

## Demand – Sales<sup>1</sup>

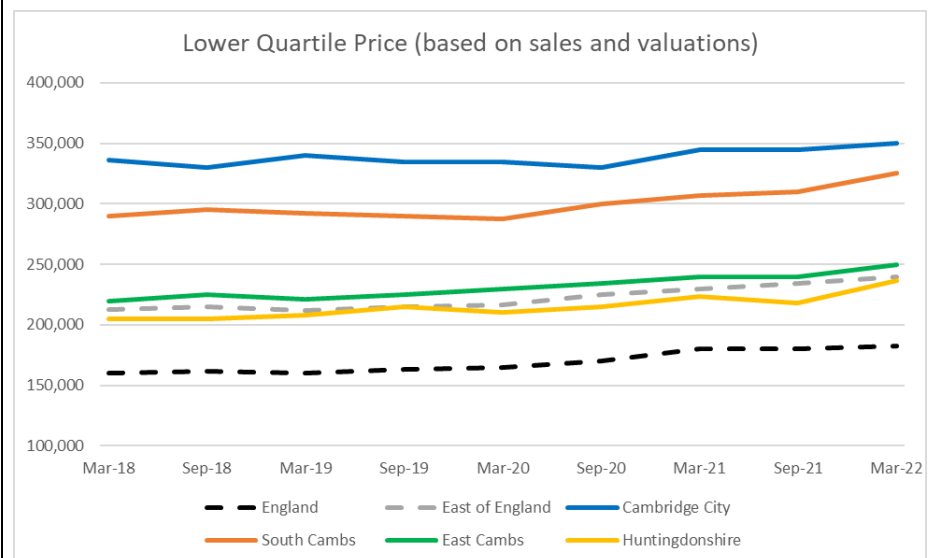
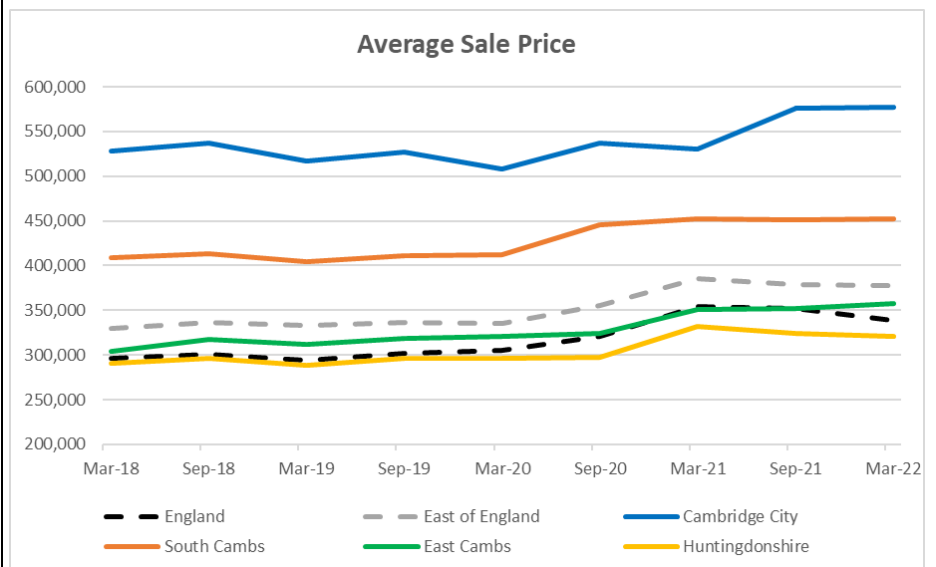
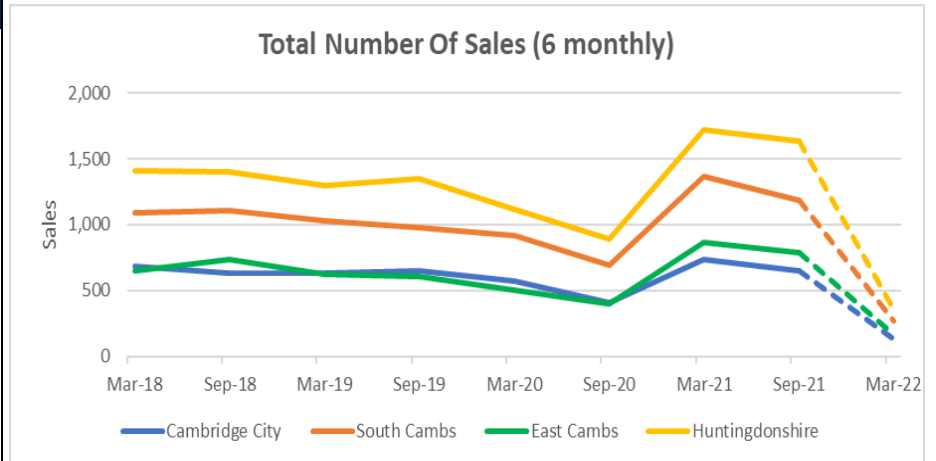
### Highlights

