Cambridge Northern Fringe East Area – CB4
Brookgate Limited

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BIDWELLS

SOCIO-ECONOMICS OF THE PRIVATE RENTED SECTOR IN CAMBRIDGE

Quality Assurance

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1.0 Introduction

1.1 Background

1.1.1 This study has been produced on behalf of Brookgate Ltd to support pre-application discussions with South Cambridgeshire District Council and Cambridge City Council with regard to emerging proposals for development at the former Chesterton Sidings' Cowley Road, Cambridge. The report forms an update to Bidwells' January 2015 report produced to support representations made by Bidwells on behalf of Brookgate and the Chesterton Partnership in response to the consultation on the Issues and Options Report for the Cambridge Northern Fringe East Area Action Plan (CNFEAAP), published jointly by Cambridge City Council and South Cambridgeshire District Council for consultation.

1.1.2 The CNFEAAP will seek to facilitate the regeneration of this part of the City which straddles the boundary of the two local authorities. It is likely that much of the area will be employment led but areas in the south east of the site close to existing residential areas and the proposed new railway station, including areas under the control of Brookgate, have been identified as being suitable for mixed uses including residential development. Brookgate are proposing that this would take the form of structured Private Rented Sector (PRS) housing.

1.1.3 This report seeks to inform these discussions by providing background information in relation to the PRS housing model and considers the need for this form of development within the context of the Cambridge housing market. In addition, the report considers the likely socio-economic implications of the proposed PRS housing relative to standard mixed-tenure schemes.

1.2 Background to PRS

1.2.1 The UK's private rented sector (PRS) is the fastest growing sector in the country and has more than doubled in size in the last 14 years. This trend is set to continue and PRS is expected to surpass social rented housing imminently.

1.2.2 Institutional investment in the rented sector is more common in countries such as the US, Germany and other European countries where private rental tenure forms a larger part of the housing tenure mix. Nonetheless, over recent years the sector has seen increasing investment from pension funds and other large private institutions. Whilst moving to a market where institutionally managed rental blocks become much more common will necessarily take some time, there are signs that the market is now starting to move towards this.

1.2.3 The private rented sector often houses the most mobile households where long-term flexibility of tenure is important. This is a particularly important tenure for young entrants into the housing market, particularly those between 25-35 years old. The 25-35 age group are typically key workers, often young urban professionals, who are looking for a comfortable and affordable place to stay for a secure length of tenure but which still provides long term flexibility. This group of people will happily live in PRS housing, as proven by the numerous successful emerging schemes.

1.2.4 When it comes to renting, tenants tend to choose accommodation with good amenities and transport links. The most successful PRS schemes are in urban locations, with local transport

within walkable distance where demand is more robust. A critical mass of 150 units or more is sought by investors, whether in one building or multiple buildings. Therefore, PRS developments are generally medium to high density.

1.2.5 Further background in relation to PRS Housing, including a number of case studies are detailed within the British Property Federation (BPF) guide enclosed at **Appendix 1**.

1.3 Brookgate's Emerging Proposals

1.3.1 Brookgate proposes to develop their part of the CNFEAAP (known as CB4) for a high density mixed use development on the former Chesterton Sidings site. Discussions are currently being progressed with the Councils to bring forward a first phase of the CB4 development which would comprise of a residential-led mixed use scheme centred on the proposed new Cambridge North Railway Station. The location close to the new railway station and surrounding employment areas provides a rare opportunity to create a highly sustainable development focused on low-car use.

1.3.2 A combination of socio-economic factors (discussed in more detail in Chapter 2) and the suitability of the site for high density living has enabled Brookgate to look at tenure models different to those commonly seen over the last few decades. Consequently, a development comprising of approximately 811 Private Rented Sector (PRS) Build to Rent apartments is currently proposed comprising 243 1-bedroom (30%), 487 2-bedrooms (60%) and 81 3-bedrooms (10%). A proportion of the proposed residential units would comprise affordable housing in the form of dwellings available at discounted market rents.

1.3.3 The emerging proposals would comprise a series of apartment blocks, which would be owned and managed by a single institutional investment fund (structured PRS) rather than piecemeal ownership through buy-to-let which has often occurred in the past. The institutional ownership of the dwellings would enable a high quality development with a more structured approach to tenancy arrangements. Whilst the details have yet to be finalised, it is likely that the PRS apartment blocks would include a number of ancillary facilities to serve the needs of residents including a concierge service and gym along with private amenity space.

1.4 Report Structure

1.4.1 The remainder of this report is structured as follows:

- Chapter 2 outlines the Planning Policy Context within which any PRS proposals would need to be considered;
- Chapter 3 sets out the local demographic and housing context which the PRS proposals are intended to address;
- Chapter 4 explains the likely nature of the residents of the CB4 PRS proposals in terms of their demographic and socio-economic characteristics;
- Chapter 5 considers the implications of the proposed scheme with regard to impacts on social infrastructure;
- Chapter 6 considers issues of social cohesion and deprivation arising from the proposals;
- Chapter 7 sets out our conclusions in respect of the PRS element of the CB4 Phase 1 proposals.

2.0 PRS Policy Context

2.1 Introduction

2.1.1 The private rental sector has formed an established part of the housing market within the UK throughout the last Century. However, Structured Private Rented Sector housing, also known as Build to Rent housing, is a relatively new concept in the UK which has been growing in response to the ongoing housing crisis. The role of PRS and Build to Rent housing in helping to meet Britain's housing needs and adding choice and competition to the market is increasingly recognised yet there is relatively limited policy guidance relating specifically to PRS Housing. This chapter therefore seeks to consider the housing policy context within which the PRS proposals will be considered and how the proposals might assist in meeting local housing needs.

2.1.2 In this context, it is important emphasise that Question 29 and supporting text of the CNFEAAP Issues and Options Report[1] specifically addressed the potential of the site to accommodate PRS housing noting:

"Recently there have been market moves to actively provide more private rented accommodation in new developments and new models of this are emerging, particularly in London. This should not be confused or assumed as an alternative to affordable housing. However, the AAP could specifically seek to encourage provision of this type of accommodation. Further investigations will be needed into the available delivery models for new private rented accommodation, the financial considerations, and fundamentally the implications for place making and economic/social mix of the future residential community. As well as private housebuilders and developers, other providers could include local authorities and registered providers."

2.1.3 As a result, the AAP Issues and Options Report sought views on two options offering different degrees of encouragement to PRS housing with Option B highlighting the need for any schemes to have no adverse implications for place making and economic/social mix of the future residential community. Details of our representations in response are provided at **Appendix 2**.

2.2 The Government's Position on the Private Rented Sector

2.2.1 Whilst the NPPF does not provide any specific guidance in relation to PRS housing, it nonetheless emphasises the importance of widening the choice of high quality homes (paragraph 9 and Section 6) as being central to achieving sustainable development. In order to deliver this, local planning authorities are required to plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community and to identify the size, type, tenure and range of housing required in particular locations to reflect local demand (paragraph 50).

[1] Cambridge City Council & South Cambridgeshire District Council. December 2014. Cambridge Northern Fringe East Area Action Plan: Issues and Options Report.

2.2.2 Accordingly, Section 3 of this report demonstrates that there is an identified need for PRS housing in this location based on demographic trends and which the proposals seek to meet.

2.2.3 Paragraph 49 of the NPPF goes on to highlight that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites as is currently the case with South Cambridgeshire District Council.

2.2.4 Whilst there are no specific references within the NPPF or PPG in relation to PRS, the Government's support for PRS is nonetheless made clear within its Housing Strategy[2]:

"5… Only 1 per cent of residential stock in the UK is owned by institutions, compared with around 10–15 per cent in most European countries. This provides a clear opportunity to grow and diversify the investment base, attracting new types of investor and new sources of funds."

"16. With demand for rental housing likely to continue to rise, we must continue to support innovation and investment…"

2.2.5 Subsequently, the Montague Review was implemented which reported in 2012. In his report[3], Sir Montague concluded:

"45. It is clear that, on the demand side, there is real potential for investment in large scale developments of purpose built rented housing to grow and to be viable. This type of development can bring in new money, give a boost to housing supply, and provide more choice for tenants, particularly those who may be renting long term. And there is research which suggests that the lack of high quality private rented accommodation can put a brake on the wider growth of economic activity.

46. It is also widely accepted that the conditions now are more favourable to this kind of development than they have been in recent years. A combination of recent tax changes and wider market conditions have cleared the way for this market to grow. There are some models already emerging which are establishing the concept and slowly developing the expertise which will help others to overcome the barriers in the longer term.

47. But the challenge right now is to secure a step change on a faster timescale – a significant boost to housebuilding now, to meet existing and growing demand for rented homes. Delivering that step change will require further action from Government – to address the structural gap that currently separates housebuilders, investors and local authorities, and to give confidence to investors."

2.2.6 In particular Sir Montague recommended that:

"Local authorities should use existing flexibilities in the planning system to plan for and enable developments of privately rented homes, where they can meet local needs. The National

[2] HM Government. November 2011. Laying the Foundations: A Housing Strategy for England.
[3] DCLG. August 2012. Review of the Barriers to Institutional Investment in Private Rented Homes.

Planning Policy Framework has enabled this by embedding a flexible and permissive approach..."

2.2.7 The following year the Communities and Local Government Select Committee investigated issues in the PRS market and opportunities to grow and mature the market[4]. This set out 43 recommendations ranging from boosting the supply of private rented accommodation through to improving the quality of existing stock and the accountability of landlords.

2.2.8 One of the recommendations of the Select Committee was that:

"The demographics within the private rented sector are changing. No longer can it be seen as a tenure mainly for those looking for short-term, flexible forms of housing. While some renters still require flexibility, there is also an increasing number, including families with children, looking for longer-term security. The market, therefore, needs to be flexible, and to offer people the type of housing they need. The flexibility of assured shorthold tenancies should be better exploited, and the option of using assured tenancies should also be considered where these meet the needs of landlords and tenants. That we are beginning to see some institutions and housing associations offering longer tenancies under the current law suggests that we do not need legislative changes to achieve them. Rather, we need to change the culture, and to find ways to overcome the barriers to longer tenancies being offered."

2.2.9 In their response to the Select Committee, the Government appeared to endorse this recommendation and is seeking to increase awareness of the availability of longer tenancies[5]. The Government also stated that:

"Investors of purpose-built properties will seek to minimise void losses and churn, as they have a longer term interest in their property and portfolio, and in income certainty."

2.2.10 As noted above, whilst the NPPF and its accompanying Planning Policy Guidance do not make many specific references to the sector, in broader terms the NPPF is clear that local planning authorities should plan for a mix of housing (including size, type and tenure) based on demographic and market trends, and the needs of different groups in the community. As seen above, the Government is clearly of the opinion that PRS is one of the tenures that should be included in the mix of housing that local planning authorities should be making provision for.

2.3 Local Housing Policy

2.3.1 Both South Cambridgeshire District Council and Cambridge City Council have adopted and emerging policy positions on the provision of housing within the Greater Cambridge area. Given the location of the site within South Cambridgeshire's administrative boundary the commentary below focusses on the policy position within South Cambridgeshire. However, it should be noted that, in the absence of an up-to-date 5-year housing land supply these policies are considered to be out of date in the context of paragraph 50 of the NPPF.

[4] House of Commons CLG Select Committee. July 2013. The Private Rented Sector Volumes 1-3.
[5] DCLG. October 2013. Government Response to the Communities and Local Government Select Committee Report: The Private Rented Sector.

Overview

2.3.2 Draft Policy S/5 of the South Cambridgeshire Local Plan Proposed Submission (as amended through the Proposed Modifications) sets out the Council's position in relation to the Provision of New Jobs and Homes and seeks to provide for the development of 19,500 new homes to meet the objectively assessed needs in the district over the period 2011-2031. Whilst the CB4 development is not identified as an allocation within the Plan or included in the Council's housing trajectory it would nonetheless contribute to the supply of housing within the District to meet identified needs providing additional housing choice.

2.3.3 In order to deliver the number of new homes required by Draft Policy S/5, Draft Policy S/6 of the proposed Submission Local Plan sets out the Council's proposed Development Strategy to 2031 and confirms that the need for jobs and homes will be met as far as possible in accordance with a sequential approach based on the development hierarchy starting with development on the edge of Cambridge. The CB4 site is therefore a sequentially preferable location for housing development.

2.3.4 Moreover, Draft Policy S/7: Development Frameworks confirms that within development frameworks development and redevelopment of unallocated land and buildings will be permitted provided that, amongst other things, development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan.

2.3.5 It is worth also noting that Draft Policy S/12: Phasing, Delivery and Monitoring confirms that the Local Plan aims to achieve a continuous high level of housing production throughout the plan period to support predicted and actual jobs growth. To this end, it states that the Council will provide a 5% buffer as part of its 5-year housing land supply, met mainly through windfalls.

2.3.6 It goes on to state that if it appears that policies and allocations are not being achieved the following mechanisms will be triggered:

- Review of housing and employment land supply and allocations;
- Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
- Action to bring forward development on previously developed land;
- Action to secure the timely provision of infrastructure;

2.3.7 This is significant given that South Cambridgeshire District Council has a 5-year housing land supply deficit.

Housing Mix

2.3.8 Whilst there are no specific policies within either the adopted or emerging South Cambridgeshire or Cambridge City Local Plans, the plans nonetheless include a number of policies in relation to housing mix which are of relevance to the PRS proposals.

2.3.9 Objective HG/a of the South Cambridgeshire Development Control Policies DPD (2007) seeks to ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including Key Workers.

2.3.10 Accordingly, Policy HG/2 Housing Mix requires that residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs. It goes on to confirm that, in developments of more than 10 dwellings a mix of units will be sought

providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community.

2.3.11 Paragraph 4.4 of the supporting text highlights that there has been a strong trend in South Cambridgeshire in the recent past for large new homes, and in the period 1991 to 2001, 46% of new homes had four or more bedrooms. This is despite longstanding planning policies seeking a mix of house types, including smaller properties. This trend has limited the number of smaller new homes being built, particularly 1 and 2 bedroom properties (5% and 25% respectively), to meet more general needs. In an area of high house prices, this also has the effect of limiting the stock of cheaper market housing that is accessible to people on average salaries and those trying to get into the housing market.

2.3.12 Whilst now out-of-date, Paragraph 4.5 of the supporting text refers to the findings of the South Cambridgeshire Housing Needs Survey 2002 which identified a need for 89% of all new market housing to be one and two bedroom properties. It also advised that no more new homes of four or more bedrooms are required to meet identified market needs for the period to 2007.

2.3.13 With regard to the South Cambridgeshire Local Plan Proposed Submission, Draft Policy H/8: Housing Mix states that the Council will provide a wide choice, type and mix of housing to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of:

- At least 30% 1 or 2 bedroom homes;
- At least 30% 3 bedroom homes;
- At least 30% 4 or more bedroom homes;
- With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

2.3.14 However, the Policy goes on to confirm that the housing mix of affordable homes in all developments should be determined by local housing needs evidence. Finally, it requires that all affordable homes and 1 in every 20 market homes in a development will be built to meet the Lifetime Homes Standard.

2.3.15 Significantly, whilst not specifically addressed within the Policy itself, the supporting text highlights the importance of planning for a mix of housing based on the needs of different groups in the community in order to deliver a wide choice of high quality homes. In this regard, Paragraph 7.24 of the Plan notes that:

"*The private rented sector plays an essential role in the housing market. The Census 2011 identifies a tenure change to private rented of 3.1% from the Census 2001 for South Cambridgeshire. Affordability within the private sector is a major concern for the District. The increase in size of deposit required for both market and shared ownership means there is likely to be a significant demand for private rented accommodation from low to middle income households. We will support the private rented sector to grow through build to let, to meet the growing demand for rented homes as part of the market element of housing developments."*

2.3.16 With specific regard to housing mix and size, Paragraph 7.25 goes on to note that:

"our housing stock has traditionally been dominated by larger detached and semi-detached family houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains. The Census 2011 for example

identifies that 75% of the housing stock are detached and semi-detached houses and bungalows, with 18% terraced homes and 6% flats and maisonettes."

2.3.17 This underlines the limited supply of flats within the District and the proposed development would therefore increase the supply of this type of property.

2.3.18 Similarly, Policy 45 of the Cambridge Local Plan Proposed Submission states that developments should include a balanced mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge. It also requires that the mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Affordable Housing

2.3.19 With regard to affordable housing, South Cambridgeshire District Council adopted Policy HG/3[6] seeks that new developments provide at least 40% affordable housing but also recognises the importance of scheme viability and the need to have regard to 'other planning objectives and the need to ensure balanced and sustainable communities. With regard to the mix of affordable units it confirms that the appropriate mix in terms of housing tenures and sizes will be determined by *"local circumstances at the time of planning permission, including housing need…"*. Consequently, the Policy confirms that within individual developments the proportion and type of affordable housing will be subject to negotiation.

2.3.20 The District's emerging Policy H/9[7] is broadly similar, again recognising the importance of viability and local housing needs. Importantly, the policy does not specify the tenure mix for affordable housing within new developments and simply states that an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission. This is therefore a matter to be discussed and agreed based on the individual circumstances of the site and the proposed scheme.

2.3.21 Within the City, adopted Policy 5/5[8] echoes the District's adopted position. However, whilst the City's emerging Policy 45[9] also requires 40% affordable housing, it does not include any qualifications in terms of scheme viability and local housing need.

2.3.22 It is clear from the Councils' Local Plan evidence base and other evidence that there is undoubtedly significant demand and need for affordable housing across both local authority areas which the proposed development would seek to address. There is, however, also a need for more and better quality private rented housing, as evidenced by this study, that also needs to be addressed pursuant to NPPF paragraph 50. This is explored further below and in Section 3.

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6 South Cambridgeshire District Council. July 2007. Development Control Policies DPD.
7 South Cambridgeshire District Council. March 2014. Local Plan 2011-2031 (submission version).
8 Cambridge City Council. July 2006. Cambridge Local Plan.
9 Cambridge City Council. March 2014. Local Plan 2011-2031 (submission version).

2.4 Strategic Housing Market Assessment

2.4.1 The 2013 Cambridge Sub-Region Strategic Housing Market Assessment[10] (SHMA, Chapter 6) recognises that PRS is an important part of the overall housing market in the sub region and notes that:

"The number of households in the private rented sector increased significantly between 2001 and 2011, both locally and nationally. Factors such as changes to the benefit systems, allocations of affordable housing and continued unaffordability of purchase are likely to mean this trend continues."

2.4.2 The SHMA also recognises that:

"Further work is required to better understand the different sub-sets of the rental market in the sub-region and look at the local potential for institutional investment in the private rented sector."

2.4.3 This echoes the conclusions of one of the studies reviewed in the SHMA[11], which states that:

"The sub-sectors identified offer a useful framework against which to analyse policy interventions in the private rented sector. The diversity of the sector means that interventions that may be beneficial to some household types may be detrimental to others. By better understanding the make-up of the sector, policymakers and analysts can look to develop policy ideas that meet the needs of the full range of households."

2.4.4 One such sub-sector (the largest nationally) is higher income working age households, although it should be recognised that this is subject to considerable geographic variation across England. As acknowledged in Chapter 4 of the SHMA, at the time the SHMA was completed the vast majority of the detail of the 2011 Census had not yet been fully published and it was therefore impossible to fully understand the socio-economic profile of individual tenures in the sub-region. This data provided therefore included in Chapter 3 of this study which shows the dominance of this sub-sector in Cambridge.

2.4.5 In general, the SHMA is generally supportive of PRS as an important component of housing supply. However, due to the constraints on the availability of data could not investigate the sector at the sub-regional level in any detail. This study provides that detail.

2.5 PRS and Planning Obligations

2.5.1 PRS Build to Rent schemes have a significantly different funding structure compared to the more traditional build for sale model. Generally, PRS Build to Rent schemes generate a smaller profit margin than build for sale schemes, largely due to the discount on market value as a result of the bulk sale to a single investor. However, the smaller profit margin is acceptable to the developer

[10] Cambridgeshire Insight. November 2013. Cambridge Sub-Region Strategic Housing Market Assessment.
[11] Pearce, J. (2013). Who lives in the Private Rented Sector? Building and Social Housing Foundation.

because the risks are significantly smaller as the bulk sale for long term investment is less exposed to the short term fluctuations in the open housing market.

2.5.2 The smaller profit margin however does result in a lower level of viability and therefore the ability of the scheme to shoulder substantial planning obligations, including affordable housing. It follows therefore that, in order to meet the identified need for dedicated, high quality PRS housing, the planning policy framework needs to be less prescriptive on the level of affordable housing required, otherwise planning policies will undoubtedly stymie opportunities in the sector. Instead the planning policy framework needs to recognise the different funding structure of private rented schemes and ensure that any future requirement for affordable housing is determined at the planning application stage with appropriate viability testing.

2.5.3 In the case of the recently permitted Clippers Quay scheme in Salford (reference 14/65413/HYB) this approach was accepted and indeed no affordable housing was required due to viability. However, a clawback mechanism was to be included in the s106 agreement so that the Council could secure a high level of contribution towards planning policy objectives, including affordable housing, should there be an improvement in viability during development. Whilst it is intended that the proposals would incorporate a proportion of affordable units available at discounted market rents the quantum and detail would need to be subject to further testing and discussion and a similar provision might be appropriate for the CNFEAAP.

3.0 Demographic Background and Housing Needs

3.1 Changes in Tenure over Time

3.1.1 Privately rented housing is not a new concept, indeed the Landlord and Tenant Act was first given royal assent in 1709. According to ONS, across England and Wales in 1918 some 77% of households were renting of which only 1% were socially renting[12]. Between the two world wars changes in Government policy saw a significant growth in subsidised social renting and a resultant decrease in private renting. By 1939 the social rented sector accounted for 10% of all households in England and Wales whilst private renting had decreased to 58%. After the Second World War much of the rebuilding was in the social housing sector, further depressing the proportion in the private rental sector. As wages began to grow faster than house prices, owner occupation increased, fully endorsed by the Government as a means of, theoretically at least, accruing individual wealth and limiting household deprivation.

3.1.2 By 1961, in England, owner occupation had outstripped both the social and private rental sectors (Figure 3.1). This trend continued until 2004 when the percentage of owner occupation peaked at 69.1%. The social rented sector also continued to gain on the private rented sector until 1979 when the introduction of the 'right to buy' scheme resulted in much of the social rented stock moving to owner occupation.

3.1.3 By 1986 the private rented sector had declined to just 8.7% of housing stock, a decline of over 67% in 68 years. For over twenty years the private rented sector was relatively stagnant at approximately 9.7%. However, by 2003 demand for additional housing was significantly outstripping supply, inflating house prices. Furthermore, the 'right to buy' scheme had significantly reduced the amount of social housing available. Consequently, many households had little option other than to enter the private rented market – the 'inbetweens'[13].

3.1.4 As shown in Figure 3.1, the revival of the private rented sector in Cambridge has been similar to the national picture. However, owner occupation did not reach the levels seen nationally and peaked much earlier. Similarly, the private rented sector remained relatively strong and appears to have been steadily growing since 1991. It also appears that the private rented sector overtook the social rented sector earlier in Cambridge (around 2004) than seen nationally.

3.1.5 Figure 3.2 below shows the growth of the private rented sector in Cambridge since 1991 relative to other tenures. Importantly, this separates student housing from the rest of the private rented sector. This clearly shows that the majority of growth in the City since 1991 has been in the private rented sector. Whilst it is unlikely that many newly constructed houses were purpose built for the private rented sector, it has occurred on an ad-hoc basis to meet the demands of households that cannot afford to buy their own home.

3.1.6 The SHMA shows that Cambridge had the highest proportion of PRS in the sub region in both the 2001 and 2011 Censuses.

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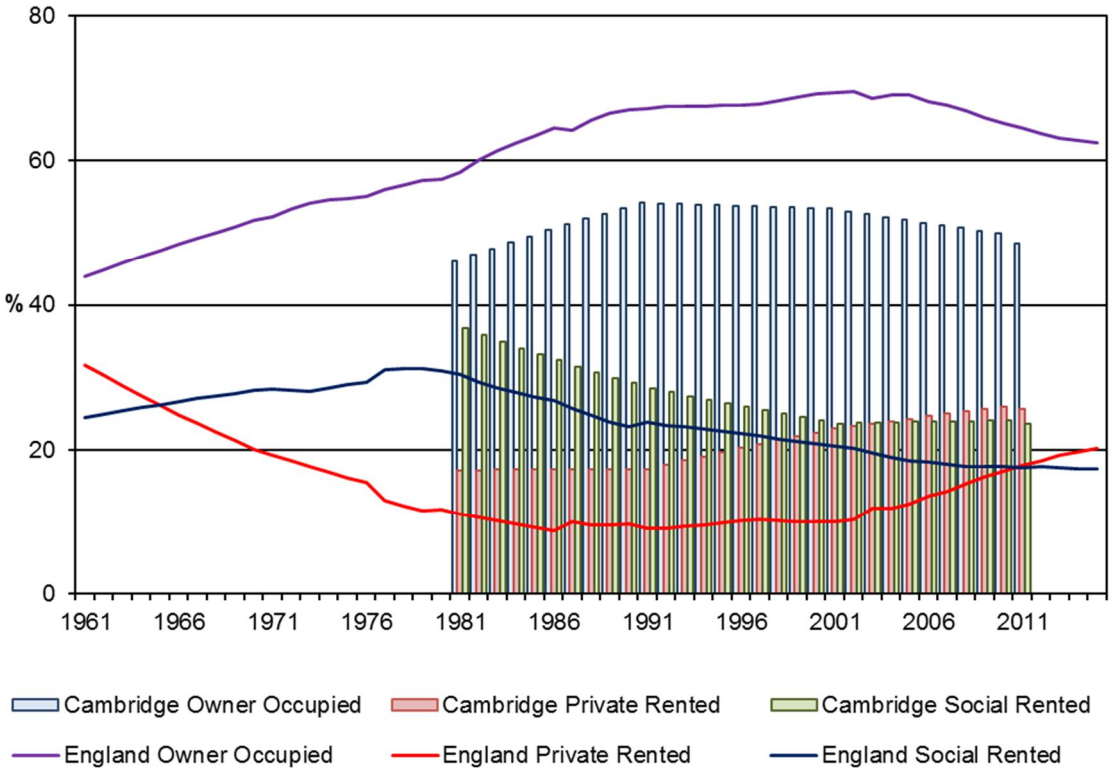
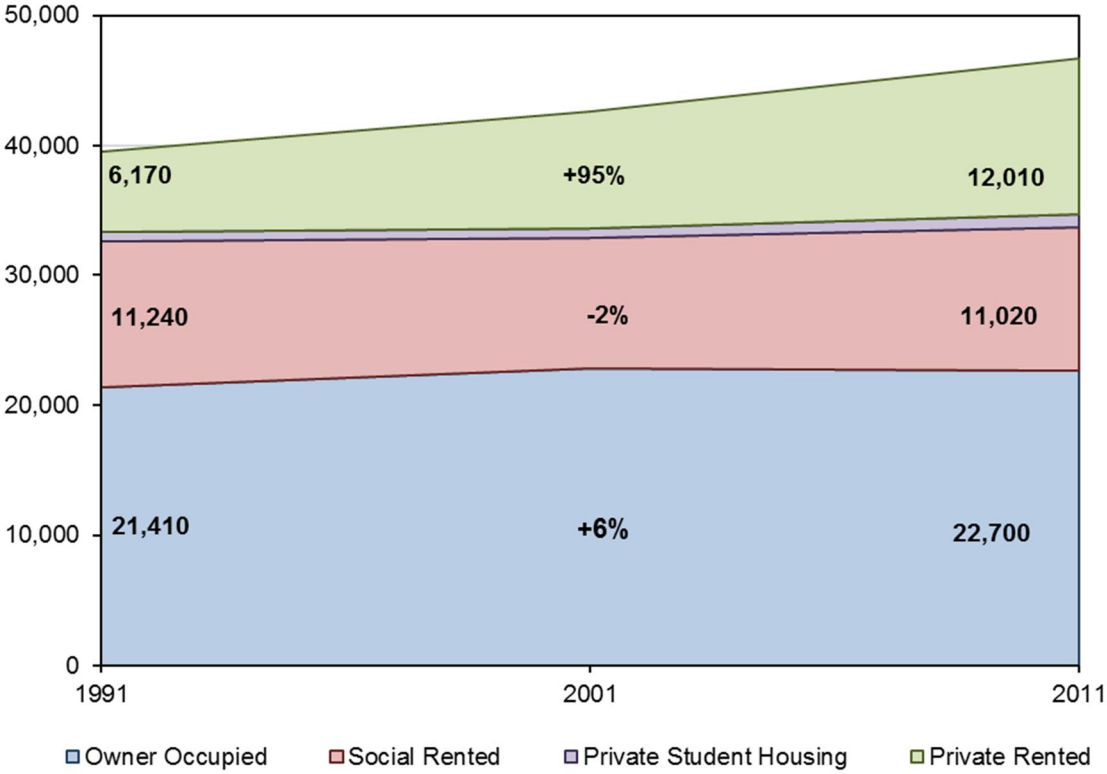
[12] ONS. April 2013. A Century of Home Ownership and Renting in England and Wales.
[13] CIH. April 2010. Future Directions in Intermediate Renting: A Discussion Paper.

