

## **Social renting: a summary**

### **Interest and relevance**

- This chapter contains data used in the calculation of affordable housing need.
- Considerable changes to social rented housing are planned in the next few years, particularly the introduction of the affordable rent model and flexible/ fixed term tenancies. While affordable rent (social rent at up to 80% of market rent) is similar to the old intermediate rent, it is targeting a different client group and it is important to understand how this will help to meet the needs of this group.

### **Headline messages**

- There is a high level of need for affordable housing in the sub-region (Table 1). Much of the expressed need is for smaller properties (Fig 1).
- On average in the sub-region as a whole, there are around 3,988 lettings of general needs social rented stock per year, or about 12% of the stock (Table 2). An additional 2,588 affordable units are proposed for the next two years (Table 6).
- In future, the new Affordable Rent is likely to affect the overall benefit bill and levels of benefit dependency, bidding behaviour and turnover, but further work is need to evaluate the impact of these changes.

### **Changes over time**

- The number of households on the housing needs register has increased in Cambridge, South Cambridgeshire and Huntingdonshire in the past two years, but decreased elsewhere (Fig 2). Some of this is due to different review processes for the register and possibly the removal of duplicate applications of households registering in more than one district.

### **Geographical variation**

- Cambridge has the highest number of households on the needs register.
- South Cambridgeshire housing association stock has the highest percentage turnover in the sub-region (lettings per year as a proportion of stock), and local authority stock in the same district has the lowest (Table 3). A high proportion of lets in this district are to older people (over 60s) compared to elsewhere in the sub-region.
- Average net income for recently moved social tenants is around £11,311 in the sub-region as a whole, but is less than £10,500 in Cambridge, Huntingdonshire and Fenland (Fig 9). Fenland has the highest proportion of households who are not economically active (Table 11).

### **Future monitoring points**

- In future, the new Affordable Rents are likely to have wide ranging impacts and work is currently under way to evaluate what some of these might be and how well the model meets housing need in the sub-region. This will be available in 2012.
- A review is being undertaken in early 2013, as the sub-regional choice based lettings partners have updated the allocations policy in line with government changes; this means all applicants are required to re-register. The effect of this review will be known in mid 2013 (around June / July) and will feed into the SHMA once available.
- This chapter focuses on general needs social housing. More data on sheltered, supported and temporary housing will be included in future SHMA updates.

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## Section 7.1 Introduction

# Chapter 7: Social renting

## 7.1 Introduction

- This chapter looks at housing needs registers (HNR), current stock and households in general need social rented accommodation. It does not investigate sheltered or other supported, specialist or temporary housing specifically.
- There are a number of changes, mostly in the 2011 [Localism Act](#) which will have a significant effect on the future of the affordable housing sector, of which social rented stock covers the largest part. In particular, how the existing model and the new “affordable rent” model fit together. This is being covered in more detail and depth elsewhere, and results of this research and modelling are published at [www.cambridge.gov.uk/crhb](http://www.cambridge.gov.uk/crhb) as part of an affordability projection project. This chapter will focus on the situation at the end of 2009/10.
- Data from this chapter feeds into the calculation of affordable housing need and is therefore key in one of the core outputs of the SHMA (estimating the current number of households in affordable housing need). Data used directly in the calculation of affordable need is highlighted in bright yellow. Data used in the general cross tenure affordability calculation is highlighted in pale yellow.
- Most of the data used is taken from the 2009/10 Housing Strategy Statistical Appendix (HSSA). Data taken from Locata (the local choice-based lettings management system) is from March 2010, for consistency with other data collected around the end of the financial year. Information on rent levels is taken from Dataspring and covers 2009/10.
- The chapter replaces chapter 17 of the previous Cambridge sub-region SHMA.

## Section 7.2 Facts and figures

## 7.2 Facts and figures

### 7.2.1 Housing needs register

Table 1 shows the number of households on the housing needs register

**Table 1. Housing needs register by district by priority need band**

	Band A	Band B	Band C	Band D	All Bands	% of total households
Cambridge	152	468	2,834	2,955	6,409	14%
East Cambridgeshire	27	174	895	543	1,639	5%
Fenland	44	201	928	876	2,071	5%
Huntingdonshire	132	377	1,332	1,103	2,944	4%
South Cambridgeshire	157	291	2,005	1,957	4,410	7%
Forest Heath	11	143	775	396	1,325	5%
St Edmundsbury	67	147	865	782	1,861	4%
<b>Cambridge sub-region</b>	<b>592</b>	<b>1,806</b>	<b>9,649</b>	<b>8,612</b>	<b>20,659</b>	<b>6%</b>
<b>% by band</b>	<b>3%</b>	<b>9%</b>	<b>47%</b>	<b>42%</b>	<b>100%</b>	

Source: Locata, 1 April 2010

Table 1 shows the number of applicant households in each district by priority band where Band A is the highest level of housing need.

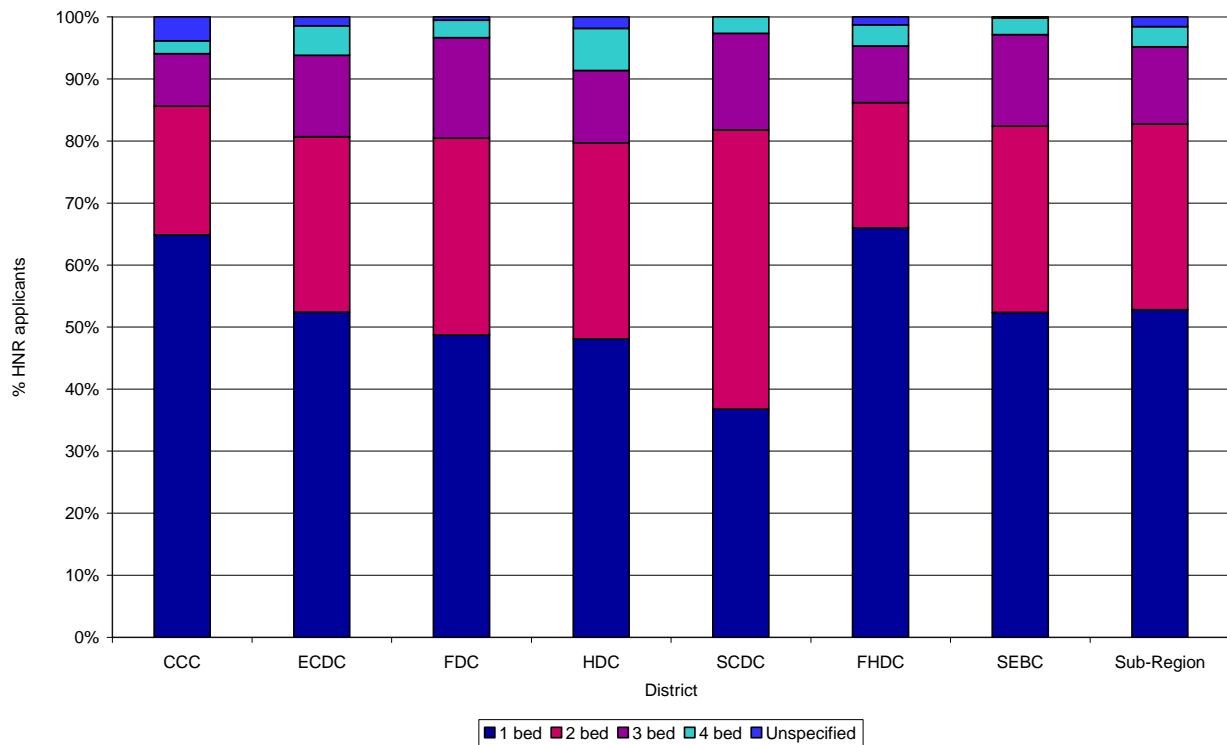
A more detailed breakdown of bands showing the reasons for banding is shown in Table 9 (additional information).

Cambridge has the highest number of applicants registered. Between them, Cambridge and South Cambridgeshire make up 53% of the register as a whole.

## Section 7.2 Facts and figures

Fig 1 shows the housing need by size of property required

**Fig 1 Housing needs register by size of home required**



Source: [HSSA, 2004/5-2009/10](#)

Fig 1 provides data about the size of properties required by applicant households and district based on a five year average.

Overall, more than half of the applicants over this period required one bedroom properties.

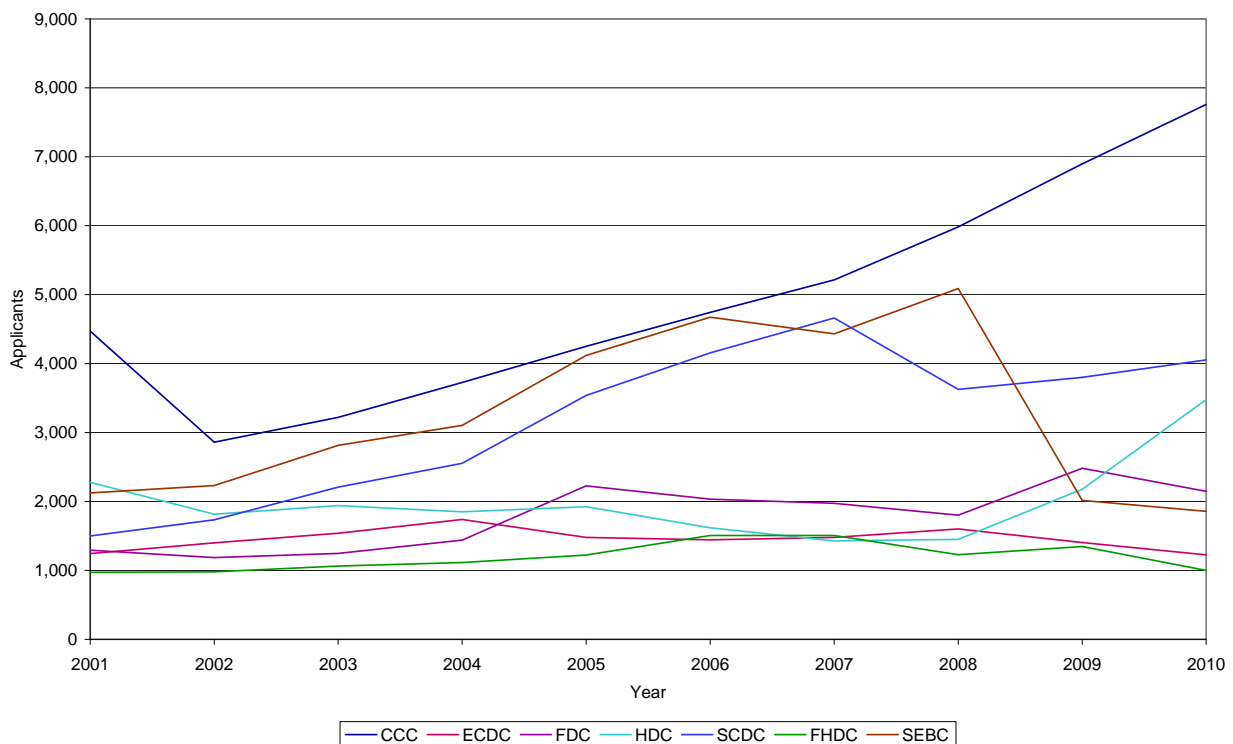
South Cambridgeshire has a larger proportion of households requiring two bedroom homes.