*Data covers 6-month period prior to the stated month (the latest data is for the Sep 21 to Mar 22) and is updated biannually – next release Autumn 2022.*

- This data has been backdated to adjust to Land Registry updates. The latest 6-monthly data should be read as a lag in Land Registry sales recording.
- All districts show similar trend since March '21, with a fall in total sales. This matches the national pattern.
- The average sale price between September '21 and March '22 remained steady. In March 22 it was £576,940 in Cambridge City and £452,006 in South Cambridgeshire. The average property in Cambridge City sold for £124,934 more than in South Cambridgeshire.
- In South Cambridgeshire, prices in March 22 remained the same in comparison to March 21. In Cambridge City they rose by 8%

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 £355,000 in Cambridge City and £325,122 in South Cambridgeshire. The average lower quartile price in Cambridge City was £24,878 more than in South Cambridgeshire. This demonstrates a narrowing in price difference in comparison to the last quarter, owing to higher growth in South Cambs of 5.6%, the highest in the region.



<sup>1</sup> Cambridgeshire Insight Housing Market Bulletin, Edition 53 (July 2022),

### Highlights

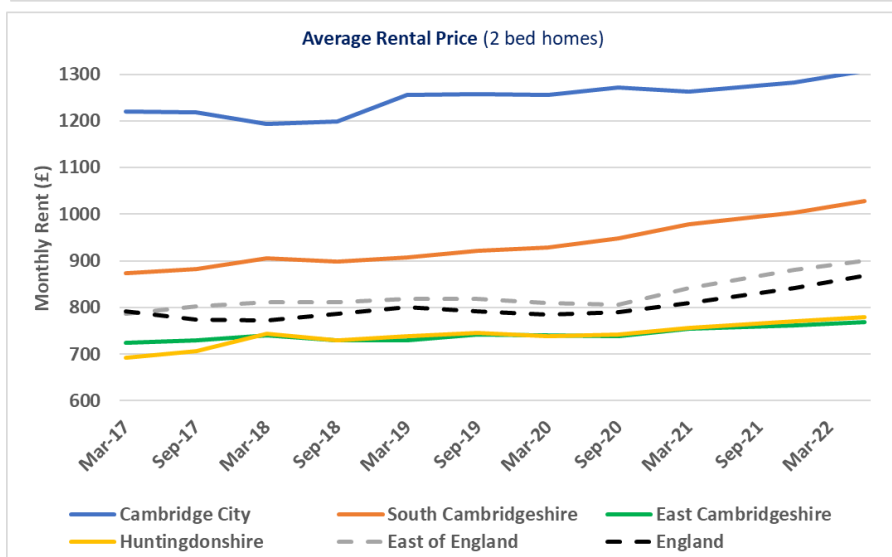
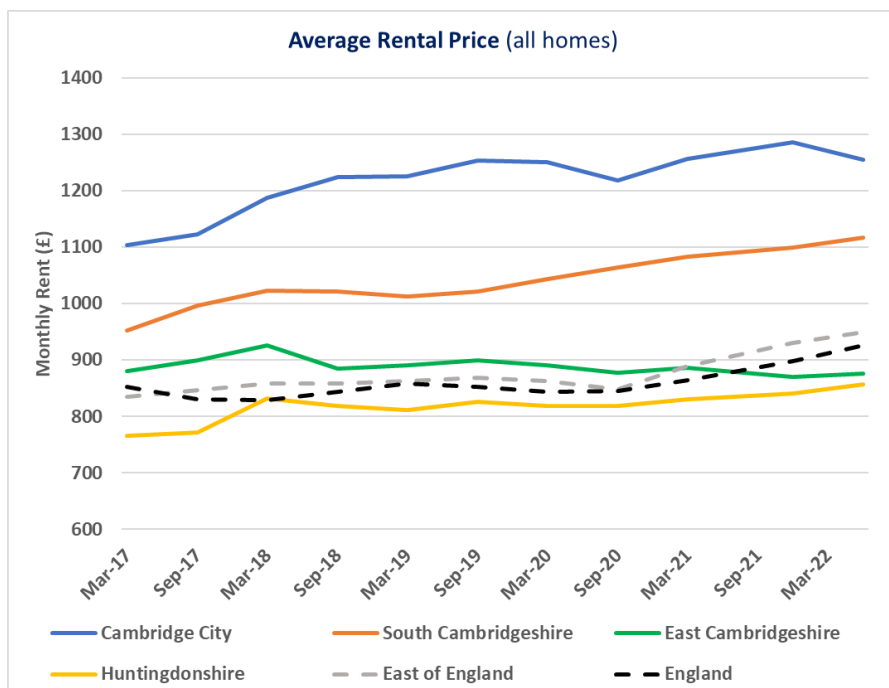
*Data covers 12-month period prior to the stated month (i.e., latest data is for April 21 to March 22) and is updated biannually - next release December 2022.*

