

Dwelling profile and occupation

11.1 Introduction	1
11.2 Dwelling stock by tenure.....	1
Table 1: Dwelling stock by tenure, 2005/06	1
Table 2: Percentage of dwelling stock by tenure, 2005/06	1
Table 3: Percentage of dwellings by tenure, 2001	2
Table 4: Dwellings by tenure, 2005/06	2
Fig 1: Social Rented Stock by district, 2005/06.....	3
11.3 Vacant Dwellings.....	3
Table 5: Vacant dwelling stock, 2005/06.....	3
Table 6: Occupied and Vacant Dwellings	4
11.4 Dwelling Type.....	4
Table 7: Dwelling Stock by type, 2001	4
Fig 2: Dwelling Stock by Type, 2001	5
Table 8: Houses in Multiple Occupancy by district, 2005/06	5
Table 9: Units of supported housing, 2006 by district	6
Table 10: Occupied Dwellings by Number of Rooms.....	6
Fig 3: Number of Rooms by Tenure, Sub-Region.....	7
11.5 Overcrowding	7
Table 11: Overcrowded households by districts	7
Table 12: Overcrowded households by district (%).....	8
Table 13: Over-crowding according to bedroom standard	9
Fig 4: Over-crowding, all tenures by occupancy rating and bedroom standard.....	9
11.6 Concealed households	10
Table 14: Concealed Households across Cambridgeshire	10
11.7 Change in Dwelling Stock 2001-2006	10
Table 15: Change in Stock 2001/02-2005/06.....	10
Fig 5: Percentage Change in Total and Social Rented Dwelling Stock, 2001/02-2005/06.....	11
Table 16: Total and Affordable Housing Completions 2001/02-2005/06	11
11.8 Conclusions.....	12
Appendix 1: Number of rooms and number of people by tenure, Cambridge sub-region (2001 Census).....	13
Table 1: All Tenures	13
Table 2: Owner Occupiers.....	13
Table 3: Social Tenants.....	13
Table 4: Private Tenants and Households Living Rent Free.....	13
Appendix 2: Number of People by number of rooms (all tenures), by district	14
Fig 1: Cambridge City.....	14
Fig 2: East Cambridgeshire.....	14
Fig 3: Fenland.....	15
Fig 4: Huntingdonshire	15
Fig 5: South Cambridgeshire.....	16
Fig 6: Forest Heath.....	16
Fig 7: St Edmundsbury	17

Chapter 11. Dwelling profile and occupation

11.1 Introduction

This chapter of the Strategic Housing Market Assessment provides a profile of the dwelling stock across the Cambridge sub-region. The first section provides details of the dwelling stock by tenure, the second section deals with vacant stock. The third section looks at the type and size of stock including the number of Houses in Multiple Occupancy (HMOs) in each district. We then investigate overcrowding and concealed households. The final section looks at changes in dwelling stock, including a brief section on housing completions from 2002 onwards. Chapter 12, *Housing stock condition* separately outlines the information available and new data to be gathered on the condition of homes.

11.2 Dwelling stock by tenure

Table 1: Dwelling stock by tenure, 2005/06

	Local Authority (including owned by others)	Registered Social Landlord	Other Public Sector	Private Sector	Total
Cambridge City	7,600	3,526	30	35,113	46,269
East Cambridgeshire	1	4,666	0	28,522	33,189
Fenland	3,811	1,191	0	34,880	39,882
Huntingdonshire	0	8,442	1,117	58,664	68,223
South Cambridgeshire	5,638	2,165	563	49,119	57,485
Forest Heath	0	3,184	525	22,510	26,219
St Edmundsbury	0	7,238	476	36,966	44,680
Sub-region	17,050	30,412	2,711	265,774	315,947

Source: HSSA 2005/6

Table 2: Percentage of dwelling stock by tenure, 2005/06

	Local Authority (including owned by others)	Registered Social Landlord	Other Public Sector	Private Sector	Total
Cambridge City	16.4%	7.6%	0.1%	75.9%	100%
East Cambridgeshire	LSVT	14.1%	0%	85.9%	100%
Fenland	9.6%	3.0%	0%	87.5%	100%
Huntingdonshire	LSVT	12.4%	1.6%	86%	100%
South Cambridgeshire	9.8%	3.8%	1%	85.4%	100%
Forest Heath	LSVT	12.1%	2%	85.9%	100%
St Edmundsbury	LSVT	16.2%	1.1%	82.7%	100%
Sub-region	5.4%	9.6%	0.9%	84.1%	100%

Source: HSSA 2005/6

Tables 1 and 2 show the current dwelling stock by type. Private sector and other dwellings make up the largest percentage of stock - just over 84.1% for the sub-region as a whole and between 82-88% of the stock in most districts. Cambridge City has a smaller share of private sector stock and a larger share of social-rented dwellings (24%), which is higher than the

national figure of 19%¹. In all other districts between 12% and 16% of stock is socially rented. East Cambridgeshire, Huntingdonshire, Forest Heath and St Edmundsbury have all undergone Large Scale Voluntary Transfers. Fenland transferred its local authority stock to Roddons Housing Association in November 2007². In the other three districts, the Local authorities manage most of the social rented stock, as shown in Fig 1. "Other public sector" dwellings include homes owned by hospitals and the armed forces. Although Addenbrooke's own some nurses accommodation, it is managed by an RSL and is included in this category. Property owned by the university is included in the private sector stock, as is the USAAF accommodation in Forest Heath.

The Census provides a split of tenure, which shows the number of private tenants and owner occupiers within the private sector stock, shown in Table 3. On the basis that the tenure split has not changed since 2001, Table 4 shows the number of dwellings by tenure.

Table 3: Percentage of dwellings by tenure, 2001

	Owner Occupied	Social Tenants	Private Tenants/ Other
Cambridge	53%	24%	23%
East Cambridgeshire	73%	14%	13%
Fenland	75%	14%	11%
Huntingdonshire	76%	13%	11%
South Cambridgeshire	75%	14%	10%
Forest Heath	62%	15%	24%
St Edmundsbury	71%	17%	12%
Sub-Region	70%	16%	14%

Source: Census 2001

Table 4: Dwellings by tenure, 2005/06

	Owner Occupier	Social Renter	Private Renter	All households
Cambridge	24,523	11,105	10,642	46,269
East Cambridgeshire	24,228	4,646	4,315	33,189
Fenland	29,912	5,583	4,387	39,882
Huntingdonshire	51,849	8,869	7,505	68,223
South Cambridgeshire	43,114	8,048	5,749	57,485
Forest Heath	16,256	3,933	6,293	26,219
St Edmundsbury	31,723	7,596	5,362	44,680
Sub-Region	221,604	49,780	44,251	315,947

Source: Census, HSSA 2005/6

Cambridge City has the lowest percentage of owner occupiers (53%) and the highest percentage of social (24%) and tenants (23%). Forest Heath has the highest percentage of private tenants (24%). This may be because of the USAAF presence. The estate and letting agents survey showed that private renting may be a common option for this group as at least one responding agent dealt exclusively with this market.