Fenland and Huntingdonshire have the highest percentage of households requiring homes with three or more bedrooms (19% - nearly 1 in 5).

## Section 7.2 Facts and figures

Fig 2 provides data about long term trends in the sub-region

**Fig 2 Number of households on housing needs register by district, 2001 to 2010**



Source: CLG [Table 600](#) (HNR)

Fig 2 shows the number of households on the needs register in each district between 2001 and 2010.

Fig 5 shows the percentage of households on the HNR by district, for the sub-region and compares to national and regional figures.

Sharp decreases (e.g. in Cambridge in 2001/02 and St Edmundsbury in 2008/09) are largely due to reviews in the districts i.e. contacting all households on the register and asking if they wish to remain on it. Some of the districts with more gradual increases and decreases have more frequent review processes.

Prior to 2007, there were a number of households registered in more than one district and recorded on more than one list. It is thought this was especially an issue for Cambridge and South Cambridgeshire. As there is a shared register between the seven districts, there are now substantially fewer duplicate applications from people registering in more than one area.

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

## Section 7.2 Facts and figures

## 7.2.2 Lettings

Table 2 shows the number of general needs lettings per year

**Table 2. General needs lettings, 2004/5 to 2009/10**

	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	Average
Cambridge (HA)	260	313	312	462	366	266	365
Cambridge (LA)	813	799	739	583	825	612	673
East Cambridgeshire	309	252	367	336	431	377	381
Fenland	120	106	124	244	374	541	386
Huntingdonshire	519	648	722	532	633	705	623
South Cambridgeshire (HA)	224	238	248	311	441	408	387
South Cambridgeshire (LA)	400	302	347	302	287	245	278
Forest Heath	124	285	352	361	410	370	380
St. Edmundsbury	427	590	422	486	490	566	514
<b>Sub-Region</b>	<b>3,196</b>	<b>3,533</b>	<b>3,633</b>	<b>3,617</b>	<b>4,257</b>	<b>4,090</b>	<b>3,988</b>

Source: [Dataspinq, 2009/10](#) and [HSSA, 2004/5-2009/10](#)

Table 2 shows the number of lettings of general needs stock by district from 2004/5 to 2009/10. Data about housing association lettings is taken from Dataspinq and data about local authority lettings is from the HSSA. Because of changes in data collection in 2007, only the last three years are used (see 7.6 below for details) in the affordable need calculation. Please note the data for local authority lettings in Cambridge and South Cambridgeshire includes lettings of supported and other specialist housing as well as general needs. On average in the sub-region as a whole, there are 3,988 social lettings per year.

Table 3 shows lettings as a percentage of social rented stock.

**Table 3. Social rented stock turnover by district and landlord type, 2004/5 to 2009/10**

	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	Average 2008 to 2010
Cambridge (HA)	10%	12%	11%	16%	12%	9%	12%
Cambridge (LA)	11%	11%	10%	8%	11%	8%	9%
East Cambridgeshire	9%	7%	10%	9%	12%	10%	10%
Fenland	15%	13%	14%	6%	9%	12%	9%
Huntingdonshire	7%	9%	10%	7%	8%	9%	8%
South Cambridgeshire (HA)	15%	14%	14%	16%	21%	18%	18%
South Cambridgeshire (LA)	7%	5%	6%	5%	5%	4%	5%
Forest Heath	4%	10%	12%	12%	13%	11%	12%
St. Edmundsbury	7%	9%	7%	8%	8%	9%	8%
<b>Sub-Region</b>	<b>8%</b>	<b>9%</b>	<b>9%</b>	<b>9%</b>	<b>10%</b>	<b>9%</b>	<b>10%</b>

Source: [Dataspinq, 2009/10](#) and [HSSA, 2004/5-2009/10](#)

## Section 7.2 Facts and figures

Table 3 shows the turnover per year for each district and the sub-region as a whole. On average, turnover was highest in housing association properties in South Cambridgeshire and lowest in local authority homes in the same district.

Table and figures in the additional information section below show a profile of recently moved social tenants in the sub-region, which is summarised briefly here:

- Almost a half of these households (46%) included at least one child (Table 10). There was also a high proportion of single person households.
- 39% of household reference persons were aged under 30 (Fig 6). South Cambridgeshire had a high proportion of households aged over 60 compared to other districts and the sub-region as a whole.
- 44% of lets in the sub-region as a whole were of two bedroom properties (7.7.3). In Cambridge, the most common size of property let was one bedroom homes (47%). There were 465 lets of properties with two or more bedrooms to working age single person households (6% of lettings).
- In the sub-region as a whole 39% of lettings were to households with at least one person in employment, and three quarters of these were employed full time (Table 11). There is some difference in between the districts. Over 45% of recently moved tenants in Forest Heath and South Cambridgeshire were employment compared to 25% in Fenland).
- Incomes are low; 51% of households had a net income of less than £10,000 per year (Fig 9) and 52% derive at least part of their income from benefits (Fig 10).
- Nearly a third of households moved from another social rented property (Table 12). After this, living with family and renting privately were the most common previous tenures. Moving to independent accommodation was the most common reason for moving from the last home. Followed by overcrowding. Overcrowding was the most common reason in East Cambridgeshire, Fenland and Forest Heath (Table 13).

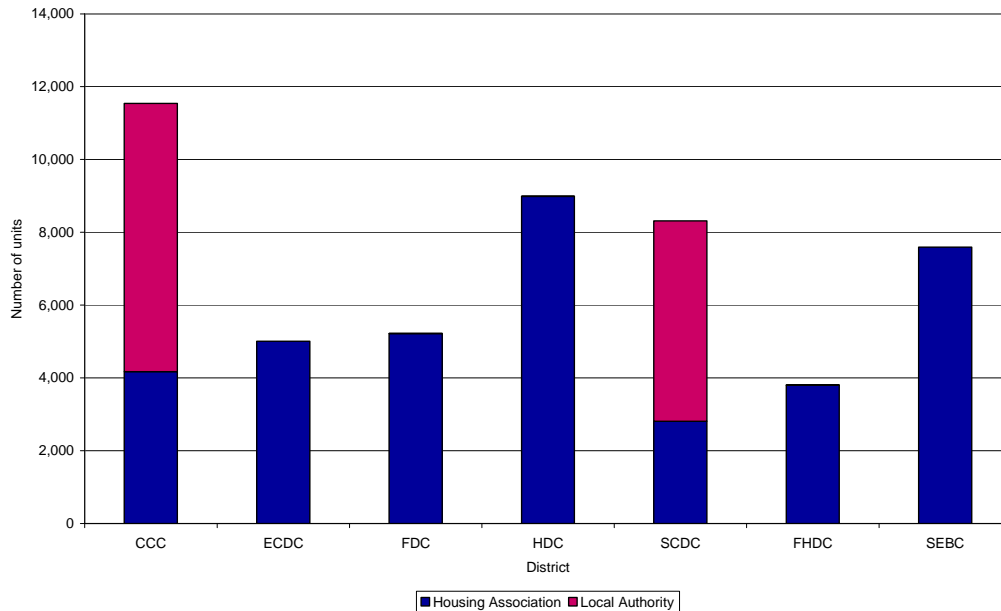


## Section 7.2 Facts and figures

## 7.2.3 Social rented stock

At the time of the 2001 Census, 16% of households in the sub-region lived in the social rented sector. In Cambridge, almost a quarter of the population (24%) were social housing tenants. A breakdown of the 2010 (current) social rented stock by type is shown in Fig 3 below.

**Fig 3 Social rented stock by type and district, March 2010**



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

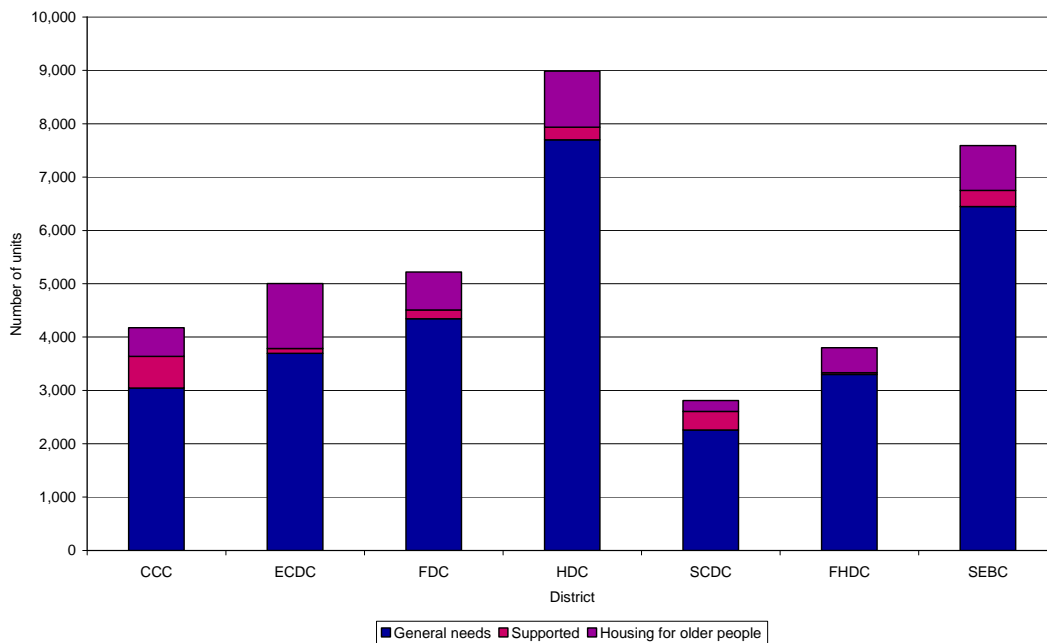
Fig 3 provides data on the number of social rented housing units in each district in March 2010 by type.

