

Social rented housing turnover, registers and lettings

17.1 Introduction	2
Table 1: Districts who manage their own housing stock, 2001-2006.....	2
17.2 Data sources	2
17.3 Social Stock Turnover.....	3
Table 2: Dwelling stock profile, 2006.....	3
Table 3: Change in social rented housing stock 2001-2006	3
Table 4: Total social lettings (net of transfers and excluding new build), 2001-2006	4
Fig 1: Local authority lettings, 2004/05 & 2005/06	4
Table 5: Social stock net turnover, 2001-2006.....	5
17.4 Housing needs registers	5
Table 6: Households on housing needs registers, 2001-2006.....	5
Fig 2: Numbers of households on needs register 2001-2006 (excluding households seeking transfers)	6
Fig 3: Social lets (re-lets and new build) as a % of needs registers, 2001-06	7
Table 7: Households on needs register by number of bedrooms needed, 2001-2006.....	8
Table 8: Households on needs register by number of rooms required, 2001-06 (percentage)	9
Fig 4: Needs register and properties let by size, 2005/06.....	10
17.5 Lettings - household information	10
Table 9: Household structure – general needs social lettings, 2005-06	11
Fig 5: Household structure, Sub-Region 2005/06	12
Table 10: Age of Head of Household – General Needs, Social Lettings 2005/06	12
Fig 6: Age of Head of Household, General Needs Lettings, Sub-Region 2006	13
Table 11: Previous Tenure, General Needs Social Lettings, 2005/06.....	14
Fig 7: Previous Tenure, General Needs Social Lettings 2005/06	15
Table 12: Reason for Leaving Previous Accommodation, General Needs Lettings, 2005/06	16
Fig 8: Reason for Leaving Previous Accommodation, General Needs Social Lettings, 2005/06	17
17.6 Summary and Issues	17
Appendix 1: New dwelling stock (social rented and Local Authority), 2001-06.....	19
Appendix 2: Organisations Participating in CORE and Dataspring (General Needs Social Rented Housing)	20
Cambridge City	20
East Cambridgeshire	21
Fenland	22
Huntingdonshire.....	23
South Cambridgeshire	24
Forest Heath	25
St Edmundsbury	26
Appendix 3: Variation in the % on the housing register by size needed, 2004/5/6	27
Cambridge City	27
East Cambridgeshire	27
Fenland	27
Huntingdonshire.....	27
South Cambridgeshire	27
Forest Heath	27
St Edmundsbury	27
Sub-region	28

Chapter 17. Social rented housing turnover, registers and lettings

17.1 Introduction

This report examines social rented housing in the Cambridge sub-region. The first section looks at social stock turnover over a five-year period from 2001 and 2006. The second section looks at housing needs registers and the type of properties sought by size (number of bedrooms). The final section looks at new RSL lettings from April 2005-March 2006, and provides details on household structure, the age of the head of household, previous tenure and reason for leaving the last settled address.

Social housing in this report means properties owned and managed by local authorities (LA) and registered social landlords (RSL). East Cambridgeshire and Huntingdonshire transferred all local authority stock before 2001, and the figures in these areas are solely for RSLs. The two Suffolk district councils underwent large-scale voluntary transfers during the period covered (St Edmundsbury in 2003 and Forest Heath in 2005). The transfer of Fenland District Council stock has now taken place (in 2007).

Table 1: Districts who manage their own housing stock, 2001-2006

	LA manage own stock	If LA manages stock, did they provide data to CORE in 2005/06?
Cambridge City	Yes	No
East Cambridgeshire	No	N/A
Fenland	No	N/A
Huntingdonshire	No	N/A
South Cambridgeshire	Yes	No
Forest Heath	No (LSVT, 2005)	N/A
St Edmundsbury	No (LSVT 2003)	N/A

17.2 Data sources

Data in this report is taken from a number of different sources. Information on stock turnover and housing needs registers is taken from the Housing Strategy Statistical Appendix (HSSA) which is held on the CLG website¹. Local authorities complete this return for the CLG. It contains information for local authority housing and RSLs. However, figures from RSLs from this source should be treated with caution, and needs to be viewed with other data to gain a fuller understanding.

Information on household structure, previous tenure and reasons for leaving previous accommodation is taken from CORE (Continuous Recording)². This report focuses on general needs lettings, but CORE also provides information on supported housing. In all areas except Fenland, this information provided comes only from RSLs, and does not include data for Local Authority housing (see Table 1), although Cambridge City Council have provided some comparable information. CORE is funded by the Housing Corporation and DCLG and managed by the Centre for Housing Research at the University of St

¹ <http://www.communities.gov.uk/index.asp?id=1501098> for 2005/06 returns.

² <http://www.core.ac.uk/core/hala-annual-reports.html#la>

Andrews. CORE is a mandatory scheme for all RSLs who manage more than 250 homes, but is voluntary for organisations that manage fewer than 250 units.

The final source of information is Dataspring³. Dataspring is a unit within the Cambridge Centre for Housing and Planning Research. The data used in this SHMA report is taken from the Regulatory and Statistical Returns provided each year to the Housing Corporation by RSLs. An appendix provides information on the organisations participating in CORE and Dataspring in each area and the number of general needs units managed, and the number of lets during 2005/06.

17.3 Social Stock Turnover

Tables 2, 3 and 4 are taken from the HSSA form for 2005/6.

Table 2 shows that Huntingdonshire and Forest Heath have a lower percentage of social housing than other districts in the sub-region. Cambridge City has the highest percentage, accounting for nearly a quarter of the dwelling stock. St Edmundsbury has the second highest. "Other Public Sector" includes dwellings owned by other government departments and bodies such as hospitals, armed forces and the county council. Properties partly sold under shared ownership and rent-to-mortgage schemes are included under "Private Sector" dwellings (see Chapter 11, *Dwelling profile and occupation*).

Table 2: Dwelling stock profile, 2006

	Local Authority (including owned by others)	Registered Social Landlord	Other Public Sector	Private Sector	Total	% social housing (LA + RSL)
Cambridge City	7,600	3,526	30	35,113	46,269	24%
East Cambridgeshire	1	4,666	0	28,522	33,189	14%
Fenland	3,811	1,191	0	34,880	39,882	13%
Huntingdonshire	0	8,442	1,117	58,664	68,223	12%
South Cambridgeshire	5,638	2,165	563	49,119	57,485	14%
Forest Heath	0	3,184	525	22,510	26,219	12%
St Edmundsbury	0	7,238	476	36,966	44,680	16%
Sub-region	17,050	30,412	2,711	265,774	315,947	15%

Table 3: Change in social rented housing stock 2001-2006

	2001/02	2002/03	2003/04	2004/05	2005/06
Cambridge City	10,951	11,544	10,862	11,265	11,126
East Cambridgeshire	4,510	4,610	4,811	4,478	4,667
Fenland	5,006	4,936	4,881	4,974	5,002
Huntingdonshire	8,996	8,407	8,435	8,400	8,442
South Cambridgeshire	7,210	7,228	7,633	7,563	7,803
Forest Heath	3,401	3,313	3,228	3,149	3,184
St Edmundsbury	7,236	7,384	7,388	7,400	7,238
Sub-Region	47,310	47,422	47,238	47,229	47,462

³ <http://www.dataspring.org.uk/dataservices/IntRSRTS.asp>

The total social housing stock in Table 3 shows all local authority units plus all dwellings managed by registered social landlords. Other affordable tenures such as shared ownership, and rent to mortgage properties are included under private sector stock.

