needs social housing for rent, including Affordable Rented.
- Information from this chapter feeds into the calculation of affordable housing need and is key to estimating the current number of households in affordable housing need.
- Data used directly in the calculation of affordable need is highlighted with bright yellow shading. Data used in our affordability calculation in Chapter 10 *Incomes and affordability* is highlighted in pale yellow.
- Information was downloaded from Home-Link, our local choice-based lettings management system (via the Locata computer system) at April 2012.
- There are a number of changes mostly under the 2011 [Localism Act](#) which will have a significant effect on the future of affordable housing, in particular how the existing social rented model and the new Affordable Rent model will fit together. The sub-region's [Future Affordable Homes Project](#) looked at these issues in more detail.
- Affordable Rent was introduced in 2011/12 so at the end of March 2012 there is not enough data for robust analysis of its effect locally. We will continue to monitor and collate data in future.

Section 7.2 Facts and figures

7.2 Facts and figures

7.2.1 Housing needs register

Table 1 shows the number of households on the housing needs register at the end of the last two financial years, and the percentage of all households in each district who are on the housing register.

Table 1 **Housing needs register by district by priority need band, 31 March 2011 and 31 March 2012**

	Band A	Band B	Band C	Band D	All bands	% of all households on the Home-Link register
Mar-11						
Cambridge	195	551	3,244	2,702	6,692	15%
East Cambridgeshire	28	144	812	444	1,428	4%
Fenland	56	280	1,402	1,162	2,900	7%
Huntingdonshire	164	388	1,578	1,281	3,411	5%
South Cambridgeshire	188	381	2,191	2,035	4,795	8%
Forest Heath	16	139	746	405	1,306	5%
St Edmundsbury	64	172	978	750	1,964	4%
Sub-Region	711	2,055	10,951	8,779	22,496	7%
Mar-12						
Cambridge	298	645	4,115	3,025	8,083	18%
East Cambridgeshire	96	173	795	357	1,421	4%
Fenland	57	212	1,574	1,139	2,982	7%
Huntingdonshire	119	296	1,151	890	2,456	3%
South Cambridgeshire	199	461	2,110	1,841	4,611	7%
Forest Heath	30	158	800	460	1,448	6%
St Edmundsbury	104	171	1,137	710	2,122	5%
Sub-Region	903	2,116	11,682	8,422	23,123	7%

Source: Locata and Census 2011

Table 1 shows the number of applicant households in each district by priority band where Band A is the highest level of housing need. A more detailed breakdown of bands showing the reasons for banding is shown in Table 12 and a definition of the four bands is provided in section 7.4.2.

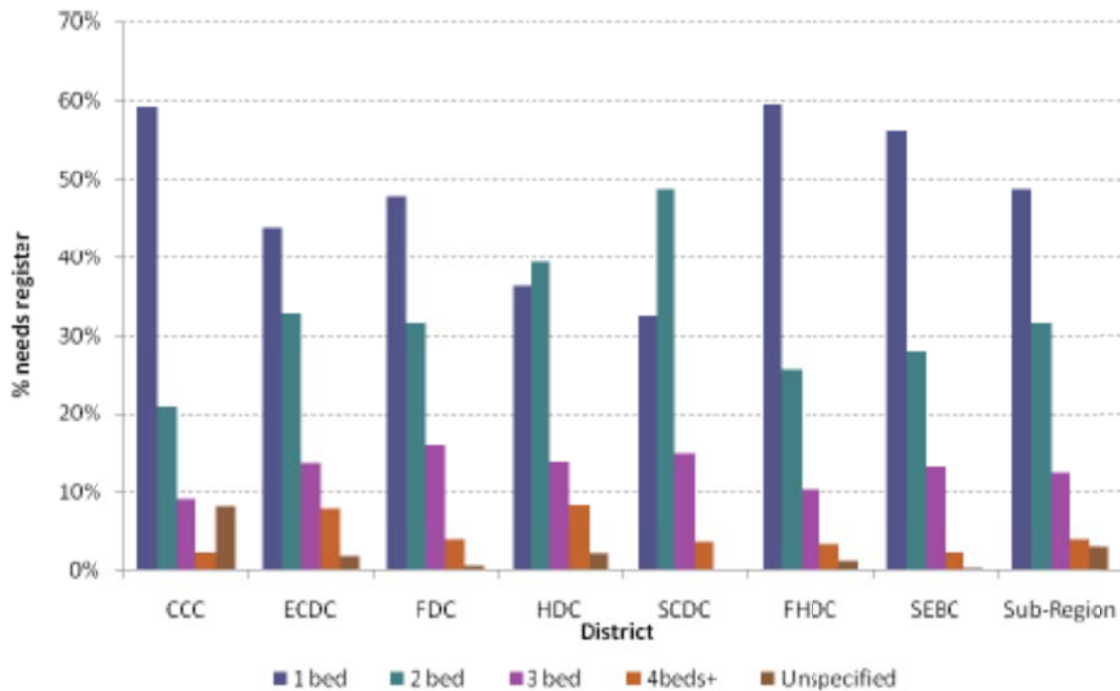
Cambridge has the highest number of applicants registered. Between them, Cambridge and South Cambridgeshire make up 55% of the register as a whole as shown in Fig 6.

Across the sub-region 64% of households are in Bands A to C, known as the 'reasonable preference categories'. East Cambridgeshire has the highest proportion of applicant households in this category (75%).

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Fig 1 shows the housing needs register by size of property required, based on a five-year average.

Fig 1 Housing needs register by size of home required, 2008-2012



Source: [HSSA/ELASH/LAHS](#)

Table 2 Percentage of applicants on housing needs register by size of home required, 2008-2012

	1 bed	2 bed	3 bed	4 bed or more	Unspecified
Cambridge	59%	21%	9%	2%	8%
East Cambridgeshire	44%	33%	14%	8%	2%
Fenland	48%	32%	16%	4%	1%
Huntingdonshire	36%	39%	14%	8%	2%
South Cambridgeshire	32%	49%	15%	4%	0
Forest Heath	60%	26%	10%	3%	1%
St Edmundsbury	56%	28%	13%	2%	0
Sub-region	49%	31%	13%	4%	3%

Source: Fig 1

Fig 1 provides data about the size of properties required by applicant households by district based on a five year average. Overall, nearly half of the applicants in the sub-region as a whole over the past five years required one bedroom properties. Fig 6 provides detail on these percentages for 31 March 2012.

South Cambridgeshire and Huntingdonshire have a larger proportion of households requiring two bedroom homes. East Cambridgeshire and Huntingdonshire have the highest percentage of households requiring homes with three or more bedrooms (22% in both districts).

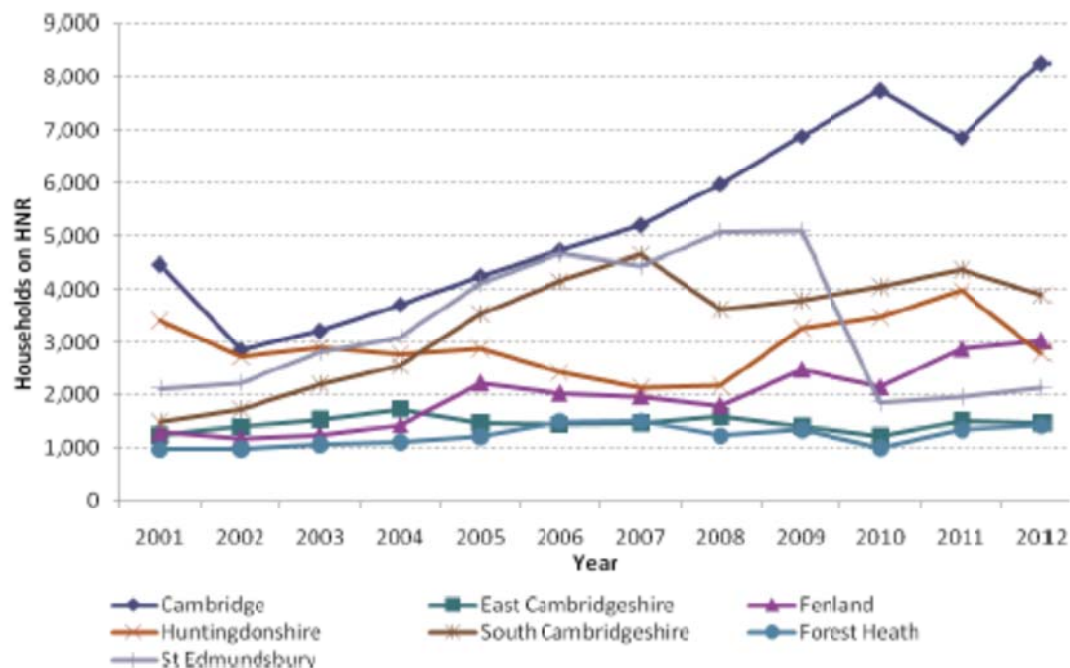
The sub regional Allocations Policy was reviewed in 2012 to take into account welfare reforms, in particular the spare room subsidy. This has meant a change in the bedroom requirement calculation

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which has been aligned to the Local Housing Allowance bedroom entitlement. The impact of this may see an increase in demand for one and two bedroom homes across the sub region from April 2013.

