

Current dwelling profile and condition: a summary

Interest and relevance

- This chapter provides a profile of the existing housing stock in the Cambridge sub-region in terms of type, tenure and new homes delivered in the recent past. Stock condition surveys highlighting any issues with problem stock are included in 4.7 Additional information.
- Some of the data included in this chapter is used in Chapter 13, *Identifying affordable housing need* and is highlighted in yellow.

Headline messages

- Monitoring across the sub-region continues to demonstrate success delivering new homes. Although completions were lower in 2008/9 and 2009/10 than in 2007/8, homes continue to be delivered in all our districts: a total of 3,445 homes in 2008/9 and 2,982 in 2009/10.
- Between 2001/2 and 2009/10 some 34,360 homes were completed across our housing sub-region. This represents 20% of the homes delivered across the East of England and 3% of homes across England (Table 5).
- Nearly three quarters of households were owner-occupiers at the 2001 Census (Table 7).
- An estimated 7,270 households are overcrowded in the sub-region as a whole (Table 9). In 2010, less than 1% of stock had been empty for more than six months (Table 11).
- Local condition surveys suggest a larger proportion of recently built properties. Because of changes in building standards over time, there are generally lower levels of non-decent stock in the rural districts of the sub-region than in the country as a whole.
- More recent properties are also generally more fuel efficient, and in the sub-region as a whole, the estimated proportion of households in fuel poverty is less than the national average (Table 14) in most districts.

Changes over time

- Data from the English Housing Surveys suggests that since the 2001 Census, the number and proportion of private tenants have increased and other tenures have decreased slightly at the national/regional level (Fig 4).

Geographical variation

- Not surprisingly, Cambridge has a very different stock and tenure profile to the rural districts; there are a higher proportion of private tenants renting from a landlord than elsewhere in the sub-region, and renting from a social landlord. Properties are substantially smaller than the rest of the sub-region and the country and region as a whole, and there are more terraced houses and flats. Homes are generally older and there is a higher level of non-decency than there is nationally and in the other districts.
- There are a large number of shared properties and Households in Multiple Occupation (HMOs) in the City compared to the other districts (Table 13). The HMO stock in the City has low levels of non-decency compared to similar stock in other districts. Forest Heath has a higher proportion of long-term empty stock (1.4% compared to 0.9% for the sub-region as a whole). This is also slightly higher than the regional and national level.
- Fenland has a higher level of households in fuel poverty than the region as a whole (15% compared to 13%). Elsewhere in the sub-region, the figure is lower.
- Section 4.7.3 includes a classification of wards across the sub-region as “rural, urban and fringe” alongside the percentage of homes by tenure in each ward.

Future monitoring points

- Census 2011 results should become available in 2012/13 and will be included in this chapter when they become available.

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Section 4.1 Introduction

Chapter 4: Current dwelling profile and condition

4.1 Introduction

- Estimates of existing stock in terms of tenure, type, size and condition is a core output of the existing SHMA guidance and an understanding of the current stock helps to understand how the market works.
- Data about tenure and occupation is used in the calculation of affordable need. All tables containing data used in the calculation of affordable need are highlighted in bright yellow. Data used indirectly in the affordable need calculation are highlighted in pale yellow.
- Much of the data about tenure and type of homes is based on the 2001 Census. Correspondence from ONS suggests a release date of mid 2012 for the relevant data from the 2011 Census.
- Estimates for current tenure profile and overcrowding are based on the most recent available regional data from the 2009/10 English Housing Survey.
- This chapter includes information on existing stock within the sub-region and replaces Chapter 11 *Dwelling profile* and Chapter 12 *Stock condition* in previous versions of the SHMA. It also includes parts of the former Chapter 23 *Past and future delivery of homes* which relate to past housing delivery. Future plans for homes are now included in Chapter 11.

Section 4.2 Facts and figures

4.2 Facts and figures

4.2.1 Past delivery of homes

District planning teams prepare an annual report, known as the Annual Monitoring Report, in December each year. This reports on the number of homes provided over past years, and on the district's plan to help deliver homes in future. The data is presented in this chapter to show the numbers of homes delivered across our housing sub-region.

Table 1 shows the net number of dwellings completed in each financial year from 2001/2 to 2009/10. "Net" refers to the number of new homes built MINUS any demolitions or losses through remodeling of homes.

Table 1. Net dwelling completions by district, 2001/2 to 2009/10

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/9	2009/10	Total
Cambridge	159	336	505	601	731	629	521	586	288	4,356
East Cambridgeshire	801	591	608	401	796	688	759	467	206	5,317
Fenland	500	697	734	636	781	758	924	312	253	5,595
Huntingdonshire	334	581	577	698	742	650	727	810	809	5,928
South Cambridgeshire	525	653	979	571	877	924	1277	609	610	7,025
Forest Heath	147	62	67	201	334	265	549	310	454	2,389
St Edmundsbury	338	468	612	170	367	536	546	351	362	3,750
Total for housing sub-region	2,804	3,388	4,082	3,278	4,628	4,450	5,303	3,445	2,982	34,360
Total cumulative additions to stock	2,804	6,192	10,274	13,552	18,180	22,630	27,933	31,378	34,360	
% of total completions, by year	8%	10%	12%	10%	13%	13%	15%	10%	9%	

Source: District Annual Monitoring Reports, December 2010. For links to individual reports, please go to 4.4

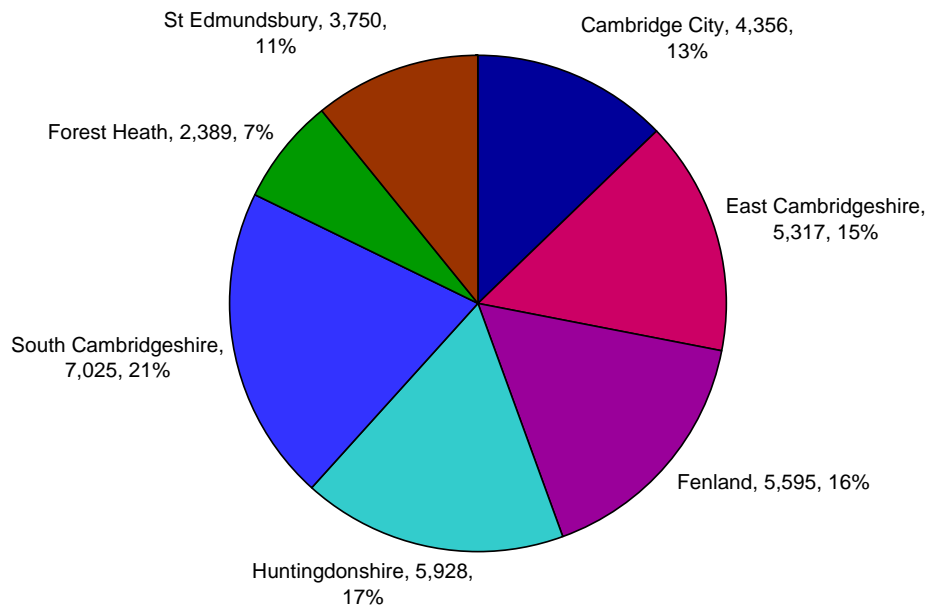
Table 1 highlights the continuing success of the Cambridge sub-region at delivering new homes, despite the downturn in market forces in the last two to three years, national recession and a marked slow-down in completion rates nationally.

Although completions were lower in 2008/9 and 2009/10 than the "peak" reached in 2007/8, homes have continued to be delivered in all our districts. This is demonstrated on the final row of Table 1 which provides the percentage of all homes completed over the period, by year. Between 2001/2 and 2009/10 a total of 34,360 homes were completed across our housing sub-region.

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Fig 1 shows the proportion of homes completed within each district, between 2001/2 and 2009/10.

Fig 1 Proportion of homes completed by district, total from 2001/2 to 2009/10

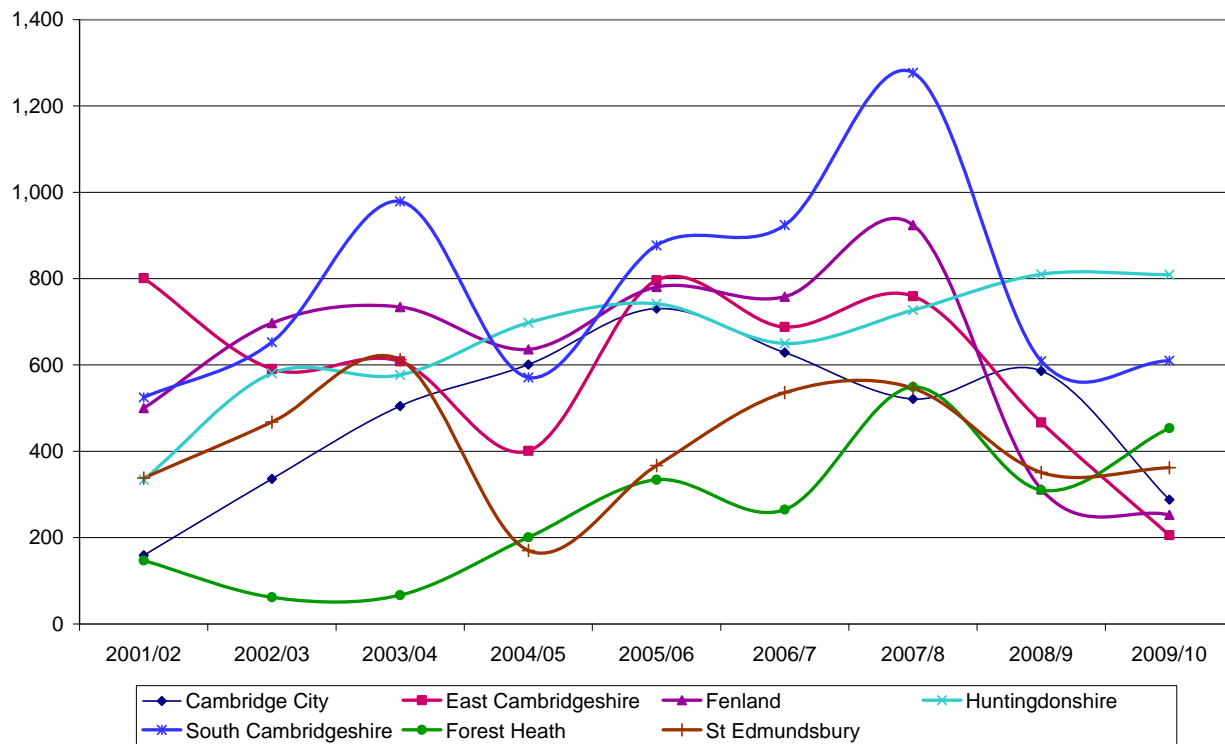


Source: Table 1

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Fig 2 shows the trend line for the number of homes completed in each district, between 2001/2 and 2009/10.