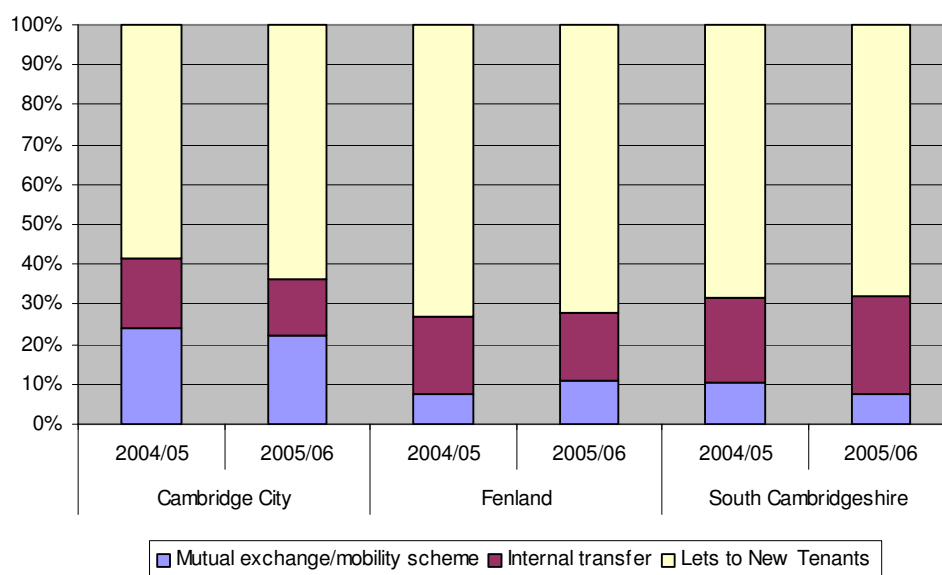
Table 4: Total social lettings (net of transfers and excluding new build), 2001-2006

	2001/02	2002/03	2003/04	2004/05	2005/06
Cambridge City	495	614	657	704	704
East Cambridgeshire	236	207	255	345	241
Fenland	435	490	393	334	448
Huntingdonshire	487	577	517	453	532
South Cambridgeshire	347	309	212	347	237
Forest Heath	160	219	197	46	131
St Edmundsbury	426	256	399	269	370
Sub-Region	2,586	2,672	2,630	2,498	2,663

Table 4 shows the total numbers of RSL and Local Authority re-lets in each district, i.e. not including lets into new social-rented properties (see Appendix 1 for details of newly built social-rented and local authority properties). Transfers within or between RSLs are not included and the number of local authority tenants transferring into RSL properties from 2002/03 onwards is also excluded. No figures are available for tenants transferring from local authority properties to RSLs in 2001/02. Local authority re-lets includes all lettings to new local authority tenants, but excludes internal transfers, mutual exchanges and dwellings let through mobility arrangements. Again, new-build dwellings have been excluded.

Figure 1 shows the percentages of lets to new tenants compared to transfers and exchanges and lets through mobility schemes, only for the three local authorities who still manage their own stock. Most of the local authority lets in these areas were to new tenants (between 59%-73%). South Cambridgeshire had the largest percentage of internal transfers and Cambridge City had the largest percentage of let under mobility schemes and mutual exchanges.

Fig 1: Local authority lettings, 2004/05 & 2005/06



Source: HSSA 2004/5 and 2005/6

Table 5: Social stock net turnover, 2001-2006

	2001/02	2002/03	2003/04	2004/05	2005/06
Cambridge City	5%	5%	6%	6%	6%
East Cambridgeshire	5%	4%	5%	8%	5%
Fenland	9%	10%	8%	7%	9%
Huntingdonshire	5%	7%	6%	5%	6%
South Cambridgeshire	5%	4%	3%	5%	3%
Forest Heath	5%	7%	6%	1%	4%
St Edmundsbury	6%	3%	5%	4%	5%
Sub-Region	5%	6%	6%	5%	6%

Source: HSSA

The stock turnover is the percentage of social units re-let to new tenants each year, (i.e. does not include transfers within the social rented sector). In the sub-region and in most of the districts, net annual stock turnover is around 6%. Fenland has the highest turnover at around 9%.

17.4 Housing needs registers

Housing needs registers provide evidence of the need for affordable housing, but due to differences in the way local authorities manage lists and variations in the number of residents being aware of the registers and putting their name on them, they are problematic and should not be used as the only way to measure this need⁴. However, they do provide some useful comparative data across the housing sub-region.

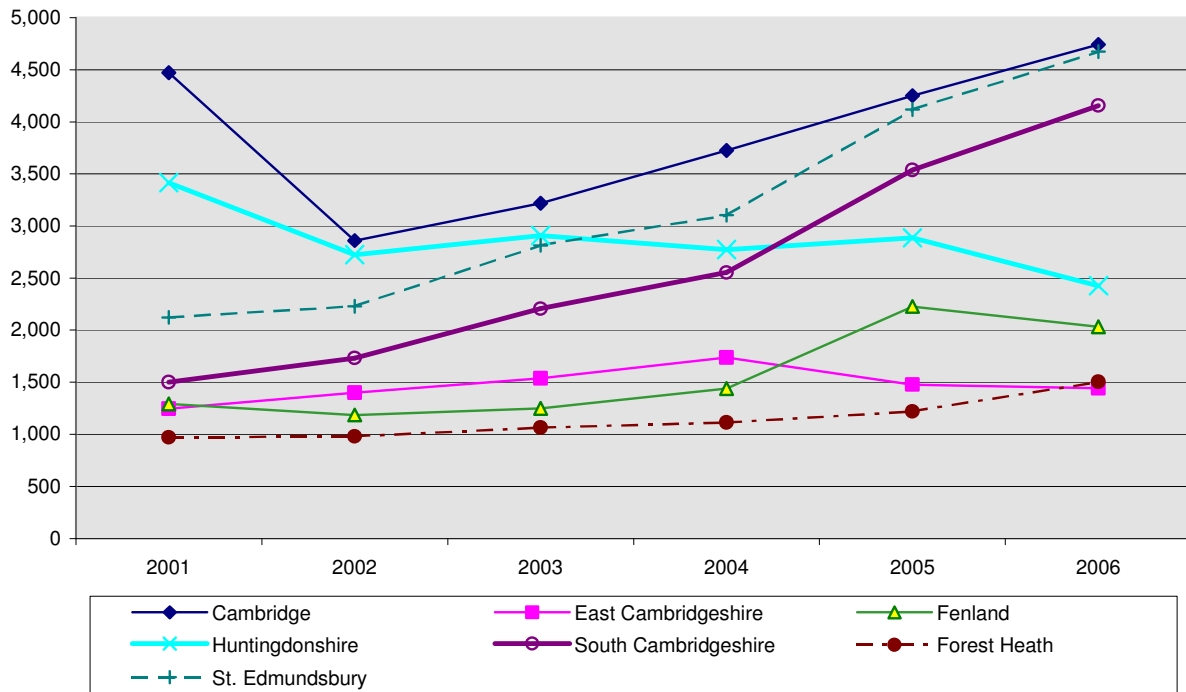
Table 6: Households on housing needs registers, 2001-2006

	2001	2002	2003	2004	2005	2006
Cambridge City	4,472	2,860	3,218	3,724	4,251	4,743
East Cambridgeshire	1,245	1,400	1,538	1,737	1,477	1,442
Fenland	1,293	1,185	1,248	1,439	2,226	2,032
Huntingdonshire	3,416	2,724	2,910	2,772	2,887	2,425
South Cambridgeshire	1,500	1,733	2,207	2,553	3,538	4,155
Forest Heath	973	979	1,063	1,113	1,221	1,505
St. Edmundsbury	2,122	2,230	2,813	3,104	4,118	4,673
Sub-Region	15,021	13,111	14,997	16,442	19,718	20,975

Source: HSSA

⁴ SHMA Guidance Annexes, April 2007, CLG.

Fig 2: Numbers of households on needs register 2001-2006 (excluding households seeking transfers)

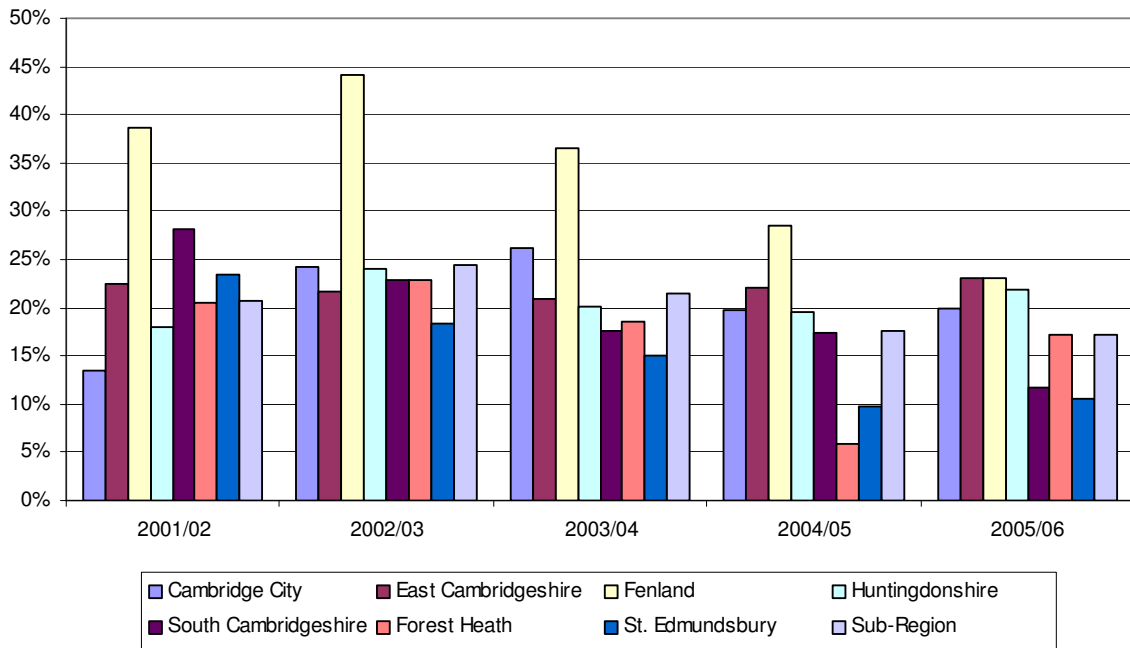


Source: HSSA

In most areas, the numbers on the housing needs registers have risen. This may be due in part to widening the statutory definition of vulnerable households in priority need, which came into effect in 2002 (see Chapter 18, *Homelessness*). There is also some variation in the management of needs registers. For example, Huntingdonshire had a policy review in 2002 and since then has been reviewing housing applicants every year on a rolling programme. In 2005, Huntingdonshire introduced a verification framework into their housing register where applicants were asked to provide identification and details of income and capital savings. Where this showed that applicants could afford a home in the private sector, they were assisted through housing advice into other housing options. In 2002 Cambridge City Council started contacting applicants seeking confirmation that they still needed to be on the list. This accounts for a large drop in the number of households on the register in this year.