Fig 2 provides data about long term trends in expressed housing need across the sub-region.

Fig 2 Number of households on housing needs register by district, 2001 to 2012



Source: CLG [Table 600](#)

Fig 2 shows the number of households on the housing needs register in each district between 2001 and 2012.

Sharp decreases (e.g. in Cambridge in 2001/02, South Cambridgeshire in 2007/08 and St Edmundsbury in 2009/10) are largely due to reviews in the districts i.e. contacting all households on the register and asking if they wish to remain on it. Some of the districts with more gradual increases and decreases have more frequent review processes.

Before 2007 there were a number of households registered in more than one district and recorded on more than one list. It is thought this was especially an issue for Cambridge and South Cambridgeshire. As there is a shared register between the seven districts, there are now no applications from people registering in more than one area.

There are a large number of households registered in Cambridge compared to other districts. The number of households registered in Huntingdonshire has increased considerably since 2008. Historically the percentage of households on the needs register in St Edmundsbury is also quite high. The sub-region as a whole follows a similar long term trend to the region and the country as a whole, with an increasing number of households registered between 2001 and 2008 and a slight decrease in 2008 to 2010.

Fig 5 in the additional information section also shows the percentage of households on the needs register by district, for the sub-region and compared to national and regional figures.

Section 7.2 Facts and figures

7.2.2 Lettings

Table 3 shows the number of general needs lettings made each year.

Table 3 General needs lettings, 2008/9 to 2011/12

	2008/09	2009/10	2010/11	2011/12	Total 2008/09 to 2011/12	Average over the 4 yrs
Cambridge	587	632	559	332	2,110	528
East Cambridgeshire	310	303	279	253	1,145	286
Fenland*	70	451	346	325	1,192	374
Huntingdonshire	497	649	610	677	2,433	608
South Cambridgeshire	332	439	375	291	1,437	359
Forest Heath	351	295	336	273	1,255	314
St Edmundsbury	334	506	460	346	1,646	412
Sub-Region	2,481	3,275	2,965	2,497	11,218	2,805

Source: Locata

* Please note: Fenland average based on 3 years

Table 3 shows the number of lettings of general needs stock by district from 2008/9 to 2011/12.

Data is taken from our choice based lettings system Locata. In previous updates the data came from NROSH and the HSSA. However there have been several changes to the way the data from NROSH and HSSA was collected over the last few years which makes like-for-like year comparison difficult and has made Locata the most robust data source.

Locata has been in place since 2008, so the current available time-series is shorter but more consistent than the HSSA data. Fenland joined some months later than the other districts so data for 2008/9 is incomplete and the average for Fenland is based on 2009/10 to 2011/12.

On average across the sub-region there were 2,805 social lettings per year. This number has decreased over the last three years.

Table 4 shows lettings as a percentage of social rented stock.

Table 4 Social rented stock turnover by district 2008/9 to 2011/12

	2008/09	2009/10	2010/11	2011/12	Average
Cambridge	5%	5%	5%	3%	5%
East Cambridgeshire	6%	6%	6%	5%	6%
Fenland	-	9%	6%	6%	7%
Huntingdonshire	6%	7%	7%	7%	7%
South Cambridgeshire	4%	5%	4%	3%	4%
Forest Heath	9%	8%	9%	7%	8%
St. Edmundsbury	4%	7%	6%	4%	5%
Sub-Region	5%	6%	6%	5%	6%

Source: Locata and CLG tables [115](#) & [116](#)

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Table 4 shows the turnover per year for each district and the sub-region as a whole. Forest Heath has the highest turnover followed by Huntingdonshire and Fenland. South Cambridgeshire has the lowest on average. The additional Information section (Table 12 onwards) provides a profile of social tenants in the sub-region who have recently moved into social housing properties, and some summary facts.

During 2011/12 the Affordable Rent model was introduced by some housing associations. One source of data on Affordable Rents (the HCA statistical data returns) identifies that there were just over 4,600 lettings recorded in the country and 23 recorded lettings made in the sub-region in 2011/12. This is insufficient data for detailed and robust analysis, but we will continue to monitor this in future.

7.2.3 Affordable housing stock

In 2001 the Census showed 45,376 (16%) households lived in social rented housing in the Cambridge housing sub-region. In 2011 this number had increased to 49,566 but the percentage dropped to 15%.

Table 5 **Social tenant households, 2001 and 2011**

	Number of social tenant households		Percentage of all households	
	2001	2011	2001	2011
Cambridge	10,088	11,023	24%	24%
East Cambridgeshire	4,273	4,944	14%	14%
Fenland	4,862	5,054	14%	12%
Huntingdonshire	8,199	8,939	13%	13%
South Cambridgeshire	7,553	8,546	14%	14%
Forest Heath	3,403	3,739	15%	15%
St Edmundsbury	6,998	7,321	17%	16%
Sub-region	45,376	49,566	16%	15%
East of England	368,630	380,331	17%	16%
England	3,991,204	3,903,550	20%	18%

Source: Census 2001 (UV63) and 2011 (KS402EW)

Table 6 shows additional affordable dwellings (including social rented, Affordable Rent (from 2011/12) and intermediate housing, as used in the affordable need calculation) since 2002:

Table 6 **Additional affordable dwellings per year by district 2006/07 to 2011/12**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Total 2006/7 to 2011/12	Average 2006/07 to 2010/11	Average 2007/08 to 2011/12
Cambridge	170	270	170	130	430	30	1,200	234	206
East Cambridgeshire	260	180	130	110	160	110	950	168	138
Fenland	100	80	70	180	100	20	550	106	90
Huntingdonshire	120	90	270	390	420	290	1,580	258	292
South Cambridgeshire	240	360	270	350	200	150	1,570	284	266
Forest Heath	230	200	180	240	130	80	1,060	196	166
St Edmundsbury	130	160	200	130	160	40	820	156	138
Sub-Region	1,250	1,340	1,290	1,530	1,600	720	7,730	1,402	1,296

Source: [CLG Table 1008](#)

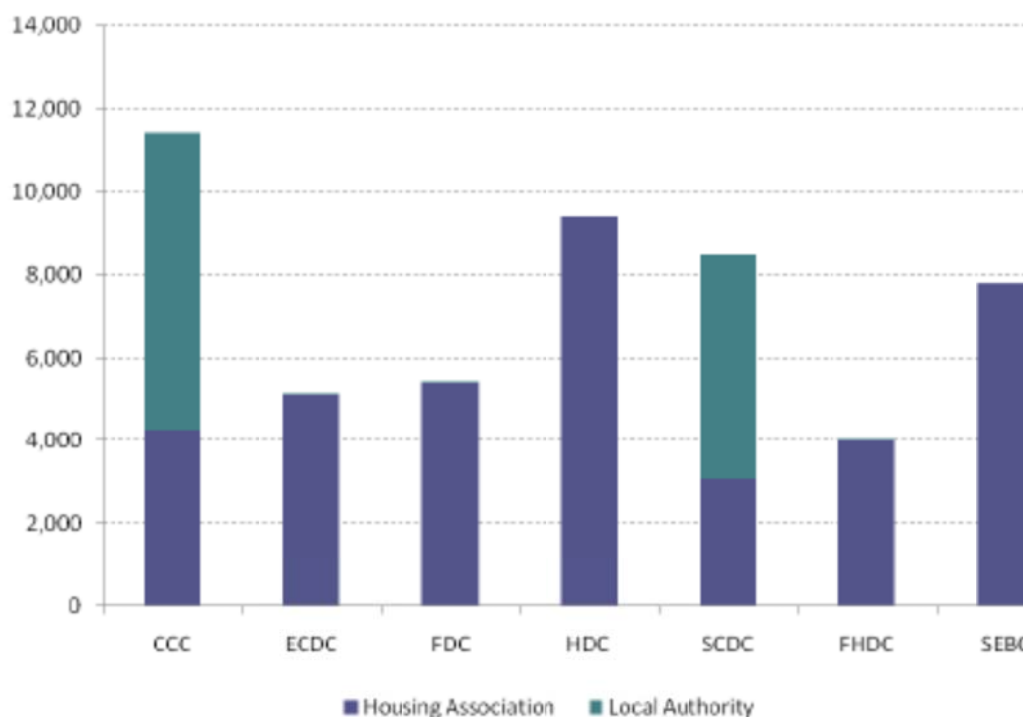
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Table 6 shows the number of additional affordable dwellings built between 2006/07 and 2011/12.

In the Additional Information section Table 16, Table 16, Fig 22 and Fig 24 provide further detail to show the number of additional social rented and intermediate dwellings.

From 2006/07 to 2011/12 some 7,730 new affordable homes built across the sub-region. There was a considerable decrease in the number of additional affordable dwellings between 2010/11 and 2011/12. It should be noted that from 2011/12 rented tenures include both social rented and Affordable Rents.

