

Social rented housing turnover, registers and lettings

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Chapter 17. Social rented housing turnover, registers and lettings

17.1 Introduction

This report examines social rented housing in the Cambridge sub-region. The first section looks at social stock turnover over a five-year period from 2001 and 2008. The second section looks at housing needs registers and the type of properties sought by size (number of bedrooms). The final section looks at new RSL lettings from April 2007-March 2008, and provides details on household structure, the age of the head of household, previous tenure and reason for leaving the last settled address.

Social housing in this report means properties owned and managed by local authorities (LA) and registered social landlords (RSL). East Cambridgeshire and Huntingdonshire transferred all local authority stock before 2001, and the figures in these areas are solely for RSLs. The two Suffolk district councils underwent large-scale voluntary transfers during the period covered (St Edmundsbury in 2003 and Forest Heath in 2005) and Fenland District Council also transferred its stock in 2007. At the time of publication, South Cambridgeshire had just received a “no” vote from tenants on the possibility of stock transfer.

Table 1: Districts who manage their own housing stock, 2008

	LA manage own stock
Cambridge City	Yes
East Cambridgeshire	No
Fenland	No
Huntingdonshire	No
South Cambridgeshire	Yes
Forest Heath	No
St Edmundsbury	No

17.2 Data sources

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

Information on household structure, previous tenure and reasons for leaving previous accommodation is taken from CORE (Continuous Recording)². This report focuses on general needs lettings, but CORE also provides information on supported housing. CORE is funded by the Housing Corporation and DCLG and managed by the Centre for Housing Research at the University of St Andrews. CORE is a mandatory scheme for all RSLs who manage more than 250 homes, but is voluntary for organisations that manage fewer than 250 units.

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

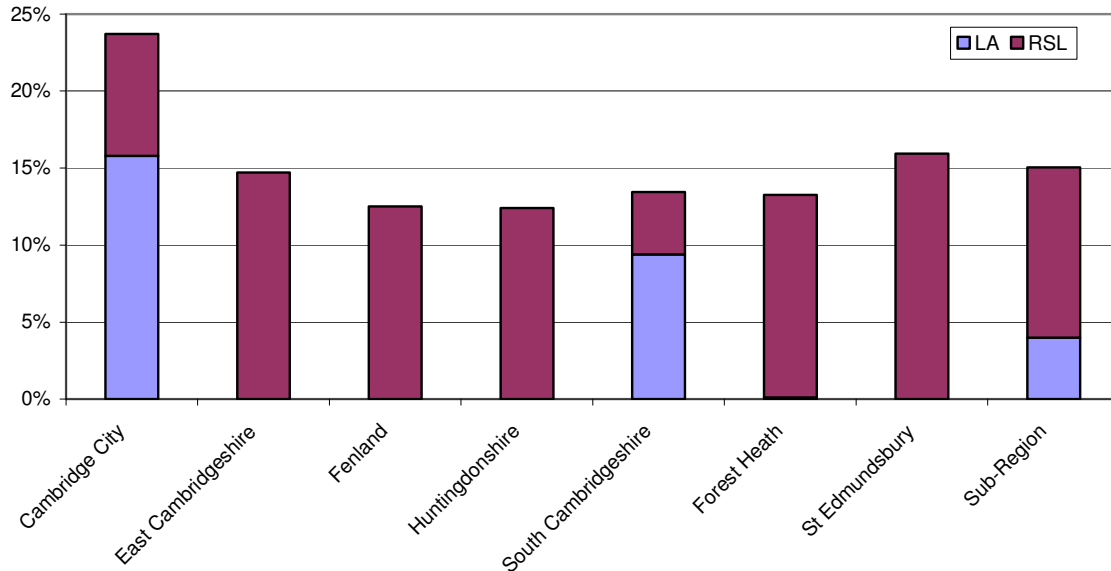
² <http://www.core.ac.uk/core/hala-annual-reports.html#la>

Choice Based Lettings (CBL) was introduced sub-regionally in Feb 2008 in all districts except Fenland when it was launched in November 2008.

Ⓒ In the future we plan to use the CBL system to analyse the housing needs data it provides. This chapter largely focuses on data up to 31 March 2008, so the introduction of CBL will not have affected information significantly by then.

17.3 Social Stock Turnover

Fig 1: Social rented stock as % of all dwellings



Source: HSSA 2007/08

Table 2: Change in social rented housing stock 2001-2008

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Cambridge City	10,951	11,544	10,862	11,265	11,126	11,896	11,049
East Cambridgeshire	4,510	4,610	4,811	4,478	4,667	5,014	4,914
Fenland	5,006	4,936	4,881	4,974	5,002	5,041	5,196
Huntingdonshire	8,996	8,407	8,435	8,400	8,442	8,503	8,637
South Cambridgeshire	7,210	7,228	7,633	7,563	7,803	8,136	7,932
Forest Heath	3,401	3,313	3,228	3,149	3,184	3,510	3,627
St Edmundsbury	7,236	7,384	7,388	7,400	7,238	7,366	7,393
Sub-Region	47,310	47,422	47,238	47,229	47,462	49,466	48,748

Source: HSSA 2001/2 to 2007/8

In most districts, between 12% and 16% of properties are socially rented. In Cambridge City, this is significantly higher at 24%. Renting from a social landlord is the second largest tenure across the sub-region after owner occupation. Figure 1 and Table 2 look solely at social rented stock. Other affordable tenures such as intermediate rented and shared ownership are included in Chapter 11, *Dwelling profile & occupation*, table 1.

Table 3: Total social lettings (net of transfers and excluding new build), 2001-2008

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Cambridge City	495	614	657	704	704	531	467
East Cambridgeshire	236	207	255	345	241	275	400
Fenland	435	490	393	334	448	477	350
Huntingdonshire	487	577	517	453	532	407	387
South Cambridgeshire	347	309	212	347	237	248	269
Forest Heath	160	219	197	46	131	100	258
St Edmundsbury	426	256	399	269	370	346	390
Sub-Region	2,586	2,672	2,630	2,498	2,663	2,384	2,521