South Cambridgeshire has the lowest percentage of private renters (10%). This may be due to the area not having a major town and the private tenant preference for living as near as possible to the town centre (which in this case would mean the City, which as shown has a

¹ DLCC website, http://www.communities.gov.uk/embedded_object.asp?id=1504959

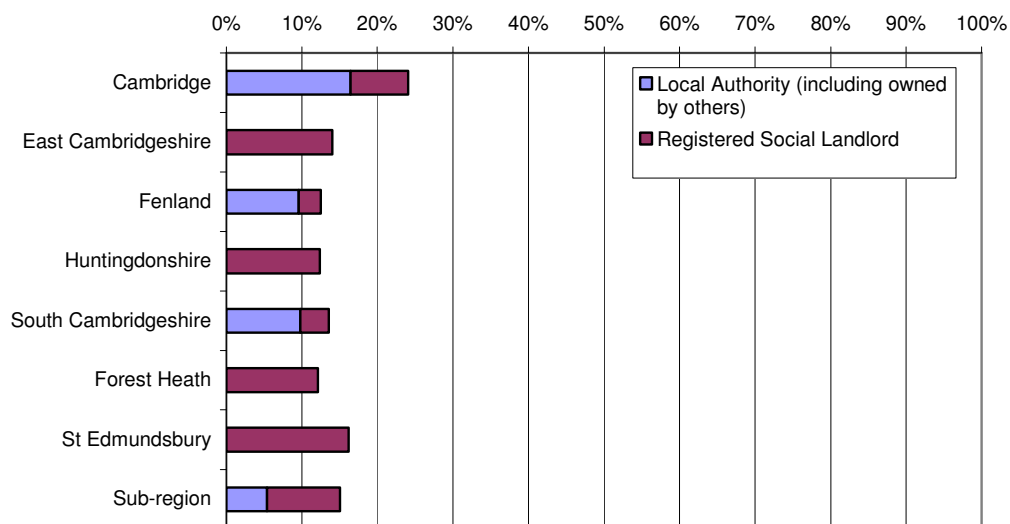
² The source of tables 1 and 2 is from the 2005/06 HSSA and the change has occurred since it was written. All tables referring to LA stock in Fenland will be updated in future iterations.

high percentage of private rented properties available). Huntingdonshire has the highest percentage of owner occupiers (76%) and the lowest of social renters (13%).

Table 4 assumes the same tenure split as 2001, however this may not be accurate 6 years on. The percentage of private tenants may be higher now for two reasons:

- Homes are less affordable. If people can't afford to buy, they may rent instead rather than staying at home, especially as the average age of first time buyers has also risen.
- There has been a large increase in the buy-to-let market, which should mean there are more rental properties available.

Fig 1: Social Rented Stock by district, 2005/06



Source: HSSA

11.3 Vacant Dwellings

Table 5: Vacant dwelling stock, 2005/06

	Local Authority (including owned by others)		Registered Social Landlord		Other Public Sector		Private Sector		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%
Cambridge	127	1.7%	119	3.4%	0		72	0.2%	318	0.7%
East Cambridgeshire	LSVT		23	0.5%	0		501	1.8%	524	1.6%
Fenland	58	1.5%	9	0.8%	0		868	2.5%	935	2.3%
Huntingdonshire	LSVT		123	1.5%	101	9.0%	1,406	2.4%	1,630	2.4%
South Cambridgeshire	120	2.1%	36	1.7%	23	4.1%	1,289	2.6%	1,468	2.6%
Forest Heath	LSVT		48	1.5%	0		213	0.9%	261	1.0%
St Edmundsbury	LSVT		73	1.0%	38	8.0%	827	2.2%	938	2.1%
Sub-region	305	1.8%	431	1.4%	162	6.0%	5,176	1.9%	6074	1.9%

Source: HSSA 2005/6

Just under 2% of all dwellings in the sub-region are recorded as vacant. This is lower than the national figure, which is just over 3%. Vacancy rates were highest in Huntingdonshire and South Cambridgeshire. These are the two districts with the highest number of "Other public sector" dwellings, which had a higher vacancy rate than other types of stock in these areas and in St Edmundsbury. For England as a whole, vacancy rates for this type of

dwelling stock are 9%. Cambridge City and Forest Heath had the highest occupancy rates, particularly in the private sector. As a certain amount of vacant dwelling are required in order for stock to turn over, this may indicate a blockage in supply.

Table 6: Occupied and Vacant Dwellings

	Total Housing Stock	Empty Homes	% of empty homes
Cambridge City	46,269	1,431	3.1%
East Cambridgeshire	33,189	524	1.6%
Fenland	39,882	523	1.3%
Huntingdonshire	68,223	1,630	2.4%
South Cambridgeshire	57,485	1,800	3.1%
Forest Heath	26,219	153	0.6%
St Edmundsbury	44,680	1,354	3.0%
Sub-Region	315,947	7,415	2.3%

Source: Council Tax Data

Table 6 gives information on vacancies from Council Tax records. Where this information was not available (East Cambridgeshire), the figures from the HSSA were used, although in most other cases these show an under-estimate. According to data from the Empty Homes Agency, 3.06% of the national housing stock is empty and 2.53% of the houses in the East of England. Vacancy rates are comparatively low in many parts of the sub-region, especially Forest Heath. None of the districts are above the national level.

South Cambridgeshire has the highest number of vacant properties, and Cambridge City and South Cambridgeshire have the highest percentage of homes which are empty. Of the empty homes in Cambridge City, 906 (63% of empty properties) are classed as second homes. This is much higher than the other parts of the sub-region for which there is data on the types of vacancy, where second homes make up less than 20% of all vacancies, and also much higher than the census data. However, the category refers to properties that are furnished but not occupied, so includes some unoccupied student accommodation. Of the 1,800 empty properties in South Cambridgeshire 1,218 have been empty for more than six months. Where data is available on long-term empty properties.