Fig 3 **Social housing stock by type and district, March 2012**



Source: CLG [Table 115 and 116](#)

Table 7 **Social housing stock by type and district, March 2012**

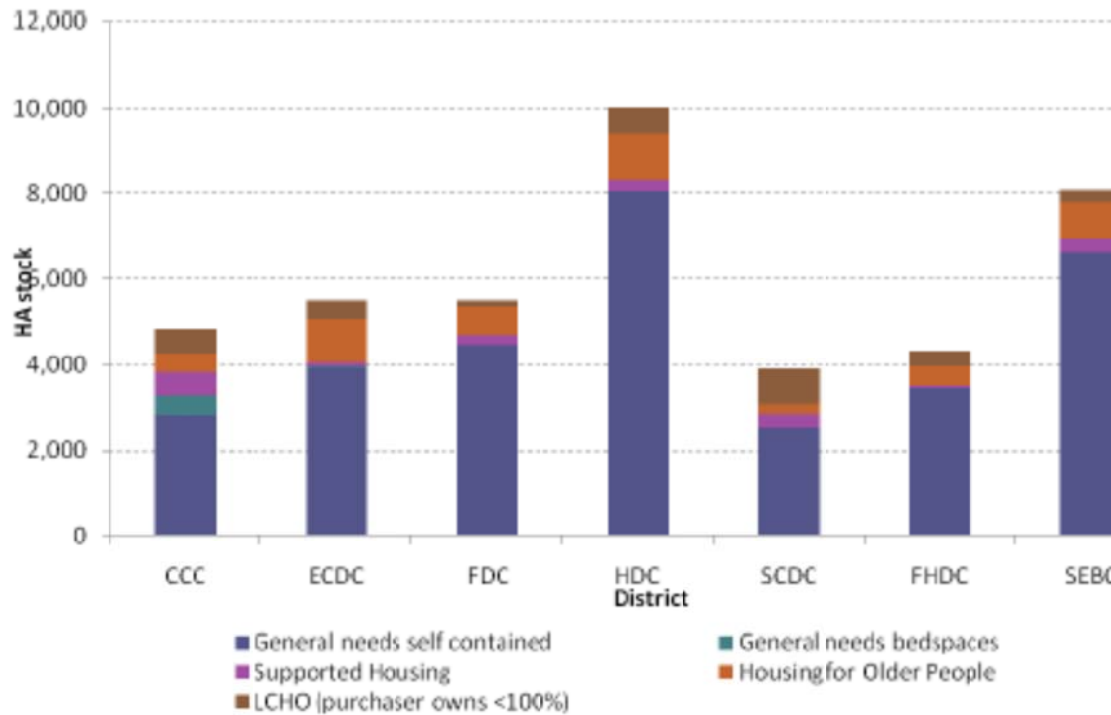
	Local Authority	Housing Association
Cambridge	7,202	4,248
East Cambridgeshire	0	5,077
Fenland	0	5,378
Huntingdonshire	0	9,404
South Cambridgeshire	5,390	3,074
Forest Heath	0	3,984
St. Edmundsbury	0	7,790
Sub-Region	12,592	38,955

Source: Fig 3

Cambridge and South Cambridgeshire are the only local authorities which retain their council housing stock. All other districts have transferred their stock to housing associations.

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Fig 4 **Housing association stock by type and district, 2012**



Source: [HCA Statistical Data Return 2012](#)

Table 8 **Housing association stock by type and district, 2012**

	General needs self contained	General needs bedspaces	Supported housing	Housing for older people	Low cost home ownership
Cambridge	2,807	450	566	425	607
East Cambridgeshire	3,911	14	94	1,018	428
Fenland	4,457	0	231	690	128
Huntingdonshire	8,044	0	271	1,089	618
South Cambridgeshire	2,535	0	310	229	840
Forest Heath	3,459	6	58	461	336
St. Edmundsbury	6,616	0	329	845	288

Source: Fig 4

Fig 4 and Table 8 show the breakdown of housing association stock by type (no similar data is available for council stock).

Across the sub-region 77% of housing association homes are general needs social rented.

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7.2.4 Affordable housing lost through demolitions and conversions

Table 9 **Total affordable housing lost through demolitions and conversions, 2007/08 to 2011/12**

	Cambridge	East Cambs	Fenland	HDC	South Cambs	Forest Heath	St Edmundsbury	Sub-Region
2007/8	0	2	0	0	4	0	0	6
2008/9	0	0	0	0	0	0	0	0
2009/10	0	0	0	0	0	4	18	22
2010/11	0	0	0	0	0	No data	0	0
2011/12	0	0	0	0	0	No data	4	4
Average	0	1	0	0	1	1	4	7

Source: District Councils

The 2007 CLG SHMA guidance suggests monitoring losses of affordable housing stock through demolitions and conversions. In the past few years, there have been very low numbers of demolitions etc. across the sub-region.

The four homes demolished in St Edmundsbury in 2011/12 will be replaced with 13 new affordable homes (so there will be a long-term net gain of 9 properties).

7.2.5 Current social rent

The table below shows the average social rent charged by district and social landlord type.

Table 10 **Average social rent (PCM) by district, size and landlord type, 2012**

	1 bed	2 beds	3 beds	4 beds	All
Cambridge (HA)	£356	£404	£450	£500	£405
Cambridge (LA)	£318	£383	£441	£497	£380
East Cambridgeshire (HA)	£347	£410	£462	£491	£421
Fenland (HA)	£325	£356	£390	£421	£362
Huntingdonshire (HA)	£305	£355	£390	£443	£363
South Cambridgeshire (HA)	£338	£408	£458	£496	£419
South Cambridgeshire (LA)	£320	£363	£389	£429	£364
Forest Heath (HA)	£297	£340	£381	£425	£345
St Edmundsbury (HA)	£294	£343	£375	£412	£346
Sub-Region (HA)	£317	£366	£404	£447	£372
Sub-Region (LA)	£318	£375	£417	£468	£374

Source: [HCA Statistical Data Return 2012](#) and [LAHS 2011/12](#)

Table 9 above shows the average rent per month for different sizes of social rented properties. This is used in the cross tenure affordability calculation in Chapter 11.

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East Cambridgeshire has the highest housing association rents in the sub-region and Fenland has the lowest.

The HCA Statistical Data Return for 2012 includes data about Affordable Rents as shown in Table 10, though on a limited basis due to the recent introduction of this programme.

Table 11 **Affordable Rents per calendar month, 2012**

	Average Affordable Rent	Average Affordable Rent as % of Median Private Rent	Number of Properties
East Cambridgeshire	£439	74%	14
South Cambridgeshire	£511	73%	29
St Edmundsbury	£458	77%	14

Source: [HCA Statistical Data Return 2012](#)

Table 10 shows the current available data for Affordable Rents. Only 63 Affordable Rented properties were recorded across the sub-region. There were none recorded in Huntingdonshire and fewer than 5 records for Cambridge, Fenland and Forest Heath. More data will be added on this when it becomes available.

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7.3 Analysis

Current situation

- The housing needs register indicates a high level of demand for social rented housing (which now includes Affordable Rent) in the sub-region, in particular in Cambridge. A large proportion of these households require smaller properties.
- There are on average around 2,805 general needs social rented properties let in the sub-region a year (about 12% of the stock). Nearly half of these are to households with at least one child, and a third are to single people. Just under a third of recent movers were previously housed in the social rented sector.
- It is likely that the proportion of Affordable Rent properties will increase as new supply comes on stream and existing social rented properties are converted when re-let.
- In the sub-region as a whole, 39% of recently moved social tenant households include at least one person in employment. Just over half derive all or part of their income from benefits. The average net income for this group is £11,804pa.

Changes over time

- In most areas of the sub-region, housing needs registers have decreased slightly since 2008. This may be because of the introduction of choice based lettings and a shared register removing duplicate applications in different districts. It may also reflect different review processes in different areas. The exceptions to this are Cambridge, and Huntingdonshire, both of which have increased sharply in the same period.
- 7,730 additional affordable homes (mostly social rented) were developed between 2006/07 and 2011/12, or an average of 1,296 per year between 2007/8 and 2011/12
- The Affordable Rent model was introduced in 2010/11. There is currently insufficient data to understand the effects of this locally. We will continue to monitor this and analyse it in more detail in future iterations of the SHMA.
- Changes to the housing benefit awarded to social tenants based on the size of the property they require (reducing benefits for working age households under-occupying properties) were introduced in April 2012. It is likely that some people will need to meet the shortfall in housing benefit by moving to a smaller home and this may therefore increase the need for smaller properties, especially 1 bedroom homes, subject to future changes in demographic profiles. The potential impacts of this change are covered in detail elsewhere (see Chapter 4 and Future Affordable Homes Project Part 3).

Geographical variation

- Cambridge has the largest number of households on the needs register. By priority band, Cambridge has the highest number of households in Band A, but East Cambridgeshire has the highest proportion.
- By size, South Cambridgeshire has a large proportion of households requiring two bedrooms compared to other districts, which have a higher proportion of households in need of one

Section 7.3 Analysis

bedroom homes (see Fig 1), reflecting policy differences with elsewhere in the sub-region. This is likely to change with changes to the housing benefit.

- Forest Heath has the highest turnover in the sub-region (8% compared to 6% for the sub-region as a whole). South Cambridgeshire has the lowest turnover on average. Cambridge had the highest proportion of lettings of 1 bedroom properties. Elsewhere in the sub-region, two bedroom properties were the most common size. Just over half the lettings in the City were to single person households, compared to around a third elsewhere in the sub-region.
- There were more properties let to older people (60+) in Cambridge and South Cambridgeshire than the other districts. Huntingdonshire had the highest proportion of lettings to young people (16-21).
- The net annual average income of recently moved tenants in the sub-region was £11,800. Fenland had the lowest percentage of lettings to working people (just 29% households have at least one person in employment compared to 39% in the sub-region as a whole). In South Cambridgeshire just over half of the lettings were to people working either full or part time, and the average income is considerably higher in this district than elsewhere in the sub-region.