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

## Section 7.2 Facts and figures

Fig 4 shows a breakdown of housing association stock by type.

**Fig 4 Housing association stock by type and district, 2010**



Source: [Dataspinq, 2009/10](#)

Fig 4 shows the breakdown of housing association stock by type (no similar data is available for LA stock). In the sub-region as a whole, 82% of HA stock in the sub-region is currently general needs social rented.

### 7.2.4 Sheltered housing stock

This chapter of the SHMA focuses on general needs social rented stock, which represents around 82% of Housing Association stock across the housing sub-region as shown in Table 4.

**Table 4. Housing Association stock by type, 2011**

	HA general needs housing	HA supported housing	HA older peoples housing	Total housing association stock
Cambridge	74%	13%	13%	4,437
East Cambridgeshire	75%	2%	23%	5,051
Fenland	82%	4%	13%	5,345
Huntingdonshire	85%	3%	12%	9,116
South Cambridgeshire	81%	11%	8%	3,062
Forest Heath	87%	1%	11%	3,888
St Edmundsbury	85%	4%	11%	7,791
<b>Sub-Region</b>	<b>82%</b>	<b>5%</b>	<b>13%</b>	<b>38,690</b>

Source: *Regulatory and Statistical Returns, 2011*

## Section 7.2 Facts and figures

## 7.2.5 Changes to affordable stock over time

Table 5 shows additional affordable dwellings (including social rented and intermediate housing, as used in the affordable need calculation) since 2002:

**Table 5. Additional affordable dwellings per year by district**

	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	Total
Cambridge	81	200	38	159	173	156	101	132	<b>1,040</b>
East Cambs	106	105	74	219	190	201	102	38	<b>1,035</b>
Fenland	34	67	89	91	76	111	58	103	<b>629</b>
Huntingdonshire	88	92	99	145	221	96	240	316	<b>1,297</b>
South Cambs	98	246	108	261	252	408	293	243	<b>1,909</b>
Forest Heath	5	0	19	132	151	238	209	324	<b>1,078</b>
St Edmundsbury	166	37	34	80	135	128	182	112	<b>874</b>
<b>Sub-region</b>	<b>578</b>	<b>747</b>	<b>461</b>	<b>1,087</b>	<b>1,198</b>	<b>1,338</b>	<b>1,185</b>	<b>1,268</b>	<b>7,862</b>

Source: [HSSA, 2002/3-2009/10](#)

Table 5 shows the number of additional affordable dwellings built between 2002/3 and 2009/10. In this period there were 7,862 new affordable homes built in the sub-region.

Table 6 shows planned and proposed affordable homes for 2010/11 and 2011/12.

**Table 6. Planned and proposed affordable dwellings for 2010/11 and 2011/12**

	2010/11	2011/12	Average
Cambridge	430	100	<b>265</b>
East Cambs	114	96	<b>105</b>
Fenland	126	112	<b>119</b>
Huntingdonshire	355	275	<b>315</b>
South Cambs	210	303	<b>257</b>
Forest Heath	138	126	<b>132</b>
St Edmundsbury	83	120	<b>102</b>
<b>Sub-region</b>	<b>1,456</b>	<b>1,132</b>	<b>1,294</b>

Source: [HSSA, 2002/3-2009/10](#)

Over the next two years an additional 2,588 affordable homes are anticipated (1,294 per year on average), with the largest numbers being in Huntingdonshire, Cambridge and South Cambridgeshire.

There may be some changes in types of affordable housing following the introduction of Affordable Rented and flexible tenancies, in future. Further detail on past and future affordable housing supply is provided in Section 7.7.4 Past delivery of affordable homes.

## Section 7.2 Facts and figures

## 7.2.6 Social rent levels

Table 7 shows the average social rent charged by district and social landlord type.

**Table 7. Average social rent (PCM) by district, size and landlord type, 2009**

	1 bed	2 beds	3 beds	4 beds	All
Cambridge (HA)	£334	£381	£431	£459	£379
Cambridge (LA)	£263	£324	£378	£426	£320
East Cambridgeshire (HA)	£325	£389	£435	£462	£399
Fenland (HA)	£283	£313	£337	£368	£315
Huntingdonshire (HA)	£287	£336	£368	£415	£343
South Cambridgeshire (HA)	£321	£386	£430	£464	£396
South Cambridgeshire (LA)	£281	£323	£349	£390	£324
Forest Heath (HA)	£275	£318	£357	£397	£322
St Edmundsbury (HA)	£273	£320	£353	£388	£325

Source: [Dataspinq, 2008/9](#), NROSH 2009/10

Table 7 shows the average rent per month for different sizes of social rented properties. This is used in the cross tenure affordability calculation. East Cambridgeshire has the highest housing association rents in the sub-region and Fenland has the lowest. However the difference in cost of social rents is quite small compared to the difference in the cost of different districts for other tenures.

## Section 7.3 Analysis

### 7.3 Analysis

#### 7.3.1 Current situation

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The housing needs register indicates a high level of demand for social rented housing in the sub-region, in particular in Cambridge. A large proportion of these households require smaller properties.

There are on average around 3,988 general needs social rented properties let in the sub-region a year (about 12% of the stock). Nearly half of these are to households with at least one child, and a third are to single people. Just under a third of recent movers were previously housed in the social rented sector.

In the sub-region as a whole, 39% of recently moved social tenant households include at least one person in employment. Just over half derive all or part of their income from benefits. The average net income for this group is £11,311pa.

#### 7.3.2 Changes over time

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In most areas of the sub-region, housing needs registers have decreased slightly since 2008. This may be because of the introduction of choice based lettings and a shared register removing duplicate applications in different districts. It may also reflect different review processes in different areas. The exceptions to this are Cambridge, and Huntingdonshire, both of which have increased sharply in the same period.

7,862 additional affordable homes (mostly social rented) were developed between 2002/3 and 2009/10. A further 2,588 are planned/ proposed for the next two years.

#### 7.3.3 Geographical variation

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Cambridge has the largest number of households on the needs register and along with Huntingdonshire is the only place where the HNR has grown substantially in the last two years. The proportion of households on the Cambridge HNR is high compared to both national and regional data. The sub-region as a whole is generally quite close to the region.

By priority band, Cambridge has the highest number of households in Band A, but Huntingdonshire has the highest proportion.

By size, South Cambridgeshire has a large proportion of households requiring two bedrooms compared to other districts, which have a higher proportion of households in need of one bedroom homes, reflecting policy differences with elsewhere in the sub-region. This is likely to change with changes to the housing benefit.

South Cambridgeshire HA stock has the highest turnover in the sub-region (18% compared to 10% for the sub-region as a whole). The LA stock in the district has the lowest turnover (around 5%/year on average over the last three years).

For lettings, Cambridge had the highest proportion of lettings of 1 bedroom properties. Elsewhere in the sub-region, two bedroom properties were the most common size. Just over half the lettings in the City were to single person households, compared to around a third elsewhere in the sub-region.

There were more properties let to older people (60+) in South Cambridgeshire than the other districts. Huntingdonshire had the highest proportion of lettings to young people (16-21).

The net annual average income of recently moved tenants in Fenland, Huntingdonshire and Cambridgeshire was less than £11,000. Fenland had the lowest percentage of lettings to working

## Section 7.3 Analysis

people (just a quarter of households have at least one person in employment compared to 39% in the sub-region as a whole). In South Cambridgeshire almost half of the lettings were to people working either full or part time, and this was the only district where the average net income of recent movers was greater than £12,000pa.

### 7.3.4 What does all this data tell us?

At the end of March 2010 there were 20,659 households on the housing needs register in the sub-region as a whole, and a large proportion of these were registered in Cambridge and South Cambridgeshire.

There is an approximate turnover of 10% of stock per year. Lettings in the last three years have predominantly been to small to medium sized households on low incomes.

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

The Localism Act proposes allowing local authorities to decide criteria for allowing households to go on the needs register. Nationally, this is likely to decrease numbers recorded as being in housing need. For example, some areas may decide to exclude households in low housing need, equivalent to Band D. If this approach were adopted in the sub-region, it would reduce the register by 42%. It may also change the type of properties required by size. For example, currently 2,331 (12%) of households on the register are overcrowded to some degree, and in most cases likely to require properties with more than one bedroom. Without Band D applicants, the proportion of households who are overcrowded increases to 19%.

The introduction of affordable rents is also likely to have implications. Affordable rents are social rents at up to 80% of market rents for new properties and some existing properties made available through re-lets. This is to be “the primary housing product supported by HCA funding”, and will be offered to the same client group as existing housing, through the same allocations mechanisms (CIH 2011).

Data about the cost of renting in the private sector are covered in Chapter 6 *Private renting* and the Chapter 10 *Incomes and affordability*.

The difference between existing social rents and proposed maximum affordable rents is shown in the table below.

