



Housing Key Facts

New Homes

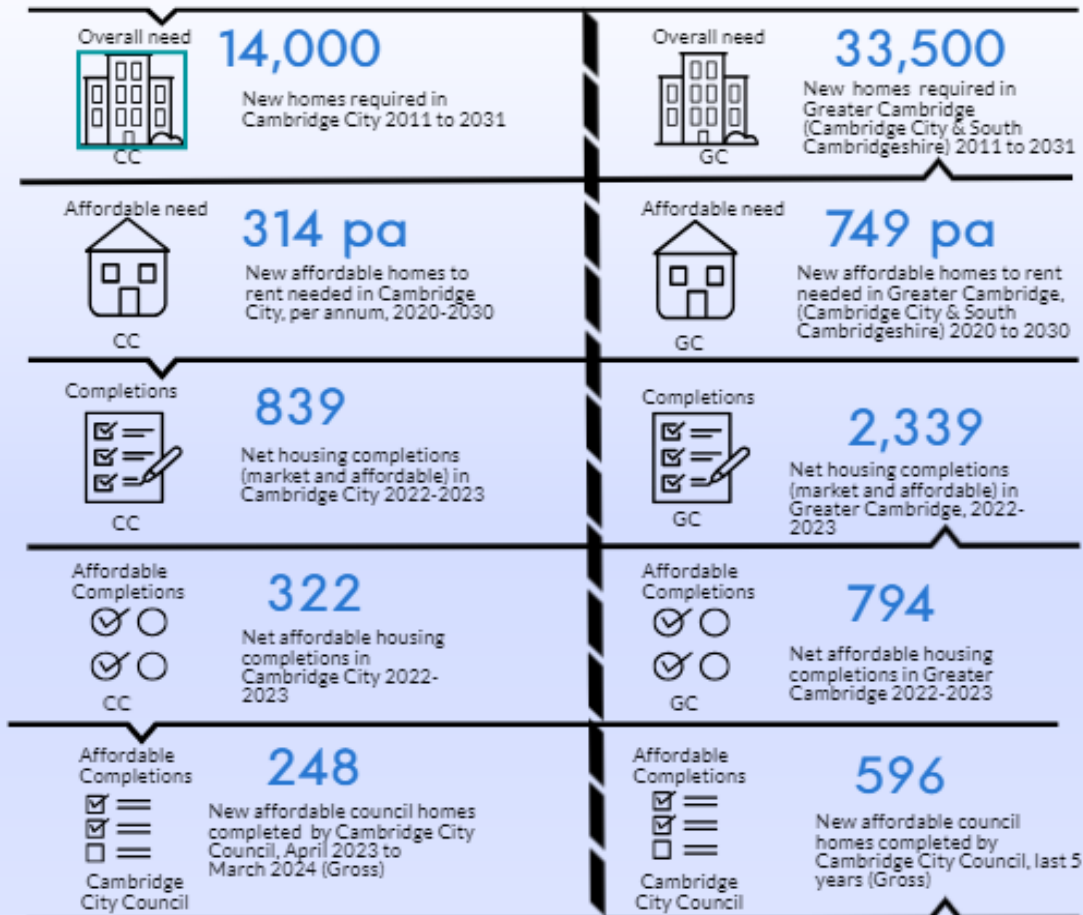
Summary, Commentary & Data Tables

March 2024



New homes Summary

March 2024



Summary: March 2024

14,000 new homes are required in Cambridge City 2011 to 2031; 33,500 across Greater Cambridge (Cambridge City and South Cambridgeshire) as a whole.

314 new affordable homes to rent are needed in Cambridge **per annum** 2020 to 2030; **749 per annum** across Greater Cambridge.

There were **839** net housing completions (market and affordable) in Cambridge City in 2022 to 2023; and **2,339** across Greater Cambridge.

There were **322** net affordable housing completions in Cambridge City 2022 to 2023; and **749** across Greater Cambridge

Cambridge City Council completed **248** new affordable council homes (gross) in 2022 to 2023 and **596** in the last 5 years.

See data tables below for more detailed information.

Commentary

- There remains high demand for housing there is a significant need for new homes to be built locally.
- The need for affordable housing is also acute, with house price to income ratios remaining very high by historical standards. Both Cambridge City and South Cambridgeshire District Council require at least 40% affordable housing on new developments, giving significant weight to the National Planning Policy Framework affordable housing threshold applying to major sites of 10 or more dwellings.
- The combined annual completions in 2022-2023 for Greater Cambridge (2,339 dwellings) is higher than the average annual delivery rate required of

1,675 dwellings a year. This means that delivery has exceeded the required rate in five of the last six years.