The smallest change has been in Forest Heath, which experienced a small and steady increase from 2001-2005 and a bigger increase in 2005-06. This larger increase may be due to the large scale voluntary transfer which occurred in 2005. The largest increases have been in St Edmundsbury and South Cambridgeshire where the numbers on the housing needs register have more than doubled in the period. Since the publication of these figures, South Cambridgeshire have contacted people on their list and 50% have not responded to say they wish to be kept on it, halving the official figure.

Fig 3: Social lets (re-lets and new build) as a % of needs registers, 2001-06



Source: HSSA

For the sub-region, around 24% of the needs register were cleared in 2002 and this had fallen to 16% in 2006. The biggest changes have been in Forest Heath and Fenland. Forest Heath and St Edmundsbury both underwent LSVT during the period above and since these have occurred the percentage has once again increased. Social lets as a percentage of the needs register has increased in East Cambridgeshire and Huntingdonshire. Huntingdonshire has had a decrease in the number of households on the district needs register and the number of lets has been fairly consistent. There has been a small increase in the number of households on the register in East Cambridgeshire, but an increase in the number of lettings.

Table 7: Households on needs register by number of bedrooms needed, 2001-2006

		2001	2002	2003	2004	2005	2006
Cambridge City	1 bedroom	4,107	2,616	2,947	3,414	3,091	3,380
	2 bedrooms					786	939
	3 bedrooms	326	204	229	261	313	355
	More than 3 bedrooms	39	37	38	49	50	61
	Unspecified	0	3	4	0	11	8
East Cambridgeshire	1 bedroom	1,092	1,175	1,313	1,431	863	775
	2 bedrooms					376	404
	3 bedrooms	138	204	205	276	210	220
	More than 3 bedrooms	15	21	20	30	28	43
	Unspecified	0	0	0	0	0	0
Fenland	1 bedroom	1,064	954	1,022	1,209	1,134	1,061
	2 bedrooms					714	629
	3 bedrooms	206	203	202	201	356	322
	More than 3 bedrooms	23	28	24	29	22	20
	Unspecified	0	0	0	0	0	0
Huntingdonshire	1 bedroom	2,902	2,303	2,478	2,319	1,799	1,490
	2 bedrooms					635	547
	3 bedrooms	422	335	346	282	288	249
	More than 3 bedrooms	92	86	86	171	165	139
	Unspecified	0	0	0	0	0	0
South Cambridgeshire	1 bedroom	1,275	1,443	1,882	2,114	2,221	1,351
	2 bedrooms					717	2,042
	3 bedrooms	209	268	299	389	533	679
	More than 3 bedrooms	16	22	26	50	67	83
	Unspecified	0	0	0	0	0	0
Forest Heath	1 bedroom	686	862	944	1,002	753	1,075
	2 bedrooms					297	240
	3 bedrooms	262	75	91	75	116	117
	More than 3 bedrooms	25	42	28	36	55	49
	Unspecified	0	0	0	0	0	24
St Edmundsbury	1 bedroom	1,789	1,875	2,341	2,413	Total = 4118	2,306
	2 bedrooms						1,509
	3 bedrooms	320	338	414	583		701
	More than 3 bedrooms	13	17	30	108		157
	Unspecified	0	0	28	0		0
Sub-region	1 bedroom	12,915	11,228	12,927	13,902	9,861	11,438
	2 bedrooms					3,525	6,310
	3 bedrooms	1,883	1,627	1,786	2,067	1,816	2,643
	More than 3 bedrooms	223	253	252	473	387	552
	Unspecified	0	3	32	0	11	32

Source: HSSA

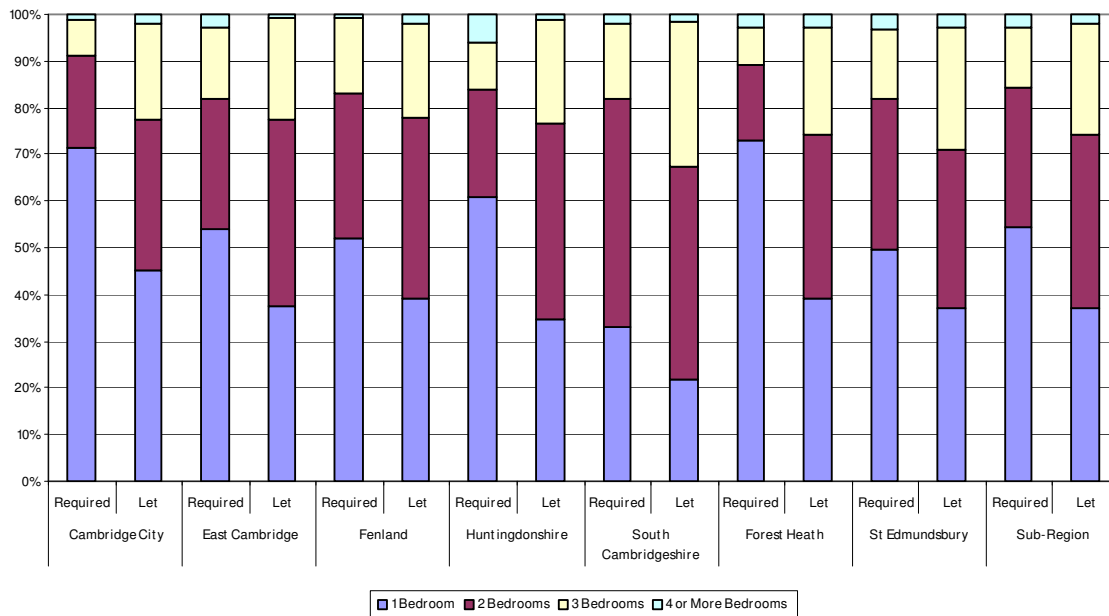
Table 8: Households on needs register by number of rooms required, 2001-06 (percentage)

		2001	2002	2003	2004	2005	2006
Cambridge City	1 bedroom	91.8%	91.5%	91.6%	91.7%	72.7%	71.3%
	2 bedrooms					18.5%	19.8%
	3 bedrooms	7.3%	7.1%	7.1%	7%	7.4%	7.5%
	More than 3 bedrooms	0.9%	1.3%	1.2%	1.3%	1.2%	1.3%
	Unspecified	0%	0.1%	0.1%	0%	0.3%	0.2%
East Cambridgeshire	1 bedroom	87.7%	83.9%	85.4%	82.4%	58.4%	53.7%
	2 bedrooms					25.5%	28%
	3 bedrooms	11.1%	14.6%	13.3%	15.9%	14.2%	15.3%
	More than 3 bedrooms	1.2%	1.5%	1.3%	1.7%	1.9%	3%
	Unspecified	0%	0%	0%	0%	0%	0%
Fenland	1 bedroom	82.3%	80.5%	81.9%	84%	50.9%	52.2%
	2 bedrooms					32.1%	31%
	3 bedrooms	15.9%	17.1%	16.2%	14%	16%	15.8%
	More than 3 bedrooms	1.8%	2.4%	1.9%	2%	1%	1%
	Unspecified	0%	0%	0%	0%	0%	0%
Huntingdonshire	1 bedroom	85%	84.5%	85.2%	83.7%	62.3%	61.4%
	2 bedrooms					22%	22.6%
	3 bedrooms	12.4%	12.3%	11.9%	10.2%	10%	10.3%
	More than 3 bedrooms	2.7%	3.2%	3.0%	6.2%	5.7%	5.7%
	Unspecified	0%	0%	0%	0%	0%	0%
South Cambridgeshire	1 bedroom	85%	83.3%	85.3%	82.8%	62.8%	32.5%
	2 bedrooms					20.3%	49.1%
	3 bedrooms	13.9%	15.5%	13.5%	15.2%	15.1%	16.3%
	More than 3 bedrooms	1.1%	1.3%	1.2%	2%	1.9%	2%
	Unspecified	0%	0%	0%	0%	0%	0%
Forest Heath	1 bedroom	70.5%	88%	88.8%	90%	61.7%	71.4%
	2 bedrooms					24.3%	15.9%
	3 bedrooms	26.9%	7.7%	8.6%	6.7%	9.5%	7.8%
	More than 3 bedrooms	2.6%	4.3%	2.6%	3.2%	4.5%	3.3%
	Unspecified	0%	0%	0%	0%	0%	1.6%
St Edmundsbury	1 bedroom	84.3%	84.1%	83.2%	77.7%	No breakdown available	49.3%
	2 bedrooms						32.3%
	3 bedrooms	15.1%	15.2%	14.7%	18.8%		15%
	More than 3 bedrooms	0.6%	0.8%	1.1%	3.5%		3.4%
	Unspecified	0%	0%	1%	0%		0%
Sub-region	1 bedroom	86%	85.6%	86.2%	84.6%	63.2%	54.5%
	2 bedrooms					22.6%	30.1%
	3 bedrooms	12.5%	12.4%	11.9%	12.6%	11.6%	12.6%
	More than 3 bedrooms	1.5%	1.9%	1.7%	2.9%	2.5%	2.6%
	Unspecified	0%	0.02%	0.2%	0%	0.1%	0.2%

