

Demand – Sales

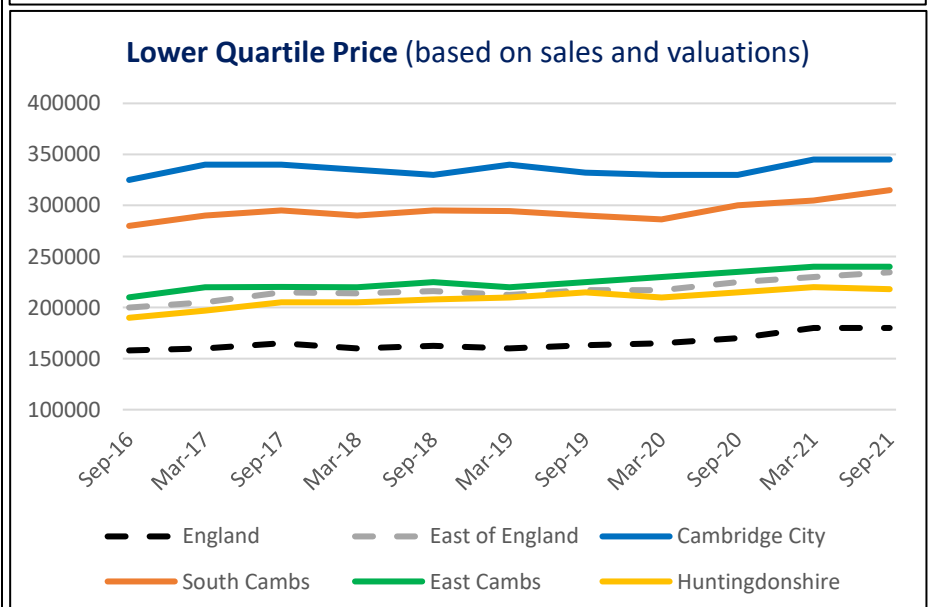
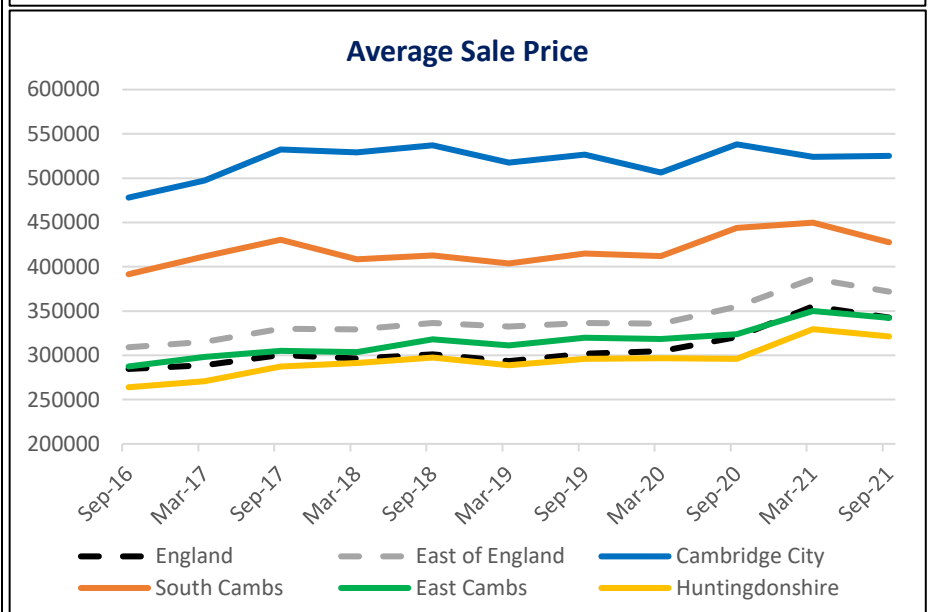
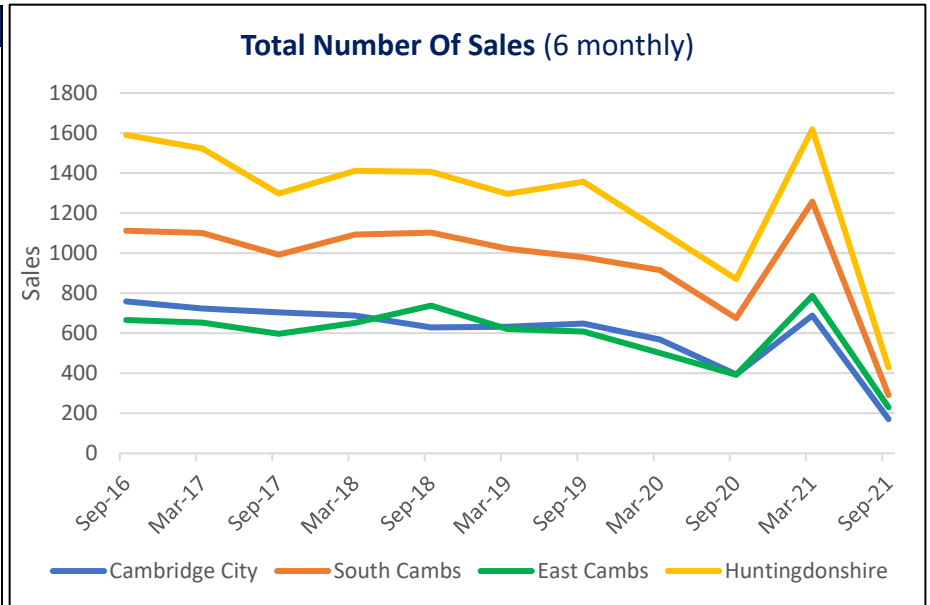
Highlights