Fig 2 Trend line for net additions to stock by district, 2001/2 to 2009/10



Source: District Annual Monitoring Reports, December 2010. For links to individual reports, please go to 4.4

Fig 2 highlights the wide variation in completions, by year (i.e. there is not one year where all completions are “up” or “down” consistently across the sub-region) and by district (i.e. there is no one district consistently delivering more or fewer homes than the other districts).

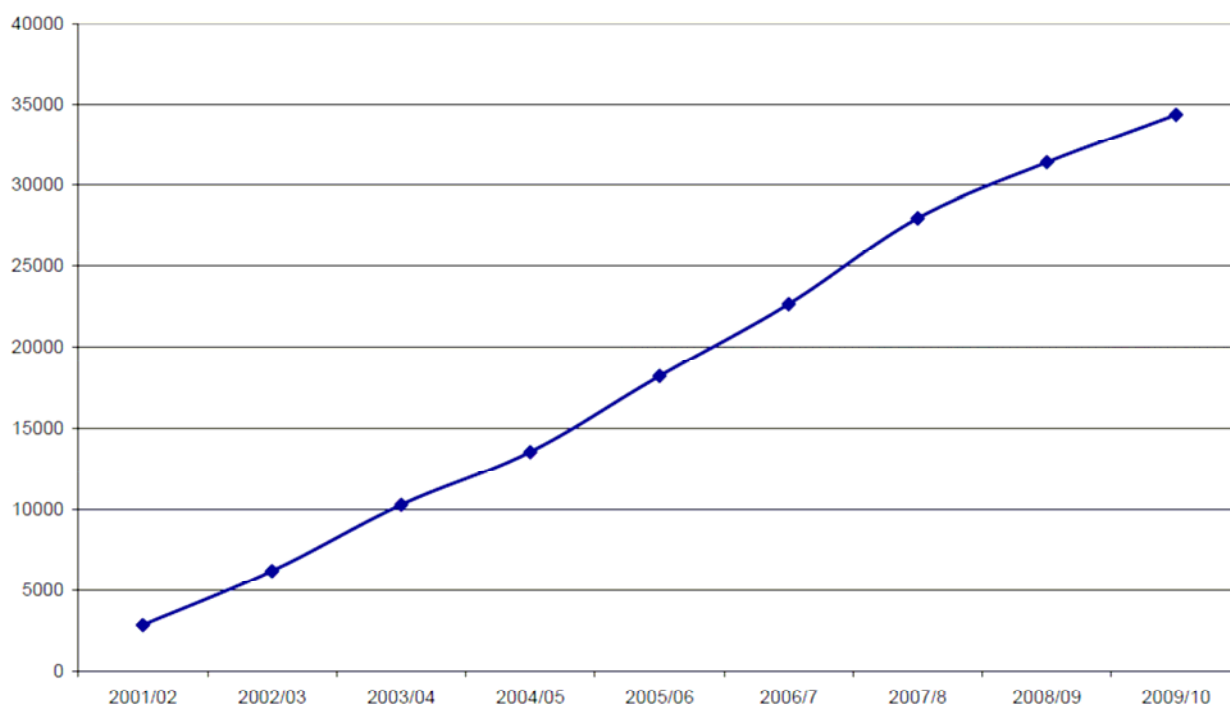
South Cambridgeshire stands out as having the highest level of completion rates of the sub-region in four of the nine years detailed; that is 2003/4, 2005/6, 2006/7 and 2007/8.

Huntingdonshire follows, with the highest completion rates of the sub-region in three of the nine years detailed; that is 2001/2, 2008/9 and 2009/10.

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Fig 3 shows cumulative delivery of homes across our sub-region. This is calculated by adding up the number of homes completed each year across the whole sub-region, and then adding up one year's completions to the next year, giving an overall total number of homes completed by 2009/10.

Fig 3 Cumulative additions to stock for the whole sub-region, 2001/2 to 2009/10



Source: Table 1

While Fig 2 shows considerable variation in delivery year-by-year, Fig 3 shows a continuing and consistent increase in number of homes delivered when looking at the whole housing sub-region between 2001 and 2008. However it is useful to note a slow-down, starting in 2008/9, indicated by a slightly gentler curve than in previous years.

4.2.2 Comparing delivery year-by-year

Table 2 sets the monitoring figures for “all homes” and for “affordable homes” side-by-side to enable comparison of delivery, year by year. However these figures should be compared cautiously due to the different definitions used in the two data collection systems. The affordable homes figures are described in greater detail in Chapter 7, *Social renting*.

Table 2. Comparing number of affordable to the total number of homes delivered

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Total number of homes (from AMR)	3388	4082	3278	4628	4450	5303	3445	2982	31556
% of total completions delivered in each year	8%	10%	12%	10%	13%	13%	15%	10%	
Total number of “affordable” (from HSSA)	578	747	461	1087	1198	1345	1268	1279	7963
% of affordable completions delivered in each year	7%	9%	6%	14%	15%	17%	16%	16%	

Source: District AMRs (for links see Section 4.4) and HSSA forms (see Chapter 7)

Please note: The number of affordable homes divided by the total number of homes does NOT provide a figure for the percentage of sites being delivered as affordable, as, for example, the “total” figures include non-qualifying sites where no affordable housing may be required; the

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affordable homes may be delivered on “all affordable” sites, or on sites attracting additional public funding or other resources to support delivery on site.

4.2.3 Comparing our sub-regional delivery to national and regional trends

The UK Statistics Authority releases national statistics on house building, which present figures on new build housing starts and completions in England. This chapter of the SHMA presents figures up to the end of 2009/10 for consistency with other chapter updates. More recent data is available on the CLG website at:

<http://www.communities.gov.uk/publications/corporate/statistics/housebuildingq12011> and shows that annual housing starts reached 106,590 in the 12 months to March 2011, up by 22% compared with the 12 months to March 2010. Annual housing completions in England totalled 105,930 in the 12 months to March 2011, down by 7% compared with the 12 months to March 2010. The tables providing these figures are available at:

<http://www.communities.gov.uk/documents/statistics/xls/1907009.xls>

Table 3. House building completions: England (Number of dwellings)¹

	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
2001-02	115,700	14,100	60	129,870
2002-03	124,460	13,080	200	137,740
2003-04	130,100	13,670	190	143,960
2004-05	139,130	16,660	100	155,890
2005-06	144,940	18,160	300	163,400
2006-07	145,680	21,750	250	167,680
2007-08	145,450	23,110	220	168,770
2008-09	108,080	25,510	520	134,110
2009-10	88,630	24,740	300	113,670

Source: CLG Table 1a at <http://www.communities.gov.uk/documents/statistics/xls/1907009.xls>

Table 4. House building completions: East of England (Number of dwellings)¹

	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
2001-02	14,150	1,450	20	15,620
2002-03	16,610	1,170	60	17,840
2003-04	16,840	1,550	-	18,400
2004-05	17,790	2,100	-	19,890
2005-06	17,590	2,620	40	20,250
2006-07	19,590	2,950	10	22,560
2007-08	19,040	3,340	40	22,420
2008-09	13,530	4,290	100	17,920
2009-10	11,580	3,480	10	15,070

Source: CLG Table 1g at <http://www.communities.gov.uk/documents/statistics/xls/1907009.xls>

¹ Totals may not equal the sum of component parts due to rounding to the nearest 10

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Table 5. Completions for districts in our sub-region

	Cambridge	ECDC	FDC	HDC	SCDC	FHDC	SEBC	Sub-region	East of England	England
2001/02	159	801	500	334	525	147	338	2,804	15,620	129,870
2002/03	336	591	697	581	653	62	468	3,388	17,840	137,740
2003/04	505	608	734	577	979	67	612	4,082	18,400	143,960
2004/05	601	401	636	698	571	201	170	3,278	19,890	155,890
2005/06	731	796	781	742	877	334	367	4,628	20,250	163,400
2006/7	629	688	758	650	924	265	536	4,450	22,560	167,680
2007/8	521	759	924	727	1277	549	546	5,303	22,420	168,770
2008/9	586	467	312	810	609	310	351	3,445	17,920	134,110
2009/10	288	206	253	809	610	454	362	2,982	15,070	113,670
Total	4,356	5,317	5,595	5,928	7,025	2,389	3,750	34,360	169,970	1,315,090
% East of England total	3%	3%	3%	3%	4%	1%	2%	20%	100%	
% England total								3%	13%	100%

Source: Table 1, Table 3, Table 4

Using the data provided in Table 5 above, and allowing for slight differences in methodology and adjustment, in total between 2001 and 2010 the seven districts in the Cambridge housing sub-region have contributed 20% of the homes delivered across the East of England and 3% of homes across England. The East of England contributed 13% of new homes across England.