What does all this data tell us?

At the end of March 2010 there were 23,123 households on the housing needs register in the sub-region as a whole. Around a third of these were registered in Cambridge.

There is an approximate turnover of 6% of stock per year. Lettings in the last three years have predominantly been to small to medium sized households on low incomes.

The current situation is likely to change considerably in the next few years. A range of changes to affordable housing are likely to have wide-reaching implications for the social rented sector in the coming years.

The Localism Act gives local authorities the freedom to decide the criteria for allowing households to go on the needs register. Nationally, this may lead to a decrease in numbers recorded as being in housing need. For example, some areas may decide to exclude households in low housing need, equivalent to Band D. If this approach were adopted in the sub-region, it would reduce the register by 42%. It may also change the type of properties required by size. For example, currently 2,331 (12%) of households on the register are overcrowded to some degree, and in most cases likely to require properties with more than one bedroom. Without Band D applicants, the proportion of households who are overcrowded increases to 19%. The approach taken by the sub region was to include Band D as applicants are still considered to be in housing need, albeit low priority, but are unable to afford a suitable property in the private sector. The housing register is no longer open to all but is restricted to those with a qualifying local connection to the sub region.

In April 2013, non-bidding households on the sub-regional needs register were contacted to ask if they were still in housing need and these records hibernated. The number of live applicants consequently decreased very sharply. It may take around a year to know how many of these applicants will re-register and to get a full picture on levels of expressed need.

The introduction of Affordable Rents is also likely to have implications, but there is currently insufficient data to determine what this will be. Affordable Rents are rents at up to 80% of market rents. The

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majority of new properties and some existing properties made available through re-lets will be as Affordable Rents This is to be “the primary housing product supported by HCA funding”, and will be offered to the same client group as existing housing, through the same allocations mechanisms (CIH 2011). Data about rents so far from the sub-region suggest Affordable Rent levels are quite similar to the upper limit of 80% of market rents. The limited preliminary data available from Cambridge (which has very high private rents) suggests Affordable Rents in the city may be lower than the limit of 80% in proportion to market rents. We will continue to monitor this as data accumulates.

This has a number of potential impacts.

- Tenants in Affordable Rent properties would be eligible for Housing Benefit. Basing rents on 60% to 80% of the market rent may increase the overall benefit bill and could increase benefit dependency (see Family Mosaic 2011).
- Identical properties on the same street possibly being available for vastly different rents.
- Altering bidding behaviour in the Choice Based Lettings system.
- Decreasing turnover in existing stock if people are deterred from moving by the prospect of considerably higher rents and fixed term/flexible tenancies.
- The Affordable Rent model applies to housing association stock. There may be an increase in demand for local authority owned properties in South Cambridgeshire and Cambridge.
- Because this is an untested model for social housing, it is a riskier option for housing associations to develop as they are expected to contribute a greater proportion of finance for new housing themselves by borrowing higher levels of private finance against their assets and through the increased revenue collected through the Affordable Rent model. In addition, the longer term plans for grant funding affordable housing (from 2015 onwards) is currently unclear. Because of this environment, the shape of the affordable housing stock is likely to look very different ten years from now.

Affordable Rented homes may be available as lifetime tenancies, but there will also be the option to introduce fixed term/flexible tenancies (around 5 years, but possibly as little as 2 in exceptional circumstances).

Recent new development surveys indicate a preference to stay at the current address long term (for more than five years) by most social tenants, and national data from the English Housing Survey also indicate this is a comparatively stable tenure. This particularly affects newer developments. If all social tenant households in a new area only have five year tenures, this may impact developing new communities. There is also a question of what will happen at the end of the fixed term/flexible tenancies, with some households expected to find private sector housing or some offered shared ownership. This will obviously depend on the availability of this type of stock (and access to finance this type of purchase).

The Future Affordable Homes Projections project considers this in more detail, please visit

<http://www.cambridgeshireinsight.org.uk/housing/housingwelfarereform>.

Section 7.4 Background information

7.4 Background information

7.4.1 Links and references

Correct at November 2013

CIH (2010) **Briefing paper on the impact of changes to Housing Benefit and Local Housing Allowance in the budget** accessed at <http://housing.cih.co.uk/memberbriefing/housingbenefit-July-2010.htm>

CLG (2007) **Strategic Housing Market Assessments: Practice Guidance** accessed at <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

Cambridgeshire County Council Research Group (2013) **Future Affordable Housing Project** accessed at <http://www.cambridgeshireinsight.org.uk/housing/housingwelfarereform>

The Localism Act 2011 accessed at <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

The Welfare Reform Bill accessed at <http://services.parliament.uk/bills/2010-11/welfarereform.html>

CLG (2013) **Assessment of housing and economic development needs** accessed at [http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment of housing and economic development needs](http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment%20of%20housing%20and%20economic%20development%20needs)

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7.4.2 Definition of terms

Term used	Abbreviation	Meaning, source or link to relevant website
Affordable rented housing	AR	<p>Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime** but is subject to other rent controls that require a rent of no more than 80% of the local market rent (Including service charges, where applicable)***</p> <p>** The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001).</p> <p>*** Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods. The Tenant Services Authority has issued an explanatory note on these at http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf</p>
Choice Based Lettings	CBL	<p>Social rented stock allocation system used in the Cambridge sub-region, known as Home-Link. Households apply to join the register and are assigned to a priority band, with A being the highest priority band, and Band D being the lowest. Households are able to bid for properties advertised and the successful applicant is the one with the highest level of need and longest wait. A number of properties are still let directly, e.g. for households who are unable to manage the bidding the process.</p> <p>www.home-link.org.uk</p>
Social rented housing	SR	<p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.) for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the HCA.</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing</p>
Home-Link Band A	Band A	<p>“Urgent Need”</p> <p>You are a Council or Housing Association tenant who needs to move urgently, for example because your property is about to be demolished or redeveloped.</p> <p>You are occupying a property where the Council has a Statutory Duty to move you due to overcrowding.</p> <p>You are occupying a property which has been assessed as posing an urgent health and safety risk to you and your family.</p> <p>You have an urgent medical condition, and your current housing is having a major adverse effect on the medical condition.</p> <p>You are a current resident of supported housing and you have been assessed as being ready to move into independent accommodation.</p> <p>You are homeless and one of the Partner Councils owes you a main homelessness duty.</p> <p>You have two or more needs from Band B.</p>
Home-Link Band B	Band B	<p>“High Need”</p> <p>You are occupying a property which has been assessed as posing a high health and safety risk to you and your family.</p> <p>You have a high need to move because of a medical condition, and your current housing is having a significant adverse effect on the medical condition.</p> <p>You have a high need to move because of harassment or threat of violence or abuse.</p> <p>You have been assessed as needing two more bedrooms than you currently have.</p> <p>You are a Council or Housing Association tenant within the Cambridge sub-region with two or more bedrooms than you need and are willing to move to a smaller property.</p> <p>You are threatened with homelessness and are working with the homelessness prevention service to try and prevent your homelessness.</p> <p>You have three or more needs from Band C.</p>

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Term used	Abbreviation	Meaning, source or link to relevant website
Home-Link Band C	Band C	<p>"Medium Need"</p> <p>You have a medium need to move because of a medical condition, and your current housing is having a minimal effect on the medical condition.</p> <p>You are a Council or Housing Association tenant in the sub-region and are living in a property with one bedroom more than you require and you are willing to move to a smaller property.</p> <p>You have a need to move for social reasons, for example to give or receive support to a family member, or for employment reasons or you have a child under 10 years and live above the ground floor.</p> <p>You are sharing facilities within your home with people who are not family members.</p> <p>You have been assessed as needing one more bedroom than you currently have.</p> <p>You are homeless or threatened with homelessness and are either intentionally homeless, not in priority need or are owed a main homeless duty by a local authority that are not a partner organisation in the sub-region.</p>
Home-Link Band D	Band D	<p>All applicants assessed as being adequately housed will be placed in Band D.</p> <p>Source: www.home-link.org.uk</p>

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7.4.3 Data issues

Main sources of data

- Data about current need is taken from Locata, the administration system for choice based lettings in the sub-region. Longer term trend data is taken from the CLG website, and ultimately from the Housing Strategy Statistical Appendix.
- CORE (COntinuous REcording) contains information about lettings into general needs and supported lettings, and sales of intermediate properties. This chapter uses CORE general needs social rented data for 2009/10 to 2011/12.
- The Data and Statistical Return (DSR, formerly RSR) from the HCA provides data about rents and the size and type of Housing Association Stock.
- Some data about size requirement of households on the needs register and long term trends is taken from the Local Authority Housing Statistics (LAHS) form 2011/12 (previously HSSA/ELASH).