Figure 3.1: Changes in Tenure over Time



Sources: DCLG Table 104 dwelling stock: by tenure & ONS Census data

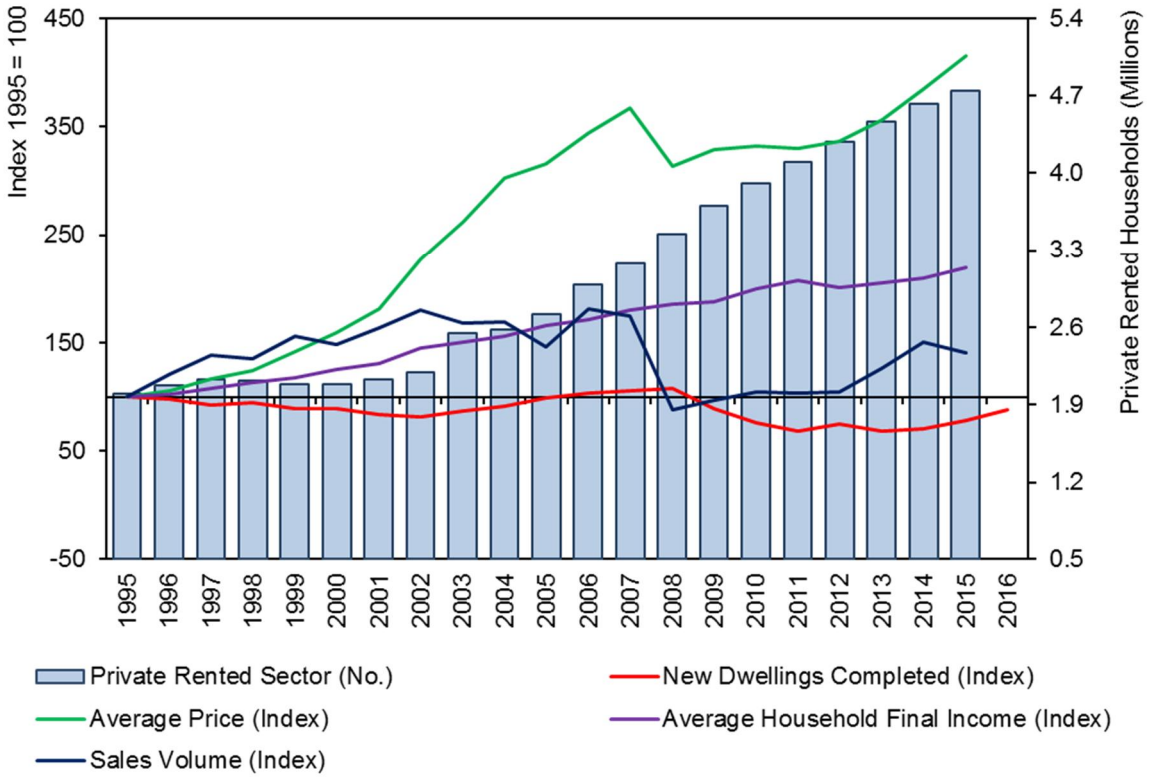
Figure 3.2: Growth of the Private Rental Sector in Cambridge



Source: ONS 1991, 2001 & 2011 Censuses

3.1.7 When the housing market crashed in 2008 home ownership became even more difficult (see Figure 3.3). Whilst house prices did fall for a short period, the limited amount of new construction, tighter requirements on mortgage lending and low annual growth in wages meant few households could take the opportunity to own their own home. After only a short respite house prices began to rapidly increase again. Consequently, since 2002 the private rented sector has increased from 10.3% to 18.5% of housing stock in 2012, overtaking the social rented sector in 2011 for the first time since the early 1960s.

Figure 3.3: Effect of the 2008 Recession on the Housing Market in England



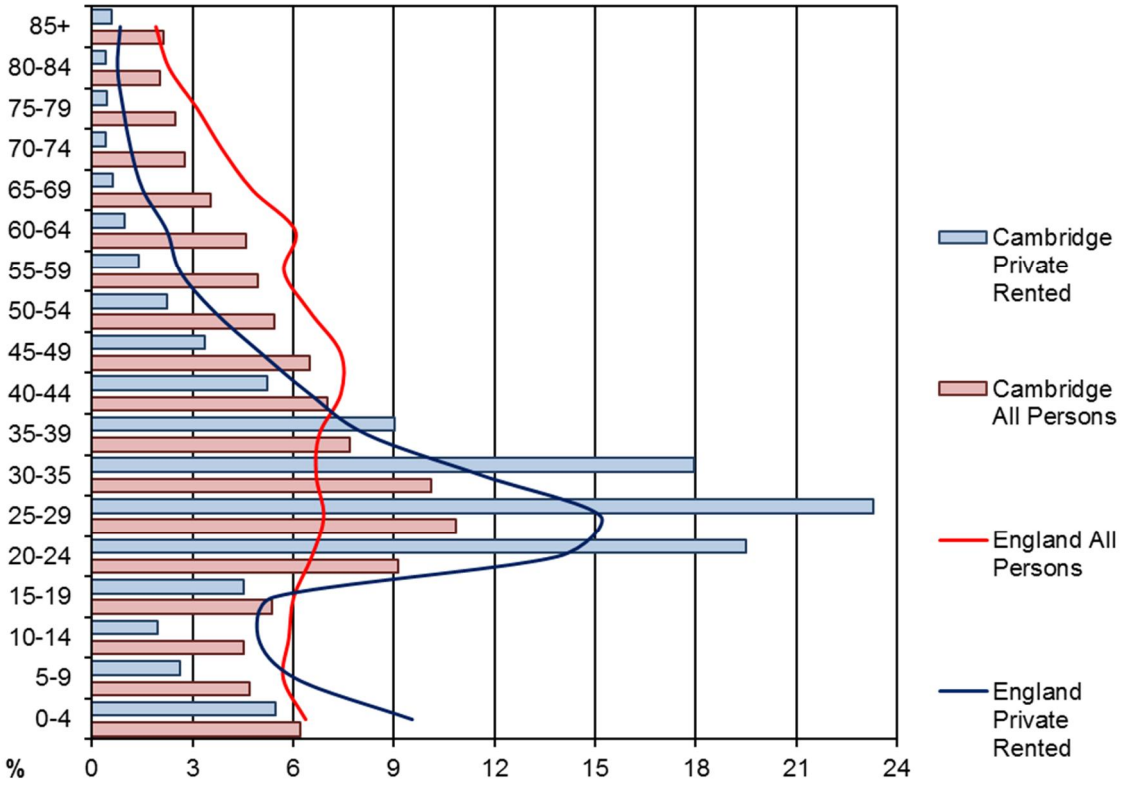
Source: DCLG Live Table 104 dwelling stock: by tenure, England (historical series); ONS UK HPI Background Tables; ONS (May 2016) The Effects of Taxes and Benefits on Household Income

3.1.8 In Cambridge, Figure 3.2 clearly shows that the private rented sector is growing at a significantly greater rate than the wider housing market. With house prices likely to stay significantly higher than the national average coupled with a strong desire for the City to increase its employment base linked to the Universities, the private rented sector will undoubtedly continue to grow to meet the needs of those that do not wish to buy or fall between the social rented sector and those that can afford to buy.

3.2 Age Profile of the PRS Population

3.2.1 According to the 2011 Census, 30,988 people in Cambridge (28.9% of residents living in households[14]) live in privately rented households. This is significantly greater than the 18.0% seen across England. The age profile of this population is also significantly different to England as a whole (Figure 3.4).

Figure 3.4: Age Profile of Private Tenants in Cambridge and England



Source: ONS 2011 Census Table CT0163

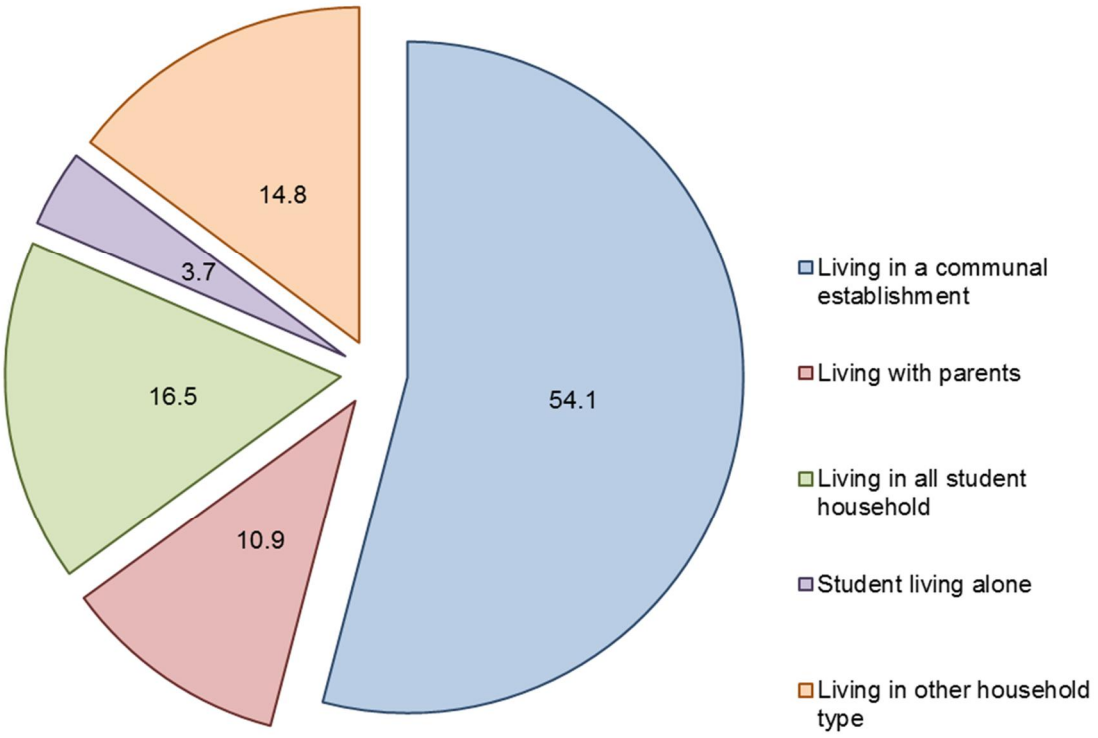
3.2.2 The private rented sector has proportionally considerably fewer children than all tenures across England and especially in Cambridge. In terms of those aged 0-4, Cambridge has proportionally fewer in private rented accommodation, which is contrary to the national picture. In England the proportion of 5-9 year olds is comparable across all tenures but in Cambridge there are considerably fewer in the private rented sector. For those aged 10-19 both Cambridge and England show considerably fewer in private rented accommodation compared to all tenures. Overall Figure 3.4 shows that, in terms of adults, the private rented sector has a considerably younger age profile in both Cambridge and England compared to the total populations. This is

[14] In total the 2011 Census shows there to be 123,867 people as usual residents in Cambridge. However, 16,522 people live in communal establishments (92.3% of which are in education). The population in communal establishments is generally has different housing requirements and does not directly influence the demand for owner occupation, private or social rented dwellings.

particularly the case amongst those aged 20-35; particularly in Cambridge, which equates to 18,821 people.

3.2.3 Whilst some of this variation between Cambridge and England may be due to students living in private rented accommodation, it is unlikely to be as significant as what might be assumed. Appendix 2 Table A2.1 shows that whilst the student population aged 16+ accounts for 25.2% of the total population, it only accounts for 13.7% of the household population, due to the high proportion of students living in communal establishments. Of these 12,279 students living in households, only 4,418 lived in defined 'student households' (Figure 3.5), of which there are just 1,097. The remainder live with parents, on their own or in other households (e.g. students lodging with a family), all of which are likely to be spread over a range of tenures. Consequently, it is likely that most of the people aged 20-35 shown in Figure 3.4 in private rented accommodation in Cambridge are not students.

Figure 3.5: Students Aged 16+ by Type of Accommodation



Source: ONS 2011 Census LC4411EW

3.2.4 Also of note in Appendix 2 Table A2.1 is the high proportion of students in communal establishments in Cambridge (88.9%) relative to England (37.7%) which clearly shows a far greater reliance on dedicated student housing in Cambridge. This reliance is unlikely to change in the near future and indeed the emerging Cambridge City Local Plan makes clear provision to protect existing student housing and promotes increased capacity.

3.3 Ethnicity

3.3.1 Whilst it is clear that the private rented sector is more ethnically diverse in both Cambridge and England as a whole compared to the total population, no single group appears to be significantly proportionally greater than the total population (Appendix 2 Table A2.2). Similarly, there is a slightly lower proportion of Christians in private rented accommodation compared to the total populations but the difference is spread across all other identified religions and beliefs (Appendix 2 Table A2.3).

3.4 Health and Wellbeing

3.4.1 Appendix 2 Table A2.4 sets out the proportion of the population that reported being in either bad or very bad health in the 2011 Census. It should be noted that this was an entirely subjective measure so the accuracy of small samples can be questionable; however, for larger samples it can be a useful tool.

3.4.2 The data shows that broadly the population in Cambridge is far healthier than England as a whole no matter the tenure of their housing. However, within both Cambridge and England it is clear that the private rented sector does have a higher proportion of people in poor health compared to the total household population. Indeed, in the 25-49 age range, it appears that 66.4% of all people in England in poor health live in the private rented sector. For Cambridge, this increases to 79.8%, although the sample size is too small to be completely reliable.

3.4.3 Appendix 2 Table A2.5 sets out the proportion of the population that have their day-to-day activities limited by a long term health problem or disability. This measure, also from the 2011 Census, is related to criteria for health and disability in legislation and is generally considered more accurate than the general health measure. However, with changes in these criteria, particularly in relation to the ability to work and eligibility for welfare payments, this data should also be considered with care.

3.4.4 This appears to confirm that there are a higher proportion of people in poor health in the private rented sector compared to the total household population, although the overall numbers are still very small. For the 25-49 age range, it appears that 56.5% of all people in England who have a long term health problem or disability live in the private rented sector. For Cambridge, this increases to 70.5%. In both cases these are proportionally less than those in the same age range who considered that they were in poor health (see above).

3.4.5 It should be noted that the opposite trend is seen in Cambridge in terms of the proportion that are economically inactive due to long term health problem or disability (see Appendix 2 Table A2.13). For example, in the 35-49 age range, 4.5% of all household representative persons[15] are on long term leave due to illness or disability, compared to 1.7% of household representation persons in the private rented sector. These statistics need to be considered carefully since they only relate to the household representative person rather than the total household population. However, they

[15] A Household Reference Person is an individual person within a household that acts as a reference point to characterising the whole household.

appear to suggest that, whilst there are higher proportions in private rented accommodation with long term health problems or disability; most continue to be economically active.

3.5 Household Composition

3.5.1 Appendix 2 Table A2.6 sets out the household composition for Cambridge and England, excluding households comprising all full-time students, which allows for better comparison between the two geographies. For completeness, the data for these households is set out in Appendix 2 Table A2.7.

3.5.2 The data shows that there is a similar pattern of household composition for Cambridge and England, although in Cambridge the variations between all households and households in the private rented sector are considerably greater. In broad terms:

- There are far fewer households in the private rented sector that include dependent children[16].
- There are far fewer households, either single or multiple persons, in the private rented sector that comprise entirely of people aged 65 and over.
- There are fewer households in the private rented sector that include non-dependent children[17].

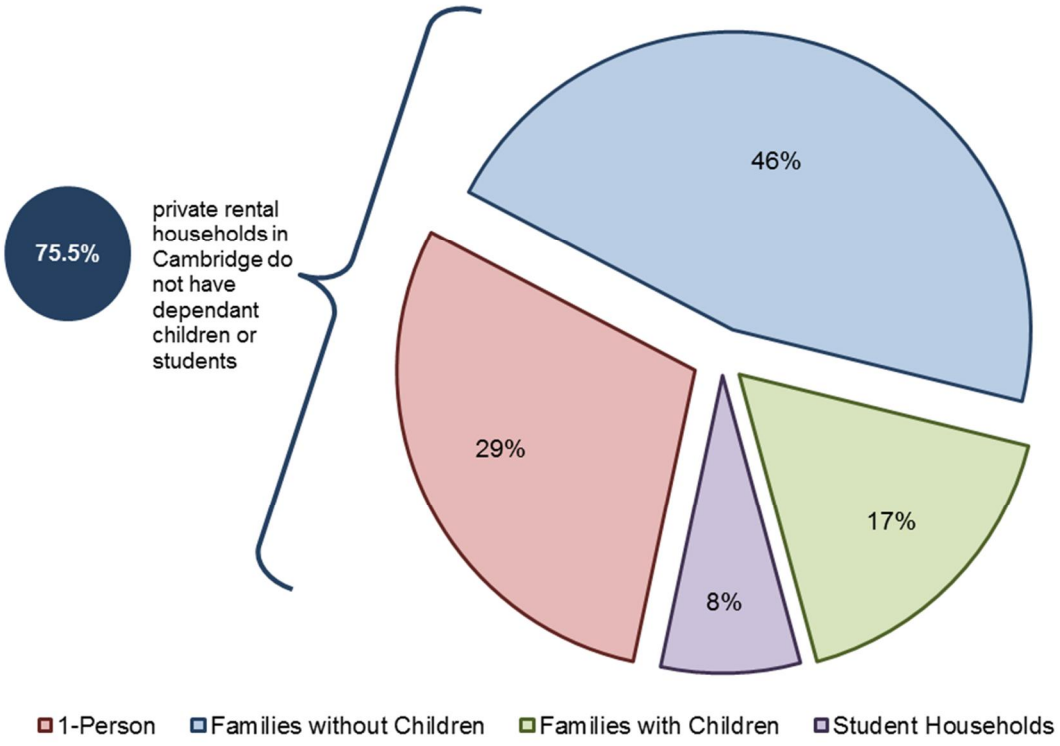
3.5.3 The main notable difference between Cambridge and England as a whole is the proportion of 'Other' households. In Cambridge some 22.8% of all households in the private rented sector fall into this category whilst it is only 10.9% in England. It is likely that most of these households are Households in Multiple Occupation (HMOs) comprising unrelated (probably young) adults that do not have the financial resources to purchase their own home.

3.5.4 It is also of note that in Cambridge 75.5% of private rented sector households do not have dependent children or comprise all-students (Figure 3.6). This is the highest proportion of any local authority in England outside of London.

[16] A dependent child is any person aged 0 to 15 in a household (whether or not in a family) or a person aged 16 to 18 in full-time education and living in a family with his or her parent(s) or grandparent(s). It does not include any people aged 16 to 18 who have a spouse, partner or child living in the household.

[17] There is no age limit applied to the definition of a child. For example, a married couple living with their son aged 40 would be classified as a family consisting of a married couple and their child unless the son has a spouse, same-sex civil partner, partner or child living in the household. Therefore, non-dependent children can be of any age and households with non-dependent children simply identify those with at least two generations of the same family where all are aged 16 or over.

Figure 3.6: Prevalence of Households without Dependent Children or All-Students in Cambridge



Source: ONS 2011 Census Table DC4101EW

3.6 Characteristics of the Private Rented Sector Stock

3.6.1 Private rented housing stock tends to have slightly different characteristics to those found across other tenures. Nationally there is a clear preference in the private rented sector for denser types of accommodation compared to all stock with less than half the proportion of detached houses and approximately twice as many flats (Appendix 2 Table A2.8). In Cambridge, the housing stock is denser in any case due to the largely urban nature of the local authority area, but there is still a distinct shift towards proportionally-denser types in the private rented sector compared to other tenures.

3.6.2 Nationally the private rented sector appears to have a comparable range of household sizes when compared to all tenures (Appendix 2 Table A2.9). In Cambridge however, there appears to be a slight skew towards larger households with 3.5% fewer one-person households in the private rented sector compared to all tenures. This skew might be partially attributable to student households although the proportions of households with five or more people are sufficiently comparable to England as a whole to suggest the effect is very limited.

3.6.3 When household size is considered against the number of bedrooms, it is clear that the private rented sector is far more densely populated (Appendix 2 Table A2.10). Whilst the median ratio is still approximately one person per bedroom across all tenures, the proportion of private rented households that have a ratio of more than one person per bedroom is notably greater in Cambridge and across England.

3.6.4 This preference in the private rented sector towards denser types of housing, slightly larger household size and on average more persons per bedroom has resulted in a more efficient use of the housing stock. Appendix 2 Table A2.11 shows that the proportion of households with an occupancy rating of zero (i.e. a balanced household size for the number of bedrooms available) is far greater in the private rented sector than across all tenures. There is also a higher proportion with a negative occupancy rating (i.e. insufficient number of bedrooms for the household size); however, the numbers are still small and many could be attributed to lifestyle choice rather than an indication of actual overcrowding.

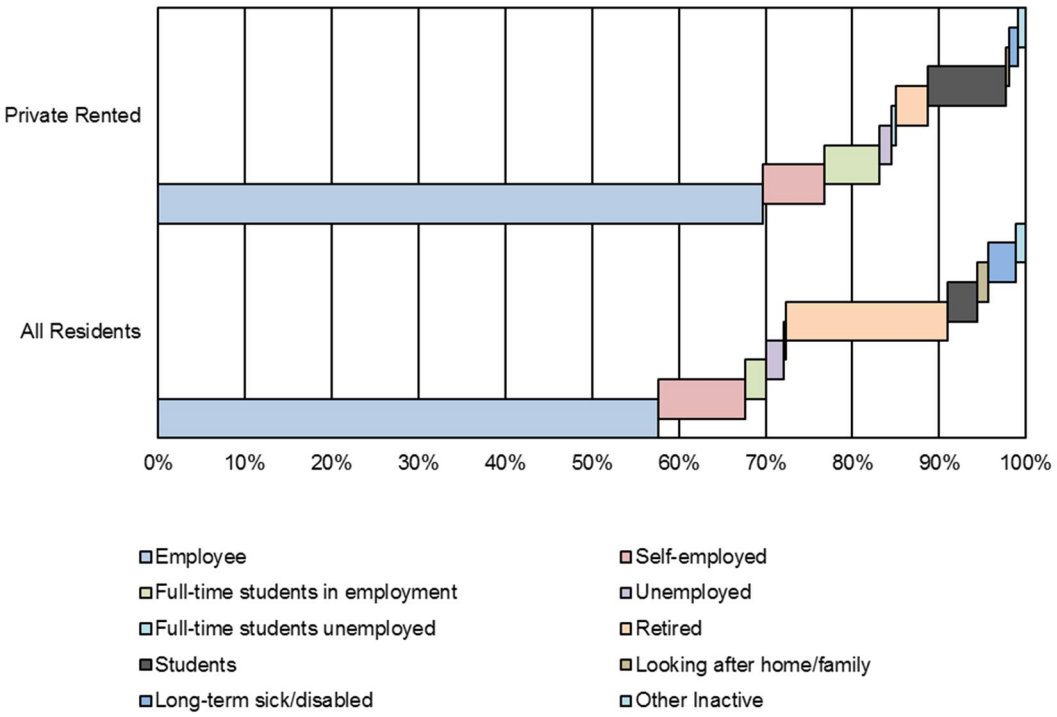
3.6.5 Despite the slightly larger household size attributed to the private rented sector it has a far higher proportion of households with no cars available (Appendix 2 Table A2.12). This is particularly the case in Cambridge where car ownership is generally lower than the national level.

3.7 Economic Profile of the PRS Population

3.7.1 Appendix 2 Table A2.13 shows that amongst household representatives aged 16-34 economic activity is higher in private rented accommodation in Cambridge, although it is comparable across tenures in England. Amongst those aged 35-64 economic activity rate in the private rented sector in Cambridge is high, and unemployment and inactivity due to long term sickness are low. In each case, the opposite occurs across England as a whole. Across both Cambridge and England however unemployment and inactivity due to long term sickness are notably lower in the private rented sector.

3.7.2 In Cambridge, the proportion of household representatives that are employees in the private rented sector is 12% higher than the average across all tenures (Figure 3.7). While the proportion of self-employed is lower in the private rented sector, the proportion of full time students in employment is almost three times the average across all tenures.

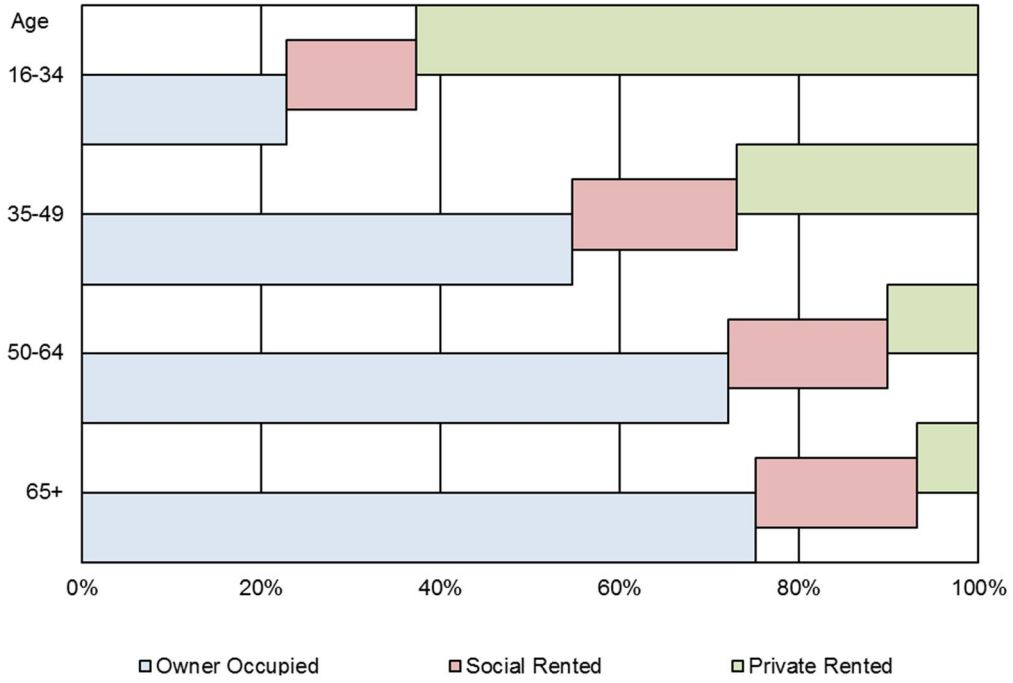
Figure 3.7: Economic Activity and Inactivity in PRS in Cambridge, 2011



Source: ONS 2011 Census Table DC4601EW

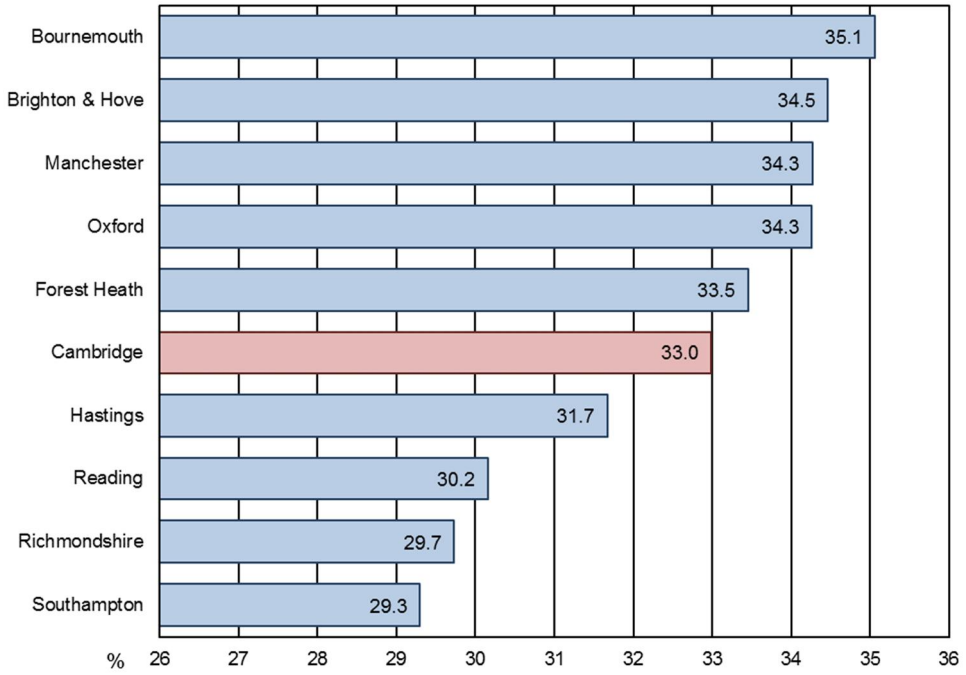
3.7.3 In terms of the population in employment, there are clear variations in tenure depending on age (Figure 3.8). Some 62.7% of household representatives aged 16-34 live in the private rented sector, which is the third highest of any local authority in England outside of London. Overall, in Cambridge some 33.0% of the household representative persons in employment live in PRS housing; the sixth highest in England outside London (Figure 3.9).

Figure 3.8: Tenure of Household Representatives in Employment by Age in Cambridge, 2011



Source: ONS 2011 Census Table DC4601EW

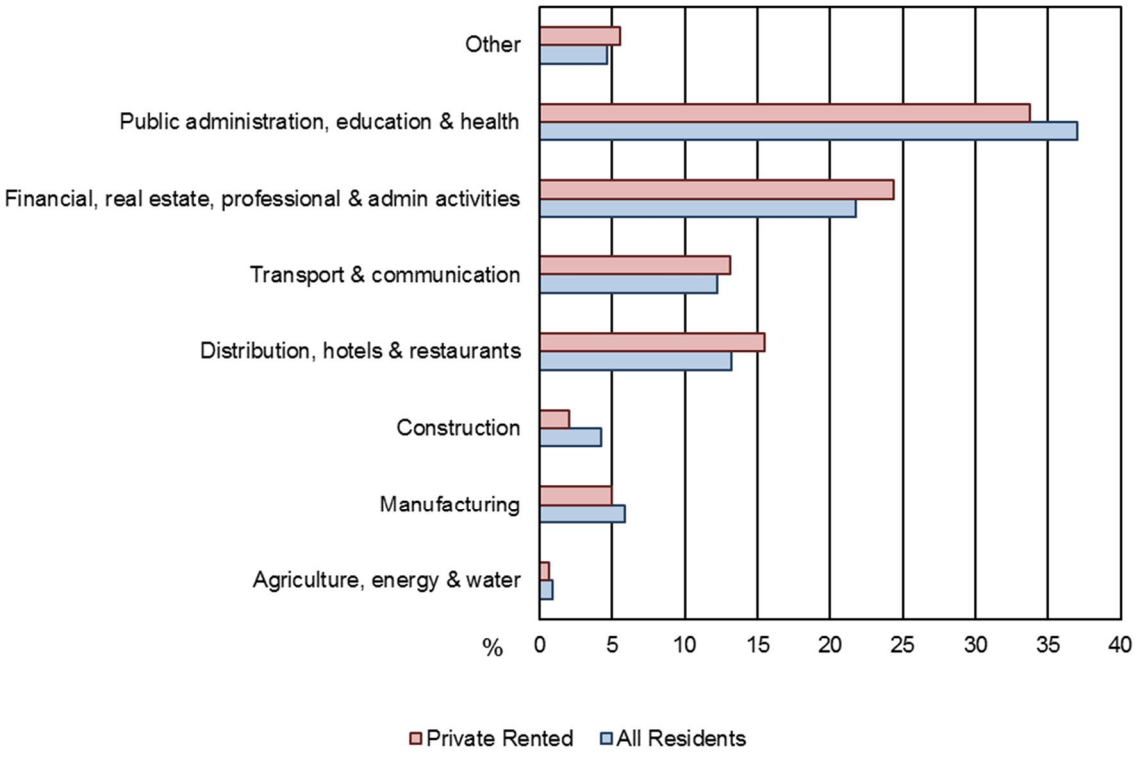
Figure 3.9: Top 10 Areas Outside London for HRPs in PRS Housing



Source: ONS 2011 Census Table DC4601EW

3.7.4 Appendix 2 Table A2.14 sets out the broad industries that household representative persons work in. Across England the variation between the private rented sector and other tenures does not appear to be significant. Within Cambridge, the most notable variations are a lower representation in the construction sector in the private rented sector and a slightly higher representation in financial, real estate, professional and administrative activities (Figure 3.10).