**Table 8. Difference in monthly cost of current housing association rent and 80% of median market rent by size and district**

	1 bed	2 bed	3 bed	4 bed	All
Cambridge	£267	£300	£377	£653	£344
East Cambridgeshire	£87	£146	£174	£353	£170
Fenland	£59	£108	£169	£301	£110
Huntingdonshire	£91	£134	£190	£328	£155
South Cambridgeshire	£148	£196	£236	£450	£231
Forest Heath	£87	£172	£321	£459	£326
St Edmundsbury	£142	£170	£268	£318	£196
<b>Sub-Region</b>	<b>£110</b>	<b>£159</b>	<b>£228</b>	<b>£407</b>	<b>£201</b>

Source: Dataspring, 2008/9 and CCCRG Review of Rents in Press, January 2010

### Section 7.3 Analysis

Table 8 shows the difference between housing association rents and the maximum affordable rent level (80%). In the sub-region as a whole, there is a difference of £110 per month for 1 bedroom properties, and a difference of £407 per month for 4 bedroom properties. The difference is considerably greater in Cambridge, South Cambridgeshire and for larger homes in Forest Heath.

This has a number of potential impacts.

- Tenants in affordable rent properties would be eligible for Housing Benefit. Basing rents on 60% to 80% of the market rent would increase the overall benefit bill and may increase benefit dependency (see Family Mosaic 2011).
- Identical properties on the same street possibly being available for vastly different rents.
- Altering bidding behaviour in the Choice Based Lettings system.
- Decreasing turnover in existing stock if people are deterred from moving by the prospect of considerably higher rents and shorter tenancies.
- Affordable rent may be taken up by some, but not all, housing providers. There may be different levels of demand for affordable rent and social rent housing in future, and there may be an increase in demand for social rented housing.
- Because this is an un-tested model for social rent, it is a riskier option for housing associations to develop and therefore more expensive in terms of private borrowing. In addition, the longer term plans for grant funding affordable rent (from 2015 onwards) is currently unclear. Because of this environment, the shape of the affordable housing stock is likely to look very different ten years from now.

Affordable rented homes will be available on a tenancy for life, but there will also be the option to introduce short term tenancies (around 5 years, but possibly as little as 2 in exceptional circumstances).

Recent new development surveys indicate a preference to stay at the current address long term (for more than five years) by most social tenants, and national data from the English Housing Survey also indicate this is a comparatively stable tenure. This particularly affects newer developments. If all social tenant households in a new area only have five year tenures, this may impact developing new communities. At the end of shorter tenancies, there is also a question of where there is sufficient cheaper private stock to house this group. Another option is for households to become shared owners at the end of a tenancy. Again this will depend on the availability of this type of stock (and access to finance for this type of purchase).

Further work is under way to assess these longer term impacts in the sub-region and will be available in late 2011/early 2012.

## Section 7.4 Links and references

### 7.4 Links and references

(correct at January 2012)

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>

CIH (2011) **CIH Briefing on the Affordable Homes Programme Framework** accessed at [www.cih.org/policy/AffordableHomesProgramme2011-15.pdf](http://www.cih.org/policy/AffordableHomesProgramme2011-15.pdf)

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

Family Mosaic (2011) **Mirror, Signal, Manoeuvre: our drive to provide more social housing** accessed at <http://www.familymosaic.co.uk/News/Which-direction-is-social-housing-travelling-in->

LGSS Research & Performance (2011) **Future Affordable Housing** accessed at <http://www.cambridge.gov.uk/ccm/content/housing/housing-strategy-and-research/cambridge-sub-regional-housing-board/crhb-publications-and-documents.en>

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

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



## Section 7.5 Definition of terms

**7.5 Definitions of terms**

Term used	Abbreviation	Meaning	Link for further information
Affordable rent	AR	Social rents at up to 80% of market rents.	Please see glossary in Chapter 1 <i>Introduction and background</i> for a more detailed explanation
Choice Based Lettings	CBL	Social rented stock allocation system used in the Cambridge sub-region. Households apply to join the register and are assigned to a priority band, with A being the highest priority band, and Band D being the lowest. Households are able to bid for properties advertised in the homelink magazine and the successful applicant is the one with the highest level of need and longest wait. A number of properties are still let directly, e.g. for households who are unable to manage the bidding the process.	

## Section 7.6 Data issues

### 7.6 Data issues

#### ▪ **Main sources of data**

Data about current need is taken from Locata, the administration system for choice based lettings in the sub-region. Longer term trend data is taken from the CLG website, and ultimately from the Housing Strategy Statistical Appendix.

The HSSA is also the source of data about additional stock, and numbers of properties let for local authority stock.

CORE (COntinuous REcording) contains information about lettings into general needs and supported lettings. This chapter uses CORE general needs social rented data.

Dataspring (collated from the Regulatory Statistical Returns) is used for data about rents, and HA lettings.

#### ▪ **Recent changes to data**

The HSSA form varies in detail from year to year, making analysis of long term trends complicated. For example, prior to 2007, the HSSA did not ask for a split in local authority general needs and supported lettings.

Also, prior to 2007 housing associations with more than 250 units were required to complete the Regulatory Statistical Returns upon which Dataspring is based. This means data about properties held by smaller association is missed. In 2007, this was changed to associations with more than 1,000 units.

Some organisations do not complete CORE, or do not complete it every year. Out of the three years worth of data used, data is missing for one year for Cambridge City Council properties. As this is the largest landlord in the district, it is a serious omission. There is also missing data for some of the individual questions. For example, there is a considerable amount of missing data about incomes.

Using three year's worth of records gives better data coverage

#### ▪ **Planned changes to data**

Further work is planned to evaluate the impact of some of the recent changes to affordable housing, such as the introduction of affordable rents and fixed term/flexible tenancies. The first part of this work has been completed and is available at the CRHB website listed in the references section above.

The CLG periodically changes details of the HSSA returns. A link is also given above with details of the guidance for completing the 2010/11 form. From 2012 the HSSA form is being replaced with a new "ELASH" form. This will affect the data gathered and how it is used to update the SHMA in future.

## Section 7.7 Additional information

## 7.7 Additional information

## 7.7.1 Housing Needs information

Table 9. Band reason by district, Housing Needs Register

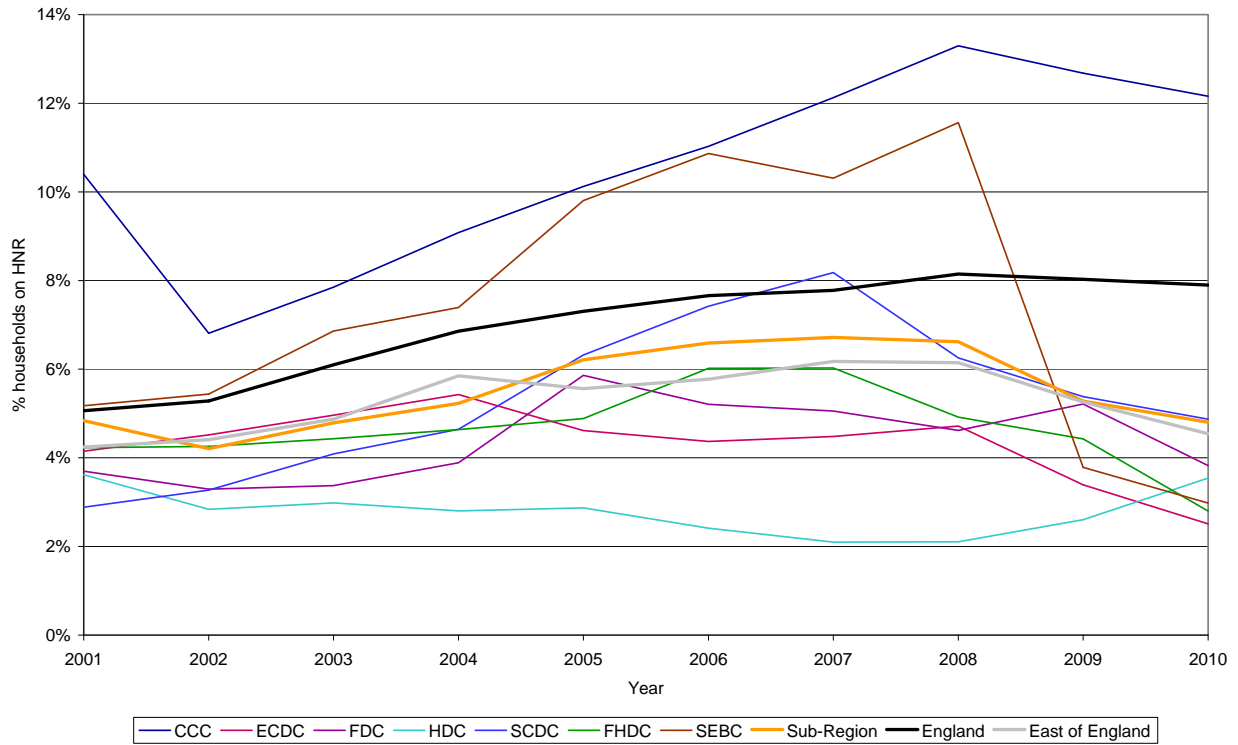
		CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC	Sub-region
A	Statutory homeless	29	4	13	25	23	2	5	<b>101</b>
	Statutory overcrowding		2			7			<b>9</b>
	Urgent health and safety risk	3	5	4	4	10			<b>26</b>
	Urgent medical need	53	3	18	22	80	1	10	<b>187</b>
	Urgent multiple needs	26	7	2	27	19	3	7	<b>91</b>
	Urgent transfer	26	5	5	32	15	2	10	<b>95</b>
	Current supported housing resident	15	1	4	22	3	3	35	<b>83</b>
B	High health and safety risk	10	3	1	3	2	1	5	<b>25</b>
	High medical need	173	50	115	171	155	33	46	<b>743</b>
	High multiple needs	82	22	13	30	11	35	9	<b>202</b>
	Homeless prevention	51	44	16	53	12	27	34	<b>237</b>
	Lacking 2 bedrooms	56	21	36	84	40	18	17	<b>272</b>
	Rough sleeper				2			1	<b>3</b>
	Under occupying by 2 bedrooms	43	21	9	22	57	12	22	<b>186</b>
Victim of harassment, violence or abuse	53	13	16	12	14	17	13	<b>138</b>	
C	Homeless other	25	101	169	32	91	23	172	<b>613</b>
	Housing conditions	1,971	81	256	602	1,264	213	250	<b>4,637</b>
	Lacking 1 bedroom	463	168	291	357	335	200	236	<b>2,050</b>
	Medium medical need	102	93	134	147	237	62	84	<b>859</b>
	Social reasons	196	398	81	147	46	241	77	<b>1,186</b>
	Under occupying by one bedroom	77	54	12	47	32	36	46	<b>304</b>
D	Low housing need	2,851	535	772	1,080	1,947	346	777	<b>8,308</b>
	Not known	104	8	104	23	10	50	5	<b>304</b>
<b>Total (all band and reasons)</b>		<b>6,409</b>	<b>1,639</b>	<b>2,071</b>	<b>2,944</b>	<b>4,410</b>	<b>1,325</b>	<b>1,861</b>	<b>20,659</b>

Source: Locata, March 2010

Most common reasons in each band are highlighted in italics.