Data covers 6-month period prior to the stated month (the latest data is for the March 21 to Sep 21) and is updated biannually – next release Summer 2022.

- All districts show a reasonably similar trend in terms of the number of real sales with a drop in Sept '20 followed by a substantial “kick up” then falling back in the most recent 6 months to Sept '21.
- The latest 6-monthly data should be read with caution. Data is based on Land Registry reporting and can take some time to feed through. This will explain something of the drop in the latest numbers and will be updated in the next 6-month report.
- The average sale price between March and September 21 was £525,025 in Cambridge City and £427,548 in South Cambridgeshire. The average property in Cambridge City sold for £94,477 more than in South Cambridgeshire.
- In South Cambridgeshire prices fell on the previous 6-month period, down 4.9%. In Cambridge City they rose slightly by 0.2%

The lower quartile price reflects the cheapest 25% of the market and is sometimes used as a guide to ‘entry level’ prices.

- The average lower quartile price in September 21 was £345,000 in Cambridge City and £315,000 in South Cambridgeshire. The average lower quartile price in Cambridge City was £30,000 more than in South Cambridgeshire.



Highlights

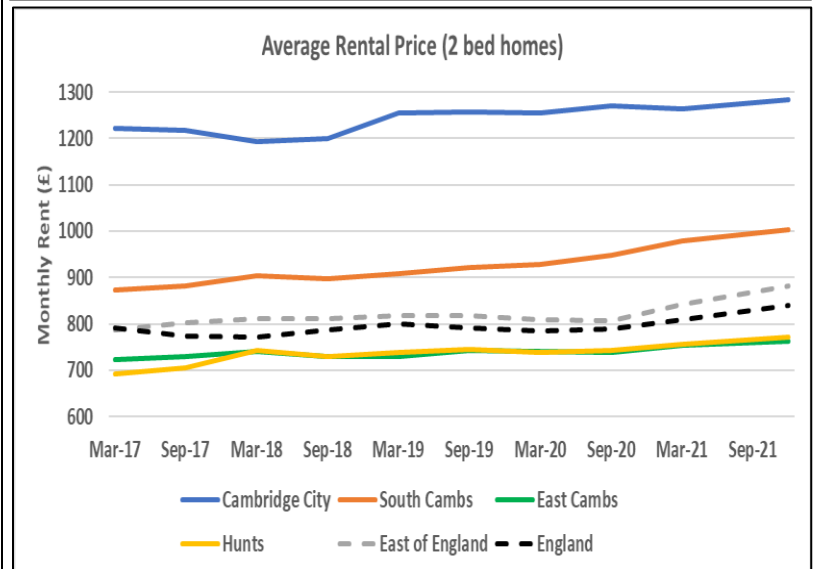
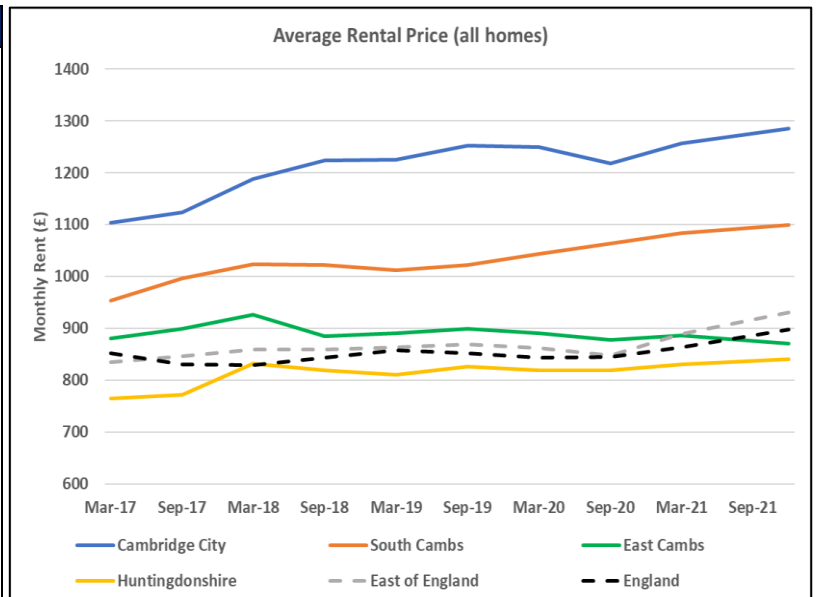
Data covers 12-month period prior to the stated month (i.e., latest data is for October 21 to September 22) and is updated biannually - next release June 2022.

