



Housing Scrutiny Committee 22 September 2022

Decisions

5. Estates and Facilities Compliance update

The Executive Councillor for Housing noted the contents of the report.

6. Future of Tenant's Contents Insurance Scheme

The Executive Councillor for Housing approved that the Council ceases to directly offer Tenants Contents Insurance with immediate effect and terminates the existing contract on 31st March 2023, notifying all existing customers of this in the intervening period.

The Executive Councillor approved a delegation to the Strategic Director, in consultation with the Executive Councillor, Chair, Vice Chair and Opposition Spokespersons, to determine whether an 'arm's length' scheme could be offered to council tenants as an alternative, implementing this if due diligence confirms it is viable

7. Tenancy Audit Visits

The Executive Councillor for Housing:

- i. Noted the report detailing the findings of the Tenancy Audit visits pilot to date.
- ii. Approved the adoption of a permanent tenancy audit function by City Homes.
- iii. Agreed to incorporate a budget bid into the 2023/24 HRA budget process for the addition of a permanent, full time equivalent, housing officer to support this work, to be considered alongside other spending priorities.

8. Accommodation for Ukrainian Refugees

The Executive Councillor for Housing:

- i. Approved the allocation of up to 20 Council properties to Ukrainian refugees to support the Council's homelessness prevention plans and avert the need for temporary accommodation.
- ii. Allowed these allocations to be made outside of the Council's Lettings Policy.
- iii. Delegated authority to the Head of Housing, in consultation with the Executive Councillor and Opposition Spokespersons, to extend this scheme beyond 20 units, in the event that there is excessive pressure on temporary accommodation.

9. Housing Revenue Account (HRA) Medium Term Financial Strategy

The Executive Councillor for Housing:

- i. Approved the Housing Revenue Account Medium Term Financial Strategy attached to the officer's report, and included all proposals for changes in:
 - Financial assumptions as detailed in Appendix B of the document.

- 2022/23 and future year revenue budgets, resulting from changes in financial assumptions and the financial consequences of changes in these and the need to respond to unavoidable pressures and meet new service demands, as introduced in Section 5, detailed in Appendix D and summarised in Appendices G (1) and G (2) of the document.
- ii. Approved that delegated authority be given to the Strategic Director to confirm that the authority can renew its investment partner status with Homes England.

The Executive Councillor for Housing recommends Council:

- iii. Approve proposals for changes in existing housing capital budgets, as introduced in the officer's report at 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 20 October 2022.
- iv. Approve proposals for new housing capital budgets, as introduced in the officer's report at 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 20 October 2022.
- v. Approve the revised funding mix for the delivery of the Housing Capital Programme, recognising the latest assumptions for the use of Grant, Right to Buy Receipts, HRA Resources, Major Repairs Allowance and HRA borrowing.

10. Cambridge City Minimum Energy Efficiency Standards Enforcement & Fee Policy

The Executive Councillor for Housing approved the adoption of the proposed Cambridge City Minimum Energy Efficiency Standards Enforcement & Fee Policy as attached in Appendix B of the officer's report.

11. Update on New Build Council Housing Delivery

The Executive Councillor for Housing:

- i. Noted the continued progress on the delivery of the approved housing programme.
- ii. Noted the further review of budget and housing mix required to be undertaken at St Thomas Road, with a further update to be brought to the Committee as design work progresses.
- iii. Approved changes to the Budgets for St Thomas Road as outlined in part 6.6 of the officer's report with the revised budgets to be incorporated as part of the HRA MTFS in September 2022 for the delivery of 4 net new homes.
- iv. Noted the revised housing delivery and amended rental regime at Paget Street, revised to the development of 4x 3-bedroom homes within the approved budget.
- v. Approved changes to the Budgets for Fanshawe Road as outlined in part 6.7 of the officer's report with the revised budgets to be incorporated as part of the HRA MTFS in September 2022 for the delivery of 4 net homes.

12. Report on Proposed Development – East Barnwell

The Executive Councillor for Housing:

- i. Noted the completion of the work on the Framework for Change document and the officer's report.

- ii. Granted delegated authority to the Strategic Director in consultation with the Executive Councillor for Housing to enter into development/relevant agreements and finalise and approve terms with Cambridge Investment Partnership (CIP) and Cambridgeshire County Council, to deliver the proposed scheme.

The purpose of the Development Agreements will be:

- iii. To enable land owned by Cambridge City Council HRA (as shown in Appendix 2) to be transferred to CIP via a long lease for the purposes of development as set out in section 6 of the report and subject to independent valuation.
- iv. To note that upon completion of the development CIP lease would collapse (except where new houses are sold freehold) with interests to be transferred to the County Council in relation to facilities for which they will maintain overall responsibility.
- v. That the development be brought forward by CIP to include:
 - A new Community Centre
 - A new library
 - A new pre-school facility
 - New commercial premises
 - New publicly accessible open space
 - New high quality sustainable housing including affordable housing
- vi. That the agreement will provide for:
 - A programme
 - Phasing of development
 - Financial contributions by the parties
 - Other matters as required to give effect to the agreement

- vii. Granted delegated authority to the Strategic Director, in consultation with the Head of Property Services and Head of Legal Services, acting on behalf of the Council as the landowner to finalise and approve the terms of any disposal, leases, easements, agreements and contracts that may be required to deliver the scheme. This may include any planning obligations under section 106 of the Town and Country Planning Act 1990 which is required by the Council in its capacity as the local planning authority pursuant to the planning application or applications for the development of the sites, S278 highway agreements and other similar agreements required to be entered into.
- viii. Noted that consultations are in progress to clarify community needs which can be met within the facilities to be provided on the land jointly owned by the two Councils and to identify needs which cannot be met on these sites.

A decision by the Executive Councillor for Finance, Resources and Transformation will be made following the meeting, they are recommended to:

- ix. Enable land owned by Cambridge City Council General Fund (as shown in Appendix 2 of the officer's report) to be transferred to CIP via a long lease for the purposes of development as set out in section 6 of the officer's report and subject to independent valuation, and specifically:
- x. Approve the use of the Bowls Club site (See plan at Appendix 2 of the officer's report) to provide a mixed-use development including but not limited to the community centre, the library and the pre-school facility.

- xi. Approve the redevelopment of the overflow car park at the Abbey Leisure Centre (ref Appendix 4 of the officer's report) to re-provide the Bowls Green (ref Appendix 4 of the officer's report) and the grant a new lease to the bowls club on terms to be agreed to enable the vacation of the existing bowls club.

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