

Key facts and figures

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Appendix 14. Key facts and figures

A14.1 Introduction

This appendix brings together some facts set out in more detail in various SHMA chapters. It includes key facts and figures on:

- Demography: Population, households, dwellings, and household types, from Chapter 10: *Demographic context*
- Regional Plan: From the East of England Plan showing minimum housing provision, from Chapter 22: *Planning context for housing delivery*
- Past delivery: Net dwelling completion, 2001/2 to 2007/08 and Past delivery of affordable homes, 2002/03 to 2007/08 from Chapter 23: *Past and future delivery*
- Future plans: Plans for housing delivery, 2008/09 to 2020/21 and future plans for affordable homes from Chapter 23: *Past and future delivery*
- Affordable homes: Identifying housing need and Comparing housing need to RSS targets from Chapter 27: *Identifying housing need*
- Tenure split: the affordable tenure split as calculated in Chapter 30, *Indication of affordable tenures* and using data from Chapter 21, *Current affordability by tenure and size*
- Sizes: information on housing needs registers, lettings and sales of rented and intermediate housing, from Chapter 29, *Current sizes*.
- Affordability by tenure and size: information comparing the monthly costs of different tenures and sizes of homes in each district, and the percentage of the current population unable to afford each size and tenure, from Chapter 21, *Current affordability by tenure and size*

The aim of this appendix is to help improve accessibility to, and comparison of the chapters relating to the sizes and tenures of homes needed across the sub region, and wherever possible, broken down by district. Further detail on data sources, limitations and validity are provided in the full chapters, along with commentary and notes, which is not reproduced here. This is simply a quick reference guide – it is important to read the background within the appropriate chapters to understand the context and meaning of these facts and figures.

For ease of reference, each district's figures start on a separate page.

For the 2009 version, Forest Heath and St Edmundsbury tables have now been added to the key facts and figures document although these two districts were still officially "observer" partners at that time. However, having committed to become full participants from 2009/10 onwards, we have included as much information as possible to summarise issues for the two districts.

® For 2010 we plan to include these two districts fully, and to run the affordable housing calculation.

A14.2 Cambridge City

Cambridge City: Demography

Table 1: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	109.9	151.2	41.3	37.6	18
Households	42.7	61.1	18.4	43.1	16.3

Source: Chapter 10: Tables 5 and 6

Table 2: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	16,100	7,700	28,200	39,600	10,900	7,500	2,180	109,900
Forecast Population by Broad Age Group, 2021 (rounded)	26,500	9,400	32,300	56,800	17,600	8,600	2,400	151,200
Change 2001 to 2021	10,400	1,700	4,100	17,200	6,700	1,100	220	41,300

Source: Chapter 10: Tables 8, 9, 10 and 11

Table 3: Breakdown of Households by Type, 2001 to 2021

	Couples	Lone parents	Single person	Other multi-adult	Total
2001	17,100	3,400	17,100	5,200	42,500
2012	21,800	5,800	26,100	7,300	61,000
2001-2021	4,700	2,400	9,000	2,100	18,500

Source: Chapter 10: Tables 12, 13 and 14

Cambridge City: Regional plan

Table 4: East of England Plan

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ¹)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Cambridge City	19,000	2,300 (460)	16,700 (1,110)

Source: Chapter 22: Table 2

Cambridge City: Past delivery

Table 5: Net dwelling completions , 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
Cambridge City	159	336	503	601	730	669	523	3521

Source: Chapter 23, Table 1

¹ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 6: Past delivery of “affordable” homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	1	0	1
RSL social rented	81	187	32	144	81	42	567
RSL intermediate rent	-	-	-	-	36	35	71
RSL- shared ownership/shared equity	0	13	6	15	55	79	168
Non LA/RSL social rented	-	-	-	-	0	0	0
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	0	0
Total	81	200	54	251	173	156	915
Of which, in settlements with populations of 3,000 or less	-	-	0	0	0	0	0
Low cost dwellings for low cost market housing	49	67	-	-	0	0	0

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

Cambridge City: Future plans

Table 7: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
Cambridge City	343	470	1201	1942	2109	1531	1191	1120	1283	960	800	700	500	14150

Source: Chapter 23, Table 12

Table 8: Future plans for “affordable” homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	100	37	137
Additional RSL intermediate rent	0	290	290
Additional RSL shared ownership/shared equity	15	31	46
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	115	358	237
Of which: provided in settlements with populations of 3,000 or less	0	0	0
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

Cambridge City: Affordable homes

Table 9: Identifying housing need

	Data	Step
Current housing need		
Priority homeless households and in temporary accommodation	119	
Overcrowded and concealed households	867	
Other groups total	6,380	
Total current housing need	7,366	
Annual Need to Reduce Backlog over 5 years (current need / 5)	1,473	A
Future housing need per year		
New household formation	324	
Existing households falling into need	750	
Total newly arising need	1,074	B
Total housing need per year	2,547	A + B
Existing supply		
Total affordable dwellings occupied by households in need	53	
Surplus affordable stock	0	
Units to be taken out of management	0	
Annual supply of social re-lets	555	
Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	12	
Total existing supply	620	C
Shortfall / surplus		
New supply needed to stop backlog growing	453	B - C
Need for new affordable homes per year	1,927	A + B - C
Projected supply from commitments	237	D
Predicted shortfall	1,690	A + B - C - D

Source: Chapter 27, Table 2

Table 10: Calculating need over a 15 year period

	Data	Step
First 5 years: need for new affordable homes	1,927 per year	
1,927 x 5 years	9,635	E
Year 6 onwards: Newly arising need per year	1,074	B
Total existing supply	620	C
Need for new affordable homes from Year 6 onwards	453 per year	B - C
453 x 10 years	4,530	F
Total: 15 years affordable housing need	14,165	E + F
RSS target for all homes, 2006 to 2021	16,700	
% affordable represents of RSS target	85%	

Source: Chapter 27, Table 3

Cambridge City: Tenure Split

Table 11: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	5,984	X 20%	1,197
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	1,440	42%	605
Total social rented			1,802
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	419	X 20%	84
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	1,440	18%	259
Total intermediate			343

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 12: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
Cambridge	1,802	343	84%	16%

Source: Chapter 30, Table 9

Cambridge City: Sizes

Table 13: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4+ bed	Unspecified	All
Number on register, 2008	3,879	1,332	570	177	26	5,984
% on register by size, 2008	65%	22%	10%	3%	-	100%
Average register by size 2005 to 2008	69%	21%	8%	2%	0.3%	100%
Lettings by size	195	130	78	4	-	407
% lettings by size	48%	32%	19%	1%	-	100%

Source: Chapter 29: Tables 1, 2, 3, 4 and 5

Table 14: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4+ beds	Unspecified	All
% bedroom need for intermediate tenures	70%	15%	9%	3%	3%	100%
% intermediate sales by number of bedrooms	33%	40%	26%	0%	-	100%