The average rental price across all properties in Cambridge City was £1286 per month in the year to Sept. 2021, and £1100 per month in South Cambridgeshire

Rental prices increased across all districts except East Cambs in the latest data compared to the previous period.

The average rental price of a 2-bed home in Cambridge City was £1263 per month in the year to March 2021.

The average rental price of a 2-bed home in South Cambridgeshire was £979 per month in the year to March 2021.



RICS UK Residential Market Survey, February 2022

A monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

Nationally:

- New buyer enquiries and agreed sales pick-up in February
- New instructions now broadly stable albeit this follows a prolonged negative stretch
- Stock levels therefore remain low, contributing to continued strong house price growth

Locally:

- “Acute shortage of stock with surplus of good quality buyers. Most properties in the city going under offer within a few weeks of going to market at, or above, their advertised guide prices.” (*Pocock & Shaw, Cambridge*)
- “Market still continues to be very active. With what is going on globally, and the impact this is going to have on inflation etc, I would of thought things will start to slow” (*Lacy Scott and Knight, Bury St Edmunds*).

¹ ONS Private Rental Market Summary Statistics, RICS UK Residential Market Survey, Feb 22

Housing Dashboard April 2022

Demand – Houses in Multiple Occupation²

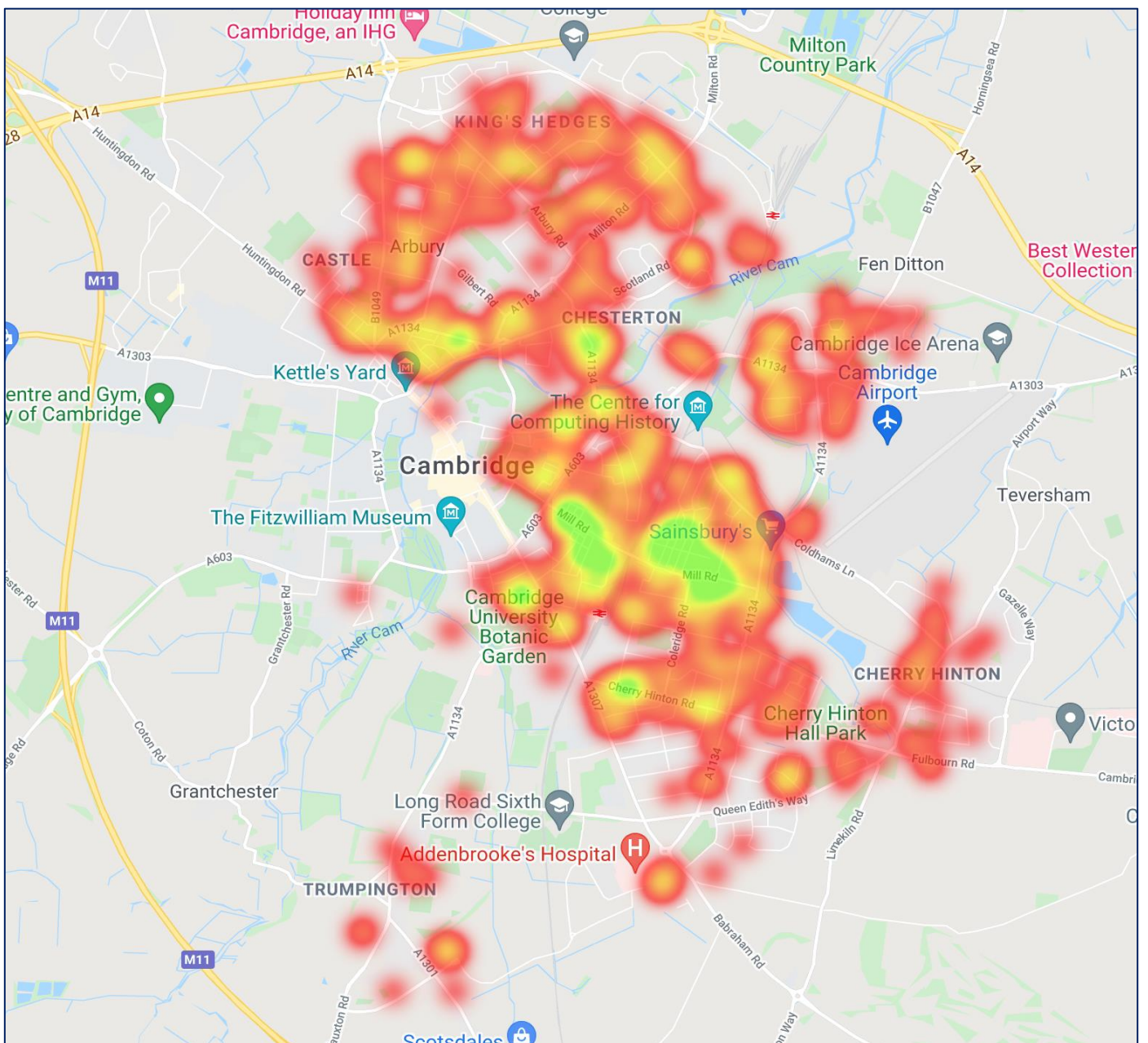
Highlights