4.2.4 Affordable housing stock lost through demolitions and conversions

Table 6. Total affordable housing stock lost through demolitions and conversions, 2005/6 to 2009/10

	Cambridge	East Cambridge-shire	Fenland	Huntingdon shire	South Cambridge-shire	Forest Heath	St Edmundsbury	Sub-Region
2005/6	16	0	0	11	2	0	1	30
2006/7	6	2	5	0	69	0	0	82
2007/8	0	2	0	0	4	0	0	6
2008/9	0	0	0	0	0	0	0	0
2009/10	0	0	0	0	0	4	18	22
Average	4	1	1	2	15	1	4	28

Source: District AMRs

The CLG guidance suggests monitoring losses of affordable housing stock through demolitions, conversions etc. In the past few years, there have been very low numbers of demolitions etc. across the sub-region. The 69 demolitions in South Cambridgeshire in 2006/7 was due to the re-development of Phase 1 the Windmill Estate in Fulbourn, which saw the completion of 92 affordable homes following demolition, giving a net increase in subsequent years of 23 affordable homes.

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4.2.5 Tenure

Table 7 provides a detailed breakdown of tenure by district at the time of the 2001 Census.

Table 7. Detailed tenure breakdown, 2001 (number and %)

	Owner occupiers			Social tenants		Private tenants/other				
	Own outright	Own with a mortgage	Shared owners	Renting from LA	Other social rented	Private letting agent/landlord	Rented from employer	Rented from family/friend	Other	Living rent free
Cambridge	10,572	11,871	359	7,572	2,516	7,295	313	296	873	991
East Cambridgeshire	9,435	12,144	127	402	3,871	2,364	82	173	65	1,117
Fenland	12,120	14,244	87	3,974	888	2,647	47	257	50	878
Huntingdonshire	17,031	30,743	250	2,476	5,723	4,739	378	354	333	1,035
South Cambridgeshire	16,166	22,658	410	5,909	1,644	3,369	373	245	260	1,147
Forest Heath	5,979	8,123	96	2,705	698	3,016	290	141	233	1,737
St Edmundsbury	12,070	16,520	145	5,608	1,390	3,036	281	240	248	1,022
Cambridge sub-region	83,373	116,303	1,474	28,646	16,730	26,466	1,764	1,706	2,062	7,927
Cambridge	25%	28%	1%	18%	6%	17%	1%	1%	2%	2%
East Cambridgeshire	32%	41%	0.4%	1%	13%	8%	0.3%	1%	0.2%	4%
Fenland	34%	40%	0.2%	11%	3%	8%	0.1%	1%	0.1%	3%
Huntingdonshire	27%	49%	0.4%	4%	9%	8%	1%	1%	1%	2%
South Cambridgeshire	31%	43%	1%	11%	3%	6%	1%	0.5%	1%	2%
Forest Heath	26%	35%	0.4%	12%	3%	13%	1%	1%	1%	8%
St Edmundsbury	30%	41%	0.4%	14%	3%	7%	1%	1%	1%	3%
Cambridge sub-region	29%	41%	1%	10%	6%	9%	1%	1%	1%	3%
East of England	31%	42%	0.5%	12%	5%	8%	0.3%	0.6%	0.3%	2%
England	29%	39%	1%	13%	6%	9%	0.3%	0.6%	0.3%	2%

Source: Census 2001, [Table UV63](#)

Table 7 shows the number and percentage of households living in different tenures at the time of the 2001 Census.

Owner occupation (including shared ownership) is the dominant tenure in all districts. Cambridge has a smaller proportion of owner occupiers than other districts (54% compared to 71% for the sub-region as a whole). In the 2001 Census, the overall tenure profile for Cambridge is more similar to that of London than the sub-region, region or country as a whole.

Forest Heath and Cambridge have a large proportion of households in private rented accommodation, but in Forest Heath a large proportion of these describe themselves as "living rent free". This is likely to include USAAF personnel in this district. In all districts, this category is

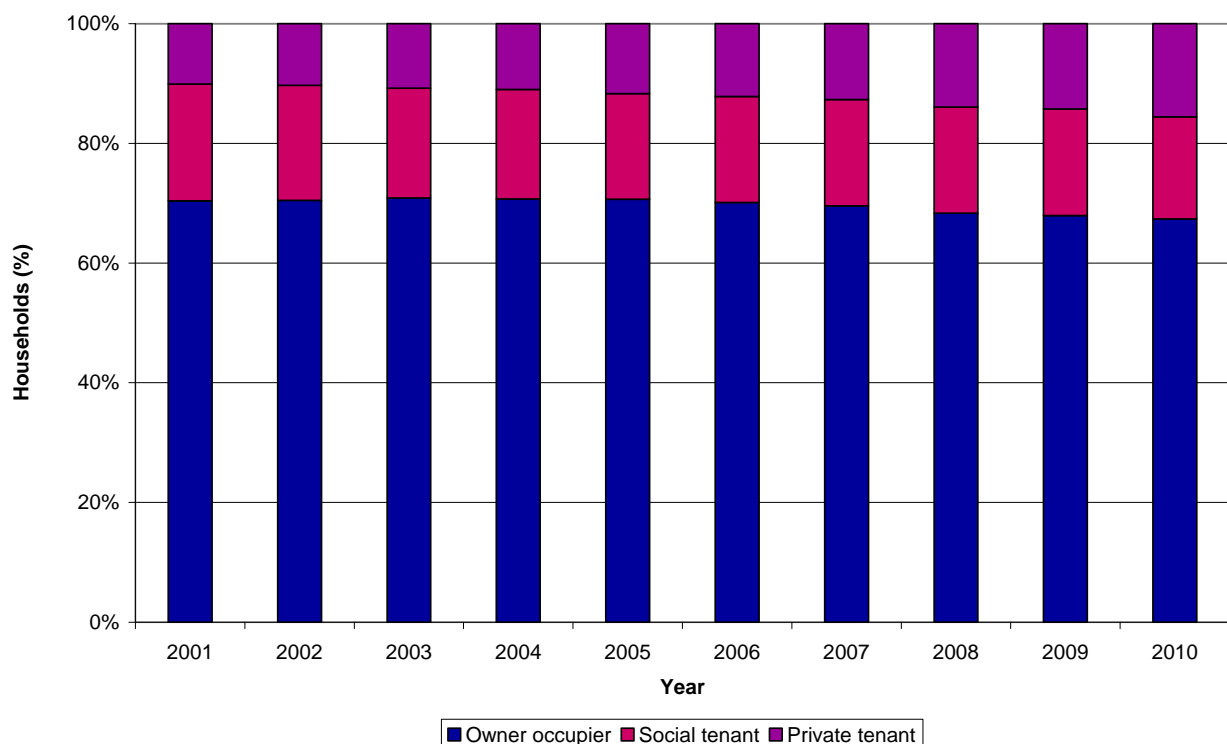
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likely to include private and social tenants claiming benefits paid directly to the landlord. Cambridge has the highest proportion of households renting from a private landlord or letting agent.

In 2001 neither East Cambridgeshire nor Huntingdonshire district councils owned any social housing stock. East Cambridgeshire had transferred its housing stock to Sanctuary-Hereward and Huntingdonshire had transferred its stock to Luminus. Households identifying themselves as local authority tenants in these districts are likely in fact to be housing association tenants.

Both are classified in Fig 4 as social rented. Since 2001, St Edmundsbury, Forest Heath and Fenland have all transferred their stock to housing associations (Havebury, Flagship and Roddon's respectively). Fig 4 shows national tenure trends since 2001.

Fig 4 Change in tenure 2001-2009/10, England²



Source: [English Housing Survey, 2009/10](#)

The proportion of both owner occupiers and social tenants have decreased by around 3% since the last Census, and the proportion of private tenants has increased from 10% to 16%. The national and regional tenure profile is shown in Fig 7, and shows that in the Eastern region there are proportionately more owner occupiers and fewer social and private tenants than in the national profile.

² Data from 2001 to 2008 is from the Labour force survey and data from 2008/9 and 2009/10 in from the English Housing Survey

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Based on the regional data, the district level adjusted tenure split for 2010 is:

Table 8. Adjusted tenure split, 2010

	City	East Cambridgeshire	Fenland	Huntingdonshire	South Cambridgeshire	Forest Heath	St Ed's
Owner occupiers	51%	71%	73%	74%	73%	60%	69%
Social tenants	24%	15%	14%	13%	15%	15%	18%
Private tenants/other	25%	15%	13%	13%	12%	25%	14%

