

**SCDC**

# **Key Facts**

## **Housing Register Applications and Lettings**

**April 2024**



## Contents

SCDC .....	1
Key Facts .....	1
Housing Register Applications and Lettings .....	1
April 2024 .....	1
1. Applications and Lettings Summary .....	3
2. Applications and Lettings Commentary .....	3
3. Explanation.....	3
4. Advisory Note .....	4
5. Home-seekers and Transfers (March 2020-April 2024).....	4
6. Applicants by priority Banding (April 2024).....	5
7. Applicants by size of home required (April 2024) .....	7
8. Lettings data .....	8
9. Size of homes let .....	9
10. Glossary.....	11
11. Links .....	11



## 1. Applications and Lettings Summary

- As of April 2024, there are 2,053 applicants on the housing register in need of social or affordable rented properties in South Cambridgeshire.
- 1,026 applicants are in need of one-bedroom properties.
- 542 applicants are in need of two-bedroom properties.
- 348 applicants are in need of three-bedroom properties.
- 75% of applicants are in Bands A, B or C.
- 76% of applicants need a one or two-bedroom property.
- 23% of applicants are in need of a three, four or five-bedroom property.

## 2. Applications and Lettings Commentary

- There is a high demand for affordable or social rented housing in South Cambridgeshire.
- The main demand in South Cambridgeshire is for one and two bedroom properties. With one bedroom taking up 50% of the overall housing need for social and affordable rented properties.
- The current cost of living crisis is likely to lead to a further increase for affordable and social rented properties in South Cambridgeshire.
- Some properties are re-lets whilst some properties coming forward are new-builds bought forward by Registered Providers or the Councils New Build Team.

## 3. Explanation

The information displayed provides a comprehensive overview of all applicants known to the Council who require Affordable or Social Rented properties. Currently, the Council does not maintain records of individuals in need of intermediate properties.



[Home-Link](#) is the choice based letting scheme for all the council and housing associations homes in South Cambridgeshire and surrounding areas. Properties are advertised weekly for applicants to bid on. Applicants can only bid on properties if their application has been approved on to the South Cambridgeshire Housing Register.

Each applicant is assigned a banding, reflecting their level of need and the size of the home required as per the Council's letting policy. Band A designates applicants with urgent housing needs.

#### 4. Advisory Note

Back dated changes are occasionally made to some data, however at the time of writing this data was the most up-to-date information available.

Figures used in this may slightly differ to what is reported through our government returns.

A glossary of terms can be found on the back page.

#### 5. Home-seekers and Transfers (March 2020-April 2024)

Table 1: Applicants: Home-seekers and transfers, April 2024

Date	Home-seekers	Transfer Applicants	Unknown	Total Applicants
April 1 <sup>st</sup> 2024	445	192	0	637



Table 2: Applicants: Home-seekers and transfers, last five years

Date: March 31 <sup>st</sup> to April 1st	Home-seekers	Transfer Applicants	Unknown	Total Applicants
March 2023 - April 2024	445	192	0	637
March 2022 - April 2023	397	233	0	630
March 2021 - April 2022	362	232	0	594
March 2020 - April 2021	343	159	0	502
March 2019 - April 2020	304	138	0	442

## 6. Applicants by priority Banding (April 2024)

Table 3: Applicants by priority banding, April 2024

April 2024	Band A	Band B	Band C	Band D	Band D*	Total
Number of Applicants	321	583	645	421	80	2,050
Percentage of Applicants	16%	28%	31%	21%	4%	100%