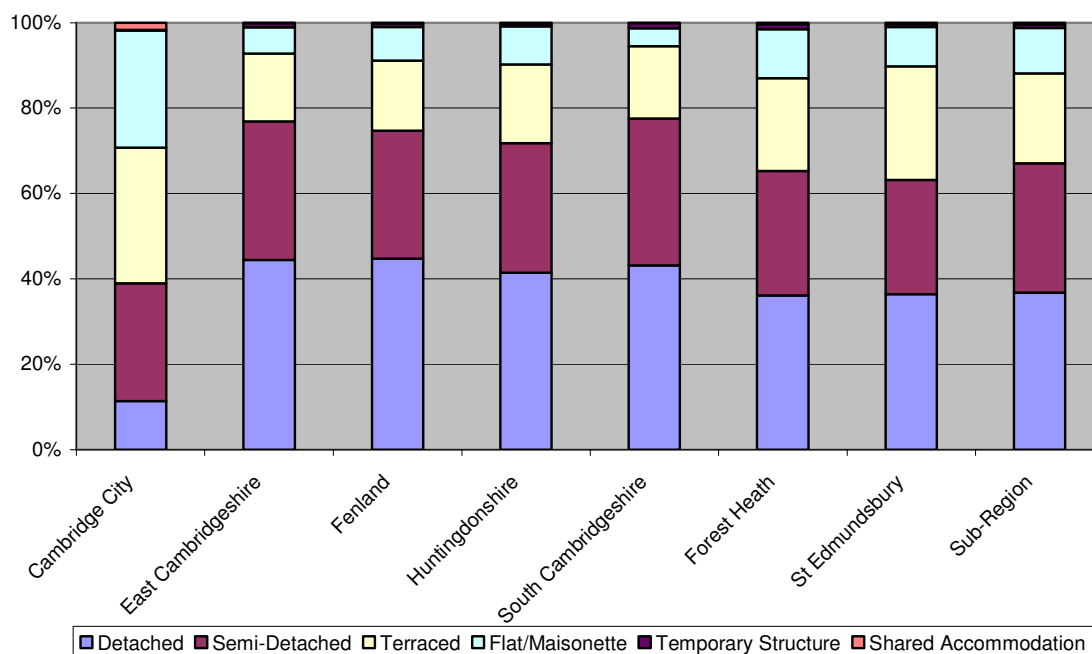
11.4 Dwelling Type

Table 7: Dwelling Stock by type, 2001

	All	Detached	Semi-Detached	Terraced	Flat/Maisonette	Temporary Structure	Shared Accommodation
Cambridge City	44,024	4,992	12,176	13,994	12,044	70	748
East Cambridgeshire	30,585	13,579	9,935	4,869	1,870	303	29
Fenland	36,372	16,251	10,937	5,963	2,851	321	49
Huntingdonshire	65,124	27,008	19,743	12,017	5,821	434	101
South Cambridgeshire	53,584	23,110	18,453	9,068	2,257	659	37
Forest Heath	24,372	8,793	7,110	5,309	2,797	288	75
St Edmundsbury	42,200	15,351	11,290	11,241	3,914	287	117
Sub-Region	296,261	109,084	89,644	62,461	31,554	2,362	1,156

Source: Census, 2001

Fig 2: Dwelling Stock by Type, 2001



Source: Census, 2001

In most of the districts around 40% of the stock is detached houses or bungalows, with semi-detached the second most common type of property in most of the districts. Cambridge City has a different profile from the rest of the districts with terraced houses being the most common type of property. There is also a larger percentage of flats than in the other districts. The city also has a large amount of shared accommodation and, comprises around 65% of this type of dwelling for the sub-region as a whole. Some data on shared accommodation is available by looking at the number of Houses in Multiple Occupancy (HMOs) in each district:

Table 8: Houses in Multiple Occupancy by district, 2005/06

	Total HMOS	As % of Total Dwelling Stock
Cambridge City	3,717	8.0%
East Cambridgeshire	40	0.1%
Fenland	300	0.8%
Huntingdonshire	52	0.1%
South Cambridgeshire	284	0.5%
Forest Heath	150	0.6%
St Edmundsbury	86	0.2%
Sub-Region	4,629	1.5%

Source: HSSA 2005/6

In Cambridge City 8% of the total stock are HMOs, but the rest of the sub-region they make less than 1% of the total number of dwellings. This may be due to the student population although there may also be other groups that need to be investigated further. After the City, Fenland has the second highest number of HMOs. This may be due to the migrant worker population.

While HMOs data provides some information on households in shared accommodation, it only includes larger properties i.e. three or more people in two or more households in the same dwelling. It does not include information on other types of shared accommodation such as people taking in lodgers. It is also probably not a complete data set and will require further research in the future, e.g. the figures for Huntingdonshire are likely to underestimate

the number of HMOs as they include only those HMOs which are deemed to be in a higher risk category. The definition of which HMOs need to be registered changed on 1st April 2007 and the numbers are likely to increase. Shared Accommodation, according to the SHMA guidance also includes communal supported schemes. Supported housing is examined in greater detail elsewhere in the SHMA, but Table 9 below gives an estimate of the number of units/bedspaces of supported housing in each district.

Table 9: Units of supported housing, 2006 by district

	Number of units
Cambridge City	1,834
East Cambridgeshire	1,167
Fenland	882
Huntingdonshire	1,309
South Cambridgeshire	1,931
Forest Heath	441
St Edmundsbury	1,097
Sub Region	8,661

Source: DataSpring, District Councils, 2006

There are nearly 8,700 bedspaces of supported housing in the sub-region. Schemes sizes vary significantly from small almshouses with less than ten bedspaces to large schemes such as the YMCA in Cambridge City, which has 150 spaces and also has a higher turnover because of its client group. Most of the supported housing in the sub-region is supported housing for older people.

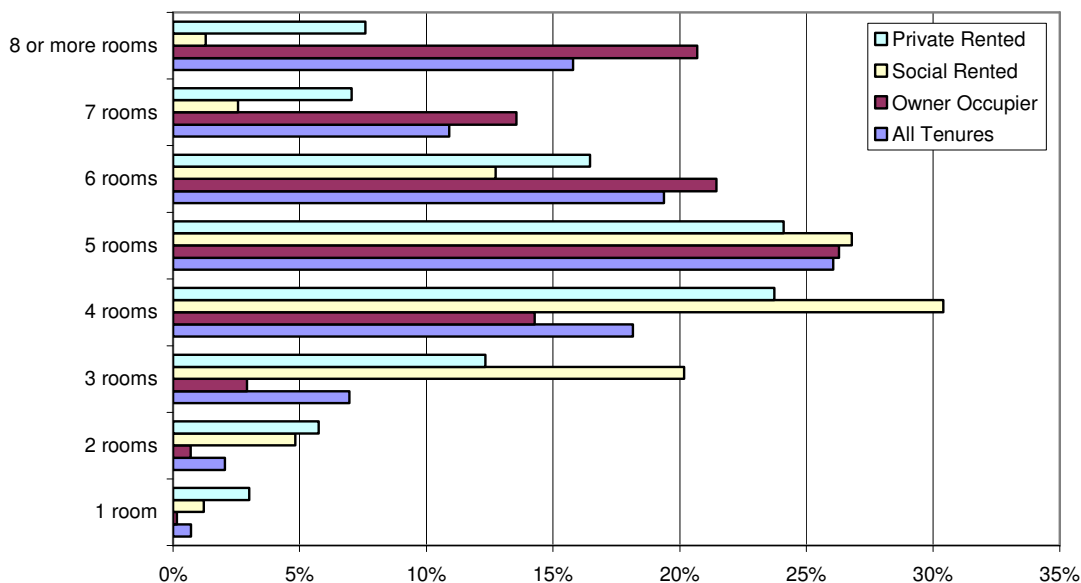
Table 10: Occupied Dwellings by Number of Rooms

