



Housing Key Facts

Private Rented Housing

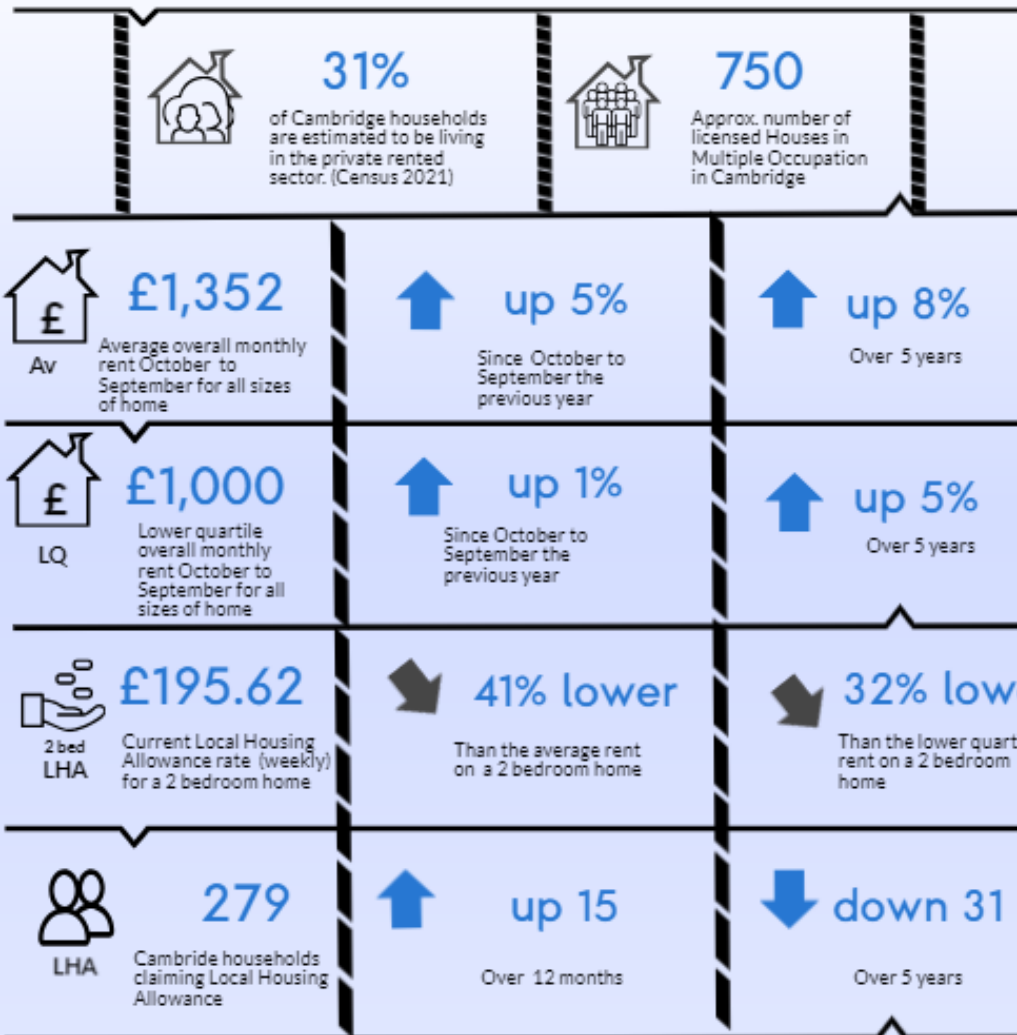
Summary, Commentary & Data Tables

March 2024



Private Rented Housing Summary

March 2024



Private Rented Housing: Summary

- According to the 2021 Census, around **31%** of Cambridge households were renting privately; up from **26%** in the 2011 Census.
- There are around **750** licensed Houses in Multiple Occupation in Cambridge; down **16%** over the last six months.
- The average overall monthly rent in Cambridge, October to September, for all sizes of home, was **£1,352**.
- Average overall monthly rents for all sizes of home were **up 5%** since October to September the previous year, and **up 8%** over the last five years.
- The overall lower quartile monthly rent in Cambridge, October to September, for all sizes of home, was **£1,000**.
- Lower quartile monthly rents, October to September, for all sizes of home were **up 1%** since October to September the previous year; and **up 5%** over the last 5 years.
- The current Local Housing Allowance rate (weekly) for a two bedroom home is **£195.62**. This is **41% lower** than the average two-bedroom rent, and **32% lower** than the lower quartile rent on a two-bedroom home.
- There are **279** Cambridge households claiming Local Housing Allowance; **up 15** over the last 12 months but **down 31** over 5 years.

Private Rented Housing: Commentary

- The private rented sector is made up of a combination of self-contained rented homes and shared accommodation (Houses in Multiple Occupation), some of which are let specifically to students.
- The number of households living in the private rented sector in Cambridge increased considerably between 2011 and 2021.
- The number of licensed Houses in Multiple Occupation (HMOs) tends to fluctuate, but has dropped over the last six months, largely due to changes in ownership and/or tenure. For example, becoming single residences or smaller non-licensable HMOs.

- Demand for private rented homes is linked to a number of factors, particularly the strength of the local economy and Cambridge as a University City.
- High demand and shortage of supply is reflected in high rent levels. Rents in Cambridge, for most sizes of home, are higher than in any other authority in the East of England, and some of the highest in the country.
- For example, other than some London authorities, Cambridge now has the highest average rent for two-bedroom homes in England.
- Cambridge also has the highest lower quartile rent for two-bedroom homes in England, outside of London.
