

Appendix 2 - Supporting Data

1. Introduction

Data about social housing stock, tenants and affordability are shown in the tables below for each of the seven districts in the sub-region.

1.1 Data sources

A brief summary of the main data sources used:

1.1.1 RSR (Regulatory and Statistical Returns)

Data is freely available for download from <http://www.tenantservicesauthority.org/server/show/ConWebDoc.21432>. It is based on the annual Regulatory and Statistical Return. This is an annual census of all Housing Association which gathers data about stock, lettings, rents, sales and acquisitions.

1.1.2 CORE (COntinuous REcording)

Data is available from the same source as NROSH, however a password is required to access it. It records information on the features of the tenants of both housing associations and local authority new social housing and the homes they rent and buy.

This is the main source of data about households moving into social rented homes and the data used covers 2007/8-2009/10. Please note there is no local authority data for Cambridge City for 2009/10

1.1.3 Locata

Locata is the database storing information about the sub-regional housing needs register, properties available for let etc.

We have some concerns about Locata income data downloaded March 2012. The data selected was "current gross **weekly** household income not including housing and council tax benefits". If this data is taken as written, there are 87 households with a gross annual income of more than £1,000,000 currently on the housing needs register. While the sub-region is expensive, this is highly unlikely. Some of those providing this data are providing monthly or annual data instead.

For the affordability testing and income distribution graphs we have assumed that households claiming an income greater than £8,000/week are providing **annual** income data and households claiming an income of between £1,000 and £2,000 per week are providing **monthly** income data (unless otherwise stated). We have excluded the data for households claiming to have an income of between £2,000 and £8,000 per week as this could be monthly or annual income, but it is difficult to know which.

1.1.4 Orbit

Orbit is the HomeBuy Agent for the sub-region and holds data about households applying for intermediate properties (shared ownership/equity).

2. Cambridge City

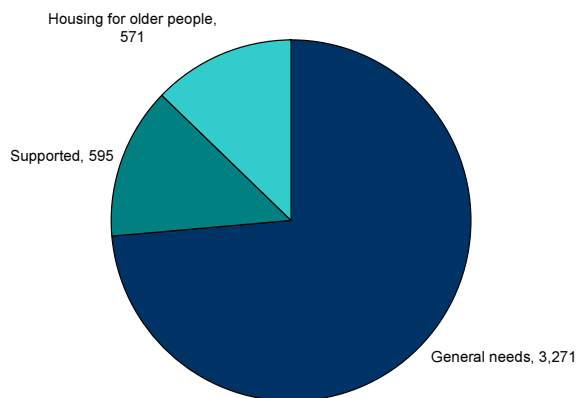
2.1 Stock and turnover

2.1.1 Total HA and LA rented stock

	2007	2008	2009	2010	2011
HA stock	3,975	4,078	4,211	4,175	4,437
LA stock	7,602	7,360	7,309	7,364	7,263
<i>Total social stock</i>	<i>11,577</i>	<i>11,438</i>	<i>11,520</i>	<i>11,539</i>	<i>11,700</i>

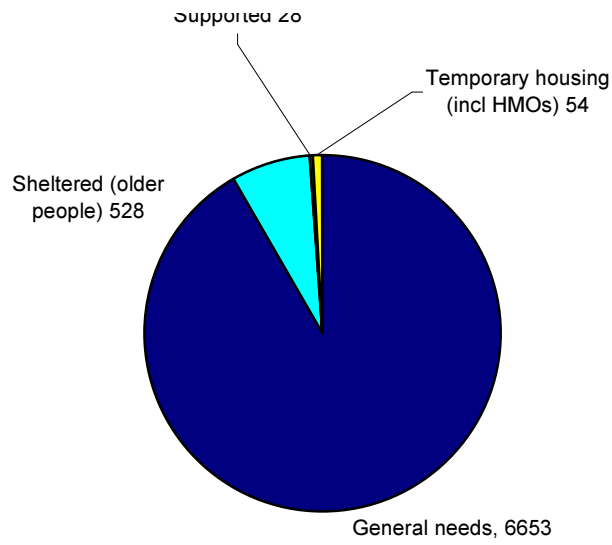
[CLG Table 115 and Table 116](#) and Cambridge City Council stock data