Section 7.7 Additional information

**Fig 5 Percentage of households on HNR, Cambridge sub-region, East of England and England**

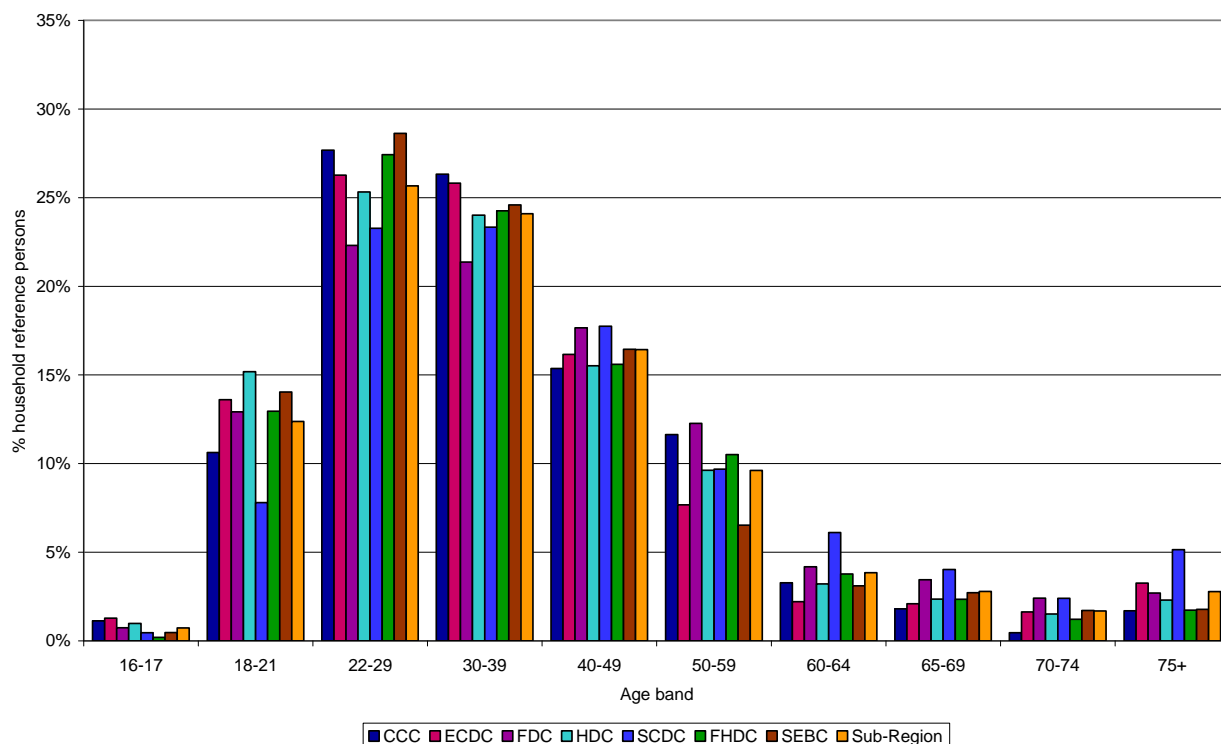


Source: CLG [Table 600](#) (HNR) and [Table 406](#) (Household projections)

## Section 7.7 Additional information

## 7.7.2 Recent movers

Fig 6 Age of household reference persons by district, recently moved social tenants



Source: CORE, 2007/8-2009/10

Table 10. Household type of recently moved social tenants by district

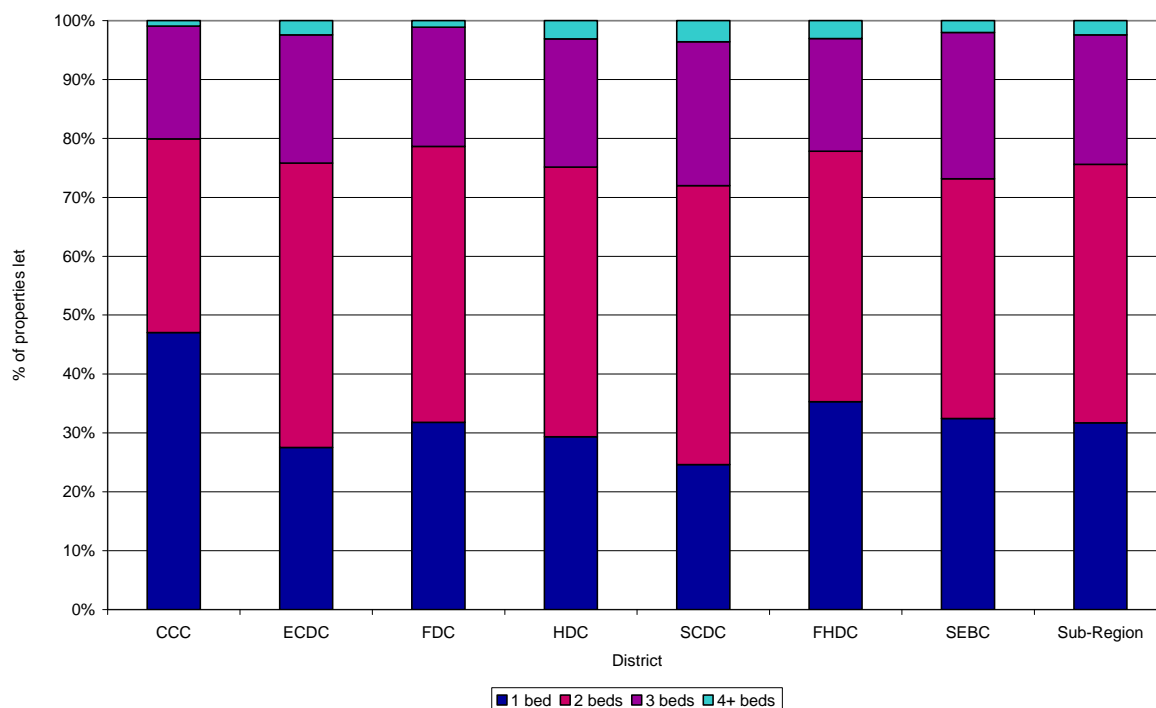
	City	East Cambs	Fenland	Huntingdonshire	South Cambs	Forest Heath	St Ed's	Sub-region
Single person	51%	28%	32%	38%	34%	35%	36%	36%
Couple, no children	12%	18%	19%	16%	24%	15%	12%	17%
1 Adult 1 Child	12%	15%	17%	12%	10%	13%	13%	13%
1 adult 2+ children	8%	10%	10%	10%	8%	11%	10%	10%
2 adults 1 child	7%	13%	9%	10%	9%	11%	13%	10%
2 adults 2+ children	7%	12%	9%	11%	11%	11%	12%	11%
3 or more adults, no children	1%	2%	2%	1%	1%	2%	1%	2%
3 adults 1 or more children	2%	3%	2%	2%	2%	2%	2%	2%
Total	891	872	1,082	1,533	1,543	983	1,304	8,208

Source: CORE 2007/8-2009/10

## Section 7.7 Additional information

## 7.7.3 Lettings data

Fig 7 Average percentage of properties let by number of bedrooms, 2007/8 to 2009/10



Source: CORE 2007/8-2009/10

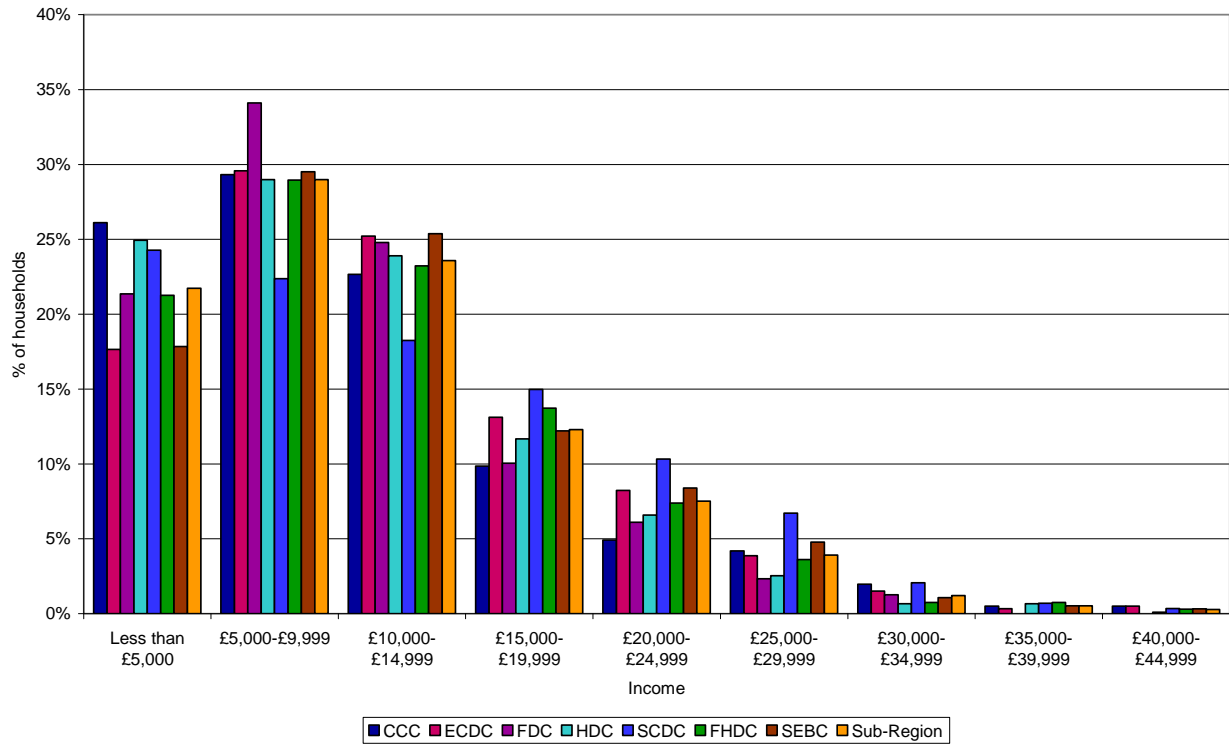
Table 11. Economic status of household reference person