Figure 3.10: Industry of Household Representatives in Cambridge, 2011

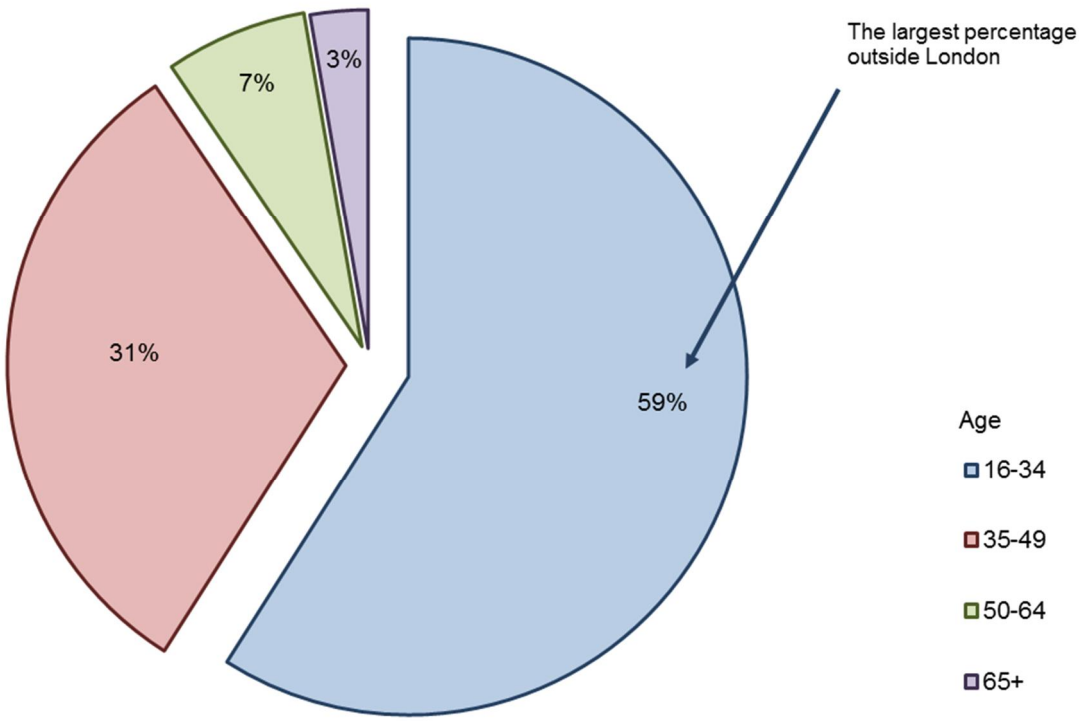


Source: ONS 2011 Census Table LC4602EW

3.7.5 Appendix 2 Table A2.15 shows that there is considerable variability in employment occupation between tenures depending on the age of the household representative person in Cambridge and across England. For England, many of these variations are likely to reflect the relatively small population compared to the vast geographic area covered. As such these statistics should be treated with care. In Cambridge however, whilst the sample size is smaller still, the geographic area is considerably smaller and the statistics are likely to be more meaningful. In Cambridge, amongst household representatives of all age ranges there is a higher representation of more professional occupations in the private rented sector. There are also generally fewer household representatives in private rented accommodation in elementary occupations or employed as process, plant and machine operatives.

3.7.6 Furthermore, 7,317 (31.4%) household representative persons in Cambridge that work in managerial, administrative or professional occupations live in the private rented sector. Of these, 59.0% are aged 16-34, which is the highest proportion for this age range in England outside London (Figure 3.11).

Figure 3.11: Household Representative Persons with Managerial, Administrative or Professional Occupations that live in Private Rented Accommodation by Age



Source: ONS 2011 Census Table DC4604EW

3.8 Household Income and Expenditure

3.8.1 The English Housing Survey provides some insight into the income available to households of different tenures. On average, those in the private rented sector achieve lower gross weekly income than those that own their own home. For example, in 2012-13, the average gross weekly income in the private sector was £580 compared to £798 for owner occupiers and £315 for those in social rented accommodation. Over the last five years the gross weekly income of those in private rented accommodation has remained largely constant whilst those in owner occupation and social rented sector have seen a small level of growth (Table 3.1).

Table 3.1: Mean Gross Weekly Income of Household Reference Person (and Partner)

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
	£	£	£	£	£	£
Owner occupiers	£751	£752	£786	£779	£782	£798
All private renters	£530	£552	£531	£550	£546	£580
Social renters	£285	£291	£290	£291	£306	£315
Young private and social renters (less than 30)	£438	£480	£467	£470	£460	£468

Source: ONS English Housing Survey Tables FA3101 (S418) & FA1321 (S113)

3.8.2 These figures are for England only and estimates of income by tenure are not available at other geographic levels. However, the ONS Annual Survey of Hours and Earnings does indicate that in 2015 mean gross weekly pay in Cambridge was £689 compared to £636 in England, i.e. 8.3% higher. It is anticipated that the private rented sector would show comparable geographic variation, suggesting that if England's private renters had a mean gross weekly income of £580, in Cambridge this would be in the region of £628.

3.8.3 By contrast, Table 3.2 shows the geographic differences in monthly private rents seen in recent months. This shows that on average private rents in Cambridge are approximately 26% higher than England. Therefore, private renters in Cambridge are likely to have less disposable income remaining once rents are subtracted, even though they on average command higher incomes.

Table 3.2: Average Monthly Private Rents (October 2013 – September 2014)

	All	Room Only	Studio	1-bed	2-bed	3-bed	4+ bed
England	£742	£363	£579	£625	£693	£789	£1,412
North East	£490	£290	£330	£396	£459	£535	£762
North West	£541	£316	£351	£440	£518	£617	£959
Yorkshire & Humberside	£553	£320	£364	£417	£502	£576	£1,144
East Midlands	£542	£330	£346	£419	£514	£602	£906
West Midlands	£577	£331	£378	£450	£550	£646	£1,033
East	£705	£379	£455	£538	£665	£780	£1,229
- Cambridge	£934	£457	£695	£845	£1,052	£1,196	£1,816
London	£1,530	£556	£909	£1,211	£1,516	£1,970	£3,134
South East	£873	£395	£507	£625	£804	£980	£1,743
South West	£695	£363	£439	£519	£649	£787	£1,254

Source: VOA

3.8.4 It is also worth noting that the SHMA identified that Cambridge was by far the most expensive place to rent in the sub region based on March 2012 prices. The SHMA also identified that rents in Cambridge have increased especially fast.

3.9 Conclusions

3.9.1 It is clear that the private rented sector is not a new model but rather a form of housing provision that is re-emerging following the stagnation of the wider housing market and decline of the social rented sector. This is particularly the case in Cambridge where the private rented sector has maintained a relatively strong presence compared to the national picture.

3.9.2 The private rented sector is characterised by a relatively young adult population with proportionally fewer children than seen in other tenures. Student housing in the private rented sector only accounts for a small proportion of the overall stock, even in Cambridge where communal establishments accommodate the vast majority of students.

3.9.3 In terms of the diversity of the private rented sector, there is relatively little variation from the wider population in ethnicity and religion.

3.9.4 Household stock in the private rented sector is far more efficient in terms of the number of people per bedroom with a far higher proportion of households having a 'neutral' occupancy rating. There are also proportionally more in overcrowded households, but it is likely that for many this is a lifestyle choice.

3.9.5 The private rented population generally has high levels of economic activity and employment. There are proportionally more household representatives in managerial and professional occupations, and predominantly in service sectors. Cambridge performs particularly well in these measures with the highest proportion of young household representatives in managerial and professional occupations in England.

3.9.6 Within Cambridge, the cost of accommodation is particularly high with less disposable income available to households once the costs of rents are subtracted. This is a clear market signal that there is high demand for further housing in the City.

3.9.7 Given the demographic and housing market context, Cambridge is therefore particularly well suited to structured Private Rented Sector housing provision and it is considered that this would make a positive contribution to meeting local housing needs and providing more diverse housing choices for those in need.

4.0 Predicting the Nature of CB4's PRS Population

4.1 Introduction

4.1.1 The purpose of this chapter is set out the anticipated demographic and economic profile of the emerging CB4 proposals. For comparison purposes, two scenarios are considered:

- Scenario 1: the proposals comprising dedicated private rented dwellings (the 'Proposed PRS Scheme').
- Scenario 2: the proposals comprising open market (including private rented) and social rented housing (a 'Standard Mixed-Tenure Scheme').

4.1.2 By comparing the differences between the two scenarios it will be possible to understand the implications of providing dedicated private rented dwellings as part of the CB4 proposals.

4.1.3 The emerging CB4 Phase 1 proposals consist of 811 apartments comprising 243 1-bedroom (30%), 487 2-bedroom (60%), and 81 3-bedroom (10%). Note that this somewhat differs from the housing mix suggested in Table 4 of Chapter 14 of the SHMA, which indicates a greater need for larger dwellings in Cambridge between 2011 and 2031. However, there are a number of flaws in this approach that Cambridgeshire Insight have acknowledged through the examinations into the Cambridge and South Cambridgeshire Local Plans[18]:

- The SHMA uses the 'How Many Homes' toolkit to estimate type of homes required. However, this is based on the household formation rates of the 2008-based DCLG household projections. These have been found to significantly overestimate the changes in household formation and have been superseded with 2011-based, 2012-based and 2014-based household projections, all of which are based on the 2011 Census and revised population estimates between 2001 and 2011.
- It has also been found that the underlying ONS population projection methodology is inaccurate when applied to Cambridge. This is due to the nature of the migration into Cambridge which means it is often classified as Un-attributable Population Change (UPC) rather than a specific form of migration. Since UPC is not used as standard by ONS, the population projections for Cambridge show a significant underestimation. This consequently influences patterns of household formation.

4.1.4 The mix of apartments therefore reflects the likely requirements of the private rented sector rather than the housing market as a whole. This is consistent with the 2013 Estates and Letting Agents Survey undertaken on behalf of Cambridgeshire Insight, which suggested that most demand was for 1- and 2-bedroom properties[19].

[18] Cambridgeshire Insights. April 2013. Population, Housing and Employment Forecasts Technical Report.
[19] MEL. April 2013. Estate and Letting Agent Survey, 2013.

4.2 Population per Household

4.2.1 It is possible to create population per household multipliers from the 2011 Census that take account of a combination of accommodation type, tenure and number of bedrooms in an area for specific age ranges. These ages are combined into a series of cohorts based on their basic socio-economic needs that are then split by accommodation type, tenure and number of bedrooms:

- Aged 0-4: pre-school;
- Aged 5-11: primary school;
- Aged 12-16: secondary school;
- Aged 17-18: college;
- Aged 19-24: young adults;
- Aged 25-44: working adults;
- Aged 45-64: working adults; and
- Aged 65 and over: older people.

4.2.2 Table 4.1 sets out the multipliers used for the Proposed PRS Scheme, i.e. all private rented accommodation in apartments ranging from one to three bedrooms. Table 4.2 sets out the multipliers used for the Standard Mixed-Tenure Scheme, i.e. a mix of open market and social rented apartments ranging from one to three bedrooms.

Table 4.1: Multipliers for Private Rented Apartments in Cambridge

Tenure	Type	Age Cohort	1-Bed	2-Bed	3-Bed
Private rented	Flats	Pre-School (0-4)	0.04	0.13	0.15
		Primary School (5-11)	0.01	0.05	0.12
		Secondary School (12-16)	0.00	0.02	0.02
		College (17-18)	0.01	0.03	0.05
		Young Adults (19-24)	0.26	0.33	0.68
		Working Adults (25-44)	1.02	1.25	1.41
		Working Adults (45-64)	0.12	0.15	0.23
		Older People (65+)	0.04	0.05	0.05

Source: ONS 2011 Census Tables CT0163 & CT0207

Table 4.2: Multipliers for Open Market and Social Rented Apartments in Cambridge

Tenure	Type	Age Cohort	1-Bed	2-Bed	3-Bed
Owned & private rented combined	Flats	Pre-School (0-4)	0.03	0.10	0.13
		Primary School (5-11)	0.01	0.04	0.09
		Secondary School (12-16)	0.00	0.02	0.02
		College (17-18)	0.01	0.02	0.03
		Young Adults (19-24)	0.16	0.20	0.41
		Working Adults (25-44)	0.79	1.01	1.00
		Working Adults (45-64)	0.21	0.24	0.33
		Older People (65+)	0.16	0.19	0.32
Social rented	Flats	Pre-School (0-4)	0.03	0.31	0.26
		Primary School (5-11)	0.01	0.14	0.15
		Secondary School (12-16)	0.00	0.06	0.11
		College (17-18)	0.01	0.03	0.07
		Young Adults (19-24)	0.09	0.21	0.41
		Working Adults (25-44)	0.38	0.65	0.80
		Working Adults (45-64)	0.35	0.38	0.57
		Older People (65+)	0.32	0.29	0.11

Source: ONS 2011 Census Tables CT0163 & CT0207

4.3 Population Profile

4.3.1 Table 4.3 sets out the age profiles for the two scenarios. Overall it shows that the Proposed PRS Scheme would support a population approximately 10% larger than the Standard Mixed-Tenure Scheme. However, within this there are significant variations. For example, in the Proposed PRS Scheme, those aged 19-64 (i.e. those most likely to be economically active) account for 89.3% of the population, compared to just 74.5% in the Standard Mixed-Tenure Scheme. Within this those aged 25-44 show the largest variation; 63.4% in the Proposed PRS Scheme compared to 45.4% in the Standard Mixed-Tenure Scheme. The proportion of those aged over 65 is also significant with just 2.3% in the Proposed PRS Scheme compared to 13.7% in the Standard Mixed-Tenure Scheme.

4.3.2 Note that for comparison the detailed multipliers for children set out in the Cambridgeshire County Council Draft Planning Obligations Strategy (March 2016) have also been reviewed. These suggest that the Standard Mixed-Tenure Scheme would yield 136 children of pre-school age, 79 children of primary school age and 20 children of secondary school age. A comparison cannot be made to the Proposed PRS Scheme since the Draft Strategy makes no provision for PRS in its multipliers.

4.3.3 The multipliers in the Draft Strategy are derived from new developments between 2001 and 2011 that could be identified in the 2011 Census. This is likely to be dominated by housing schemes rather than apartment schemes and it is therefore not surprising that the Draft Strategy multipliers suggest a higher child yield. As such the Draft Strategy multipliers are not considered appropriate in this case.

Table 4.3: Population Age Profiles for the Two Scenarios

	Scenario 1 (Proposed PRS Scheme)		Scenario 2 (Standard Mixed-Tenure Scheme)		Difference Scenario 1 over Scenario 2	
	No.	%	No.	%	No.	%
Pre-School (0-4)	85	5.5	112	6.4	-27	-24.1
Primary School (5-11)	37	2.3	51	2.8	-14	-27.5
Secondary School (12-16)	11	0.7	22	1.4	-11	-50.0
College (17-18)	21	1.3	18	1.1	+3	+16.7
Young Adults (19-24)	279	17.8	165	11.3	+114	+140.5
Working Adults (25-44)	971	62.1	648	45.4	+323	+50.0
Working Adults (45-64)	121	7.7	243	17.8	-122	-50.2
Older People (65+)	38	2.4	186	13.7	-148	-79.6
Total	1,563	100	1,444	100	+119	+8.2

4.3.4 In terms of the differences in characteristics between the two scenarios, the following observations are made based on the information in Chapter 3:

- The Proposed PRS Scheme population is likely to be slightly more ethnically diverse than Standard Mixed-Tenure Scheme but not markedly so.
- Table 4.4 indicates that the anticipated health profiles of the two scenarios are very similar. Whilst there appears to be a greater prevalence of illness and disability in the private rented sector for many age ranges, this is offset by the younger age profile of the private rented sector.

Table 4.4: Anticipated Health Profile for the Two Scenarios

	Scenario 1 (Proposed PRS Scheme)				Scenario 2 (Standard Mixed-Tenure Scheme)			
	Bad/Very Bad Health		Long Term Health Problem/Disability		Bad/Very Bad Health		Long Term Health Problem/Disability	
	No.	%	No.	%	No.	%	No.	%
All	60	3.8	166	10.7	55	3.8	196	13.6
0-15	1	0.8	5	3.9	1	0.5	6	3.3
16-24	3	1.0	13	4.3	2	0.9	8	4.5
25-49	35	3.5	96	9.6	18	2.5	56	7.9
50-64	14	15.4	29	32	13	7	35	19.2
65+	7	17.4	23	61.1	22	11.9	91	48.9

- It is difficult to anticipate the likely household composition of either scenario; however, the following observations can be made based on the age profiles:
  - It is anticipated that the Proposed PRS Scheme will have notably fewer one person households where the occupant is aged 65 or over. However, in total, the Proposed PRS Scheme is likely to have more one person households than Standard Mixed-Tenure Scheme.

- The vast majority of families in the Proposed PRS Scheme will be couples rather than lone parents. In the Proposed PRS Scheme half of these couples will have no children. In both scenarios the number of households with non-dependent children will be low due to the relatively few large apartments proposed.
- Similarly, in both scenarios the number of 'other' households, including all student households, is likely to be limited due to the small number of large apartments proposed.

4.4 Economic Profile

4.4.1 It is more difficult to determine the economic profile of different tenures as the data available from the 2011 Census is only provided for Household Representative Persons rather than the total population. However, there are distinct patterns between the tenures that is likely to indicate that:

- The Proposed PRS Scheme is likely to result in a higher level of economic activity than the Standard Mixed-Tenure Scheme since the age profile is younger. The comparably high proportion of people over 65 in the Standard Mixed-Tenure Scheme in particular will reduce the overall economic activity in this scenario.
- The Proposed PRS Scheme is also likely to have a higher employment rate with lower proportions of unemployed and full time students that are unemployed.
- The scenarios are likely to have a comparable mix of industries of employment, although the Proposed PRS Scheme is likely to have a slightly higher proportion of people employed in financial, real estate, professional and administrative activities compared to the Standard Mixed-Tenure Scheme.
- The Proposed PRS Scheme is highly likely to have a higher proportion of people in professional occupations compared to the Standard Mixed-Tenure Scheme and proportionally less people in skilled trades.

5.0 Implications of the Private Rented Sector for Social Infrastructure

5.1 Introduction

5.1.1 The purpose of this chapter is to consider the implications of the population of the two scenarios on social infrastructure.

5.2 Schools

5.2.1 An assessment of school demand is relatively easy to calculate given that the multipliers are designed to reflect pre-school, primary, secondary and college age ranges as far as practicable. It is clear from the age profile set out in Chapter 4 that the Proposed PRS Scheme will give rise to fewer children of school age (summarised in Table 5.1).

Table 5.1: Demand for School Places

	Scenario 1 (Proposed PRS Scheme)	Scenario 2 (Standard Mixed-Tenure Scheme	Difference between scenarios
Pre-school (0-4)	85	112	-27 (-24.1%)
Primary (5-11)	37	51	-14 (-27.5%)
Secondary (12-16)	11	22	-11 (-50.0%)
College (17-18)	21	18	+3 (+16.7%)
Total	154	202	-48 (-23.8%)

5.2.2 In terms of primary schools, the proposed development site falls within the catchment areas of two schools within two kilometres of the site:

- Shirley Community Nursery and Primary School is two-form entry with a capacity for 420 primary age children, plus a nursery. The school is located approximately 400m from the Site. Based on the most recent school census data, it would appear that the school currently has a small amount of capacity with approximately 55 children in the nursery (with most unlikely to be full-time) and 379 primary age pupils, suggesting capacity of 41 places. Whilst this school may be able to provide some capacity for the proposed development, the majority of the existing capacity will be lost in the next few years due to historically high birth rates.
- Chesterton Primary School is single-form entry with a capacity for 210 primary age children and does not have a nursery. The school is located approximately 800m from the Site. Based on the most recent school census data, it would appear that the school currently has only 72 pupils, suggesting capacity for 134 additional places. This is a new school that opened in September 2013. The school roll is likely to grow steadily over the next few years but is likely to have sufficient capacity to accommodate the primary school pupils in the Proposed PRS Scheme and possibly the Standard Mixed-Tenure Scheme.

5.2.3 Therefore, there is currently capacity of 175 places within the two primary schools serving the area. Whilst it is acknowledged that this is likely to reduce in the next few years due to recent

rises in the birth rate, this is nonetheless likely to be more than sufficient to meet the needs of the proposed development under either scenario.

5.2.4 In terms of secondary education, the proposed development site falls within the catchment area of The North Cambridge Academy which is located approximately 1.8km to the west of the proposed development site on Arbury Road. The school has capacity for 750 pupils but currently has only 415 pupils. Whilst some of the current capacity is likely to be taken up in the next few years, it is highly likely that there would still be sufficient capacity to accommodate the secondary school age pupils in both scenarios.

5.2.5 In addition, there is a further secondary school and a further education college relatively close to the proposed development site:

- Chesterton Community College is located approximately 2.6km to the south west of the site. It has capacity for 900 pupils but currently has 940 pupils enrolled. This over subscription is likely to be in Year 7 with an additional two classes being accepted, reflecting the increased birth rate seen over the last decade.
- Cambridge Regional College is the only facility nearby to cater for further (sixth form) education near to the proposed development site. It is highly likely that this College will have sufficient capacity to meet the requirements of either scenario due to the limited number of residents likely to be of college age (note that not all those of college age will actually attend college).

5.2.6 Consequently, it is clear that Scenario 1 (the Proposed PRS Scheme) will have significantly less impact on local schools, but in any event there is likely to be sufficient capacity to accommodate the likely numbers of pupils in either scenario.

5.3 Healthcare

5.3.1 The health profile in Table 3.4 indicates that the two scenarios are likely to have comparable numbers of people in ill health or with a disability. However, in terms of the degree of disability, it is likely that the Standard Mixed-Tenure Scheme with its older age profile will likely require more healthcare and adult social service intervention than the Proposed PRS Scheme. However, the difference is unlikely to be significant and both scenarios are likely to generate a need for one additional full time equivalent GP based on the standard ratio of 1,800 patients per full time GP[20].

5.3.2 The nearest primary healthcare facility is the Nuffield Road Medical Centre[21] located approximately 250m from the site and which currently has eight GPs serving 14,005 patients. This equates to 1,750 patients per GP although it is unknown if any GPs are part time. However, it is highly likely that even with a few GPs working part time this medical centre will have capacity

[20] This ratio is the average number of patients per full time equivalent GP in 2004 when the National GP Contract was first drawn up. It covers all manner of work practices including single GPs through to large medical centres and walk-in centres. Generally, the more GPs within a practice, the more patients per GP can be accommodated due to economies of scale which allow for more practice nurses and other complimentary primary care practitioners and more effective resource management.

[21] http://www.nhs.uk/Services/GP/Overview/DefaultView.aspx?id=42245

for considerably more patients. As such it is likely that there will be sufficient local primary healthcare facilities for either scenario.

5.4 Sport and Leisure

5.4.1 Different age groups have different demands for sport and leisure. Consequently, it is likely that the two scenarios will have quite different requirements:

- The Proposed PRS Scheme will likely house considerably fewer children than the Standard Mixed-Tenure Scheme. Therefore, it is likely that play space within Proposed PRS Scheme should focus on higher quality rather than quantity.
- The Proposed PRS Scheme will have far more young adults without dependent children than the Standard Mixed-Tenure Scheme. Whilst some would want access to sports pitches, many are likely to have private gym membership so as to manage their fitness regime around work commitments. Therefore, it is likely in the Proposed PRS Scheme that there will be little justification for sports pitches as part of the proposals.

5.4.2 In terms of leisure, it is highly unlikely that the size of the population in either scenario would generate sufficient demand to support new facilities. Instead, it is likely that they will help to support the vitality and viability of existing leisure facilities such as sports centres, cinemas etc.

5.5 Conclusions

5.5.1 With the exception of services for children, the analysis indicates that an exclusively private rented scheme would have similar demands on social infrastructure as a mixed tenure scheme.

5.5.2 In terms of education, it is likely that a private rented scheme would have significantly less demand on local schools. There would also be less demand for children's play space.

5.5.3 For healthcare, sports and leisure, the demand created by a private rented scheme is likely to be different but of the same magnitude as a mixed-tenure scheme.

5.5.4 The review of existing nearby social infrastructure indicates that there is likely to be sufficient existing capacity to meet the demands of a private rented scheme.

6.0 Social Cohesion and Deprivation

6.1 Introduction

6.1.1 In the UK there is a perception that privately rented housing results in a loss of social cohesion within a community. This has likely come about as a result of the changing role that the private rented sector has played over the last century. As discussed in Chapter 3, in the early 1900s the private rented sector dominated; however, in more recent decades private rented housing has simply provided a stop-gap for people saving to buy their own home. These people therefore didn't stay in a community long enough to form strong ties and subsequently social cohesion suffered.

6.2 Length of Residence

6.2.1 Evidence does suggest that the majority of private renters stay in one location for less than 3 years (Table 6.1). However, this is not assisted by current restrictions on the buy-to-let sector with many mortgage providers effectively preventing landlords from offering longer leases. This is a problem that the Government has recognised and is seeking to change.

6.2.2 The issue of mortgages however is not an issue for an institutional investor and therefore the CB4 proposals since they prefer tenants to be tied into longer tenancies to limit the risk of under occupation and churn. As such, with the growth of institutional landlords and proportional decline in buy-to-let landlords, it is anticipated that the average length of residence will start to increase.

Table 6.1: Length of Residence in the Private Rented Sector in England

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
	%	%	%	%	%	%	%
Less than 1 year	36.5	32.5	35.0	32.3	34.3	34.8	29.9
1 year, under 3 years	29.9	33.8	32.3	35.1	32.6	32.3	29.5
3 years, under 5 years	12.7	14.0	14.0	13.6	13.2	12.4	17.1
5 years, under 10 years	10.3	9.5	9.2	10.1	10.7	12.0	13.7
10 years, under 20 years	5.2	5.7	4.9	4.8	4.6	4.8	6.3
20 years or more	5.5	4.5	4.7	4.1	4.6	3.6	3.6

Source: ONS English Housing Survey Tables FA3101 (S418) & FA3111 (S419).

6.2.3 Indeed, research highlighted in the SHMA recognises the growing importance of longer-term renting[22]:

[22] Pearce, J. (2013). Who lives in the Private Rented Sector? Building and Social Housing Foundation.

"Although not a particular sub-sector of private tenants, there is an increasing trend towards longer-term renting, as access to social housing and owner occupation are increasingly constrained. Although a minority of households have always made long-term homes in the private rented sector, the recent growth is unprecedented and demands a response from policymakers and practitioners. The tenure is currently set up in way the primarily favours shorter-term stays in accommodation. As demand increases for long-term homes in the sector, the sector needs to develop ways of accommodating these households in a way that meets their needs, but also proves viable for landlords and investors."

6.3 Output Area Classification

6.3.1 The 2011 Output Area Classification (OAC) classifies each of the 171,372 output areas[23] covering England according to sixty key characteristics. Each output area is then described using a hierarchy of 8 super groups, 26 groups and 76 subgroups.

6.3.2 Table 6.2 sets out the distribution of private rented households in Cambridge and England across the eight super groups. A full breakdown to subgroups is provided in Appendix 3. Note that this describes the types of communities in which the private rented sector is found and doesn't necessarily mean that households in the private rented sector fully reflect all the aspects of these classifications. However, it is a useful tool in considering the nature of the communities in which private rented households exist and therefore the degree of deprivation that might be associated with them.

Table 6.2: Output Area Classification of Communities in which the Private Rental Sector Occurs

2011 OAC Super Groups	Cambridge		England	
	No.	%	No.	%
Rural Residents	0	0.0	340,182	8.5
Cosmopolitans	7,027	54.1	585,391	14.6
Ethnicity Central	422	3.2	428,743	10.7
Multicultural Metropolitans	2,906	22.4	720,517	18.0
Urbanites	2,370	18.2	866,483	21.6
Suburbanites	72	0.6	323,099	8.1
Constrained City Dwellers	159	1.2	285,218	7.1
Hard-Pressed Living	38	0.3	461,401	11.5
Total	12,994	100.0	4,011,034	100.0

Source: ONS 2011 Area Classification for Output Areas.

6.3.3 Table 6.2 shows that the OAC profile for communities in Cambridge in which private rented households are most found is significantly different to England as a whole. 'Cosmopolitans' is by

[23] Output Areas are the smallest geographic area at which the Census is published. They are designed to have similar population sizes and be as socially homogenous as possible based on tenure of household and dwelling type. For the 2011 Census some 171,372 output areas were created for England.

far the most common OAC where private rented households are found in Cambridge. Importantly, Cosmopolitan communities are described as:

"The majority of the population in this supergroup live in densely populated urban areas. They are more likely to live in flats and communal establishments, and private renting is more prevalent than nationally. The group has a high ethnic integration, with an above average number of residents from EU accession countries coinciding with a below average proportion of persons stating their country of birth as the UK or Ireland. A result of this is that households are less likely to speak English or Welsh as their main language. The population of the group is characterised by young adults, with a higher proportion of single adults and households without children than nationally. There are also higher proportions of full-time students. Workers are more likely to be employed in the accommodation, information and communication, and financial related industries, and using public transport, or walking or cycling to get to work."