- There is clearly significant pressure on the private rental market in Cambridge, with private rents seeing a significant increase over the last year.
- High rent levels mean that affordability of private rented housing is a significant issue for many; this is likely to worsen as the cost-of-living crisis continues. The affordability problem is particularly acute for those on low incomes. For those on Universal Credit, Local Housing Allowances are not sufficient to cover the even lower quartile rents on any size of home. The problem is particularly acute for homes with two or more bedrooms.
- See also the Population, Households & Economy and Homelessness & Rough Sleeping sections of Key Facts.

Private Rented Housing: Data Tables

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Explanation

This shows average and lower quartile monthly private rents in Cambridge together with weekly equivalent rents, based on the most recent information available.

It provides a comparison between weekly equivalent rents Local Housing Allowance (LHA) rates, and shows the number of LHA claimants in Cambridge. LHA rates are set by government and used to assess the level of housing benefit (or housing element of Universal Credit) to be paid to tenants renting from private landlords, depending on the area in which they live and the size of their household.

It also shows numbers of licensed Houses in Multiple Occupation (HMOs) in Cambridge. An HMO is required to be licensed if: it is occupied by five or more people forming two or more separate households; or it is a purpose-built flat in a block of up to two flats and occupied as an HMO by five or more people.

Figures are for Cambridge unless otherwise stated.

Caution

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

Data sources

[ONS private rental market statistics](#)

[Local Housing Allowance \(LHA\) rates - GOV.UK \(www.gov.uk\)](#)

Internal data on numbers of LHA claimants and licensed HMOs.

Average rents

Table 1: Average (mean) monthly private rents, October to September last year, local & national comparison

Size	Cambridge Oct 2022 to Sep 2023	South Cambridgeshire Oct 2022 to Sep 2023	East of England Oct 2022 to Sep 2023	England Oct 2022 to Sep 2023
Room	£638	£647	£549	£508
Studio	£939	£748	£665	£747
1 bedroom	£1,176	£910	£792	£838
2 bedrooms	£1,438	£1,131	£971	£932
3 bedrooms	£1,600	£1,266	£1,137	£1,068
4+ bedrooms	£2,347	£1,713	£1,677	£1,791
All	£1,352	£1,210	£1,009	£994

Figure 1: Average (mean) monthly private rents by size, October to September last year, local & national comparison