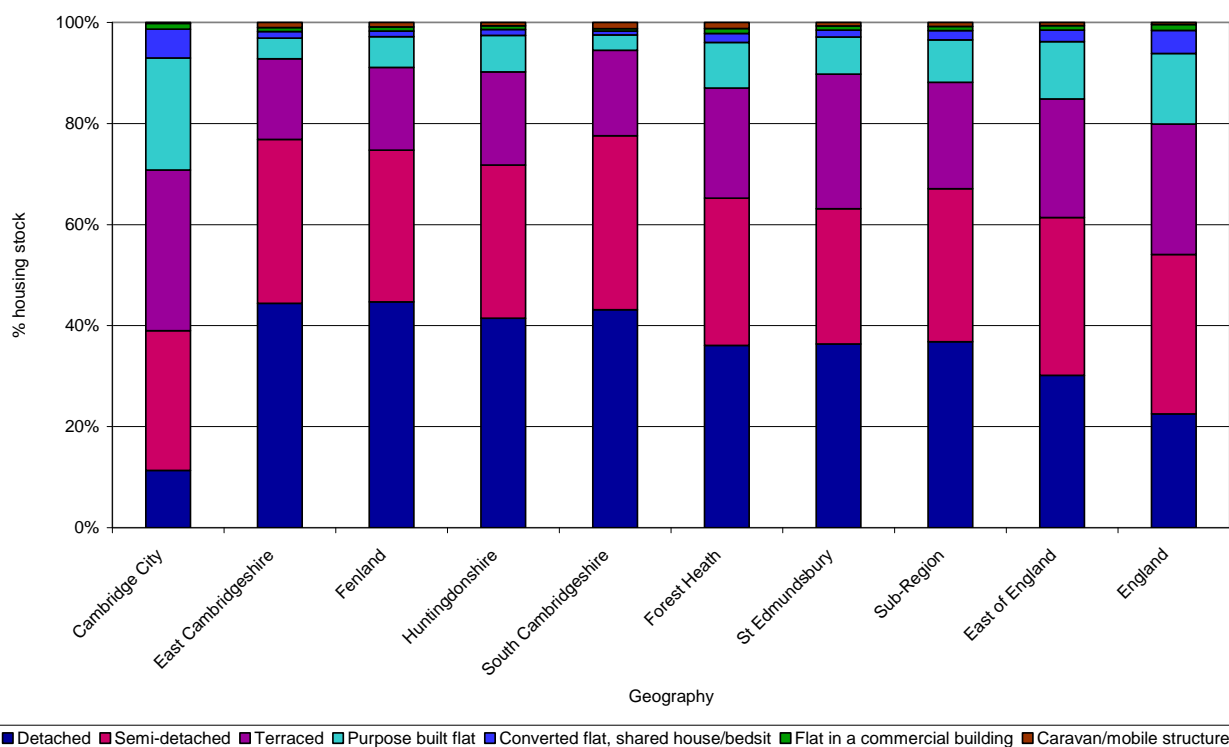
Source: Census 2001, [Table UV63](#) and [English Housing Survey, 2009/10](#), Fig 1.2

Table 8 shows the adjusted summary tenure split based on the regional data from the 2009/10 English Housing Survey. This is used in the affordable need calculation in Chapter 13.

4.2.6 Housing Stock by type

The stock profile by district is shown in Fig 5:

Fig 5 Housing stock by type of building, 2001



Source: [Census 2001 Table KS16](#)

The stock profile for the sub-region, region and country is shown above. The rural districts have a high proportion of detached houses and bungalows, and a low proportion of flats compared to the East of England and the country as a whole.

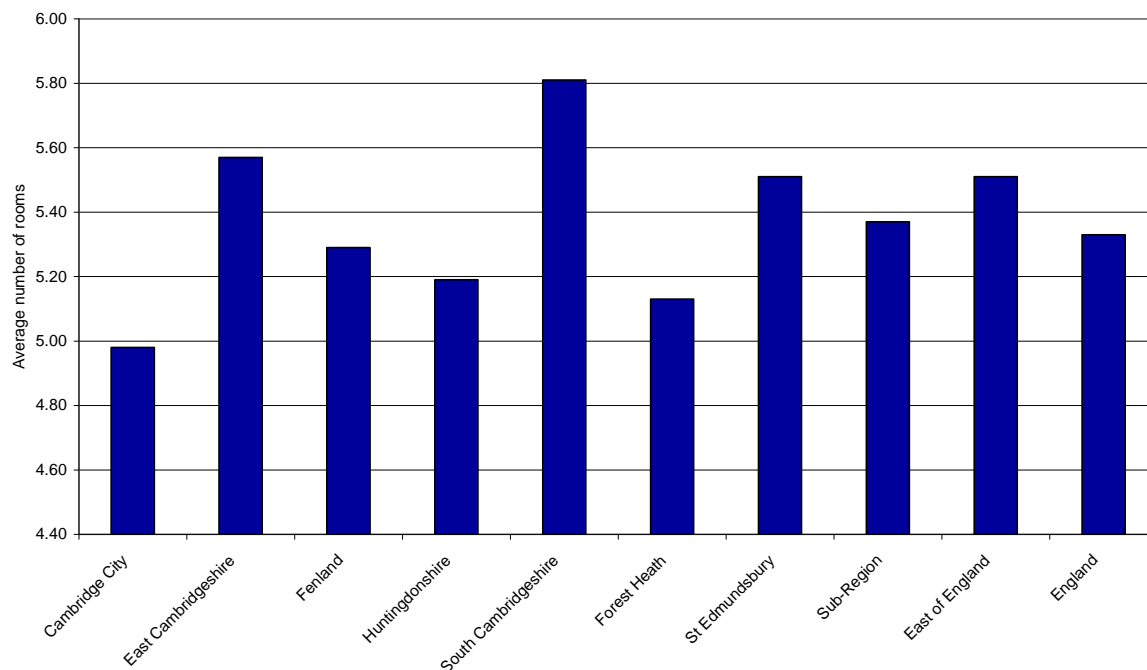
Cambridge has a high proportion of flats and terraced homes compared to elsewhere in the sub-region and the national and regional profiles, and a very small proportion of detached homes, as is typical of more urban areas (the tenure profile for Cambridge is more similar to London than it is to the rest of the sub-region). The City has a high proportion of converted flats and shared houses including bedsits. There is a large “young professional” market for this type of property in

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the City as there is considerable difference in rental costs between a room and a one bedroom home, but the above profile is also likely to include some university-owned accommodation.

Fig 6 shows the average property size by district.

Fig 6 Average number of rooms per property by district, Cambridge sub-region, East of England and England



Source: [Census 2001 Table KS19](#)

The average size by number of rooms (including kitchens but excluding bathrooms and hallways) is shown above. On average, South Cambridgeshire has the largest properties in terms on number of rooms. The average property size in East Cambridgeshire and St Edmundsbury were also larger than the national and regional average. Cambridge is the only district where on average properties have fewer than five rooms. This is consistent with the relatively high proportions of flats and terraced homes in the city compared to elsewhere in the sub-region.

4.2.7 Occupancy and vacancy

Table 9 shows the estimated level of overcrowding based on regional data for the East of England, from the English Housing Survey 2009/10.

Table 9. Estimated overcrowding by district and tenure, 2009/10

	Owner Occupiers	Social tenants	Private tenants	All tenures
<i>East of England</i>	<i>0.8%</i>	<i>5.7%</i>	<i>5.0%</i>	<i>2.1%</i>
Cambridge	188	624	570	1,382
East Cambridgeshire	199	293	260	752
Fenland	237	326	262	825
Huntingdonshire	418	535	452	1,405
South Cambridgeshire	350	506	372	1,228
Forest Heath	123	222	328	673
St Edmundsbury	246	447	311	1,004
Sub-Region	1,761	2,953	2,555	7,269

Source: [English Housing Survey, 2009/10](#), Appendix Table 1.7 and Fig 1.2, 2001 Census [Table UV63](#) and CLG [Table 406](#)

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The estimates for overcrowding in each district are based on the regional bedroom-standard overcrowding rates in the English Housing Survey 2009/10. This data is used in the calculation of affordable housing need and is therefore highlighted in yellow. In the East of England, just under 1% of owners are estimated to be over-crowded compared to 5% to 6% of tenants.

Under-occupation is shown in Table 10:

Table 10. Estimated under-occupation by district and tenure, 2009/10

	Owner occupiers	Social tenants	Private tenants	All tenures
<i>East of England</i>	50.5%	12.7%	16.3%	40.2%
Cambridge	11,842	1,390	1,859	15,091
East Cambridgeshire	12,568	653	849	14,070
Fenland	14,967	727	854	16,548
Huntingdonshire	26,383	1,193	1,473	29,049
South Cambridgeshire	22,119	1,128	1,213	24,460
Forest Heath	7,752	495	1,068	9,315
St Edmundsbury	15,543	996	1,015	17,554
Sub-Region	111,174	6,582	8,331	126,087

Source: [English Housing Survey, 2009/10](#), Appendix Table 1.7 and Fig 1.2, 2001 Census [Table UV63](#) and CLG [Table 406](#)

Table 10 is also based on regional estimates from the English Housing Survey and shows considerably higher levels of under-occupation among owners than tenants.

Data about empty homes is shown in Table 11:

Table 11. Long term empty homes (all tenures) by district, 2005 to 2010

	2005	2006	2007	2008	2009	2010	%
Cambridge	566	495	463	507	527	364	0.8%
East Cambridgeshire	255	338	303	410	409	328	0.9%
Fenland	494	469	470	582	572	517	1.2%
Huntingdonshire	612	530	546	565	561	588	0.8%
South Cambridgeshire	613	650	665	714	602	561	0.9%
Forest Heath	259	268	312	331	393	384	1.4%
St Edmundsbury	136	171	233	278	227	234	0.5%
Sub-Region	2,935	2,921	2,992	3,387	3,291	2,976	0.9%

Source: [CLG Table 615](#)

This shows the number of homes of all tenures per district and the percentage of stock vacant for more than six months in 2010. Forest Heath and Fenland had the highest proportion of long term empty homes in the sub-region in 2010. In the East of England in 2010, around 1% of properties were vacant, and in the country as a whole in the same period, about 1.3% of homes were empty.

There is also data available about vacant local authority and housing association stock. This is used in the affordable need calculation and is shown in Table 12.