Recent changes to data

- The LAHS form varies in detail from year to year, making analysis of long term trends complicated. The amount of data collated through this form has decreased considerably in the last few years.
- Also, prior to 2007 HA with more than 250 units were required to complete the Regulatory Statistical Returns. This means data about properties held by smaller association is missed. In 2007, this was changed to associations with more than 1,000 units.
- Some organisations do not complete CORE, or do not complete it every year. There is also missing data for some of the individual questions. For example, there is a considerable amount of missing data about incomes. Using three years' records gives better data coverage.
- CLG data used in this chapter no longer includes a regional total, making regional comparison much more time-consuming than previously. In this update, East of England totals are not included as they were in previous versions; however they may be included in profiles and atlases in future to aid comparison.
- Because of change and inconsistency of centrally collated data, this version of this chapter has made greater use of data available from the local housing needs register than previous versions. This means that comparator data may not be available, but it should give a more detailed and precise view of housing at the sub-regional level.

Planned changes to data

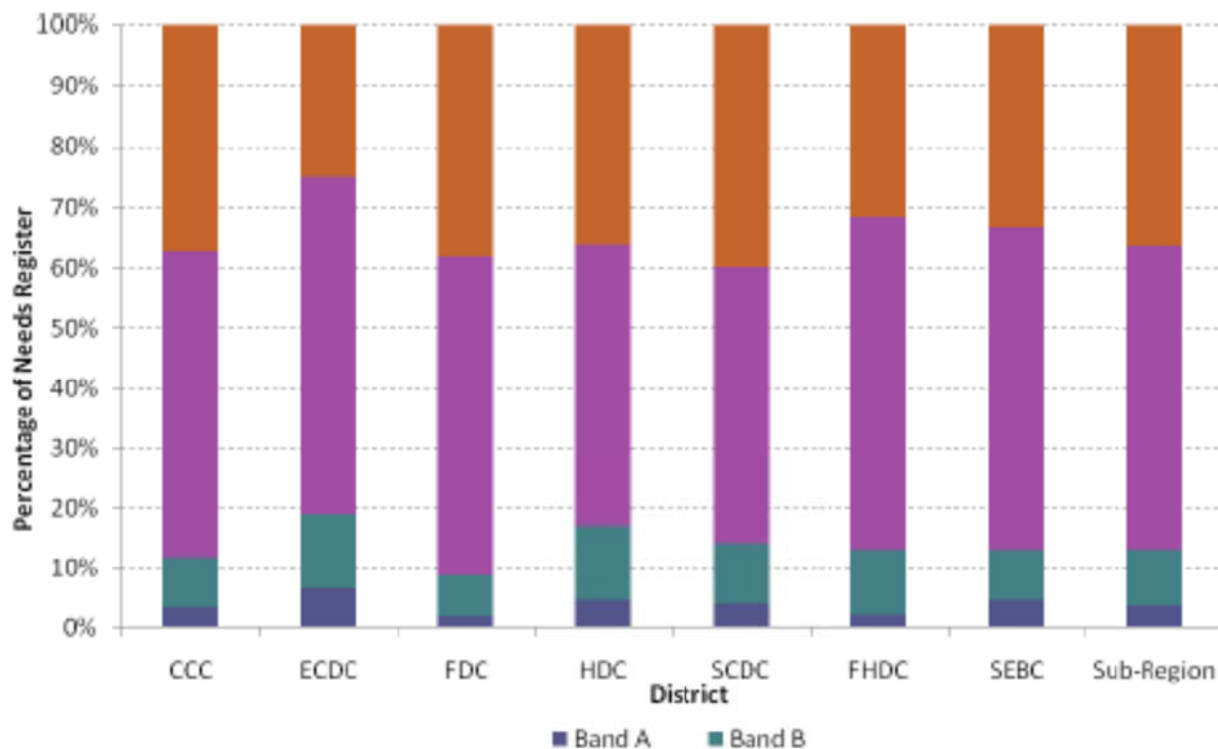
- Data about Affordable Rents is now being collected through CORE and DSR. However, 2011/12 was the first year for this and more data is needed for robust statistical analysis.

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7.4.4 Additional information

Housing Need

Fig 5 Housing needs register by priority need band, March 2012



Source: Locata

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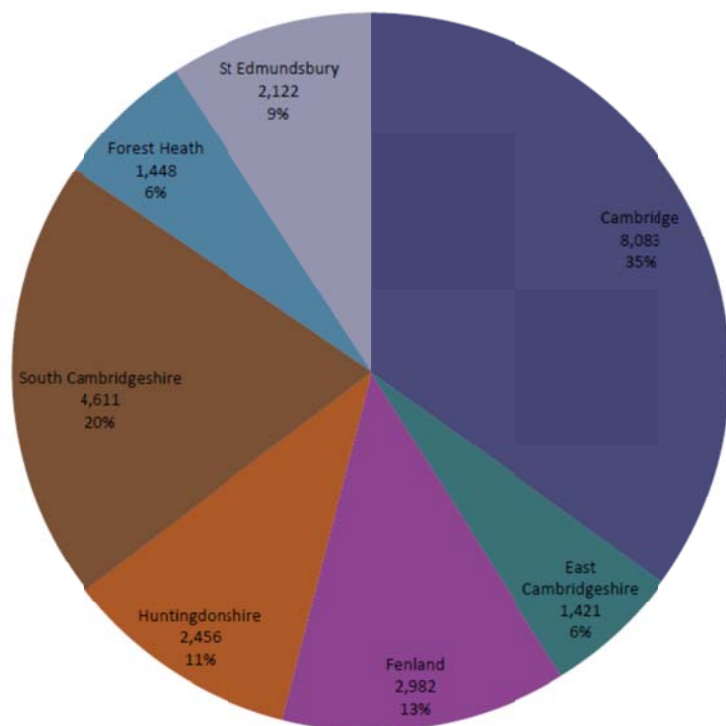
Table 12 **Band reason by district, Housing Needs Register March 2012**

	CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC	Sub-Region
Band A	298	96	57	119	199	30	104	903
Urgent transfer	56	7	13	19	26	2	4	127
Statutory overcrowding	1	1	1	0	5	1	1	10
Urgent health and safety risk	7	2	3	3	5	0	1	21
Urgent medical need	90	1	4	15	80	1	5	196
Current supported housing resident	36	3	21	27	1	4	44	136
Urgent multiple needs	64	21	4	26	31	10	4	160
Statutory homeless	44	61	11	29	51	12	45	253
Band B	645	173	212	296	461	158	171	2,116
Homeless Prevention	72	37	9	66	106	45	71	406
Victim of Harassment, Violence or Abuse	70	14	38	11	29	9	6	177
Under occupying by 2 Bedrooms	32	13	10	15	64	16	24	174
High Health and Safety Risk	10	2	3	3	22	5	1	46
High Medical Need	248	72	107	103	174	23	39	766
Lacking 2 Bedrooms	63	18	34	69	47	12	19	262
High Multiple Needs	150	17	11	28	17	48	8	279
Rough Sleeper	0	0	0	1	2	0	3	6
Band C	4,115	795	1,574	1,151	2,110	800	1,137	11,682
Social Reasons	301	243	182	161	125	304	125	1,441
Housing Conditions	2,942	165	529	495	1,308	227	404	6,070
Medium Medical Need	143	69	128	92	190	51	75	748
Under occupying by 1 Bedroom	86	39	22	35	32	27	61	302
Lacking 1 Bedroom	621	161	430	344	319	178	239	2,292
Homeless Other	22	118	283	24	136	13	233	829
Band D	3,025	357	1,139	890	1,841	460	710	8,422
Low Housing Need	2,684	351	1,105	870	1,836	395	706	7,947
Not Known	341	6	34	20	5	65	4	475
All bands	8,083	1,421	2,982	2,456	4,611	1,448	2,122	23,123

Source: Locata

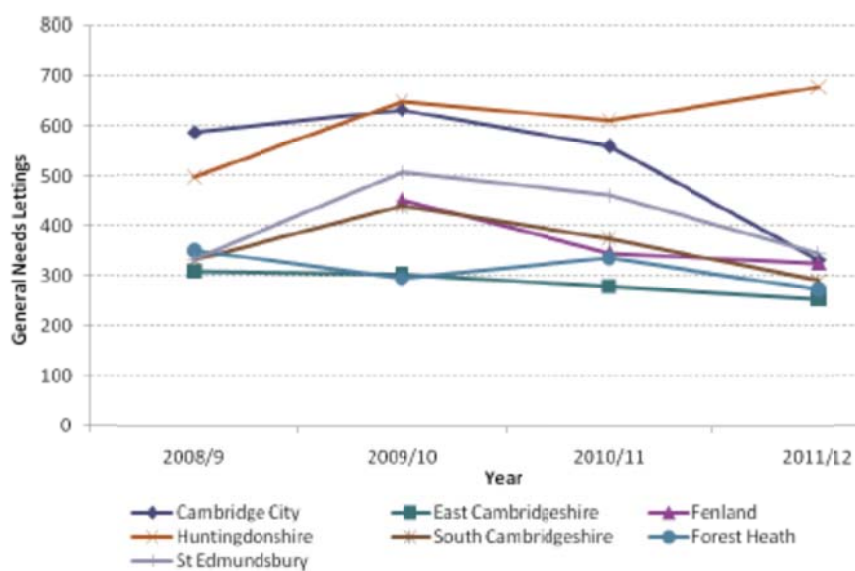
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Fig 6 Housing Needs register by district, 31st March 2012