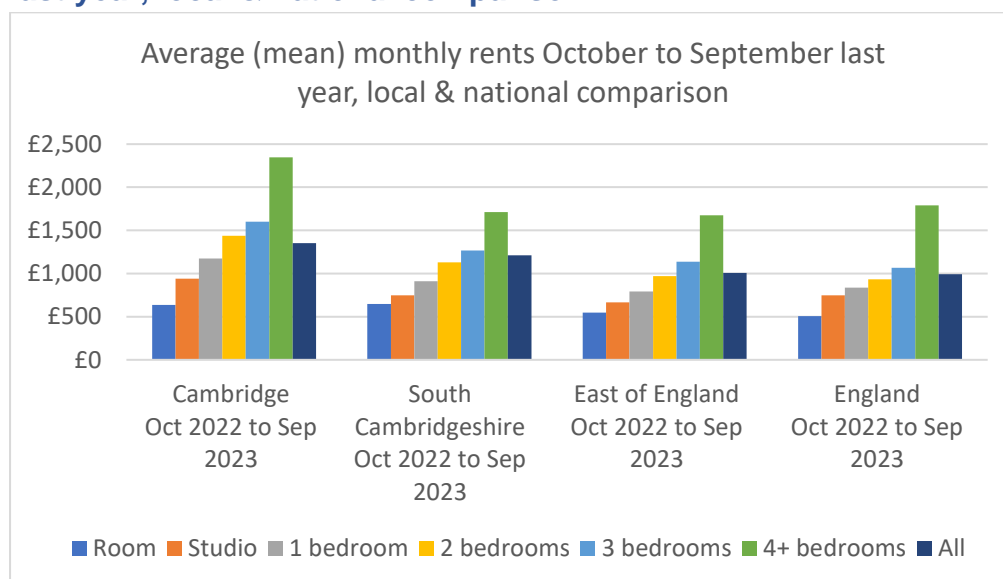


Table 2: Average (mean) monthly private rents by size, last five years

Size	Oct 2018 to Sep 2019	Oct 2019 to Sep 2020	Oct 2020 to Sep 2021	Oct 2021 to Sept 2022	Oct 2022 to Sept 2023	Per-centage change 12 months	Per-centage change 5 years
Room	£531	£506	£547	£565	£638	13%	20%
Studio	£792	£802	£803	£855	£939	10%	19%
1 bedroom	£1,006	£1,016	£1,013	£1,054	£1,176	12%	17%
2 bedrooms	£1,257	£1,271	£1,283	£1,318	£1,438	9%	14%
3 bedrooms	£1,444	£1,451	£1,482	£1,241	£1,600	29%	11%
4+ bedrooms	£2,072	£2,046	£2,126	£2,200	£2,347	7%	13%
All	£1,253	£1,218	£1,286	£1,285	£1,352	5%	8%

Table 3: Average (mean) weekly equivalent private rents by size, last five years

Size	Oct 2018 to Sep 2019	Oct 2019 to Sep 2020	Oct 2020 to Sep 2021	Oct 2021 to Sep 2022	Oct 2022 to Sep 2023	Per-centage change 12 months	Per-centage change 5 years
Room	£122	£116	£126	£130	£147	13%	20%
Studio	£182	£184	£185	£197	£216	10%	19%
1 bedroom	£231	£234	£233	£242	£270	12%	17%
2 bedrooms	£289	£292	£295	£303	£331	9%	14%
3 bedrooms	£332	£334	£341	£285	£368	29%	11%
4+ bedrooms	£477	£471	£489	£506	£540	7%	13%
All	£288	£280	£296	£296	£311	5%	8%

Lower quartile rents

Table 4: Lower quartile monthly rents, October to September last year, local & national comparison