An HMO is any rental property occupied by 5 or more tenants as their only or main residence where the tenants share kitchen and/or bathroom facilities. The property can occupy any number of floors.

This data provides a snapshot at present. Data is for Cambridge City only, and does not include South Cambridgeshire.

A total of 800 properties are registered as HMOs in Cambridge, housing 4559 people. The actual number of HMOs is likely to be higher. There are some properties which have not yet been identified as licensable, have not yet been licensed, their licence renewal is overdue or have licence conditions still to be met etc.

- The distribution of HMOs apparently excludes south/southwest Cambridge – could this be due to the relative lack of Victorian-era housing there, usually used as HMOs
- The maximum number of occupants in an HMO in Cambridge is 66
- Mapping of the locations of HMO in Cambridge City shows a particular concentration in the north and east of the city in the following wards; Kings Hedges, East Chesterton, West Chesterton, Abbey, Petersfield, Romsey, Coleridge and Cherry Hinton. For detailed map locations, see [this link](#).



² HMO Register, Cambridge City Council. Map produced using Maply.

Housing Dashboard April 2022



Supply - Compared to Local Plan requirements³

Highlights

Data covers 1 year period (April to March) and is updated annually – next release November 2022.

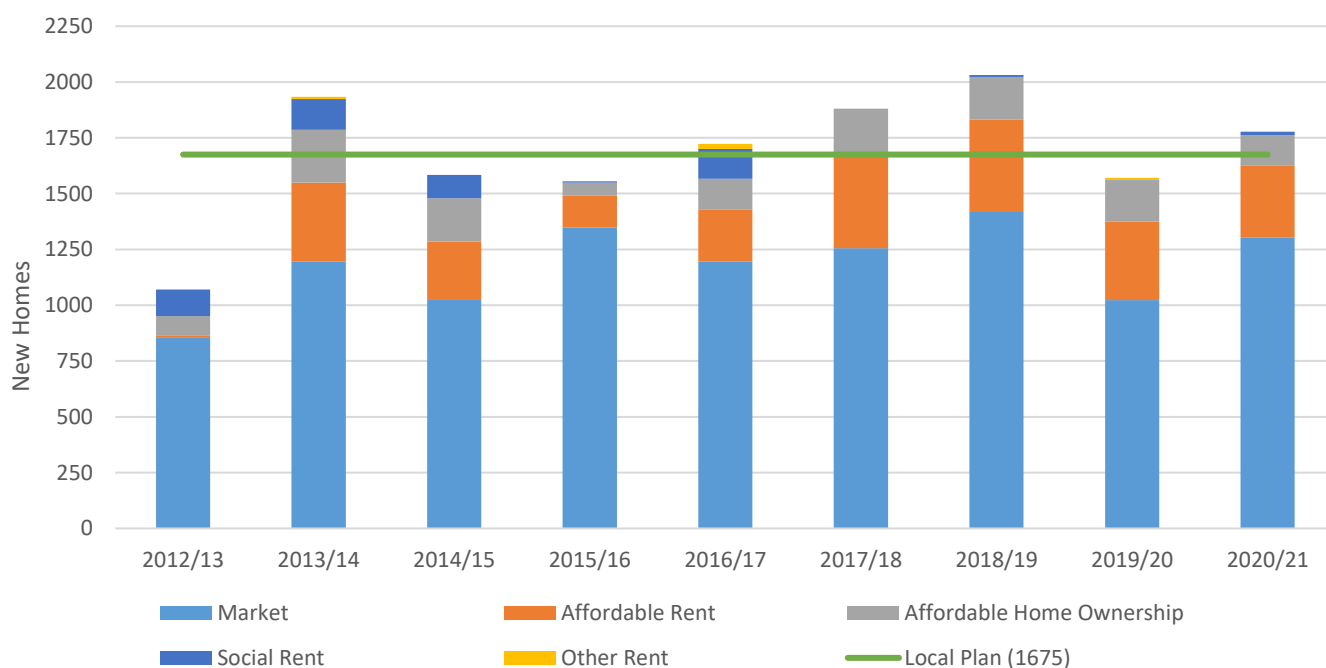
Across the last four years of delivery since 2018, when the most recent local plan came into force:

- Collectively the Cambridge City and South Cambridgeshire have delivered an average of 1681 new homes per annum against a collective plan requirement of 1675.
- The Cambridge City area has delivered an average of 594 new homes per annum.
- The South Cambridgeshire area has delivered an average of 1199 new homes per annum.

Future planned delivery:

- The City Council have agreed a programme to build 1000 council homes in the next ten years (and nearly 2000 homes in total).

Cambridge City and South Cambridgeshire - New Homes



		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/20 21
Net of supply new homes	City and South	1071	1934	1584	1555	1723	1881	2031	1571	1777
	Camb City	484	1298	715	884	1178	1152	877	464	440
	South Cambs	587	636	869	671	545	729	1154	1107	1337
Social Rent	City and South	119	138	105	6	134	0	8	2	15
	Camb City	55	123	84	0	87	0	2	2	8
	South Cambs	64	15	21	6	47	0	6	0	7
Affordable Rent	City and South	12	354	258	143	231	414	410	352	324
	Camb City	0	246	111	127	201	323	219	69	97
	South Cambs	12	108	147	16	30	91	191	283	227
Affordable Home Ownership	City and South	86	237	194	57	139	212	191	184	135
	Camb City	21	168	125	23	116	180	115	31	53
	South Cambs	65	69	69	34	23	32	76	153	82
Market	City and South	854	1195	1027	1349	1196	1255	1422	1023	1303
	Camb City	408	751	395	734	751	649	541	352	282
	South Cambs	446	444	632	615	445	606	881	671	1021

³ MHCLG, Live Tables 123, 1006C, 1006aC, 1007C, 1008C. Cambridge City and South Cambridgeshire Local Plans

Housing Dashboard April 2022



Supply - Compared to employment growth⁴

Highlights

Data is updated annually – next release of employment growth data March 2023

- Over the last 6-year period to 2021, employment has grown by 5.9%, so that 32,259 new jobs have been created in the Greater Cambridge area (based on CBR data), compared to 10,538 new dwellings. NB. Employment figures count global job creations, not just those of people based in Cambridge.
- ONS projections show that the average household size in the East of England is 2.41, and for Greater Cambridge 2.44⁵. Based on this average the new homes built over the last 6 years would accommodate 25,713 people.
- According to the Greater Cambridge Housing Strategy 78% of Greater Cambridge workers both live and work in Greater Cambridge.
- Even allowing for housing growth outside the Greater Cambridge area, for those that travel in to work, these figures suggest that housing supply is failing to keep pace with job creation. Over time this will continue to exacerbate housing affordability pressures and continue to extend the Cambridge travel to work area.

Employment growth compared to new dwellings: Greater Cambridge

3 - year period (2017-18 to 2020-21)		
	Total	% pa change
Employment Growth - CBR	12,533	4.1
Employment Growth - BRES		3.4
New Dwellings	5,379	1.4

6 - year period (2014-15 to 2020-21)		
	Total	% pa change
Employment Growth - CBR	32,259	5.9
Employment Growth - BRES		3.1

⁴ MHCLG, Live Tables 100. Cambridge Cluster Insights, 2022; ONS Household Projections for England. Greater Cambridge Housing Strategy 2019 – 23. ONS (2022) – NB: the next ONS revision of household size at the local authority level will be in March 2023

Housing Dashboard April 2022



Homelessness and Rough Sleeping⁶

Highlights

Data covers stated 3-month period. The latest data is for October to December and is updated quarterly - next release late July 2022.