	All	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms	8 or more rooms
Cambridge City	42,658	1,152 3%	2,265 5%	4,912 12%	7,757 18%	10,176 24%	8,713 20%	3,503 8%	4,180 10%
East Cambridgeshire	29,780	117 0.4%	346 1%	1,806 6%	5,677 19%	7,573 25%	5,781 19%	3,260 11%	5,220 18%
Fenland	35,192	97 0.3%	595 2%	2,498 7%	7,814 22%	9,882 28%	7,193 20%	3,320 9%	3,793 11%
Huntingdonshire	52,152	208 0.4%	917 2%	3,880 7%	9,516 18%	16,865 32%	11,639 22%	7,911 15%	1,216 2%
South Cambridgeshire	52,181	155 0.3%	676 1%	2,619 5%	8,413 16%	11,886 23%	9,916 19%	6,868 13%	11,648 22%
Forest Heath	23,018	137 1%	454 2%	1,666 7%	6,169 27%	6,469 28%	3,988 17%	1,980 9%	2,155 9%
St Edmundsbury	40,560	188 0.5%	597 1%	2,574 6%	6,644 16%	11,792 29%	8,267 20%	4,383 11%	6,115 15%
Sub-Region	275,541	2,054 1%	5,850 2%	19,955 7%	51,990 19%	74,643 27%	55,497 20%	31,225 11%	34,327 12%

Source: Census, 2001

The data in Table 10 provides information on the number of rooms (not including bathrooms and hallways) households have sole access to. Cambridge City has a large number of one and two-room properties when compared with the rest of the sub-region, which is because student accommodation. South and East Cambridgeshire are the districts with the highest percentage of dwellings with more than 8 rooms. Huntingdonshire and Forest Heath have very few properties of this size. Five rooms properties are the most common size in the sub-region. This is roughly equivalent to a three-bedroom house (three bedrooms, living room and kitchen).

Fig 3: Number of Rooms by Tenure, Sub-Region



Source: Census, 2001

By tenure, the most common size by number of rooms for social tenants is four rooms. It is five rooms for owner-occupiers and private tenants. Owner Occupiers have more rooms in their homes than social and private tenants, (the private rented sector includes those living rent free), and 21% of owner-occupiers live in houses with 8 or more rooms. There are more private tenants in one or two room properties than social renters and owner-occupiers. There were very few social tenants in properties with seven or more rooms.

An appendix provides a breakdown of the number of rooms by person and tenure for the sub-region as a whole.

11.5 Overcrowding

Table 11: Overcrowded households by districts

	Owner Occupier	Social Renter	Private Renter	All households
Cambridge	881	1,750	2,540	5,160
East Cambridgeshire	436	423	358	1,102
Fenland	628	553	443	1,442
Huntingdonshire	933	878	668	2,271
South Cambridgeshire	690	539	443	1,514
Forest Heath	439	440	478	1,174
St Edmundsbury	476	722	354	1,420
Sub-Region	4,484	5,305	5,284	14,253

Source: Census, 2001

Table 12: Overcrowded households by district (%)

	Owner Occupier	Social Renter	Private Renter	All households
Cambridge	3.9%	17.1%	25.9%	12.5%
East Cambridgeshire	1.8%	9.1%	8.3%	3.7%
Fenland	2.1%	9.9%	10.1%	4.1%
Huntingdonshire	1.8%	9.9%	8.9%	3.6%
South Cambridgeshire	1.6%	6.7%	7.7%	2.9%
Forest Heath	2.7%	11.2%	7.6%	5.1%
St Edmundsbury	1.5%	9.5%	6.6%	3.5%
Sub-Region	2.1%	10.9%	12.5%	5.0%

Source: Census 2001

The data in Table 12 is taken from the Census, which defines overcrowding according to the occupancy rating. In this case, the room requirement is calculated as follows:

A one person household is assumed to require three rooms (two common rooms e.g. one living room and a kitchen, and one bedroom).

Where there are two more residents it is assumed that they require a minimum of two common rooms plus one bedroom for

- Each couple.
- Each lone parent.
- Any other person aged 16 or over.
- Each pair aged 10-15 of the same sex.
- Each pair formed from a remaining person aged 10-15 with a child aged under 10 of the same sex.
- Each pair of children under ten remaining.
- Each remaining person either aged 10 to 15 or under 10).

While this is useful it does have weaknesses. For example, using this definition, one person living in a bedsit would be classified as living in overcrowded accommodation.

In the sub-region as a whole and in most of the districts, private renters are the most overcrowded group by tenure. In Forest Heath and Huntingdonshire social tenants are more over-crowded.

Cambridge City has the highest level of overcrowding in all tenures. 17% of social tenants and 26% of private tenants live in overcrowded accommodation. However, as can be seen from appendix 2, there are a larger number of people in one and two room properties in the City 19% of private renters were living in one or two room properties at the time of the Census, compared to between 4% and 6% in the rest of the sub-region.

The Survey of English Housing (SEH) also gives a figure for overcrowding. The SEH uses a different criteria for defining overcrowding – the bedroom standard. The standard number of bedrooms is calculated for each household in accordance with its age/ sex and marital status composition and the relationship of members to one another. A separate bedroom is allowed for

- Each married/cohabiting couple.
- Any other person aged 21 or over.
- Each pair of adolescents aged 10-20 of the same sex.
- Each pair of children under 10.

Any unpaired person aged 10-20 is notionally paired if possible with a child under 10 of the same sex or if that is not possible (s)he is allowed a separate bedroom as is any unpaired child under ten. This standard is then compared with the actual number of bedrooms available for the sole use of the household (including bed-sitters).

SEH figures are not available at a district level. Table 13 shows the regional figure for the East of England is applied to each district by tenure.