Source: Chapter 29: Tables 8 and 10

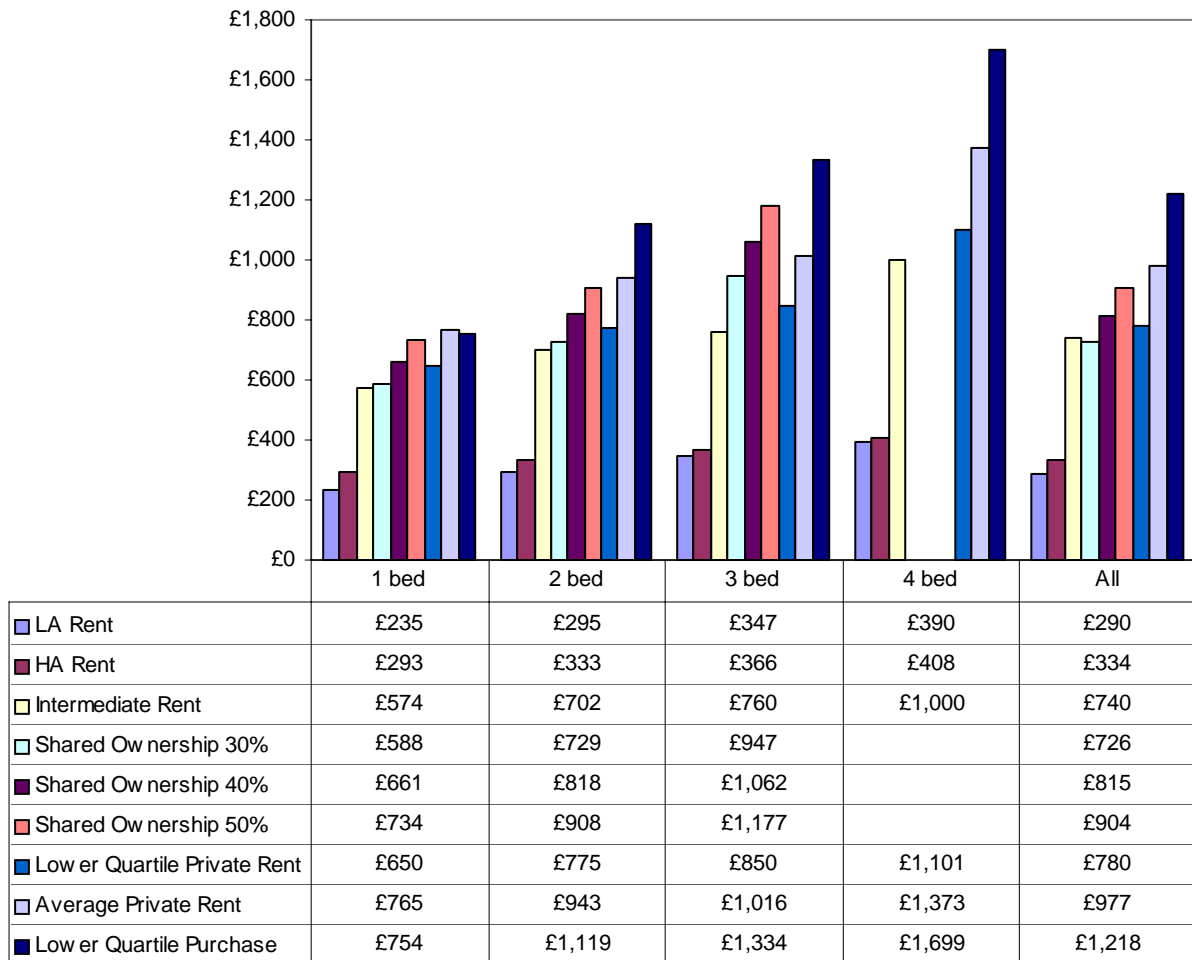
Cambridge City: Affordability by tenure and size

Table 15: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
LA Rent	5%	9%	11%	15%	7%
RSL Rent	9%	11%	13%	17%	11%
Intermediate Rent	31%	40%	44%	62%	44%
Shared Ownership 30%	31%	42%	58%	-	42%
Shared Ownership 40%	38%	49%	65%	-	49%
Shared Ownership 50%	42%	56%	71%	-	56%
Lower Quartile Private Rent	35%	46%	53%	68%	46%
Average Private Rent	46%	58%	63%	79%	60%
Lower Quartile Purchase	44%	68%	78%	88%	73%

Source: Chapter 21, Table 1

Fig 1: Cambridge City - Monthly cost by tenure



Source: Chapter 21, Fig 1

A14.3 East Cambridgeshire

East Cambridgeshire: Demography

Table 16: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	70.9	79.9	9	12.7	9.6
Households	29.9	37.6	7.7	25.8	10.1

Source: Chapter 10, Tables 5 and 6

Table 17: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	14,300	3,100	7,600	31,000	9,700	5,400	1,420	71,000
Forecast Population by Broad Age Group, 2021 (rounded)	13,700	3,400	7,000	30,800	15,500	9,600	2,810	79,900
Change in Population by Broad Age Groups, 2001 to 2021 ¹	-600	300	-600	-200	5,800	4,200	1,390	8,900

Source: Chapter 10, Tables 8, 9, 10 and 11

Table 18: Breakdown of Households by Type, 2001 to 2021

	Couples	Lone parents	Single person	Other multi-adult	Total
2001	16,800	2,100	9,100	2,000	30,000
2012	18,900	2,200	13,500	3,000	37,600
2001-2021	2,100	100	4,400	1,000	7,600

Source: Chapter 10, Tables 12, 13 and 14

East Cambridgeshire: Regional plan

Table 19: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ²)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
East Cambridgeshire	8,600	3,240 (650)	5,360 (360)

Source: Chapter 22, Table 2

East Cambridgeshire: Past delivery

Table 20: Net dwelling completions , 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
East Cambridgeshire	799	589	606	401	796	688	753	4632

Source: Chapter 23, Table 1

² Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 21: Past delivery of “affordable” homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	0	0	0
RSL social rented	96	65	38	100	106	122	527
RSL intermediate rent	-	-	0	0	0	0	0
RSL- shared ownership/shared equity	10	40	36	119	84	79	368
Non LA/RSL social rented	-	-	0	0	0	0	0
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	7	7
Total	106	105	74	219	190	208	902
Of which, in settlements with populations of 3,000 or less	-	-	49	25	34	33	141
Of which, additional low-cost dwellings for low-cost market housing	4	23	0	0	0	23	50

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

East Cambridgeshire: Future plans

Table 22: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
East Cambridgeshire	400	535	586	615	515	380	301	338	493	490	335	150	170	5308

Source: Chapter 23, Table 12

Table 23: Future plans for “affordable” homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	120	120	240
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	40	40	80
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	160	160	160
Of which: Provided in settlements with populations of 3,000 or less	40	40	80
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

East Cambridgeshire: Affordable homes

Table 24: Identifying housing need

	Data	Key
Current housing need		
Priority homeless households and in temporary accommodation	43	
Overcrowded and concealed households	1,101	
Other groups total	1,653	
Total current housing need	2,797	
Annual Need to Reduce Backlog over 5 years	559	A
Future housing need per year		
New household formation	311	
Existing households falling into need	476	
Total newly arising need	786	B
Total housing need per year	1,345	A + B
Existing supply		
Total affordable dwellings occupied by households in need	22	
Surplus affordable stock	0	
Units to be taken out of management	-2	
Annual supply of social re-lets	303	
Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	13	
Total existing supply	336	C
Shortfall / surplus		
New supply needed to stop backlog growing	450	B - C
Need for new affordable homes per year	1,009	A + B - C
Projected supply from commitments	160	D
Predicted shortfall	849	A + B - C - D

Source: Chapter 27, Table 4

Table 25: Calculating need over a 15 year period

	Data	Key
First 5 years	1,009 per year	
1,009 x 5	5,045	E
Year 6 onwards: Newly arising need	786 per year	B
Total existing supply	336	C
Need for new affordable homes from Year 6 onwards	450	B - C
450 x 10	4,500	F
15 years affordable housing need	9,545	E + F
RSS target for all homes, 2006 to 2021	5,360	
% affordable represents of RSS target	178%	

Source: Chapter 27, Table 5

East Cambridgeshire: Tenure Split

Table 26: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	1603	X 20%	321
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	560	23%	129
Total social rented			450
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	419	X 20%	84
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	560	17%	95
Total intermediate			133

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 27: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
East Cambridgeshire	450	133	77%	23%

Source: Chapter 30, Table 9

East Cambridgeshire: Sizes

Table 28: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4 bed	Unspecified	All
Number on register, 2008	837	460	203	85	18	1,603
% on register by size, 2008	52%	29%	13%	5%	1%	100%
Average register by size 2005 to 2008	55%	27%	13%	4%	0.3%	100%
Lettings by size	86	151	80	8	-	325
% lettings by size	26%	46%	25%	2%	-	100%

Source: Chapter 29: Tables 1, 2, 3, 4 and 5

Table 29: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	59%	17%	15%	5%	3%	100%
% intermediate sales by number of bedrooms	9%	48%	43%	0%	-	100%

