CAMBRIDGE
CITY COUNCIL

INFORMATION PACK

Date: Thursday, 26 November 2026

1 **AGENDA ITEM 6: PUBLIC QUESTIONS** *(Pages 5 - 18)*

2 **AGENDA ITEM 7: ORAL QUESTIONS** *(Pages 19 - 20)*

3 **AGENDA ITEM 8B: APPENDIX 7 VALUE ENGINEERING REPORT** *(Pages 21 - 46)*

4 **AGENDA ITEM 8B: APPENDIX 18 SOCIAL VALUE ANALYSIS & TARGETS** *(Pages 47 - 64)*

5 **AGENDA ITEM 8B: LIBERAL DEMOCRAT AND GREEN AMENDMENTS AND UPDATED S151 FINANCIAL ASSESSMENT.** *(Pages 65 - 90)*

6 **AGENDA ITEM 10: LIB DEM AMENDMENT TO NATIONAL SCHEME OF DELEGATION** *(Pages 91 - 92)*

7 **AGENDA ITEM 11A: LIBERAL DEMOCRAT AMENDMENT TO FAIR PAY FOR LEADERSHIP MOTION** *(Pages 93 - 94)*

8 **AGENDA ITEM 11A: LABOUR AMENDMENT TO FAIR PAY FOR LEADERSHIP MOTION** *(Pages 95 - 96)*

9 **AGENDA ITEM 11C: LABOUR AMENDMENT TO CITY OF SANCTUARY MOTION** *(Pages 97 - 98)*

10 **AGENDA ITEM 11E: LABOUR AMENDMENT TO TACKING ANTI-SOCIAL BEHAVIOUR (ASB) IN CAMBRIDGE: RESTORING PRIDE IN OUR CITY** *(Pages 99 - 102)*

11 **AGENDA ITEM 13: PROPOSED AMENDMENT TO PROPORTIONALITY UPDATE:** *(Pages 103 - 104)*

Question 1)

Can Council explain why the business case and commissioning process for S106 for Nightingale Recreation Ground drawn up in 2023 and presented for approval at Environment & Community Scrutiny Committee 18/01/24 has not been supplied to the Nightingale Community Garden Committee?

Page 81 notes the funding for QE S106 public art will be funded from neighbouring Wards and a local developer contribution - can you inform as requested who is this developer having spoken to This Land who the community were informed at the outset in 2024 would be funding this project they state they are not involved, so who is?

Can Council set a date to supply and explain the business case and commissioning process to NCG and why Council drew down S106 funding from other Wards? As does this undermines Councils current statement that the funding was geographically tied to Nightingale Recreation Ground / Community Garden if it came from neighbouring Wards?

Furthermore, without this documentation and only the Committee and report of March 2024 why is Council not supporting the case for the original ceramic flowers commissioned now 3 years after funding was explored, which has morphed into 4-6 foot sculptures, to be reinstated in the original project brief, that being Nightingale Recreational Ground Nightingale Avenue Queen Edith's Cambridge as requested by the neighbourhood for nearly 3 years?

For information being disabled I am unable to attend Council and am not able to use zoom or teams. How do I ensure my question is raised and answered?

Seperately

Please note it is very difficult for disabled residents to understand the process and be able to take part in local democracy as it is very hard to access and know what is the right process or person dept. to contact and when.

Question 2)

Cambridge City Council Policy: Conversion of Garages to Residential Housing incorporating Parking Provision

Referencing:

- Borrowdale Housing Development – Parking Provision
- Arbury Court/Kingsway/Brackley Close – Parking Provision

Garages originally provided with Council housing were built to accommodate vehicles far smaller than those now generally on the market. They no longer provide accommodation for motor vehicles and are mostly used for storage of items households no longer need and rarely, if ever, will revisit. The City Council's approach of demolishing these structures to construct urgently needed housing is commendable. At the same time, residents are now concerned about the Council's developing policy relating to parking provision where:

- Garages have been demolished;
- Housing is being built on now freed-up land;
- Outside car parking provision is being planned or set out/incorporated into the space available outside the newly built housing.

What appear to be exorbitant charges are proposed to be imposed upon residents wishing to take up the parking spaces now available. Re Borrowdale, it appears that charges in the vicinity of £12.50 or £15.00 per week, with little or no reduction for disability badge (blue badge) holders, is quoted. This is at odds not only with the capacity of residents to pay, plus double counting, but with the County Council resident parking schemes operating on a £25 annual permit and reasonable charges for visitor permits.

1. Could an explanation be provided for what appears to be 'double counting' – that is, originally rents charged for garages; garages demolished, replaced by new housing with rents charged; outdoor parking spaces provided, to be charged with exorbitant rents – hence effectively a 'double counting' – garage rents now replaced by housing rents + exorbitant 'rents' on parking spaces.