The HSSA also provides data on the size of properties (by number of bedrooms) required by those on the housing needs register, as seen in Tables 7 and 8. The largest requirement across all districts is from smaller households (one or two bedrooms). From 2005 onwards, it can be seen that most of the demand in this category was for one-bedroom properties, i.e. for singles and couples. The exception to this was South Cambridgeshire in 2005/06 where there was more demand for two-bedroom properties. In the same year, just under 3% of demand was for dwellings with more than three bedrooms in the sub-region as a whole.

Demand for smaller properties is particularly high, with around 84% of all households on the needs registers in the sub-region needing either a one or two bedroom property. In areas other than SCDC, these households made up between 82-85% of the total. Fenland had the highest demand for 3 bedroom properties over the 6-year period, followed by St Edmundsbury. Huntingdonshire had the highest demand for properties with more than 3 bedrooms, followed by Forest Heath.

Fig 4: Needs register and properties let by size, 2005/06



Source: HSSA, CORE, Cambridge City Council, South Cambridgeshire DC

Figure 4 compares the percentage of properties required by bedroom size, with the percentage of properties let in the same period. There are differences in the % of homes required and let of each size. This reflects the profile of available properties, as well as the type of need by priority, e.g. there may be a large number of single people on the register, but they are a lower priority for housing than households with children. This is supported by Table 9 below. Although single people are the largest single category, households with children make up about 45% of those housed.

There is also a difference to be analysed between the number of people registering for each bedroom size, and the time they may wait to be let a home. With the imminent arrival of Choice Based Lettings, it would be sensible to wait for this new system to be implemented before exploring these links further. Appendix 3 gives a table of the changes in the percentage of sizes of homes needed over the last 3 years, and the variation between the maximum and minimum.

17.5 Lettings - household information

This section examines data on general needs lettings including household structure, age of head of household, previous tenure and reason for leaving their last settled address. The data in this section is taken from CORE. CORE is a national information source that records information on the characteristics of RSL and local authority new social housing tenants and the homes they rent and buy. It is mandatory for RSLs with over 250 units, and voluntary for smaller associations and local authorities. Within the sub-region, information is not currently

provided by Cambridge City or South Cambridgeshire, but Fenland District Council does provide information to CORE. Information for 2005/06 is not available for Cambridge City (although it will be in the future), but the City Council has provided comparable information for local authority properties and this has been added to the RSL data from CORE for this area.

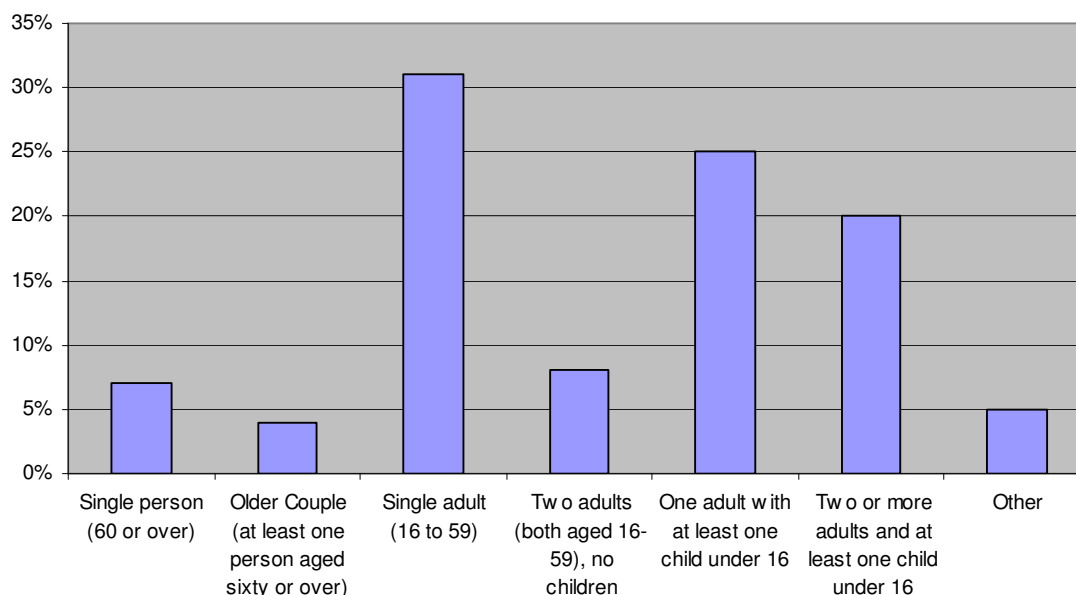
Table 9: Household structure – general needs social lettings, 2005-06

	Cam City	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Edmundsbury	Sub-region
Single person (60 or over)	29	12	49	53	2	34	20	199
	5%	4%	14%	9%	1%	11%	4%	7%
Older couple (at least one person aged sixty or over)	10	9	26	36	2	16	24	123
	2%	3%	8%	6%	1%	5%	4%	4%
Single adult (16 to 59)	258	84	74	182	50	61	180	889
	44%	31%	22%	32%	22%	20%	32%	31%
Two adults (both aged 16-59), no children	34	35	23	48	40	22	37	239
	6%	13%	7%	8%	18%	7%	7%	8%
One adult with at least one child under 16	132	69	88	126	58	85	148	706
	22%	26%	26%	22%	25%	27%	27%	25%
Two or more adults and at least one child under 16	113	47	54	102	69	72	123	580
	19%	17%	16%	18%	30%	23%	22%	20%
Other	12	13	28	28	7	21	26	135
	2%	5%	8%	5%	3%	7%	5%	4%
Total	588	269	342	575	228	311	558	2871
	100%	100%	100%	100%	100%	100%	100%	100%

Source: CORE, Cambridge City Council

Single people aged 16-59 made up 31% of lettings in 2005/06. Households with children under 16 (with either one or two adults) made up 44% of the total. This reflects the statutory definition of priority need under the Housing Act where households accepted as homeless are judged to be in priority need which includes households which include someone vulnerable e.g. children, elderly people or disabled people. The structure above also corresponds to the data from the housing needs registers – single people and adults with no children would require only one bedroom.