Source: Chapter 29: Tables 8 and 10

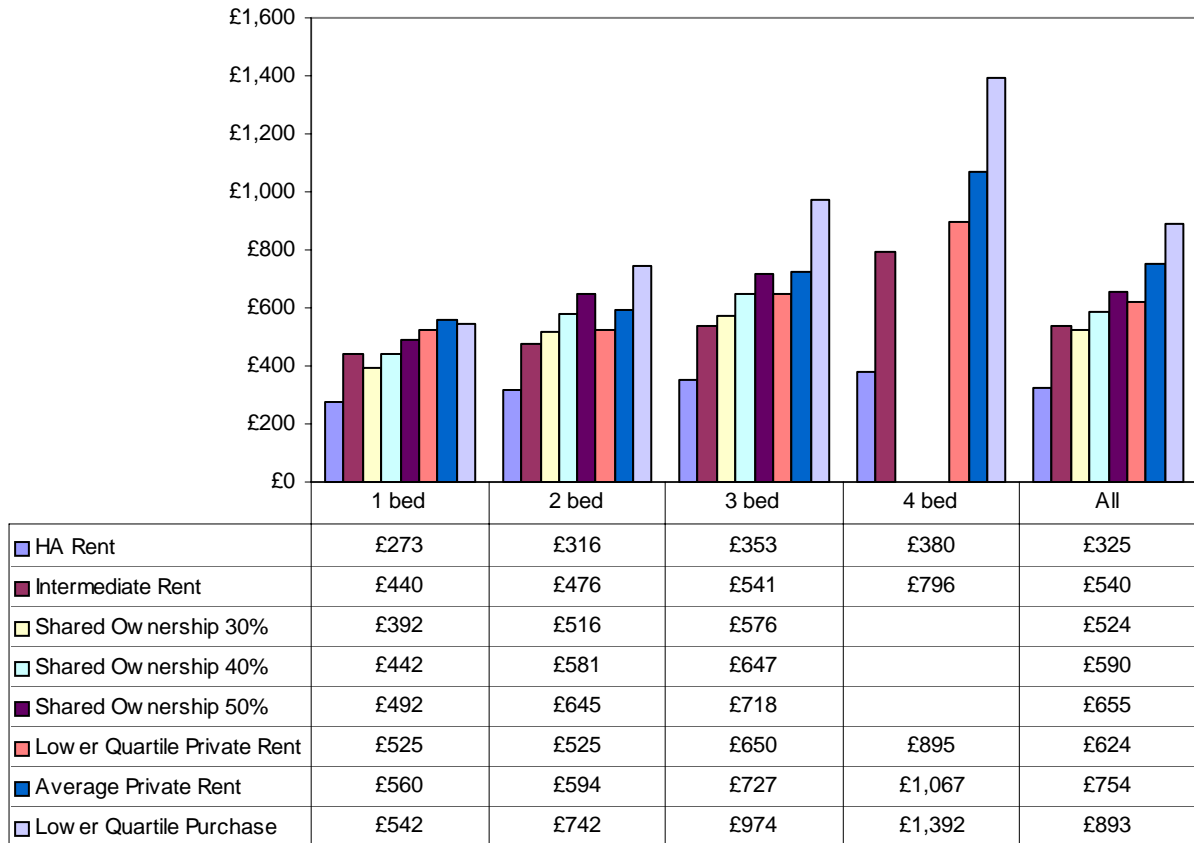
East Cambridgeshire: Affordability by tenure and size

Table 30: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
RSL Rent	6%	8%	11%	13%	10%
Intermediate Rent	17%	19%	23%	44%	23%
Shared Ownership 30%	13%	23%	27%	-	23%
Shared Ownership 40%	17%	27%	32%	-	27%
Shared Ownership 50%	21%	32%	38%	-	34%
Lower Quartile Private Rent	23%	23%	32%	50%	29%
Average Rent	25%	27%	38%	61%	40%
Lower Quartile Purchase	25%	40%	56%	77%	50%

Source: Chapter 21, Table 2

Fig 2: East Cambridgeshire - monthly cost by tenure



Source: Chapter 21, Fig 2

A14.4 Fenland

Fenland: Demography

Table 31: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	83.7	99.4	15.7	18.8	11.8
Households	35.3	45.4	10.1	28.6	12.1

Source: Chapter 10: Tables 5 and 6

Table 32: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	16,400	3,500	8,600	34,700	13,200	7,400	1,850	83,700
Forecast Population by Broad Age Group, 2021 (rounded)	16,400	4,100	11,000	36,200	20,400	11,300	3,670	99,400
Change in Population by Broad Age Groups, 2001 to 2021 ¹	0	600	2,400	1,500	7,200	3,900	1,820	15,700

Source: Chapter 10: Tables 8, 9, 10 and 11

Table 33: Breakdown of Households by Type, 2001 to 2021

	Couples	Lone parents	Single person	Other multi-adult	Total
2001	18,500	3,000	11,800	2,000	35,300
2012	21,200	3,500	17,900	2,700	45,300
2001-2021	2,700	500	6,100	700	10,000

Source: Chapter 10: Tables 12, 13 and 14

Fenland: Regional plan

Table 34: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ³)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Fenland	11,000	3,340 (670)	7,660 (510)

Source: Chapter 22: Table 2

Fenland: Past delivery

Table 35: Net dwelling completions , 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
Fenland	513	695	736	636	781	759	934	5054

Source: Chapter 23, Table 1

³ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 36: Past delivery of "affordable" homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	0	0	0
RSL social rented	34	63	77	63	70	77	384
RSL intermediate rent	-	-	0	0	0	0	0
RSL- shared ownership/shared equity	0	4	12	28	6	34	84
Non LA/RSL social rented	-	-	0	0	0	0	0
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	0	0
Total	34	67	89	91	76	111	468
Of which, in settlements with populations of 3,000 or less	-	-	15	14	5	41	75
Of which, low cost dwellings for low cost market housing	0	0	0	0	0	0	0

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

Fenland: Future plans

Table 37: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2008/9 to 2020/21	Total
Fenland	512	695	600	525	520	511	510	510	510	510	510	510	510	6933	

Source: Chapter 23, Table 12

Table 38: Future plans for "affordable" homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	70	70	140
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	35	35	70
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	105	105	105
Of which: provided in settlements with populations of 3,000 or less	25	25	50
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

Fenland: Affordable homes

Table 39: Identifying housing need

	Data	Key
Current housing need		
Priority homeless households and in temporary accommodation	65	
Overcrowded and concealed households	632	
Other groups total	1,961	
Total current housing need	2,658	
Annual Need to Reduce Backlog over 5 years	532	A
Future housing need per year		
New household formation	183	
Existing households falling into need	568	
Total newly arising need	751	B
Total housing need per year	1,283	A + B
Existing supply		
Total affordable dwellings occupied by households in need	44	
Surplus affordable stock	0	
Units to be taken out of management	0	
Annual supply of social re-lets	428	
Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	12	
Total existing supply	485	C
Shortfall / surplus		
New supply needed to stop backlog growing	266	B - C
Need for new affordable homes per year	798	A + B - C
Projected supply from commitments	105	D
Predicted shortfall	693	A + B - C - D

Source: Chapter 27, Table 6

Table 40: Calculating need over a 15 year period

	Data	Key
First 5 years	798 per year	
798 x 5	3,990	E
Year 6 onwards: Newly arising need	751 per year	B
Total existing supply	485	C
Need for new affordable homes from Year 6 onwards	266	B - C
266 x 10	2,660	F
15 years affordable housing need	6,650	E + F
RSS target for all homes, 2006 to 2021	7,660	
% affordable represents of RSS target	87%	

Source: Chapter 27, Table 7

Fenland: Tenure Split

Table 41: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	1,802	X 20%	360
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	660	23%	152
Total social rented			512
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	55	X 20%	11
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	660	10%	66
Total intermediate			77

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 42: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
Fenland	512	77	87%	13%