2.1.2 HA rented stock by type

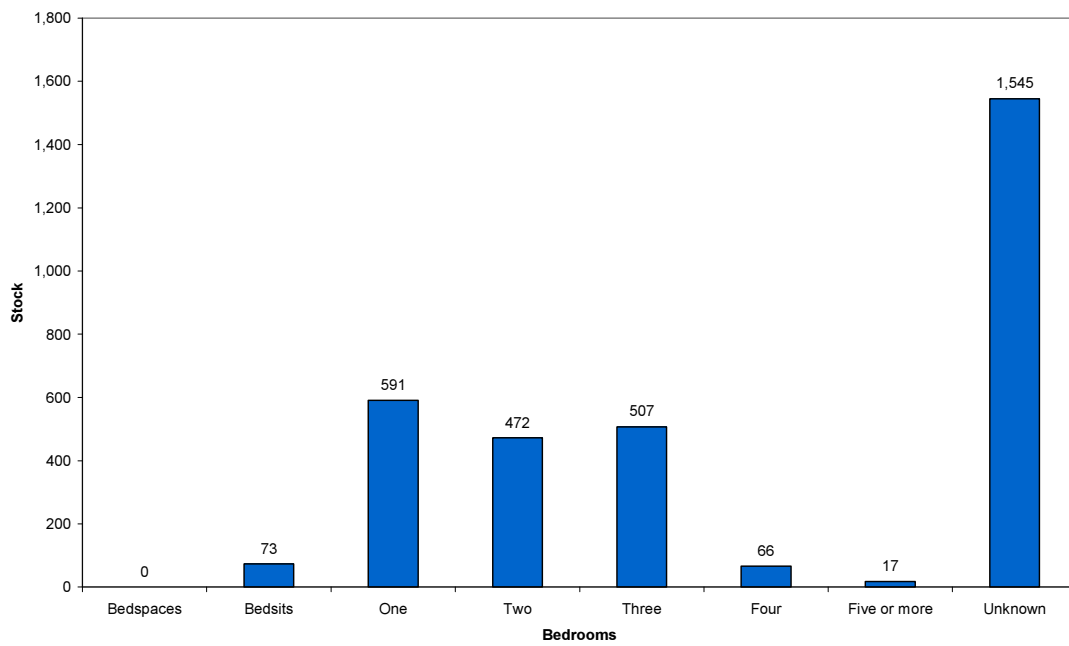


[RSR \(2011\)](#)

2.1.3 Local Authority rented stock by type



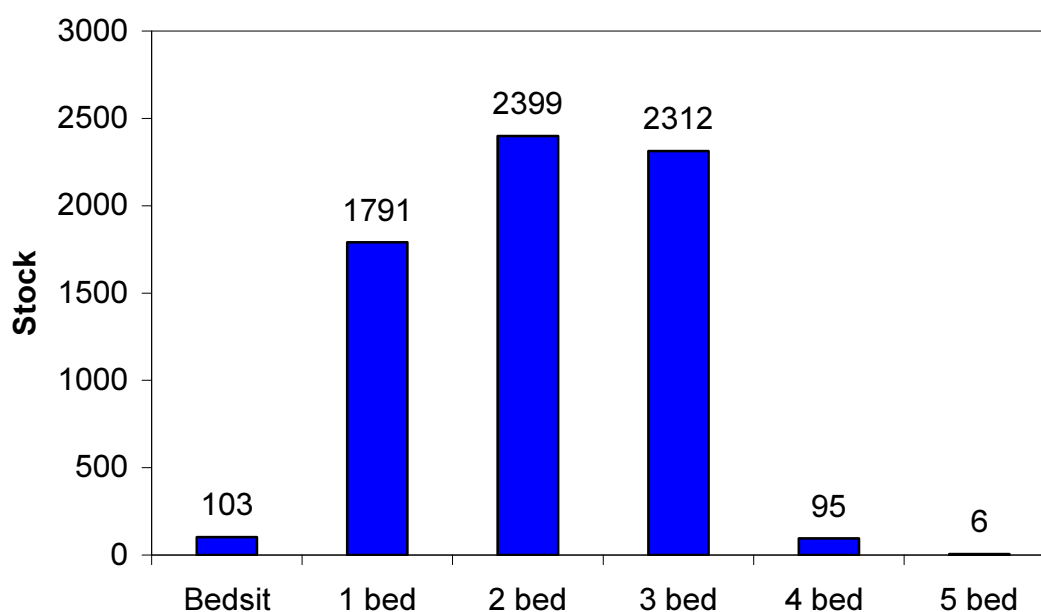
2.1.4 General needs HA stock by size



[RSR \(2011\)](#)