Fig 5: Household structure, Sub-Region 2005/06



Source: CORE, Cambridge City Council

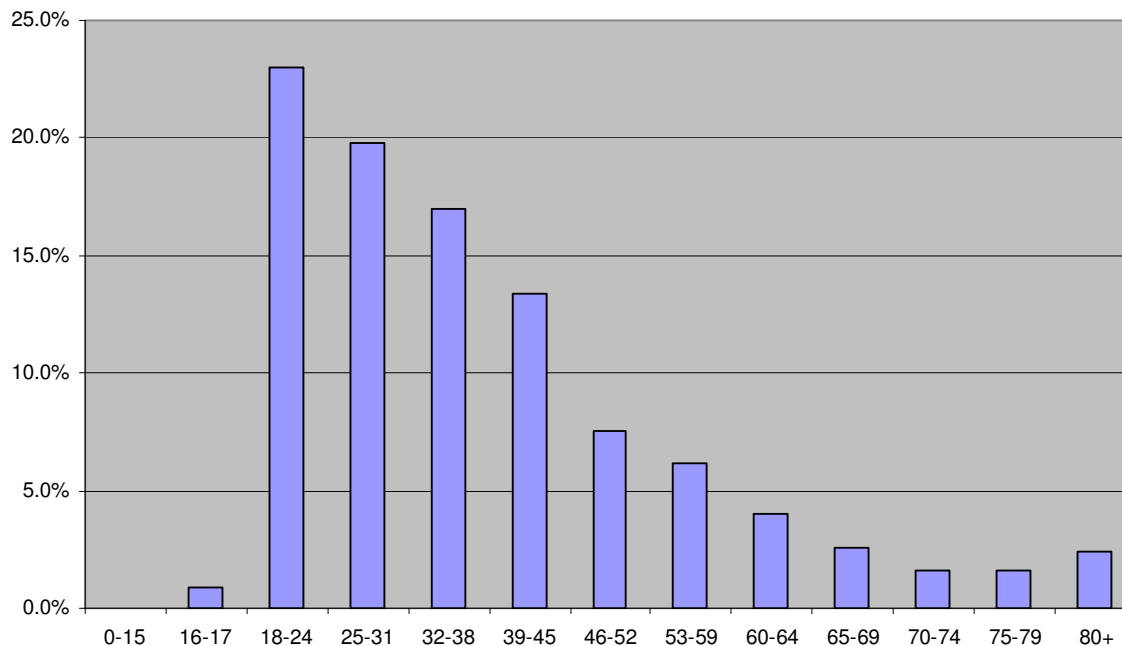
Table 10: Age of Head of Household – General Needs, Social Lettings 2005/06

	Cam City	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Edmunds-bury	Sub-region
0-15	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
16-17	8 1.4%	1 0.4%	6 1.8%	9 1.6%	0 0%	1 0.3%	0 0%	25 0.9%
18-24	137 23.3%	61 22.7%	78 22.8%	138 24%	47 20.6%	53 17%	145 26%	659 23%
25-31	124 21.1%	54 20.1%	39 11.4%	96 16.7%	70 30.7%	59 19%	127 22.8%	569 19.8%
32-38	111 18.9%	45 16.7%	50 14.6%	88 15.3%	56 24.6%	46 14.8%	93 16.7%	489 17%
39-45	87 14.8%	37 13.8%	43 12.6%	67 11.7%	27 11.8%	39 12.5%	86 15.4%	386 13.4%
46-52	33 5.6%	23 8.6%	24 7%	40 7%	17 7.5%	40 12.9%	37 6.6%	214 7.5%
53-59	36 6.1%	25 9.3%	24 7%	42 7.3%	6 2.6%	20 6.4%	25 4.5%	178 6.2%
60-64	23 3.9%	11 4.1%	20 5.8%	31 5.4%	3 1.3%	10 3.2%	17 3%	115 4%
65-69	11 1.9%	5 1.9%	21 6.1%	15 2.6%	1 0.4%	10 3.2%	13 2.3%	76 2.6%
70-74	6 1%	2 0.7%	8 2.3%	20 3.5%	1 0.4%	5 1.6%	4 0.7%	46 1.6%
75-79	3 0.5%	3 1.1%	11 3.2%	14 2.4%	0 0%	9 2.9%	5 0.9%	45 1.6%

	Cam City	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Edmunds-bury	Sub-region
80+	9	2	18	15	0	19	6	69
	1.5%	0.7%	5.3%	2.6%	0%	6.1%	1.1%	2.4%
Total 100%	588	269	342	575	228	311	558	2871

Source: CORE, Cambridge City Council

Fig 6: Age of head of household, general needs lettings, sub-region 2006



Source: CORE

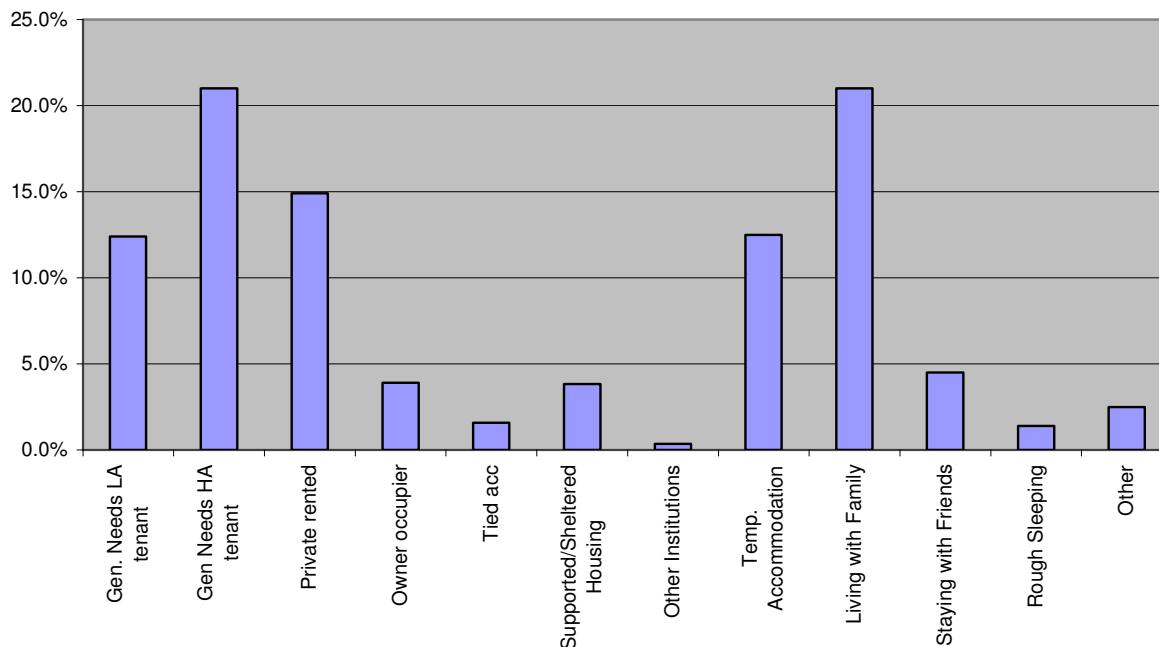
Table 10 and Fig 6 show that most of the new lets in the period were to younger people. In all districts except South Cambridgeshire and Forest Heath, 18-24 was the most common age group for new heads of households (the highest proportion being 26% in St Edmundsbury). In South Cambridgeshire and Fenland, 25-31 was the most common age for head of household. South Cambridgeshire had fewer older people than the other districts. However, South Cambridgeshire District Council does not contribute to CORE and the older households may be being housed in local authority properties rather than by RSLs. South Cambridgeshire also had higher percentages of people aged 25-38. Fenland had the highest percentage of lettings to people over 60, although Forest Heath had the highest percentage of lets to the 80+ age group (6.1%) and Huntingdonshire had the highest percentage of lets to 70-74 year olds.

Table 11: Previous Tenure, General Needs Social Lettings, 2005/06

	Cambridge City	East Cambridge shire	Fenland	Huntingdonshire	South Cambridge shire	Forest Heath	St Edmundsbury	Sub-region
Gen. Needs LA tenant	47 8%	6 2.2%	120 31.5%	33 5.7%	55 24.1%	34 10.5%	34 6.1%	329 11.2%
Gen Needs HA tenant	90 15.3%	58 21.6%	25 6.6%	152 26.4%	32 14%	61 18.8%	144 25.7%	562 19.2%
Private rented	103 17.5%	42 15.6%	80 21%	52 9%	42 18.4%	56 17.2%	76 13.6%	451 15.4%
Owner occupier	9 1.5%	5 1.9%	30 7.9%	21 3.6%	7 3.1%	17 5.2%	18 3.2%	107 3.7%
Tied acc	9 1.5%	3 1.1%	2 0.5%	9 1.6%	6 2.6%	5 1.5%	11 2%	45 1.5%
Supported housing	8 1.4%	3 1.1%	5 1.3%	10 1.7%	2 0.9%	4 1.2%	38 6.8%	70 2.4%
Sheltered/retirement housing	1 0.2%	3 1.1%	7 1.8%	5 0.9%	0 0%	4 1.2%	4 0.7%	24 0.8%
Residential Care Home	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	6 1%	6 0.2%
Hospital	0 0%	1 0.4%	0 0%	0 0%	0 0%	0 0%	1 0.2%	2 0.1%
Prison	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
Probation hostel	0 0%	0 0%	0 0%	2 0.3%	0 0%	0 0%	0 0%	2 0.1%
Direct access hostel	39 6.6%	5 1.9%	7 1.8%	7 1.2%	0 0%	2 0.6%	4 0.7%	64 2.2%
B & B	5 0.8%	3 1.1%	3 0.8%	22 3.8%	1 0.4%	1 0.3%	9 1.6%	44 1.5%
Short life housing	4 0.7%	0 0%	0 0%	11 1.9%	5 2.2%	2 0.6%	2 0.4%	24 0.8%
Other Temp. Acc	46 7.8%	48 17.8%	13 3.4%	76 13.2%	10 4.4%	41 12.6%	21 3.8%	255 8.7%
Children's home/foster care	0 0%	0 0%	1 0.3%	3 0.5%	0 0%	0 0%	1 0.2%	5 0.2%
Living with family	111 18.8%	80 29.7%	54 14.2%	123 21.4%	58 25.4%	56 17.2%	131 23.4%	613 20.9%
Staying with friends	36 6.1%	10 3.7%	9 2.4%	32 5.6%	5 2.2%	20 6.2%	34 6.1%	146 5%
Rough Sleeping	0 0%	0 0%	1 0%	11 2%	2 1%	11 3%	12 2%	37 1.3%
Other	82 13.9%	2 0.7%	24 6.3%	7 1.2%	3 1.3%	11 3.4%	14 2.5%	143 4.9%
Total	590 100%	269 100%	381 100%	576 100%	228 100%	325 100%	560 100%	2,929 100%

Source: CORE, Cambridge City Council

Fig 7: Previous Tenure, General Needs Social Lettings 2005/06



Source: CORE

Table 11 shows that across the sub-region, 30% of general needs social lettings were transfers within the social rented sector, both local authority and RSL.