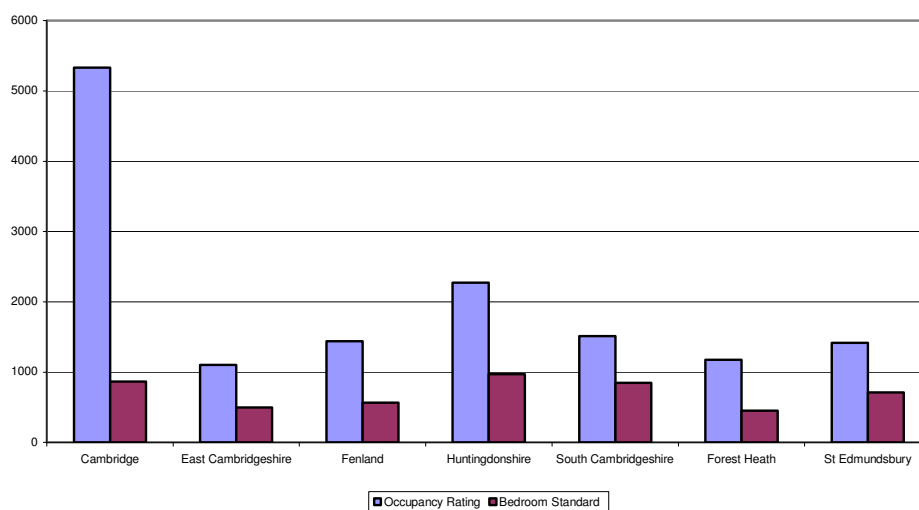
Table 13: Over-crowding according to bedroom standard

	Owner Occupied	Social Rented	Private Rented
East of England	0.9%	3.7%	2.7%
Cambridge City	208	387	271
East Cambridgeshire	214	169	114
Fenland	257	197	113
Huntingdonshire	455	320	198
South Cambridgeshire	381	314	153
Forest Heath	146	146	163
St Edmundsbury	286	281	145
Sub-Region	1,947	1,813	1,156

Source: SEH, Census 2001, HSSA 2005/6

According to the SEH, 3.7% of social rented dwelling in the East of England are overcrowded, as are 2.7% of private rented properties and 0.9% of owner occupied homes. If this is applied to the different districts in the sub-region, the figures for over-crowding are up to 5 times lower, as shown in Fig 4. This is different to the Census data based on occupancy rating where renting privately is the most over-crowded form of tenure, as it does rate bedsits (occupied by single people or couples) as not being over-crowded.

Fig 4: Over-crowding, all tenures by occupancy rating and bedroom standard



11.6 Concealed households

Concealed households are adult households living with parents, friends or other relatives. They may not have an immediate need to move, but are not suitably housed – the family accommodation may be overcrowded. They are also vulnerable in disputes with the main household as they do not own or rent the property. Such households may be living in this situation due to a lack of affordable options.

The household survey in Cambridgeshire specifically asked questions to find out about the number of homes containing concealed households. These data are presented in Table 14.

Table 14: Concealed Households across Cambridgeshire

	Number	Percentage
Cambridge	562	1.29%
East Cambridgeshire	890	2.73%
Fenland	291	0.77%
Huntingdonshire	1341	2.02%
South Cambridgeshire	457	1.07%

Source: Cambridgeshire Household Survey, 2007

According to the survey, East Cambridgeshire had the highest percentage of concealed households (2.73%) in the county and Fenland had the lowest (0.77%).

® In future we hope to extend the SHMA to Forest Heath and St Edmundsbury to gather comparative information.

11.7 Change in Dwelling Stock 2001-2006

Table 15: Change in Stock 2001/02-2005/06

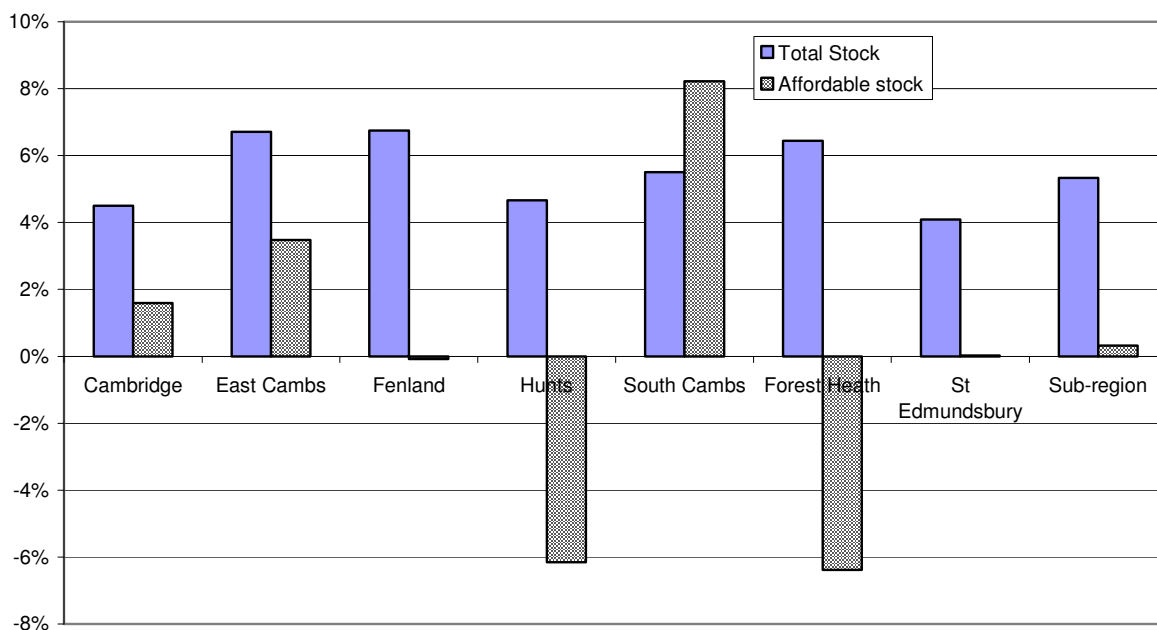
	Total Dwelling Stock 02	Total Dwelling Stock 06	Difference	Change	Social Rented Stock 02	Social Rented Stock 06	Difference	Change
Cambridge	44,275	46,269	1,994	5%	10,951	11,126	175	1.6%
East Cambridgeshire	31,100	33,189	2,089	7%	4,510	4,667	157	3.5%
Fenland	37,361	39,882	2,521	7%	5,006	5,002	-4	-0.1%
Huntingdonshire	65,177	68,223	3,046	5%	8,996	8,442	-554	-6.2%
South Cambridgeshire	54,483	57,485	3,002	6%	7,210	7,803	593	8.2%
Forest Heath	24,632	26,219	1,587	6%	3,401	3,184	-217	-6.4%
St Edmundsbury	42,924	44,680	1,756	4%	7,236	7,238	2	0.0%
Sub-region	299,952	315,947	15,995	5%	47,310	47,462	152	0.3%

Source: HSSA

The total housing stock has increased in all areas in the last five years by between 4% and 7%. Social stock has seen a smaller increase across the sub-region – only 0.3%. In some areas, it has decreased by just over 6%, but there has also been an 8% increase in South Cambridgeshire. The figures available from source for social stock are only for the social rented sector – other affordable options such as shared ownership are included in the private sector figures.