2.1.5 General needs Local Authority stock by size

General Needs LA Stock by Size



Cambridge City Council (Orchard) 2011

2.1.6 General Needs Lettings and turnover 2007-2011

	2007	2008	2009	2010	2011
Lettings per year	312	462	366	266	310
Turnover	11%	16%	12%	9%	9%

[RSR \(2011\)](#)

2.1.7 Reason for social rented vacancies

	Number	Percentage
First let	101	11%
Vacant due to transfers	392	44%
Vacant for other reasons	398	45%

CORE (2007/8-2009/10)

2.2 Households moving into social rented homes

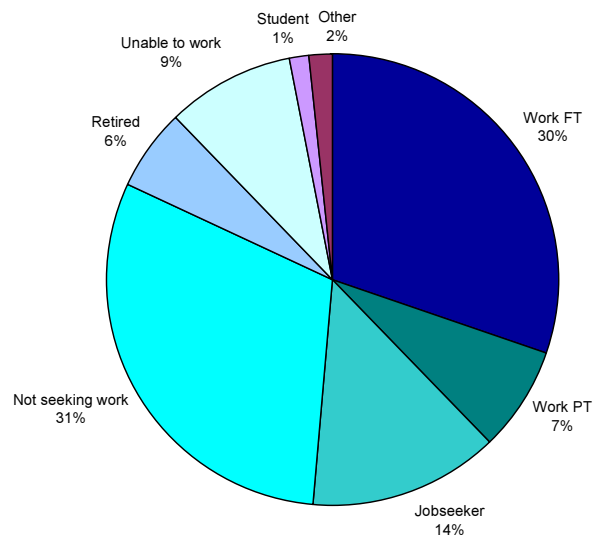
2.2.1 Total records of households moving into social rented homes, 2007/8-2009/10

	2007/8	2008/9	2009/10	Total
HA	146	115	117	378
LA	261	252		513
Total	407	367	117	891

CORE (2007/8-2009/10)

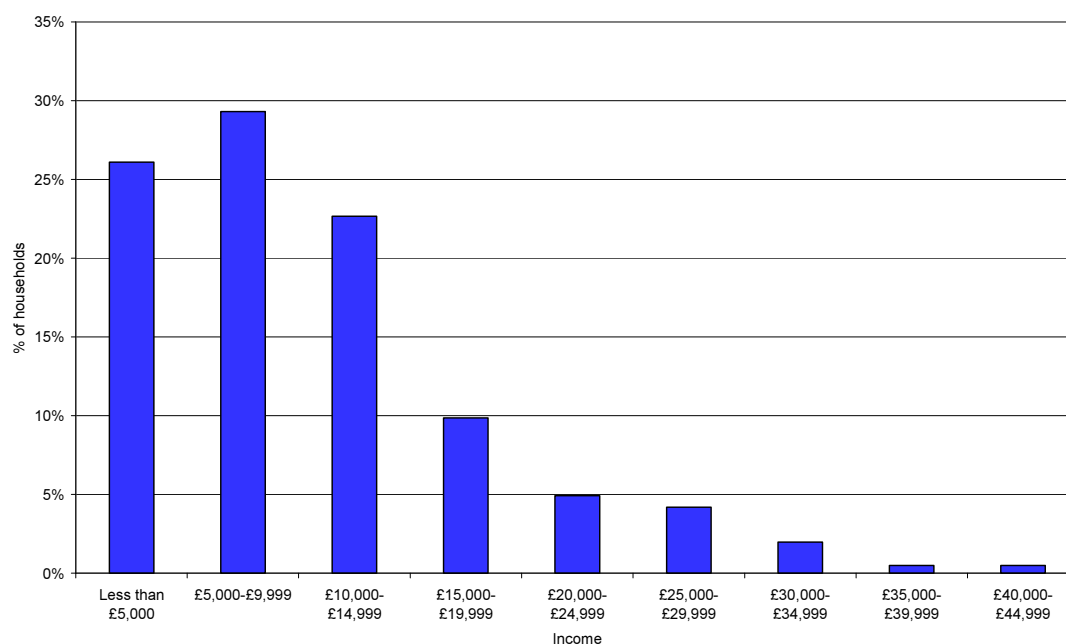
Note: there were no records for LA tenants in 2009/10.