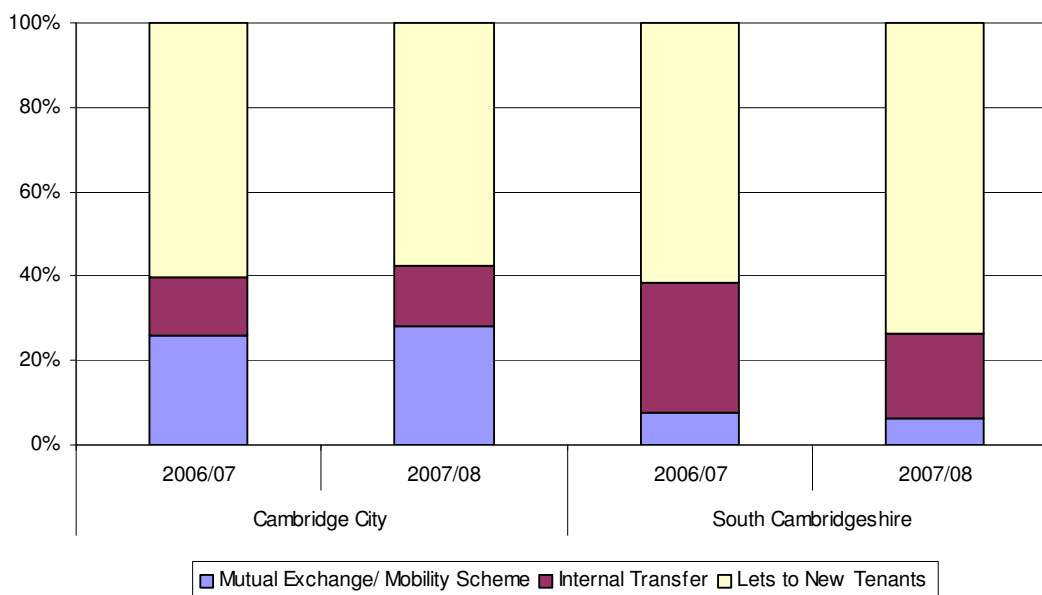
Source: HSSA 2001/2 to 2007/8

Table 3 shows the total number of RSL and Local Authority homes which are re-let each year in each district. The table does not include lettings of newly built social rented properties. Figures on lettings to new build are included in Appendix 1.

Transfers within or between RSLs are not included and the number of local authority tenants transferring into RSL properties from 2002/03 onwards is also excluded. No figures are available for tenants transferring from local authority properties to RSLs in 2001/02. Local authority re-lets include all lettings to new local authority tenants, and exclude transfers, mutual exchanges and dwellings let through mobility arrangements. Again, new-build dwellings have been excluded.

Figure 2 shows the percentages of lets to new tenants compared to transfers and exchanges and lets through mobility schemes, for City and South Cambridgeshire, the two local authorities who still manage their own stock. Most of the local authority lets in these areas were to new tenants (between 59% and 73%). South Cambridgeshire had the largest percentage of internal transfers and Cambridge City had the largest percentage of lettings under mobility schemes and mutual exchanges.

Fig 2: Local authority lettings, 2006/07 & 2007/08



Source: HSSA 2006/7 and 2007/8

In 2007/08 a new question was added to the HSSA form, asking how many local authority lets were general needs and how many were lets into supported housing. In Cambridge City 77% of lets and in South Cambridgeshire 74% were general needs lets.

Table 4: Social stock net turnover, 2001-2008

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Cambridge City	5%	5%	6%	6%	6%	4%	4%
East Cambridgeshire	5%	4%	5%	8%	5%	5%	8%
Fenland	9%	10%	8%	7%	9%	9%	7%
Huntingdonshire	5%	7%	6%	5%	6%	5%	4%
South Cambridgeshire	5%	4%	3%	5%	3%	3%	3%
Forest Heath	5%	7%	6%	1%	4%	3%	7%
St Edmundsbury	6%	3%	5%	4%	5%	5%	5%
Sub-Region	5%	6%	6%	5%	6%	5%	5%

Source: HSSA 2001/2 to 2007/8

The stock turnover is the percentage of social units re-let to new tenants each year, (excluding transfers within the social rented sector). In the sub-region and in most of the districts, net annual stock turnover is around 5-6%. Fenland has the highest turnover at around 8%/year on average. South Cambridgeshire has the lowest turnover at 3%.

17.4 Housing needs registers

Housing needs registers provide evidence of the need for affordable housing, but due to differences in the way local authorities manage lists and variations in the number of residents being aware of the registers and putting their name on them, they are problematic and should not be used as the only way to measure housing need³. However, they do provide some useful comparative data across the housing sub-region.

Table 5: Households on housing needs registers, 2001-2008

	2001	2002	2003	2004	2005	2006	2007	2008
Cambridge City	4,472	2,860	3,218	3,724	4,251	4,743	5,214	5,984
East Cambridgeshire	1,245	1,400	1,538	1,737	1,477	1,442	1,479	1,603
Fenland	1,293	1,185	1,248	1,439	2,226	2,032	1,971	1,802
Huntingdonshire	3,416	2,724	2,910	2,772	2,887	2,425	2,139	2,178
South Cambridgeshire	1,500	1,733	2,207	2,553	3,538	4,155	4,661	3,626
Forest Heath	973	979	1,063	1,113	1,221	1,505	1,507	1,230
St Edmundsbury	2,122	2,230	2,813	3,104	4,118	4,673	4,433	5,088
Sub-Region	15,021	13,111	14,997	16,442	19,718	20,975	21,404	21,511

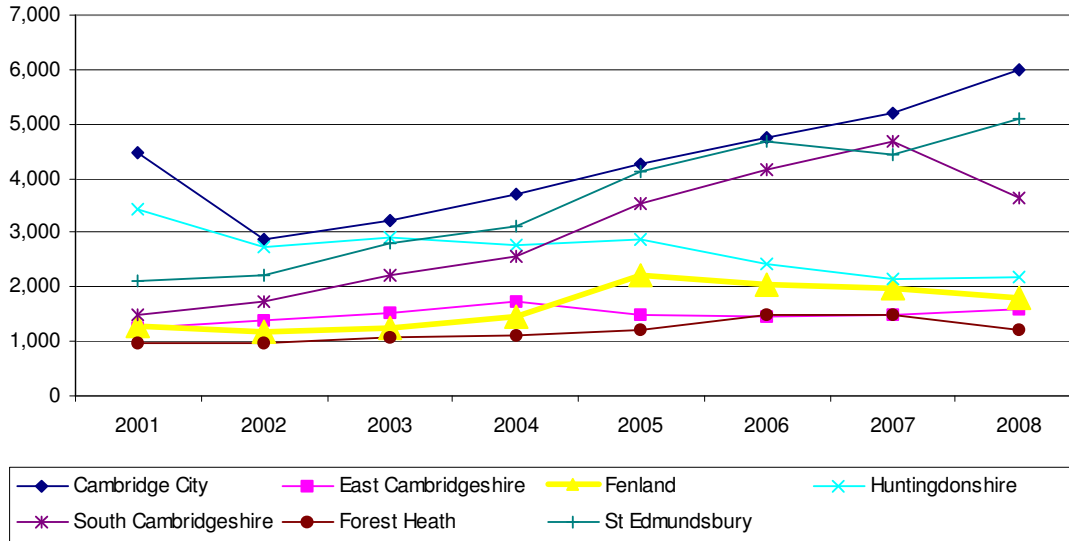
Source: HSSA 2001/2 to 2007/8

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

³ SHMA Guidance Annexes, April 2007, CLG.

City Council started contacting applicants seeking confirmation that they still needed to be on the list. This accounts for a large drop in the number of households on the register in this year.

Fig 3: Numbers of households on needs register 2001-2008⁴



Source: HSSA 2001/2 to 2007/8

The number of applicants on the housing register increased in all districts except Huntingdonshire between 2001 and 2008. The number of households on the needs register in South Cambridgeshire and St Edmundsbury in 2001 is more than twice as many as it was in 2001. In the sub-region as a whole the number has increased from just over 15,000 to just over 21,500, i.e. by just under 1,000 applicants per year.