**Note:** Emergency or ineligible applicants will not appear in the selected bands.

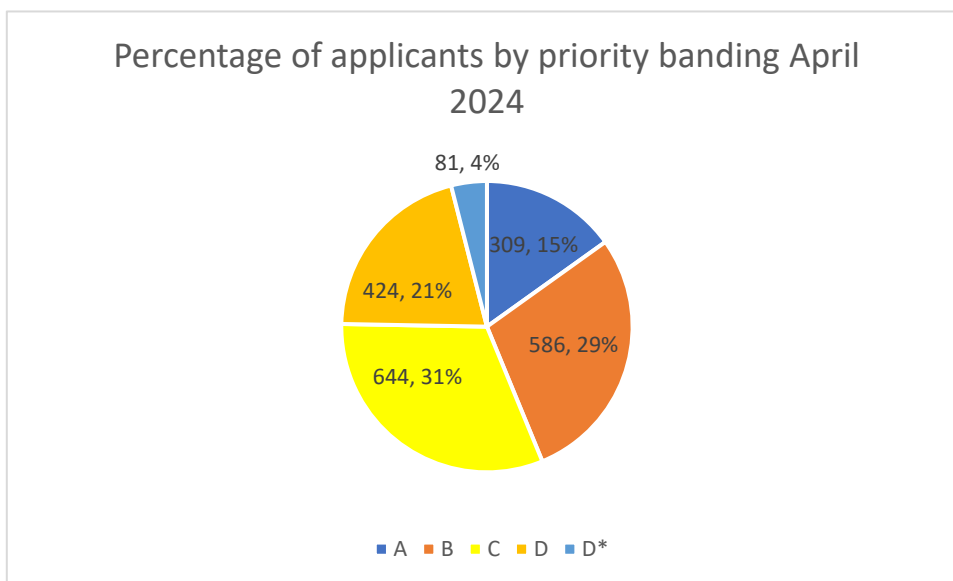


Figure 1: Applicants by priority banding (total and percentage shown) April 2024

Table 4: Applicants by priority banding last five years (March 2019-March 2024)

Date	Applicants Band A	Applicants Band B	Applicants Band C	Applicants Band D	Applicants Band D*	Total
31 <sup>st</sup> March 2024	321	583	645	421	80	2,050
March 2023	352	545	576	366	86	1,925
March 2022	309	459	463	343	64	1,638
March 2021	280	440	461	385	61	1,649
March 2020	244	379	356	319	46	1,344

**Note:** Emergency or ineligible applicants will not appear in the selected bands.

## 7. Applicants by size of home required (April 2024)

Table 5: Applicants by the size of the home required (April 2024)

Applicants	Applicants 1 bed	Applicants 2 bed	Applicants 3 bed	Applicants 4+ bed	Total
Number of Applicants	1,026	545	351	131	2,053
Percentage of Applicants	50%	26%	17%	6%	100%

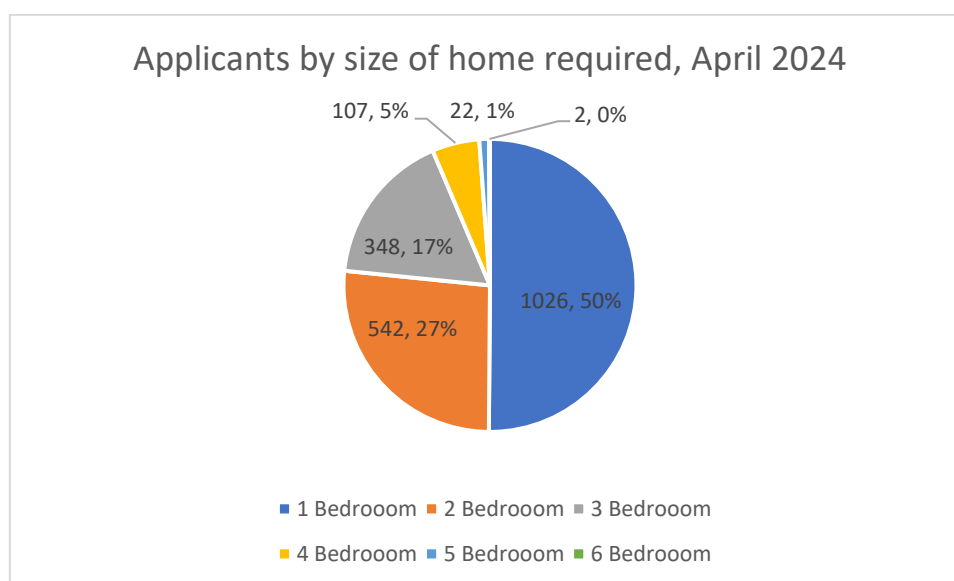


Figure 2: Applicants by size of home required in April 2024



**Table 6: Applicants by size of home required, by year, last five years**

Applicants	Applicants 1 bed	Applicants 2 bed	Applicants 3 bed	Applicants 4+ bed	Total
Number of Applicants March 2024	1,026	545	351	131	2,047
Number of Applicants March 2023	936	525	353	114	1,928
Number of Applicants March 2022	792	451	296	110	1,638
Number of Applicants March 2021	815	478	257	99	1,627
Number of Applicants March 2020	657	414	197	86	1,344

## 8. Lettings data

Data shows homes let to applicants through Home-link, through either Registered Providers or the Councils own new build team. As stated above, the priority banding and the size of the home needed is based on the households individual circumstances. Some applicants may either be housed in the South Cambridgeshire area or outside depending on their needs and household needs at the time. Furthermore, some people may be classified as emergency or may not be eligible for bidding at the time this data was sifted.