6.3.4 It is notable that there are very few private rented households found in Cambridge in 'Constrained City Dwellers' or 'Hard-Pressed Living' communities compared to England. These two groups are likely to show particularly high levels of deprivation.

6.3.5 Constrained City Dwellers communities are described as:

"This supergroup has a lower proportion of people aged 5 to 14 and a higher level aged 65 and over than nationally. It is more densely populated than the UK average. People are more likely to be single or divorced. There is a lower representation of all the non-White ethnic groups and of people who were born in other EU countries. There is a lower proportion of households with no children. Households are more likely to live in flats and to live in social rented accommodation, and there is a higher prevalence of overcrowding. There is a higher proportion of people whose day-to-day activities are limited, and lower qualification levels than nationally. There is a higher level of unemployment in the supergroup. There are no particular industries in which workers are most likely to be employed, but some industries such as information and communication, and the education sector are under-represented."

6.3.6 Hard-Pressed Living communities are described as:

"The population of this group is most likely to be found in urban surroundings, predominately in northern England and southern Wales. There is less non-White ethnic group representation than elsewhere in the UK, and a higher than average proportion of residents born in the UK and Ireland. Rates of divorce and separation are above the national average. Households are more likely to have non-dependent children and are more likely to live in semi-detached or terraced properties, and to socially rent. There is a smaller proportion of people with higher level qualifications, with rates of unemployment above the national average. Those in employment are more likely to be employed in the mining, manufacturing, energy, wholesale and retail, and transport related industries."

6.3.7 Multicultural Metropolitan communities are described as:

"The population of this supergroup is concentrated in larger urban conurbations in the transitional areas between urban centres and suburbia. They are likely to live in terraced housing that is rented – both private and social. The group has a high ethnic mix, but a below average number of UK and Irish born residents. A result of this is that households are less likely to speak English or Welsh as their main language. Residents are likely to be below retirement age. There is likely to be an above average number of families with children who attend school or college, or who are currently too young to do so. The rates of marriage and divorce are broadly comparable with the national average. The level of qualifications is just under the national average with the rates of

unemployment being above the national average. Residents who are employed are more likely to work in the transport and administrative related industries. Public transport is the most likely method for individuals to get to and from work, since households are less likely to have multiple motor vehicles available to them."

6.3.8 Urbanite communities are described as:

"The population of this group are most likely to be located in urban areas in southern England and in less dense concentrations in large urban areas elsewhere in the UK. They are more likely to live in either flats or terraces, and to privately rent their home. The supergroup has an average ethnic mix, with an above average number of residents from other EU countries. A result of this is households are less likely to speak English or Welsh as their main language. Those in employment are more likely to be working in the information and communication, financial, public administration and education related sectors. Compared with the UK, unemployment is lower."

6.3.9 The OAC appears to clearly show that there is no relationship between private rented accommodation and deprivation. Whilst the degree of deprivation in an area cannot be used as a direct measure for social cohesion, it does suggest the existence of factors that may result in the loss of cohesion, such as crime, unemployment or poor health.

6.4 Indices of Deprivation

6.4.1 Table 6.3 sets out the twenty-five Lower Super Output Areas (LSOAs) with the highest proportion of private rented households and where they rank on the 2015 Indices of Deprivation. Similar to the OAC, this would appear to indicate no clear correlation between the prevalence of the private rented sector and any of the indices of deprivation.

Table 6.3: Indices of Deprivation (Rank), 2015

LSOA	Private rented		Multiple Deprivation	Income	Employment	Education, Skills and Training	Health Deprivation and	Crime	Barriers to Housing and Services	Living Environment
	No.	%								
Leeds 112D	658	90.3	13093	32730	32762	17218	16731	15172	761	143
Manchester 013F	571	88.0	13500	32252	32596	30787	3141	16268	7210	49
Westminster 024E	835	87.9	21239	25331	30324	32348	22225	25616	5927	2185
Liverpool 062C	623	87.3	18180	32186	32616	24177	6543	31626	5540	1807
Leeds 054A	378	86.7	22044	31633	32484	20934	11572	9099	11904	11466
Liverpool 062B	673	85.2	17254	31998	32164	16566	7521	19433	12525	1126
Manchester 054B	534	84.8	11504	27939	30714	32302	3317	12320	3055	64
Manchester 056B	586	84.4	12711	32732	32684	10680	6510	17255	4939	201
Richmondshire 004G	354	84.1	19494	30962	24857	3617	16815	29122	5817	32806
Bradford 039G	582	83.9	7187	19282	16906	7677	7028	2526	8443	19
Leeds 044A	471	83.8	14792	29512	32169	8409	7828	4620	13712	3958
Southampton 023B	540	83.5	10255	29283	32125	7595	2095	1686	13501	2535
Leeds 112E	638	83.3	13850	32807	32807	8550	21197	14200	703	1508

LSOA	Private rented		Multiple Deprivation	Income	Employment	Education, Skills and Training	Health Deprivation and	Crime	Barriers to Housing and Services	Living Environment
	No.	%								
Salford 022I	688	82.2	16866	32523	32755	19583	9169	6961	6972	2885
Wiltshire 045B	452	80.6	26111	32333	32256	11944	22691	31932	5004	30058
Wiltshire 045C	578	80.4	27359	32102	32585	7669	27685	27179	14360	28559
Salford 028F	706	80.2	19686	31562	32372	25518	6405	28129	8771	2927
Birmingham 096F	373	80.2	15387	31738	32795	20343	13622	18079	215	3475
Manchester 057B	609	80.0	10131	32129	32827	10153	5325	12168	1154	178
Plymouth 023D	532	80.0	9943	19233	19506	15543	4354	4819	9657	1225
Wiltshire 042C	394	79.9	26494	32500	31913	9953	29778	32259	5164	29517
Thanet 001A	804	79.7	4	48	20	117	732	22	8965	1324
Newcastle upon Tyne 013E	579	79.6	30235	32736	32796	25839	23125	30084	18894	13349
Leeds 111A	557	79.1	14601	28634	31021	20625	9321	14037	9185	87
Manchester 032E	321	78.7	14070	27294	31219	10334	2388	12834	7025	9225

Source: DCLG, 2015 Indices of Deprivation; ONS 2011 Census

6.5 Conclusions

6.5.1 The analysis above clearly shows that there is no correlation between deprivation, including many of the factors most likely to affect social cohesion, and the prevalence of private rented accommodation.

7.0 Conclusions and Recommendations

7.1 Summary of Findings

7.1.1 The baseline study has found the following:

- Whilst there are limited specific references to PRS housing within National and Local Planning policies, there is a general acknowledgement of the need to provide a mix of housing which widens housing choice and responds to local housing needs. There is also an acknowledgement within Government Studies and the South Cambridge Submission Local Plan that PRS Housing has a potential role to play in meeting those housing needs.
- Cambridge has a particularly strong private rented sector that has seen steady growth since 1991.
- The evidence demonstrates that there is a need for more and better quality housing to meet the needs of existing and future residents within the private rented sector and help to meet projected population growth and housing needs to 2031.
- The Cambridge private rented sector is quite unique with a population profile characterised by young adults principally living as couples with no dependent children. Contrary to popular opinion, the private rented sector is not dominated by all-student households, which account for only 7.5% of private rented households, as most students live in dedicated communal establishments.
- Ethnic and religious diversity is only slightly greater in the private rented sector in Cambridge compared to other tenures in Cambridge.
- The Cambridge private rented sector generally makes more effective use of housing space than other tenures with far fewer households with under occupancy.
- Economic activity and employment rates are particularly high in the private rented sector in Cambridge with many working in financial, real estate, professional and administrative activities. Many are in professional or other senior occupations, despite the young age profile.

7.1.2 The profiling of the emerging Brookgate proposals for CB4 found that:

- An entirely private rented development would support a larger population than a development of the same size and type but with mixed tenures.
- The private rented age profile has considerably more young adults with very few children of school age and older people.
- A private rented population would likely have higher levels of economic activity and employment rates, reflecting the baseline situation.

7.1.3 The analysis of social infrastructure demands of the private rented sector found that:

- In terms of healthcare, it is likely that a private rented scheme would generate a similar level of demand to a mixed-use tenure scheme and that it is likely that the existing nearby medical centre could accommodate this additional demand.
- In terms of education, a private rented scheme is likely to support considerably fewer children than a mixed-tenure scheme and consequently will place less demand on nearby schools. Notwithstanding this, it appears likely that there would be sufficient capacity in existing nearby schools to meet the demands on the emerging proposals.

- In terms of children's play space, it is likely that a private rented scheme would generate far less demand. However, it will still be necessary to include high quality play space within the proposals.
- In terms of sports, whilst there might be some demand for playing pitches and leisure centres, it is likely that the relatively young professional population would prefer private gym membership which would allow for greater flexibility.
- In terms of wider leisure facilities, it is likely that the emerging proposals would generate some additional demand but this is likely to simply assist in supporting the vitality and viability of existing facilities.

7.1.4 The analysis of social cohesion and deprivation has shown:

- Two forms of analysis have been used: the output area classification and the indices of deprivation.
- Neither method showed any correlation between the prevalence of private sector accommodation and deprivation.
- Whilst deprivation is not a direct measure for social cohesion, it does include a number of comparable factors such as crime, employment, education attainment.
- Consideration was also given to the length of residence of households in the private rented sector. Whilst the evidence to date does show that generally the length of residence is only a few years, this is not surprising for a number of reasons.
  - First, the private rented sector is currently dominated by buy-to-let landlords who are constrained by their mortgage requirements to only offer short tenancies; institutional private rented accommodation would not be constrained in this way.
  - Second, the traditional view has been that private rented accommodation is only a stop-gap to purchasing a home, but this attitude is changing as house prices continue to outstrip wages.
  - Third, the growth in the private rented sector to date has been mainly in recently formed young adult households, which have simply not been in existence sufficiently long enough to influence the statistics. Over the next few years this is likely to change.
- Overall, there is no evidence that an exclusively private rented scheme would have any less social cohesion than a mixed-tenure scheme.

7.2 Conclusions

7.2.1 There is a clear demand for additional housing in Cambridge of a type and tenure that is affordable to the young professional households that make-up a considerable proportion of the population. These are people who often do not meet the criteria for social rented housing but cannot afford to buy their own home. The private rented sector can provide such accommodation.

7.2.2 The Government has clearly identified the growth of the institutional private rented sector as a fundamental component to increasing housing supply in England. Whilst it is unlikely that the private rented sector will return to the dominance seen early in the previous century, it can make a significant contribution.

7.2.3 The Brookgate proposals for CB4 Phase 1 would address a specific need for more housing to serve the private rented sector and would also make a significant contribution to meeting housing

needs within Greater Cambridge in a manner that would diversify housing choices within the market. The study has found that the size and type of dwellings proposed reflects the needs of the sector.

7.2.4 In addition, to meeting an identified local housing need and widening housing choice within the Greater Cambridge area, the PRS element of the CB4 Phase 1 proposals would also have a number of other benefits including:

- Increasing the SCDC's overall housing land supply, enhancing the Council's ability to ensure sufficient deliverable housing land is available to meet objectively assessed housing needs with sufficient flexibility to respond to rapid change;
- Providing a significant amount of additional housing which can contribute to addressing SCDC's 5-year housing land supply deficit. In this regard, it should be noted that a PRS based scheme has the potential to be delivered in a shorter time frame than a 'standard' housing scheme since market absorption is not a constraint. Assuming a detailed scheme is approved by end of 2017, all 800 units could therefore be delivered by mid-2021, providing a significant boost to the Council's five-year housing land supply in a highly sustainable location and minimising the scope for speculative development is less sustainable locations;
- The ability to deliver a PRS based scheme more quickly would also ensure that an attractive and welcoming environment could be established around the new Cambridge North Station in a relatively short period of time following its planned opening in May 2017. This would also provide a catalyst for the regeneration of the wider CNFE.

7.2.5 We therefore consider that the CB4 Phase 1 proposals as currently proposed do not conflict with adopted or emerging local plan policies and that they would lead to significant benefits that would significantly and demonstrably outweigh any adverse impacts and would constitute sustainable development in the context of paragraph 14 of the NPPF.

APPENDIX 1
BPF BUILD TO RENT BRIEFING NOTE

BPF

BUILD TO RENT

WELCOME TO THE UK'S NEWEST HOUSING SECTOR

BUILD TO RENT ADDS TO HOUSING SUPPLY

WE DELIVER HOMES

Our nation must deliver 250,000 homes a year to satisfy need. In 2014 it delivered 112,370. Working people contribute to pension funds, which in turn invest in a range of assets that provide them with an income in old-age. Such savings provide a secure, long-term pool of billions of pounds. Pension funds and other institutional investors are increasingly investing in new housing, delivering high quality, market-rented homes.

Did you know? The Mayor of London has a target of building 42,000 homes in London every year, with 5,000 of these coming from the Build to Rent sector.

Just over half of private renters are under 35 years of age.

WE DELIVER BETTER RENTING

Build to Rent homes are designed and built specifically for renting. The primary motivation of investors is to keep their buildings fully-occupied with satisfied tenants. That means offering longer tenancies, other flexibilities (to personalise the home for example), good onsite amenities, and good transport links for easy commuting.

Blocks of flats in private ownership usually suffer from patchwork management arrangements. With Build to Rent, everything is integrated. There is one manager for the whole building. Staff are not only from the world of housing but also from hospitality, in recognition that it is a service industry.

Ultimately, many investors are seeking to invest at scale and offer consistent standards across different locations so that they can develop into brands that their customers trust and stick with.

Did you know?

The Private Rented Sector Taskforce in DCLG found that our industry would like to invest more than £10bn of equity in purpose-built private rented sector homes.

WE ARE PLACEMAKERS

As long-term investors, Build to Rent providers' only interest is in creating 'places' that thrive. Their investments will gain or lose value depending on their wider environment. They therefore have a huge motivation to ensure that not only their developments work well, but also the neighbourhood and services that surround them.

They have no motivation or incentive to leave homes empty. The quicker they are let the quicker their pensioners and other investors derive their income.

DELIVERING THE RIGHT HOMES...

Demographics, a lack of housing supply and lifestyle choices are all creating a need for more rented homes. Without adding to supply, such need simply creates pressure on existing stock, either to switch between tenures, or to accommodate more occupiers.

Some communities are haemorrhaging their young talent because there are no obvious housing options for them. Just over half (51%) of private renters are under 35 years of age and 54% have no dependents, and so are unlikely to get social housing.

Build to Rent is about the mainstream market. Several local authority pension schemes are investing in Build to Rent, or are contemplating doing so, because it is delivering affordable homes for key workers and other important groups that are critical to their local economies.

...IN THE RIGHT PLACES

Renters tend to make more use of public transport and Build to Rent developments are often therefore delivered close to transport and other infrastructure, with a focus on brownfield development and supporting activity in town and city centres.

Although prevalent in London and the South East, Build to Rent is spreading wherever there is strong demand for renting, so Liverpool, Manchester, Sheffield and Birmingham all have developments, which are complete or in the pipeline. Indeed, given high land prices in London and the South East, there are fewer obstacles in regional cities, where achieving viability may be less challenging.

4m people rent privately in England. By 2018, there will be

5.7m

private renters in England. (Savills, 2013)

INNOVATORS AND PARTNERS WITH COUNCILS AND HOUSING ASSOCIATIONS

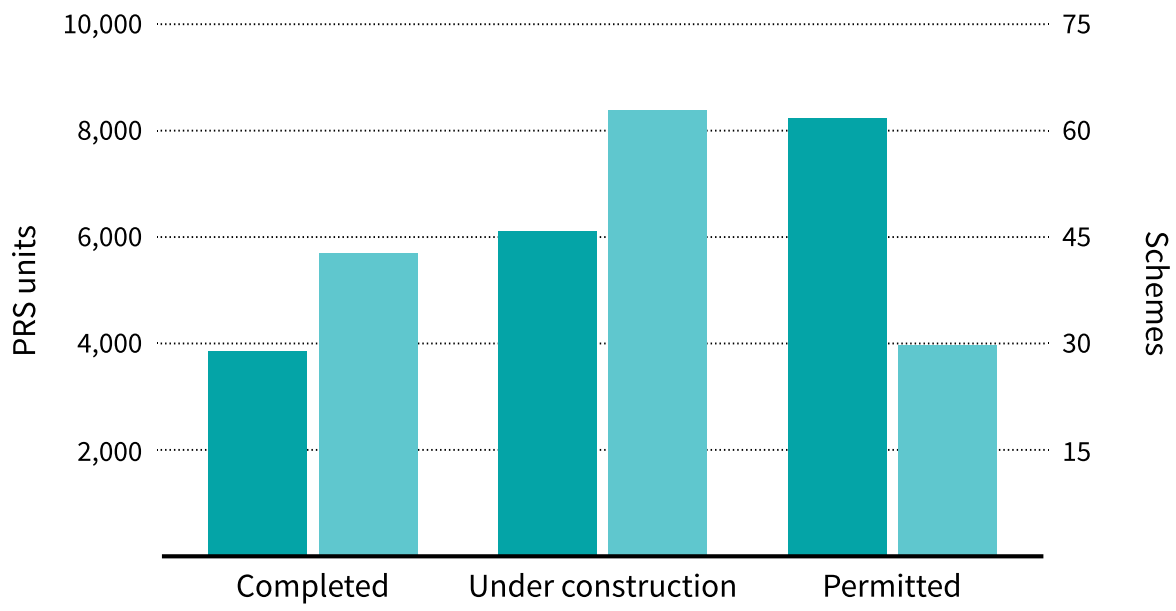
Our sector is working with local authorities and other partners in innovative ways. It is generating precious income for local councils; so rather than selling their land for instant receipts, councils can lease the land to a Build to Rent provider, derive long-term income from their share of rents, and retain ultimate ownership of their land.

Some of the biggest and best housing associations are delivering and managing Build to Rent, working with UK and overseas institutional investors. There are various motivations for them. For some, their market-rented homes are helping to cross-subsidise the delivery of more social housing. Many housing associations also deeply hold the view that their remit is to provide for all parts of society in housing need, and not exclusively for those on low income.

The sector's investment is also bringing new constructors into building UK homes, for example Bouygues, one of France's largest companies.

BUILD TO RENT ADDS TO GOVERNMENT REVENUES AND CREATES JOBS

Build to Rent contributes to local and national Government revenues through SDLT, VAT, CIL, corporation tax and other payments. Building 10,000 homes each year will add about £1.2bn to the UK economy and create 11,000 jobs. The £10bn of investment identified for Build to Rent would create around £28bn of wider economic benefit.



BUILD TO RENT PIPELINE IN LONDON

PRS units

Schemes

Source: Molior

GET LIVING LONDON, EAST VILLAGE

THREE-YEAR TENANCIES

East Village is perhaps the highest profile Build to Rent scheme in the UK. Converted from the London 2012 Athletes' Village, it now provides 1,439 rental homes in London E20. While there are a good number of innovations to praise at East Village, customer service and the range of different tenancies offered to those wishing to live in the scheme are particularly worthy of note. A three-year tenancy is one of the most popular choices, whereby a standard Assured Shorthold Tenancy is written for three years with rents rising by CPI at the end of each of the first two years. This gives tenants certainty, while the landlord benefits from a reduced risk of vacancy. Tenants can balance flexibility and security with the ability to give two months' notice to end their tenancy at any time after the first six months.

HELP US TO PUSH ON

There is £10bn of firm commitments, and as much as £30bn that the sector has to invest in Build to Rent this Parliament. The sector wants to push on and increase supply. It will grow, but to grow quickly it needs help.

PLAN FOR BUILD TO RENT

The risks and returns of building for rent are very different from conventional home building, which is focused on building homes for sale. When building for sale, capital is tied up for significantly less time – until the new homes are sold and the housebuilder derives a profit. When building for rent, the investor is tying up capital for 10, 20 or 30 years. There is no instant profit; the investor (say, a pension fund) will derive income to pay pensioners, and will only get capital receipts when it sells the homes at the end of its holding. This impacts on building for rent in two ways: there is no instant profit, and therefore builders for sale tend to be able to outbid Build to Rent investors for land; and, in turn, the viability of building for rent is more challenging.

National policy should oblige local authorities to measure demand for market rented housing and to plan for that demand, allocating land in local plans for Build to Rent.

COVENANTS, CLAWBACK AND DMR

In London, the GLA is supporting the Build to Rent sector through supplementary planning guidance. This stresses that the appropriate affordable housing on new Build to Rent developments should be discounted market rent (DMR). This helps development viability, but also allows the investor to manage the 'affordable' and 'market rented' elements as one. This also has benefits to tenants of the 'affordable' units, with such developments being 'tenure blind'.

To ensure this offer of DMR is restricted to Build to Rent developments, the local authority should place a covenant (planning condition) on the development, retaining it as market rented homes for a fixed period. If units are sold individually the local authority should also insert clawback provisions into the planning condition, so that the applicable affordable housing provision on units for sale applies. This approach in London should be adopted as national planning policy.

PROMOTE BETTER USE OF PUBLIC LAND

Build to Rent providers have difficulties competing with build-for-sale for private land, which makes them more reliant on access to public land. Most public land is held by local authorities. There are some innovative partnerships between investors and local authorities that are helping deliver new homes, whereby the local council leases its land for Build to Rent and derives a share of the income on its contribution to a joint venture. Some local councils understand this model, but others remain nervous that they may fall foul of Government rules on best value. The Government should issue revised guidelines, which give greater comfort to councils that public sector land deals that might not generate the greatest instant profit, but provide an income stream, meet best value.

REFORM THE COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Government is committed to reviewing CIL early in this Parliament. Local authorities should consider a separate rate for Build to Rent in their charging schedules, to reflect the sector's different viability to build-for-sale.

REFORM VAT, WHICH HITS BUILD TO RENT FAR HARDER THAN BUY TO LET

Rents do not incur VAT and therefore VAT on costs incurred by institutional investors has nothing to be offset against. For most buy-to-let investors this is not a problem as they are not VAT-registered. The 20% VAT paid on repairs and maintenance of Build to Rent property, however, eats into income and prevents investment.

Under the EU VAT Directive, the UK is permitted to reduce VAT rates to 5% on residential repairs and maintenance. We think this would be a win-win policy, giving a long-term increase in the tax-take to HM Treasury through the increased economic activity in the sector and ancillary services, including fund and property management fees and tax on rental and all services associated with the letting industry, as well as on the construction of rented homes.

MAKE REITS WORK FOR RESIDENTIAL

A Real Estate Investment Trust (REIT) is a structure that seeks to replicate the advantages of direct property investment for indirect investors, like people saving in a pension fund. The legislation has been on the statute book for a decade but, to date, REITs have almost solely been used for commercial property investment. Recognising this, successive Governments have made reforms to make REITs more residential-friendly, but have not completely removed all of the barriers.

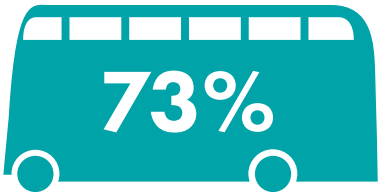
With significant funds now flowing into housing investment this is becoming more pressing. There is one reform in particular, that would help. REITs have tight restrictions on what is called 'trading'. This rule is aimed at commercial property, but as currently written it is too restrictive and makes REITs an unattractive structure for residential investors.

LONG-TERM STABILITY

Build to Rent investors will typically be looking to commit investment for at least a decade and therefore will weigh up the longer-term risks that might impact on their investments, including political risks. The tone of political discourse is therefore important. Measures such as rent controls and long-term security of tenure drove institutions out of the sector in the 1960s and 1970s. The more there is a political market-based consensus on the market rented sector, such as existed in the 1990s and 2000s, the more investment is likely to flow.

PRIVATE RENTED HOMES ARE INCLUDED IN THE MAYOR'S YEARLY TARGET

OF PRIVATE RENTED SECTOR TENANTS CONSIDER PERSONALISING THEIR HOME TO BE A BENEFIT OF OWNING



OF TENANTS LIVE WITHIN 10 MINUTES OF THEIR NEAREST PUBLIC TRANSPORT

CASE STUDIES

Where Build to Rent homes are transforming communities

MANCHESTER CITY COUNCIL

Manchester City Council has developed a unique joint venture relationship with their own pension fund to deliver much needed market rented and new-build housing for sale. Rather than disposing of their own land and receiving a one-off return, by retaining a stake in each development they and their investor partners will benefit from growth in value brought about not just by the market but also from knock-on regeneration instigated by their initial investment in an area. By taking a commercial approach and engaging with private sector operators, such as their experienced property managers Touchstone, they are able to direct and control the management of their properties and return for the pension fund.

Phase I, to be completed by the end of 2015, will deliver 240 homes over five sites. Each takes the form of low-rise housing with design-led efficiencies. The council has begun the procurement stage for Phase II and has the investment support to continue allocating sites to what is proving to be a successful model.

SIGMA CAPITAL

PUBLIC AND PRIVATE PARTNERSHIPS

Sigma Capital, drawing on its established relationship with Liverpool and Salford City Councils, has agreed £1bn of private, Sharia-compliant funding with Gatehouse, to build 10,000 family homes in the North and Midlands over the next four to five years. An initial pipeline of 927 homes is planned across 14 sites in Liverpool and Greater Manchester over two years, with financial backing from banking partners Barclays and Gatehouse.

Sigma's engagement with the public and private sectors has enabled them to establish a platform to deliver rented homes from the procurement phase through to property management, partnering with developers Countryside Properties and property managers Direct Lettings.

GRAINGER/APG/BOUYGUES, CANNING TOWN
COVENANT USE

A 90,000 sq ft Build to Rent scheme is to be delivered as part of the Hallsville Quarter in Canning Town, funded by a £33.25m agreement between Bouygues Development and GRIP, the PRS fund backed by Grainger and pension fund APG. Due for completion in summer 2017, the scheme of 134 apartments, over 16 storeys, is an example of the willingness of investors to invest in schemes subject to local authority imposed restricted covenants, and their commitment to investing in the PRS for the long-term. All 134 apartments in the Canning Town development are subject to a restrictive covenant, which will see their use restricted to letting on a private rented basis for a minimum of eight years. This is Grainger's third Build to Rent project with Bouygues, demonstrating that partnerships between developers and investors are proving a successful formula for delivering market rented stock.

M&G REAL ESTATE, NORTH ACTON
INSTITUTIONAL INVESTMENT

The Prudential's return to the residential market after a long absence illustrates the new appetite from institutional investors for market rented homes. Encouraged by Government support, institutions are seeing an opportunity to deliver purpose-built residential investment at scale, with inbuilt efficiencies and modern management practices. M&G, as part of the Prudential group, is delivering all of these factors in the development of Victoria Square in North Acton.

The £43.5m investment consists of both its own and third party capital from the UK and Europe, including UK local authority pension funds, who are keen on the return profiles, as well as the social good brought about by increased housing supply and quality renting. The investment will deliver 152 homes and will include concierge services, bike spaces, function rooms and communal gardens, drawing on the US multi-family housing model, and using sophisticated design to foster greater customer satisfaction and longer tenant stays.

Many thanks to Fizzy Living, Get Living London, Grainger, and Patrizia for providing the images used in this publication.

OUR KNOWLEDGE AND ADVICE ON NATIONAL POLICY IS HELPING THE UK REAL ESTATE SECTOR GROW AND THRIVE

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Just one of the benefits of becoming a BPF member.
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If you would like more information on the BPF Build to Rent Committee and its work please contact:

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APPENDIX 2
PREVIOUS REPRESENTATIONS TO AAP

Q29a Do you support or object to the proposed Option A on private rented accommodation, and why?

Support. Option A is our preferred option but Option A can also deliver excellent places to live with no adverse impacts on the economic/social mix of the future residential community. This is clearly demonstrated in numerous schemes across the country, examples of which are referred to under Q29c of this report such as East Village in Stratford and Clippers Quay in Salford, Manchester.

We do not believe that detailed guidance is necessary as existing policies aim to deliver quality places to live. In addition, there is significant guidance already published that could be beneficially referenced by the authorities.

Q29b Do you support or object to the proposed Option B on private rented accommodation, and why?

Object. Option A is our preferred option but Option A can also deliver excellent places to live with no adverse impacts on the economic/social mix of the future residential community. This is clearly demonstrated in numerous schemes across the country, examples of which are referred to under Q29c of this report such as East Village in Stratford and Clippers Quay in Salford, Manchester.

We do not believe that detailed guidance is necessary as existing policies aim to deliver quality places to live. In addition, there is significant guidance already published that could be beneficially referenced by the authorities.

Q29c If you have any other comments on private rented accommodation please add them here.

<u>PRS and Place-making</u>

The ability of PRS schemes to create quality places to live cannot be doubted, it is no different to any development in the built environment. It needs a clear brief, good design, delivery and collaborative working to make it successful architecturally and in urban design terms. Many authorities are developing PRS design guides (GLA, Newham) to assist developers. The authorities may wish to follow a similar route and as part of the AAP, produce guidance in association with the developer as part of the AAP but the ULI UK residential council has recently produced "Build to Rent, A Best Practice Guide" which represents significant time and expertise and a question must be posed over simply replicating existing guidance. Ultimately, the authority have existing and emerging policies and processes (Design and Conservation Panel) which shape the final form of all developments.

The East Village in Stratford is a good example of the quality of place-making achieved in PRS. A recent similar sized scheme has been approved at Clippers Quay in Salford, Manchester for 665 units (Salford City Council planning reference 14/65413/HYB). The key design elements were:

- A vision to create a 'unique destination'.
- 1.76ha site which currently contains a derelict cinema and associated parking.
- Site is constrained by Trafford Road to the east and the river to the south.
- Design/layout intended to maximise the connection with the river.
- Linear design (blocks) with linear public space, all leading to the river.
- High density scheme of up to 665 units, blocks vary between 8 floors and 14 floors in height.
- Undercroft parking.