The average rental price across all properties in Cambridge City was £1255 per month in the year to March 2022, and £1117 per month in South Cambridgeshire

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

The average rental price of a 2-bed home in Cambridge City was £1307 per month in the year to March 2022.

The average rental price of a 2-bed home in South Cambridgeshire was £1028 per month in the year to March 2022.



### RICS UK Residential Market Survey July 2022<sup>3</sup>

- David Boyden Bsc MRICS, Colchester, Boydens, - Tight market but new stock beginning to appear, looking forward to a busy autumn after the school holidays.
- Jeffrey Hazel FRICS, King's Lynn, Geoffrey Collings & Co, - Demand still strong but buyers are now negotiating harder. More property coming to market.
- Rob Swiney MRICS, Bury St Edmunds, Lacy Scott And Knight, - Market is noticeably quieter but 3 years ago this would be perfectly normal, its only more noticeable this year due to the last 24 months the market has been super buoyant.

<sup>2</sup> [Cambridgeshire Insight Housing Market Bulletin, Edition 53 \(July 2022\)](#)

<sup>3</sup> [RICS UK Residential Market Survey, \(May 22\)](#)

### Highlights

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

Across the last 9 years of delivery since 2012:

- The City Council area has surpassed its local plan requirement – delivering an average of 832 new homes per annum against a plan requirement of 700 (average delivery rate).
- The South Cambridgeshire area has fallen short of its local plan requirement – delivering an average of 848 new homes per annum against a plan requirement of 975 (average delivery rate).
- Collectively the two districts have delivered an average of 1681 new homes per annum against a collective plan requirement of 1675.