- In Cambridge there was a sharp increase in completions in 2021-2022 and 2022-23 compared with the previous two years, with the largest contributions being in the Cambridge Urban Area – mainly through the council’s own house-building programme - as opposed to fringe sites.
- The main focus of the council’s own house-building programme is on delivering affordable housing, although it also includes some market housing as part of mixed developments. The number of new affordable council house completions increased sharply in 2022-23. Building to Passivhaus equivalent standards is a high priority.
- There have been local reports of a recent slow-down in housing delivery, linked at least in part to the impact of the cost of living and high interest rates on demand for new homes. Any such slow-down is yet to be reflected in the data here.

Data

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Explanation

This section of Housing Key Facts shows:

- How many homes are needed to be delivered in Cambridge, South Cambridgeshire and the two areas as a whole (Greater Cambridge).
- How many social and affordable rent homes are needed to be delivered per annum in Cambridge, South Cambridgeshire and Greater Cambridge as a whole. (The timescales do not quite tie up with the overall number of homes needed as the two figures are from different sources).
- How many homes have been delivered locally over the last five years for which data is available, over the same area.
- The number of new affordable homes completed over the last five years through the council's house building programme, and the number projected to be completed in the current financial year.

Note that council house completions will also be included in the data on overall numbers of homes delivered, although because the methodologies are different completions may be accounted for in different years.

Caution

Backdated changes are occasionally made to some data. Please use the most up to date version available.

Data sources

Overall number of homes needed comes from the [Cambridge Local Plan 2018](#) and the [South Cambridgeshire Local Plan 2018](#).

The number of affordable homes needed comes from research evidence used to support the development of the emerging Greater Cambridge Local Plan [GL Hearn, Housing Needs of Specific Groups, Cambridgeshire & West Suffolk, October 2021](#).

Numbers of market and affordable homes delivered are from the latest [Greater Cambridge Authority Monitoring Report](#).

The number of new council homes delivered and projected is from internal data.

New homes needed

Table 1: Number of new homes needed, 2011 to 2031

Location	Homes required
Cambridge	14,000
South Cambridgeshire	19,500
Total: Greater Cambridge	33,500

Table 2: Number of new affordable homes to rent needed per annum, 2020 to 2030

Location	Social/Affordable Rent Homes required per annum 2020 to 2030
Cambridge	314
South Cambridgeshire	435
Total: Greater Cambridge	749

Delivering new homes

Table 3: Total net housing completions, market and affordable, Cambridge, last five years

Cambridge, year	Market	Affordable	Total
2022-2023	517	322	839
2021-2022	467	147	614
2020-2021	336	65	401
2019-2020	277	199	476
2018-2019	540	345	885
5 year total	2,137	1,078	3,215

Chart 1: Total net housing completions, market & affordable, Cambridge City, last five years

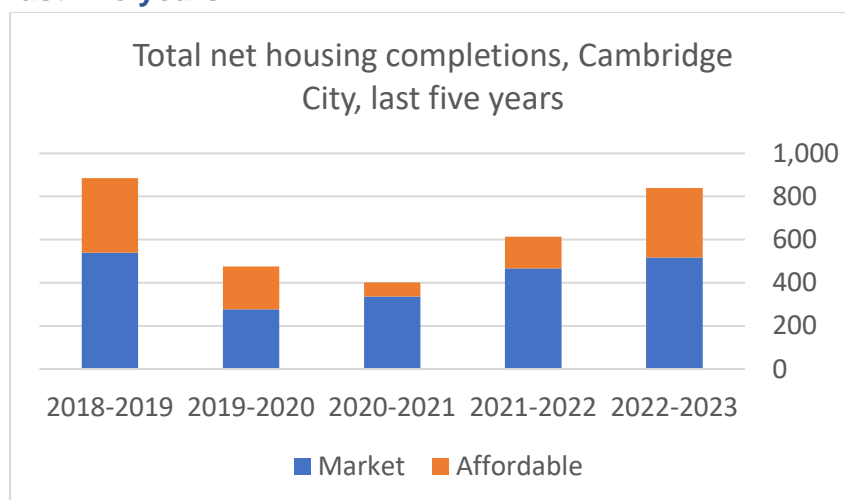


Table 4: Total net housing completions, market & affordable, South Cambridgeshire, last five years