2. Further, may residents be advised of the rationale for the extraordinarily high level of rents for parking spaces, way above resident parking charges set by the County Council for their resident parking schemes and beyond the financial capacity of most if not all residents of the new housing provision, so that these parking spots are likely to be taken up by persons coming from outside and having no link or connection to the new housing development?

3. Could residents of Borrowdale – a new such development – be reassured that a re-think will be undertaken, so that rather than ‘double counting’ and exorbitant weekly rents, the provision can be set at a reasonable annual sum akin to that affixed to County Council schemes?

4. Finally:
   - Arbury Court development will see a line of garages demolished and converted into the new housing scheme, so may residents be assured that exorbitant rents will not be incorporated as a ‘double counting’ measure in the final rebuild of Arbury Court?
   - Re Kingsway Flats and Brackley Close development, may residents similarly be assured that exorbitant rents will not be incorporated as ‘double counting’ measures where any existing parking is converted to housing?

5. Please will the Council revisit the question of parking provision and charges bearing in mind issues raised above and including the question of provision for disability parking – that is, blue badge holders.

Question 3)

This is a question about Cambridge City's recycling.

Since March 2025 all our recycling has been travelling 460 miles to Newry in Northern Ireland just to be sorted, under a contract with Re-Gen Ltd. (The route is Cambridge to Birkenhead, Birkenhead to Belfast, Belfast to Newry.)

We heard in May that Cambridgeshire County Council is looking into building their own MRF (Materials Recovery Facility) within this county. This would avoid generating such huge fuel CO_2emissions in the pursuit of recycling and sustainability. About 100 lorry loads of recycling go to Newry from Cambridge and South Cambridgeshire each month.

The contract to sort the recycling is between Re-Gen and the City Council though, so can I ask if you have any information from County on how progress is going with their MRF plans?

Please give me as much detail as possible on timescale and likelihood in the time that you have for your answer?

Question 4)

Cambridge Market - Make-up and Occupancy

The Cabinet member's published response (report pages 28-9) to our public question no 8 to the October Council is totally inadequate. It fails to answer key points raised.

The Cabinet member's response notes the monthly traders' meetings, whilst yet again excluding the key interests of the Cambridge public - the traders' customers and your constituents. We the Cambridge public, as well as visitors to Cambridge, care about our market. Over 3000 people have signed our change.org petition "Please help us to Save Cambridge's traditional locals' market, and its traders".

We know, from talking to the traders, that they are now as isolated and demoralised as they have ever been. Traders such as Martin (Sunday fish stall) have voted with their feet. The process could have been so much more positive but for the Council's mistaken "divide and rule" approach which has excluded the public from involvement in and contributing to traders' meetings.

The Cabinet member's claim that "the local produce and Arts and Craft stalls were now part of the 7 day a week market" ignores the key fact that the Sunday market has its own distinctive character, with many of the stallholders being distinctively different to those on weekdays. The Cabinet member's use of the word "now" is equally misleading. Local produce and arts and crafts have historically been integral to both the weekday and Sunday markets. It is only recently that fumes and pollution from proliferating hot food stalls have changed this balance by driving away several arts, crafts, and cosmetics stalls.

The character, attractiveness and future of our traditional market depend on the eclectic mix of stalls, both each day and across the week. But this key aspect of the nature of our market has not been treated as being of public concern. Nor has any serious attempt been made to monitor recent changes. This information is urgently needed, within the public domain, to inform decisions on the future of the market.

Section 6.6. "Market Occupancy" on pages 72-3 of the July 2019 "Cambridge Market Square Public Realm Improvement Project Feasibility Study" by BDP for the Council, showed the number of stalls, by type (fruit and vegetable; food; hot food; souvenirs; craft; retail; vacant; and services), for every trading day. An important detail here is that what BDP were counting was the number of stalls, rather than the

number of traders. There are several traders who use two, and sometimes multiple stalls.

This report provided an invaluable baseline on the nature of Cambridge's 7 day a week market. But BDP's report was ignored by the Council, and is no longer available on the website.

Please can the Council:

5) Make BDP's Feasibility Study available on the Cambridge.gov website again.

5) Review the market occupancy details published on pages 72-3 of that report, correcting any errors such the number of fruit and vegetable stalls wrongly noted as 5 on a Sunday, when the plan shows 8.

5) Publish details, on exactly the same basis, of make-up and occupancy in 2016, 2022 and 2026 – at a minimum, but preferably identifying individual stalls / trades (butcher, fish etc).