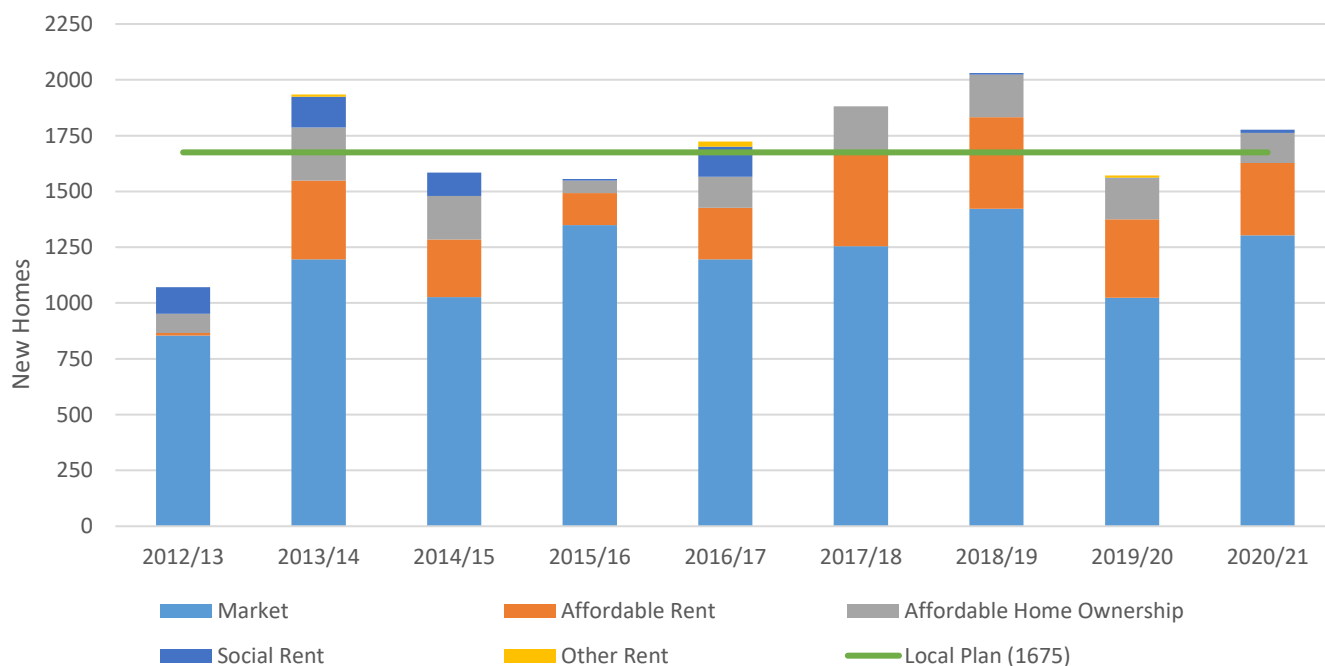
Delivery of new homes was mixed between both districts over the last 3 years. In total, it surpasses local plan requirements:

- The City Council 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 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

<sup>4</sup> MHCLG, [Live tables on housing supply: net additional dwellings, Live Tables 123, 1006C, 1006aC, 1007C, 1008C](#). (Nov. 2021); [Cambridge City](#) and [South Cambridgeshire](#) Local Plans (2018)

### 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 2.44<sup>6</sup>. 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.
- Census data from 2021 shows that population in Cambridge has grown by 17.6% since 2011, which apart from Bedford (17.7%), makes it the authority with the highest population growth outside of London.

### 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
New Dwellings	10,538	1.4

<sup>5</sup> MHCLG, *ibid.*, [Cambridge Cluster Insights](#), 2022; ONS [Household Projections for England](#) (2018). [Greater Cambridge Housing Strategy 2019 – 23](#) (2019).

<sup>6</sup>NB: the next ONS revision of household size at the local authority level will be in March 2023.

# Housing Dashboard October 2022



## Homelessness and Rough Sleeping<sup>7</sup>

### Highlights

**Data covers stated 3-month period. The latest data is for January to March 2022 and is updated quarterly.**

243 households were initially assessed as homeless or threatened with homelessness **and** owed a statutory **prevention** and **relief** duty across Cambridge City and South Cambridgeshire, representing a 10.9% drop on the previous 12-month average.