	City	East Cambs	Fenland	Hunting-donshire	South Cambs	Forest Heath	St Ed's	Sub-region
Working Full Time	30%	33%	19%	29%	39%	36%	26%	<b>30%</b>
Working Part Time	7%	10%	6%	7%	9%	10%	13%	<b>9%</b>
Jobseeker	14%	10%	11%	13%	9%	12%	13%	<b>11%</b>
Not seeking work	30%	25%	33%	26%	19%	24%	24%	<b>25%</b>
Retired	6%	8%	10%	8%	14%	7%	8%	<b>9%</b>
Unable to work	9%	11%	15%	14%	10%	9%	13%	<b>12%</b>
Student	1%	2%	1%	1%	1%	1%	2%	<b>1%</b>
Govt training	0.1%	0%	0.1%	0.1%	0%	0.2%	0%	<b>0.1%</b>
Other	2%	0.2%	4%	0.3%	0.3%	1%	1%	<b>1%</b>
Unknown	1%	1%	1%	0.3%	0.3%	0.2%	1%	<b>1%</b>
Total	891	872	1,082	1,533	1,543	983	1,304	<b>8,208</b>

Source: CORE 2007/8-2009/10

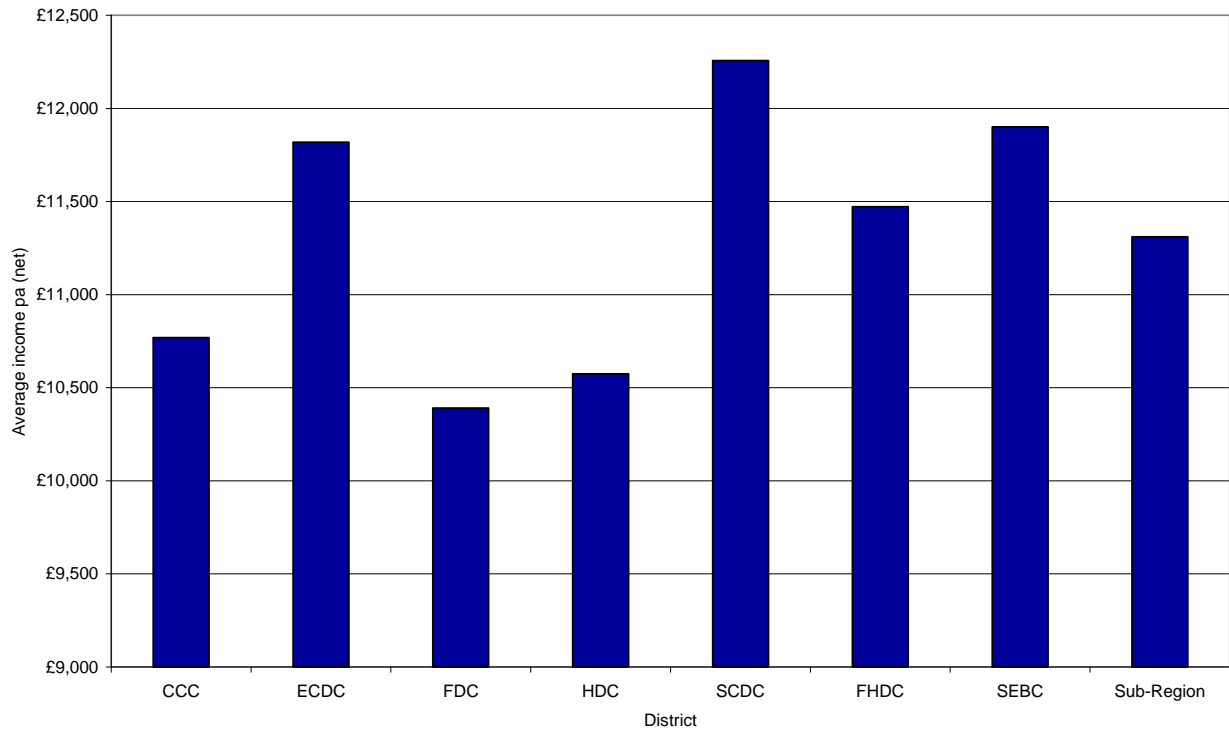
Section 7.7 Additional information

**Fig 8 Net annual household income of recently moved social tenants**



Source: CORE 2007/8-2009/10

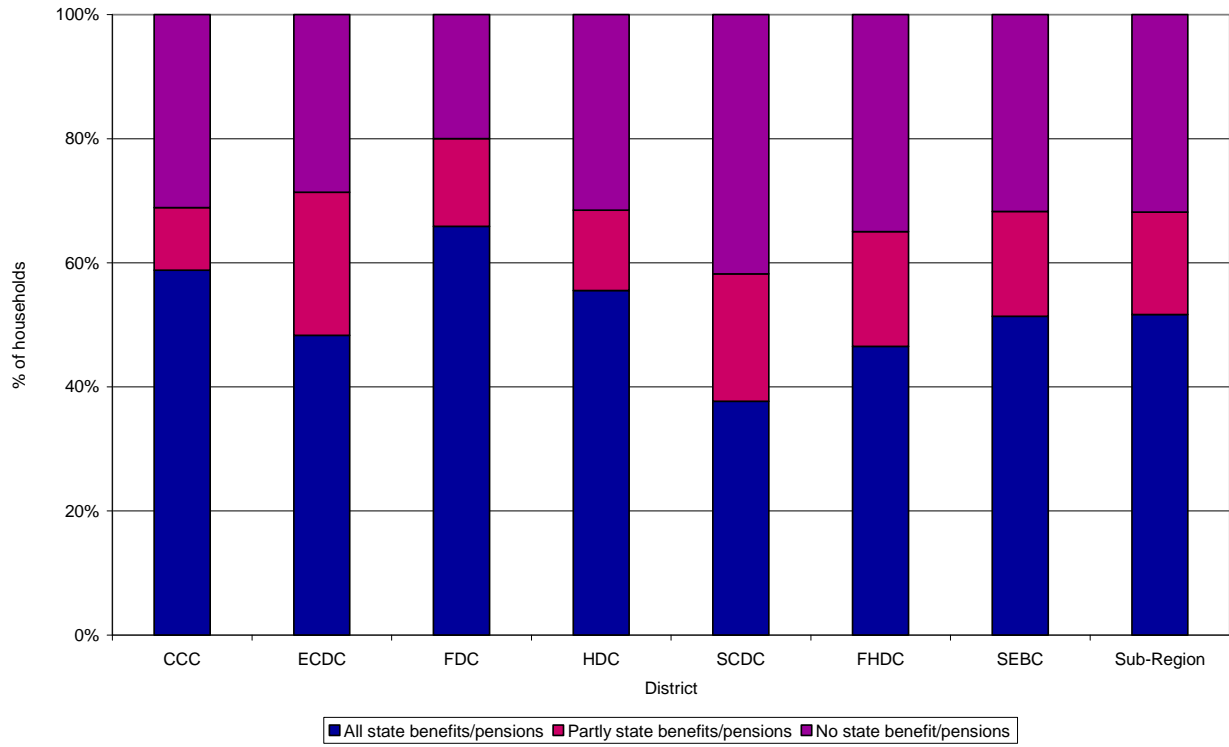
**Fig 9 Average net income per annum of recently moved social tenants by district**



Source: CORE 2007/8-2009/10

Section 7.7 Additional information

**Fig 10 Benefit dependency of recently moved social tenant by district**



Source: CORE 2007/8-2009/10



## Section 7.7 Additional information

**Table 12. Previous tenure of recently moved social tenants by district**

	City	East Cambs	Fenland	Hunting-donshire	South Cambs	Forest Heath	St Ed's	Sub-region
HA tenant	101	212	201	371	259	254	357	1,755
Living with family	134	208	174	313	280	198	290	1,597
Private tenant	120	186	279	222	324	165	215	1,511
LA tenant	195	43	115	50	362	90	44	899
Any other temporary accommodation	82	71	39	156	98	90	48	584
Living with friends	51	22	60	77	30	52	49	341
Supported housing	69	22	12	22	7	24	143	299
Owner occupation	9	16	38	58	41	27	39	228
Short life housing	36	6	6	35	37	2	7	129
Direct access hostel	11	13	40	27	14	8	10	123
Mobile home/ caravan	3	16	28	20	22	13	6	108
Tied accommodation	8	16	4	22	29	12	16	107
Bed & breakfast	7	1	5	49	2	1	9	74
Rough sleeping	8	4	14	25	2	7	11	71
Women's refuge	9	5	12	12	10	3	19	70
Foyer	1		13	26				40
Housing for older people	2	3	2	3	1	2	5	18
Hospital	3	1	5	2	1	2	1	15
Residential care home	1		1	3			6	11
Children's home/ foster care			3	2	1		5	11
Approved probations hostel	1	1		7				9
Prison	1		2			2		5
Other	39	26	29	31	23	31	24	203
Total	891	872	1,082	1,533	1,543	983	1,304	8,208

Source: CORE 2007/8-2009/10

## Section 7.7 Additional information

**Table 13. Reason for recently moved social tenants leaving previous home, Cambridge sub-region**

	Number	%
Move to independent accommodation	1,461	18%
Overcrowding	1,432	17%
Property unsuitable due to ill health/disability	711	9%
Asked to leave by family/friends	636	8%
Non-violent relationship breakdown	493	6%
Move nearer family/friends/school	339	4%
End of tenancy	313	4%
Eviction/repossession	290	4%
Domestic violence	283	3%
Couldn't afford rent/mortgage	281	3%
Property unsuitable due to poor condition	268	3%
Other problems with neighbours	219	3%
Permanently decanted	139	2%
Move to accommodation with support	129	2%
Loss of tied accommodation	111	1%
Under-occupation	61	0.7%
Move nearer work	43	0.5%
Discharge from prison or other institution	31	0.4%
Unknown	25	0.3%
Racial harassment	22	0.3%
Left home country as refugee	11	0.1%
Other	910	11%
<b>Total</b>	<b>8,208</b>	<b>100%</b>

Source: CORE 2007/8-2009/10

## Section 7.7 Additional information

**7.7.4 Past delivery of affordable homes**

This information was previously provided in the previous SHMA as Chapter 23 *Past and future housing delivery*.