5) Review what this information shows in relation to changes in the make-up of the market and its occupancy, and the cause/s of such changes.

5) Publish this review, and make recommendations, in a public report for decision by Council Committee, on how the market and its occupancy will be managed in the future to retain and promote its diversity, vibrancy and character as Cambridge's traditional 7-day-a-week market.

Question 5)

The council have made what could have been an amazing act of solidarity with an oppressed people and unsung Cambridge community into a dithering mess.

We are now looking at this decision taking place 3 days prior to the international day of solidarity with the Palastinian people showing a total lack of sensitivity and solidarity.

After attending several council meetings discussing this issue, I have been astounded at the paper thin solidarity with which this council and cabinet have addressed this issue. Cabinet members have talked of sorrow and have even claimed support of the Palestinian Solidarity

Campaign only to then turn around and water down any acts of solidarity with Palestinian people. Instead this cabinet have hidden behind procedure, protocol and council officers to justify what appears to be the fact they simply don't want to fly the flag and stand up for something. All we have asked for is one day of solidarity and this cabinet have wasted money, time and trust in this council to stall and make impossible this simple request. They have argued to show the UN flag and even to water down the specific significance of this day, which is in recognition of the Palestinian people's suffering, by flying additional flags also. This is an all too common trend of ignoring the plight of black and brown people in a way that simply never happens when showing solidarity with countries that are considered white.

Does the council not fear that by flying the UN flag they are watering down the actual observation of Palestinian solidarity on the international day set aside for the observation of their suffering and do they not see that in doing so they are once again proving to people of colour that our struggles and trauma is not worth the same solidarity as countries considered mostly white?

Question 6)

To the leader of the council, in relation to the potential of anti-Semitism and hate crimes occurring, how will that sort of thing be prevented to ensure there's the minimum amount of violence and rioting possible?

Question 7)

I would like to raise a question at the next City Council meeting on the 26th November, about adding lights to the allotment path behind Foster Rd. After experiencing threatening anti-social behaviour around this area, I think installing lights is an effective way to prevent similar future incidents and is essential for promoting the safety of other young, female, and vulnerable members of our community.

I understand this is an issue that has been raised before and opposed due to the potential negative impacts placing lights may have on the environment and nocturnal wildlife. However, more sustainable lighting options have improved since the original complaints, this is not a good enough reason to ignore the issue of safety in our local community anymore.

My question for this meeting:

“Will this council improve the safety of young and vulnerable people by installing lights in dim and regularly used areas?”

Question 8)

The old Hobson Street Cinema has remained boarded up since the Planning Inspector refused an appeal against the developer to comprehensively redevelop the site.

Since then there have been a number of public policy changes including:
- The Prime Minister and Housing Secretary's announcement on 28 September 2026 on bringing back boarded up high street buildings back into use (https://www.gov.uk/government/news/boarded-up-high-streets-brought-back-to-life-with-210m-boost)
- The establishment of the Greater Cambridge Development Corporation
- The tabling of legislation on a visitors' levy alongside further policy changes on fiscal devolution.
- The Government's policy on youth hubs (see https://www.gov.uk/guidance/young-futures-hubs-and-transformation-programme)

Please could the city council explore with the Combined Authority and Development Corporation how the Hobson Street Cinema could be acquired using the new powers and funding that might become available to turn it into a civic hub similar to what St Neots have and Peterborough have recently opened - one that could be large enough to serve multiple tenants and uses

Question 9)

Statement and Questions from Cambridge Palestine Solidarity Campaign re. Cabinet recommendations on flying Palestinian flag on the International Day of Solidarity with Palestinians
Statement:

The Arab Canadian Lawyers Association define anti-Palestinian racism as “a form of anti-Arab racism that silences, excludes, erases, stereotypes, defames or dehumanizes Palestinians or their narratives.

Anti-Palestinian racism takes various forms including: denying the Nakba and justifying violence against Palestinians; failing to acknowledge Palestinians as an Indigenous people with a collective identity, belonging and rights in relation to occupied and historic

Palestine; erasing the human rights and equal dignity and worth of Palestinians; excluding or pressuring others to exclude Palestinian

perspectives, Palestinians and their allies; defaming Palestinians and their allies with slander such as being inherently antisemitic, a terrorist threat/sympathizer or opposed to democratic values."1

Your recent consultation appears to have excluded any Palestinians or groups that campaign for Palestinian rights. It implies that flying the flag is somehow linked to antisemitism ("These concerns were linked to significant increased concerns of antisemitism locally").

We ask councillors to consider whether they are inadvertenly practising anti-Palestinian racism.