2.2.2 Economic status of households moving into social rented homes, 2007/8-2009/10



CORE (2007/8-2009/10)

2.2.3 Net annual income of households moving into social rented homes, 2007/8-2009/10



CORE (2007/8-2009/10)

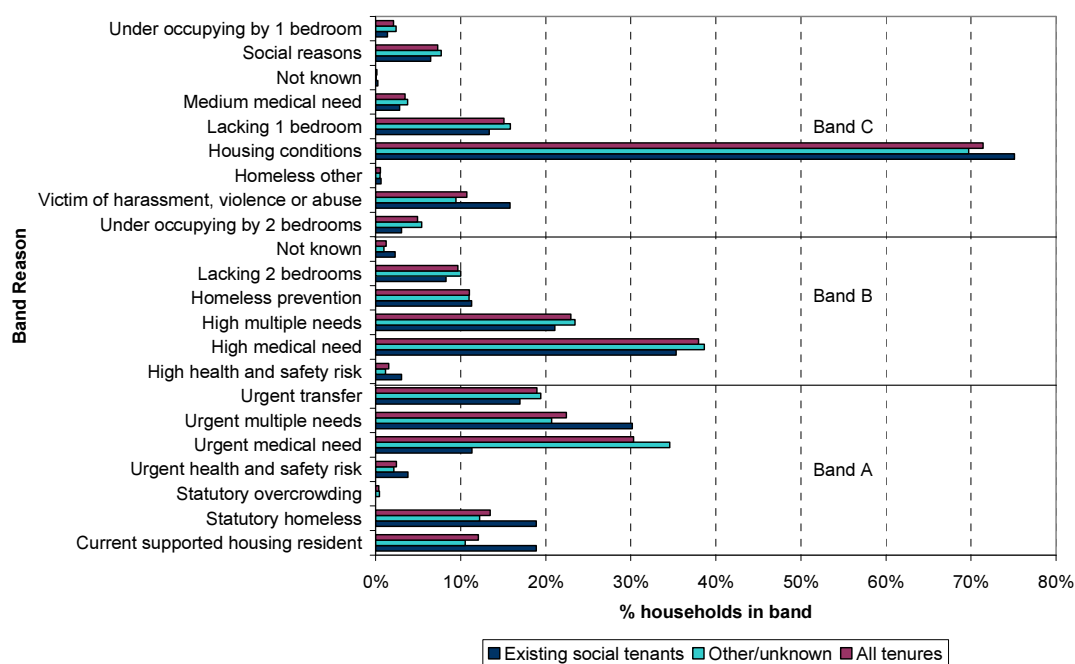
2.3 Housing needs register

2.3.1 District housing needs register by band and existing tenure, 20th March 2012

	Existing social tenant	Other	Unknown	All	%
Band A	129	105	56	290	4%
Band B	249	300	104	653	8%
Band C	533	3,122	468	4,123	51%
Band D	945	1,723	361	3,029	37%
All bands	1,856	5,250	989	8,095	100%
%	23%	65%	12%	100%	

Locata (20th Mar 2012)

