

Housing Scrutiny Committee Decisions  
26<sup>th</sup> June 2018

<b>Agenda item</b>	<b>Decision</b>
6: Zero Tolerance Policy –Storage in Communal Areas	<p><b>Resolved</b> 8 votes to 0:</p> <p>i. To change the title of the Policy to Storage in Communal Areas – Zero Tolerance Policy</p> <p><b>Resolved</b> 8 votes to 0:</p> <p>i. To replace the existing ‘Policy on Storage on Housing Owned Communal Areas’ - Appendix 2 of the Officer’s report.</p> <p>ii. To approve a Zero Tolerance Policy to be applied to all flat blocks in</p> <p>iii. Cambridge where Cambridge City Council is the freeholder of the building – Appendix 3 of the Officer’s report.</p> <p>iv. To support officers of the council in enforcing the policy and ensuring fire safety procedures are implemented.</p> <p>v. 2.4 To amend Tenancy Conditions as required reflecting the Zero Tolerance Policy.</p>
7: Review of Shared Ownership Housing at Virido, Clay Farm	<p><b>Resolved</b> unanimously:</p>

	<ul style="list-style-type: none"> <li>i. To approve that the rent to be charged on the unsold equity (the proportion of the dwelling retained by the HRA) be reduced from 2.75% to 2.25% for all units at Virido, Clay Farm.</li> <li>ii. To note the decision by officers to re-market the unsold shared ownership homes at Virido, Clay Farm using the latest market valuations for the shares to be sold, employing a new agent to market and sell the homes and using a show flat or open day, as advised by the successful sales agent.</li> <li>iii. To approve that if after 3 months of active re-marketing, homes are still not selling; delegated authority is given to the Strategic Director in consultation with the Executive Councillor for Housing, to explore, and if appropriate, convert the homes to affordable rented accommodation.</li> </ul>
8: Housing Revenue Account (HRA) Medium Term Financial Strategy	<p>Recommendations to be considered under Part 1 of the Housing Scrutiny Committee Agenda:</p> <p><b>Resolved</b> 8 votes to 0:</p> <ul style="list-style-type: none"> <li>i. To approve the Housing Revenue Account Medium Term Financial Strategy attached, to include all proposals for change in: <ul style="list-style-type: none"> <li>• Financial assumptions as detailed in Appendix B of the document.</li> <li>• 2018/19 revenue budgets and future year forecasts as introduced</li> </ul> </li> </ul>

	<p>in Section 5, resulting from changes in financial assumptions and the financial consequences of change and the need to respond to unavoidable pressures, as introduced in Section 5, detailed in Appendix D of the document and summarised in Appendices G (1) and G (2).</p> <ul style="list-style-type: none"> <li>• The level of fees charged to new build schemes by the Housing Development Agency, as detailed in Section 7 of the Housing Revenue Account Medium Term Financial Strategy.</li> </ul> <p>ii. To approve that delegated authority be given to the Strategic Director to be in a position to confirm that the authority can annually renew its investment partner status with Homes England.</p>
<p><b>9: Homelessness Prevention Grants to Agencies</b></p>	<p><b>Resolved</b> unanimously</p> <ul style="list-style-type: none"> <li>i. To agree, subject to any changes that may be made as part of the budget setting process and the formal adoption of the 2019/20 budget by Council, the proposed grant funding allocations as outlined in appendix1 of the Officer's report.</li> <li>ii. To agree delegated authority for the Head of Housing, in consultation with the Executive Councillor for Housing, to use the unallocated portion of the grant to support ad-hoc in-year awards to projects or other activities meeting the purposes listed in the Homelessness Strategy Action Plan.</li> <li>iii. To agree delegated authority for the Head of Housing, in consultation with the Executive Councillor for Housing, to</li> </ul>

	reallocate funds the event that an organisation is unable to deliver the service.
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<p><b>10</b> Update on the Programme to Build New Council Homes Funded through the Combined Authority</p>	<p><b>Resolved</b> unanimously:</p> <ul style="list-style-type: none"> <li>i. To note the overall progress on the Combined Authority programme to deliver 500 Council rented homes.</li> <li>ii. To note the overall Cambridge Investment Partnership Programme.</li> <li>iii. To approve subject to specific project approvals) the addition of the following sites to the Councils rolling development programme to contribute to the 500 Council home delivery: Clark Maxwell Road, Campkin Road, Ditchburn Day Centre, Cromwell Road and Mill Road phase 2.</li> <li>iv. To note the risk plan for the delivery of the affordable housing programme.</li> <li>v. To note the reporting arrangements with the Combined Authority.</li> </ul>
<p><b>12</b> Conversion of Ditchburn Day Centre</p>	<p><b>Resolved</b> unanimously:</p> <ul style="list-style-type: none"> <li>i. Approve inclusion of a capital budget of £125,000 to meet the land acquisition costs, recognising the transaction was carried out under delegated authority earlier in 2018/19.</li> <li>ii. Approve the indicative capital budget for the conversion of £207,000 to cover all of the construction costs, professional fees and associated fees to deliver the extra units</li> </ul>