Size	Cambridge Oct 2022 to Sep 2023	South Cambridgeshire Oct 2022 to Sep 2023	East of England Oct 2022 to Sep 2023	England Oct 2022 to Sep 2023
Room	£595	£595	£475	£422
Studio	£875	£695	£550	£525
1 bedroom	£1,000	£800	£650	£575
2 bedrooms	£1,255	£975	£775	£650
3 bedrooms	£1,375	£1,075	£875	£735
4+ bedrooms	£1,850	£1,400	£1,260	£1,175
All	£1,000	£995	£750	£650

Figure 2: Lower quartile monthly private rents by size, October to September last year, local & national comparison

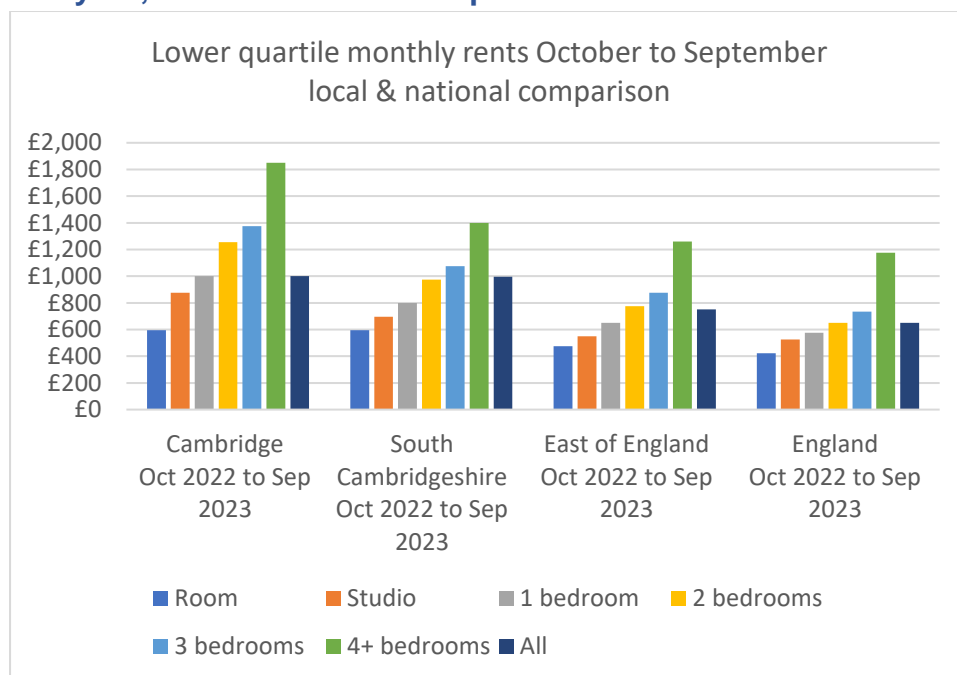


Table 5: Lower quartile monthly private rents by size, last five years

Size	Oct 2018 to Sep 2019	Oct 2019 to Sep 2020	Oct 2020 to Sep 2021	Oct 2021 to Sep 2022	Oct 2022 to Sep 2023	Percentage change 12 months	Percentage change 5 years
Room	£450	£430	£480	£500	£595	19%	32%
Studio	£700	£738	£720	£800	£875	9%	25%
1 bedroom	£850	£875	£875	£900	£1,000	11%	18%
2 bedrooms	£1,095	£1,100	£1,100	£1,150	£1,255	9%	15%
3 bedrooms	£1,230	£1,200	£1,250	£1,300	£1,375	6%	12%
4+ bedrooms	£1,650	£1,600	£1,750	£1,700	£1,850	9%	12%
All	£950	£940	£960	£995	£1,000	1%	5%

Table 6: Lower quartile weekly equivalent private rents by size, last five years

Size	Oct 2018 to Sep 2019	Oct 2019 to Sep 2020	Oct 2020 to Sep 2021	Oct 2021 to Sep 2022	Oct 2022 to Sep 2023	Percentage change 12 months	Percentage change 5 years
Room	£103	£99	£110	£115	£137	19%	32%
Studio	£161	£170	£166	£184	£201	9%	25%
1 bedroom	£195	£201	£201	£207	£230	11%	18%
2 bedrooms	£252	£253	£253	£264	£289	9%	15%
3 bedrooms	£283	£276	£287	£299	£316	6%	12%
4+ bedrooms	£379	£368	£402	£391	£425	9%	12%
All	£218	£216	£221	£229	£230	1%	5%