Section 4.2 Facts and figures

Table 12. Vacant social rented stock by district, 2010

	Number		% of stock	
	LA vacant	HA vacant	LA vacant	HA vacant
Cambridge	133	11	1.8%	0.3%
East Cambridgeshire	-	14	-	0.3%
Fenland	-	17	-	0.3%
Huntingdonshire	-	41	-	0.5%
South Cambridgeshire	78	3	1.1%	0.1%
Forest Heath	-	7	-	0.2%
St Edmundsbury	-	44	-	0.6%
Sub-Region	211	137	1.6%	0.4%

Source: [CLG Table 615](#)

No data is available for *long term* local authority stock, so the total number of empty homes as of 1st April 2010 is shown above. Data for HA stock relates to long term vacant stock only. The overall vacancy rate in each district is less than 3%, the level suggested by CLG as the maximum to allow stock to turnover (CLG, 2007).

4.2.8 Houses in multiple occupation (HMOs)

Table 13 shows the estimated number of houses in multiple occupancy in 2010.

Table 13. Houses in Multiple Occupation, 2009/10

	Verifiable HMOs	Estimated total HMOs
Cambridge	157	4,960
East Cambridgeshire	16	378
Fenland	324	603
Huntingdonshire	30	500
South Cambridgeshire	69	89
Forest Heath	73	128
St Edmundsbury	56	112
Sub-Region	725	6,770

Source: [HSSA 2009/10](#)

Both verifiable and estimated figures on HMOs are taken from the most recent HSSA return.

Cambridge has a higher estimated number of HMOs than the rest of the sub-region combined. Generally, district stock condition surveys of private sector housing shows a higher proportion of HMOs failing to meet standards than in the general profile for all stock. However, overall condition of the HMO stock in the city is generally good and has a lower level of failure to meet standards than might be expected. A large number of these are owned by the university and these are generally well maintained. Fenland has the second highest number of HMOs. The stock condition survey for Fenland shows a higher level of non-decent than Cambridge (37% compared to just under 30%). Most of these are located in Wisbech and the surrounding villages. The stock condition report for Fenland shows a large proportion of the people living in HMOs are "European", which suggests migrant workers.

Section 4.2 Facts and figures

4.2.9 Fuel poverty

The most up to date estimates for households in fuel poverty are shown in Table 14:

Table 14. Estimated number and % of households living in fuel poverty, 2008

	Households in fuel poverty	Percentage of households in fuel poverty
Cambridge	5,289	12%
East Cambridgeshire	4,361	13%
Fenland	5,967	15%
Huntingdonshire	6,372	10%
South Cambridgeshire	6,093	11%
Forest Heath	3,008	12%
St Edmundsbury	5,680	13%
Sub-Region	36,770	12%
East of England	292,185	13%
England	3,334,615	16%

Source: DECC, [Sub-regional fuel poverty data](#)

Table 14 shows the estimated number of households in fuel poverty in 2008 – the most recent available local level data.

In the sub-region as a whole an estimated 36,770 households spent more than 10% of household income on heating in 2008. Overall, the proportion of households in fuel poverty in the sub-region is lower than the national level. Fenland has the highest proportion of households in fuel poverty in the sub-region and Huntingdonshire has the lowest.

Please see <http://atlas.cambridgeshire.gov.uk/Housing/FuelPoverty/atlas.html> for more data on fuel poverty across our housing sub-region, in a “clickable” map and graph format.

Section 4.3 Analysis

4.3 Analysis

4.3.1 Current situation

At the time of the 2001 Census, 71% of homes in the sub-region were owner-occupied, which is similar to the profile for the country as a whole. More than a third of the dwelling stock was detached properties and the average number of rooms per property was 5.37.

These factors can have an impact on the general condition of the stock. For example, data from both local stock condition surveys and the English Housing Survey suggest a higher level of non-decency in the private rented stock and the estimated cost of repair for these tends to be higher than in other tenures; flats and older properties tend to have higher levels of non-decency than houses and newer homes.

Based on the most recent English Housing Survey, we estimate around 7,269 households in the sub-region to be overcrowded. This is used in the calculation of affordable need with some adjustment for people already on the housing needs register, and households able to afford to resolve their overcrowding without assistance.

There are also an estimated 126,087 under-occupied homes in the sub-region, including 6,582 social rented homes. Some of these will be affected by changes to the benefit system where working age social tenant households will only be eligible for benefits covering the size of property their household requires plus one bedroom (CIH 2010).

In the sub-region as a whole, there were 2,976 long term empty homes in the sub-region in 2010, equivalent to less than 1% of the dwelling stock. In Forest Heath and Fenland, council tax records show more than 1% of stock as vacant for more than six months. The level of long term vacant social stock is less than 3%. In the CLG SHMA guidance 2007, 3% is the permitted acceptable level of empties to allow stock to turnover. The fact that it is considerably below this level indicates the sub-region is an area of high demand for housing.

2008 estimates indicate around 36,770 households in fuel poverty (spending more than 10% of household income on heating costs). The Department of Energy and Climate Change identifies three factors contributing to fuel poverty:

- Income. There is a strong correlation between fuel poverty and poverty generally.
- Fuel costs, which have increased substantially in the last ten years.
- The thermal efficiency of the housing stock, which is generally improving, especially in the private rented sector at a national level.

Overall the sub-region has lower levels of fuel poverty than the country as a whole and the region. Local stock condition surveys indicate a younger (and possibly more efficient) stock profile for the sub-region districts than for the country as a whole (see Table 14). Fenland has slightly higher levels of fuel poverty (15% of households in 2008) compared to elsewhere in the sub-region, but close to the national average of 16%. There are pockets of the sub-region where fuel poverty is significantly higher, for example, in the Lower Super Output Area covering Gorefield and Newton, an estimated 31% of households are in fuel poverty. Some of the rural areas of St Edmundsbury also have high levels of fuel poverty.

Section 4.3 Analysis

4.3.2 Changes over time

Delivery of homes

Our sub-region continues to deliver new homes, even in times of national recession. Although completions were lower in 2008/9 and 2009/10 than the “peak” reached in 2007/8, homes have continued to be delivered in all our districts, totaling 3,445 homes in 2008/9 and a further 2,982 homes in 2009/10. Between 2001/2 and 2009/10 a total of 34,360 homes were completed across our housing sub-region.

Stock and tenure

Data about stock type, size and tenure is taken from the 2001 Census, and will be updated in 2012/13. The English Housing Survey 2009/10 suggests an increase in the number and proportion of households living in the private rented sector, and a slight decrease in owner occupation and renting from a social landlord. There is no local authority level data on amount of change, but regional estimates have been applied and are used in the affordable need calculation.

Nationally the proportion of overcrowded households has increased in the past year, particularly in the social rented sector. The estimated number of overcrowded households is also used in the affordable need calculation. The calculation uses the most recent regional estimate (based on a three year rolling average).

Previous versions of this chapter have not included data about fuel poverty. However, it has become a more prominent area of interest in the last two years both nationally (in the context of rising fuel costs and low inflation) and locally (for the JSNAs).

4.3.3 Geographical variation

In total from 2001 to 2010 the seven districts in the Cambridge housing sub-region contributed 20% of the homes delivered across the East of England and 3% of homes across England. In turn the East of England contributed 13% of the homes delivered across England.

In terms of stock, Cambridge has a very different stock profile to the rest of the sub-region, with a higher proportion of flats, terraced houses and older properties. The city also has a higher proportion of households in the private rented market (renting from a landlord or letting agent) than elsewhere in the sub-region. Compared to the 2009 EHS stock report, Cambridge has a high proportion of non-decent stock 37%³ compared to 30% nationally⁴. Recent stock conditions from elsewhere in the sub-region generally show other districts as having a lower proportion of non-decent stock and fewer older properties, flats and privately rented properties (e.g. 30% non-decent private stock in East Cambridgeshire and 27% non-decent private stock in Fenland).

Some local condition surveys include estimates of overcrowding, and these suggest the rate of overcrowding in Cambridge may be higher than the regional estimate and the rate in the rural areas may be lower, however, because these reports were produced in different years and do not include some or all social stock (which has the highest rate of overcrowding), it is difficult to say for sure, and therefore it makes sense to use estimates based on the regional level in the need calculation.

Cambridge has more HMOs than the rest of the sub-region combined, but a large number of these are student accommodation owned by the university, and proportionately few of these are non-decent compared to the HMO stock in other districts.

³ Cambridge City 2009 Stock Condition Report does not include local authority stock.

⁴ EHS. Proportion of non-decent stock in all tenures

Section 4.3 Analysis

4.3.4 What does all this data, combined, tell us?

An understanding of the current housing stock in terms of tenure, type, age and size is useful background for understanding the market as a whole. For example some of the expensive wards shown in maps in the house price chapter are expensive because they contain a relatively large proportion of large homes; data about rent levels in rural areas is difficult to collect because of a small number of rental properties available in them (private rented properties are mostly located in the City and market towns).

The most recent evidence (largely from the 2001 Census) suggests the stock type and tenure profile in the rural districts is similar to the regional and national profile, and Cambridge has some key differences (smaller, older stock, more privately rented stock etc). Some of these differences are also apparent between rural and urban/market towns within districts.

Local condition reports suggest that because a relatively high proportion of stock in the rural districts is quite recent compared to the rest of the country, overall rates of non-decent stock are comparatively low.

Incomes in the sub-region as a whole are also quite high. This and the newer stock explain comparatively low rates of fuel poverty, although there are hotspots especially around less affluent areas.

There are very few long term empty homes (vacant for more than six months) in most of the districts.

This chapter will require significant updating following the release of 2011 Census data with regard to stock/tenure details and this is likely to have an impact on the affordable need calculation.