In Fenland, the local authority had previously housed 32% of those housed, and around 26% of lets to people in Huntingdonshire and St Edmundsbury had previously been in housing association properties. Of “new” social tenants, 21% had previously been living with family members and a further 5% had been staying with friends and this was the most common previous accommodation in the sub-region as a whole. Given the previous information above on household structure and age, a lot of these are probably younger people moving out of the family home for the first time. In East Cambridgeshire, nearly a third of households had previously been living with family members.

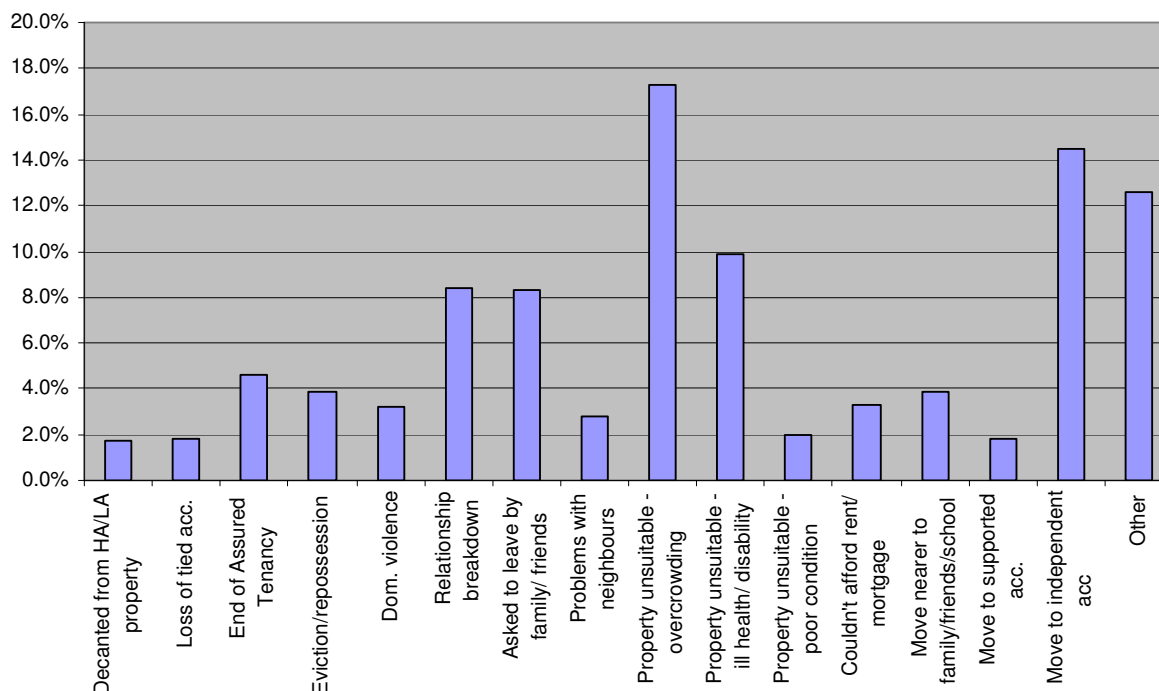
The third most common type of previous tenure is privately rented accommodation. This was just over 15% in the sub-region as a whole. All types of temporary accommodation are common previous tenure types, when grouped as a larger category. 13.4% of tenants had previously been housed in bed & breakfast, direct access hostels or other temporary accommodation.

Table 12: Reason for Leaving Previous Accommodation, General Needs Lettings, 2005/06

	Cam City	E. Cambs	Fenland	Hunts	S. Cambs	Forest Heath	St Edmundsbury	Sub-region
Decanted from another property at this HA/LA	12	0	10	7	1	0	12	42
	5.6%	0%	2.9%	1.2%	0.4%	0%	2.1%	1.7%
Left Home country as a refugee	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%
Leaving institutions	2	0	3	6	0	1	9	21
	0.9%	0%	0.9%	1%	0%	0.3%	1.6%	0.8%
Loss of tied acc.	6	7	3	10	3	4	11	44
	2.8%	2.6%	0.9%	1.7%	1.3%	1.3%	2%	1.8%
End of Assured Tenancy	7	13	12	27	11	10	35	115
	3.3%	4.8%	3.5%	4.7%	4.8%	3.2%	6.3%	4.6%
Eviction/repossession	3	8	4	25	0	18	39	97
	1.4%	3%	1.2%	4.3%	0%	5.8%	7%	3.9%
Dom. violence	5	19	13	20	4	7	11	79
	2.3%	7.1%	3.8%	3.5%	1.8%	2.2%	2%	3.2%
Relationship breakdown	12	30	19	62	23	20	44	210
	5.6%	11.2%	5.5%	10.8%	10.1%	6.4%	7.9%	8.4%
Asked to leave by family or friends	12	31	25	47	7	25	62	209
	5.6%	11.5%	7.2%	8.2%	3.1%	8%	11.1%	8.3%
Racial harassment	1	0	0	2	0	0	0	3
	0.5%	0%	0%	0.3%	0%	0%	0%	0.1%
Other problems with neighbours	7	5	13	24	6	2	12	69
	3.3%	1.9%	3.8%	4.2%	2.6%	0.6%	2.1%	2.8%
Property unsuitable because of overcrowding	42	45	40	87	59	64	97	434
	19.6%	16.7%	11.6%	15.1%	25.9%	20.4%	17.4%	17.3%
Property unsuitable because of ill health/disability	18	25	57	69	3	28	49	249
	8.4%	9.3%	16.5%	12%	1.3%	8.9%	8.8%	9.9%
Property unsuitable because of poor condition	1	7	14	11	5	8	4	50
	0%	3%	4%	2%	2%	3%	1%	2%
Couldn't afford rent or mortgage	2	7	17	20	15	9	12	82
	0.9%	2.6%	4.9%	3.5%	6.6%	2.9%	2.1%	3.3%
To move nearer to family/friends/school	2	15	26	32	6	12	5	98
	0.9%	5.6%	7.5%	5.6%	2.6%	3.8%	0.9%	3.9%
To move nearer to work	1	3	2	3	6	1	2	18
	0.5%	1.1%	0.6%	0.5%	2.6%	0.3%	0.4%	0.7%
To move to accommodation with support	0	7	12	8	0	14	4	45
	0%	2.6%	3.5%	1.4%	0%	4.5%	0.7%	1.8%
To move to independent accommodation	35	33	32	81	46	30	106	363
	16.4%	12.3%	9.3%	14.1%	20.2%	9.6%	19%	14.5%
Other	46	14	43	35	33	60	45	276
	21.5%	5.2%	12.5%	6.1%	14.5%	19.2%	8.1%	11%
Total (100%)	214	269	345	576	228	313	559	2504

Source: CORE

Fig 8: Reason for Leaving Previous Accommodation, General Needs Social Lettings, 2005/06



Source: CORE 2005/6 and Cambridge City Council

There is no local authority data available on council tenants for South Cambridgeshire and Cambridge City in Table 12, although data from housing associations is available. Many of the above reasons for leaving previous accommodation are important factors in determining housing need.

In most districts, overcrowding is the most common reason for leaving previous accommodation (17.3%). In South Cambridgeshire, this was the reason for leaving in just over a quarter of cases. The only district where this wasn't the most common reason for leaving was Fenland, where more households needed to move because of lack of suitability due to ill health or disability (16.5%).

The second most common reason to move within the sub-region was the need for independent accommodation (14.5%). This is not surprising given the number of people moving out of family homes. Other common reasons were the previous property being unsuitable due to disability or ill health, relationship breakdown and being asked to leave by family or friends.