Source: Chapter 30, Table 9

Fenland: Sizes

Table 43: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4+ bed	Unspecified	All
Number on register, 2008	851	614	277	60	-	1,802
% on register by size, 2008	47%	34%	15%	3%	0%	100%
Average register by size 2005 to 2008	50%	32%	16%	2%	-	100%
Lettings by size	134	147	96	3	-	380
% lettings by size	35%	39%	25%	1%	-	100%

Source: Chapter 29: Tables 1, 2, 3, 4 and 5

Table 44: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	50%	26%	19%	2%	4%	100%
% intermediate sales by number of bedrooms	0%	43%	57%	0%	-	100%

Source: Chapter 29: Tables 8 and 10

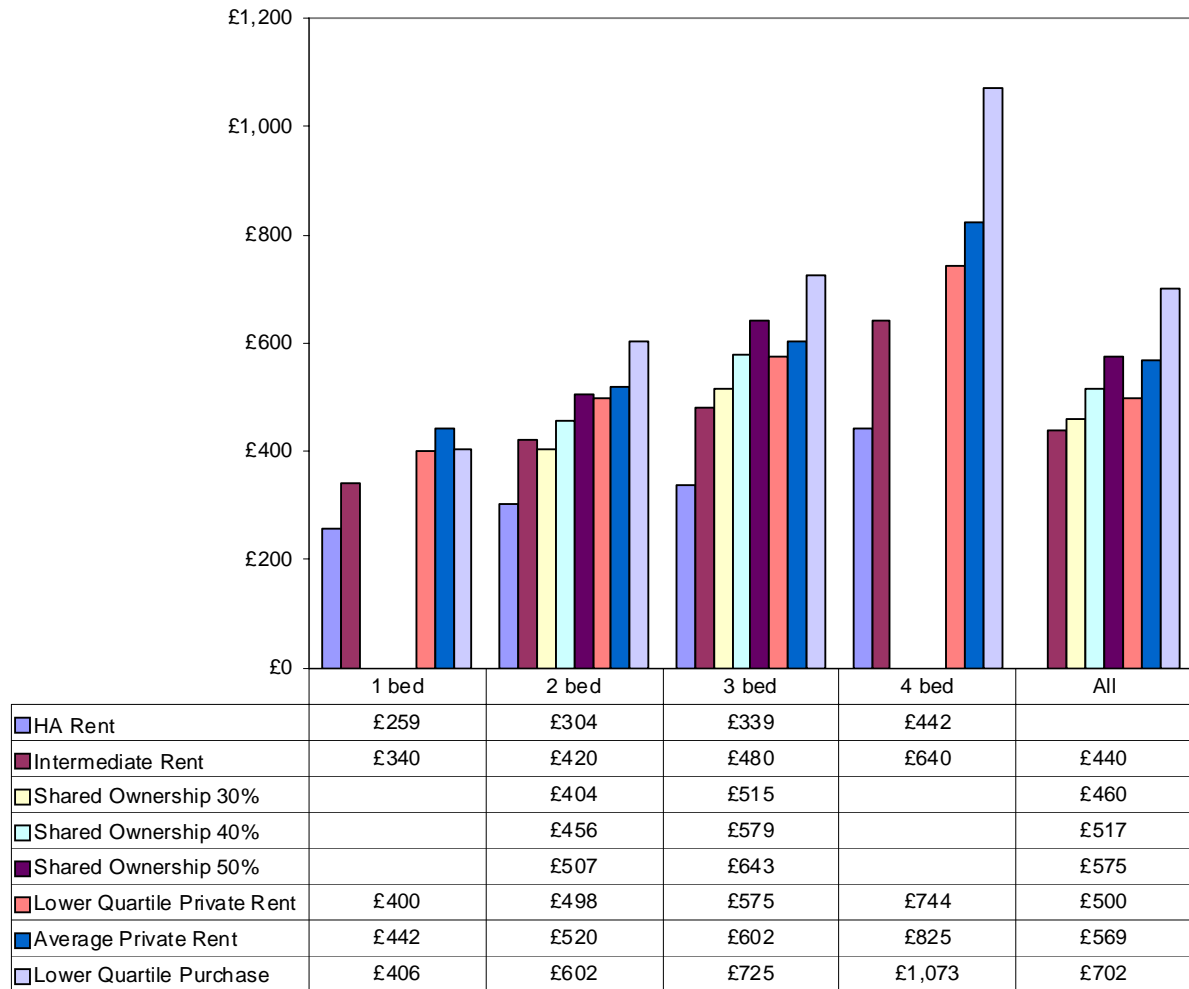
Fenland: Affordability by tenure and size

Table 45: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
RSL Rent	8%	9%	11%	13%	9%
Intermediate Rent	13%	20%	25%	41%	23%
Shared Ownership 30%	-	20%	30%	-	25%
Shared Ownership 40%	-	23%	36%	-	30%
Shared Ownership 50%	-	28%	41%	-	36%
Lower Quartile Private Rent	18%	28%	36%	50%	28%
Average Rent	23%	30%	38%	57%	33%
Lower Quartile Purchase	20%	38%	48%	72%	46%

Source: Chapter 21, Table 3

Fig 3: Fenland - monthly cost by tenure



Source: Chapter 21, Fig 3

A14.5 Huntingdonshire

Huntingdonshire: Demography

Table 46: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	157.2	164.5	7.3	4.6	19.6
Households	63.1	75.4	12.3	19.5	20.2

Source: Chapter 10: Tables 5 and 6

Table 47: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	34,000	7,100	17,100	71,100	18,600	9,400	2,360	157,200
Forecast Population by Broad Age Group, 2021 (rounded)	26,600	6,200	17,700	66,300	30,700	16,900	4,220	164,500
Change in Population by Broad Age Groups, 2001 to 2021 ¹	- 6,800	- 900	700	- 4,200	11,900	7,750	1,860	8,450

Source: Chapter 10: Tables 8, 9, 10 and 11

Table 48: Breakdown of Households by Type, 2001 to 2021

	Couples	Lone parents	Single person	Other multi-adult	Total
2001	35,500	5,200	19,000	3,400	63,100
2012	36,100	5,200	29,700	4,300	75,300
2001-2021	600	0	10,700	900	12,200

Source: Chapter 10: Tables 12, 13 and 14

Huntingdonshire: Regional plan

Table 49: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ⁴)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Huntingdonshire	11,200	2,890 (580)	8,310 (550)

Source: Chapter 22: Table 2

Huntingdonshire: Past delivery

Table 50: Net dwelling completions , 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
Huntingdonshire	334	582	577	698	742	649	755	4337

Source: Chapter 23, Table 1

⁴ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 51: Past delivery of “affordable” homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	0	0	0
RSL social rented	80	68	91	98	131	62	530
RSL intermediate rent	-	-	0	0	37	0	37
RSL- shared ownership/shared equity	8	24	8	47	53	34	174
Non LA/RSL social rented	-	-	0	0	2	0	2
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	0	0
Total	88	92	99	145	223	96	743
Of which, in settlements with populations of 3,000 or less	-	-	23	12	28	18	81
Low cost dwellings for low cost market housing	0	0	0	0	0	0	0

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

Huntingdonshire: Future plans

Table 52: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
Huntingdonshire	753	800	861	741	744	823	738	743	824	769	635	536	491	9458

Source: Chapter 23, Table 12

Table 53: Future plans for “affordable” homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	142	246	388
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	104	92	196
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	246	338	292
Of which: provided in settlements with populations of 3,000 or less	30	10	40
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

Huntingdonshire: Affordable homes

Table 54: Identifying housing need

	Data	Key
Current housing need		
Priority homeless households and in temporary accommodation	19	
Overcrowded and concealed households	1,732	
Other groups total	1,556	
Total current housing need	3,307	
Annual Need to Reduce Backlog over 5 years	661	A
Future housing need per year		
New household formation	581	
Existing households falling into need	639	
Total newly arising need	1,220	B
Total housing need per year	1,881	A + B
Existing supply		
Total affordable dwellings occupied by households in need	61	
Surplus affordable stock	0	
Units to be taken out of management	0	
Annual supply of social re-lets	459	
Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	31	
Total existing supply	551	C
Shortfall / surplus		
New supply needed to stop backlog growing	669	B - C
Need for new affordable homes per year	1,330	A + B - C
Projected supply from commitments	292	D
Predicted shortfall	1,038	A + B - C - D