Section 4.4 Links and references

4.4 Links and references

Correct as of July 2012

CPC (2008) **Private Sector House Condition Survey St Edmundsbury Borough Council**

CPC (2009) **Cambridge City Council Private Sector House Condition Survey**

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

DCLG (2011) **English Housing Survey 2009/10** accessed at <http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/>

DCLG (2010b) **Localism and Decentralisation Bill** accessed at <http://www.communities.gov.uk/localgovernment/decentralisation/>

DCLG (2007) **Licensing of Houses in Multiple Occupation in England: a guide for landlords and managers** accessed at http://www.direct.gov.uk/en/HomeAndCommunity/PrivateRenting/Repairsandstandards/DG_18920_1

DCLG (2006) **Housing Health and Safety Rating System: Guidance for Landlords and Property related professionals** accessed at http://www.direct.gov.uk/en/HomeAndCommunity/PrivateRenting/Repairsandstandards/DG_18919_8

Fordham Research (2010) **Private Sector Stock Condition Survey: East Cambridgeshire District Council**

Fordham Research (2009) **Private Sector Stock Condition Survey: Fenland District Council**

Hills, J (2011) **Fuel poverty: the problem and its measurement** accessed at http://www.decc.gov.uk/en/content/cms/funding/fuel_poverty/hills_review/hills_review.aspx

Insley, J (2011) **Housing market fears as 'generation rent' keeps away from property ladder** The Guardian, 31st May accessed at <http://www.guardian.co.uk/money/2011/may/31/housing-market-generation-rent>

LGSS Interactive Ward Profile Atlas (provides a profile of each ward in Cambridgeshire including by tenure and stock type) accessed at <http://atlas.cambridgeshire.gov.uk/Profiles/WardProfiles/atlas.html>

PPS (2005) **Huntingdonshire District Council Private Sector House Condition Survey**

PPS (2004) **South Cambridgeshire District Council Private Sector House Condition Survey**

PPS (2006) **Private Sector Housing Report: Forest Heath District Council**

▪ District annual monitoring reports:

- Cambridge: <http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/planning-policy/local-development-framework/annual-monitoring-report.en>
- East Cambridgeshire: <http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>
- Fenland: <http://www.fenland.gov.uk/CHttpHandler.ashx?id=2355&p=0>
- Huntingdonshire: <http://www.huntingdonshire.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Pages/Monitoring%20and%20Research.aspx/Environment+and+Planning/Planning+Policy/Monitoring+and+Research.htm>

Section 4.4 Links and references

- South Cambridgeshire: http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Annual_Monitoring_Report.htm
- Forest Heath: http://www.forest-heath.gov.uk/download/downloads/id/230/annual_monitoring_report_2009-10&sa=U&ei=FB7BTs_BNZGm8gPh8eWkBA&ved=0CBMQFjAA&usg=AFQjCNGdHp_x24Zm33ya5PkYKGLzKBI7NjQ
- St Edmundsbury: <http://www.stedmundsbury.gov.uk/sebc/live/Annual-Monitoring-Report.cfm>
- Cambridgeshire AMR: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/551D91D2-377A-4D0A-9A55-ACB8E1F34C67/0/CCCAMR2010.pdf>

Section 4.5 Definition of terms

4.5 Definitions of terms

Term used	Abbreviation	Meaning	Further information
Bedroom Standard		<p>A measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence).</p> <p>The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ underoccupation.</p>	A detailed definition of the standard is given in the Glossary of the EHS Household Report (Link in 1.4 – DCLG 2011)
Decent Homes Standard	DHS	<p>A decent home is one that is free from Category 1 hazards, has reasonably modern facilities, is in a reasonable state of repair and is adequately heated.</p> <p>If a home fails to meet this standard it is non-decent.</p> <p>Prior to April 2006 (and therefore pertinent to the stock condition reports produced before this time summarised in table 10 below), the first part of the definition was based on the Home Fitness Standard rather than the HHSRS.</p>	A detailed definition of the standard is given in the Glossary of the EHS Stock Report (Link in 1.4 – DCLG 2011)
Housing Health and Safety Rating System	HHSRS	<p>A rating system to make sure housing is safe for occupation. Inspectors give scores for 29 health and safety areas including excess cold, falls risk, hygiene.</p> <p>Hazards are scored as either Category 1 or Category 2 with Category 1 posing the highest risk.</p>	DCLG (2006)
House(s) in Multiple Occupation	HMO	<p>Typically a privately rented property let to at least three tenants of different households with some shared facilities.</p> <p>A mandatory licence is required for properties with three or more storeys and more than five tenants.</p> <p>Some local authorities also require smaller properties to be licensed.</p>	DCLG (2007)

Section 4.6 Data issues

4.6 Data issues

Main sources of data

The 2001 Census is a key data source for this chapter.

While the legal requirement to complete the Census form means a good sample size, because it is self reported some of the data is problematic, for example the number of households living in the private rented sector (see Chapter 6 *Private renting* for more details on this point).

Because this data is now a decade out of date, it is supplemented where possible by data from other sources such as the English Housing Survey, which is produced annually. The difficulty in using the English Housing Survey is the small sample size at a local level. The CLG therefore publishes national and regional data in the EHS reports. Some of the tables above suggest that the stock in rural districts of the sub-region is similar to the stock profile for the region as a whole, but Cambridge is very different.

Other sources of data used include information about empty homes from council tax data

Planned changes to data

The results of the 2011 Census will become available in 2012/13. This will be the main thing to update in this chapter.

The previous Census overcrowding estimates were based on the occupancy rating. The 2011 Census asked about the number of bedrooms as well as the overall number of rooms. This means that there may be results available about overcrowding by bedroom standard (the measure used in the English Housing Survey). This will be useful in assessing how close district level overcrowding and under-occupation are to the regional data.

In Autumn 2010, the CLG conducted a cost review of the English Housing Survey. The main changes proposed were reducing the sample size and reducing some of the questions. It was decided to drop or rotate some questions covered by other sources, no longer funding the Market Valuation element of the stock report and reduce the survey sample size by 20-25%. Further information about the consultation and changes can be found on the CLG website (see EHS link above).

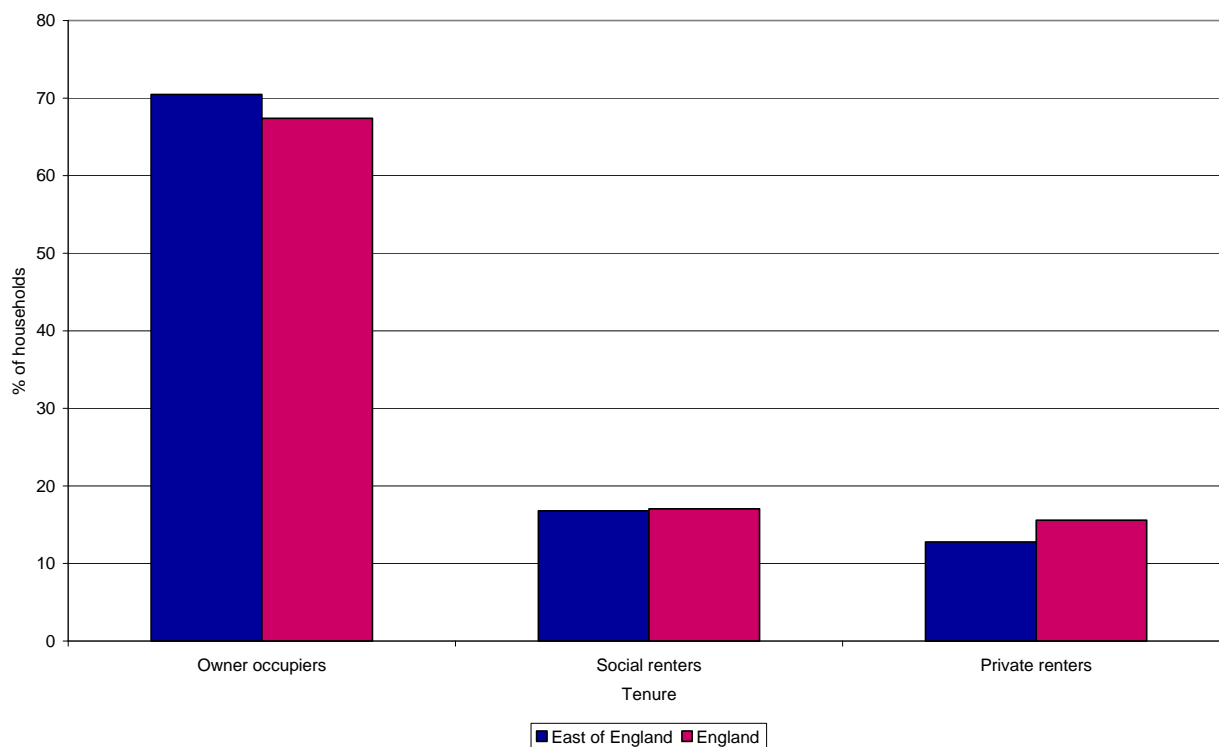
The Hills Fuel Poverty Review commissioned by the Department of Energy and Climate Change is currently underway. An interim report has been released and the full report is due in Feb 2012. It is likely to suggest an alternative definition of fuel poverty rather than the current definition based on a threshold of 10% of gross household income (see link above).

Section 4.7 Additional information

4.7 Additional information

4.7.1 Tenures

Fig 7 Tenure profile, England and East of England, 2009/10



Source: [English Housing Survey, 2009/10](#)

Table 15. Stock age by tenure, England 2009

	Owner occupied	Private rented	Local authority	Housing association	All tenures
Pre 1919	21%	40%	4%	9%	21%
1919-44	19%	13%	15%	9%	17%
1945-64	19%	11%	39%	27%	20%
1965-80	20%	14%	35%	25%	21%
1981-90	9%	7%	6%	12%	9%
Post 1990	12%	14%	1%	19%	12%
All dwelling ages	100%	100%	100%	100%	100%

Source: [English Housing Survey, 2009 Stock Report](#), A2.2

Table 10 gives a summary of key points from the most recent available stock condition reports from the districts in the sub-region. They are produced by a range of organisations and come from different years, so comparison across districts is not appropriate. The aim of including a summary is to highlight particular stock problems and issues.