2.3.2 Households by tenure and primary band reason (Bands A-C, Band D = Low housing need), 20th March 2012



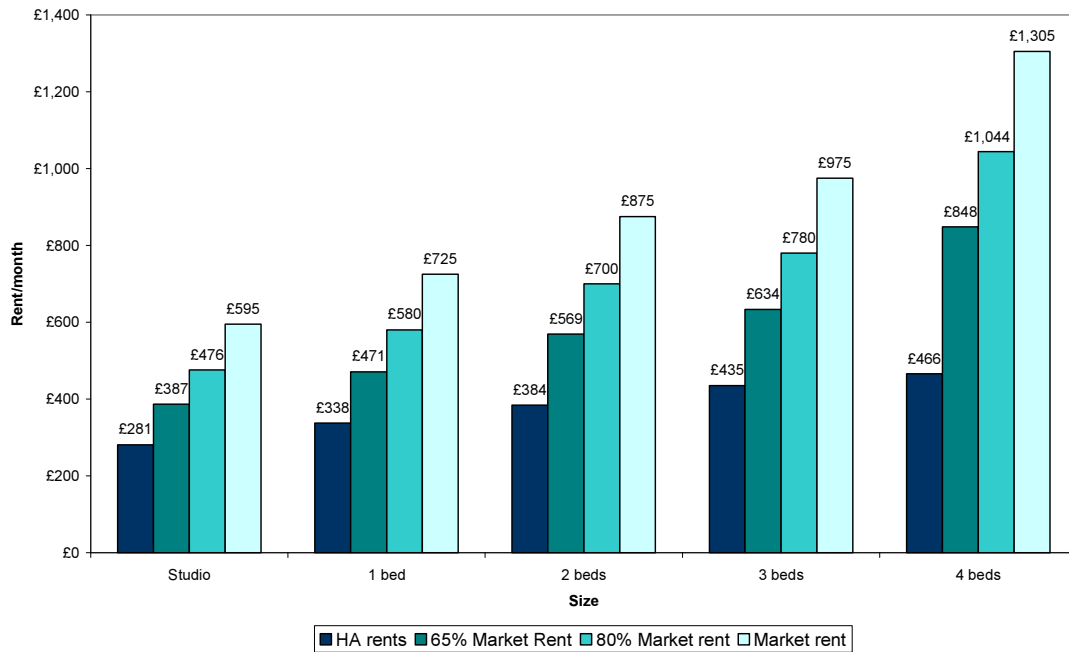
Locata (20th Mar 2012)

2.4 Costs and affordability

2.4.1 Ratio of average house prices to average incomes

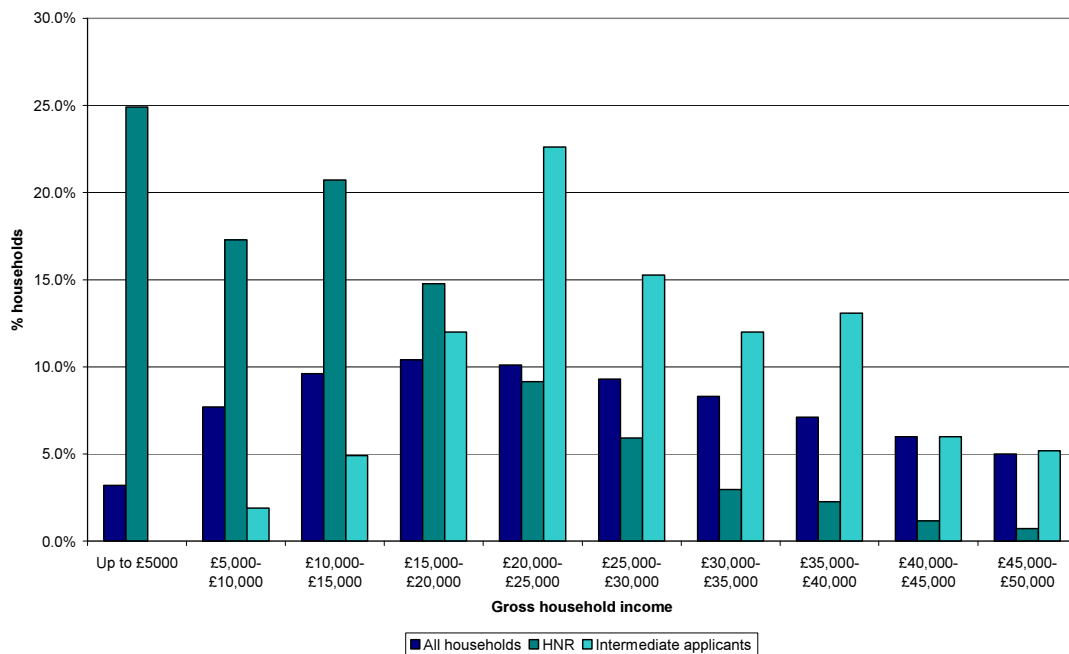
Jun 09	Sep 09	Feb 10	Mar 10	Jun 10	Sep 10	Dec 10	Mar 11	Jul 11	Sep 11	Dec 11
7.9	8.1	8.7	8.7	8.8	8.9	9.2	9.2	9.1	9.1	9.2