Source: Locata

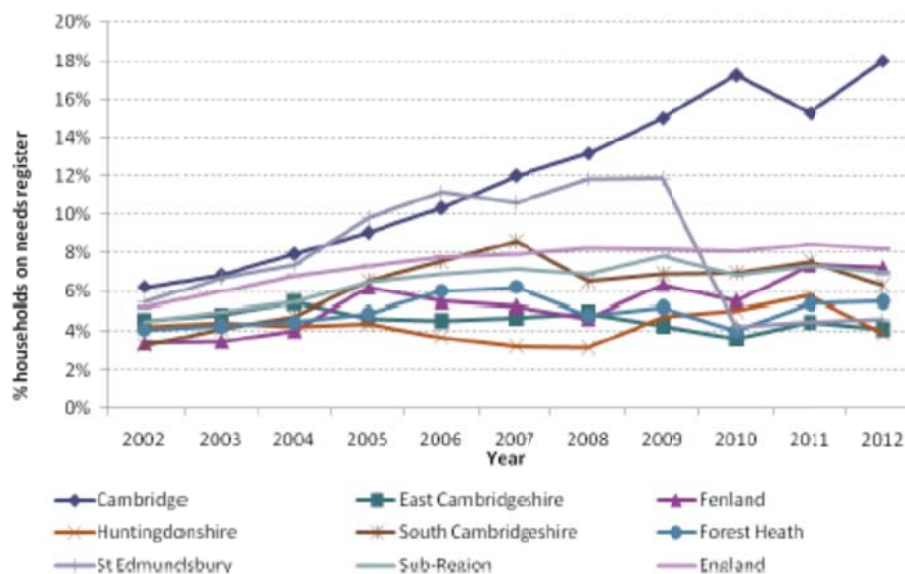
Fig 7 General Needs lettings per year 2009/10 to 2011/12



Source: Locata

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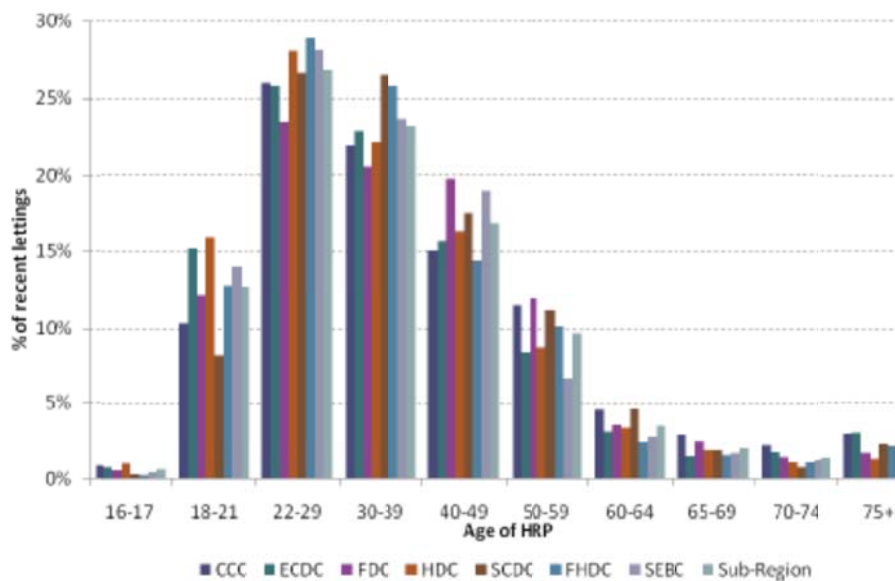
Fig 8 Percentage of all households who are registered on the HNR, Cambridge sub-region, and England



Source: CLG [Table 600](#) (HNR) and [Table 406](#) (Household projections)

Recent movers

Fig 9 Age of household reference persons by district, recently moved social tenants (2009/10-2011/12)



Source: CORE, 2009/10-2011/12

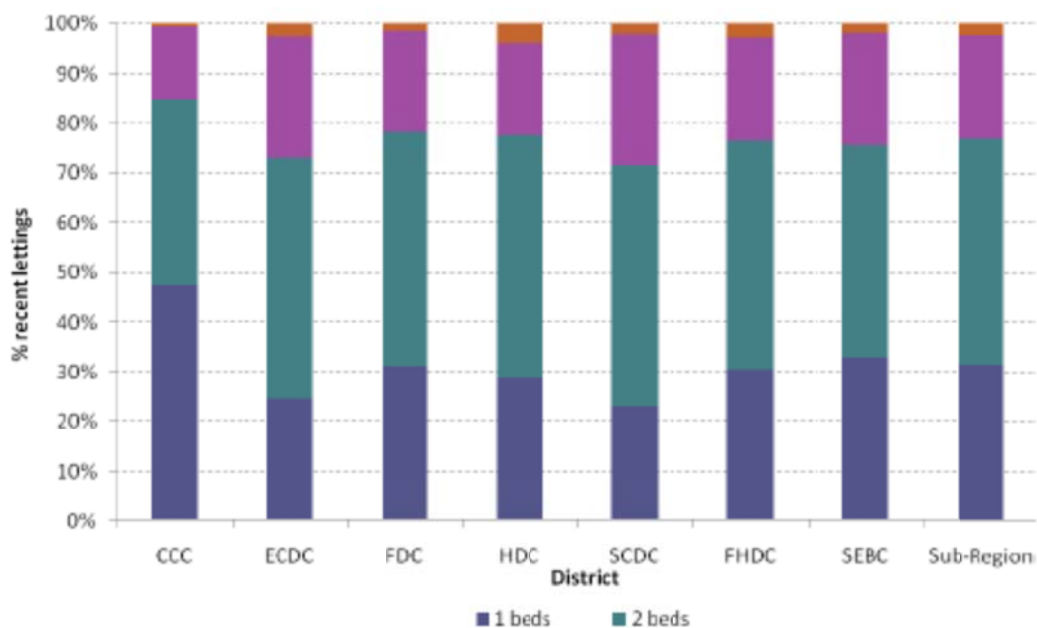
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Table 13 Household type of recently moved social tenants by district

	City	East Cambs	Fenland	HDC	South Cambs	Forest Heath	St Ed's	Sub-region
Single person	49%	27%	32%	34%	29%	33%	35%	35%
Couple, no children	10%	18%	18%	16%	20%	13%	10%	15%
1 Adult 1 Child	13%	14%	16%	15%	12%	16%	12%	14%
1 adult 2+ children	6%	12%	8%	10%	10%	11%	12%	10%
2 adults 1 child	10%	11%	9%	10%	11%	11%	12%	11%
2 adults 2+ children	7%	13%	9%	11%	13%	12%	13%	11%
3 or more adults, no children	1%	2%	3%	1%	2%	2%	2%	2%
3 adults 1 or more children	1%	1%	1%	2%	1%	1%	3%	2%
Unknown	2%	2%	2%	0%	1%	1%	2%	1%
Total	1,368	771	1,207	2,041	1,264	1,116	1,376	9,143

Source: CORE 2009/10-2011/12

Fig 10 Average percentage of properties let by number of bedrooms, 2009/10-2011/12



Source: CORE 2009/10-2011/12

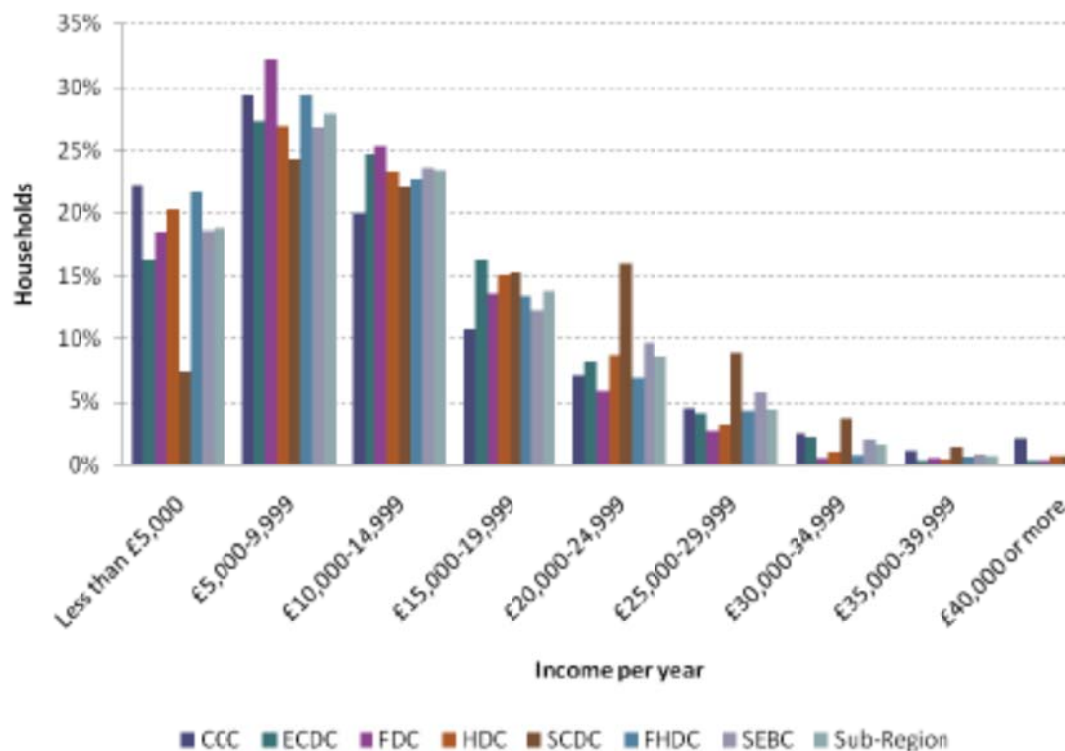
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Table 14 Economic status of household reference person (recent social tenant movers)