The Housing Strategy Statistical Appendix (HSSA) form is completed by each district and returned to CLG. This gives an account of past performance and the most recent financial year's achievement, in this case, for 2009/10.

All the tables in this section of text are taken from the 2010 HSSA form, Section N: *Provision of affordable housing*.

**Table 14. Number of additional local authority dwellings - social rented**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	0	0	0	0	1	0	0	0	1
East Cambridgeshire	0	0	0	0	0	0	0	0	0
Fenland	0	0	0	0	0	0	0	0	0
Forest Heath	0	0	0	0	0	0	0	0	0
Huntingdonshire	0	0	0	0	0	0	0	0	0
South Cambridgeshire	2	7	2	0	0	0	0	0	11
St Edmundsbury	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

The HSSA form collects data on the number of additional local authority dwellings - shared ownership provided. For all district in our sub-region, over the past three years, this return has been "zero". The table is therefore not included in this chapter.

**Table 15. Number of additional RSL- social rented**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	81	187	32	144	81	42	77	65	709
East Cambridgeshire	96	65	38	100	106	122	79	17	623
Fenland	34	63	77	63	70	77	38	96	518
Forest Heath	5	0	19	80	73	169	149	124	619
Huntingdonshire	80	68	91	98	131	62	139	235	904
South Cambridgeshire	86	167	94	176	114	253	184	124	1198
St Edmundsbury	153	23	34	62	99	58	147	95	671
<b>Total</b>	<b>535</b>	<b>573</b>	<b>385</b>	<b>723</b>	<b>674</b>	<b>783</b>	<b>813</b>	<b>756</b>	<b>5242</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

## Section 7.7 Additional information

**Table 16. Number of additional RSL- intermediate rent**

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	..	..	..	36	35	0	9	80
East Cambridgeshire	0	0	0	0	0	0	0	0
Fenland	0	0	0	0	0	0	0	0
Forest Heath	0	0	0	0	0	0	0	0
Huntingdonshire	0	0	0	37	0	0	15	52
South Cambridgeshire	0	0	0	0	0	0	6	6
St Edmundsbury	0	0	0	0	6	1	0	7
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>73</b>	<b>41</b>	<b>1</b>	<b>30</b>	<b>145</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

**Table 17. Number of additional RSL- shared ownership/shared equity**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	0	13	6	15	55	79	24	58	250
East Cambridgeshire	10	40	36	119	84	79	23	21	412
Fenland	0	4	12	28	6	34	20	7	111
Forest Heath	0	0	0	52	78	69	60	55	314
Huntingdonshire	8	24	8	47	53	34	101	66	341
South Cambridgeshire	10	72	12	85	138	155	109	96	677
St Edmundsbury	13	14	0	18	36	64	34	17	196
<b>Total</b>	<b>41</b>	<b>167</b>	<b>74</b>	<b>364</b>	<b>450</b>	<b>514</b>	<b>371</b>	<b>320</b>	<b>2301</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

The HSSA form collects data on the number of additional non-local authority and non-RSL social rented dwellings provided. For all districts in our sub-region, over the past three years, this return has been “zero”, except for **TWO** homes of this tenure being provided in Huntingdonshire in 2007/8. The table is therefore not included in this chapter. The same goes for non-RSL or LA intermediate rent. Returns totaled zero for the three years reported on to date.

**Table 18. Number of additional non-LA/RSL - shared ownership/shared equity**

	2007/08	2008/9	2009/10	Total
Cambridge	0	0	0	<b>0</b>
East Cambridgeshire	7	33	0	<b>40</b>
Fenland	0	0	0	<b>0</b>
Forest Heath	0	10	145	<b>155</b>
Huntingdonshire	0	0	0	<b>0</b>
South Cambridgeshire	0	0	17	<b>17</b>
St Edmundsbury	0	0	0	<b>0</b>
<b>Total</b>	<b>7</b>	<b>43</b>	<b>162</b>	<b>212</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

## Section 7.7 Additional information

**Table 19. Total additional affordable dwellings (sum of tables 1 to 6)**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	81	200	38	159	173	156	101	132	1040
East Cambridgeshire	106	105	74	219	190	208	135	38	1075
Fenland	34	67	89	91	76	111	58	103	629
Forest Heath	5	0	19	132	151	238	219	324	1088
Huntingdonshire	88	92	99	145	221	96	240	316	1297
South Cambridgeshire	98	246	108	261	252	408	293	243	1909
St Edmundsbury	166	37	34	80	135	128	182	112	874
<b>Total</b>	<b>578</b>	<b>747</b>	<b>461</b>	<b>1087</b>	<b>1198</b>	<b>1345</b>	<b>1228</b>	<b>1268</b>	<b>7912</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

**Table 20. Of which provided in settlements with populations of 3,000 or less**

	2002/3	2003/4	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total
Cambridge	0	0	0	0	0	0	0	0	0
East Cambridgeshire	44	6	49	25	34	33	0	24	215
Fenland	20	21	15	14	5	41	12	25	153
Forest Heath	0	0	19	0	24	62	0	10	115
Huntingdonshire	10	25	23	12	28	18	23	8	147
South Cambridgeshire	98	208	37	83	47	132	80	30	715
St Edmundsbury	21	6	0	8	63	20	41	0	159
<b>Total</b>	<b>193</b>	<b>266</b>	<b>143</b>	<b>142</b>	<b>201</b>	<b>306</b>	<b>156</b>	<b>97</b>	<b>1,504</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

**Table 21. Of which provided on rural exception sites (new question in 2009)**

	2008/9	2009/10	Total
Cambridge	0	0	0
East Cambridgeshire	0	24	24
Fenland	0	0	0
Forest Heath	0	10	10
Huntingdonshire	20	0	20
South Cambridgeshire	60	29	89
St Edmundsbury	11	0	11
<b>Total</b>	<b>91</b>	<b>63</b>	<b>154</b>

Sources: For 2008/9 data: <http://www.communities.gov.uk/documents/housing/xls/1783406.xls>. For 2009/10 data: <http://www.communities.gov.uk/documents/housing/xls/1782859.xls>. All previous figures from SHMA 2010.

## Section 7.7 Additional information

**Tenures of affordable homes delivered, by district**

Table 22 brings together all the years of data by district, to provide a total number of homes within each “affordable” tenure group.

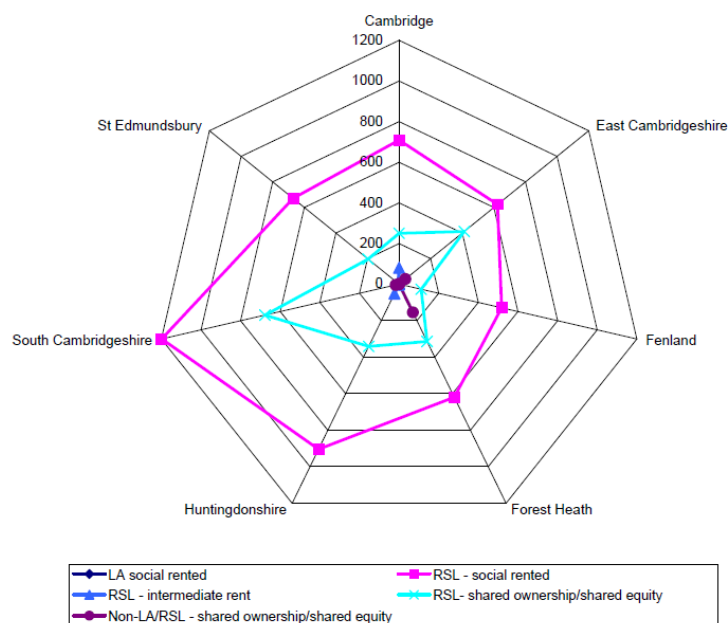
**Table 22. Total number of “affordable” homes by district, 2002/3 to 2008/9**

	LA social rented	RSL - social rented	RSL - intermediate rent	RSL- shared ownership/ shared equity	Non-LA/RSL - shared ownership/ shared equity	Total
Cambridge	1	709	80	250	0	1040
East Cambridgeshire	0	623	0	412	40	1075
Fenland	0	518	0	111	0	629
Forest Heath	0	619	0	314	155	1088
Huntingdonshire	0	904	52	341	0	1297
South Cambridgeshire	11	1198	6	677	17	1909
St Edmundsbury	0	671	7	196	0	874
<b>Total</b>	<b>12</b>	<b>5242</b>	<b>145</b>	<b>2301</b>	<b>212</b>	<b>7912</b>

Source:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/>

Fig 11 shows the total number of affordable homes delivered in each district, and of each “affordable” tenure as specified in Table 22 above, for 2002/3 to 2008/9. RSL social rented and RSL shared ownership make up the majority of affordable tenures, totaling 95%.