2.4.2 Rent per month (HA, median market rent and estimated affordable rents)



[RSR \(2011\)](#) and [VOA \(Jan 2012\)](#)

2.4.3 Gross annual income by household type



CACI (2010), Orbit (March 2012) and Locata (March 2012) – Please see below for cautionary note about this data

2.4.4 Income required to afford different tenures based on 1/3rd gross household income on housing costs

	HA rents	65% Market Rent	80% Market rent	Market rent
Studio	£10,123	£13,923	£17,136	£21,420
1 bed	£12,152	£16,965	£20,880	£26,100
2 beds	£13,840	£20,475	£25,200	£31,500
3 beds	£15,659	£21,060	£28,080	£35,100
4 beds	£16,772	£28,188	£37,584	£46,980

[RSR \(2011\)](#), [VOA \(Jan 2012\)](#)

2.4.5 Percentage of all households able to afford different tenures

	HA rents	65% Market Rent	80% Market rent	Market rent
Studio	89%	81%	75%	67%
1 bed	85%	75%	67%	57%
2 beds	81%	69%	59%	46%
3 beds	77%	63%	53%	41%
4 beds	75%	48%	37%	26%

[RSR \(2011\)](#), [VOA \(Jan 2012\)](#) and [CACI \(2010\)](#)

2.4.6 Percentage of HNR applicant households able to afford different tenures

	HA rents	65% Market Rent	80% Market rent	Market rent
Studio	58%	40%	29%	18%
1 bed	48%	29%	18%	10%
2 beds	40%	22%	13%	6%
3 beds	31%	16%	9%	4%
4 beds	29%	7%	3%	0.5%

[RSR \(2011\)](#), [VOA \(Jan 2012\)](#) and [Locata \(Mar 2012\)](#)

2.4.7 Percentage of intermediate applicant households able to afford different tenures

	HA rents	65% Market Rent	80% Market rent	Market rent
Studio	98%	95%	89%	78%
1 bed	98%	89%	78%	54%
2 beds	95%	81%	59%	37%
3 beds	92%	69%	48%	31%

4 beds	89%	41%	23%	11%
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[RSR \(2011\)](#), [VOA \(Jan 2012\)](#) and *Orbit (Mar 2012)*

3. Additional data and data issues

3.1 Additional Information

3.1.1 Length of residence at current address by tenure, England 2008/9

	Owner occupie rs	Social tenants	Private tenants	All tenures
Less than 12 months	3%	8%	35%	9%
13-23 months	3%	7%	19%	6%
24-35 months	4%	8%	13%	6%
3-4 years	11%	13%	14%	12%
5-9 years	20%	22%	9%	19%
10-19 years	24%	23%	5%	21%
20-29 years	17%	10%	2%	13%
30 years +	18%	10%	3%	14%
Mean (years)	16.7	11.5	3.7	13.6
Median (years)	12.0	7.0	1.0	9.0

[English Housing Survey \(2010/11\)](#)

3.1.2 Households with a gross household income of more than £50,000 by type (Districts in Cambridge Sub-Region)

	CCC	ECDC	FDC	HDC	SCD C	FHD C	SEB C	Sub- Regi on
All house- holds	23.3%	27.6%	18.1%	31.3%	33.5%	20.5%	23.9%	26.6%
Inter- mediate applicants	7.1%	5.0%	0.0%	5.6%	4.7%	0.0%	2.0%	5.1%
HNR applicants	0.1%	0%	0%	0.4%	0.1%	0%	0%	0.1%

CACI (2010), Orbit (March 2012) and Locata (March 2012) CCC = Cambridge City

3.1.3 2,140 new affordable homes would need to be built per year over the next five years in Cambridge City to meet existing and newly arising need

SHMA Affordable Housing Need Calculation March 2012