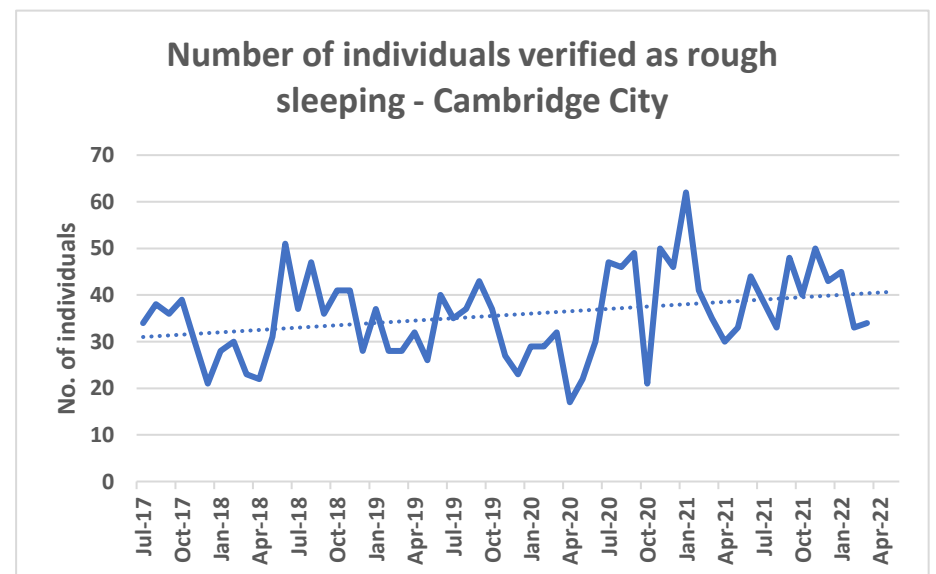
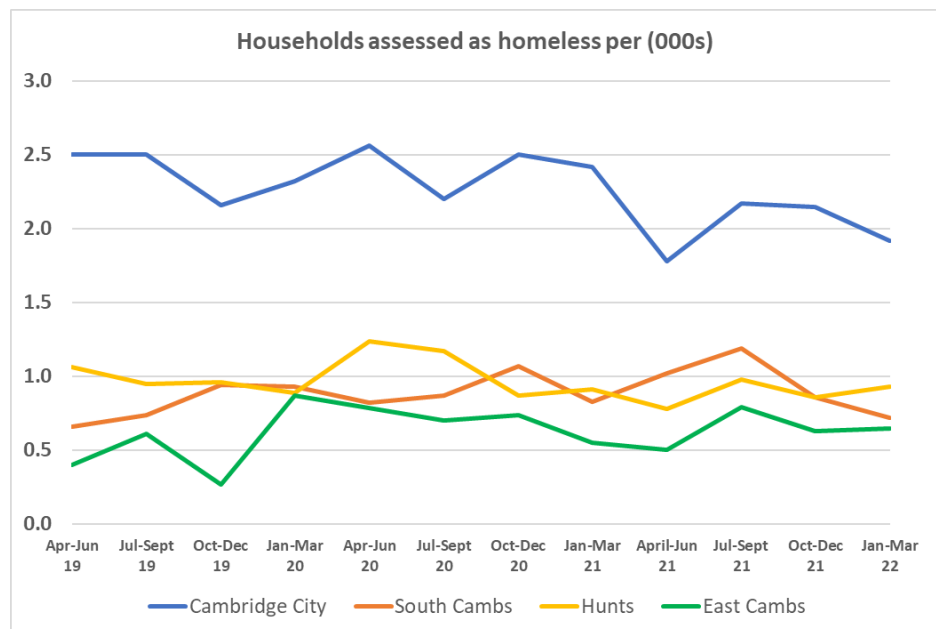
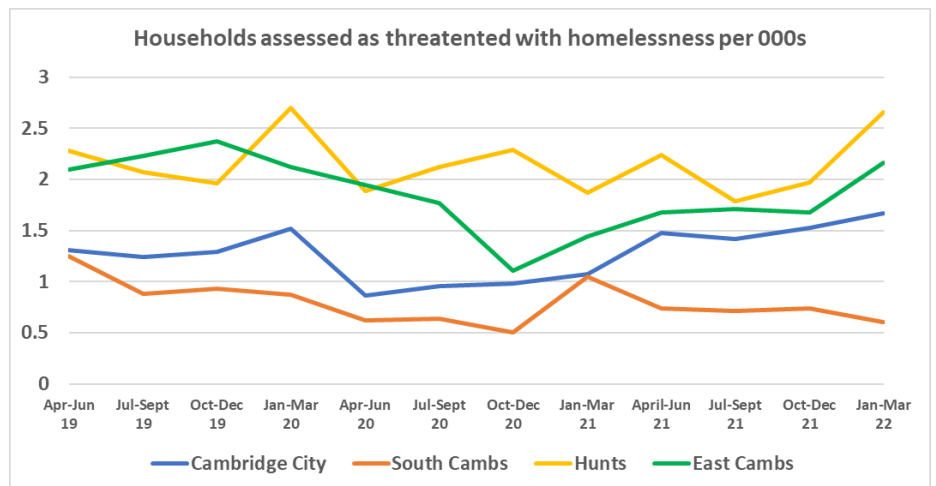
Of these, 131 households were assessed as homelessness, and therefore owed a **relief duty** across Cambridge City and South Cambridgeshire, representing a 5% drop on the previous 12-month average.