As mentioned above, a sub-regional Choice-Based Lettings scheme has been introduced and the data from this scheme will be analysed and added to this SHMA when available. Under CBL, people are placed in different priority groups and must actively bid for advertised properties. Because people play an active role in looking for accommodation, it should give a more accurate understanding of housing need.

Another new question on the 2006/07 HSSA return asked about the number of applicants in a “reasonable preference” category. This includes

- People who are homeless or threatened with homelessness
- People in unsatisfactory housing conditions, including households in overcrowded or unsanitary accommodation
- People who need to move on medical or welfare grounds, including grounds relating to a disability
- People who need to move to a particular locality in a district where failure to meet that need would cause hardship.⁵

⁴ Excludes households seeking transfers

⁵ For further details see <http://www.communities.gov.uk/documents/housing/pdf/hssa200708.pdf>

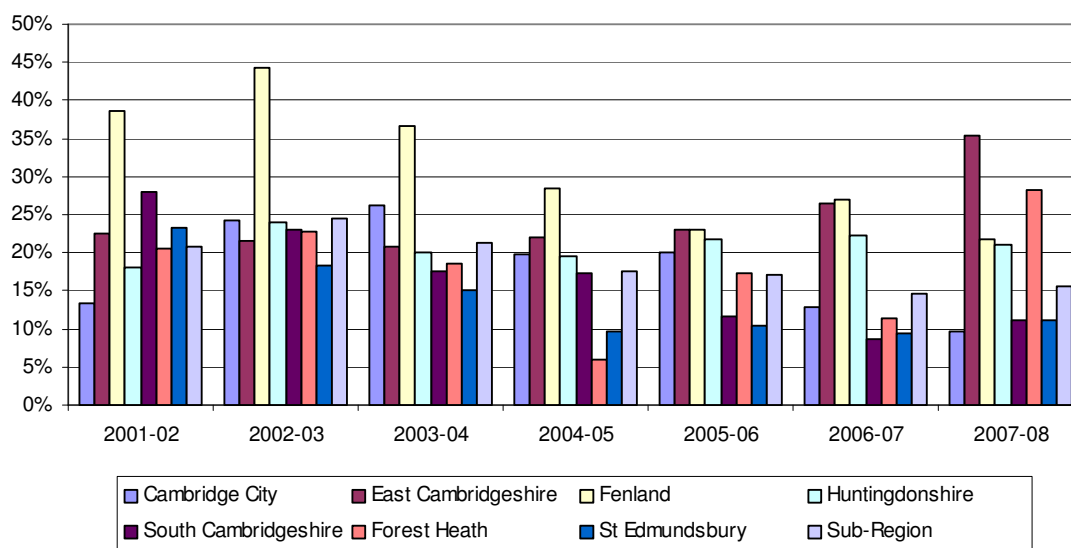
These are broadly equivalent to the CBL higher priority bands (A-C). Table 7 shows that in most of the district and in the sub-region as a whole more than half of those on the needs register are in a reasonable preference category.

Table 6: Housing register applicants in a reasonable preference category

	2007	% of HNR	2008	% of HNR
Cambridge City	4,880	94%	3,668	61%
East Cambridgeshire	60	4%	252	16%
Fenland	1,704	86%	1,544	86%
Huntingdonshire	1,885	88%	1,470	67%
South Cambridgeshire	3,344	72%	2,036	56%
Forest Heath	267	18%	785	64%
St Edmundsbury	974	22%	2,474	49%
Sub-Region	13,114	61%	12,229	57%

Source: HSSA 2006/7 and 2007/8

Fig 4: Social lets (re-lets and new build) as a % of needs registers, 2001-08



Source: HSSA 2001/2 to 2007/8

For the sub-region, around 24% of needs registers were cleared in 2002. This fell to 16% in 2008. The percentage in Fenland has fallen from 39% in 2001/02 to 22% in 2007/08. The percentage has increased in East Cambridgeshire and Forest Heath.

Table 7: Households on needs register by number of bedrooms needed, 2008

	1 bed	2 bed	3 bed	4 or more beds	Unspecified (or registered more than once)
Cambridge City	3,879	1,332	570	177	26
East Cambridgeshire	837	460	203	85	18
Fenland	851	614	277	60	0
Huntingdonshire	828	915	279	156	0
South Cambridgeshire	1,148	1,802	585	91	0

	1 bed	2 bed	3 bed	4 or more beds	Unspecified (or registered more than once)
Forest Heath	781	264	109	39	37
St Edmundsbury	2,881	1,232	865	110	0
Sub-Region	11,205	6,619	2,888	718	81

Source: HSSA 2007/8

Table 8: Households on needs register by number of rooms required, 2008 (percentage)

	1 bed	2 bed	3 bed	4 or more beds	Unspecified (or registered more than once)
Cambridge City	65%	22%	10%	3%	0%
East Cambridgeshire	52%	29%	13%	5%	1%
Fenland	47%	34%	15%	3%	0%
Huntingdonshire	38%	42%	13%	7%	0%
South Cambridgeshire	32%	50%	16%	3%	0%
Forest Heath	63%	21%	9%	3%	3%
St Edmundsbury	57%	24%	17%	2%	0%
Sub-Region	52%	31%	13%	3%	0%

Source: HSSA 2007/8

The HSSA also provides data on the size of properties (by number of bedrooms) required by those on the housing needs register, as seen in Tables 9 and 10. The largest requirement across all districts is from smaller households (one or two bedrooms). More than half the register in Cambridge City, East Cambridgeshire, Forest Heath and St Edmundsbury is for one bedroom properties. In South Cambridgeshire and Huntingdonshire there are more households in need of a two bedroom property. Huntingdonshire also has the largest proportion of households in need of properties with four or more bedrooms. In the sub-region as a whole, 16% of need is for properties with at least three bedrooms. However demand for larger properties is increasing in most districts (see Table 11). For further historical information on property size requirement, see Chapter 29 *Future sizes of homes*.

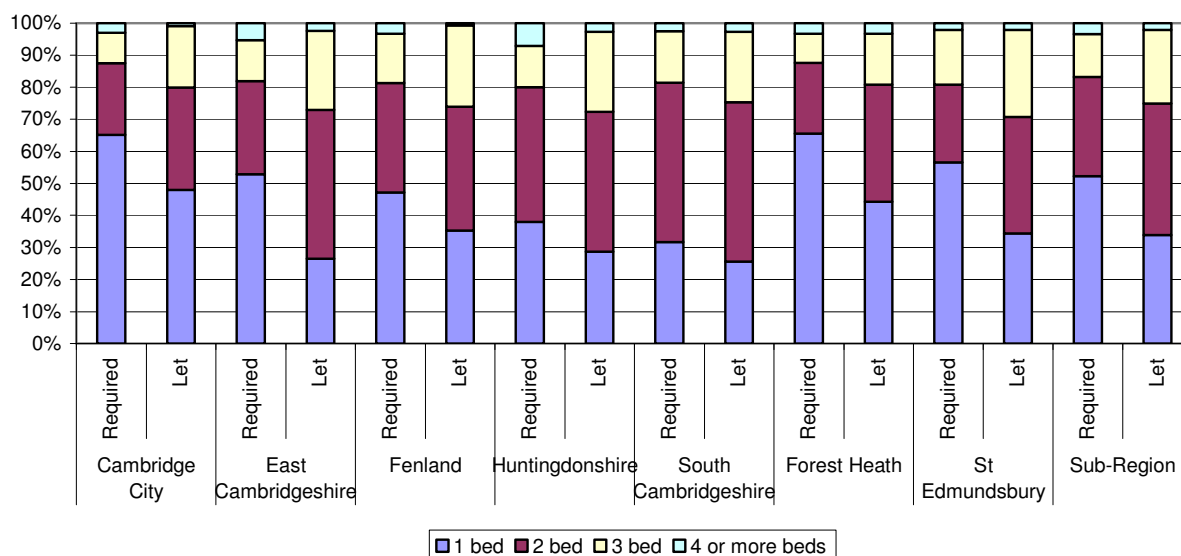
The proportionately lower numbers of households in need of larger homes registering may be due to low expectations of being housed in an appropriately sized property. If people feel that their chances are low, they may try to solve their housing problems by other means.