- Emphasis on cycle links to surrounding area.
- Centralised 'hub' facility located to create an entrance (plaza) to the site from Trafford Road.
- Commercial frontages at ground floor level (A1, A2, A3 and D2).
- Urban village theme is dependent upon the communal linear green spaces and the entrance plaza or
- 'hub facility'.
- 'Hub' facility will provide managed services for on-site residents.

Of course with the new Station this part of the AAP will have a different dynamic and different design drivers but a unique destiny action can be created here.

The Approach to affordable housing in a PRS Scheme

It is clear that the provision of good quality, institution-operated private rented accommodation meets an identified housing need group, principally for those economically active individuals who are vital to the Cambridge economy, and contribute massively to the success of its academic and commercial research and development industries. Many of those working in these sectors do not qualify for Affordable Housing, and the price of open market housing in the City is for them at an unaffordable level, a point which has been well made by a number of employers in the area. Failure to provide accommodation which is affordable to this group risks damaging the status of Cambridge as one of the UK's fastest growing cities.

It is nevertheless challenging to build new accommodation specifically for the private rented sector in the absence of a separate Planning Use Class, meaning that new applications for PRS accommodation are assessed on the same basis as conventional C3 dwellinghouse applications. Some local authorities have recognised that the economics of delivering PRS are very different to conventional housing, and recognising the positive contribution to meeting housing need that PRS makes, have provided flexibility on other planning gain requirement, notably affordable housing. The delivery of PRS is linked closely to the City Deal objectives and will considerably add to the additionally argument that the combined authorities will need to demonstrate to access further tranches of monies.

We are keen to work with the City Council to identify ways in which the challenges of delivering good quality private rented accommodation and affordable housing can be met to provide the best economic outcome for Cambridge. Appendix 5 contains a report which sets out in detail the socio economics of the private rented sector in Cambridge.

APPENDIX 3
BACKGROUND DATA

Table A2.1: Students Aged 16+ by Type of Accommodation and Proportion of the Population, 2011

	CAMBRIDGE		ENGLAND	
	NO.	%	NO.	%
Usual resident population	106,007	100	42,989,620	100
Student population	26,732	25.2	3,511,345	8.2
Communal establishment population	16,258	100	912,264	100
Student population in communal establishments	14,453	88.9	344,140	37.7
Household population	89,749	100	42,077,356	100
Student population in households	12,279	13.7	3,167,205	7.5
- Living with parents	2,920	10.9	1,967,678	56.0
- Living in all student household	4,418	16.5	548,349	15.6
- Student living alone	989	3.7	115,463	3.3
- Living in other household type	3,952	14.8	535,715	15.3

Source: ONS 2011 Census Tables CT0163 & LC4411EW

Table A2.2: Ethnic Diversity, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All residents	107,345	100	30,988	100	100	100
White	89,764	83.6	24,030	77.5	85.5	78.6
Mixed/multiple ethnic group	3,286	3.1	1,044	3.4	2.2	3.3
Asian/Asian British	10,701	10.0	4,353	14.0	7.8	10.8
Black/Black British	1,806	1.7	634	2.0	3.5	5.0
Other ethnic group	1,788	1.7	927	3.0	1.0	2.2

Source: ONS 2011 Census Table DC4203EW

Table A2.3: Religion and Beliefs, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All residents	107,345	100	54,715	100	100	100
Christian	49,597	46.2	23,365	42.7	59.4	51.3
Buddhist	1,283	1.2	795	1.5	0.4	0.6
Hindu	1,704	1.6	848	1.5	1.5	1.5
Jewish	605	0.6	238	0.4	0.5	0.4
Muslim	4,421	4.1	2,949	5.4	5.0	7.4

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
Sikh	170	0.2	83	0.2	0.8	0.4
Other religion	600	0.6	352	0.6	0.4	0.5
No religion	39,220	36.5	21,249	38.8	24.7	30.5
Religion not stated	9,745	9.1	4,836	8.8	7.1	7.4

Source: ONS 2011 Census Table LC4417EW

Table A2.4: General Health - Bad/Very Bad Health, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All in bad/very bad health	4,155	3.9	2,560	4.7	5.3	7.5
0-15	93	0.5	73	0.8	0.6	1.0
16-24	133	0.9	100	1.0	1.1	1.5
25-49	1,147	2.5	915	3.5	3.3	5.7
50-64	1,124	7.0	748	15.4	8.7	20.1
65+	1,658	11.9	724	17.4	14.5	24.1

Source: ONS 2011 Census Table DC3409EW

Table A2.5: Long Term Health Problem or Disability - Day to Day Activities Limited a Little/a Lot, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All	14,697	13.7	7,428	13.6	17.2	19.1
0-15	574	3.3	345	3.9	3.7	4.8
16-24	651	4.5	454	4.3	5.2	6.1
25-49	3,586	7.9	2,527	9.6	9.6	14.1
50-64	3,079	19.2	1,556	32.0	23.1	40.8
65+	6,807	48.9	2,546	61.1	51.5	66.6

Source: ONS 2011 Census Table DC3408EW

Table A2.6: Household Composition (excluding households comprising all full-time students), 2011

		CAMBRIDGE				ENGLAND	
		ALL HOUSEHOLDS		PRIVATE RENTED		ALL HOUSEHOLDS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
All Households		45,617	100	12,014	100	100	100
1-Person	65+	5,194	11.4	373	3.1	12.4	6.0
	Other	10,654	23.4	3,442	28.6	18.0	27.8

		CAMBRIDGE				ENGLAND	
		ALL HOUSEHOLDS		PRIVATE RENTED		ALL HOUSEHOLDS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
1-Family	All 65+	2,671	5.9	87	0.7	8.2	1.7
1-Family - couple	No children	8,191	18.0	2,984	24.8	17.7	17.3
	Dependent children	8,116	17.8	1,666	13.9	19.4	17.0
	All children non-dependent	1,835	4.0	86	0.7	6.1	1.7
1-Family - lone parent	Dependent children	1,977	4.3	249	2.1	7.2	12.0
	All children non-dependent	1,235	2.7	100	0.8	3.5	2.0
Other	With dependent children	1,149	2.5	284	2.4	2.7	3.3
	All 65+	107	0.2	8	0.1	0.3	0.1
	Other	4,488	9.8	2,735	22.8	4.5	10.9

Source: ONS 2011 Census Table DC4101EW

Table A2.7: Households Comprising All Full-Time Students, 2011

		CAMBRIDGE				ENGLAND	
		ALL HOUSEHOLDS		PRIVATE RENTED		ALL HOUSEHOLDS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
All Households		46,714	100	12,994	100	100	100
Other	All full-time students	1,097	2.3	980	7.5	0.6	2.8

Source: ONS 2011 Census Table DC4101EW

Table A2.8: Accommodation Type, 2011

		CAMBRIDGE				ENGLAND	
		ALL HOUSEHOLDS		PRIVATE RENTED		ALL HOUSEHOLDS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
All households		46,714	100	12,994	100	100	100
House	Detached	4,897	10.5	830	6.4	22.4	10.4
	Semi-detached	12,682	27.1	2,270	17.5	31.2	20.3
	Terraced	14,050	30.1	3,598	27.7	24.5	25.4
Other	Purpose-built flats	12,658	27.1	4,536	34.9	16.5	27.4
	Part of a converted house	1,914	4.1	1,366	10.5	4.0	12.2
	Other	513	1.1	394	3.0	1.3	4.3

Source: ONS 2011 Census Table DC4402EW

Table A2.9: Household Size

	CAMBRIDGE				ENGLAND	
	ALL HOUSEHOLDS		PRIVATE RENTED		ALL HOUSEHOLDS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All	46,714	100	12,994	100	100	100
1 person	15,848	33.9	3,815	29.4	30.2	32.8
2 people	14,791	31.7	4,430	34.1	34.2	31.9
3 people	7,161	15.3	2,204	17.0	15.6	16.4
4 people	5,721	12.2	1,568	12.1	13.0	11.2
5 people	2,140	4.6	619	4.8	4.7	4.7
6+ people	1,053	2.3	358	2.8	2.4	3.0

Source: ONS 2011 Census Table DC4402EW

Table A2.10: Persons per Bedroom

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All households	46,714	100	12,994	100	100	100
Up to 0.5 persons	11,879	25.4	2,025	15.6	27.5	20.2
0.5 to 1.0 persons	24,356	52.1	7,042	54.2	50.7	50.3
1.0 to 1.5 persons	5,716	12.2	1,773	13.6	12.8	14.1
Over 1.5 persons	4,763	10.2	2,154	16.6	8.9	15.4

Source: ONS 2011 Census Table DC4407EW

Table A2.11: Occupancy Rating by Bedrooms

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All households	46,714	100	12,994	100	100	100
+2 or more	14,175	30.3	1,872	14.4	34.3	14.8
+1	14,236	30.5	3,946	30.4	34.4	34.2
0	15,736	33.7	5,871	45.2	26.7	42.3
-1 or less	2,567	5.5	1,305	10.0	4.6	8.8

Source: ONS 2011 Census Table LC4108EW

Table A2.12: Car Availability, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All residents	107,345	100	30,988	100	100	100
No cars	28,127	26.2	11,938	38.5	19.5	35.4
1 car	50,225	46.8	13,001	42.0	39.0	42.5
2+	28,993	27.0	6,049	19.5	41.4	22.1

Source: ONS 2011 Census Table DC4203EW

Table A2.13: Economic Activity by Age of Household Representative Person, 2011

			CAMBRIDGE				ENGLAND	
			ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
			NO.	%	NO.	%	%	%
16-34	All		12,950	100	7,872	100	100	100
	Economically active	All	10,886	84.1	6,697	85.1	86.8	86.2
		Employee	8,829	68.2	5,483	69.7	68.1	66.1
		Self-employed	668	5.2	316	4.0	8.7	8.1
		FT students in employment	957	7.4	758	9.6	3.3	5.6
		Unemployed	333	2.6	74	0.9	6.0	5.4
		FT students unemployed	99	0.8	66	0.8	0.7	1.0
	Economically inactive	All	2,064	15.9	1,175	14.9	13.2	13.8
		Retired	3	0.0	1	0.0	0.0	0.0
		Students	1,383	10.7	1,083	13.8	3.7	5.7
		Looking after home/family	308	2.4	22	0.3	5.1	4.5
		Long-term sick/disabled	205	1.6	16	0.2	2.2	1.5
		Other	165	1.3	53	0.7	2.2	2.1
35-49	All		13,613	100	3,540	100	100	100
	Economically active	All	12,509	91.9	3,342	94.4	91.3	88.0
		Employee	10,170	74.7	2,823	79.7	71.1	65.2
		Self-employed	1,813	13.3	381	10.8	15.4	14.8
		FT students in employment	114	0.8	55	1.6	0.7	1.1
		Unemployed	404	3.0	80	2.3	4.1	6.7
		FT students unemployed	8	0.1	3	0.1	0.1	0.2
	Economically inactive	All	1,104	8.1	198	5.6	8.7	12.0
		Retired	18	0.1	2	0.1	0.1	0.1
		Students	130	1.0	73	2.1	0.5	1.1
		Looking after home/family	190	1.4	29	0.8	2.1	2.9
		Long-term sick/disabled	616	4.5	61	1.7	4.6	5.6

			CAMBRIDGE				ENGLAND	
			ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
			NO.	%	NO.	%	%	%
		Other	150	1.1	33	0.9	1.3	2.2
50-64	All		10,328	100	997	100	100	100
	Economically active	All	8,647	83.7	876	87.9	80.4	76.9
		Employee	6,751	65.4	670	67.2	61.3	54.5
		Self-employed	1,631	15.8	172	17.3	16.0	16.0
		FT students in employment	31	0.3	10	1.0	0.2	0.3
		Unemployed	233	2.3	23	2.3	2.9	6.0
		FT students unemployed	1	0.0	1	0.1	0.0	0.1
	Economically inactive	All	1,681	16.3	121	12.1	19.6	23.1
		Retired	843	8.2	44	4.4	11.0	8.8
		Students	27	0.3	8	0.8	0.1	0.3
		Looking after home/family	82	0.8	8	0.8	0.9	1.3
		Long-term sick/disabled	587	5.7	41	4.1	6.2	10.2
		Other	142	1.4	20	2.0	1.3	2.5
65+	All		9,809	100	574	100	100	100
	Economically active	All	1,756	17.9	120	20.9	12.9	14.2
		Employee	1,187	12.1	74	12.9	8.3	8.9
		Self-employed	540	5.5	41	7.1	4.4	4.9
		FT students in employment	7	0.1	3	0.5	0.0	0.0
		Unemployed	21	0.2	2	0.3	0.2	0.4
		FT students unemployed	1	0.0	0	0.0	0.0	0.0
	Economically inactive	All	8,053	82.1	454	79.1	87.1	85.8
		Retired	7,848	80.0	429	74.7	84.7	81.5
		Students	14	0.1	2	0.3	0.1	0.2
		Looking after home/family	8	0.1	1	0.2	0.1	0.2
		Long-term sick/disabled	63	0.6	7	1.2	0.9	1.8
		Other	120	1.2	15	2.6	1.2	2.1

Source: ONS 2011 Census Table DC4601EW

Table A2.14: Industry of Household Representative Person, 2011

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
All	32,698	100	10,786	100	100	100
Agriculture, energy & water	295	0.9	72	0.7	2.7	2.7
Manufacturing	1,922	5.9	538	5.0	10.7	8.1
Construction	1,401	4.3	217	2.0	9.3	7.4

	CAMBRIDGE				ENGLAND	
	ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
	NO.	%	NO.	%	%	%
Distribution, hotels & restaurants	4,330	13.2	1,670	15.5	18.4	22.5
Transport & communication	4,007	12.3	1,418	13.1	10.9	10.5
Financial, real estate, professional & admin activities	7,123	21.8	2,628	24.4	17.9	19.2
Public administration, education & health	12,104	37.0	3,642	33.8	25.8	23.7
Other	1,516	4.6	601	5.6	4.3	6.0

Source: ONS 2011 Census Table LC4602EW

Table A2.15: Occupation by Age of Household Representative Person, 2011

		CAMBRIDGE				ENGLAND	
		ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
16-34	All	10,454	100	6,557	100	100	100
	Managers, directors & senior officials	699	6.7	447	6.8	9.5	8.6
	Professional occupations	4,867	46.6	3,303	50.4	20.2	19.7
	Associate professional & technical occupations	1,276	12.2	843	12.9	16.4	16.2
	Administrative & secretarial occupations	650	6.2	387	5.9	8.6	8.7
	Skilled trades occupations	574	5.5	279	4.3	12.4	10.9
	Caring, leisure & other service occupations	561	5.4	241	3.7	7.6	8.1
	Sales & customer service occupations	638	6.1	399	6.1	8.0	9.2
	Process, plant & machine operatives	292	2.8	140	2.1	6.6	6.1
	Elementary occupations	897	8.6	518	7.9	10.6	12.5
35-49	All	12,097	100	3,259	100	100	100
	Managers, directors & senior officials	1,462	12.1	349	10.7	15.0	13.2
	Professional occupations	5,171	42.7	1,619	49.7	19.7	18.0
	Associate professional & technical occupations	1,435	11.9	370	11.4	13.9	13.2
	Administrative & secretarial occupations	632	5.2	162	5.0	8.2	7.6
	Skilled trades occupations	978	8.1	189	5.8	13.7	12.8
	Caring, leisure & other service occupations	672	5.6	158	4.8	6.9	8.7
	Sales & customer service occupations	349	2.9	97	3.0	4.8	5.8
	Process, plant & machine operatives	577	4.8	117	3.6	9.1	8.9

		CAMBRIDGE				ENGLAND	
		ALL RESIDENTS		PRIVATE RENTED		ALL RESIDENTS	PRIVATE RENTED
		NO.	%	NO.	%	%	%
	Elementary occupations	821	6.8	198	6.1	8.6	11.7
50-64	All	8,413	100	852	100	100	100
	Managers, directors & senior officials	996	11.8	106	12.4	13.6	13.5
	Professional occupations	2,935	34.9	321	37.7	17.7	14.6
	Associate professional & technical occupations	836	9.9	87	10.2	10.8	9.3
	Administrative & secretarial occupations	705	8.4	49	5.8	10.3	8.1
	Skilled trades occupations	772	9.2	53	6.2	14.7	14.3
	Caring, leisure & other service occupations	564	6.7	68	8.0	7.2	9.4
	Sales & customer service occupations	288	3.4	22	2.6	4.9	5.6
	Process, plant & machine operatives	474	5.6	35	4.1	11.0	11.4
	Elementary occupations	843	10.0	111	13.0	9.8	13.8
65+	All	1,734	100	118	100	100	100
	Managers, directors & senior officials	185	10.7	17	14.4	14.2	14.1
	Professional occupations	618	35.6	46	39.0	15.4	13.8
	Associate professional & technical occupations	169	9.7	12	10.2	9.2	8.4
	Administrative & secretarial occupations	144	8.3	6	5.1	10.6	8.5
	Skilled trades occupations	150	8.7	11	9.3	15.1	17.1
	Caring, leisure & other service occupations	86	5.0	7	5.9	7.1	7.8
	Sales & customer service occupations	94	5.4	6	5.1	6.4	6.3
	Process, plant & machine operatives	98	5.7	0	0.0	10.0	10.0
	Elementary occupations	190	11.0	13	11.0	12.0	14.0

Source: ONS 2011 Census Table DC4604EW

APPENDIX 4
OUTPUT AREA CLASSIFICATION

Table A3.1: Output Area Classification of Communities in which Private Rented Accommodation

		CAMBRIDGE		ENGLAND	
		NO.	%	NO.	%
1	Rural Residents	0	0.0	340,182	8.5
1a	Farming Communities	0	0.0	96,364	2.4
1a1	Rural Workers and Families	0	0.0	6,230	0.2
1a2	Established Farming Communities	0	0.0	36,122	0.9
1a3	Agricultural Communities	0	0.0	42,532	1.1
1a4	Older Farming Communities	0	0.0	11,480	0.3
1b	Rural Tenants	0	0.0	193,719	4.8
1b1	Rural Life	0	0.0	60,146	1.5
1b2	Rural White-Collar Workers	0	0.0	91,184	2.3
1b3	Ageing Rural Flat Tenants	0	0.0	42,389	1.1
1c	Ageing Rural Dwellers	0	0.0	50,099	1.2
1c1	Rural Employment and Retirees	0	0.0	18,646	0.5
1c2	Renting Rural Retirement	0	0.0	16,154	0.4
1c3	Detached Rural Retirement	0	0.0	15,299	0.4
2	Cosmopolitans	7,027	54.1	585,391	14.6
2a	Students Around Campus	4,497	34.6	140,603	3.5
2a1	Student Communal Living	767	5.9	19,218	0.5
2a2	Student Digs	0	0.0	36,011	0.9
2a3	Students and Professionals	3,730	28.7	85,374	2.1
2b	Inner-City Students	703	5.4	111,520	2.8
2b1	Students and Commuters	0	0.0	7,442	0.2
2b2	Multicultural Student Neighbourhoods	703	5.4	104,078	2.6
2c	Comfortable Cosmopolitans	67	0.5	122,531	3.1
2c1	Migrant Families	25	0.2	100,260	2.5
2c2	Migrant Commuters	0	0.0	8,334	0.2
2c3	Professional Service Cosmopolitans	42	0.3	13,937	0.3
2d	Aspiring and Affluent	1,760	13.5	210,737	5.3
2d1	Urban Cultural Mix	754	5.8	59,629	1.5
2d2	Highly-Qualified Quaternary Workers	53	0.4	86,626	2.2
2d3	EU White-Collar Workers	953	7.3	64,482	1.6
3	Ethnicity Central	422	3.2	428,743	10.7
3a	Ethnic Family Life	84	0.6	136,005	3.4
3a1	Established Renting Families	30	0.2	46,095	1.1

		CAMBRIDGE		ENGLAND	
		NO.	%	NO.	%
3a2	Young Families and Students	54	0.4	89,910	2.2
3b	Endeavouring Ethnic Mix	0	0.0	90,598	2.3
3b1	Striving Service Workers	0	0.0	26,211	0.7
3b2	Bangladeshi Mixed Employment	0	0.0	19,267	0.5
3b3	Multi-Ethnic Professional Service Workers	0	0.0	45,120	1.1
3c	Ethnic Dynamics	50	0.4	24,773	0.6
3c1	Constrained Neighbourhoods	50	0.4	24,600	0.6
3c2	Constrained Commuters	0	0.0	173	0.0
3d	Aspirational Techies	288	2.2	177,367	4.4
3d1	New EU Tech Workers	83	0.6	61,657	1.5
3d2	Established Tech Workers	36	0.3	67,348	1.7
3d3	Old EU Tech Workers	169	1.3	48,362	1.2
4	Multicultural Metropolitans	2,906	22.4	720,517	18.0
4a	Rented Family Living	2,291	17.6	310,152	7.7
4a1	Private Renting Young Families	380	2.9	80,875	2.0
4a2	Social Renting New Arrivals	1,911	14.7	158,394	3.9
4a3	Commuters with Young Families	0	0.0	70,883	1.8
4b	Challenged Asian Terraces	0	0.0	229,775	5.7
4b1	Asian Terraces and Flats	0	0.0	148,466	3.7
4b2	Pakistani Communities	0	0.0	81,309	2.0
4c	Asian Traits	615	4.7	180,590	4.5
4c1	Achieving Minorities	68	0.5	42,134	1.1
4c2	Multicultural New Arrivals	0	0.0	59,450	1.5
4c3	Inner City Ethnic Mix	547	4.2	79,006	2.0
5	Urbanites	2,370	18.2	866,483	21.6
5a	Urban Professionals and Families	1,297	10.0	518,830	12.9
5a1	White Professionals	0	0.0	162,971	4.1
5a2	Multi-Ethnic Professionals with Families	641	4.9	129,684	3.2
5a3	Families in Terraces and Flats	656	5.0	226,175	5.6
5b	Ageing Urban Living	1,073	8.3	347,653	8.7
5b1	Delayed Retirement	801	6.2	95,657	2.4
5b2	Communal Retirement	206	1.6	106,294	2.7
5b3	Self-Sufficient Retirement	66	0.5	145,702	3.6
6	Suburbanites	72	0.6	323,099	8.1
6a	Suburban Achievers	51	0.4	105,453	2.6
6a1	Indian Tech Achievers	34	0.3	25,014	0.6
6a2	Comfortable Suburbia	0	0.0	16,118	0.4
6a3	Detached Retirement Living	0	0.0	31,143	0.8
6a4	Ageing in Suburbia	17	0.1	33,178	0.8

		CAMBRIDGE		ENGLAND	
		NO.	%	NO.	%
6b	Semi-Detached Suburbia	21	0.2	217,646	5.4
6b1	Multi-Ethnic Suburbia	21	0.2	29,699	0.7
6b2	White Suburban Communities	0	0.0	95,190	2.4
6b3	Semi-Detached Ageing	0	0.0	50,413	1.3
6b4	Older Workers and Retirement	0	0.0	42,344	1.1
7	Constrained City Dwellers	159	1.2	285,218	7.1
7a	Challenged Diversity	152	1.2	201,163	5.0
7a1	Transitional Eastern European Neighbourhoods	0	0.0	45,754	1.1
7a2	Hampered Aspiration	115	0.9	104,170	2.6
7a3	Multi-Ethnic Hardship	37	0.3	51,239	1.3
7b	Constrained Flat Dwellers	0	0.0	8,926	0.2
7b1	Eastern European Communities	0	0.0	3,479	0.1
7b2	Deprived Neighbourhoods	0	0.0	2,288	0.1
7b3	Endeavouring Flat Dwellers	0	0.0	3,159	0.1
7c	White Communities	0	0.0	38,452	1.0
7c1	Challenged Transitionaries	0	0.0	12,058	0.3
7c2	Constrained Young Families	0	0.0	10,947	0.3
7c3	Outer City Hardship	0	0.0	15,447	0.4
7d	Ageing City Dwellers	7	0.1	36,677	0.9
7d1	Ageing Communities and Families	0	0.0	16,141	0.4
7d2	Retired Independent City Dwellers	7	0.1	6,783	0.2
7d3	Retired Communal City Dwellers	0	0.0	13,010	0.3
7d4	Retired City Hardship	0	0.0	743	0.0
8	Hard-Pressed Living	38	0.3	461,401	11.5
8a	Industrious Communities	0	0.0	108,041	2.7
8a1	Industrious Transitions	0	0.0	73,854	1.8
8a2	Industrious Hardship	0	0.0	34,187	0.9
8b	Challenged Terraced Workers	0	0.0	96,897	2.4
8b1	Deprived Blue-Collar Terraces	0	0.0	83,175	2.1
8b2	Hard-Pressed Rented Terraces	0	0.0	13,722	0.3
8c	Hard-Pressed Ageing Workers	0	0.0	122,316	3.0
8c1	Ageing Industrious Workers	0	0.0	65,515	1.6
8c2	Ageing Rural Industry Workers	0	0.0	28,806	0.7
8c3	Renting Hard-Pressed Workers	0	0.0	27,995	0.7
8d	Migration and Churn	38	0.3	134,147	3.3
8d1	Young Hard-Pressed Families	0	0.0	34,457	0.9
8d2	Hard-Pressed Ethnic Mix	25	0.2	57,391	1.4
8d3	Hard-Pressed European Settlers	13	0.1	42,299	1.1
Total		12,994	100.0	4,011,034	100.0

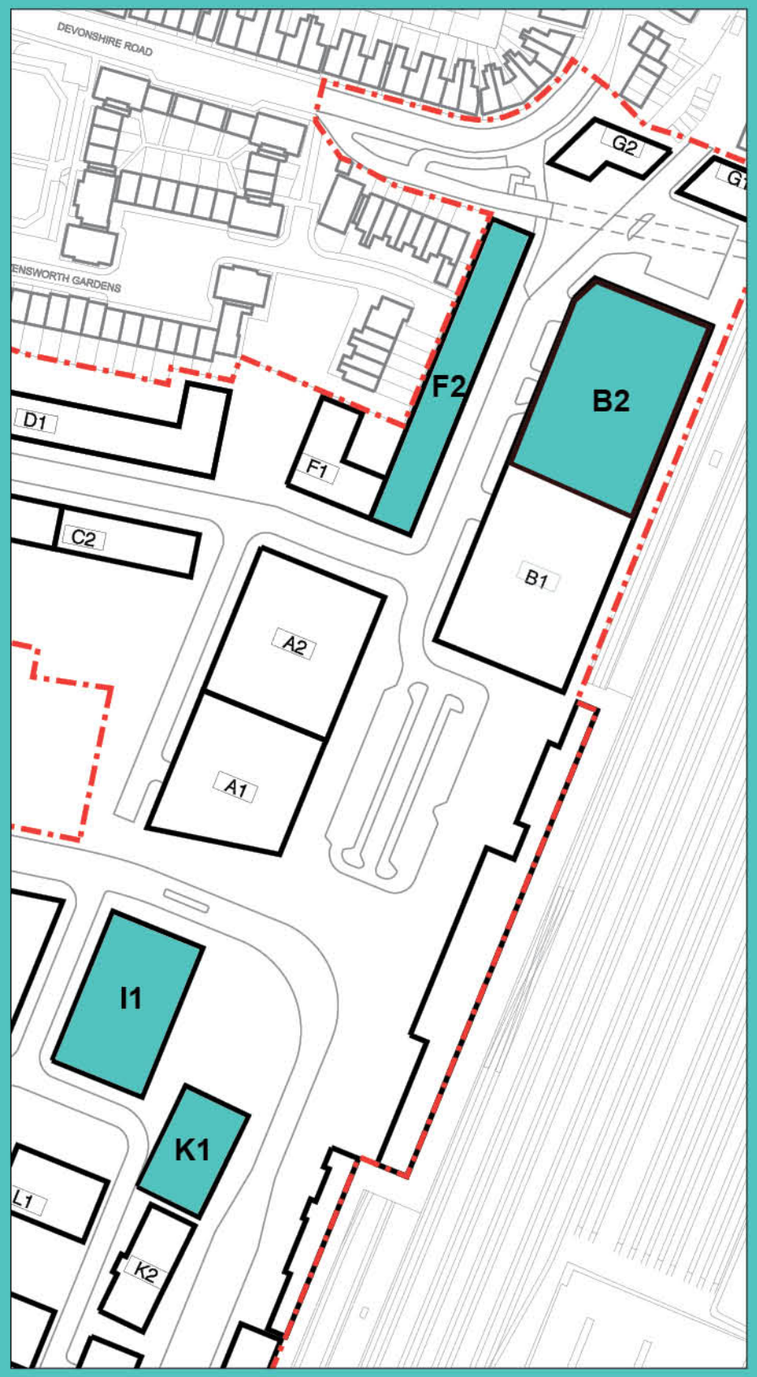
Source: ONS 2011 Area Classification for Output Areas

BIDWELLS

Completion of the CB1 Masterplan

Presentation to Members

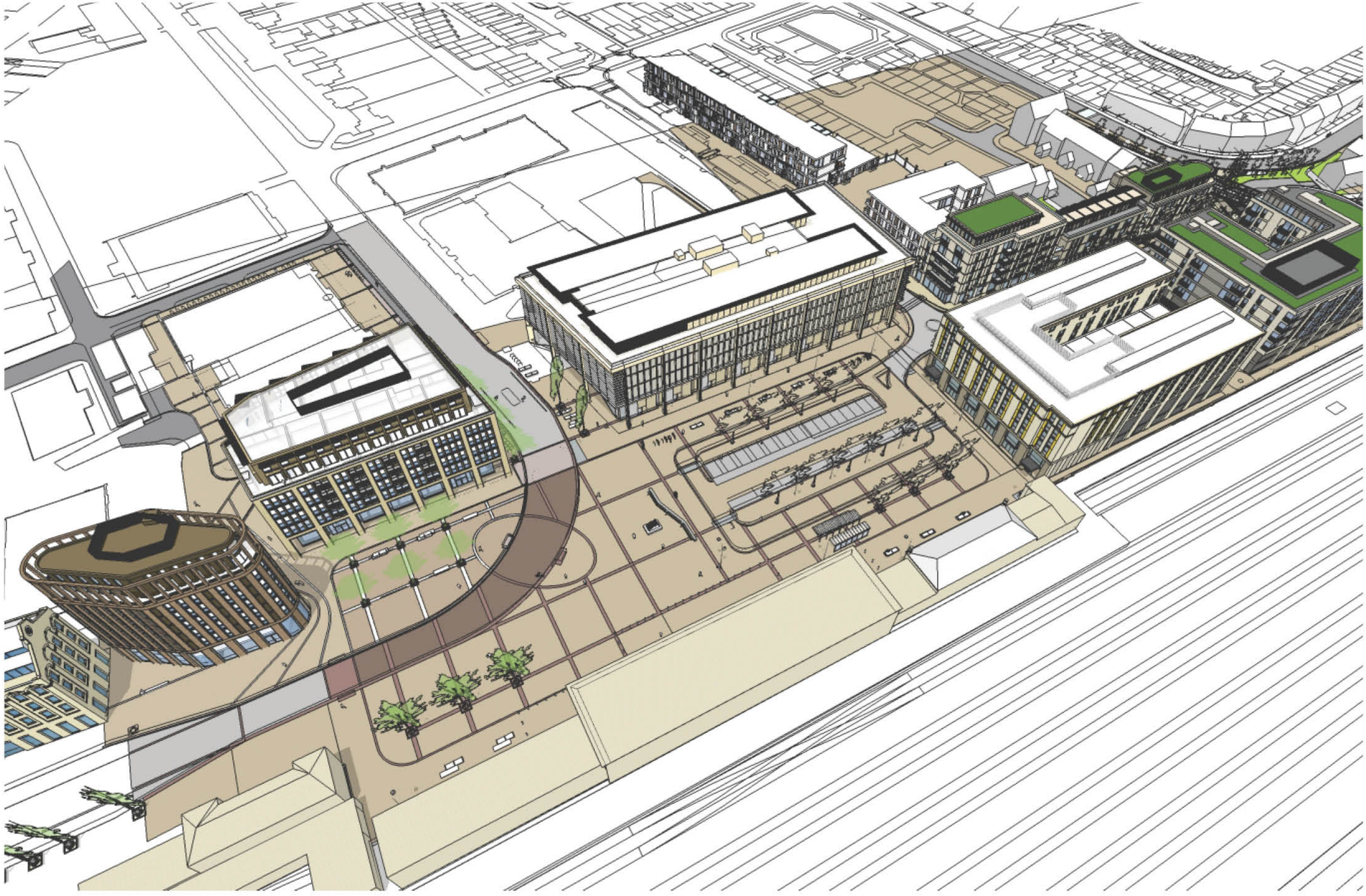
12 October 2016



FORMATION ARCHITECTS

BROOKGATE

Delivery of Blocks F2, B2, I1, K1 and Completion of Station Square and the CB1 Masterplan



Original Station Area Development Framework Aspirations (Date 2004).