The remaining 112 households were initially assessed as threatened with homeless and therefore owed a **prevention duty** across Cambridge City and South Cambridgeshire, representing a 17.2% drop on the previous 12-month average.

On 31 March 2022 the number of households in temporary accommodation in Cambridge City and South Cambridgeshire was 175, up 9.0% on the previous 12-month average.

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. 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. Cambridge City Council will be releasing this data on a 6-monthly basis from September 2022.



<sup>7</sup> MHCLG [Statutory Homelessness Statistics](#) (July, 2022), Cambridge City Council [Strategic Housing Key Facts](#) (Jan-March 2022)

# Housing Dashboard October 2022



## EPC Rating – Domestic and Non-Domestic Buildings<sup>8</sup>

### Highlights

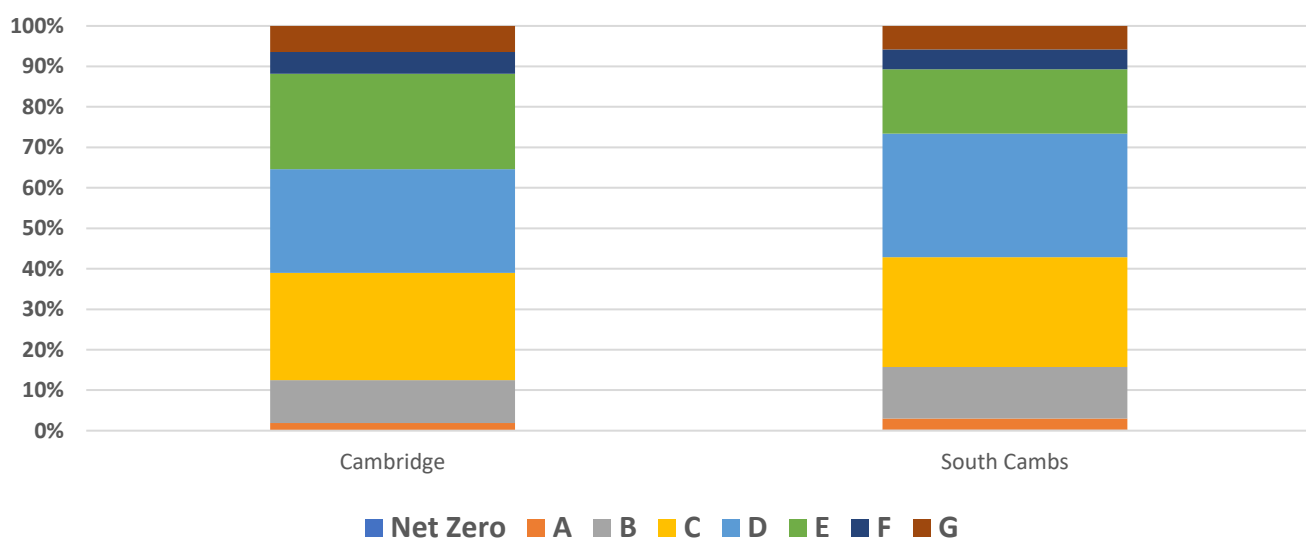
The Government’s Energy White Paper proposes that all domestic buildings should be rated EPC ‘C’ or above by 2035. They also plan to set regulatory standards so that Privately Rented Homes will need to be EPC C by 2028. The Cambridgeshire and Peterborough Independent Climate Commission found that energy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

At present, domestic buildings have better overall EPC ratings than non-domestic buildings in both Cambridge City and South Cambs. 51.5% of homes in Cambridge City have an EPC ‘C’ rating or higher, compared to 47.8% in South Cambridgeshire. In both, this proportion has increased since December 2021. In Cambridge City, there has been a 30% drop in the number of domestic properties with rating F or G, and equivalent growth in ratings B and C. 38.9% of non-domestic buildings in Cambridge City are rated EPC ‘C’ or higher, and 42.7% in South Cambridgeshire. There are 4 Net Zero buildings in South Cambs, and one in Cambridge.

### Domestic EPC Rating June '22



### Non-Domestic EPC Rating June '22



<sup>8</sup> DLUHC [Energy Performance of Buildings Register](#) (June, 2022).