Table 9: Percentage of properties requiring more than three bedrooms, 2001-2008

	2001	2002	2003	2004	2005	2006	2007	2008
Cambridge City	8.2%	8.4%	8.3%	8.3%	8.5%	8.7%	9.2%	12.5%
East Cambridgeshire	12.3%	16.1%	14.6%	17.6%	16.1%	18.2%	17.4%	18.0%
Fenland	17.7%	19.5%	18.1%	16.0%	17.0%	16.8%	19.9%	18.7%
Huntingdonshire	15.0%	15.5%	14.8%	16.3%	15.7%	16.0%	16.5%	20.0%
South Cambridgeshire	15.0%	16.7%	14.7%	17.2%	17.0%	18.3%	18.6%	18.6%
Forest Heath	29.5%	12.0%	11.2%	10.0%	14.0%	11.0%	13.5%	12.0%
St Edmundsbury	15.7%	15.9%	15.8%	22.3%		18.4%	19.0%	19.2%
Sub-Region	14.0%	14.3%	13.6%	15.4%	11.2%	15.2%	15.9%	16.8%

Source: HSSA 2001/2 to 2007/8

Fig 5: Needs register and properties let by size, 2007/08



Source: HSSA, CORE

Figure 5 compares the percentage of properties required by bedroom size, with the percentage of properties let in the same period. There are differences in the % of homes required and let of each size. This reflects the profile of available properties, as well as the type of need by priority, e.g. there may be a large number of single people on the register, but they are a lower priority for housing than households with children.

Ⓜ There is also a difference to be analysed between the number of people registering for each bedroom size, and the time they may wait to be let a home. Future analysis of the data from Choice Based Lettings may help to provide some further information on this.

17.5 Profile of social renters 2007/8

This section examines the profile of social renters in the Cambridge sub-region. All data is taken from CORE unless otherwise stated. CORE provides details of social renters housed in the past year and the most recent data available is from April 2007 – March 2008. This paper analyses household structure, age, whether the household is economically active and the type of property in which they have been housed.

Household structure

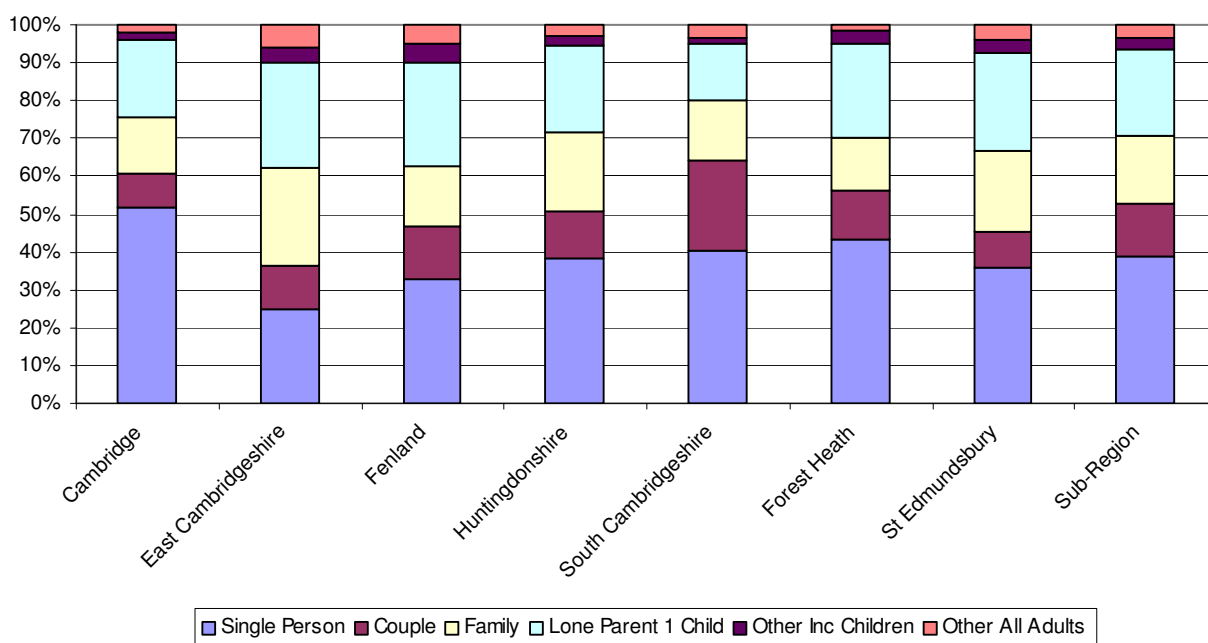
Table 10: Household structure by district

	Cambridge	E Cambs	Fenland	Hunts	S Cambs	Forest Heath	St Edmundsbury	Sub-Region	% Sub-Region
Single Person	210	81	124	169	256	144	163	1,147	39%
Couple	38	37	54	55	151	44	42	421	14%
Family 1 Child	36	42	27	29	50	20	50	254	9%
Family 2 Children	16	28	20	36	29	13	25	167	6%
Family 3 Children	6	14	10	18	13	10	17	88	3%
Family 4 Children	2		1	3	5	4	2	17	1%
Family 5 Children			1	3	3		2	9	0%
Family 6 Children			1	2	1		1	5	0%

	Cambridge	E Cambs	Fenland	Hunts	S Cambs	Forest Heath	St Edmundsbury	Sub-Region	% Sub-Region
Lone Parent 1 Child	43	52	51	55	56	47	67	371	12%
Lone Parent 2 Children	25	26	35	27	22	21	32	188	6%
Lone parent 3 Children	10	8	14	14	11	12	11	80	3%
Lone parent 4 Children	3	4	3	5	5	2	7	29	1%
Lone Parent 6 Children		1	1					2	0%
Lone Parent 7 Children	1							1	0%
Other Inc Children	9	12	20	11	9	12	18	91	3%
Other All Adults	8	20	18	13	23	5	17	104	3%
Total	407	325	380	440	634	334	454	2,974	100%

Source: CORE 2007/8

Fig 6: Broad household structure of social renters in Cambridge sub-region



Source: CORE 2007/8

There were 2,974 lets recorded in the Cambridge sub-region in 2007/08. In the sub-region as a whole, around 39% of these lets were to single people. 41% of lets were to households including children. Childless couples made up 14% of new lets.