	City	East Cambs	Fenland	HDC	South Cambs	Forest Heath	St Eds	Sub-Region
Full time work	25%	27%	23%	29%	39%	29%	24%	28%
Part time work	11%	12%	6%	9%	13%	14%	13%	11%
Government training	0%	0%	0.3%	0.2%	0.1%	0.2%	0%	0.1%
Job seeker	13%	14%	15%	17%	11%	13%	18%	15%
Retired	10%	8%	7%	6%	7%	5%	6%	7%
Not seeking work	28%	25%	26%	23%	16%	25%	22%	23%
Full time student	1%	1%	1%	1%	1%	1%	2%	1%
Unable to work because of long term sickness/ disability	11%	12%	17%	14%	12%	10%	13%	13%
Other adult	1%	1%	3%	1%	1%	4%	2%	2%
Unknown	2%	2%	2%	0%	0.2%	0.3%	1%	1%
Total	1,368	771	1,207	2,041	1,264	1,116	1,376	9,143

Source: CORE 2009/10-2011/12

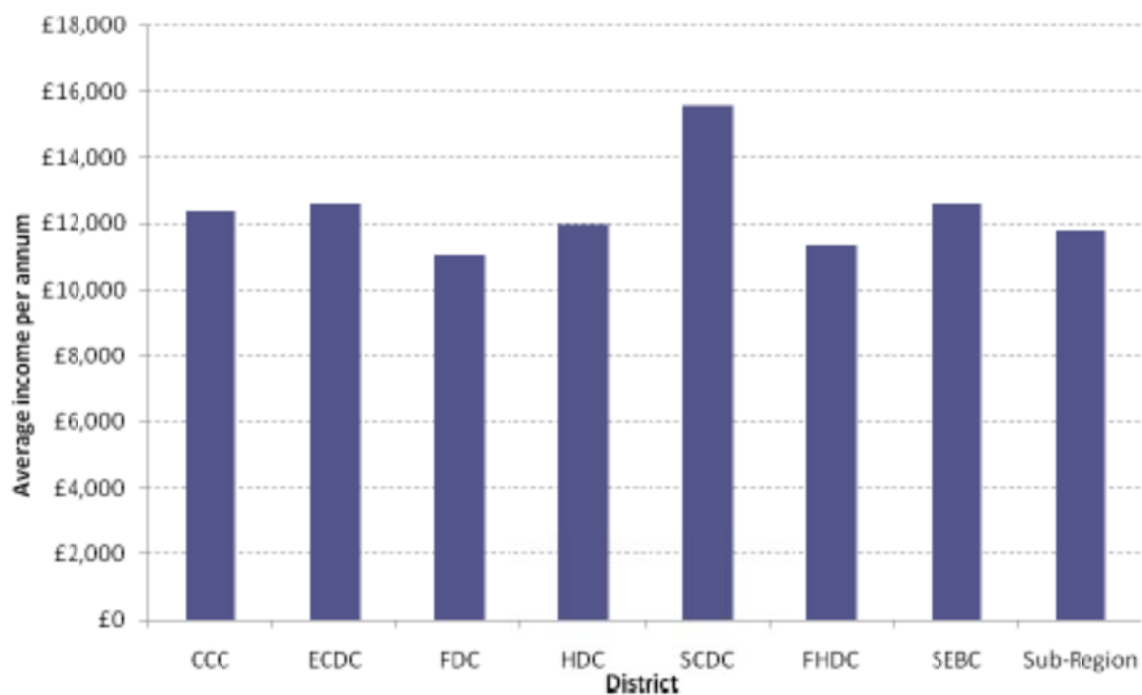
Fig 11 Net annual household income of recently moved social tenants



Source: CORE 2007/8-2009/10

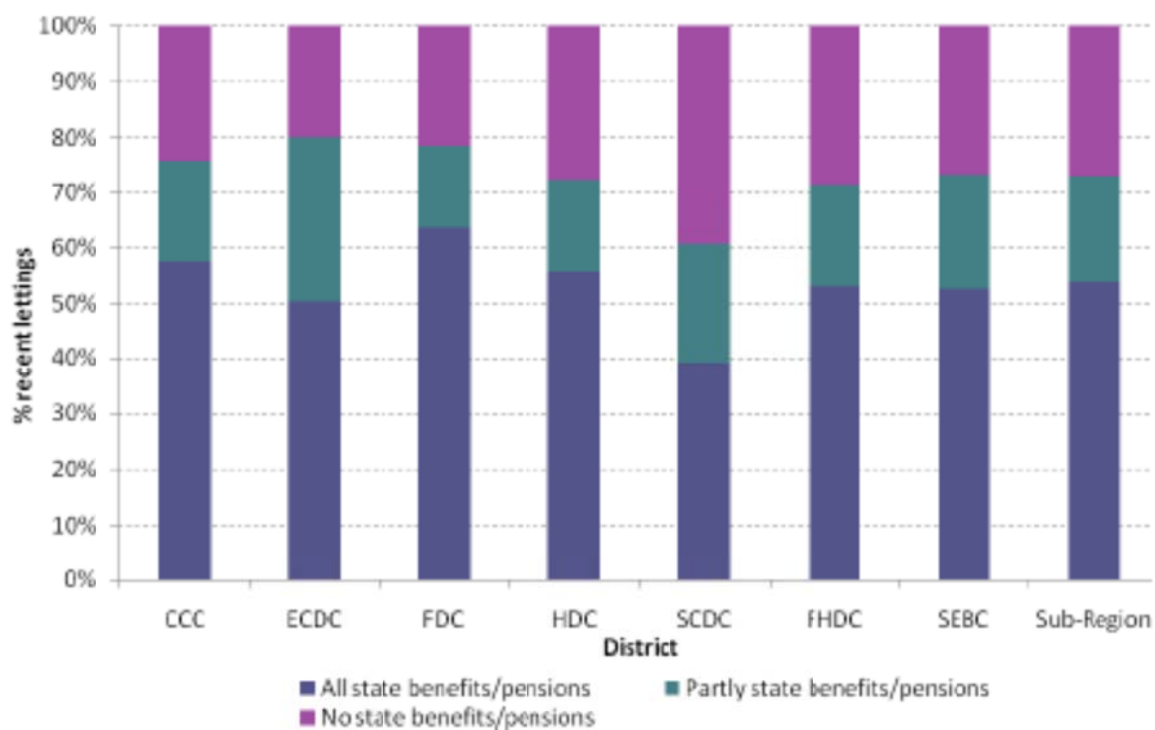
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Fig 12 Average net income per annum of recently moved social tenants by district



Source: CORE 2007/8-2009/10

Fig 13 Benefit dependency of recently moved social tenant by district



Source: CORE 2009/10-2011/12

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Table 15 **Previous tenure of recently moved social tenants by district**

	CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC	Sub-Region
LA general needs tenant	28%	4%	9%	3%	23%	6%	4%	11%
HA general needs tenant	10%	23%	22%	22%	13%	31%	23%	20%
Private sector tenancy	13%	21%	28%	17%	15%	22%	17%	19%
Owner occupation	1%	3%	4%	3%	2%	2%	2%	3%
Low cost home ownership#	0%	0.3%	0.1%	0.2%	0.5%	0.4%	0.2%	0.2%
Living with family	11%	22%	13%	22%	23%	17%	20%	19%
Living with friends	5%	5%	5%	6%	3%	5%	4%	5%
Tied housing	1%	2%	0%	1%	2%	2%	1%	1%
Supported housing	8%	3%	3%	1%	2%	3%	15%	5%
Housing for older people	1%	0.4%	0%	0%	0%	0.2%	1%	0.3%
Residential care home	0.1%	0%	0.1%	0.1%	0.1%	0%	0.3%	0.1%
Hospital	0.1%	0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Prison	0.1%	0%	0.2%	0%	0.1%	0%	0%	0.1%
Approved probation hostel	0.1%	0%	0.2%	0.2%	0.0%	0.1%	0%	0.1%
Children's home/foster care	0%	0%	0%	0%	0.2%	0%	0.1%	0.04%
Direct access hostel	2%	6%	4%	3%	1%	1%	1%	2%
Bed & Breakfast	1%	1%	0%	4%	0.2%	1%	1%	1%
Short life housing	2%	1%	1%	2%	1%	0.4%	1%	1%
Women's refuge	2%	1%	0.4%	2%	1%	1%	1%	1%
Foyer	0%	0.1%	1%	1%	0.1%	0%	0.1%	0.4%
Any other temporary accommodation	9%	3%	3%	8%	9%	5%	4%	6%
Rough sleeping	1%	1%	1%	1%	0.3%	1%	1%	1%
Mobile home/caravan	1%	1%	1%	1%	2%	0.4%	0%	1%
Other	5%	2%	4%	1%	2%	2%	3%	3%
Total	1,368	771	1,207	2,041	1,264	1,116	1,376	9,143