Source: Chapter 27, Table 8

Table 55: Calculating need over a 15 year period

	Data	Key
First 5 years	1,330 per year	
1,330 x 5	6,650	E
Year 6 onwards: Newly arising need	1,220 per year	B
Total existing supply	551	C
Need for new affordable homes from Year 6 onwards	669	B - C
669 x 10	6,690	F
15 years affordable housing need	13,340	E + F
RSS target for all homes, 2006 to 2021	8,310	
% affordable represents of RSS target	160%	

Source: Chapter 27, Table 9

Huntingdonshire: Tenure Split

Table 56: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	1,452	X 20%	290
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	1,060	18%	191
Total social rented			481
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	241	X 20%	48
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	1,060	16%	170
Total intermediate			218

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 57: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
Huntingdonshire	481	218	69%	31%

Source: Chapter 30, Table 9

Huntingdonshire: Sizes

Table 58: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4 bed	Unspecified	All
Number on register, 2008	828	915	279	156	-	2,178
% on register by size, 2008	38%	42%	13%	7%	0%	100%
Average register by size 2005 to 2008	56%	27%	11%	6%	-	100%
Lettings by size	126	192	110	12	-	440
% lettings by size	29%	44%	25%	3%	-	100%

Source: Chapter 29: Tables 1, 2, 3, 4 and 5

Table 59: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	61%	18%	15%	3%	3%	100%
% intermediate sales by number of bedrooms	7%	61%	31%	2%	100%	

Source: Chapter 29: Tables 8 and 10

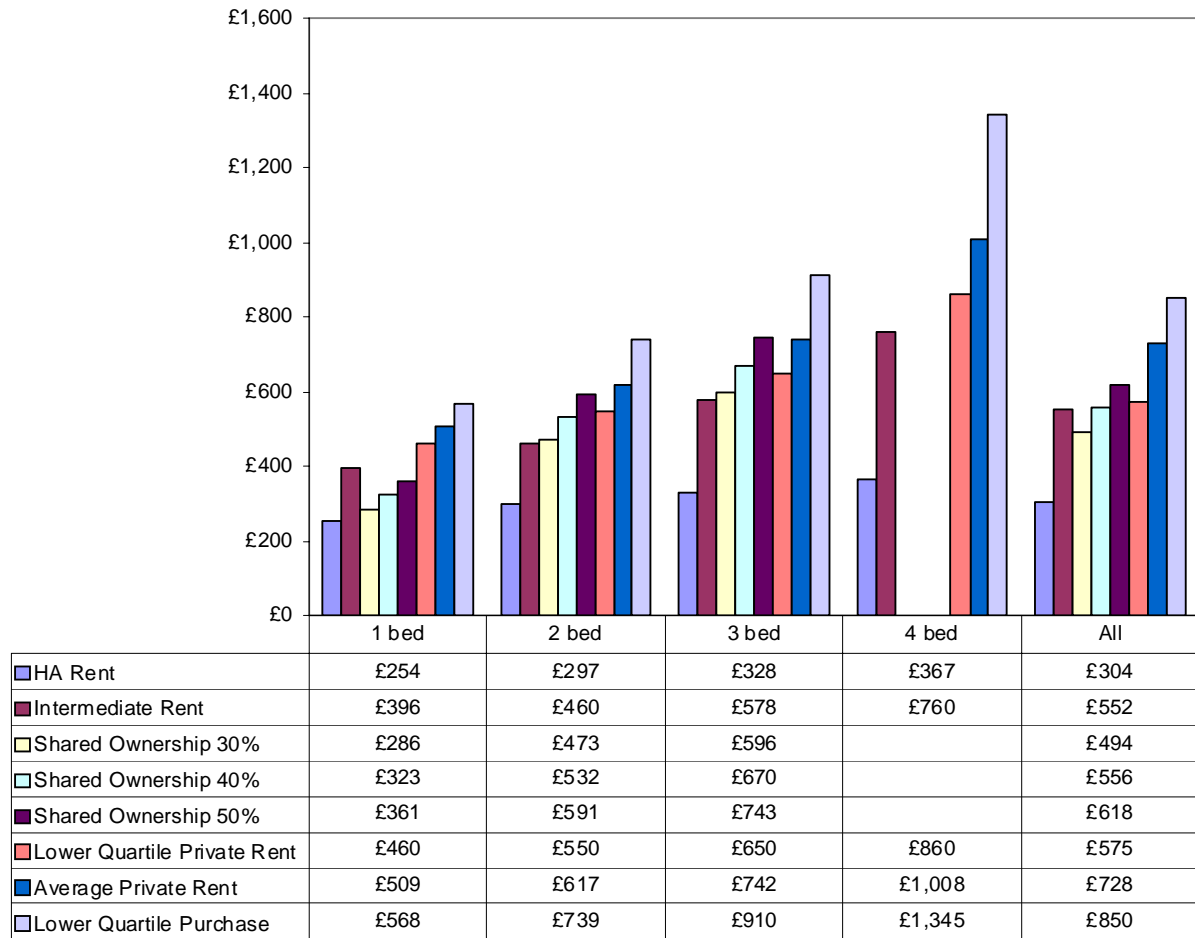
Huntingdonshire: Affordability by tenure and size

Table 60: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
RSL Rent	5%	7%	8%	10%	7%
Intermediate Rent	11%	16%	24%	36%	22%
Shared Ownership 30%	6%	16%	24%	-	18%
Shared Ownership 40%	8%	20%	30%	-	22%
Shared Ownership 50%	10%	24%	36%	-	26%
Lower Quartile Private Rent	16%	22%	28%	44%	24%
Average Rent	18%	26%	36%	54%	34%
Lower Quartile Purchase	22%	36%	48%	71%	44%

Source: Chapter 21, Table 4

Fig 4: Huntingdonshire - monthly cost by tenure



Source: Chapter 21, Fig 4

A14.6 South Cambridgeshire

South Cambridgeshire: Demography

Table 61: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	130.6	169.8	39.2	30	20.2
Households	52.3	75.4	23.1	44.2	20.2

Source: Chapter 10: Tables 5 and 6

Table 62: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	26,300	6,300	13,7050	58,800	16,400	9,200	2,520	130,600
Forecast Population by Broad Age Group, 2021 (rounded)	30,900	7,200	15,500	65,100	31,900	19,100	5,000	169,800
Change in Population by Broad Age Groups, 2001 to 2021 ¹	4,600	900	1,800	6,300	15,500	9,900	2,480	39,200

Source: Chapter 10: Tables 8, 9, 10 and 11

Table 63: Breakdown of Households by Type, 2001 to 2021

	Couples	Lone parents	Single person	Other multi-adult	Total
2001	24,300	3,200	19,500	5,300	52,300
2012	28,900	4,500	34,300	7,700	75,400
2001-2021	4,600	1,300	14,800	2,400	23,100

Source: Chapter 10: Tables 12, 13 and 14

South Cambridgeshire: Regional plan

Table 64: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ⁵)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
South Cambridgeshire	23,500	3,620 (700)	21,380 (1,330)

Source: Chapter 22: Table 2

South Cambridgeshire: Past delivery

Table 65: Net dwelling completions , 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
South Cambridgeshire	514	655	972	561	877	923	1290	5792

Source: Chapter 23, Table 1

⁵ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 66: Past delivery of “affordable” homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	2	7	2	0	0	0	11
RSL social rented	86	167	94	176	114	253	890
RSL intermediate rent	-	-	0	0	0	0	0
RSL- shared ownership/shared equity	10	72	12	85	138	155	472
Non LA/RSL social rented	-	-	0	0	0	0	0
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	0	0
Total	98	246	108	261	252	408	1373
in settlements with populations of 3,000 or less	-	-	37	83	47	132	299
low cost dwellings for low cost market housing	26	0	-	-	0	0	26