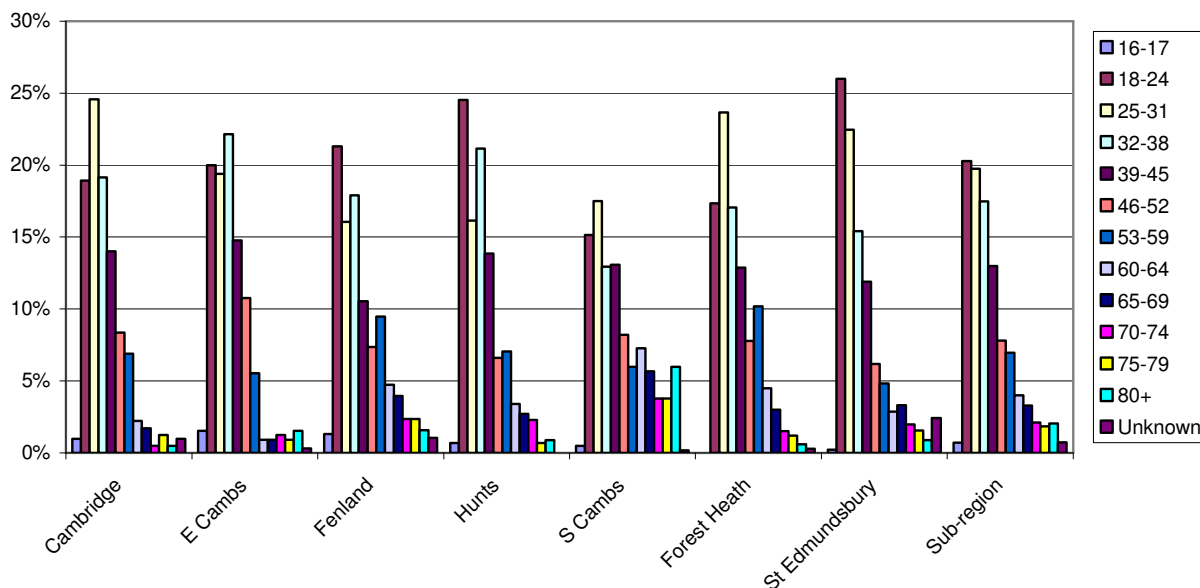
There are some differences at district level – Cambridge City had a comparatively high percentage of lets to single people (52%) and a smaller number of lets to couples and families (35%) than elsewhere in the sub-region. There were far fewer single people and couples (36%) housed in East Cambridgeshire than elsewhere. South Cambridgeshire housed the largest percentage of couples (24%) in the sub-region and the smallest percentage of lone parents (15%).

Some “other” households include children. These have been split out from “other” households containing all adults. Some of these are possibly step-families or three-generation households. It is difficult to unpick this precisely because only relationships to the household reference person are shown and it only shows if other people in the house are

“partner”, “child” or “other” (which could include “partner’s child”, “parent”, “sibling” as well as “unrelated”).

When this is compared with the overall population (see chapter 10 and 29) there is a far higher percentage of single people and lone parents in social rented housing than there are in the population as a whole. For example in Cambridge City population estimates for 2006 calculated 8% of all households were lone parents. 20% of those housed in social rented housing in 2008 were lone parents. There are proportionately fewer couples in the population with and without children than were housed.

Fig 7: Age by district



Source: CORE 2007/8

St Edmundsbury has the youngest age profile of social rented tenants – almost a half are aged under 31. In the rest of the sub-region around 40% of lets were to people in this age group. Cambridge City had the second youngest age profile with 44% of lets to people are 31 or under.

South Cambridgeshire has an older profile than the other districts – 26% of lets were to people over 60. Fenland also had a higher proportion of lets to older people than elsewhere in the sub-region (15%). Only 6% of lets in the City and East Cambridgeshire were to people aged 60 or over.

Table 11: Economic status by household structure

	Full-time work	Part-time work	Job seeker	New Deal/ Govt training	Retired	Full-time student	Not seeking work	Unable to work	Other adult	Unknown	Total
Single Person	325	62	130	1	206	9	174	205	13	22	1,147
	28%	5%	11%	0.1%	18%	1%	15%	18%	1%	2%	100%
Couple	173	24	24	2	111	5	44	35	3		421
	41%	6%	6%	0.5%	26%	1%	10%	8%	1%		100%

	Full-time work	Part-time work	Job seeker	New Deal/ Govt training	Retired	Full-time student	Not seeking work	Unable to work	Other adult	Unknown	Total
Other	39	8	5		20		11	19	2		104
	38%	8%	5%	0%	19%	0%	11%	18%	2%		100%
Family	257	60	54		2	6	123	31	7		540
	48%	11%	10%	0%	0%	1%	23%	6%	1%		100%
Lone Parent	107	94	36			5	385	25	19		671
	16%	14%	5%	0%	0%	1%	57%	4%	3%		100%
Other inc children	35	8	7		1		23	13	4		91
	38%	9%	8%	0%	1%	0%	25%	14%	4%		100%
All households	936	256	256	3	340	25	760	328	48	22	2,974
	31%	9%	9%	0%	11%	1%	26%	11%	2%	1%	

Source: CORE 2007/8

This table records the economic status of the household reference person. Around 40% of households housed had a least one person in full or part time work. Over half of all families had at least one person working and most were employed full time. Couples were also more likely to being working than other types of household.

Just over a quarter of household heads were "not seeking work". 57% of lone parents were in this category.

11% of people were retired and 11% were unable to work due to ill-health or disability. A quarter of couple households included at least one retired person.

Table 12: Household structure by previous tenure

	Single Person	Couple	Other	Family	Lone Parent	Other inc children	All households	% of all households
HA general needs tenancy	187	87	28	162	145	30	639	21%
LA general needs tenancy	142	68	14	71	82	5	382	13%
Bed & breakfast	8	2		2	9	1	22	1%
Direct access hostel	15	3	1	8	9		36	1%
Foyer	11				1		12	0.4%
Short life housing	15	3	2	9	12	2	43	1%
Other temporary accommodation	58	16	5	39	79	6	203	7%
Living with family	227	82	8	86	137	5	545	18%
Living with friends	74	8	4	10	21	1	118	4%
Owner Occupation	24	17	2	8	20	5	76	3%
Private sector tenancy	191	96	24	121	106	30	568	19%
Tied accommodation	10	18	4	7	4	1	44	1%
Approved probation hostel	2				1		3	0.1%
Children's home or foster care	3	1					4	0.1%
Hospital	4		1				5	0.2%
Housing for older people	5						5	0.2%
Prison	2				1		3	0.1%
Residential care home	3						3	0.1%
Supported housing	73	2	1	2	14		92	3%
Women's refuge	7		1		13	2	23	1%

	Single Person	Couple	Other	Family	Lone Parent	Other inc children	All households	% of all households
Mobile home/ caravan	20	7	5	5	4	3	44	1%
Rough sleeping	22	3					25	1%
Other	44	8	4	10	13		79	3%
All	1,147	421	104	540	671	91	2,974	100%

Source: CORE 2007/8

Some 34% of recorded households had previously been housed in the social rented sector, and this was the most common form of previous tenure for all household types. 43% of lets to families were due to movement within the social sector. Single people were less likely to be moving within the social sector than other household types – 28% of single households had previously been in social rented housing.