Local Housing Allowance (LHA) Rates

Table 7: Local Housing Allowance rates, weekly, last five years

Type	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Percentage change 12 months	Percentage change 5 years
Room/shared facilities	£80.52	£97.00	£97.00	£97.00	£97.00	0%	20%
Studio	£133.72	£178.36	£178.36	£178.36	£178.36	0%	33%
1 bedroom	£133.72	£178.36	£178.36	£178.36	£178.36	0%	33%
2 bedrooms	£153.79	£195.62	£195.62	£195.62	£195.62	0%	27%
3 bedrooms	£178.71	£218.63	£218.63	£218.63	£218.63	0%	22%
4+ bedrooms	£238.38	£299.18	£299.18	£299.18	£299.18	0%	26%

Table 8: Local Housing Allowance rates, monthly equivalent, last five years

Type	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Percentage change 12 months	Percentage change 5 years
Room/shared facilities	£349.86	£421.47	£421.47	£421.47	£421.47	0%	20%
Studio	£581.01	£774.97	£774.97	£774.97	£774.97	0%	33%
1 bedroom	£581.01	£774.97	£774.97	£774.97	£774.97	0%	33%
2 bedrooms	£668.22	£849.97	£849.97	£849.97	£849.97	0%	27%
3 bedrooms	£776.49	£949.95	£218.63	£949.95	£949.95	0%	22%
4+ bedrooms	£1,035.76	£1,299.94	£1,299.94	£1,299.94	£1,299.94	0%	26%

Average rents compared with Local Housing Allowance Rates

Table 9: Average (mean) weekly private rents October to September last year compared with Local Housing Allowance rates

Type	Average weekly rent October 2022 to September 2023	Local Housing Allowance April 2023 to March 2024	Difference	Percentage difference
Room/ shared facilities	£147	£97.00	−£49.73	−34%
Studio	£216	£178.36	−£37.60	−17%
1 bedroom	£270	£178.36	−£92.10	−34%
2 bedrooms	£331	£195.62	−£135.10	−41%
3 bedrooms	£368	£218.63	−£149.35	−41%
4+ bedrooms	£540	£299.18	−£240.60	−45%
All	£311	N/A	N/A	N/A

Figure 3: Average (mean) weekly private rents October to September last year compared with Local Housing Allowance rates