South Cambridgeshire, year	Market	Affordable	Total
2022-2023	1,028	472	1,500
2021-2022	842	357	1,199
2020-2021	1,016	303	1,319
2019-2020	714	344	1,058
2018-2019	802	341	1,143
5 year total	4,402	1,817	6,219

Chart 2: Total net housing completions, market & affordable, South Cambridgeshire, last five years

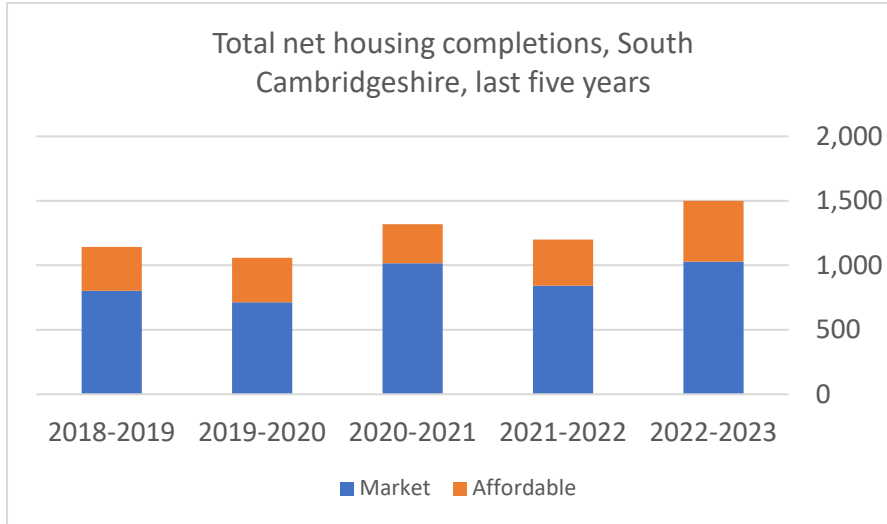


Table 5: Total net housing completions, market and affordable, Greater Cambridge, last five years

Greater Cambridge, year	Market	Affordable	Total*
2022-2023	1,543	794	2,339
2021-2022	1,310	503	1,813
2020-2021	1,352	368	1,720
2019-2020	991	543	1,534
2018-2019	1,342	686	2,028
5 year total	6,538	2,894	9,434

Chart 3: Total net housing completions, market & affordable, Greater Cambridge, last five years

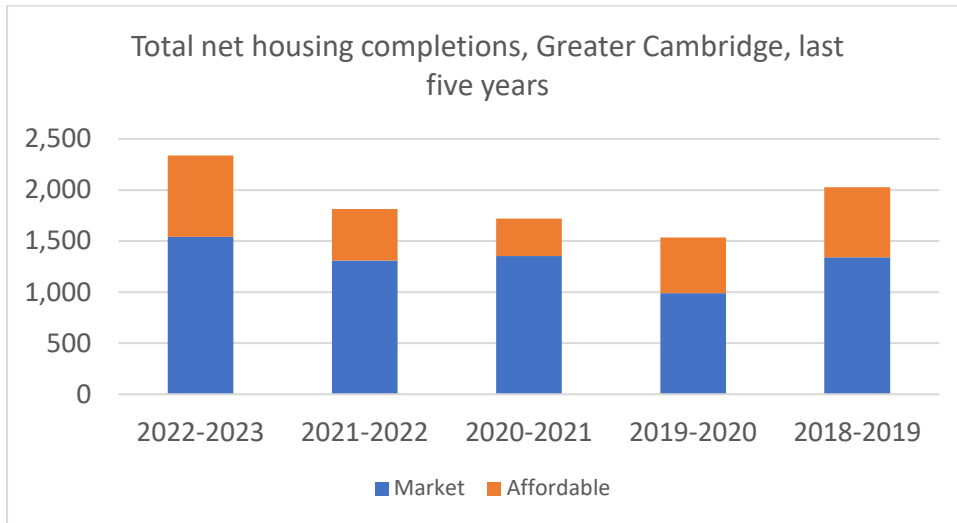


Table 6: Cambridge council house building programme affordable housing completions, last five years

Year	Affordable council housing completions (gross)
2023-2024	248
2022-2023	208
2021-2022	70
2020-2021	58
2019-2020	12
Total	596

Table 7: Cambridge council house building programme affordable housing completions projected, coming year

Year	Projected affordable council housing completions (gross)
2024-2025	151