Huntingdonshire and Forest Heath both show a decrease in social rented stock and this is largely due to Right to Buy/Acquire Sales. Huntingdonshire had 581 Right to Buy/Acquire sales in this period and Forest Heath had 282.

Fig 5: Percentage Change in Total and Social Rented Dwelling Stock, 2001/02-2005/06



Source: HSSA

Table 16: Total and Affordable Housing Completions 2001/02-2005/06

		2001/02	2002/03	2003/04	2004/05	2005/06	Total	% of affordable completions 2001-2006
Cambridge City	Total	152	331	497	583	733	2,296	34%
	Affordable	78	48	119	224	312	781	
East Cambridgeshire	Total	797	596	610	400	853	3,256	14%
	Affordable	56	46	74	53	219	448	
Fenland	Total	513	706	714	639	771	3,343	9%
	Affordable	36	33	82	77	75	303	
Huntingdonshire	Total	329	576	574	697	730	2,906	16%
	Affordable	55	117	49	110	133	464	
South Cambridgeshire	Total	506	638	954	547	888	3,533	22%
	Affordable	38	127	259	94	268	786	
Forest Heath	Total	147	62	67	201	334	811	19%
	Affordable	0	3	0	19	132	154	
St Edmundsbury	Total	338	468	612	170	367	1,955	13%
	Affordable	49	62	27	28	88	254	
Sub-Region	Total	2,782	3,377	4,028	3,237	4,676	18,100	18%
	Affordable	312	436	610	605	1,227	3,190	

Source: Cambridgeshire County Council, EERA

Just over 19,000 houses have been built in the sub-region in the past five years and about 3,500 (17%) of these new houses were affordable, i.e. either for social rent or other options such as shared ownership. There is a target for the sub-region of 40% new affordable homes. It also includes key worker affordable housing, which if intermediate rented would

usually be included as “other public sector” dwellings in HSSA derived tables. Figures for the Cambridgeshire districts are net and include demolitions/conversions. There is no data available on demolitions for the Suffolk districts, so these data are gross rather than net.

11.8 Conclusions

There are nearly 316,000 homes in the Cambridge sub-region and most of the housing stock is in the private sector. There has been a 5% increase in total stock during the past five years, but only a 0.3% increase in social rented stock. Decreases in social stock in Forest Heath and Huntingdonshire are due to a high number of RTB/RTA sales compared to the building rate.

Detached properties make up the largest share of properties by type in the sub-region, and there are comparatively few flats. This profile is different for Cambridge City, which has a higher percentage of flats and terraced properties and very few detached houses.

There are just over 4,600 known HMOs in the sub-region, most of which are in Cambridge City, but more research is needed to understand this part of the market and other shared properties. This may be an under-estimate as some of the districts only register HMOs in higher risk categories. The number of this type of dwelling may increase in the future due to a change in the way HMOs are defined.

There are about 8,700 supported housing units, most of which is for older people and scheme size varies considerably depending on scheme type and client etc.

2.3% of properties within the sub-region are vacant and there are very few holiday homes. The number of second homes in Cambridge City is higher than expected due to unoccupied student dwellings being counted in this category.

Appendix 1: Number of rooms and number of people by tenure, Cambridge sub-region (2001 Census)

Table 1: All Tenures

	Occupied Properties	% of all	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
All households	286,484	100.0%	2,051	5,866	19,941	51,994	74,645	55,509	31,246	45,232
1 person	77,781	27.2%	1,683	4,277	13,924	21,599	17,857	10,578	3,929	3,934
2 people	106,055	37.0%	275	1,228	4,827	22,083	28,973	21,380	11,590	15,699
3 people	43,042	15.0%	30	226	736	5,633	12,597	9,812	5,729	8,279
4 people	40,962	14.3%	34	92	321	2,232	10,914	9,608	6,747	11,014
5 people	14,314	5.0%	17	28	102	349	3,444	3,168	2,496	4,710
6 people	3,229	1.1%	3	3	22	69	673	730	560	1,169
7 people	703	0.2%	3	9	3	18	137	158	130	245
8 or more people	398	0.1%	6	3	6	11	50	75	65	182

Table 2: Owner Occupiers

	Occupied Properties	% of all	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Owner Occupiers	201,166	100.0%	300	1,382	5,863	28,714	52,862	43,159	27,267	41,619
1 person	45,563	22.6%	186	934	3,782	12,456	13,233	8,200	3,375	3,397
2 people	80,090	39.8%	74	351	1,613	12,494	22,210	17,900	10,667	14,781
3 people	31,131	15.5%	14	59	267	2,487	8,247	7,393	5,009	7,655
4 people	31,530	15.7%	16	23	138	1,075	7,004	7,205	5,830	10,239
5 people	10,164	5.1%	7	12	50	151	1,799	1,986	1,915	4,244
6 people	2,120	1.1%	0	0	10	36	292	389	370	1,023
7 people	387	0.2%	3	3	0	12	59	59	72	179
8 or more people	181	0.1%	0	0	3	3	18	27	29	101

Table 3: Social Tenants

	Occupied Properties	% of all	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Social Rented	44,002	100.0%	552	2,192	9,154	13,805	12,163	5,781	1,164	584
1 person	17,455	39.7%	487	1,813	7,121	5,254	2,148	1,032	132	126
2 people	12,405	28.2%	53	279	1,699	5,593	3,279	1,501	236	142
3 people	6,017	13.7%	0	61	218	1,988	2,542	1,092	217	94
4 people	4,717	10.7%	9	30	77	815	2,496	1,078	233	92
5 people	2,373	5.4%	0	3	27	127	1,277	721	182	64
6 people	726	1.6%	0	3	9	19	326	247	102	33
7 people	203	0.5%	0	3	0	6	68	76	36	17
8 or more people	106	0.2%	3	0	3	3	27	34	26	16

Table 4: Private Tenants and Households Living Rent Free

	Occupied Properties	% of all	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Private Rented	39,923	100.0%	1,199	2,292	4,924	9,475	9,620	6,569	2,815	3,029
1 person	14,105	35.3%	1,010	1,530	3,021	3,889	2,476	1,346	422	411
2 people	13,183	33.0%	148	598	1,515	3,996	3,484	1,979	687	776
3 people	5,699	14.3%	16	106	251	1,158	1,808	1,327	503	530
4 people	4,602	11.5%	9	39	106	342	1,414	1,325	684	683
5 people	1,749	4.4%	10	13	25	71	368	461	399	402
6 people	370	0.9%	3	0	3	14	55	94	88	113
7 people	110	0.3%	0	3	3	0	10	23	22	49
8 or more people	105	0.3%	3	3	0	5	5	14	10	65