Source: CORE 2009/10-2011/12

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Table 16 **Reason for recently moved social tenants leaving previous home, Cambridge sub-region**

	Number	Percentage
Permanently decanted from another property owned by this landlord	136	1%
Left home country as a refugee	11	0.1%
Discharged from prison/ hospital. Other institution	28	0.3%
Loss of tied accommodation	102	1%
End of assured shorthold tenancy	362	4%
Eviction or repossession	335	4%
Domestic violence	355	4%
Non-violent relationship breakdown	476	5%
Asked to leave by family or friends	683	7%
Racial harassment	14	0.2%
Other problems with neighbours	282	3%
Property unsuitable because of overcrowding	1,625	18%
Property unsuitable because of ill-health/ disability	790	9%
Property unsuitable because of poor condition	270	3%
Couldn't afford rent or mortgage	288	3%
To move near school/ friends/family	312	3%
To move nearer to work	65	1%
To move to accommodation with support	88	1%
To move to independent accommodation	1,748	19%
Other	1,003	11%
Under-occupation	138	2%
Unknown	32	0.3%
Total	9,143	100%

Source: CORE 2009/10-2011/12

Some summary points about recent movers:

- Almost a half of these households (47%) included at least one child (Table 12). There was also a high proportion of single person households.
- 40% of household reference persons were aged under 30 (Fig 12). Cambridge has a high proportion of new households aged over 60 compared to other districts and the sub-region as a whole.
- 46% of lets in the sub-region as a whole were of two bedroom properties (Fig 14). In Cambridge, the most common size of property let was one bedroom homes (47%). There were 465 lets of properties with two or more bedrooms to working age single person households (6% of lettings).
- In the sub-region as a whole 39% of lettings were to households with at least one person in employment, and three quarters of these were employed full time (Table 13). There is some

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difference between the districts. 52% of recently moved tenants in South Cambridgeshire were employment compared to 29% in Fenland.

- Incomes are low; 47% of households had a net income of less than £10,000 per year (Fig 16) and 73% derive at least part of their income from benefits (Fig 20).
- Nearly a third of households moved from another social rented property (Table 14). After this, living with family and renting privately were the most common previous tenures. Moving to independent accommodation was the most common reason for moving from the last home, followed by overcrowding. Overcrowding was the most common reason in East Cambridgeshire, Fenland, South Cambridgeshire and Forest Heath (Table 15).

Past delivery of affordable homes

Table 17 Number of additional social rented dwellings, 2007/08 - 2011/12

	2007/08	2008/09	2009/10	2010/11	2011/12*	Total	Average per year
Cambridge	120	90	70	280	30	590	118
East Cambridgeshire	90	80	40	110	60	380	76
Fenland	50	50	150	100	20	370	74
Huntingdonshire	60	100	220	260	200	840	168
South Cambridgeshire	230	170	200	160	100	860	172
Forest Heath	150	130	170	110	50	610	122
St Edmundsbury	60	150	90	90	30	420	84
Sub-Region	760	770	940	1110	490	4,070	814

Source: CLG [Table 1006](#).

*Note: Includes affordable rent for 2011/12

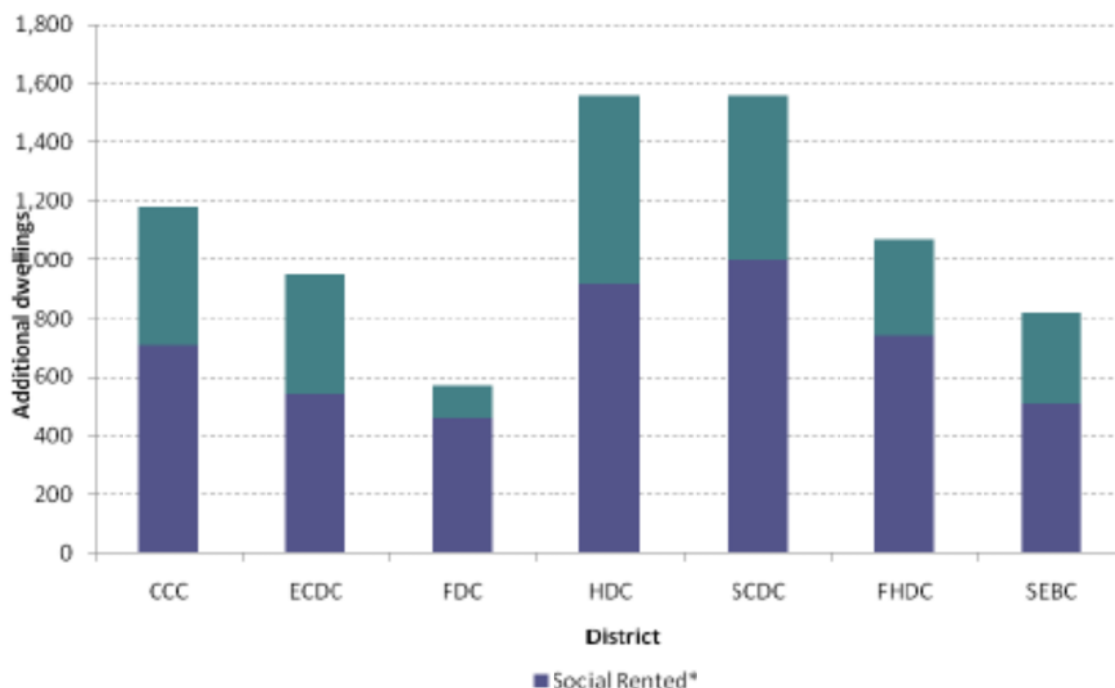
Table 18 Number of additional intermediate dwellings, 2007/08 - 2011/12

	2007/08	2008/09	2009/10	2010/11	2011/12	Total	Average per year
Cambridge	140	80	60	150	0	430	86
East Cambridgeshire	90	50	70	50	50	310	62
Fenland	30	20	30	10	10	100	20
Huntingdonshire	40	160	160	160	80	600	120
South Cambridgeshire	120	100	150	40	50	460	92
Forest Heath	50	50	70	30	30	230	46
St Edmundsbury	100	50	40	70	10	270	54
Sub-Region	570	510	580	510	230	2,400	480

Source: CLG [Table 1007](#)

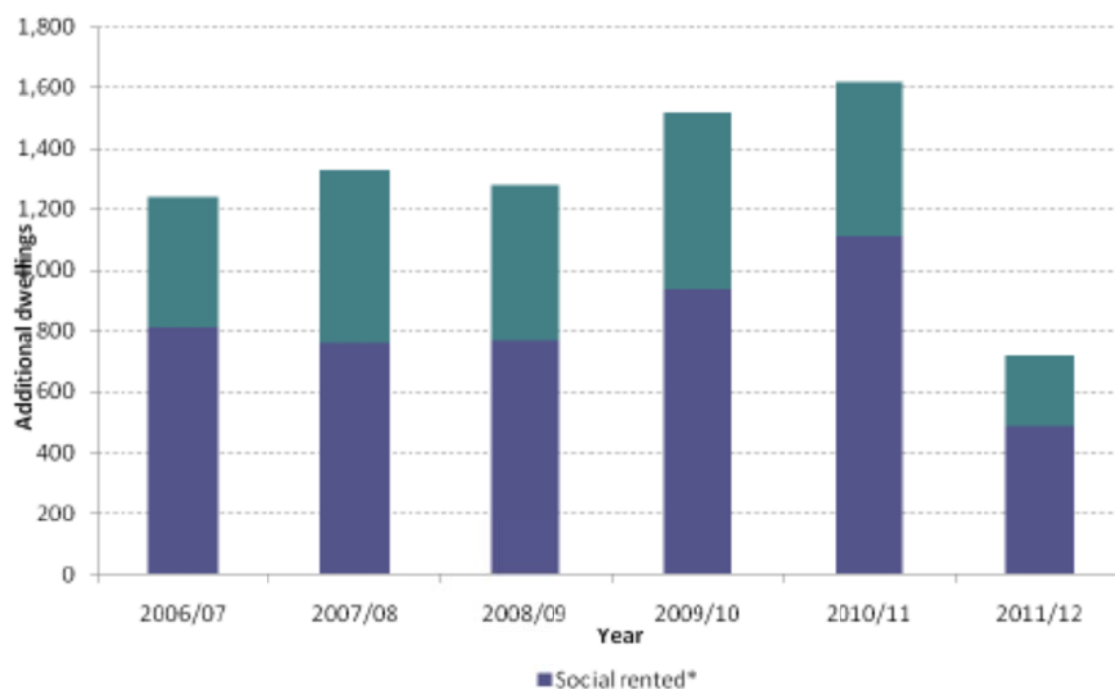
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Fig 14 Total number of "affordable" homes by district, 2006/7 to 2011/12



Source: CLG [Table 1006](#) and [Table 1007](#)

Fig 15 Affordable homes delivered per year by type, Cambridge sub-region 2007/08 -2011/12



Source: CLG [Table 1006](#) and [Table 1007](#)

Affordable Rented properties are included in the social rented properties (no separate data currently available). Fig 22 and Table 5 show the same data, but due to rounding, may not show exactly the same numbers.