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

South Cambridgeshire: Future plans

Table 67: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
South Cambridgeshire	625	809	1109	1564	1797	1960	1670	2055	1782	1421	967	950	1150	17859

Source: Chapter 23, Table 12

Table 68: Future plans for “affordable” homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	175	193	368
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	142	171	313
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	317	364	341
Of which: provided in settlements with populations of 3,000 or less	89	109	198
Number of additional low cost dwellings for low cost market housing	-	-	-

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

South Cambridgeshire: Affordable homes

Table 69: Identifying housing need

	Data	Key
Current housing need		
Priority homeless households and in temporary accommodation	87	
Overcrowded and concealed households	1,208	
Other groups total	3,951	
Total current housing need	5,246	
Annual Need to Reduce Backlog over 5 years	1,049	A
Future housing need per year		
New household formation	610	
Existing households falling into need	588	
Total newly arising need	1,197	B
Total housing need per year	2,247	A + B
Existing supply		
Total affordable dwellings occupied by households in need	76	
Surplus affordable stock	0	
Units to be taken out of management	-4	
Annual supply of social re-lets	263	
Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	18	
Total existing supply	353	C
Shortfall / surplus		
New supply needed to stop backlog growing	844	B - C
Need for new affordable homes per year	1,893	A + B - C
Projected supply from commitments	341	D
Predicted shortfall	1,553	A + B - C - D

Source: Chapter 27, Table 10

Table 70: Calculating need over a 15 year period

	Data	Key
First 5 years	1,893 per year	
1,893 x 5	9,465	E
Year 6 onwards: Newly arising need	1,197 per year	B
Total existing supply	353	C
Need for new affordable homes from Year 6 onwards	844	B - C
844 x 10	8,440	F
15 years affordable housing need	17,905	E + F
RSS target for all homes, 2006 to 2021	19,980	
% affordable represents of RSS target	90%	

Source: Chapter 27, Table 11

South Cambridgeshire: Tenure Split

Table 71: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	3,626	X 20%	725
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	1,120	24%	269
Total social rented			994
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	421	X 20%	84
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	1,120	16%	179
Total intermediate			263

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 72: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
South Cambridgeshire	994	263	79%	21%

Source: Chapter 30, Table 9

South Cambridgeshire: Sizes

Table 73: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4 bed	Unspecified	All
Number on register, 2008	1,148	1,802	585	91	-	3,626
% on register by size, 2008	32%	50%	16%	3%	0%	100%
Average register by size 2005 to 2008	37%	41%	15%	2%	-	100%
Lettings by size	162	315	140	17	-	634
% lettings by size	26%	50%	22%	3%	-	100%

Source: Chapter 29: Tables 1, 2 3, 4 and 5

Table 74: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	63%	16%	12%	6%	4%	100%
% intermediate sales by number of bedrooms	0%	66%	34%	0%	-	100%

Source: Chapter 29: Tables 8 and 10

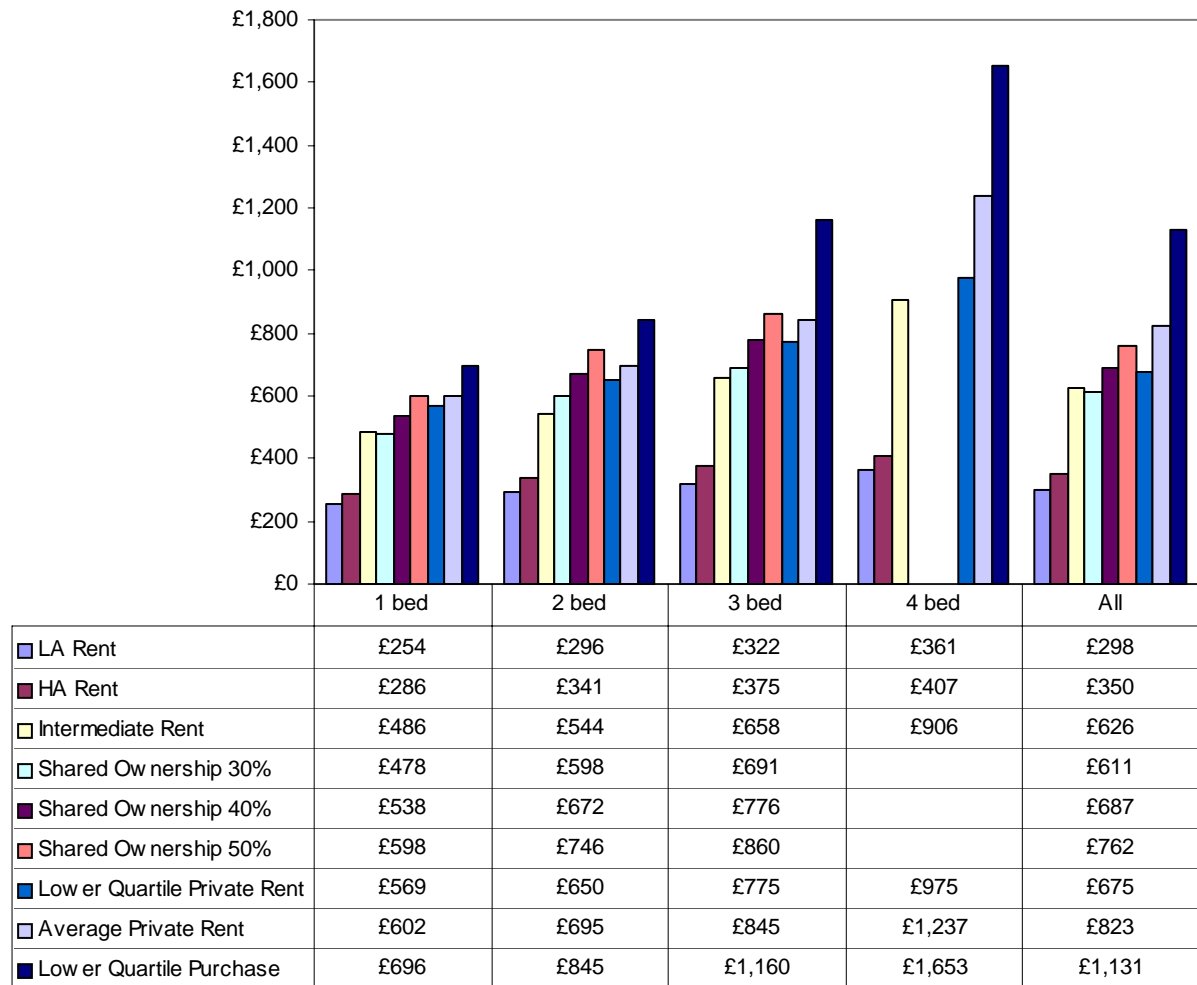
South Cambridgeshire: Affordability by tenure and size

Table 75: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
LA Rent	4%	6%	7%	9%	6%
RSL Rent	5%	7%	9%	11%	9%
Intermediate Rent	17%	20%	28%	46%	26%
Shared Ownership 30%	15%	24%	30%	-	24%
Shared Ownership 40%	18%	28%	36%	-	30%
Shared Ownership 50%	24%	34%	42%	-	34%
Lower Quartile Private Rent	20%	26%	36%	49%	28%
Average Private Rent	24%	30%	40%	65%	40%
Lower Quartile Purchase	30%	40%	61%	80%	59%

Source: Chapter 21, Table 4

Fig 5: South Cambridgeshire - monthly cost by tenure



Source: Chapter 21, Fig 4

A14.7 Forest Heath

Forest Heath: Demography

Table 76: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	55.9	66.1	10.2	18.2	7.9
Households	22.9	28.9	6.0	26.2	7.7

Source: Chapter 10: Tables 5 and 6

Table 77: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	11,600	2,400	8,600	22,700	6,700	3,900	1,000	55,900
Forecast Population by Broad Age Group, 2021 (rounded)	13,400	1,600	9,600	28,100	8,200	5,300	1,400	66,100
Change in Population by Broad Age Groups, 2001 to 2021	1,800	- 800	1,000	5,400	1,500	1,400	400	10,200