	<p>iii. Approve the addition of the works to create the 2 units to the existing build contract with Cocksedge Building Contractors Ltd This contractor is currently on site working on the larger refurbishment scheme</p>
<p><b>13</b> Strategic Development of Mill Road Depot Site</p>	<p><b>Resolved</b> unanimously:</p> <ul style="list-style-type: none"> <li>i. To note the updated Phase 1 development which will be delivered at the back of the site as shown on the plan in Appendix 1 of the Officer's report.</li> <li>ii. To approve the strategic brief for the front part of the site following the withdrawal of YMCA Trinity Group. Development of this land will form Phase 2 of the development and will primarily be a housing development with the affordable units contributing to the Devolution Programme target. Phase 2 will also deliver the in perpetuity council owned community facility, delivery of which will be funded through S106 contributions</li> <li>iii. To approve the proposal for a second planning application for the front of the site. The development proposal on which the planning application will be based will meet the strategic brief outlined in paragraph 4.8 and the Council's strategic and corporate objectives for the site. It will be informed by the output from the public consultation and preapplication planning process. Submission of the final planning application to be delegated for approval by Board and Strategic Director and the CIP Board.</li> </ul>

	<ul style="list-style-type: none"> <li>iv. To delegate authority for agreement of the final mix of affordable housing to the Strategic Directors in consultation with the Executive Councillor for Housing. Note that the scheme is still indicative and authorise the Strategic Directors in consultation with the Executive Councillor to approve variations to the scheme including the number of units and mix of property types and sizes outlined in this report in line with Council strategic objectives and housing requirements.</li> <li>v. To approve the indicative proposed investment plan for Phase 2 of the development as outlined in confidential Appendix 4, with the high level commitments associated with the General Fund and HRA. The investment plan will be refined in line with final project plans post planning permission determination and approval by the CIP Board, with the Council's funding built in to the relevant Budget Setting Report.</li> </ul>
<p><b>14</b> Cromwell Road Project Update</p>	<ul style="list-style-type: none"> <li>i. To note the update on the purchase of the land at Cromwell Road.</li> <li>ii. To note the addition of the land at Cromwell Road as a development site in the Housing Investment Programme as proposed in the report on the programme presented to this committee</li> <li>iii. To approve the Strategic Development Brief for Housing Development and Delivery on the site. The land will be developed in accordance with CIP's strategic development brief for the site, the Council's strategic and corporate</li> </ul>

	<p>objectives and with the output from the public consultation and pre application planning process. The land will be transferred to CIP for development by appropriate lease in line with the development land transfer model approved by Executive Cllr following Strategy and Resources Scrutiny Committee in October 2017.</p> <ul style="list-style-type: none"><li>iv. To note the requirements in the S106 Agreement and set out in section 4.10 of the Officer's report which were approved as part of the Outline Planning Approval for the site relating to Early Years provision; and also note CIPs intention to explore providing a flexible nursery space which could also be used for community purposes.</li><li>v. To approve CIPs intention to submit a new planning application in relation to the site.</li><li>vi. To approve the indicative proposed investment plan for Cromwell Road outlined in confidential Appendix 3, with the high level commitments associated with the General Fund and HRA. The investment plan will be refined in line with final project plans post planning permission determination and approval by the CIP Board, with the Council's funding built in to the relevant Budget Setting Report.</li></ul>
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<p>8: Housing Revenue Account (HRA) Medium Term Financial Strategy</p>	<p>Recommendations to be considered under Part 2 of the Housing Scrutiny Committee Agenda:</p> <p><b>Resolved</b> unanimously:</p> <ol style="list-style-type: none"><li>i. To approve proposals for changes in existing housing capital budgets, as introduced in Sections 6 and 7 and detailed in Appendix E of the Officer's report, with the resulting position summarised in Appendix H, for decision at Council on 18th October 2018.</li></ol>
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For more information please contact Democratic Services:

- Tel 01223 457013
- [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)

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