



Housing Scrutiny Committee 21 November 2023

Decisions

Agenda item 5. Report on Redevelopment Scheme at East Barnwell

The Committee (unanimously) endorsed the recommendations.

The Executive Councillor for Housing and Homelessness:

- i. Approved that a scheme be brought forward for Sites 1 and 2 and included in the Housing Capital Programme, with the latest capital budget being £50,306,000 to cover all site assembly, construction costs, professional fees and further associated fees, to deliver a 100% affordable housing scheme which meets the identified need in Cambridge City. Budget will be drawn down from the sum already ear-marked and approved for investment in new homes.
- ii. Authorised the Assistant 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, sizes and tenure as outlined in this report.
- iii. Approved that delegated authority be given to the Executive Councillor for Housing in conjunction with the Assistant Director to enable Sites 1 and 2 to be developed through Cambridge Investment Partnership (CIP) subject to a value for money assessment to be carried out on behalf of the Council.
- iv. Delegated authority to Assistant Director to commence Compulsory Purchase Order (CPO) proceedings on leasehold properties to be demolished to enable the development, should these be required.
- v. Delegated authority to the Assistant Director to serve initial Demolition Notices under the Housing Act 1985.
- vi. Delegated authority to the Head of Housing to approve a local lettings plan for the proposed development on Sites 1 and 2.

The Executive Councillor for Finance and Resources:

- i. Approved that within the scheme to be brought forward for Sites 1 and 2 the following community facilities should be provided:
 - A community centre
 - A library
 - A pre-school facility
 - A bowling green and pavilion (at the Abbey Leisure Complex)
 - An extended Multi-Use Games Area to include provision for tennis (at the Abbey Leisure Complex)
 - Addition play facilities at Peverel Road Recreation Ground
- ii. Noted that the budget for the community facilities of £4,169,072 has been recommended to Council through the General Fund Medium Term Financial Strategy process (this being the gross cost of the community facilities; note that off-setting financial contributions are forecast at £704,000 which create an estimated net cost of £3,465,072; this does not take into account the value of the development of Site 3).
- iii. Authorised the Assistant Director in consultation with the Executive Councillor to agree the terms of an agreement with the County Council and to enter into that agreement for:
 - the transfer of Site 3
 - the granting of a long lease on the proposed library and pre-school facility at a peppercorn but subject to a service charge
 - the granting of a license to landscape the Highways Land
 - the recognition by the County Council of the City Council's beneficial ownership of the existing library site
- iv. Authorise the Assistant Director in consultation with the Executive Councillor to arrange for the development of a market led scheme on Site 3 by the Cambridge Investment Partnership (CIP).

Agenda item 6. Housing Revenue Account (HRA) Medium Term Financial Strategy

The Committee endorsed (by 8 votes in favour to 0 against with 3 abstentions) the recommendations.

The Executive Councillor for Housing and Homelessness

- i. Approved the Housing Revenue Account Medium Term Financial Strategy attached, to include all proposals for changes in:
 - Financial assumptions as detailed in Appendix C of the document.

- 2023/24 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 8, detailed in Appendix E and summarised in Appendix G of the document.
- ii. Approved that delegated authority be given to the Assistant Director of Assets and Property or the Assistant Director of Development to be in a position to confirm that the authority can renew its investment partner status with Homes England.

The Committee endorsed (by 6 votes in favour to 0 against with 3 abstentions) the recommendations.

The Executive Councillor for Housing and Homelessness recommended Council:

- i. Approve proposals for changes in existing housing capital budgets, as introduced in Section 9 and detailed in Appendix F of the document, with the resulting position summarised in Appendix H of the officer's report.
- ii. Approve proposals for new 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 of the officer's report.
- iii. 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, as summarised in Appendix H of the officer's report.

For more information please:

- Watch the meeting recording - [\(1\) Housing Scrutiny Committee - Tuesday, 21st November, 2023 5.30 pm - YouTube](#)
- Or contact - democratic.services@cambridge.gov.uk

This page is intentionally left blank