23% of households had previously been living in market housing as either owner occupiers, private renters or in tied accommodation. Most of these were renting privately. 19% of all lets were to people who had been renting privately. After social renting, this was the most common previous tenure for couples and families.

For single people, the most common form of previous tenure after social rent was living with family members or friends (26%). This was also a common form of previous tenure for lone parents (24%). 22% of all households had previously living with family or friends. Almost 11% of households had been living in temporary accommodation. Most of these were households that included children, although there were also a few single person households in this situation.

Table 13: Household structure by reason for leaving

	Single Person	Couple	Other	Family	Lone Parent	Other inc children	All households	% of all households
Couldn't afford rent or mortgage	20	15	3	29	22	8	97	3%
Discharged from prison/ hospital/ other institution	10	1		1		1	13	0.4%
End of assured shorthold tenancy	25	14	4	37	35	8	123	4%
Eviction or repossession	21	9	8	34	31	8	111	4%
Left home country as refugee		1		1		1	3	0.1%
Loss of tied accommodation	13	16	5	14	6	1	55	2%
Permanently decanted from another home at this HA/LA	33	6		4	4	1	48	2%
Move nearer to family/ friends/ school	55	19	8	19	22	4	127	4%
Move nearer to work	4	2		3			9	0.3%
Move to accommodation with support	57	19		1	1		78	3%
Move to independent accommodation	273	63	6	46	85	3	476	16%
Asked to leave by family/ friends	111	34	3	32	54	1	235	8%
Domestic violence	26	2	1	2	64	4	99	3%
Non-violent relationship breakdown	108	2	7	3	78	4	202	7%
Property unsuitable - overcrowding	65	56	15	179	156	27	498	17%
Property unsuitable - ill health/ disability	99	76	17	22	20	6	240	8%
Property unsuitable - poor condition	30	26	6	17	18	4	101	3%

	Single Person	Couple	Other	Family	Lone Parent	Other inc children	All households	% of all households
Racial harrasment	4	3	1		1		9	0.3%
Other problems with neighbours	24	6	5	12	18	3	68	2%
Other	161	51	15	84	56	7	374	13%
Unknown	8						8	0.3%
Total	1,147	421	104	540	671	91	2,974	100%

Source: CORE 2007/8

Overcrowding was the most common known reason for need to move (17% of all households). This was particularly a problem for households with children. A third of families and 23% of lone parents left their previous accommodation because it was overcrowded.

The most common reason for couples leaving their previous address was because ill health or disability making the property unsuitable. Around a third of couples without children were over 60, and this group had the largest proportion of lettings to older people.

Single people were more likely to cite "moving to independent accommodation" as the main reason for leaving their previous home (24%). This was also an important reason for lone parents in need of re-housing. 32% of single person households and 59% of lone parents were aged under 31, so this higher percentage of people moving to independent accommodation is likely to be due to people leaving home for the first time. 10% of households experienced relationship breakdowns (including domestic violence), and 8% were asked to leave by family or friends.

Single people and lone parents were more likely to have left their previous home because of problems with neighbours (including racial harassment) than other types of households. Single people and couples were more likely than other groups to have left their previous home because of poor condition. Families and lone parents were the groups most likely to have been evicted/ had their homes repossessed, or to have left because of affordability issues.

Household income of social renters

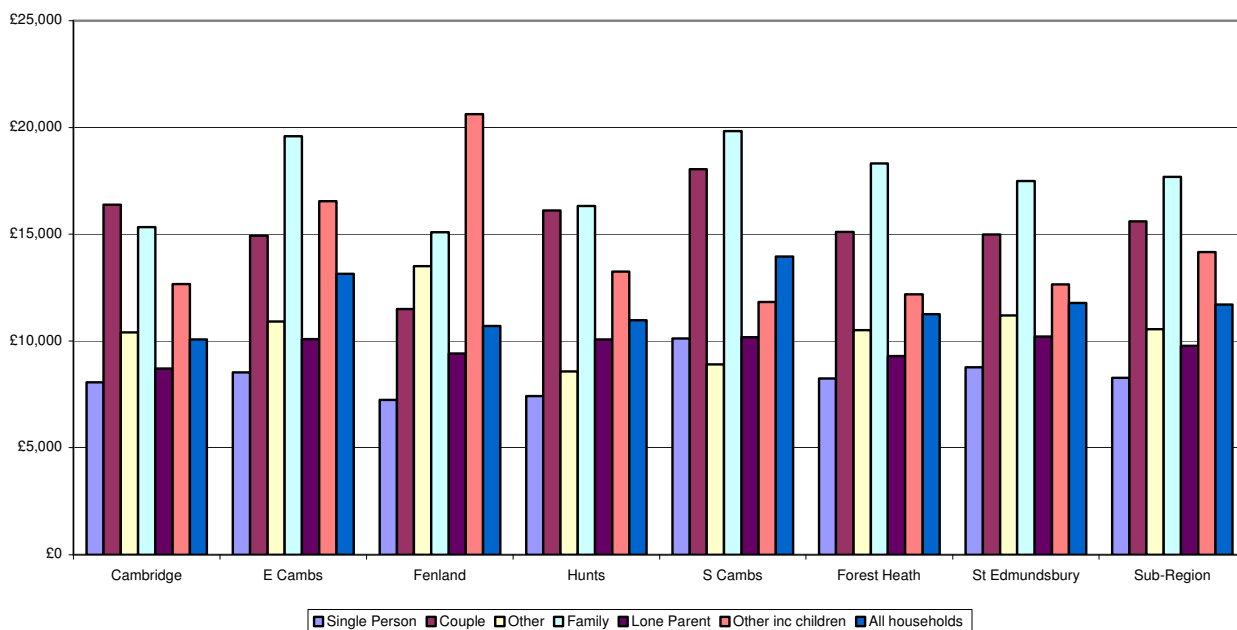
At least 35% of all lettings were to households whose source of income was all from benefits or a state pension. Just over a quarter of households (at least) received no benefits. At least 12% of households had a weekly income partly from benefits and partly from other sources. 27% of household withheld data on income.

Table 14: Source of household income by district

	Cambridge	E Cambs	Fenland	Hunts	S Cambs	Forest Heath	St Edmundsbury	Sub-Region
No state benefit or pension	98	107	35	152	114	113	141	760
Partly state benefits pension	34	49	38	60	62	49	67	359
All benefits/ pension	208	105	145	187	106	121	176	1048
Unknown	67	64	162	41	352	51	70	807
Total	407	325	380	440	634	334	454	2974

Source: CORE 2007/8

Fig 8: Average annual household income by household structure and district



Source: CORE 2007/8

At least 47% of households were in receipt of some benefits as part of their household income and around 27% of households received no benefits at all.