Section 4.7 Additional information

4.7.2 Summary of the most recent local housing stock condition surveys

Cambridge

Produced by CPC in 2009. Based on a survey of 969 properties. Does not cover Local Authority Stock, includes private and RSL stock.

Other aspects of the stock profile not covered in main chapter: The city has a large proportion of smaller properties, flats and terraced homes. There is a large proportion of social and private tenants.

Non-decent stock: 37% of private stock does not meet decent homes standard. 45% of vulnerable households live in non-decent stock. Stock built before 1919 was most likely to fail to meet DHS. The overall cost to repair non-decent stock was estimated at £81.7m, or £5,400 per property. 34.5% of homes fail on more than one criteria. The most common failure is Category 1 hazard, especially due to excess cold and falls.

HMOs: 4,960 including 1,040 being used by students. The overall level on non-decent HMO stock is just under 30%, which is a lower rate than for the general stock. The university owned stock included has a very low proportion of non-decent stock (13%), which contributes to the low levels of non-decency overall.

Fuel Poverty: The survey estimates 5,800 households are in fuel poverty which is slightly higher than the estimates from the DECC. Households in the private rented sector are more likely to experience fuel poverty than households in other tenures.

Overcrowding: The report estimates 2.6% of households are overcrowded. This is slightly higher than the regional average (2.1%) based on the English Housing Survey, and does not include LA owned stock (social tenants are more likely to be overcrowded than households in other tenures).

East Cambridgeshire

Produced by Fordhams in 2010. Based on a survey of 990 properties. Includes private stock only.

Other aspects of the stock profile not covered in main chapter: East Cambridgeshire has a high proportion of homes built in the last thirty years compared to the national stock profile.

Non-decent stock: 29% of private stock does not meet decent homes standard, and this is concentrated around the more urban areas of the district, especially Ely and Burwell. 31% of households non-decent stock are vulnerable households. Stock built before 1919, flats and converted homes was most likely to fail to meet DHS. The overall cost to repair non-decent stock was estimated at £26.2m, or £2,992 per property. 29% of homes fail on more than one criteria. The most common failure is Category 1 hazard.

HMOs: The survey estimates there are around 378 HMOs in the district, of which 217 were self-contained bedsit type accommodation rather than shared houses. The proportion of non-decent HMO stock is higher than for housing stock overall. The report also identifies Ely and Soham as hotspots for this type of stock.

Fuel Poverty: The survey estimates 4,216 households are in fuel poverty which is slightly higher than the DECC estimate above. Again, private tenants are more likely to be in fuel poverty than owners, and single older people are also more likely to be experiencing fuel poverty than other groups.

Fenland

Produced by Fordhams in 2009. Based on a survey of 968 properties. Includes private stock only.

Other aspects of the stock profile not covered in main chapter: As with East Cambridgeshire identifies high proportion of homes built in the last thirty years compared to the national stock profile.

Non-decent stock: 28% of private stock does not meet decent homes standard. 30% of households in non-decent stock are vulnerable households. Stock built before 1919 was most likely to fail to meet DHS. The overall cost to repair non-decent stock was estimated at £30.6m, or £2,974 per property. 32% of homes fail on more than one criteria. The most common failure is Category 1 hazard, especially due to excess cold and falls.

HMOs: 538 shared facilities type HMOs 37% of which are non-decent, and 69 converted self-contained flat type HMOs of which half are non-decent. Mostly located in Wisbech and surrounding villages.

Fuel Poverty: The survey estimates 5,032 households are in fuel poverty. The DECC estimate above are slightly higher. Again, private tenants are more likely to be in fuel poverty than owners, and older people and lone parents are more likely to be affected.

Huntingdonshire

Produced by PPS in 2005. Based on a survey of 1,000 properties including RSL stock as well as privately owned and rented stock.

Other aspects of the stock profile not covered in main chapter: As with other rural districts in the sub-region, a large proportion of the stock is quite recently built.

Section 4.7 Additional information

Non-decent stock: 14.5% of stock is non-decent, which is very low compared to the most recent national level data available. There is some variation across the district with a higher level of non-decency in St Ives and the North. Poor thermal comfort was the most common reason for failures. A very low proportion of properties had more than one failure. 70% of vulnerable occupations live in decent homes. It would cost £85.8m or 8,838 per property to resolve these issues.

HMOs: 124. Recent estimates shown in the table above are higher because of changing definitions.

Fuel Poverty: No estimates available

Overcrowding: 2% of households are overcrowded according to occupancy rating. Table 3 estimates overcrowding by bedroom standard.

South Cambridgeshire

Produced by PPS in 2004. Based on a survey of 1,000 properties. Includes RSL stock, but not LA stock.

Other aspects of the stock profile not covered in main chapter: As with other rural districts in the sub-region, a large proportion of the stock is quite recently built.

Non-decent stock: 24% in the private sector and 19.5% in the RSL stock, again, considerably lower than the most recent English Housing Survey level. It would cost around £48m or £4,200 per dwelling to resolve these issues.

Fuel Poverty: 2,200 households overall. Private tenants are more likely to be in fuel poverty than owner occupiers. This estimate is considerably lower than the estimates shown in Table 14. Annual fuel poverty monitoring reports from the DECC show nationally there have been considerable increases in households falling into fuel poverty since 2003, largely because of increases in fuel costs.

Forest Heath

Produced by PPS in 2006. Based on secondary data from BRE and the Census (all other reports were based on surveys)

Other aspects of the stock profile not covered in main chapter: Identifies a large proportion of recently built stock. The report identifies a smaller proportion of private tenants (13%) than suggested by the Census and a higher proportion of owner occupiers (73%), which is similar to other rural districts in the sub-region. The estimate of long term vacant dwellings is also lower than suggested in the main chapter (0.1%)

Non-decent stock: Estimates around 30% to be non-decent, which is similar to the current national level. There are proportionately more non-decent properties in Icen, All Saints and Manor Wards. It estimates around 35% of vulnerable households live in non-decent stock. It would cost £58.1m or £12,100 per dwelling to address this.

St Edmundsbury

Produced by CPC in 2008. Based on a survey of 1,005 properties. Does not include RSL stock.

General Stock Profile: As with the other rural districts, a high proportion of the stock has been built since 1980.

Non-decent stock: 26.6%. Private rented properties were more likely to be non-decent than owner occupied and social rented. It would cost £3.2million to resolve non-decency issues in the district.

HMOs: 90 not including some converted flats not conforming to building regulations.

Fuel Poverty: The survey estimates 3,600 households in fuel poverty, with no significant difference between owner occupiers and private tenants. The estimate of 3,600 is much lower than the estimate of 5,680 produced by the DECC in the same year.

Overcrowding: The report estimates 0.8% of households are overcrowded. This is consistent with the most recent regional estimates for owner occupiers (estimates of overcrowding by bedroom standard for private and social tenants are considerably higher, and the overall estimated overcrowding in the East of England across all tenures is 2.1%

Section 4.7 Additional information

4.7.3 Rural, Fringe and Urban wards across the sub-region

In this section, Census Wards are listed for the housing sub-region, and classified by “morphological type”. The detailed methodology can be found at

<http://www.defra.gov.uk/rural/ruralstats/rural-defn/rural-urban-method.pdf>

To summarise the methodology...

- The list EXCLUDES all Census Urban Areas with a population of 10,000 or more.
- Every Output Area is classified as urban or rural.
- Of the remaining areas, those which relate to a settlement of 10,000 population or more are counted as Urban, and all other areas are counted as Rural.
- The Rural areas are then classified into 2 groups: Small Town and Fringe (known as “fringe” or Villages (referred to as “rural”).

In the table there are highlighted as follows:

- Rural wards highlighted in yellow
- Urban wards grey
- Fringe wards white (no shading).

Table 16. Classification of areas across sub-region into urban, fringe or rural and % by tenure

District	Ward	Category	Owner Occupier	Social rented	Private rented	Shared Ownership
Cambridge	Abbey	Urban	47%	36%	14%	0.33%
	Arbury	Urban	50%	29%	17%	1.23%
	Castle	Urban	59%	10%	29%	0.23%
	Cherry Hinton	Urban	63%	26%	9%	0.34%
	Coleridge	Urban	54%	28%	15%	0.46%
	East Chesterton	Urban	43%	37%	16%	1.36%
	King's Hedges	Urban	44%	42%	9%	2.87%
	Market	Urban	34%	15%	45%	0.71%
	Newnham	Urban	58%	8%	30%	0.18%
	Petersfield	Urban	46%	14%	37%	0.47%
	Queen Edith's	Urban	72%	14%	11%	0.91%
	Romsey	Urban	55%	16%	27%	0.78%
	Trumpington	Urban	52%	21%	23%	0.36%
West Chesterton	Urban	57%	14%	26%	0.69%	
East Cambridgeshire	Bottisham	Rural	73%	14%	9%	0.00%
	Burwell	Fringe	82%	11%	6%	0.00%
	Cheveley	Rural	71%	10%	8%	0.42%
	Downham Villages	Rural	80%	11%	5%	0.19%
	Dullingham Villages	Rural	63%	14%	9%	0.69%
	Ely East	Urban	60%	16%	18%	0.35%
	Ely North	Urban	69%	16%	9%	2.18%
	Ely South	Urban	73%	13%	9%	0.77%
	Ely West	Urban	70%	18%	9%	0.24%
	Fordham Villages	Rural	66%	16%	13%	0.46%
	Haddenham	Fringe	83%	9%	5%	0.31%
	Isleham	Fringe	75%	13%	9%	0.00%
	Littleport East	Fringe	69%	14%	13%	0.36%
	Littleport West	Fringe	61%	29%	6%	0.47%
	Soham North	Fringe	78%	13%	7%	0.20%
	Soham South	Fringe	67%	17%	13%	0.32%
	Stretham	Rural	77%	14%	6%	0.21%
Sutton	Fringe	82%	11%	5%	0.30%	
The Swaffhams	Rural	68%	18%	8%	0.38%	