The redevelopment of the Station Road Area presents a unique opportunity to transform an under-used and unattractive area of the city by:

- Providing a greatly improved transport interchange
- Creating a new mixed-used but predominantly residential neighbourhood with distinctive and high quality streets, spaces and buildings
- Providing a range of complementary uses which serve local residents as well as people working in and travelling through the area
- Setting high standards in urban design and sustainable forms of development

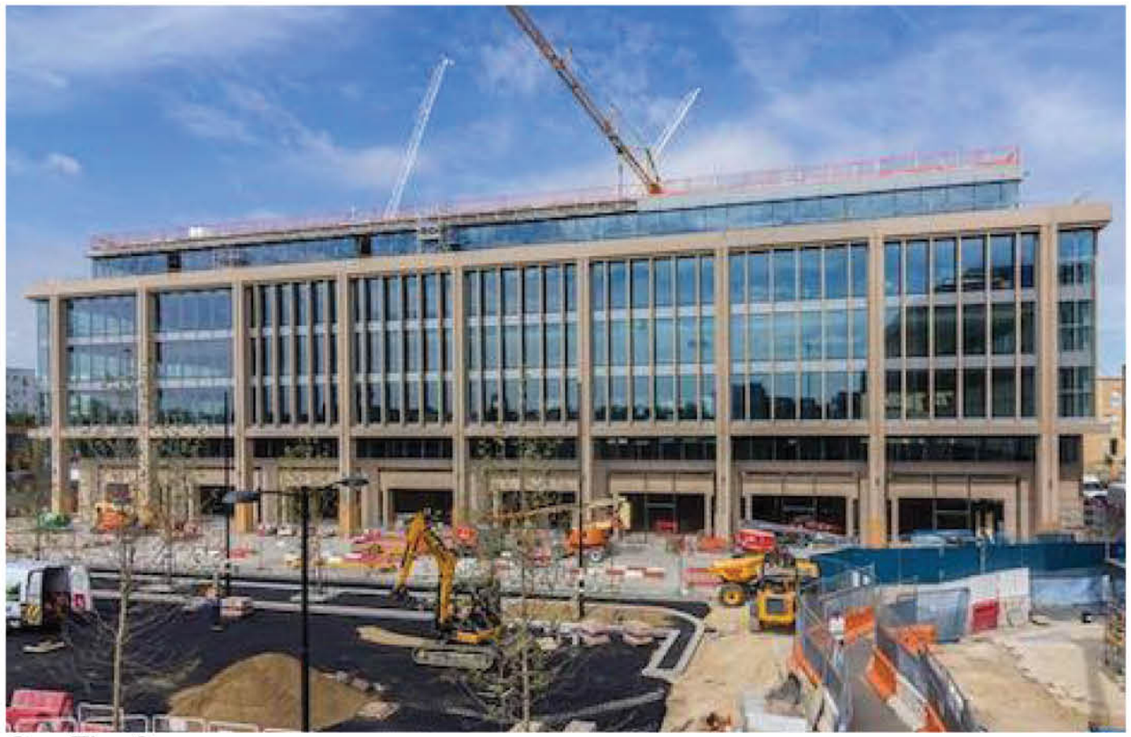
Office, retail and hotel accommodation delivered

Major office tenants including:

- Microsoft Research
- Mott Macdonald
- Deloitte
- Thales
- Carter Jonas
- Base 4
- Unnamed Global Top Ten Company

Retail and hotel delivered:

- Young's
- Pret a Manger
- Wasabi
- Caffè Nero
- Sainsbury's
- Ibis hotel with 231 rooms



One The Square

Microsoft Research

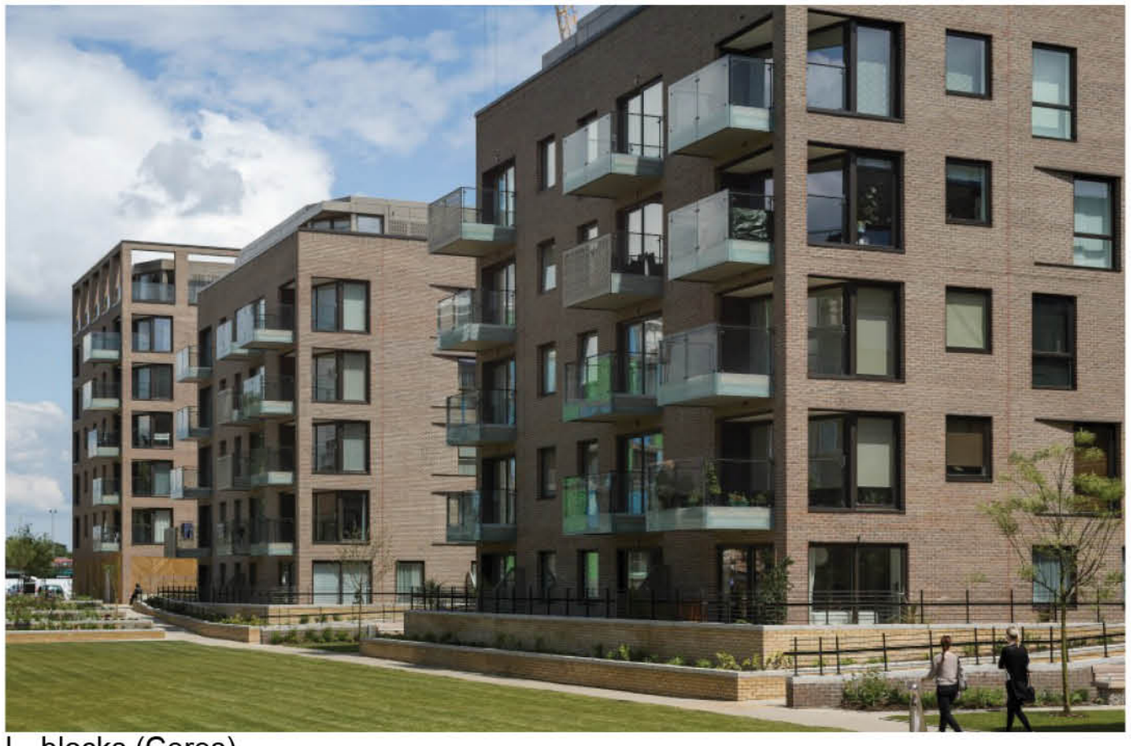
22 Station Road

Ibis hotel

Residential/ student accommodation delivered

- 308 residential units
- 40% affordable housing
- 1,097 bed student accommodation

C, D, F block (Vesta)



L- blocks (Ceres)

Block M1 (Student Housing)

S106 Contributions

Commitment to date **£26,760,732** including:

- £11.5 million Station improvements
- £6.5 million Highway improvements
- £4.3 million Public Open Space & Public Realm provision
- £1.6 million Guided Bus contributions
- £1.5 million Community Development
- £700k Educational contributions
- £438k Southern Corridor Area Transport Plan contributions
- 40% affordable housing units
- 2850 secure cycle park

£2.3 million of S106 Contributions on forthcoming developments:

- £870k Chisholm Trail
- £855k Station Road improvements
- £300k Information Centre
- £150k Tension Road Area Traffic Calming
- £110k Wayfinding
- £35k Brompton Bike Dock

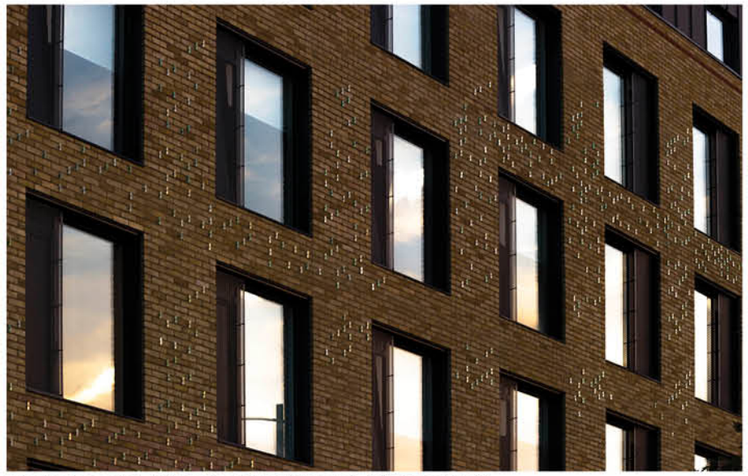
Contribution towards Station improvements


Bus interchange

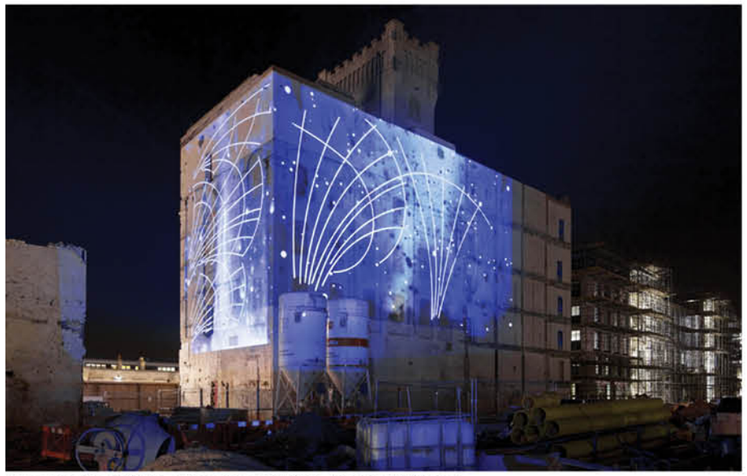

Cycle Park - 2,850 cycle parking spaces

Public Art delivered

£1.5 million



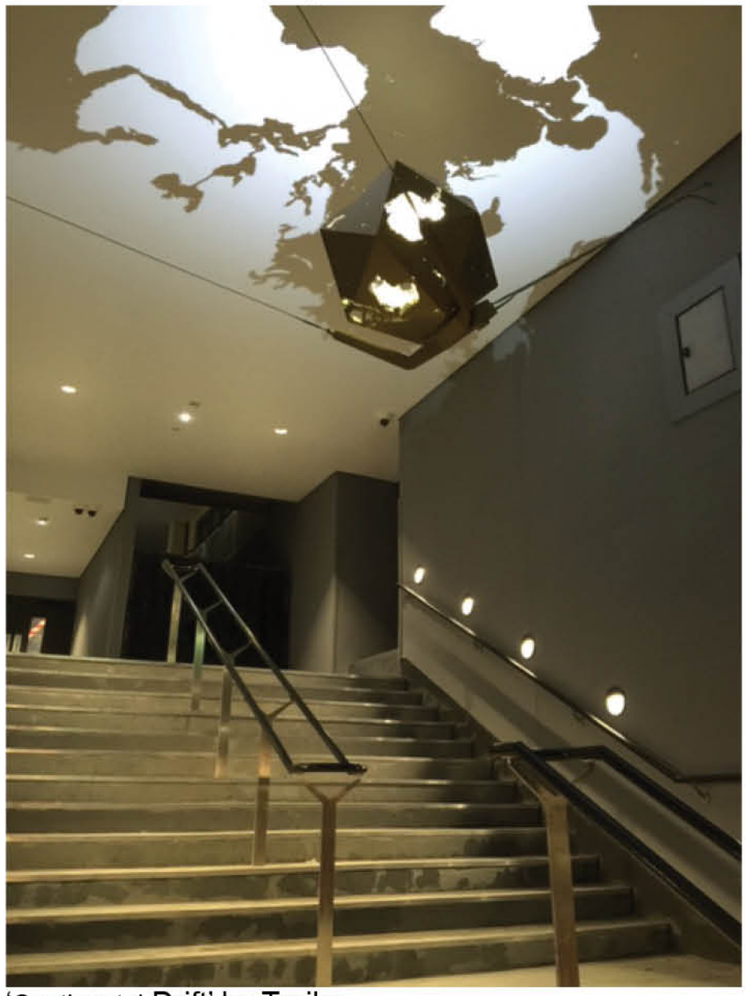
Translucent Drawing by Antoni Malinowski



'Foster's Mill Firmament' by David Ward

Supercomputer by Jem Finer

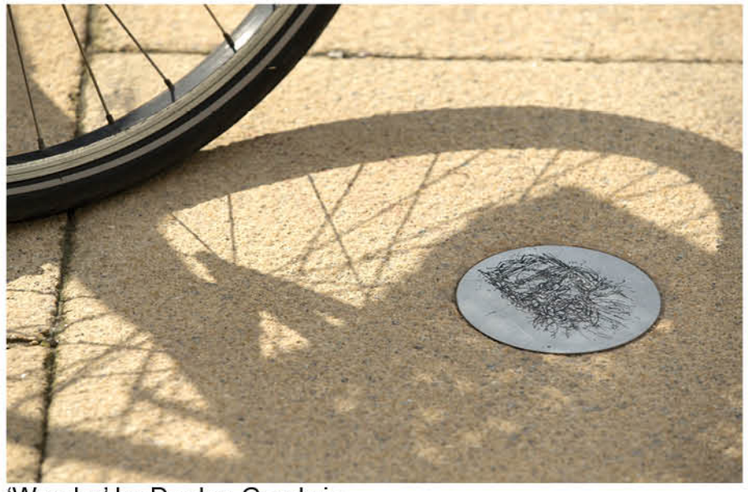
Seating by Jim Partridge & Liz Walmsley



'Continental Drift' by Troika

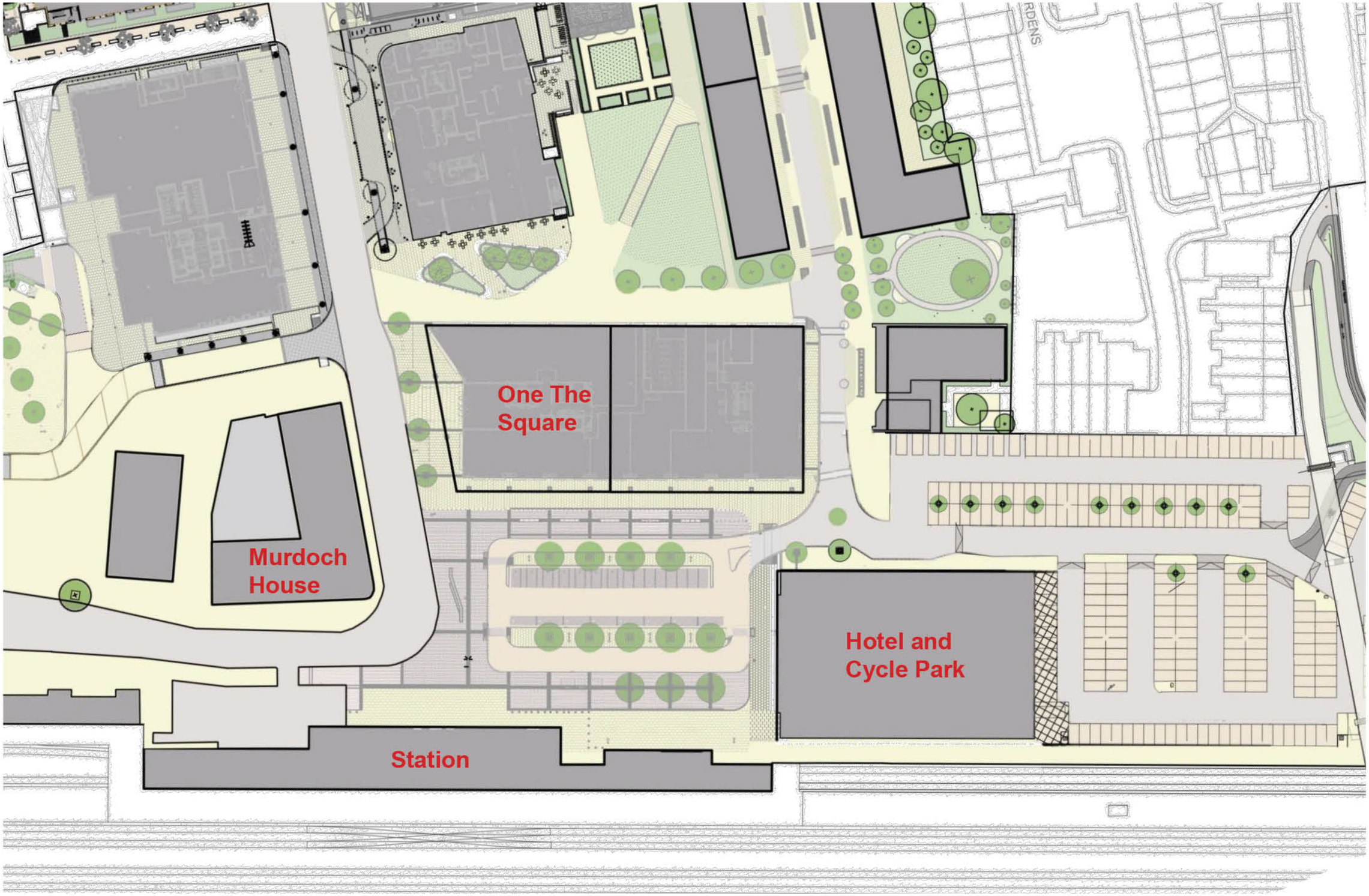
Ceres Bronze by William Bloye

Reflective Editor by Doug Alsop

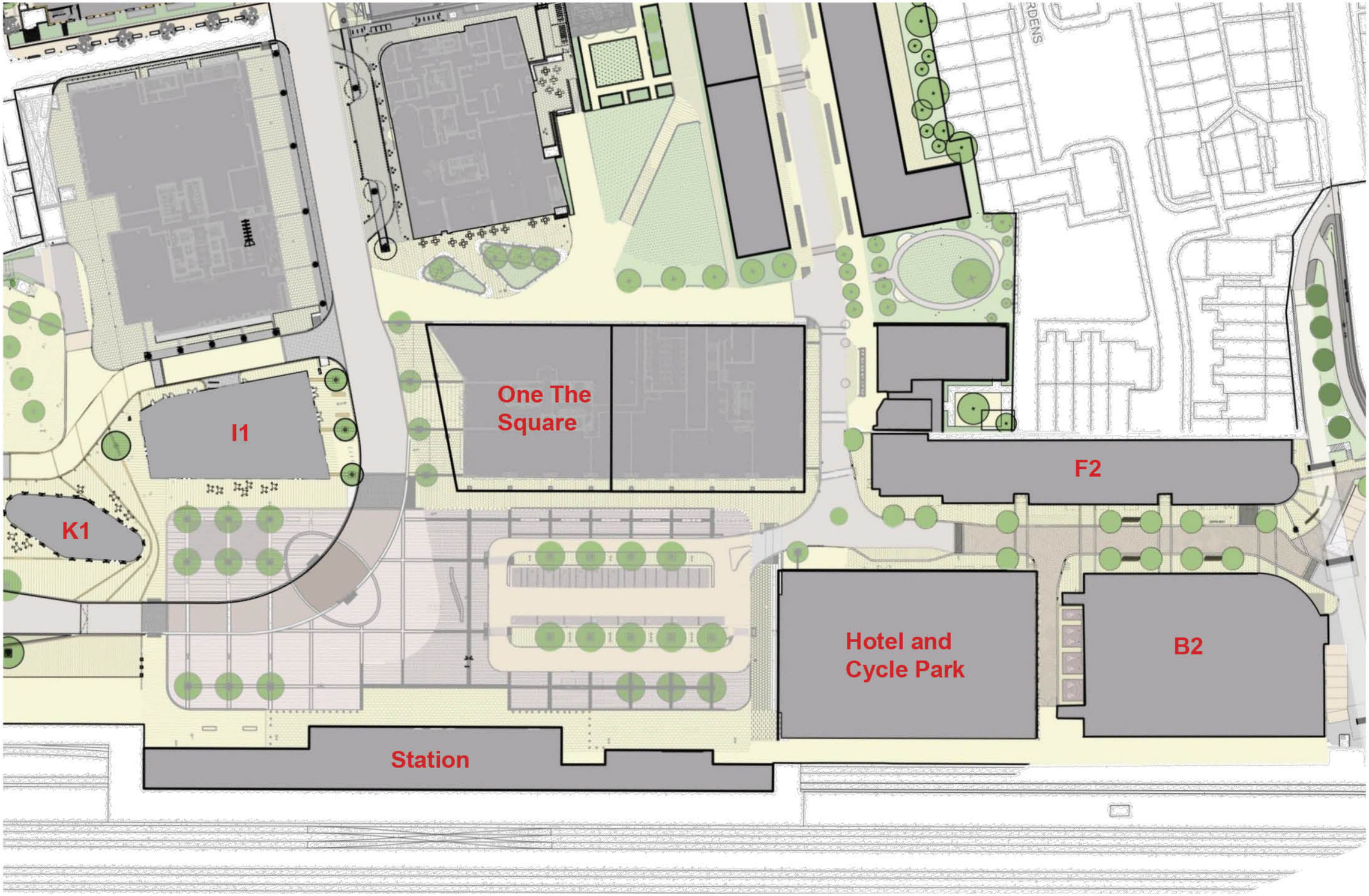


'Wander' by Dryden Goodwin

Station Square - Phase 1 (Completion January 2017)



Station Square - Completion 2020 (subject to Planning Permission I1 / K1)