Source: Chapter 10: Tables 8, 9, 10 and 11

Table 78: Est. increase in households by type, 2001-2021 (rounded)

	Couples	Lone parents	Single person	Other multi-adult	Total
Figures based on the 4 rural districts of Cambridgeshire (excludes Cambridge City)					
Forest Heath	1,100	200	4,100	600	6,000
Figures based on the whole of Cambridgeshire (all 5 districts)					
Forest Heath	1,200	400	3,800	600	6,000

Source: Chapter 10, Table 15

Forest Heath: Regional plan

Table 79: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ⁶)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Forest Heath	6,400	810 (160)	5,590 (370)

Source: Chapter 22: Table 2

Forest Heath: Past delivery

Table 80: Net dwelling completions, 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
Forest Heath	147	62	67	201	334	265	548	1624

Source: Chapter 23, Table 1

⁶ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

Table 81: Past delivery of “affordable” homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	0	0	0
RSL social rented	5	0	19	80	73	169	346
RSL intermediate rent	-	-	0	0	0	0	0
RSL- shared ownership/shared equity	0	0	0	52	78	69	199
Non LA/RSL social rented	-	-	0	0	0	0	0
Non LA/ RSL shared ownership/ shared equity	-	-	-	-	-	0	0
Total	5	0	19	132	151	238	545
Of which, in settlements with populations of 3,000 or less	-	-	19	0	24	62	105
Low cost dwellings for low cost market housing	0	0	0	0	0	0	0

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

Forest Heath: Future plans

Table 82: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
Forest Heath	280	290	380	380	380	380	380	380	380	380	380	380	380	4750

Source: Chapter 23, Table 12

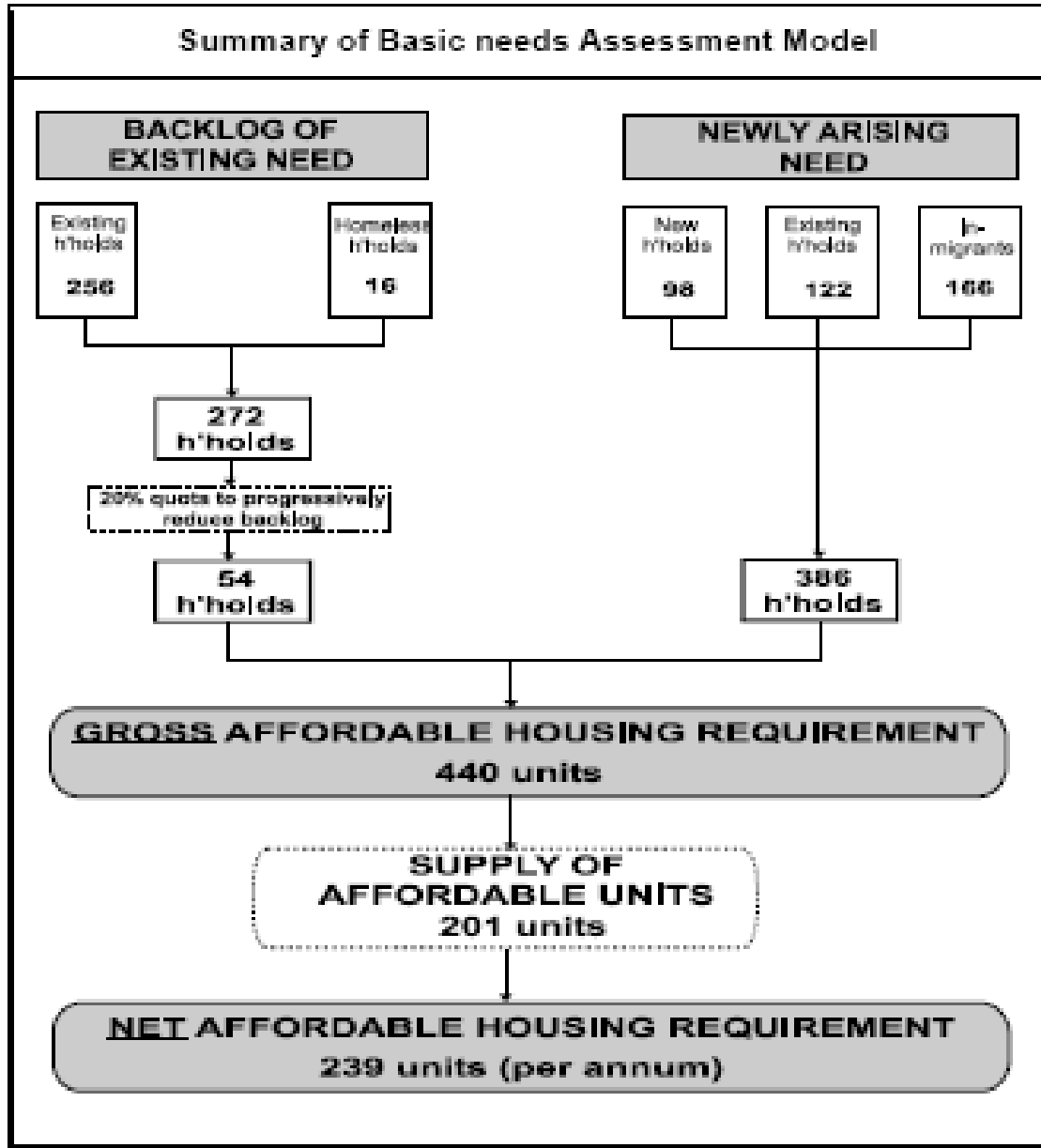
Table 83: Future plans for “affordable” homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	166	201	367
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	87	46	133
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	253	247	250
Of which: provided in settlements with populations of 3,000 or less	98	78	176
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

Forest Heath: Affordable homes

Table 84: Forest Heath Basic Needs Assessment Model



Source: Forest Heath Housing Needs Assessment – 2005

Source: Chapter 28, Fig 2

Forest Heath: Tenure Split

Table 85: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	1,230	X 20%	246
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	663	23%	152
Total social rented			398
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	121	X 20%	24
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	663	24%	159
Total intermediate			183

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 86: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
Forest Heath	398	183	69%	31%

Source: Chapter 30, Table 9

Forest Heath: Sizes

Table 87: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4 bed	Unspecified	All
Number, 2008	781	264	109	39	37	1,230
% on register by size, 2008	63%	21%	9%	3%	3%	100%
Average register by size 2005 to 2008	67%	19%	9%	4%	1%	100%
Lettings by size	148	122	53	11	-	334
% lettings by size	44%	37%	16%	3%	-	100%

Source: Chapter 29: Tables 1, 2, 3, 4 and 5

Table 88: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	60%	21%	17%	1%	1%	100%
% intermediate sales by number of bedrooms	29%	53%	18%	0%	-	100%

Source: Chapter 29: Tables 8 and 10

Forest Heath: Affordability by tenure and size

Table 89: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
RSL Rent	7%	8%	10%	12%	8%
Intermediate Rent	16%	25%	37%	57%	28%
Shared Ownership 30%	16%	23%	28%	-	23%
Shared Ownership 40%	18%	28%	33%	-	28%
Shared Ownership 50%	23%	33%	37%	-	33%
Lower Quartile Private Rent	16%	33%	42%	65%	33%
Average Rent	25%	37%	56%	74%	47%
Lower Quartile Purchase	30%	45%	56%	71%	49%

Source: Chapter 21, Table 6

Fig 6: Monthly cost by tenure



Source: Chapter 21, Fig 6

A14.8 St Edmundsbury

St Edmundsbury: Demography

Table 90: Forecast Population and Household Growth, 2001 to 2021, '000s

	2001	2021	Change 2001-2021	% change	% of 2021
Population	98.4	108.8	10.4	10.6	13
Households	40.6	50.3	9.7	23.9	13.4

