



## Housing Scrutiny Committee 24 September 2020 Decisions

5. Election of Vice-Chair
  - Vice-Chair – Diana Minns
7. Estates and Facilities Service Review and Compliance Update
  - The Executive Councillor noted the progress of the service review and compliance related work detailed within the officer's report.
8. Tenancy, Hoarding & Rechargeable Works Policies
  - The Executive Councillor approved the following policies: Tenancy Policy (2020-23), Rechargeable Works Policy (2020) and Hoarding Policy (2020).
9. Procurement of Energy Efficiency Works to Council Houses 2020
  - The Executive Councillor approved the use of the EEM solid wall insulation framework to directly call off and award contract(s) to Cornerstone (East Anglia) Limited to carry out energy efficiency improvements to Council dwellings. Phase 1 - Seventy properties in 20/21, Phase 2 - Seventy properties in 21/22.
10. Housing Revenue Account (HRA) MTFS

- The Executive Councillor approved the Housing Revenue Account Medium Term Financial Strategy attached to the officer's report, which included all proposals for change in:
  - a) Financial assumptions as detailed in Appendix B of the document.
  - b) 2020/21 revenue budgets and future year forecasts as introduced in Section 5, resulting from changes in financial assumptions and the financial consequences of change and the need to respond to unavoidable pressures, including the impact of the coronavirus pandemic, as introduced in Section 5, detailed in Appendix D and D (1) of the document and summarised in Appendices G (1) and G (2).
- The Executive Councillor delegated authority to the Strategic Director to be in a position to confirm that the authority can renew its investment partner status with Homes England.
- The Executive Councillor recommended Council approved proposals for changes in existing housing capital budgets, as introduced in Sections 6 and 7 and detailed in Appendix E of the document, with the resulting position summarised in Appendix H, for decision at Council on 22 October 2020.
- The Executive Councillor recommended Council approved the revised funding mix for the delivery of the Housing Capital Programme, recognising the latest assumptions for the use of Devolution Grant, Right to Buy Receipts, HRA Resources, Major Repairs Allowance, Section 106 Funding and HRA borrowing.
- The Executive Councillor recommended Council approved the extension to the existing delegated authority to the Strategic Director in consultation with the Executive Councillor for Housing to approve use of Council land as sites for rough sleeper next steps POD's on an individual basis based on the criteria as set out

in the Housing Development Options for Homeless People report to Housing Scrutiny Committee in January 2020.

11. New Council Housing Programme

- The Executive Councillor approved the bringing forward of a development programme to provide new housing 2022-32 by the Council.
- The Executive Councillor approved the strategic guidance for the aims of the programme set out in Section 4 of this report.
- The Executive Councillor approved the allocation of £1m to the 2020/21 budget and £2m to the 2021/22 budget to allow early investment in feasibility, site investigation and land assembly from the overall resource incorporated in the MTFs for the delivery of this programme.
- The Executive Councillor approved the proposal to report progress on development of the new programme to Housing Scrutiny Committee in January 2021.

12. Update on the programme to build new council homes funded through the Combined Authority

- The Executive Councillor noted the continued progress on the delivery of the Combined Authority programme and noted the funding structure for the Combined Authority programme.

13. East Barnwell (One Public Estate)

- The Executive Councillor noted the progress on developing a masterplan for East Barnwell and the Interim report and approved the development of further engagement with stakeholders and the second stage consultation process.

14. Colville Road Phase 3

- The Executive Councillor approved that the scheme be brought forward with an indicative capital budget of **£11,103,200** to cover all site assembly, construction costs, professional fees and further associated fees, to deliver a scheme which meets the identified housing need in Cambridge City.
- The Executive Councillor authorised the Strategic Director in consultation with the Executive Councillor for housing to approve variations to the scheme including the number of units and mix of property types and sizes outlined in this report.
- The Executive Councillor approved that, subject to Council approval of the budget, delegated authority be given to the Exec Cllr for Housing in conjunction with the Strategic Director to enable the site to be developed through Cambridge Investment Partnership (CIP) subject to a value for money assessment to be carried out on behalf of the Council.
- The Executive Councillor delegated authority to the Strategic Director to commence Compulsory Purchase Order (CPO) proceedings on Leasehold properties to be demolished to enable the development, should these be required.
- The Executive Councillor delegated authority to the Strategic Director to serve initial Demolition Notices under the Housing Act 1985.
- The Executive Councillor approved a delegation to the Section 151 Officer, in consultation with the Executive Councillor for Strategy and Resources and the Executive

Councillor for Housing, to approve the most appropriate valuation basis, funding route and accounting treatment for the value of the commercial units being provided as part of the development of Colville 3.

15. Purchase of Affordable Housing at Histon Road

- The Executive Councillor approved the purchase of 7 new Council homes at the Mews, Histon Road and delegated Authority to the Strategic Director to approve contract terms with Laragh Homes/LLP in respect of this transaction.
- The Executive Councillor approved a total budget of £1,513,000 to enable the development of 7 homes at the Mews, Histon Road.

16. Orchard Park L2

- The Executive Councillor for Housing approved the purchase of 30 new Council homes on the site at the cost of £5,850,000 and include an overall budget in the HRA for the scheme Orchard Park L2 of **£6,207,000**.
- The Executive Councillor for Housing and the Executive Councillor for Finance and Resources approved the indicative proposed investment plan for L2 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 determined and approved by the CIP Board with the Councils funding built into the relevant budget setting report.

17. Disposal of HRA Land

The Committee resolved to excluded members of the public from the meeting by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

- The Executive Councillor approved the officer recommendation.

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