**Fig 11 Tenures of affordable homes delivered, by district**

Source: Tables 1 to 6

Fig 11 helps compare the numbers of homes of each tenure secured in each district, with RSL social rented clearly dominant, followed by RSL shared ownership/shared equity. However both the numbers and proportion of the two main tenures clearly varies by district. Over the years specified, LA rents; Non-RSL shared ownership / shared equity and intermediate rented clearly play a smaller, though still useful, part in our housing markets.

## Section 7.7 Additional information

**Proportions of affordable tenures delivered in the past**

Table 23 provides a total number of homes across the sub-region, for each tenure specified in Tables 1 to 6 above. This enables us to see the contribution made by provider and by tenure, for each of the eight years specified, to our new affordable housing stock.

**Table 23. New affordable homes, by specific tenures, total for housing sub-region**

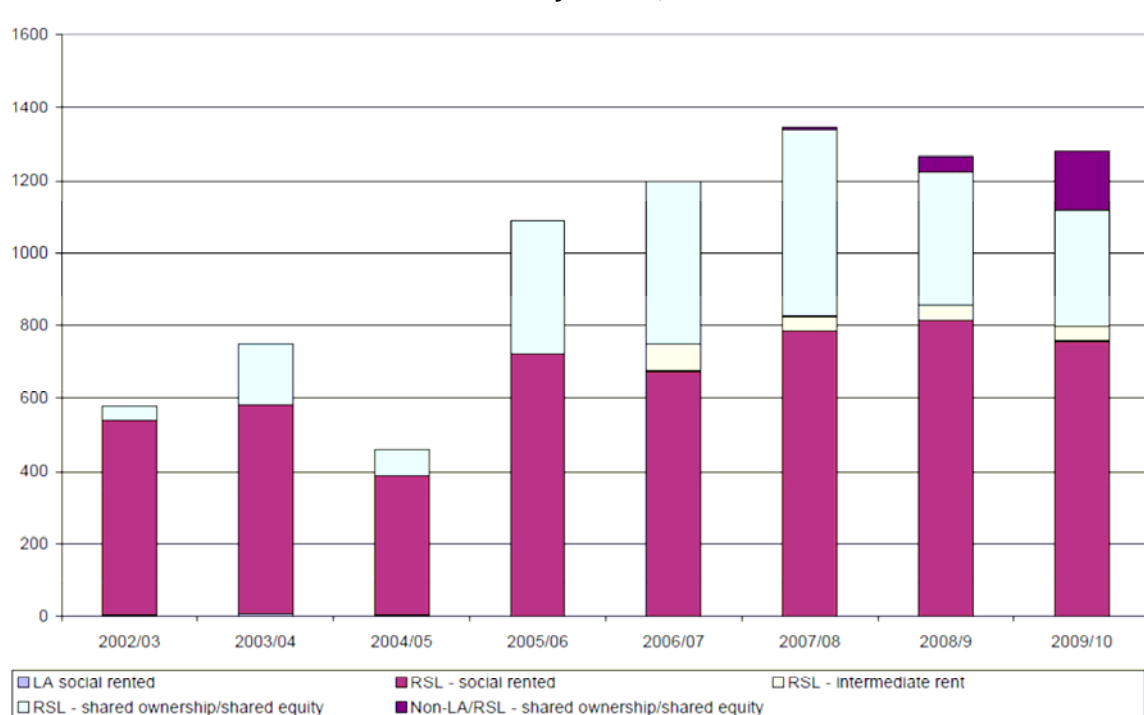
	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	Total	%
LA social rented	2	7	2	0	1	0	0	0	12	0.2%
RSL - social rented	535	573	385	723	674	783	813	756	5242	66%
RSL - intermediate rent	0	0	0	0	73	41	1	30	145	2%
RSL - shared ownership/shared equity	41	167	74	364	450	514	371	320	2301	29%
Non-LA/RSL - shared ownership/shared equity	0	0	0	0	0	7	43	162	212	3%
<b>Total</b>	<b>578</b>	<b>747</b>	<b>461</b>	<b>1,087</b>	<b>1,198</b>	<b>1,345</b>	<b>1,228</b>	<b>1,268</b>	<b>7,912</b>	<b>100%</b>

Source: Tables 1 to 6

Table 23 shows clearly that social rented and shared ownership/shared equity, provided by Registered Social Landlords, make the greatest contribution to our social housing stock, at 66% and 29% respectively in total.

It is interesting to note non-local authority/RSL shared ownership/shared equity homes playing a part since numbers started to be gathered from 2007/8, since when numbers have increased.

Fig 12 summarises the “split” of tenures delivered over the past eight years across the sub-region.

**Fig 12 Number of affordable homes delivered by tenure, 2002/3 to 2009/10**

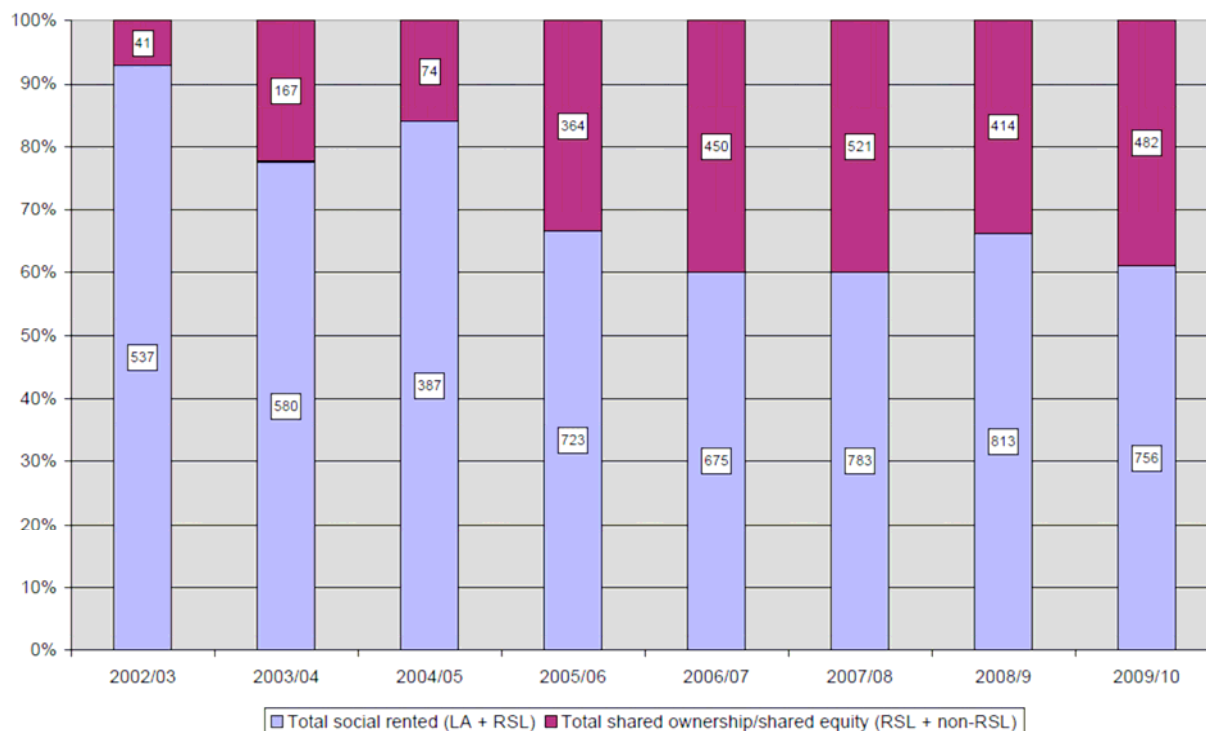
Source: Table 23

Fig 12 shows the increasing diversity of tenure within “affordable” housing numbers over time, and an encouraging number of affordable homes being delivered annually, despite a noticeable low in 2004/5 while funding systems were changing, and a drop back in recent years, noted above.

## Section 7.7 Additional information

Fig 13 shows the split between LA and RSL social rented, compared to RSL and non-RSL shared ownership / shared equity being delivered, year by year.

**Fig 13 Rented to shared ownership delivered over past eight years**



Source: Table 23

Fig 13 shows the proportion of shared ownership/shared equity homes increasing significantly across the sub-region up till 2006/7, leveling off between 35% to 40% by 2009/10.

### Comparing delivery year-by-year

Table 24 below sets the two sets of figures up 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 forms.

**Table 24. Comparing the number of affordable homes 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	814	477	1179	1200	1345	1228	1268	8089
% of affordable completions delivered in each year	7%	10%	6%	15%	15%	17%	15%	16%	

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



## Section 7.7 Additional information

### Summary

#### **Past delivery of affordable homes**

Between 2002/3 and 2009/10 some **7,862** affordable homes were delivered across our housing sub-region in total.

Of these 792 were delivered in rural settlements (that is, settlements of less than 3,000 populations). In 2008/9 and 2009/10, 154 homes were delivered on rural exception sites.

#### **Tenures of affordable homes delivered**

Between 2002/3 to 2008/9 the largest proportion of affordable homes delivered were either RSL social rented or RSL shared ownership or shared equity, representing 95% of the new affordable homes delivered across our sub-region. LA rents; Non-RSL shared ownership / shared equity and intermediate rented clearly play a smaller, though still useful, part in our housing market.

#### **Proportions of affordable tenures delivered in the past**

There is increasing diversity of tenure within “affordable” housing over time, and an encouraging number of affordable homes continue to be delivered annually, despite a noticeable low in 2004/5 while public funding systems were changing. The proportion of shared ownership/shared equity homes increased significantly across the sub-region up till 2006/7, leveling off between 35% to 40% by 2009/10.

#### **Comparing delivery year-by-year**

Affordable housing delivery seems to have held up fairly well by comparison to “all homes” delivery, particularly from 2007/8 onwards. Although we are only comparing the proportion of the total of each groups delivered year by year, it is interesting to note that a lower proportion of affordable homes were delivered up to 2004/5, after which “all homes” delivery slowed down by comparison.