Source: Chapter 10, Tables 5 and 6

Table 91: Population by Broad Age Group, 2001 to 2021 and change (rounded)

	0-15	16-19	20-29	30-59	60-74	75-84	85+	Total
Population by Broad Age Group, 2001	19,000	4,300	11,600	42,200	13,700	7,700	1,900	98,400
Forecast Population by Broad Age Group, 2021 (rounded)	17,800	4,400	11,100	43,300	19,200	13,100	3,850	108,800
Change in Population by Broad Age Groups, 2001 to 2021 (rounded)	- 1,200	100	- 500	1,100	5,500	5,400	1,950	10,400

Source: Chapter 10, Tables 8, 9, 10 and 11

Table 92: Est. increase in households by type, 2001-2021 (rounded)

	Couples	Lone parents	Single person	Other multi-adult	Total
Figures based on the 4 rural districts of Cambridgeshire (excludes Cambridge City)					
St Edmundsbury	1,800	300	6,600	900	9,700
Figures based on the whole of Cambridgeshire (all 5 districts)					
St Edmundsbury	2,000	600	6,200	1,000	9,700

Source: Chapter 10, Table 15

St Edmundsbury: Regional plan

Table 93: East of England Plan: minimum housing provision 2001 to 2021

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ⁷)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
St Edmundsbury	10,000	1,960 (400)	8,040 (540)

Source: Chapter 22: Table 2

⁷ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

St Edmundsbury: Past delivery

Table 94: Net dwelling completions, 2001/2 to 2007/8

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
St Edmundsbury	338	468	612	170	367	536	546	3037

Source: Chapter 23, Table 1

Table 95: Past delivery of "affordable" homes – by tenure

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
LA social rented	0	0	0	0	0	0	0
RSL social rented	153	23	34	62	99	58	429
RSL intermediate rent	-	-	0	0	0	6	6
RSL- shared ownership/shared equity	13	14	0	18	36	64	145
Non LA/RSL social rented	-	-	0	0	0	0	0
Non LA/ RSL shared ownership/shared equity	-	-	-	-	-	0	0
Total	166	37	34	80	135	128	580
Of which, in settlements with populations of 3,000 or less	-	-	0	8	63	20	91
Low cost dwellings for low cost market housing	0	0	0	0	0	0	0

Source: Chapter 22: Tables 2, 4, 5, 6, 7, 8, 9, 10 and 11

St Edmundsbury: Future plans

Table 96: Future plan for all homes, 2008/9 to 2020/21

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
St Edmundsbury	360	232	557	727	598	489	638	713	699	679	619	619	619	7549

Source: Chapter 23, Table 12

Table 97: Future plans for "affordable" homes – by tenure

	2008/09 planned	2009/10 proposed	Total
Additional local authority dwellings: social rented and shared ownership	0	0	0
Additional RSL social rented	152	102	254
Additional RSL intermediate rent	0	0	0
Additional RSL shared ownership/shared equity	29	42	71
Additional non LA/RSL: social rented intermediate rent and shared ownership/equity	0	0	0
Total additional affordable dwellings	181	144	163
Of which: provided in settlements with populations of 3,000 or less	41	28	69
Number of additional low cost dwellings for low cost market housing	0	0	0

Source: Chapter 23: Tables 13, 14, 15, 16, 17, 18, 19 and 20

St Edmundsbury: Affordable homes

Table 98: St Edmundsbury Basic Needs Assessment Model

Stage	Element	Number of Households	Source
BACKLOG NEED	1 Backlog need existing households	3,079	Figure 18
	<i>minus</i>		
	2 Cases where in-situ solution most appropriate, moves to institutional housing and out-migrants	2,311	Figure 25
	<i>minus</i>		
	3 Households able to afford to rent or buy in market	370	Figure 25
	<i>plus</i>		
	4 Backlog of non-households	155	Figure 29
<i>equals</i>			
5 Total Backlog Need $(1 - 2) \times 3 + 4$	553	Arithmetic	
<i>times</i>			
6 Quota to progressively reduce backlog	10%	Assumption	
<i>equals</i>			
7 Annual need to reduce backlog 5×6	55	Arithmetic	
NEWLY ARISING NEED	8 New household formation (gross)	103 + 133 = 236	Figure 44
	<i>Times</i>		
	9 Proportion unable to buy or rent in market		
	<i>plus</i>		
	10 Ex-institutional population moving into community	-	-
	<i>Plus</i>		
11 Existing households falling into priority need	192	Figure 28	
<i>plus</i>			
12 In-migrant households unable to afford market housing	354 + 156 = 510	Figure 35	
<i>equals</i>			
13 Newly Arising Need $(8 \times 9) + 10 + 11 + 12$	938	Arithmetic	
SUPPLY	14 Supply of affordable housing	1,391 + 2,153 = 3,544 3,544 ÷ 5 = 709	Figure 52
	<i>minus</i>		
	15 Increased vacancies & units taken out of management	-	-
	<i>plus</i>		
16 Committed units of new affordable supply	-	-	
<i>equals</i>			
17 Total Affordable Supply $14 - 15 + 16$	709	Arithmetic	
NET	<i>equals</i>		
	18 NET SHORTFALL (SURPLUS) affordable units per year $7 + 13 - 17$	284	Arithmetic

Figure 77: Basic Needs Assessment Model
Source: ORS Housing Market Model, St Edmundsbury Housing Requirements Study 2005

Source: Chapter 28, Fig 1

St Edmundsbury: Tenure Split

Table 99: Affordable tenure split: source data

Social Rented	HNR	Formula	Amount to clear per year over 5 years
Expressed Housing Need based on housing needs register	5,088	X 20%	1,018
	Population change per year	Unable to afford intermediate tenures	Newly arising social rented
Newly Arising Need based on population change and social rented affordability	644	23%	148
Total social rented			1,166
Intermediate	Intermediate Register	Formula	Amount to clear per year over 5 years
Expressed need for intermediate tenures based on intermediate housing register	196	X 20%	39
	Households per year	Able to afford intermediate tenures, but unable to afford more than average private rent.	Newly arising intermediate need
Household increase and affordability	644	27%	174
Total intermediate			213

Source: Chapter 21 Current affordability by tenure and size, Tables 1 to 7 and Chapter 30, Tables 4 to 8

Table 100: Affordable tenure split

	Social Rented Need	Intermediate Need	% Social Rented	% Intermediate Tenures
St Edmundsbury	1,166	213	85%	15%

Source: Chapter 30, Table 9

St Edmundsbury: Sizes

Table 101: Social Rented Register and lettings

	1 bed	2 bed	3 bed	4 bed	Unspecified	All
Number on register, 2008	2,881	1,232	865	110	-	5,088
% on register by size, 2008	57%	24%	17%	2%	0%	100%
Average register by size 2005 to 2008	50%	31%	16%	3%	-	100%
Lettings by size	156	165	123	10	-	454
% lettings by size	34%	36%	27%	2%	-	100%

Source: Chapter 29: Tables 1, 2 and 3

Table 102: Intermediate needs and sales by size

	1 bed	2 bed	3 bed	4 or more beds	Unspecified	All
% bedroom need for intermediate tenures	65%	22%	6%	4%	2%	100%
% intermediate sales by number of bedrooms	7%	55%	31%	7%	-	100%

Source: Chapter 29: Tables 8 and 10

St Edmundsbury: Affordability by tenure and size

Table 103: Percentage of households unable to afford size and tenure

	1 bed	2 bed	3 bed	4 bed	All
RSL Rent	5%	7%	9%	11%	7%
Intermediate Rent	21%	27%	37%	57%	34%
Shared Ownership 30%	14%	25%	27%	-	23%
Shared Ownership 40%	16%	30%	32%	-	30%
Shared Ownership 50%	21%	37%	39%	-	34%
Lower Quartile Private Rent	25%	32%	43%	61%	39%
Average Rent	30%	39%	52%	72%	50%
Lower Quartile Purchase	25%	41%	48%	75%	48%

Source: Chapter 21, Table 7

Fig 7: Monthly cost by tenure



Source: Chapter 21, Fig 7