265 households were initially assessed as homeless or threatened with homelessness **and** owed a statutory homelessness duty across Cambridge City and South Cambridgeshire, up 9.8% from October-December 2020. This increase should be viewed in the context of an end to the ban on evictions in May 2021 which *may* have increased the number of Section 21 notices issued⁷.

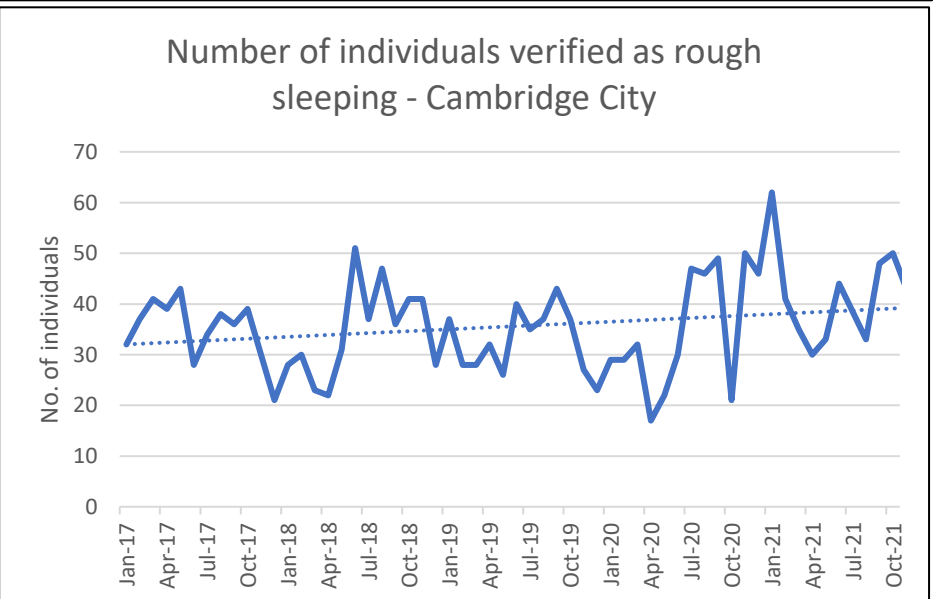
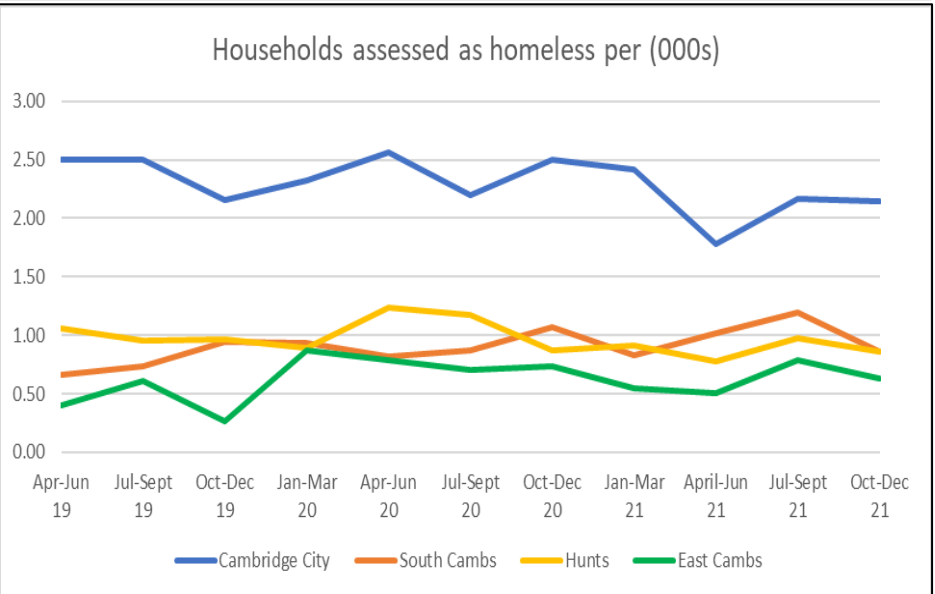
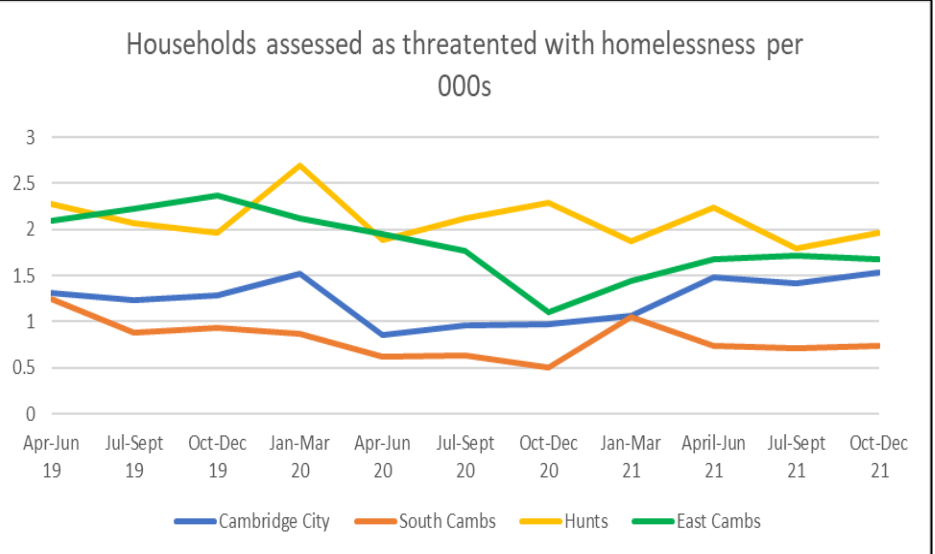
Of these, 115 households were assessed as being threatened with homelessness, and therefore owed a prevention duty across Cambridge City and South Cambridgeshire, up 53.3% from the same quarter in 2020.