Appendix 2: Number of People by number of rooms (all tenures), by district

Fig 1: Cambridge City

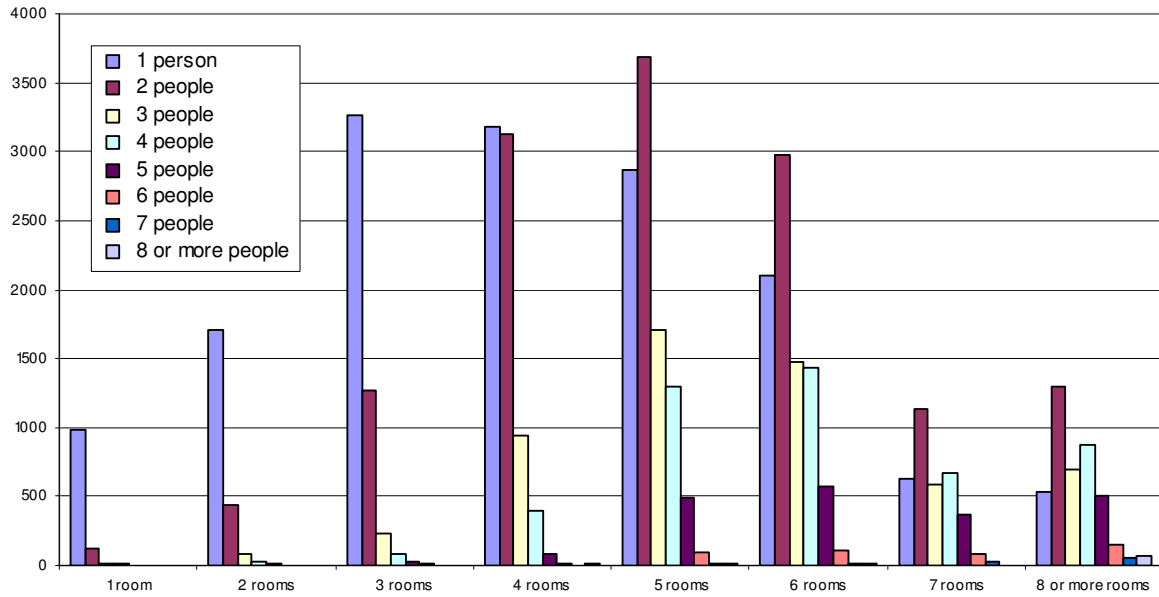


Fig 2: East Cambridgeshire

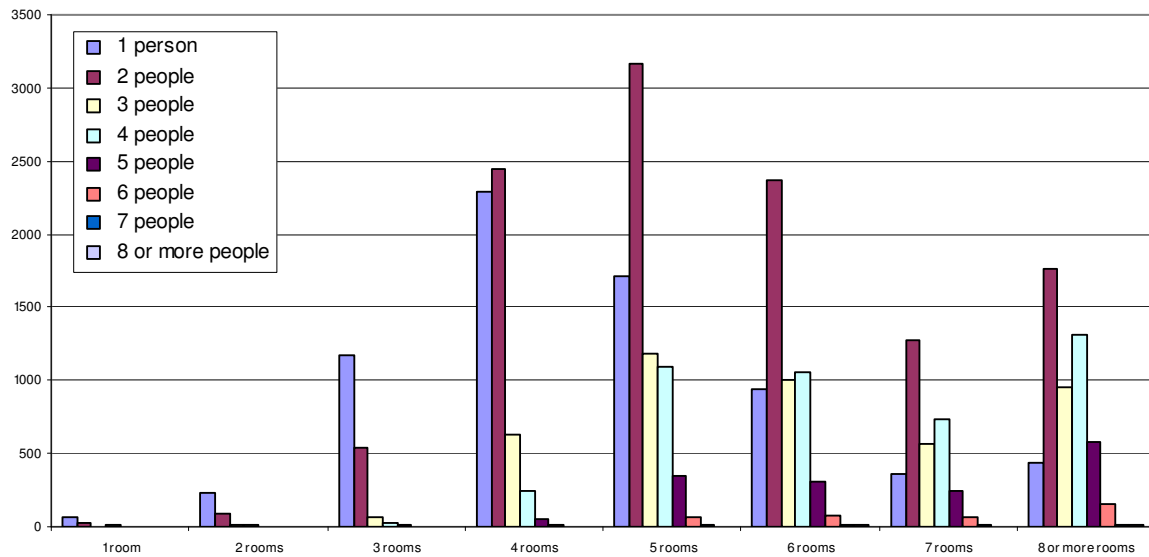


Fig 3: Fenland