17.6 Summary and Issues

- Some 15% of the sub-regional dwelling stock is social rented housing. Cambridge City has a higher percentage of social housing (24%) than the rest of the sub-region and than the national level (19%). Most of the social rented stock is managed by RSLs and five of the seven districts in the sub-region have transferred their stock to RSLs.
- Average social rented stock turnover is 6% for the sub-region. This means that 6% of the social stock is re-let each year.

- The number of households on the district housing needs registers has risen in the past five years for the sub-region as a whole from just over 15,000 in 2002 to almost 21,000 in 2006. Net social re-lets within the region have decreased from 2,852 to 2,662. This may be due to low numbers of re-lets in Forest Heath and St Edmundsbury in the years affected by large scale voluntary transfers and the refurbishment of local authority stock in Fenland.
- There are some gaps in data about who is being housed in properties in some areas. For example, from the RSL data provided it seems like there are very few older heads of household in South Cambridgeshire because they are housed in local authority homes rather than with housing associations. Cambridge City and South Cambridgeshire will complete CORE data from 2006/07 onwards and this will improve knowledge of people being housed in the social rented sector in these districts. Data on the housing needs register is also problematic because of different practices between districts in managing the lists, for example the data for needs registers includes people awaiting transfers in some districts (e.g. Huntingdonshire), but transfers are excluded by other authorities.
- Most of the demand is from smaller households who need one or two bedrooms, i.e. properties for single people or couples with no children. This matches the data on household profiles for general needs social lettings – single people aged between 16 and 59 make up the largest single category.
- Some 44% of general needs social lettings were to households that included children under 16 in 2005/06. This may reflect the statutory definition of homelessness where “priority need” is defined as households which include someone who is vulnerable for example children, elderly and disabled people.
- Most lettings to RSL properties in 2005/06 were to heads of household in the younger age bands. The most common type of previous tenure was “living with family” and the most frequent reason for leaving was given as overcrowding. Taken together, it is reasonable to assume that a lot of households coming into social rented housing are younger people leaving home for the first time.
- A high percentage of lets were due to transfers, i.e. people moving from one socially rented property to another, within the social rented stock. Further research is needed into the transfers within the social rented sector as people transferring are doing so because they need a different type of home e.g. smaller, more accessible etc.

Appendix 1: New dwelling stock (social rented and Local Authority), 2001-06

		2001/02	2002/03	2003/04	2004/05	2005/06
Cambridge	RSL - rented	104	81	187	32	144
	Local Authority	0	0	0	0	0
East Cambridgeshire	RSL - rented	44	96	65	38	100
	Local Authority	LSVT				
Fenland	RSL - rented	65	34	63	77	63
	Local Authority	0	0	0	0	0
Huntingdonshire	RSL - rented	128	80	68	91	98
	Local Authority	LSVT				
South Cambridgeshire	RSL - rented	74	86	167	94	176
	Local Authority	0	2	7	2	0
Forest Heath	RSL - rented	39	5	0	19	80
	Local Authority	0	0	0	0	LSVT
St Edmundsbury	RSL - rented	70	153	23	34	62
	Local Authority			LSVT		

Source: HSSA

Appendix 2: Organisations Participating in CORE and Dataspring (General Needs Social Rented Housing)

Cambridge City

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
2 Care		<input type="checkbox"/>	0	0	26
Abbeyfield UK	<input type="checkbox"/>	<input type="checkbox"/>	0	0	44
Aldwyck		<input type="checkbox"/>	0	0	0
Anchor Trust	<input type="checkbox"/>	<input type="checkbox"/>	0	0	69
Argyle Street Co-op		<input type="checkbox"/>	85	33	0
Bedfordshire Pilgrim		<input type="checkbox"/>	4	0	0
Bush		<input type="checkbox"/>	0	0	0
Cambridge HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	565	77	371
Cambridge YMCA	<input type="checkbox"/>	<input type="checkbox"/>	0	0	78
Cherry Hinton Alms		<input type="checkbox"/>	0	0	4
Circle 33 HT	<input type="checkbox"/>	<input type="checkbox"/>	81	6	0
East Homes		<input type="checkbox"/>	0	0	0
English Churches HG	<input type="checkbox"/>	<input type="checkbox"/>	61	14	126
Granta HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	670	71	161
Haig Homes		<input type="checkbox"/>	6	0	0
Harvey		<input type="checkbox"/>	43	17	0
Home Group Limited		<input type="checkbox"/>	0	0	14
Housing 21 HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	9	0	84
Housing Partnership		<input type="checkbox"/>	68	9	0
Hundred Houses Society	<input type="checkbox"/>	<input type="checkbox"/>	590	20	0
Jephson Homes		<input type="checkbox"/>	0	0	0
King Street		<input type="checkbox"/>	181	20	39
Metropolitan HT		<input type="checkbox"/>	0	0	0
Nene HS Ltd	<input type="checkbox"/>		?	0	0
Orwell	<input type="checkbox"/>	<input type="checkbox"/>	0	0	13
Papworth Village		<input type="checkbox"/>	0	0	3
Paradise Co-op		<input type="checkbox"/>	11	6	0
Peddars Way		<input type="checkbox"/>	0	0	0
Raglan	<input type="checkbox"/>	<input type="checkbox"/>	0	0	27
Refugee		<input type="checkbox"/>	1	0	0
Sanctuary		<input type="checkbox"/>	214	0	0
Springboard		<input type="checkbox"/>	2	0	0
St Pancras & Humanist HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	12	0	44
Suffolk HS	<input type="checkbox"/>	<input type="checkbox"/>	16	1	0
Water Alms		<input type="checkbox"/>	6	2	0
Wherry HA	<input type="checkbox"/>	<input type="checkbox"/>	67	43	0
			2692	319	1103

East Cambridgeshire

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Bedfordshire Pilgrims		<input type="checkbox"/>	3	0	0
Cambridge Cottage		<input type="checkbox"/>	10	2	0
Cambridge HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	123	9	61
Circle 33	<input type="checkbox"/>	<input type="checkbox"/>	51	1	0
Diamond Jubilee Cottage		<input type="checkbox"/>	0		6
Granta HS	<input type="checkbox"/>	<input type="checkbox"/>	48	1	8
Hastoe HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	29	1	
Hereward HA	<input type="checkbox"/>	<input type="checkbox"/>	3062	222	997
Hundred Houses Society	<input type="checkbox"/>	<input type="checkbox"/>	41	1	0
Kelsey	<input type="checkbox"/>	<input type="checkbox"/>	0		0
Littleport Town Land		<input type="checkbox"/>	0		26
Orbit HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	38	2	0
Peddars Way	<input type="checkbox"/>	<input type="checkbox"/>	42	1	0
Sanctuary HA	<input type="checkbox"/>	<input type="checkbox"/>	49	3	0
Sovereign		<input type="checkbox"/>	0		0
Wherry		<input type="checkbox"/>	0		0
			3520	252	1263

Fenland

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Anchor Trust	<input type="checkbox"/>	<input type="checkbox"/>	0		27
Axiom HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	90	8	10
Bedfordshire Pilgrim		<input type="checkbox"/>	0		0
Cambridge HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	94	2	21
Circle 33 HT	<input type="checkbox"/>	<input type="checkbox"/>	66	2	0
Fenland District Council	<input type="checkbox"/>		5002	663	0
Granta HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	59	6	0
Guinness Trust	<input type="checkbox"/>	<input type="checkbox"/>	20	1	0
Hereward HA	<input type="checkbox"/>	<input type="checkbox"/>	14	1	96
Home Group	<input type="checkbox"/>	<input type="checkbox"/>	16	1	19
Housing 21 HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	5	0	30
Hundred Houses		<input type="checkbox"/>	25	0	0
Longhurst Homes		<input type="checkbox"/>	0		0
Methodist Homes HA Ltd	<input type="checkbox"/>		?		?
Minster General HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	35	6	12
Muir Group HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	83	26	20
Nene HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	303	52	69
North British		<input type="checkbox"/>	0		0
Oak Foundation		<input type="checkbox"/>	0		2
Papworth Village	<input type="checkbox"/>	<input type="checkbox"/>	0		17
Peddars Way HA	<input type="checkbox"/>	<input type="checkbox"/>	3	1	0
Shaftesbury		<input type="checkbox"/>	0		44
South Anglia		<input type="checkbox"/>	1	0	0
St Matthew Housing	<input type="checkbox"/>	<input type="checkbox"/>	0		8
Stort Valley		<input type="checkbox"/>	1	0	0
Thames Valley		<input type="checkbox"/>	0		0
Wisbech Charity		<input type="checkbox"/>	0		21
			5817	769	396