The remaining 150 households were initially assessed as homeless and therefore owed a relief duty across Cambridge City and South Cambridgeshire, down 16.2% from the same quarter last year.

On 31 December 2021 the number of households in temporary accommodation in Cambridge City and South Cambridgeshire was 166, up 7.1% from 155 on 31 December 2020.

Figures show rough sleeping individuals assessed by the Street Outreach Team. There are additional individuals who may have been rough sleeping but were not assessed. Some people may appear in more than one month.

During April 2020 the number of individuals verified as rough sleeping in Cambridge City reached a 3-year low point of 17. However, this figure subsequently rose rapidly to 62 by January 2021, and after dipping before April, began to rise again into the autumn months. These figures need to be seen in the context of implementing the national 'Everyone In' campaign to get rough sleepers off the streets as a response to the Covid-19 pandemic.



⁶ MHCLG Statutory Homelessness Statistics, Cambridge City Council Strategic Housing Key Facts

⁷ DLUHC (2022) [Statutory Homelessness October – December 2021 \(Q4\): England](#)

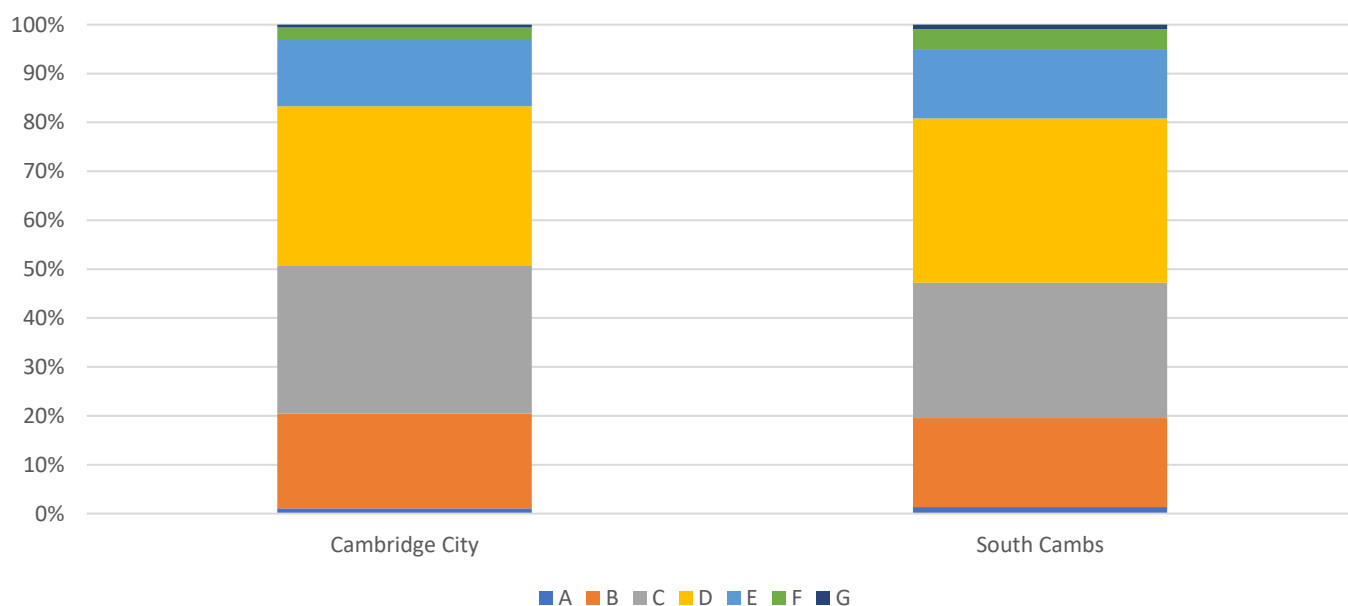
EPC Rating – Domestic and Non-Domestic Buildings⁸