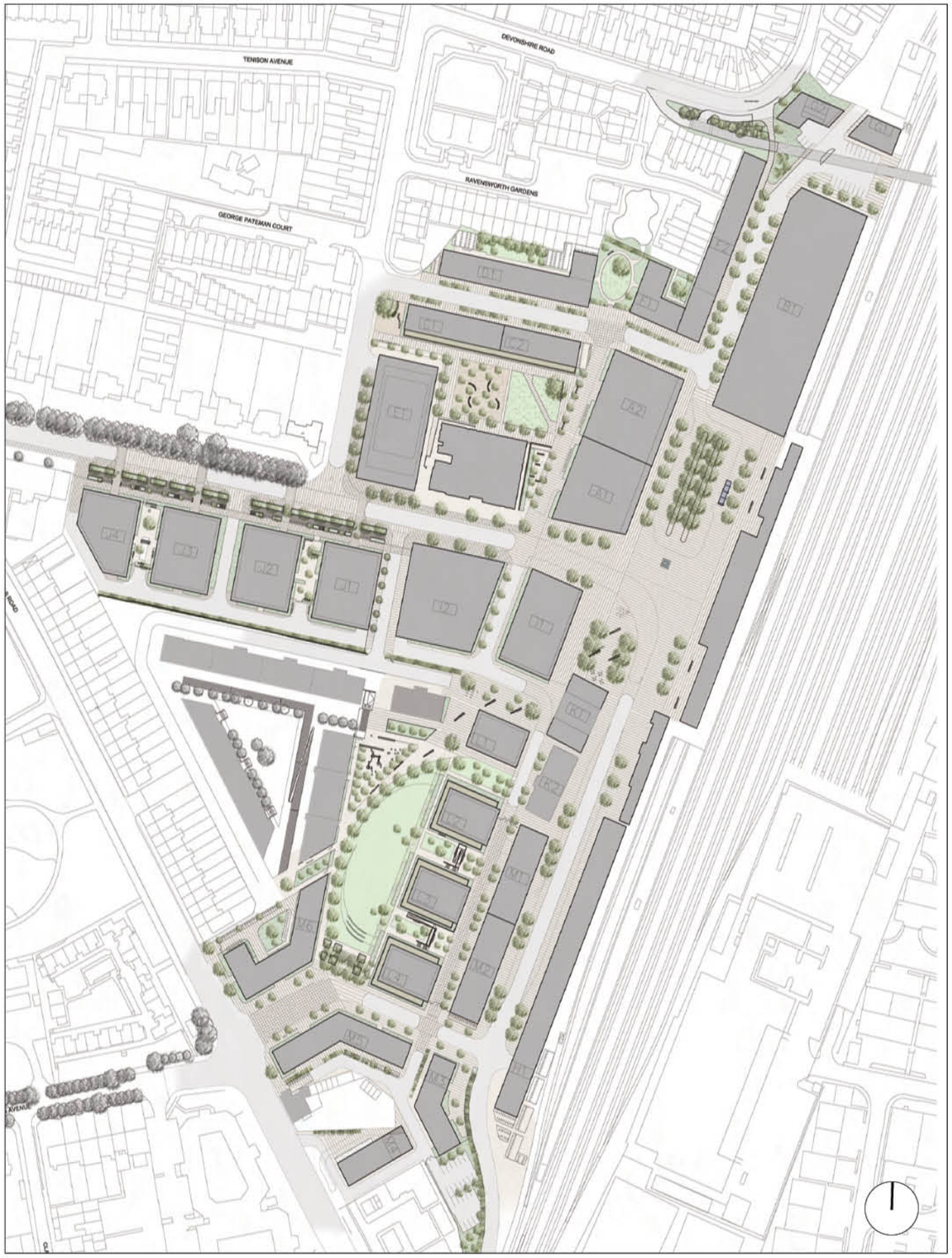


I1 K1 Awaiting Determination

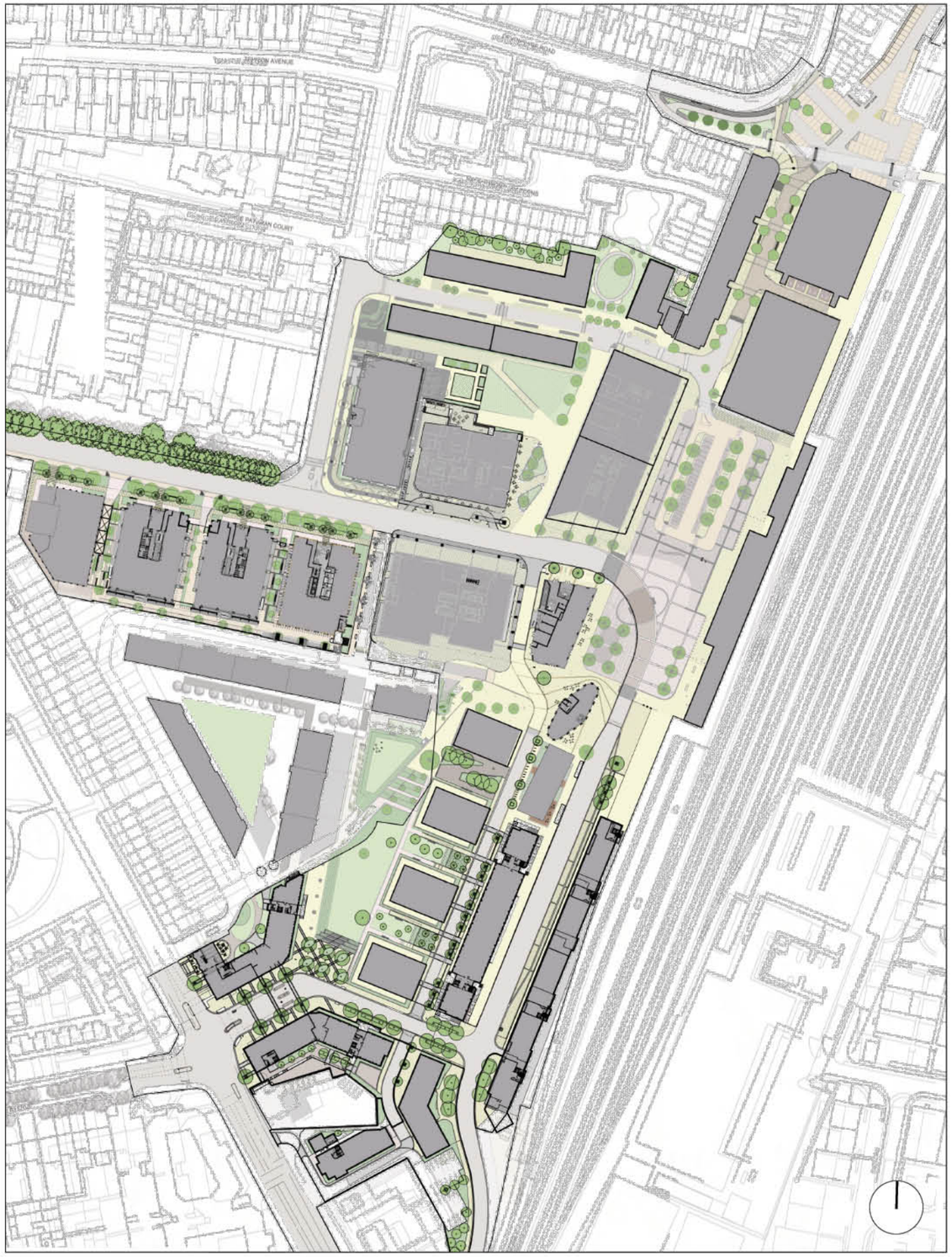
FORMATION ARCHITECTS

BROOKGATE

CB1 Masterplan Approved



CB1 Masterplan when completed



FORMATION ARCHITECTS

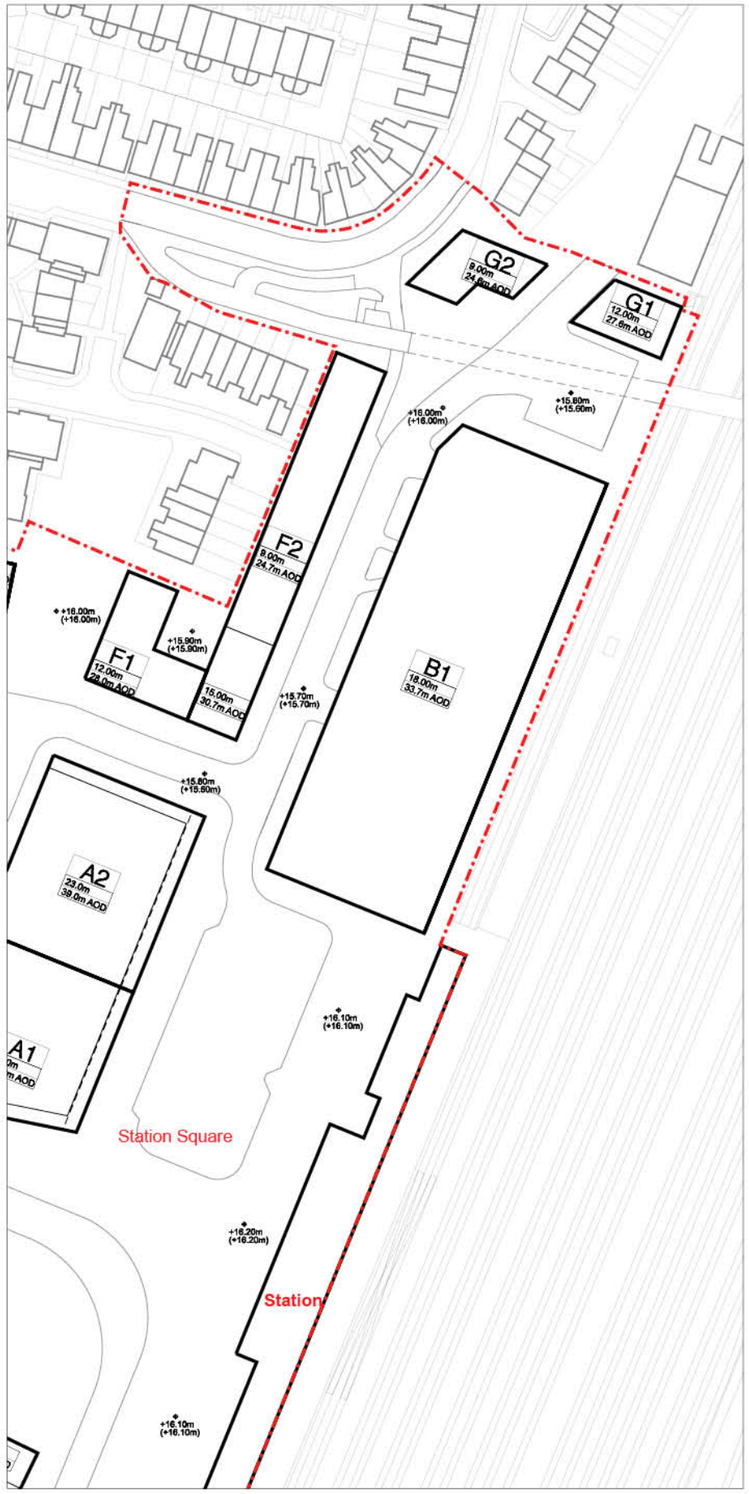
BROOKGATE

Approved Parameter Plans

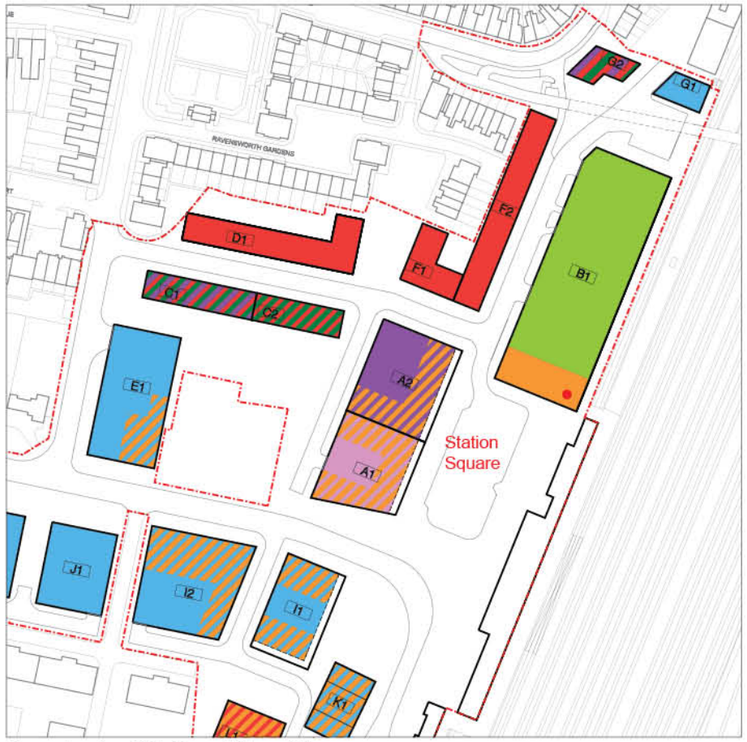
KEY

- Planning application site boundary
- X.00m — Proposed building height
- Y.00 m AOD — Proposed building height above proposed ground level
- +16.20m — Proposed ground levels
- (+Y.00m) — Existing ground levels
- Ground floor setback
- Top floor setback
- Possible retention of 125 Hills Road, subject to further resolution of the detailed design.

Notes:
-Storey height is 3 metres floor to floor in residential and 3.7 metres in commercial buildings.
-1.5m setback to top floor on blocks L1, L2 , L3, L4 & J1, J2, J3, J4 as indicated.
-3m setback to top floor on blocks I1, A1, A2 as indicated.
-Setbacks to E1 on upper stories as indicated
-Ground floor setback to M4 as indicated.
-3m setbacks to ground and first floors to blocks I1, A1 & A2 as indicated.
-Any overhangs for balconies or canopies not to exceed 1.5 metres beyond maximum edge.
-Maximum edge of external building façade to parcel.
-All proposed ground levels are in meters AOD and have a tolerance of +/-0.5 metres.
-All heights are in meters AOD and relate to maximum height of occupied floor space to roof level.
-General plant, not to exceed 2 metres in height above the height shown in this plan (occupied floor space to roof level) and set back from the principal edge of the building line shown on this plan.
-Lift motor rooms and extract not to exceed 2 metres in height above occupied floor space to roof level.
-Layout to Station Square is indicative and subject to further resolution of the detail design.



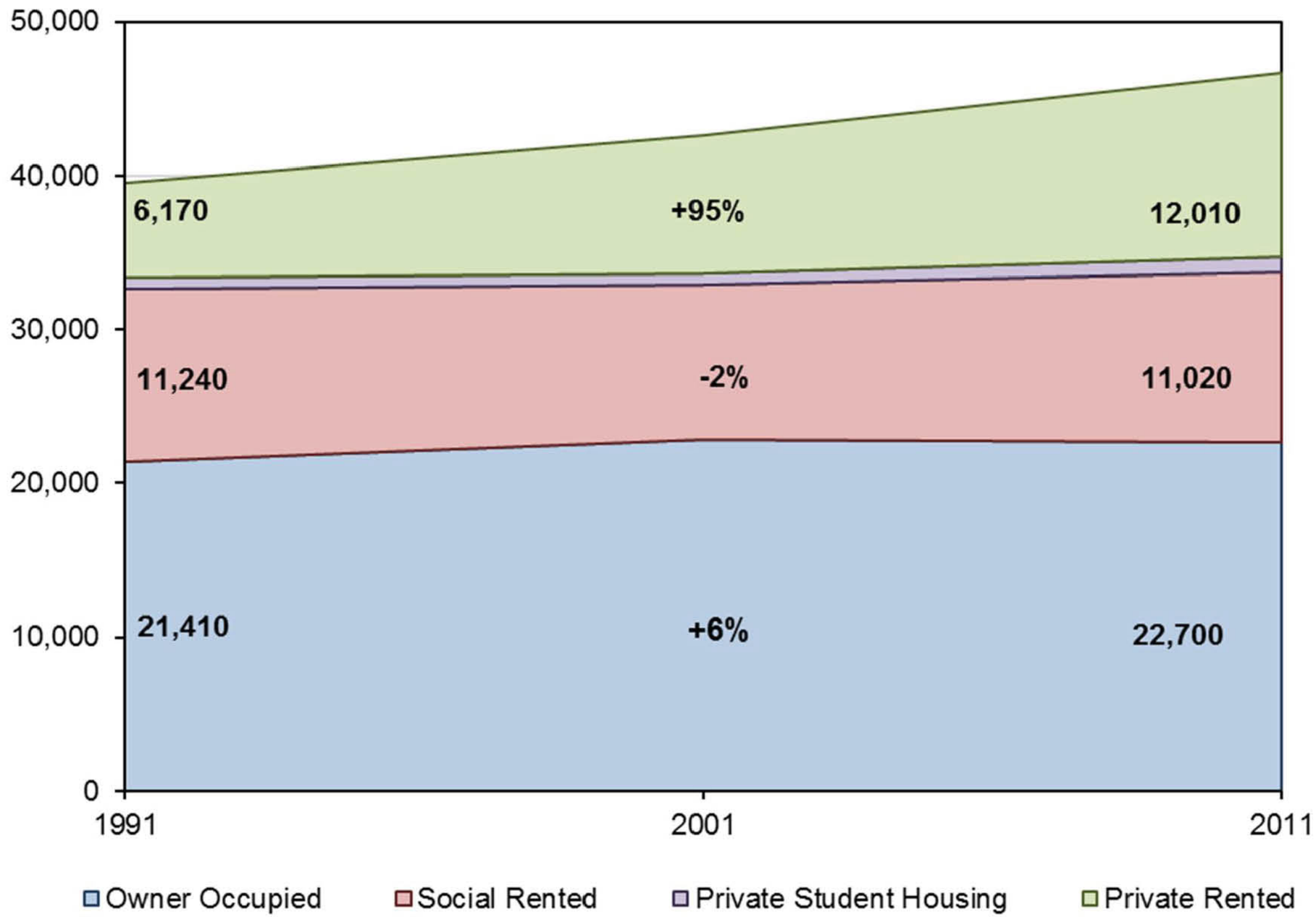
Parameter plan PP4: Building and Ground Conditions



Parameter plan PP8: Uses at Ground floor

Parameter plan PP9: Uses at Upper floors

Growth of the Private Rental Sector In Cambridge

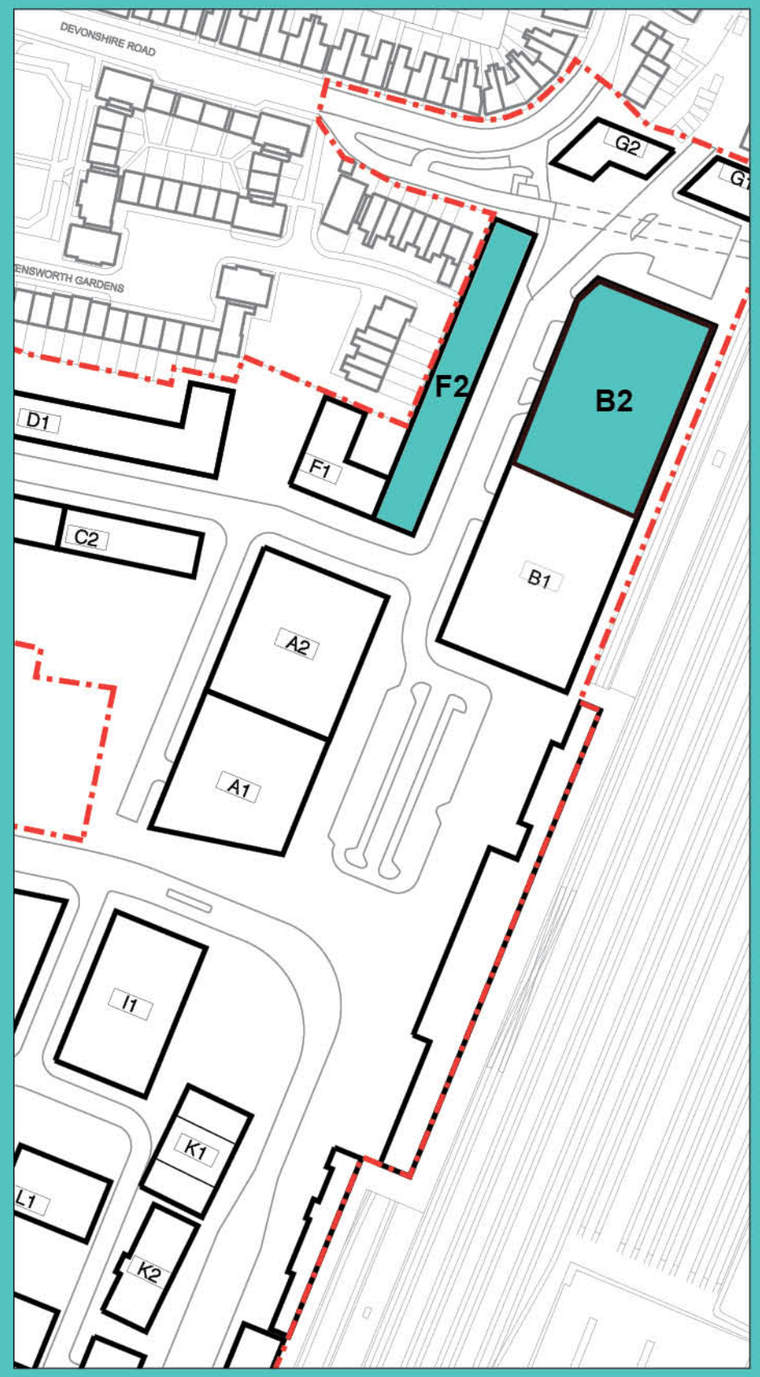


Source: ONS 1991, 2001 & 2011 Censuses

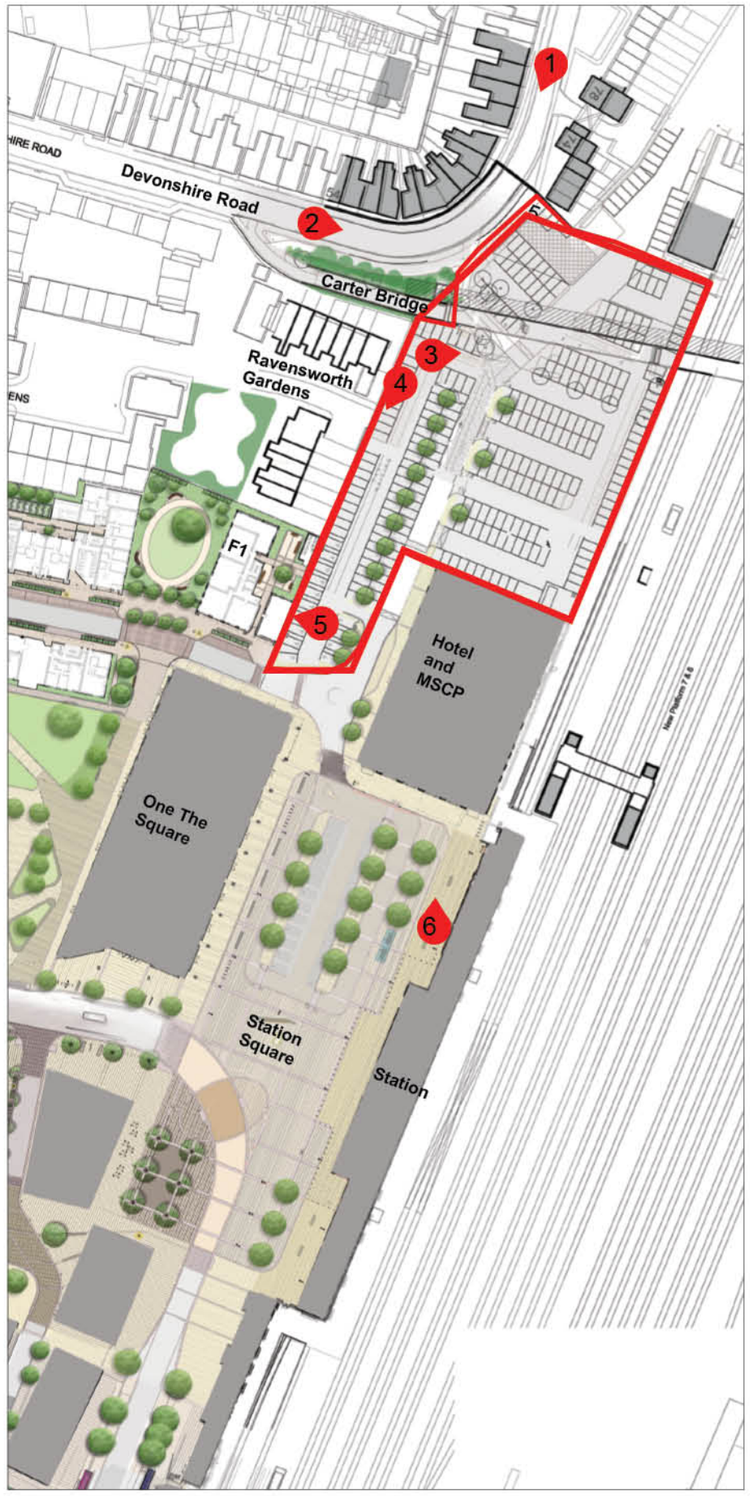
Proposed Blocks B2 / F2

Application for:

- 123 PRS units
- 736 sqm commercial space
- 207 parking spaces in MSCP
- 52 parking spaces in F2



Context



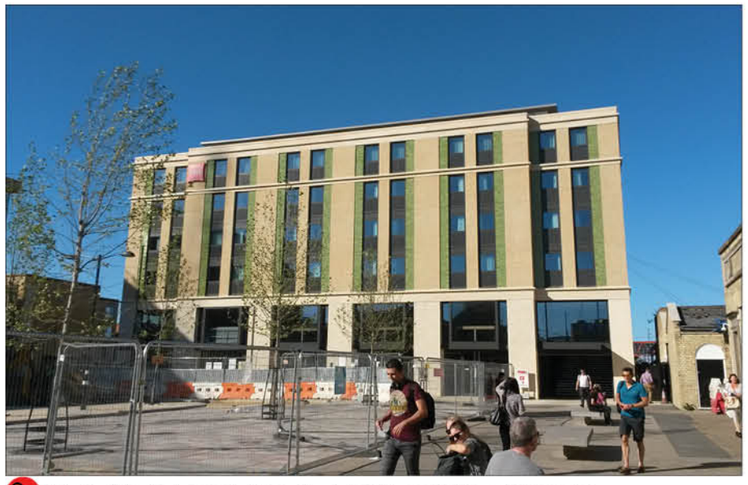
1 Devonshire Road looking south

2 Devonshire Road looking east

3 Carter Bridge looking east

4 Existing view along boundary to Ravensworth Gardens

5 Block F1



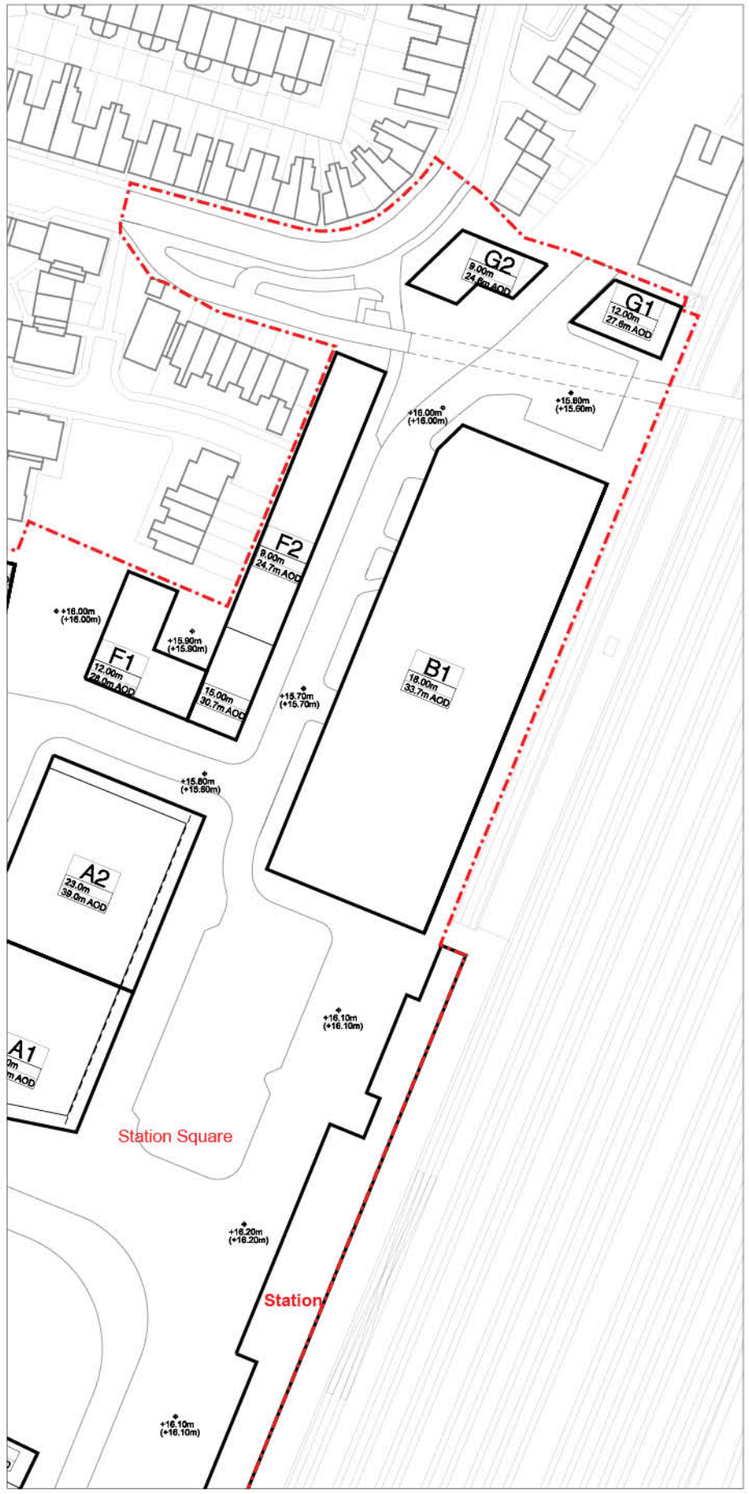
6 CB1 Hotel and Cycle Park south elevation

Approved Parameter Plans

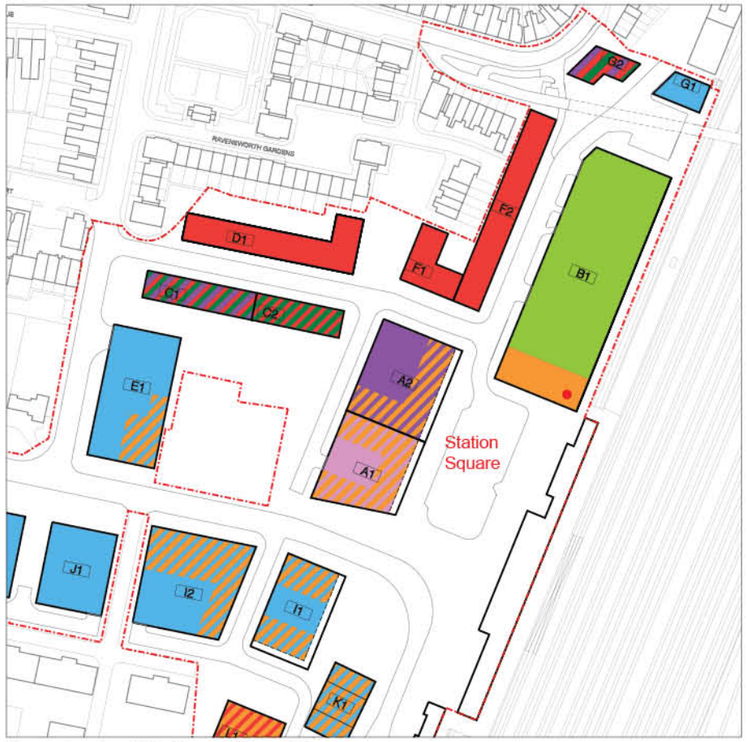
KEY

- Planning application site boundary
- X.00m — Proposed building height
- Y.00 m AOD — Proposed building height above proposed ground level
- +16.20m — Proposed ground levels
- (+Y.00m) — Existing ground levels
- Ground floor setback
- Top floor setback
- Possible retention of 125 Hills Road, subject to further resolution of the detailed design.

Notes:
-Storey height is 3 metres floor to floor in residential and 3.7 metres in commercial buildings.
-1.5m setback to top floor on blocks L1, L2 , L3, L4 & J1, J2, J3, J4 as indicated.
-3m setback to top floor on blocks I1, A1, A2 as indicated.
-Setbacks to E1 on upper stories as indicated
-Ground floor setback to M4 as indicated.
-3m setbacks to ground and first floors to blocks I1, A1 & A2 as indicated.
-Any overhangs for balconies or canopies not to exceed 1.5 metres beyond maximum edge.
-Maximum edge of external building façade to parcel.
-All proposed ground levels are in meters AOD and have a tolerance of +/-0.5 metres.
-All heights are in meters AOD and relate to maximum height of occupied floor space to roof level.
-General plant, not to exceed 2 metres in height above the height shown in this plan (occupied floor space to roof level) and set back from the principal edge of the building line shown on this plan.
-Lift motor rooms and extract not to exceed 2 metres in height above occupied floor space to roof level.
-Layout to Station Square is indicative and subject to further resolution of the detail design.