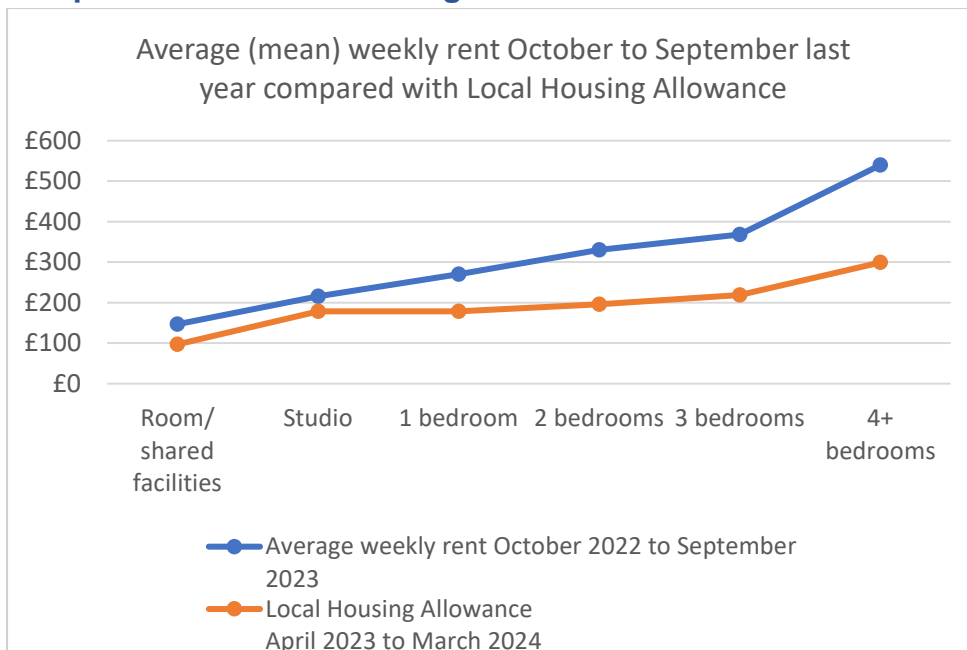


Table 10: Average (mean) monthly private rents October to September last year compared with Local Housing Allowance rates

Type	Average monthly rent Oct 2022 to Sep 2023	Local Housing Allowance monthly April 2023 to March 2024	Difference	Percentage difference
Room/ shared facilities	£638	£421.47	-£216.54	-34%
Studio	£939	£774.97	-£164.03	-17%
1 bedroom	£1,176	£774.97	-£401.03	-34%
2 bedrooms	£1,438	£849.97	-£588.03	-41%
3 bedrooms	£1,600	£949.95	-£650.05	-41%
4+ bedrooms	£2,347	£1,299.94	-£1,047.06	-45%
All	£1,352	N/A	N/A	N/A

Lower quartile rents compared with Local Housing Allowance rates

Table 11: Lower quartile weekly private rents October to September last year compared with Local Housing Allowance rates

Type	Lower quartile weekly rent October 2022 to September 2023	Local Housing Allowance April 2023 to March 2024	Difference	Percentage difference
Room/ shared facilities	£137	£97.00	-£39.84	-29%
Studio	£201	£178.36	-£22.87	-11%
1 bedroom	£230	£178.36	-£51.62	-22%
2 bedrooms	£289	£195.62	-£93.00	-32%
3 bedrooms	£316	£218.63	-£97.59	-31%
4+ bedrooms	£425	£299.18	-£126.28	-30%
All	£230	N/A	N/A	N/A

Figure 4: Lower quartile weekly private rents October to September last year compared with Local Housing Allowance rates

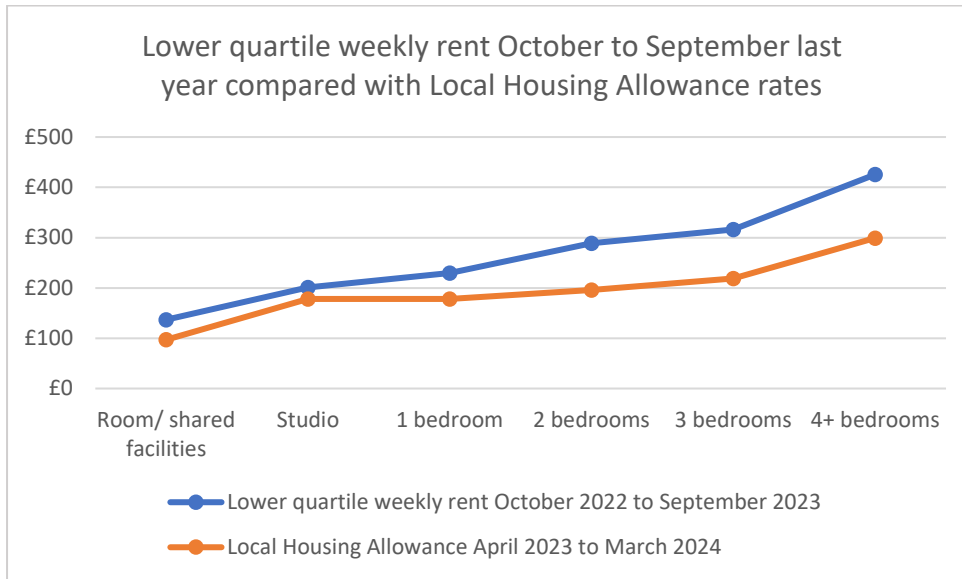


Table 12: Lower quartile monthly private rents October to September last year compared with Local Housing Allowance rates