As this data is subject to changes, due to end of year finalisations or people not having updated their data before the 1<sup>st</sup> April this should be used as a snapshot in time. Changes may be recorded in Government returns slightly differently to what has been presented here.





Table 7: Lettings by size, April 2023 to March 2024

Year	1 bed lets	2 bed lets	3 bed lets	4 Bed + lets	Total Lettings
April – March 2024	244	296	87	10	637

Table 8: Lettings by size, past five years

Year	1 bed lets	2 bed lets	3 bed lets	4 Bed + lets	Total Lettings
March 31st 2023 -1st April 2024	244	296	87	10	637
March 31st 2022 -1st April 2023	265	263	87	15	630
March 31st 2021 -1st April 2022	260	253	70	11	594
March 31st 2020 -1st April 2021	194	225	69	14	502
March 31st 2019 -1st April 2020	166	196	72	8	442

Table 9: Band weighting by Lettings 2023-2024

Date	Band A Lettings	Band B Lettings	Band C Lettings	Band D Lettings	Band D* Lettings	Total
April 1st – March 31st	297	226	85	20	6	634

Table 10: Band weighting by lettings per year for the past five years

Date	Band A Lettings	Band B Lettings	Band C Lettings	Band D Lettings	Band D* Lettings	Total	Ineligible or Emergenc
------	-----------------	-----------------	-----------------	-----------------	------------------	-------	------------------------



							y
April 1st –March 31st 2024	297	226	85	20	6	634	3
April 1st –March 31st 2023	236	250	94	250	2	624	6
April 1st –March 31st 2022	182	237	122	45	4	590	4
April 1st –March 31st 2021	185	190	93	29	3	500	2
April 1st –March 31st 2020	127	181	92	40	2	442	0

Table 11: Band Weighting by bedroom size for Lettings 2023-2024

April- March 2024	Band A	Band B	Band C	Band D	Band D*	Total
1 Bed	121	71	45	3	2	242
2 Bed	0	131	39	15	4	296
3 Bed	63	21	1	2	0	87
4 Bed Plus	6	3	0	0	0	9
Total	297	226	85	20	6	634



## 10. Glossary

**Affordable Rent** – Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rents in South Cambridgeshire should not exceed (inclusive of eligible property related service charges) should not exceed 70% of gross median market rent in SCDC for that size of property, location type and service provision, or the current Local Housing Allowance rate, whichever is the lower.

**Banding** - Applications will be assessed according to the applicants level of housing need and placed into a band, within each band applications are placed in date order. More information on this can [prioritising applications page](#).

**Local Connection** – Applicants will be considered to have a local connection to the village if they live or work in the village for a certain period of time. Information on local connection criteria can be found on [Home-Link](#).

**Registered Provider** - A Registered Provider as documented by [Regulator of Social Housing](#).

**Social Rent** – Social rent is a type of housing where rents are controlled according to how much an individual can pay and not by market rent. Typically, social rent is anywhere between 50-60%.

**Home-Link Applicants** – applicants in need of social housing who are not currently living in social housing

**Home-Link** – choice based letting system that South Cambridgeshire uses as its Housing Register to allocate applicants based on their Banding.

**Transfer Applicants** – Existing social housing tenants who need to swap their property for something more suitable

## 11. Links

- Home-Link: [Home-Link - Home](#)
- NPPF: [National Planning Policy Framework - Annex 2: Glossary - Guidance - GOV.UK \(www.gov.uk\)](#)



South  
Cambridgeshire  
District Council

Please contact the Housing Strategy  
Team for more information:  
**[Strategic.Housing@scambs.gov.uk](mailto:Strategic.Housing@scambs.gov.uk)**