Single person households have the lowest income, ranging between £7,248 per year in Fenland to £10,123 in South Cambridgeshire with an average of £8,273 for the sub-region as a whole. Lone parents have a slightly higher income (the sub-regional average is £9,767) despite them being slightly less likely to be in full or part time employment than single person households (34% of singles are working, compared to 29% of lone parents across the sub-region).

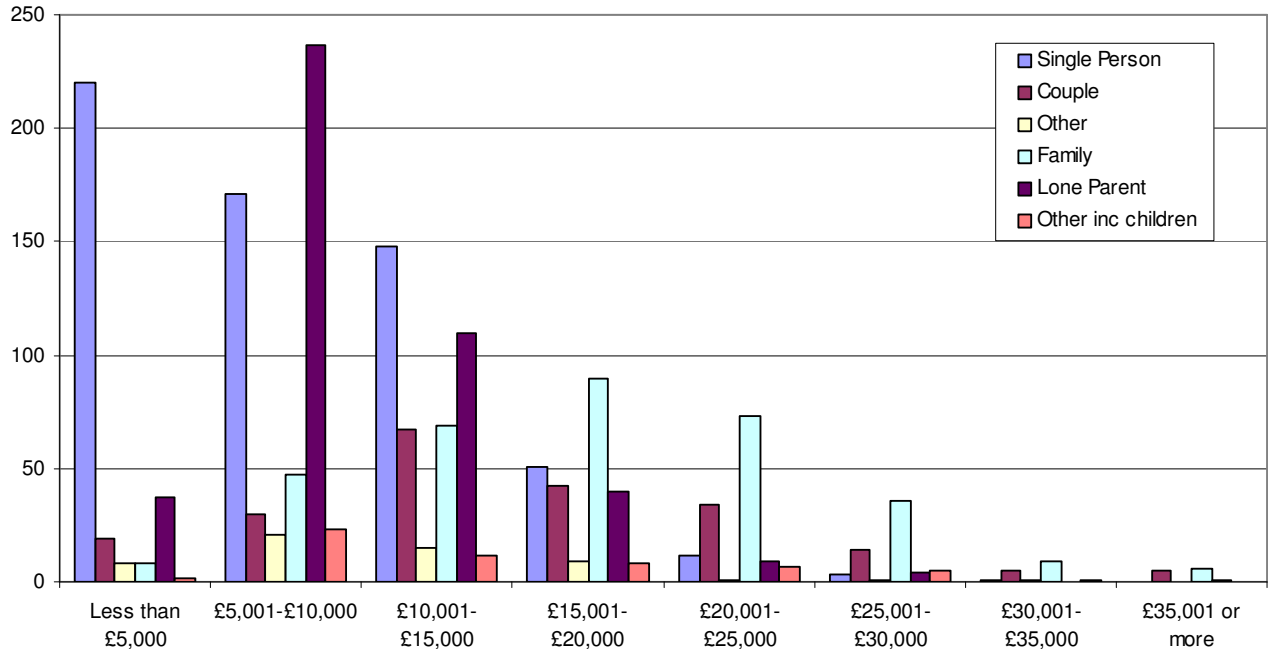
Families have the highest incomes in most of the districts ranging from £15,094 in Fenland to £19,830 in South Cambridgeshire. “Other households with children” have the highest incomes in Fenland (and the highest average income in the sub-region as a whole). Childless couples in Cambridge City have a higher average household income (£16,387) than families (£15,328) in the City.

Single people and lone parents were more likely to be in the lower income bands (below £15,000). These were the groups with the lowest proportions of working households. Those that were in work only had a single income. Families were more likely to have an income of £15,000 or above. Couples without children were generally worse off than families, but better off than single people and lone parents.

Around 10% of those housed had an income greater than £25,000. Most of these were families or couples. One of the main target groups for shared ownership products is existing social renters and nationally, most shared ownership purchasers have a household income of £25,000, so this is potentially the market within the social rented target group.

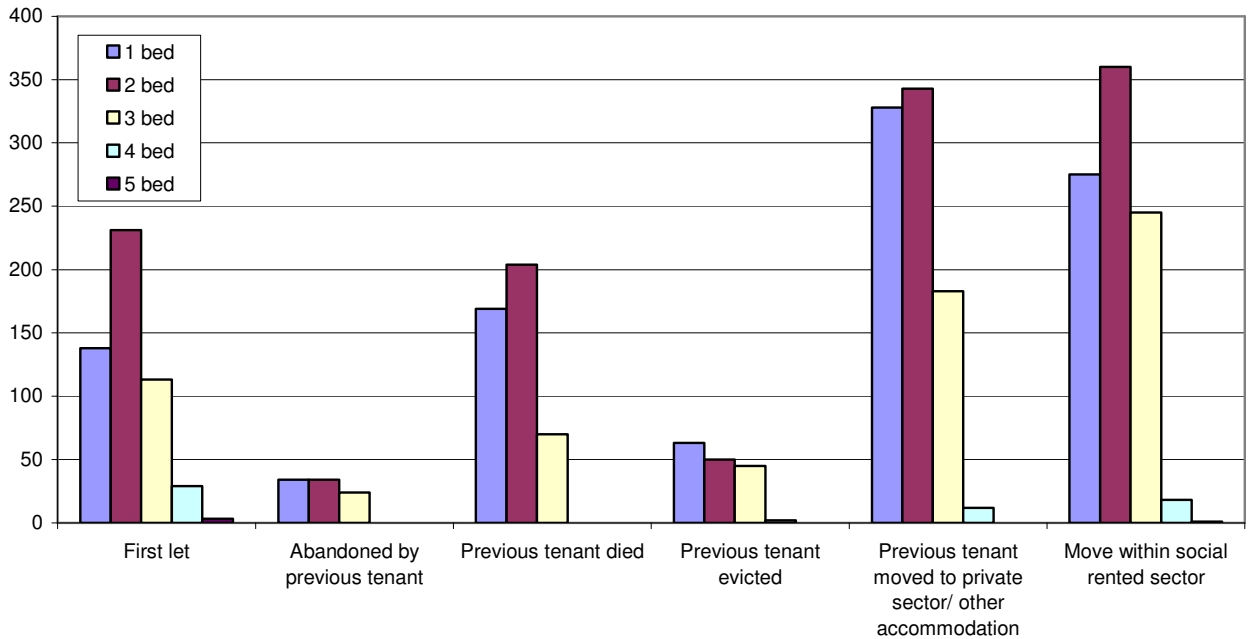
⁶ House of Commons Committee of Public Accounts, 2007 “A Foot on the Ladder: Low Cost Home Ownership Assistance”

Fig 9: Income band by household structure



Source: CORE 2007/8

Fig 10: Reason for vacancy prior to letting by number of bedrooms



Source: CORE 2007/8

Table 15: Reason for vacancy by district

	Cambridge	E Cambs	Fenland	Hunts	S Cambs	Forest Heath	St Edmundsbury	Sub-Region
First let	12%	20%	13%	8%	23%	36%	12%	17%
Abandoned by previous tenant	3%	5%	6%	2%	1%	3%	4%	3%
Internal transfer	24%	25%	23%	17%	10%	26%	27%	20%
Previous tenant died	16%	13%	13%	16%	18%	11%	14%	15%
Previous tenant evicted	7%	6%	7%	5%	2%	4%	7%	5%
Previous tenant moved to private sector/ other accommodation	20%	27%	27%	43%	37%	14%	26%	29%
Temp to perm	0.2%	0%	0%	0.2%	0.8%	0.3%	0%	0.3%
Transfer to (other) HA	12%	4%	6%	6%	5%	4%	6%	6%
Transfer to (other) LA	6%	1%	6%	3%	2%	2%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Source: CORE 2007/8

CORE provides data on the reason why a property is vacant which can provide some insight as to why people leave. 17% of homes were new-build, i.e. had previously not been let. Forest Heath had the highest percentage of lets into new-build properties and Huntingdonshire had the lowest.