Huntingdonshire

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Anchor Trust	<input type="checkbox"/>	<input type="checkbox"/>	0		75
Axiom HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	235	36	83
Bedfordshire Pilgrim	<input type="checkbox"/>	<input type="checkbox"/>	118	19	8
Cambridge HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	108	8	5
Circle 33 HT	<input type="checkbox"/>	<input type="checkbox"/>	44	3	0
Dimensions		<input type="checkbox"/>	0		13
Granta HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	200	19	31
Guinness Trust	<input type="checkbox"/>	<input type="checkbox"/>	54	14	0
Hanover	<input type="checkbox"/>	<input type="checkbox"/>	0		110
Home Group	<input type="checkbox"/>	<input type="checkbox"/>	18	2	18
Housing 21 HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	30	1	109
Hundred Houses		<input type="checkbox"/>	4	0	0
Huntingdonshire Housing Partnership	<input type="checkbox"/>	<input type="checkbox"/>	5363	395	6
Keystart		<input type="checkbox"/>	0		0
Minster General HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	131	25	39
Muir Group HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	429	57	89
Nene HS Ltd	<input type="checkbox"/>	<input type="checkbox"/>	397	61	62
New Era		<input type="checkbox"/>	0		13
Oak Foundation	<input type="checkbox"/>	<input type="checkbox"/>	0		558
Papworth Village		<input type="checkbox"/>	0		13
Peddars Way HA	<input type="checkbox"/>	<input type="checkbox"/>	27	5	0
Raglan HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	11	1	0
Ramsey Welfare Charity		<input type="checkbox"/>	3	0	41
Salvation Army	<input type="checkbox"/>	<input type="checkbox"/>	0		36
			7207	648	1309

South Cambridgeshire

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Bedfordshire Pilgrim	<input type="checkbox"/>	<input type="checkbox"/>	91	27	0
Cambridge Cottage		<input type="checkbox"/>	57	4	0
Cambridge HS	<input type="checkbox"/>	<input type="checkbox"/>	304	65	58
Circle 33	<input type="checkbox"/>	<input type="checkbox"/>	396	77	11
Dimensions		<input type="checkbox"/>	0		9
Granta HS	<input type="checkbox"/>	<input type="checkbox"/>	270	14	91
Guinness Trust	<input type="checkbox"/>	<input type="checkbox"/>	20	10	0
Hanover		<input type="checkbox"/>	0		28
Hereward	<input type="checkbox"/>	<input type="checkbox"/>	11	0	69
Hundred Houses Society	<input type="checkbox"/>	<input type="checkbox"/>	34	1	0
Kelsey	<input type="checkbox"/>	<input type="checkbox"/>	170	11	13
King Street		<input type="checkbox"/>	10	0	0
Nene HS	<input type="checkbox"/>	<input type="checkbox"/>	79	17	0
New Era		<input type="checkbox"/>	0		0
North British		<input type="checkbox"/>	0		0
Orbit HA		<input type="checkbox"/>	8	0	0
Papworth Village Trust	<input type="checkbox"/>	<input type="checkbox"/>	186	10	211
Peddars Way		<input type="checkbox"/>	0		0
Raglan		<input type="checkbox"/>	0		0
Suffolk HS	<input type="checkbox"/>	<input type="checkbox"/>	27	2	15
			1663	238	505

Forest Heath

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Bedfordshire Pilgrim		<input type="checkbox"/>	0		0
Broadland HA Ltd	<input type="checkbox"/>	<input type="checkbox"/>	83	9	0
Dimensions		<input type="checkbox"/>	0		8
Granta HS		<input type="checkbox"/>	6	0	0
Hanover	<input type="checkbox"/>	<input type="checkbox"/>	0		26
Hastoe		<input type="checkbox"/>	10	0	0
Hereward					0
King's Forest Housing Limited	<input type="checkbox"/>	<input type="checkbox"/>	2,344	173	280
New Era		<input type="checkbox"/>	0		8
Orbit HA	<input type="checkbox"/>	<input type="checkbox"/>	163	75	54
Orbit Housing Group		<input type="checkbox"/>	0		0
Orwell		<input type="checkbox"/>	7	0	0
Papworth Village		<input type="checkbox"/>	0		1
Peddar's Way	<input type="checkbox"/>	<input type="checkbox"/>	58	9	0
Sanctuary		<input type="checkbox"/>	5	0	0
Sir T Hanmer Alms		<input type="checkbox"/>	4	0	0
Southern Housing		<input type="checkbox"/>	0		0
Stable Lads Welfare		<input type="checkbox"/>	35	2	0
Suffolk Heritage	<input type="checkbox"/>	<input type="checkbox"/>	28	3	0
Suffolk HS	<input type="checkbox"/>	<input type="checkbox"/>	136	14	64
Wherry		<input type="checkbox"/>	2	0	0
			2,881	285	441

St Edmundsbury

Organisation	CORE	Dataspring	No. general needs units managed	No. of general needs lettings 2005-06	No of supported housing units
Blackwater Charitable HA	<input type="checkbox"/>		?		0
Broadland	<input type="checkbox"/>	<input type="checkbox"/>	10	2	0
Bury St Edmunds YMCA		<input type="checkbox"/>	0		25
English Churches	<input type="checkbox"/>	<input type="checkbox"/>	31	11	40
Estuary		<input type="checkbox"/>			0
Granta HS	<input type="checkbox"/>	<input type="checkbox"/>	62	6	19
Guinness Trust		<input type="checkbox"/>	18	1	0
Haig Homes	<input type="checkbox"/>	<input type="checkbox"/>	10	2	0
Hanover		<input type="checkbox"/>	0		150
Hastoe		<input type="checkbox"/>	0		0
Havebury Housing	<input type="checkbox"/>	<input type="checkbox"/>	5,129	405	452
Hereward	<input type="checkbox"/>	<input type="checkbox"/>	1	1	4
Home Group Limited	<input type="checkbox"/>	<input type="checkbox"/>	0		18
Housing 21	<input type="checkbox"/>	<input type="checkbox"/>			90
Jephson	<input type="checkbox"/>	<input type="checkbox"/>	91	17	0
Jephson Homes	<input type="checkbox"/>	<input type="checkbox"/>	127	28	0
Keystart		<input type="checkbox"/>	0		0
Orbit HA	<input type="checkbox"/>	<input type="checkbox"/>	49	1	64
Orbit Housing Group		<input type="checkbox"/>	0		0
Orwell	<input type="checkbox"/>	<input type="checkbox"/>	117	25	3
Papworth Village		<input type="checkbox"/>	0		6
Sanctuary	<input type="checkbox"/>	<input type="checkbox"/>	111	13	0
Shaftesbury	<input type="checkbox"/>	<input type="checkbox"/>	42	1	12
St Matthew Housing	<input type="checkbox"/>	<input type="checkbox"/>	0		60
Suffolk Heritage	<input type="checkbox"/>	<input type="checkbox"/>	58	14	2
Suffolk HS	<input type="checkbox"/>	<input type="checkbox"/>	348	60	140
Wherry	<input type="checkbox"/>	<input type="checkbox"/>	55	3	0
			6,259	590	1097

Appendix 3: Variation in the % on the housing register by size needed, 2004/5/6

Cambridge City

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	92%	91%	91%	92%	91%	1%
3 bedrooms	7%	7%	7%	7%	7%	0%
More than 3 bedrooms	1%	1%	1%	1%	1%	0%

East Cambridgeshire

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	82%	84%	82%	84%	82%	2%
3 bedrooms	16%	14%	15%	16%	14%	2%
More than 3 bedrooms	2%	2%	3%	3%	2%	1%

Fenland

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	84%	83%	83%	84%	83%	1%
3 bedrooms	14%	16%	16%	16%	14%	2%
More than 3 bedrooms	2%	1%	1%	2%	1%	1%

Huntingdonshire

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	84%	84%	84%	84%	84%	1%
3 bedrooms	10%	10%	10%	10%	10%	0%
More than 3 bedrooms	6%	6%	6%	6%	6%	0%

South Cambridgeshire

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	83%	83%	82%	83%	82%	1%
3 bedrooms	15%	15%	16%	16%	15%	1%
More than 3 bedrooms	2%	2%	2%	2%	2%	0%

Forest Heath

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	90%	86%	87%	90%	86%	4%
3 bedrooms	7%	10%	8%	10%	7%	3%
More than 3 bedrooms	3%	5%	3%	5%	3%	1%
Unspecified	0%	0%	2%	2%	0%	2%

St Edmundsbury

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	78%	n/a	82%	82%	78%	4%
3 bedrooms	19%	n/a	15%	19%	15%	4%
More than 3 bedrooms	3%	n/a	3%	3%	3%	0%

Sub-region

	2004	2005	2006	Max	Min	Variation
1 & 2 bedroom	85%	86%	85%	86%	85%	1%
3 bedrooms	13%	12%	13%	13%	12%	1%
More than 3 bedrooms	3%	2%	3%	3%	2%	0%

Note: figures are rounded which may leading to a % point difference in some cases