Parameter plan PP4: Building and Ground Conditions



Parameter plan PP8: Uses at Ground floor

Parameter plan PP9: Uses at Upper floors

Context Analysis

Building heights diagram

Movement diagram

Use diagram - Ground floor

Use diagram - Typical floor

Constraints and Opportunities

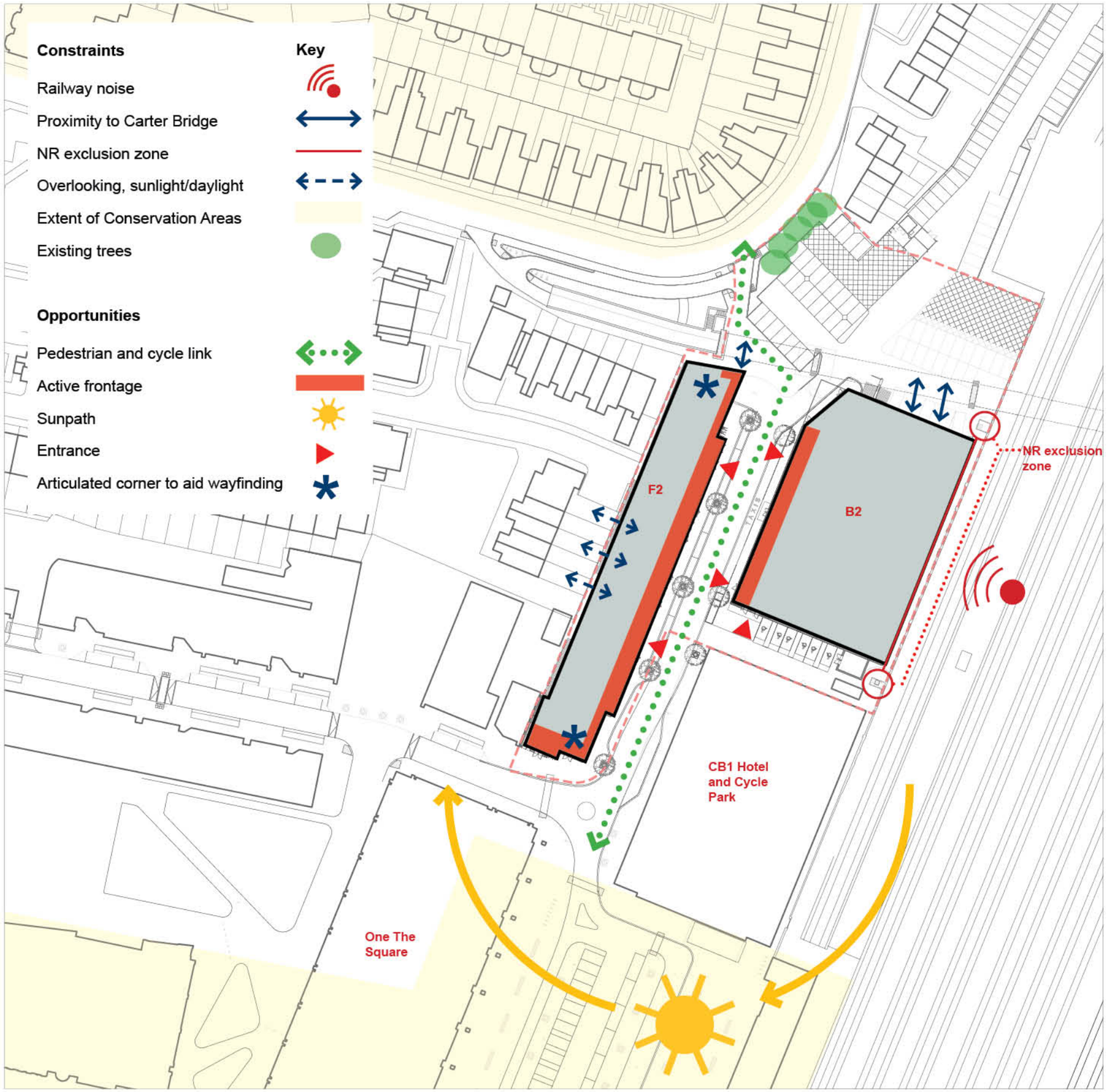
Key Opportunities

1. Completion of the northern quarter of the CB1 masterplan and delivery of the 'missing link' between Station Square and Devonshire Road for pedestrians and cyclists.
2. The parameter plan PP8 envisaged residential use at the ground floor of block F2. The proposed scheme proposes retail and office use to provide an active frontage and enhance the quality of the ground floor environment.
3. Provide mixed use buildings incorporating the multi-storey car park and residential with an optimum east-west orientation.
4. The proximity to the station and the public transport links as well as the amenities around Station Square provide the opportunity to deliver a high density, high quality residential scheme.
5. Articulated corners provide opportunity to aid wayfinding through the main pedestrian and cycle link and offer a more varied roofscape.

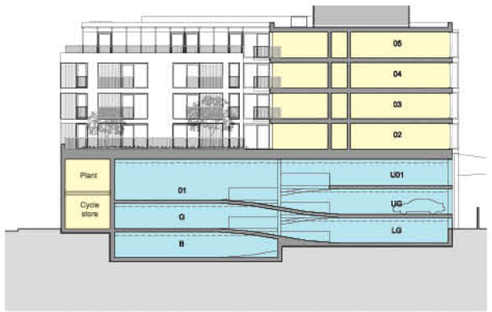
Key constraints

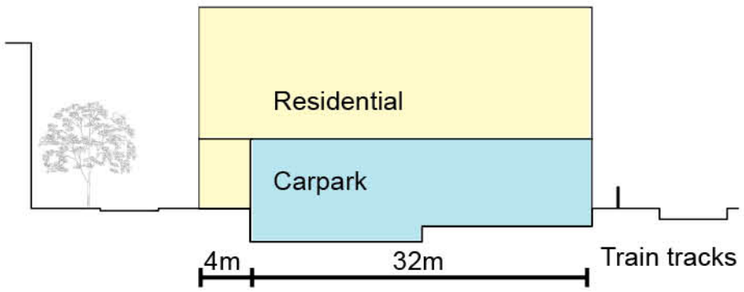
There are six key constraints beyond the parameter plans which inform the proposed design:

1. The proximity to the railway lines determines the location of block B2 and impacts upon the amenity of the proposed residential units.
2. Carter Bridge and its foundations and structure determine the northern enclosure of blocks B2 and F2.
3. The NR exclusion zone along the railway determines the footprint of the building.
4. The private gardens of the Ravensworth Gardens properties adjacent to block F2 require a careful design of the rear elevation of block F2 to avoid overlooking and overshadowing.
5. Proximity to Conservation Areas requires a considered design response.
6. Existing trees

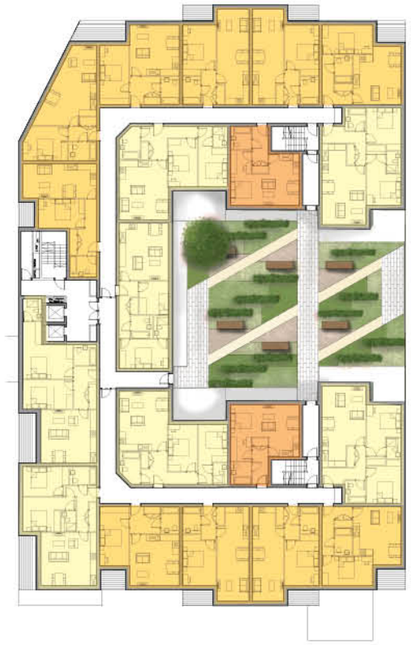


Building Layout Studies

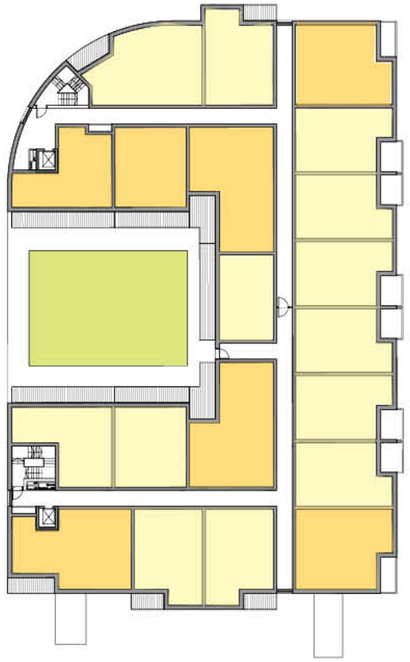




Study 1: Central atrium

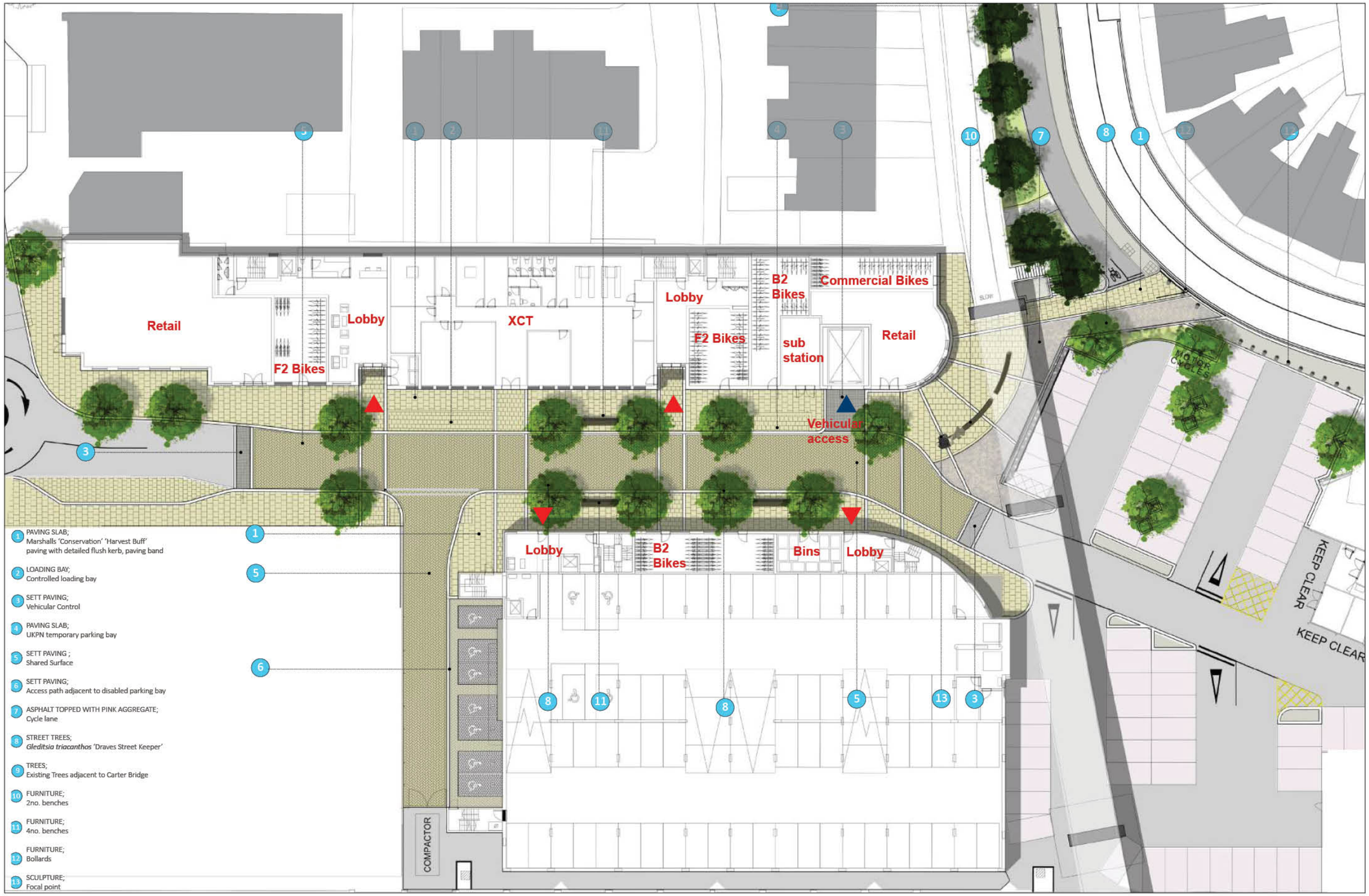


Study 2: Courtyard facing east



Study 3: Courtyard facing west

Block B2 and F2 - Ground Floor



FORMATION ARCHITECTS

BROOKGATE

Section

Aerial View

FORMATION ARCHITECTS

BROOKGATE

Block B2, view south along NAR- proposed

FORMATION ARCHITECTS

BROOKGATE

Block F2, view north-west along NAR - proposed

Block B2, view north-east along NAR - proposed

Block F2, view south-west along NAR - as presented at public consultation and DCP

Block F2, view south-west along NAR - revised

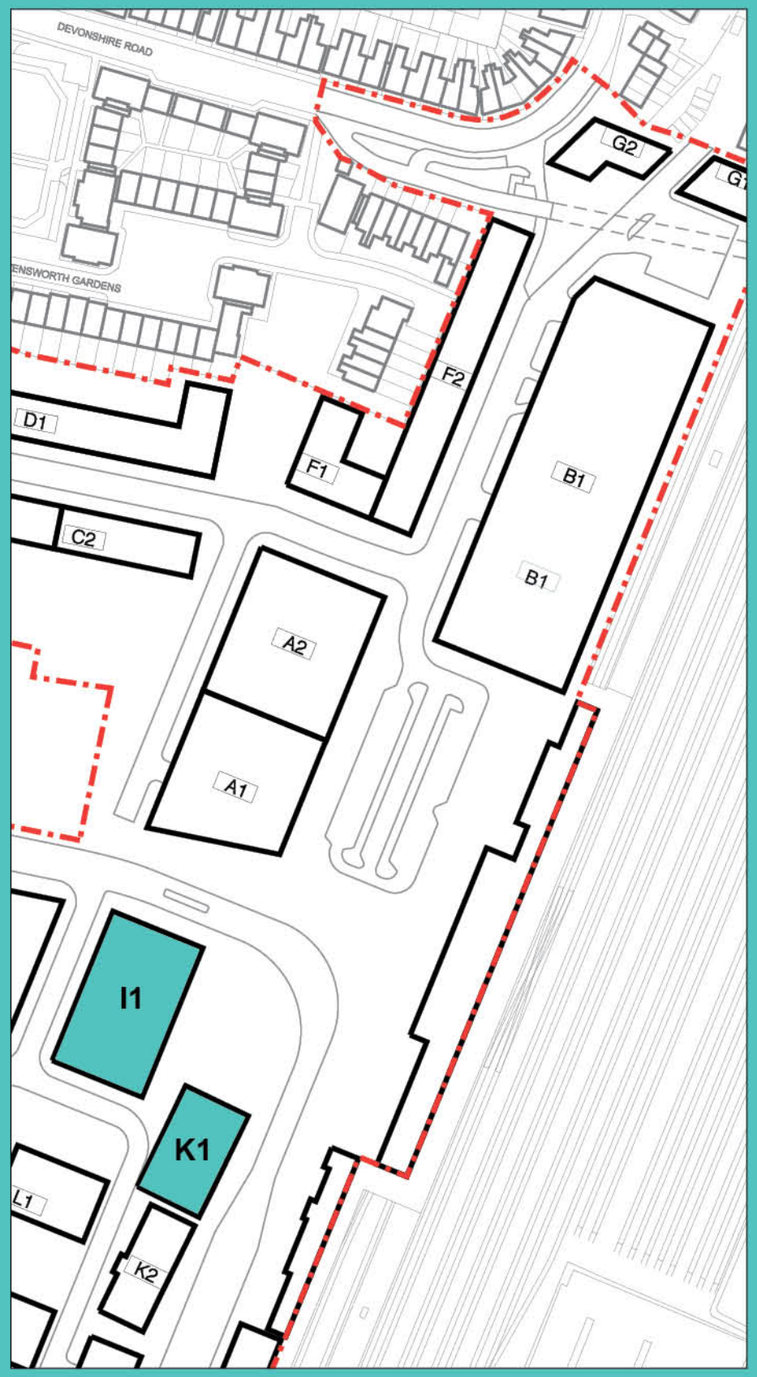
FORMATION ARCHITECTS

BROOKGATE

I1 / K1

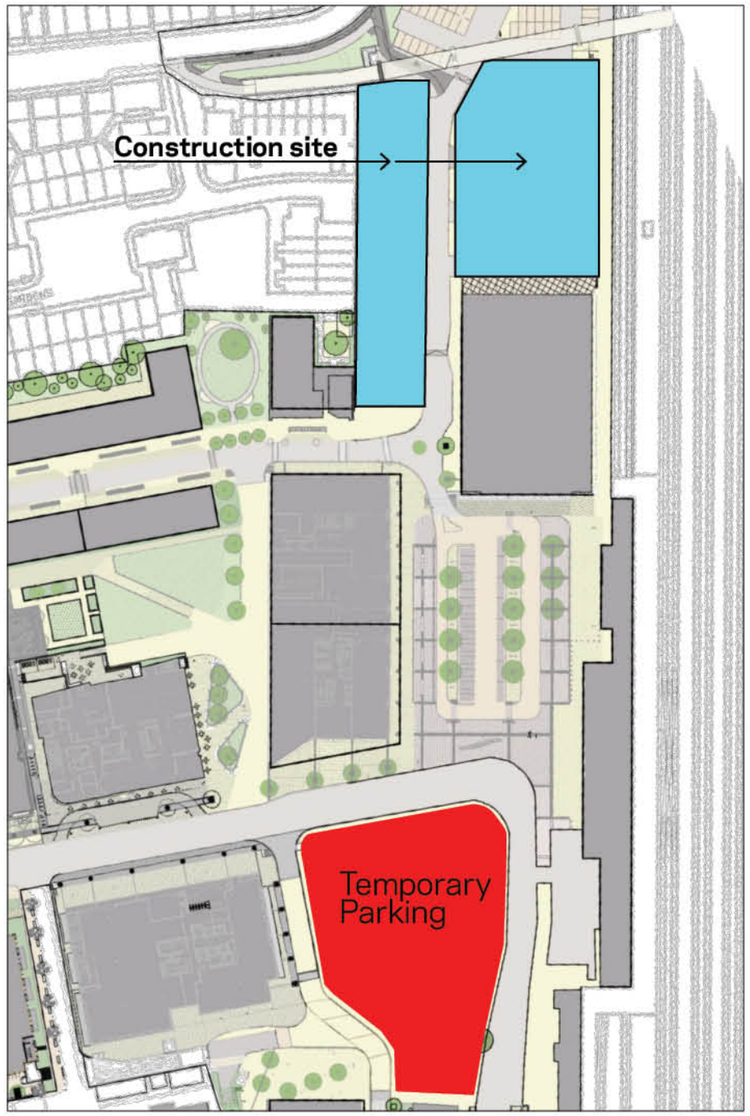
Application for:

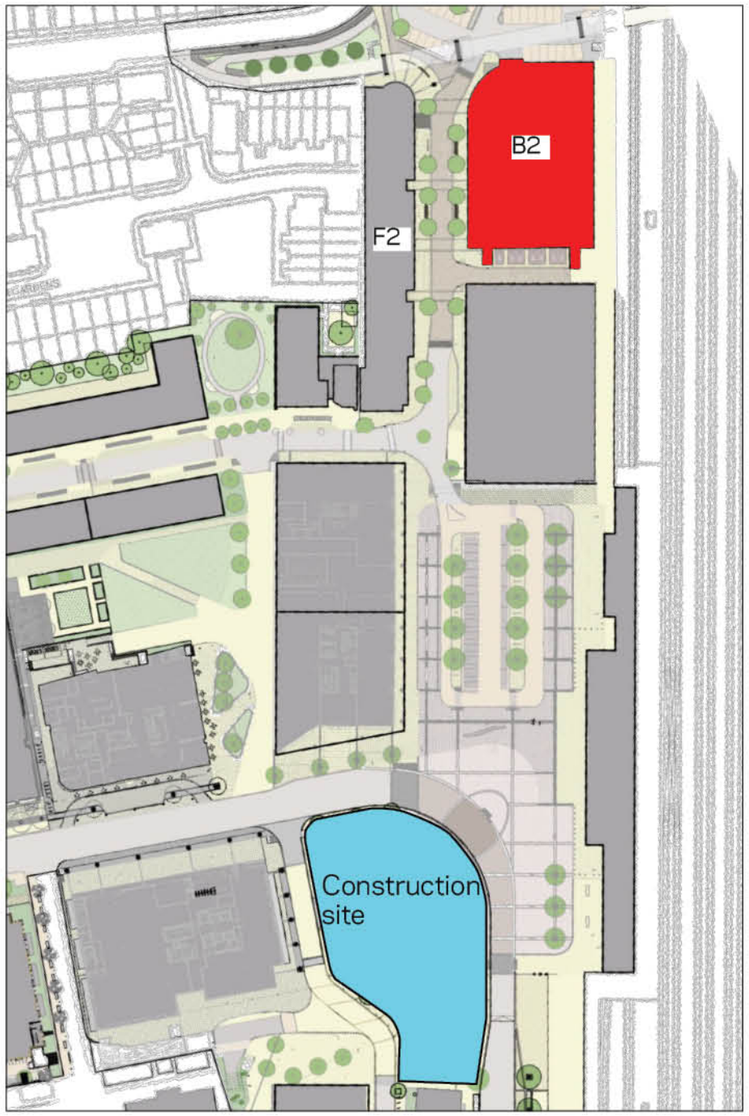
- 89 units
- 892 sqm commercial space
- 767 sqm office space
- 71 parking spaces

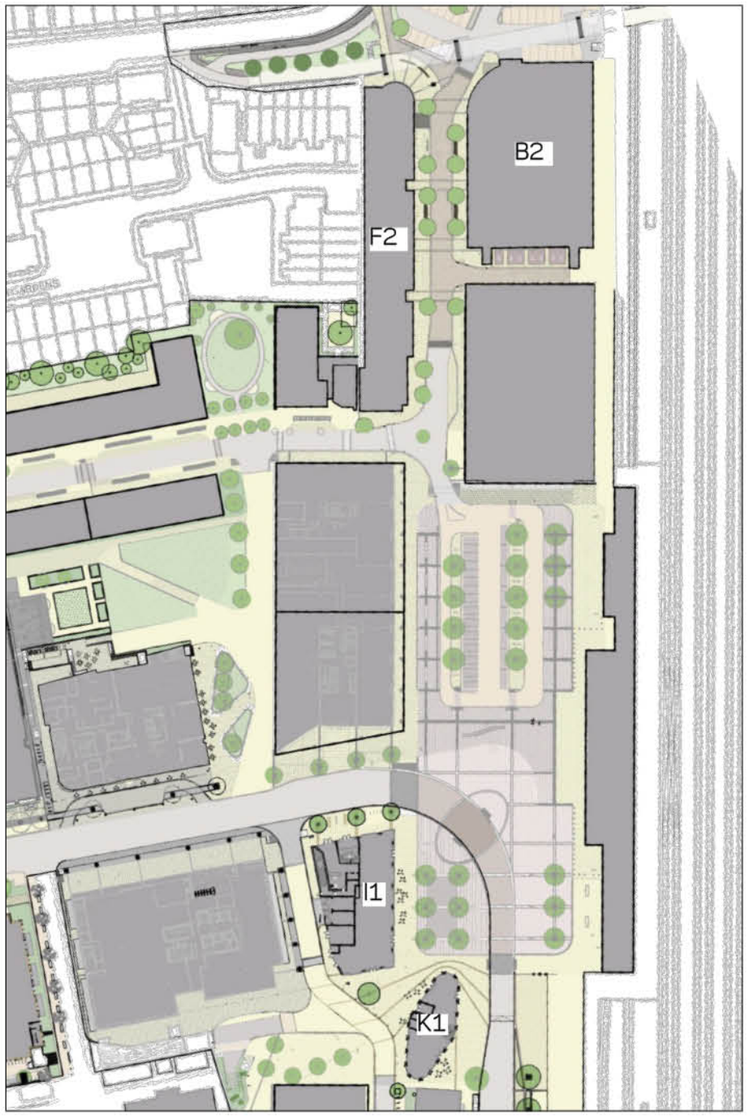


I1 K1 Awaiting Determination

Parking







Phase 1

- Parking spaces to be reprovided in temporary parking on I1 K1 site (Murdoch House). Requires demolition of Murdoch House and Silo site.
- F2 B2 site cleared by mid 2017 for start of construction

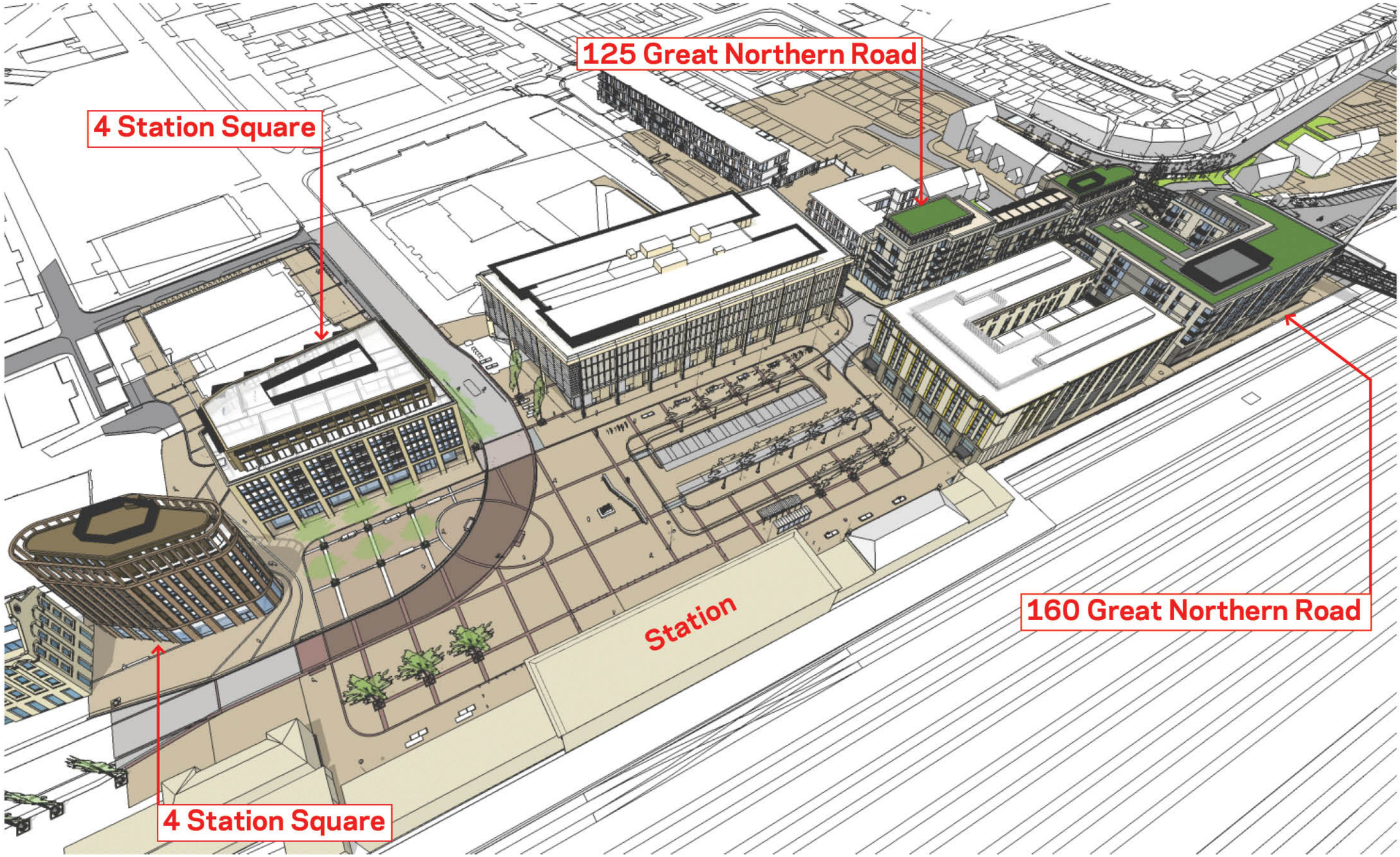
Phase 2

- B2 Multi Storey Car Park completed Q3 2018
- Temporary Car Park on Murdoch House site decanted and start of I1/K1. End 2018

Phase 3

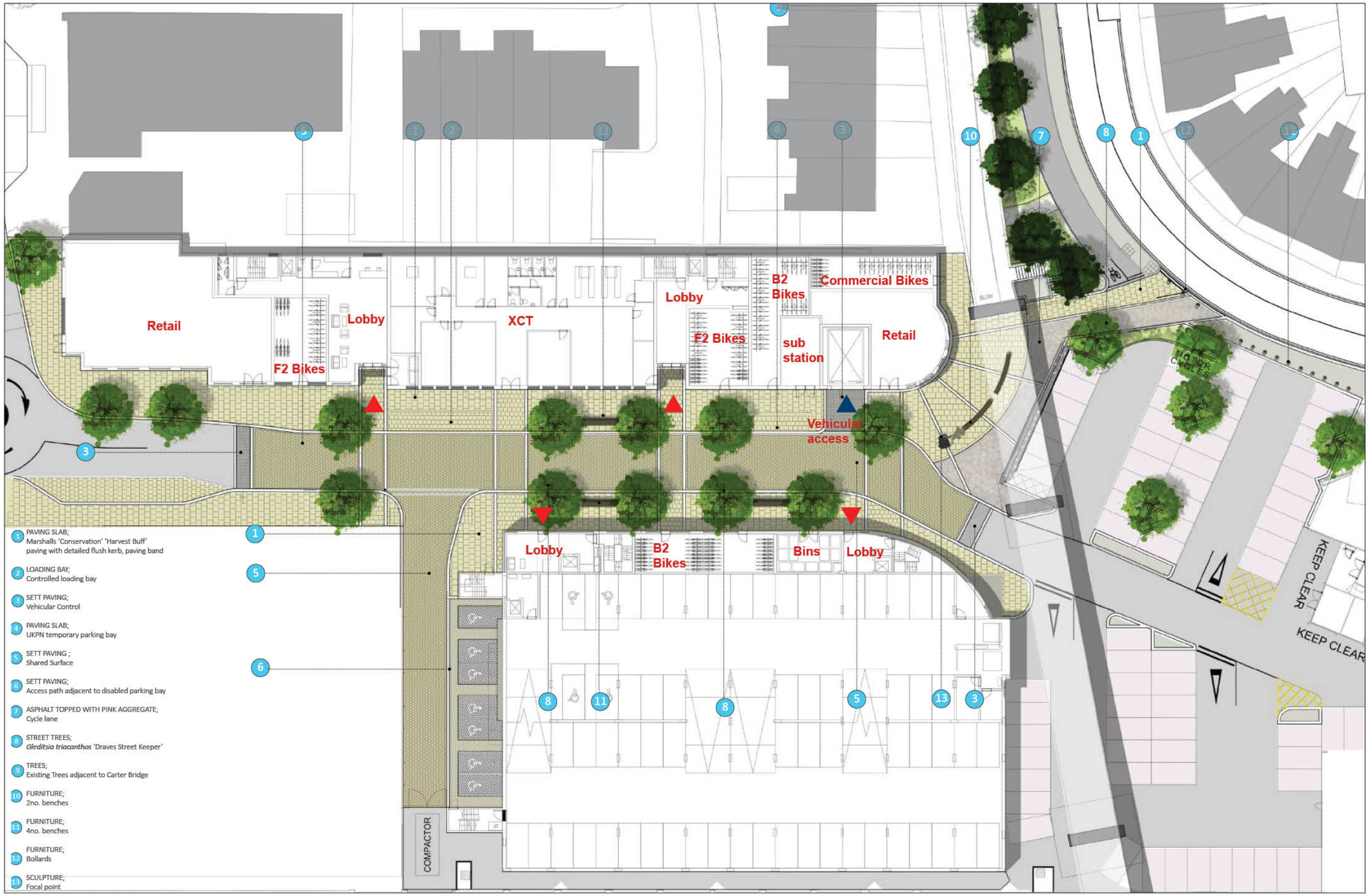
- I1 K1 completed end 2020
- Phase 2 of Station Square completed.

I1 / K1 and B2 / F2 and Station Square completed



Masterplan

Block B2 and F2 - Ground Floor



FORMATION ARCHITECTS

BROOKGATE

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