30% (899) of the properties let were vacant due to a move within the social rented sector. This is unsurprising given the data on "previous tenure" which showed about 34% of moves were within the sector. Transfers were the main reason for vacancies in larger properties. St Edmundsbury had the largest proportion of vacancies due to internal transfers (i.e. people moving to a different properties managed by the same RSL). South Cambridgeshire had the lowest proportion of transfers overall.

866 or 29% of properties were vacant due to people moving in to private sector or other accommodation. Some of this other accommodation may include temporary and may be therefore be a delayed transfer within social rented. Huntingdonshire had the highest percentage of cross tenure moves and Forest Heath had the lowest followed by Cambridge City.

15% of properties were vacant due to the death of the previous tenant. This is slightly higher at 18% in south Cambridgeshire, most probably due to the older profile of tenants.

Profile of social renters: conclusions

- Some 1,147 or 39% of lets were to single person households and 20% were to lone parents. Given the percentage of these households in the sub-region as a whole, these groups are somewhat over-represented in the social rented sector.
- South Cambridgeshire had the highest percentage of lets to older people followed by Fenland. St Edmundsbury, Cambridge City and East Cambridgeshire had a younger profile of tenants, with a larger proportion under the age of 31.
- Around a third of the lettings recorded were movements within the social sector. Living with family or friends and renting privately were the main forms of tenure prior to being housed after transfers.
- Overcrowding and moving to independent accommodation are the main reasons for leaving a previous residence. Being asked to leave by family and friends and needing

to move because property was unsuitable due to ill-health were also common reasons for leaving.

- One of the target groups for shared ownership is existing social tenants. Shared ownership purchasers tend to be aged under 35, most are single people or couples. Nationally an income of £25,000 per year is required to access this form of tenure and most purchasers are employed. 135 of the lettings recorded were to people who roughly match this profile (about 5%).

17.6 Summary

- Only two of the local authorities in the Cambridge sub-region currently manage their own social rented housing stock – Cambridge City and South Cambridgeshire.
- In most districts between 12% and 16% of the total dwelling stock is socially rented. The proportion is higher in Cambridge City – almost a quarter of properties in the city are social rented.
- Social stock annual turnover is around 5% to 6% each year across the sub-region as a whole. This is similar to the rate of turnover for private stock.
- At 1 April 2008 (?) there were just over 21,500 households on housing needs registers across the sub-region. Around 57% are currently in a “reasonable preference” category.
- Around 16% of households on housing registers require a home with three or more bedrooms. This has increased from 14% in 2001.

Appendix 1: New dwelling stock (social rented and Local Authority), 2001-08

		2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Cambridge	RSL - rented	104	81	187	32	144	81	42
	Local Authority	0	0	0	0	0	1	0
East Cambridgeshire	RSL - rented	44	96	65	38	100	106	122
	Local Authority	LSVT						
Fenland	RSL - rented	65	34	63	77	63	70	77
	Local Authority	0	0	0	0	0	LSVT	
Huntingdonshire	RSL - rented	128	80	68	91	98	131	62
	Local Authority	LSVT						
South Cambridgeshire	RSL - rented	74	86	167	94	176	114	253
	Local Authority	0	2	7	2	0	0	0
Forest Heath	RSL - rented	39	5	0	19	80	73	169
	Local Authority	0	0	0	0	LSVT		
St Edmundsbury	RSL - rented	70	153	23	34	62	99	102
	Local Authority	LSVT						

Source: HSSA 2001/2 to 2007/8

Appendix 2: Housing register by size needed, 2001-8

Table 16: Cambridge

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	92%	91%	92%	92%	73%	71%	70%	65%
2 bedroom					18%	20%	21%	22%
3 bedroom	7%	7%	7%	7%	7%	7%	8%	10%
4 or more	1%	1%	1%	1%	1%	1%	1%	3%
Unspecified	0%	0.1%	0.1%	0%	0.3%	0.2%	0.3%	0.4%

Table 17: East Cambridgeshire

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	88%	84%	85%	82%	58%	54%	56%	52%
2 bedroom					25%	28%	27%	29%
3 bedroom	11%	15%	13%	16%	14%	15%	12%	13%
4 or more	1%	2%	1%	2%	2%	3%	5%	5%
Unspecified	0%	0%	0%	0%	0%	0%	0%	1%

Table 18: Fenland

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	82%	81%	82%	84%	51%	52%	49%	47%
2 bedroom					32%	31%	31%	34%
3 bedroom	16%	17%	16%	14%	16%	16%	17%	15%
4 or more	2%	2%	2%	2%	1%	1%	3%	3%
Unspecified	0%	0%	0%	0%	0%	0%	0%	0%

Table 19: Huntingdonshire

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	85%	85%	85%	84%	62%	61%	60%	38%
2 bedroom					22%	23%	23%	42%
3 bedroom	12%	12%	12%	10%	10%	10%	11%	13%
4 or more	3%	3%	3%	6%	6%	6%	6%	7%
Unspecified	0%	0%	0%	0%	0%	0%	0%	0%

Table 20: South Cambridgeshire

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	85%	83%	85%	83%	63%	33%	32%	32%
2 bedroom					20%	49%	49%	50%
3 bedroom	14%	15%	14%	15%	15%	16%	16%	16%
4 or more	1%	1%	1%	2%	2%	2%	2%	3%
Unspecified	0%	0%	0%	0%	0%	0%	0%	0%

Table 21: Forest Heath

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	71%	88%	89%	90%	62%	71%	71%	63%
2 bedroom					24%	16%	15%	21%
3 bedroom	27%	8%	9%	7%	10%	8%	9%	9%
4 or more	3%	4%	3%	3%	5%	3%	4%	3%
Unspecified	0%	0%	0%	0%	0%	2%	0%	3%

Table 22: St Edmundsbury

	2001	2002	2003	2004	2005	2006	2007	2008
1 bedroom	84%	84%	83%	78%	No data	49%	44%	57%
2 bedroom						32%	37%	24%
3 bedroom	15%	15%	15%	19%		15%	16%	17%
4 or more	1%	1%	1%	3%		3%	3%	2%
Unspecified	0%	0%	1%	0%		0%	0%	0%

Source: HSSA 2001/2 to 2007/8