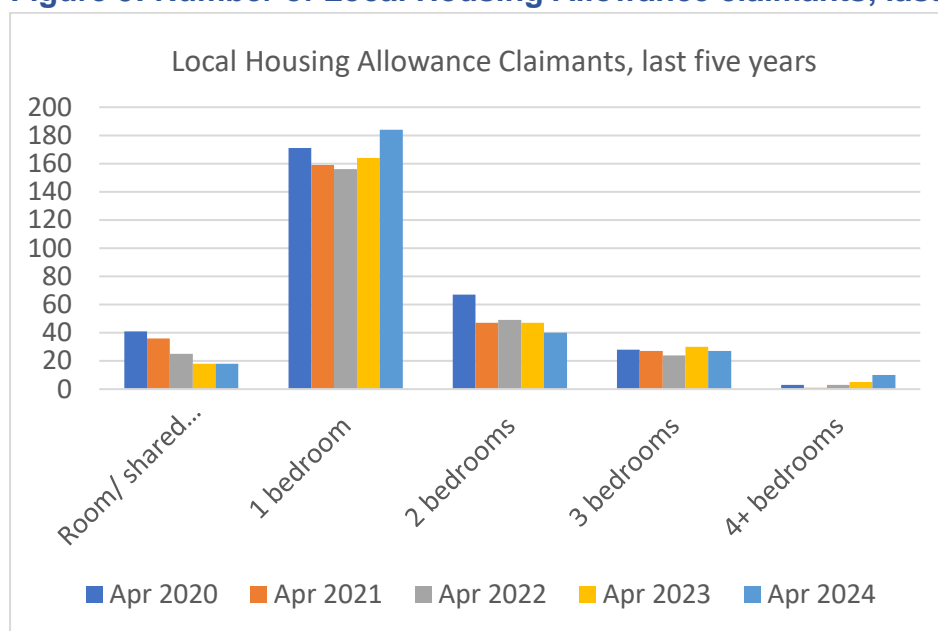
Type	Lower quartile monthly rent October 2022 to September 2023	Local Housing Allowance monthly April 2023 to March 2024	Difference	Percentage difference
Room/ shared facilities	£595	£421.47	−£173.54	−29%
Studio	£875	£774.97	−£100.03	−11%
1 bedroom	£1,000	£774.97	−£225.03	−23%
2 bedrooms	£1,255	£849.97	−£405.03	−32%
3 bedrooms	£1,375	£949.95	−£425.05	−31%
4+ bedrooms	£1,850	£1,299.94	−£550.06	−30%
All	£1,000	N/A	N/A	N/A

Local Housing Allowance claimants

Table 13: Number of Local Housing Allowance claimants, April, last five years

Type	Apr 2020	Apr 2021	Apr 2022	Apr 2023	Apr 2024	Change 12 months	Change 5 years
Room/ shared accommodation	41	36	25	18	18	0	-23
1 bedroom	171	159	156	164	184	20	13
2 bedrooms	67	47	49	47	40	-7	-27
3 bedrooms	28	27	24	30	27	-3	-1
4+ bedrooms	3	1	3	5	10	5	7
Total	310	270	257	264	279	15	-31

Figure 5: Number of Local Housing Allowance claimants, last five years



Houses in Multiple Occupation

Table 14: Number of licensed Houses in Multiple Occupation (HMOs) – approximate

Date	Number of licensed HMOs (approx)
September 2022	800
March 2023	903
September 2023	900
March 2024	750

Figure 6: Number of licensed Houses in Multiple Occupation – approximate