Highlights

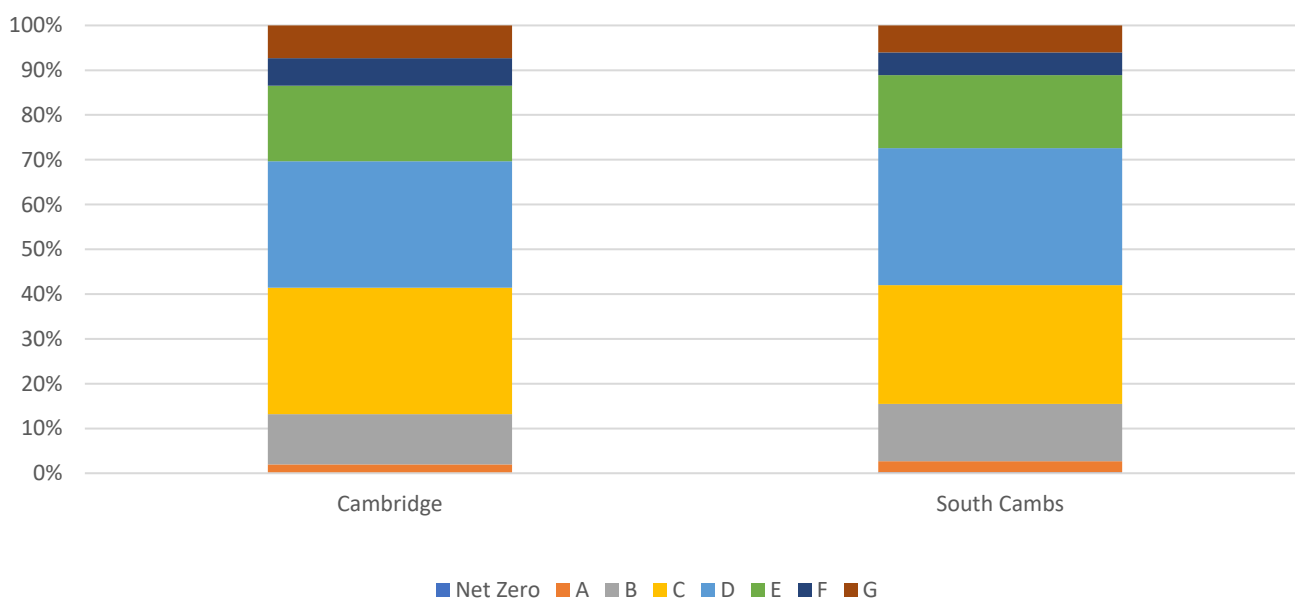
The Government’s Energy White Paper proposes that all domestic buildings should be rated EPC ‘C’ or above by 2035. They also plan to set regulatory standards so that Privately Rented Homes will need to be EPC C by 2028. The Cambridgeshire and Peterborough Independent Climate Commission found that energy use in our homes accounts for almost a quarter of overall emissions in our region.

At present, 50.6% of homes in Cambridge City have an EPC ‘C’ rating or higher, compared to 47.2% in South Cambridgeshire. 41.4% of non-domestic buildings in Cambridge City are rated EPC ‘C’ or higher, and 41.8% in South Cambridgeshire.

Domestic EPC Rating 2008 - December 2021



Non-Domestic EPC Rating 2008 - December 2021



⁸ Department for Levelling Up, Housing & Communities, Energy Performance of Buildings Register