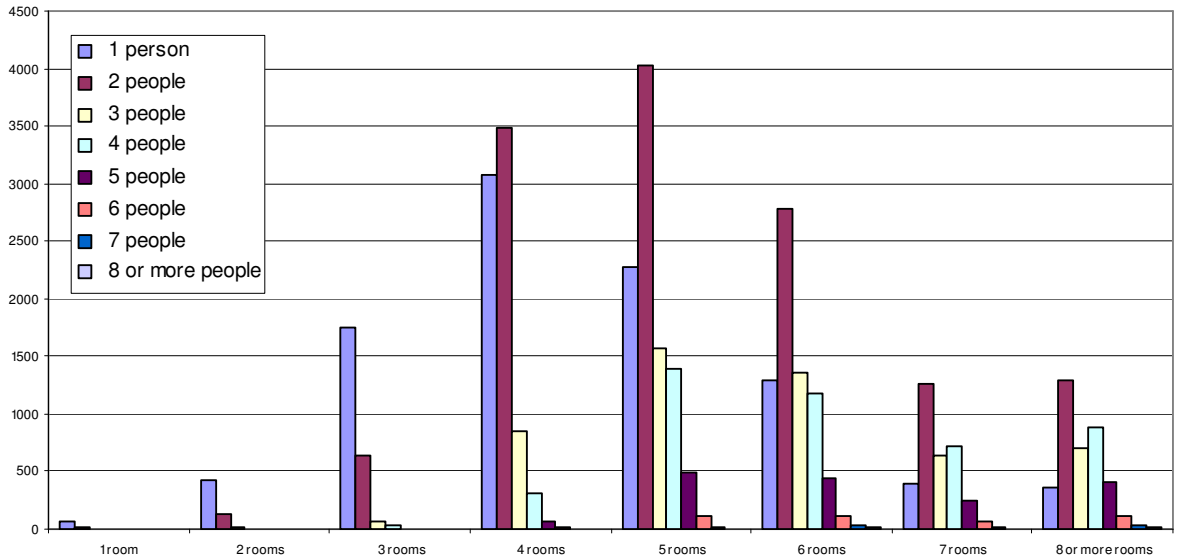


Fig 4: Huntingdonshire

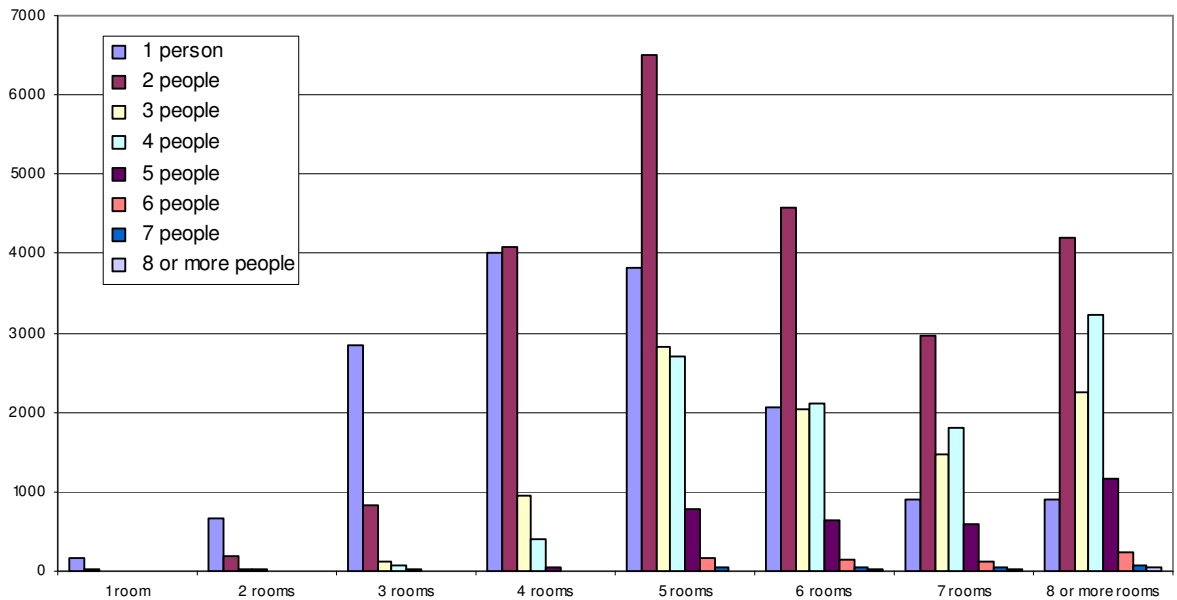


Fig 5: South Cambridgeshire

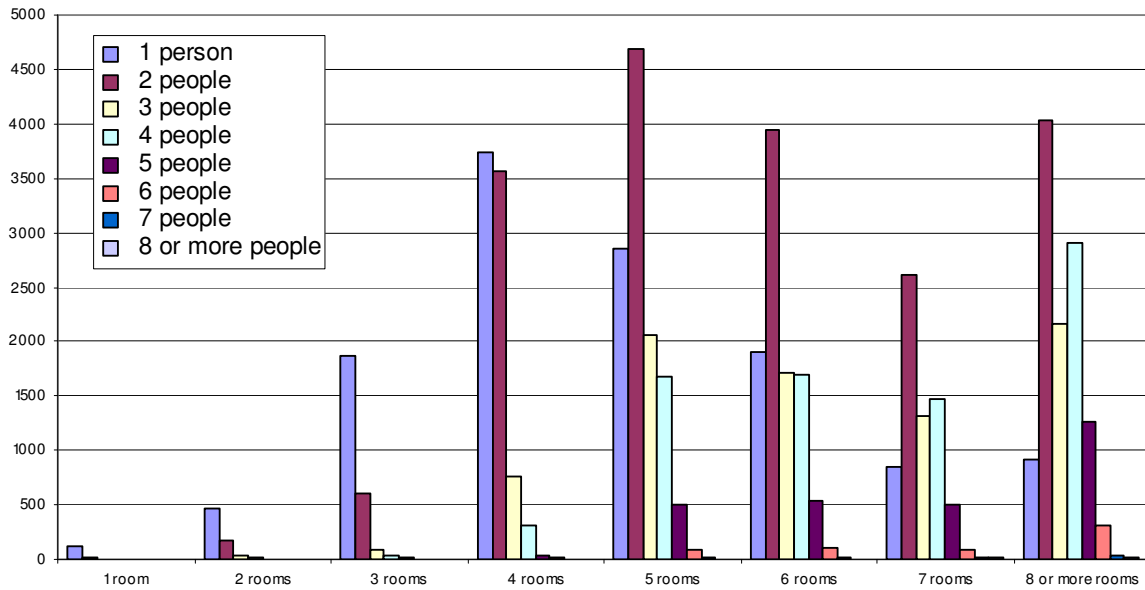


Fig 6: Forest Heath

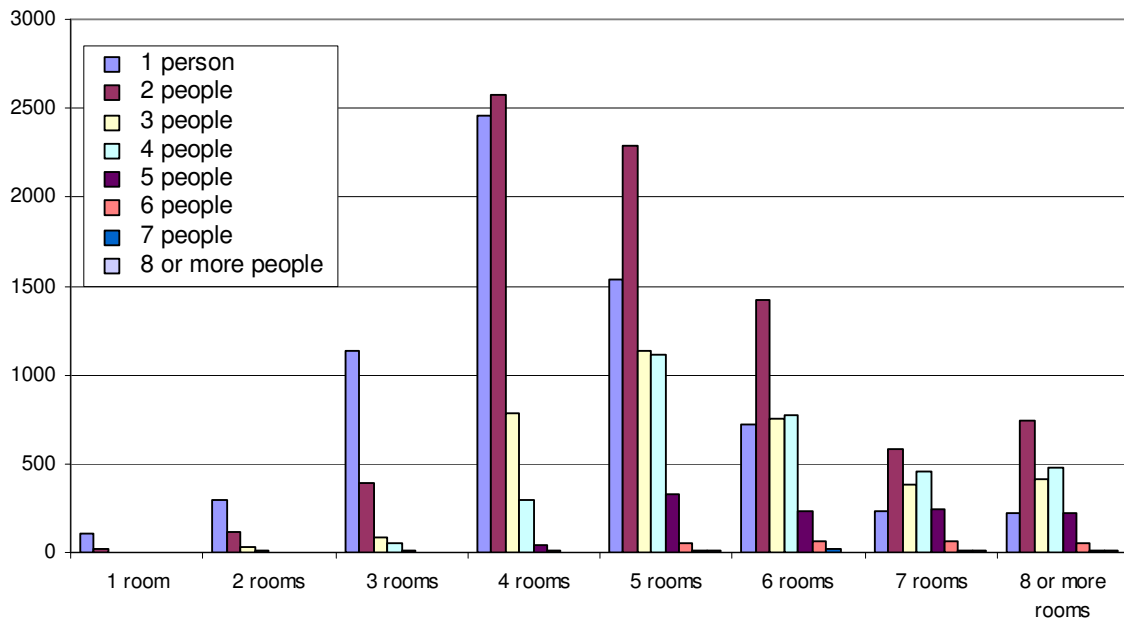


Fig 7: St Edmundsbury