Section 4.7 Additional information

District	Ward	Category	Owner Occupier	Social rented	Private rented	Shared Ownership	
Fenland	Bassenhally	Urban	92%	0.4%	6%	0.00%	
	Benwick, Coates & Eastrea	Rural	82%	9%	6%	0.00%	
	Birch	Fringe	72%	16%	8%	0.00%	
	Clarkson	Urban	63%	18%	16%	0.33%	
	Delph	Urban	86%	9%	4%	0.00%	
	Doddington	Fringe	87%	4%	5%	0.36%	
	Elm and Christchurch	Urban	74%	15%	7%	0.18%	
	Hill	Urban	73%	17%	7%	0.20%	
	Kingsmoor	Urban	69%	26%	3%	0.00%	
	Kirkgate	Urban	79%	13%	6%	0.34%	
	Lattersey	Urban	67%	24%	5%	0.49%	
	Manea	Rural	78%	10%	8%	0.46%	
	March East	Urban	67%	18%	12%	0.40%	
	March North	Urban	82%	6%	9%	0.00%	
	March West	Urban	78%	9%	11%	0.12%	
	Medworth	Urban	61%	19%	15%	0.46%	
	Parson Drove and Wisbech St Mary	Rural	77%	16%	4%	0.24%	
	Peckover	Urban	73%	14%	9%	0.44%	
	Roman Bank	Rural	82%	10%	6%	0.12%	
	St Andrews	Urban	91%	2%	5%	0.00%	
	St Marys	Urban	73%	7%	17%	0.00%	
	Slade Lode	Fringe	75%	12%	11%	0.30%	
	Staithe	Urban	61%	30%	6%	0.51%	
	The Mills	Fringe	78%	10%	10%	0.37%	
	Waterlees	Urban	58%	30%	8%	0.65%	
	Wenneye	Fringe	77%	10%	10%	0.45%	
	Wimblington	Rural	84%	9%	4%	0.00%	
	Huntingdonshire	Alconbury and The Stukeleys	Rural	71%	10%	11%	0.27%
		Brampton	Fringe	75%	9%	14%	0.12%
		Buckden	Fringe	77%	10%	11%	0.00%
Earith		Fringe	87%	7%	5%	0.26%	
Ellington		Rural	77%	8%	9%	0.34%	
Elton and Folksworth		Rural	74%	11%	13%	0.27%	
Fenstanton		Fringe	82%	10%	7%	0.42%	
Godmanchester		Fringe	72%	16%	10%	0.20%	
Gransden and The Offords		Rural	82%	9%	7%	0.40%	
Huntingdon East		Urban	71%	19%	8%	1.03%	
Huntingdon North		Urban	54%	39%	5%	0.33%	
Huntingdon West		Urban	71%	9%	17%	0.68%	
Kimbolton and Staughton		Rural	78%	8%	12%	0.00%	
Little Paxton		Fringe	89%	3%	8%	0.25%	
Ramsey		Fringe	71%	16%	11%	0.21%	
St Ives East		Urban	83%	7%	9%	0.39%	
St Ives South		Urban	71%	16%	11%	0.26%	
St Ives West		Urban	81%	9%	8%	0.70%	
St Neots Eaton Ford		Urban	87%	5%	7%	0.18%	
St Neots Eaton Socon		Urban	70%	24%	5%	0.35%	
St Neots Eynesbury		Urban	71%	19%	7%	1.02%	
St Neots Priory Park		Urban	72%	18%	9%	0.00%	
Sawtry		Fringe	78%	10%	10%	0.11%	
Somersham		Fringe	82%	9%	8%	0.35%	
Stilton		Fringe	83%	9%	6%	0.00%	
The Hemingfords		Rural	82%	7%	9%	0.16%	
Upwood and The Raveleys		Rural	56%	9%	31%	0.38%	
Warboys and Bury		Fringe	78%	13%	6%	0.17%	
Yaxley and Farcet		Fringe	79%	13%	6%	1.00%	

Section 4.7 Additional information

District	Ward	Category	Owner Occupier	Social rented	Private rented	Shared Ownership
South Cambridgeshire	Balsham	Rural	73%	15%	7%	0.74%
	Bar Hill	Fringe	85%	6%	7%	0.69%
	Barton	Rural	67%	18%	10%	0.68%
	Bassingbourn	Rural	67%	18%	12%	1.17%
	Bourn	Rural	73%	13%	8%	2.36%
	Caldecote	Rural	82%	6%	8%	0.00%
	Comberton	Fringe	81%	13%	5%	1.00%
	Cottenham	Fringe	80%	12%	6%	0.80%
	Duxford	Fringe	72%	18%	7%	0.59%
	Fowlmere and Foxton	Rural	81%	12%	6%	0.00%
	Fulbourn	Urban	69%	19%	10%	0.47%
	Gamlingay	Fringe	74%	14%	8%	0.47%
	Girton	Urban	79%	10%	8%	0.64%
	Hardwick	Fringe	88%	6%	5%	0.53%
	Harston and Hauxton	Fringe	78%	13%	6%	0.52%
	Haslingfield and The Eversdens	Fringe	81%	11%	6%	1.71%
	Histon and Impington	Fringe	71%	19%	6%	1.51%
	Linton	Fringe	75%	16%	6%	0.70%
	Longstanton	Fringe	73%	12%	11%	1.68%
	Melbourn	Fringe	75%	17%	5%	0.54%
	Meldreth	Rural	68%	21%	7%	1.19%
	Milton	Urban	78%	6%	15%	0.34%
	Orwell and Barrington	Rural	76%	15%	6%	0.98%
	Papworth and Elsworth	Rural	64%	27%	6%	0.75%
	Sawston	Fringe	74%	19%	4%	0.75%
	Swavesey	Fringe	83%	9%	6%	0.62%
	Teversham	Urban	62%	18%	19%	1.08%
	The Abingtons	Rural	67%	16%	14%	0.64%
	The Mordens	Rural	78%	12%	6%	0.78%
	The Shelfords and Stapleford	Urban	76%	14%	7%	0.54%
	The Wilbrahams	Rural	64%	16%	14%	0.55%
Waterbeach	Fringe	63%	15%	18%	0.75%	
Whittlesford	Rural	75%	15%	8%	0.50%	
Willingham and Over	Fringe	81%	11%	6%	0.33%	
Forest Heath	All Saints	Fringe	65%	12%	20%	0.43%
	Brandon East	Fringe	67%	14%	16%	0.49%
	Brandon West	Fringe	68%	16%	14%	0.38%
	Eriswell and The Rows	Rural	42%	5%	26%	0.83%
	Exning	Fringe	67%	14%	13%	0.48%
	Great Heath	Urban	58%	28%	11%	0.50%
	Iceni	Rural	58%	14%	21%	0.00%
	Lakenheath	Fringe	69%	10%	16%	0.16%
	Manor	Urban	75%	10%	12%	0.43%
	Market	Urban	61%	19%	18%	0.30%
	Red Lodge	Fringe	74%	2%	21%	0.65%
	St Mary's	Urban	61%	25%	9%	0.16%
	Severals	Urban	59%	18%	11%	0.34%
	South	Rural	72%	6%	15%	0.00%
St Edmundsbury	Abbeygate	Urban	61%	15%	21%	0.00%
	Bardwell	Rural	63%	14%	18%	0.00%
	Barningham	Rural	77%	14%	6%	0.00%
	Barrow	Fringe	78%	11%	9%	0.00%
	Cavendish	Rural	78%	9%	9%	0.00%
	Chedburgh	Rural	81%	10%	7%	0.00%
	Clare	Rural	71%	17%	9%	0.34%
Eastgate	Urban	56%	25%	16%	0.28%	

Section 4.7 Additional information

District	Ward	Category	Owner Occupier	Social rented	Private rented	Shared Ownership
St Edmundsbury (ctd)	Fornham	Urban	78%	13%	6%	2.01%
	Great Barton	Rural	87%	7%	5%	0.00%
	Haverhill East	Urban	71%	23%	5%	0.34%
	Haverhill North	Urban	67%	26%	5%	0.23%
	Haverhill South	Urban	56%	36%	5%	0.48%
	Haverhill West	Urban	81%	13%	5%	0.49%
	Horringer and Whelnetham	Rural	78%	10%	7%	0.34%
	Hundon	Rural	80%	9%	8%	0.34%
	Ixworth	Fringe	72%	16%	9%	0.00%
	Kedington	Fringe	83%	7%	6%	0.52%
	Minden	Urban	71%	21%	5%	0.31%
	Moreton Hall	Urban	86%	3%	10%	0.57%
	Northgate	Urban	50%	43%	4%	0.30%
	Pakenham	Rural	40%	13%	43%	0.30%
	Risby	Rural	70%	11%	13%	0.32%
	Risbygate	Urban	62%	21%	15%	0.43%
	Rougham	Rural	71%	13%	12%	0.33%
	St Olaves	Urban	50%	42%	4%	0.79%
	Southgate	Urban	78%	12%	8%	0.40%
	Stanton	Fringe	73%	12%	9%	0.55%
Westgate	Urban	91%	1%	6%	0.45%	
Wickhambrook	Rural	74%	15%	7%	0.00%	
Withersfield	Rural	70%	6%	16%	0.00%	