At the cabinet meeting on 16th November Councillor Tong aptly quoted Nelson Mandela. Please also consider the words of Desmond Tutu; "If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse, and you say that you are neutral, the mouse will not appreciate your neutrality."

The apartheid regime in South Africa was introduced in 1948, the same year as the State of Israel was established.

In 1959 the anti-apartheid movement was founded in London. It was a broad solidarity movement encompassing universities, trade unions, churches and, crucially to the current debate, local councils.

On 11 October 1984 Cambridge City Council adopted the following resolution:
Cambridge City council declares its abhorrence of the apartheid regime of South Africa and its illegal occupation of Namibia. It believes that the racialist system of South Africa is an affront to human dignity and a threat to world peace.

In accordance with these views the Council pledges itself to campaign to end all links between the City of Cambridge and the apartheid regime of South Africa, making use of all the social, political and economic measures at the authority's disposal.

In particular the Council will:
1. Cease purchasing goods which originate from South Africa or Namibia and pursue this policy within the purchasing organisations in which the Council is involved.

2. Ensure that the City Council is not officially represented at any function attended by representatives of the South African government or trade missions.

3. Withhold civic hospitality and use of Council facilities or other support from any sporting, cultural or other event involving participants from South Africa or Namibia (who are not opposed to the apartheid regime) and from any group maintaining links with those two countries.

4. Discourage all economic links with South Africa and Namibia, including withdrawal of any investments held by the Council, and promote better relations with the developing economies of the 'Third World'.

5 . Promote public understanding of the situation in Southern Africa and of the history, culture and struggle for self-determination of the African peoples.

1. Anti-Palestinian Racism: Naming, Framing and Manifestations
https://static1.squarespace.com/static/61db30d12e169a5c45950345/t/627dcf83fa17ad41ff217964/1652412292220/Anti-Palestinian+Racism-+Naming%2C+Framing+and+Manifestations.pdf

6. Seek to cooperate with local authorities which similarly oppose the apartheid regime of South Africa, and cooperate with the Anti-Apartheid Movement.
The City Council calls upon other bodies in Cambridge to support the Council's campaign and to implement these measures within their own activities.

RESOLVED that the motion stand referred to the City Board, Finance Panel and General Purposes Committee for consideration and report pursuant to Standing Order 7.2

In the 1980s local councillors recognised that apartheid was “an affront to human dignity and a threat to world peace,” and took meaningful action to bring it to an end.

Do our current councillors not recognise the apartheid, ethnic cleansing and genocide we are witnessing in Palestine as an even graver affront to human dignity and a greater threat to world peace?

As the widely-used phrase puts it, “solidarity is a verb.”

Paying to be a member of PSC or issuing well-meaning statements expressing “deep compassion for those affected by the conflict,” and “heartfelt concern” – welcome as these actions are – is not sufficient.

Cambridge, a world-renowned city, could send Palestinians a powerful message of solidarity by flying their flag on 29th November. It is a genocide, not a “conflict”3 and we are asking for the flag to fly on one day, a day that is already internationally recognised. Is that really too much to ask?

Cambridge City Council's statements of concern need to be substantiated by ending all links between the City of Cambridge and the apartheid and genocidal regime of Israel through the implementation of BDS (Boycott, Divestment and Sanctions).

We considered getting in touch with contacts in historic Palestine to ask them to email the council about this matter. But, as you will know if you have watched the film NAZA, all digital communications are monitored and such an act could carry high consequences.4

The consequences for you as councillors are considerably less serious. The government and the Labour Party might chastise you. The right wing media and the Board of Deputies of British Jews will accuse you of antisemitism, which you know is not the case.

Please show the same courage as your predecessors on the council when they acted against apartheid in solidarity with South Africans.

Please act according to your apparent convictions and fly the flag and illuminate the Guildhall on 29th November 2026 to mark the UN’s International Day of Solidarity with the Palestinian People.

2. Local Authority Action Against Apartheid, 1985 https://www.aamarchives.org/archive/history/boycott-movement/las11-local-authorityaction-against-apartheid.html

3 https://www.ohchr.org/en/press-releases/2025/09/israel-has-committed-genocide-gaza-strip-un-commission-finds

4. For example, Hadiya Nassar who appeared in video saying she was older than Israel was shot dead by a sniper in December 2023. The journalist who posted the video, Saleh al-Jaafrawi, was also killed in October 2025 https://www.instagram.com/reels/DeXLs3DsJuD/

There are many other examples of people being punished for communications in support of Palestinians.
https://www.theguardian.com/world/2023/oct/20/israeli-arabs-reprisals-online-solidaritygaza
https://reliefweb.int/report/occupied-palestinian-territory/urgent-need-investigate-roletechnology-
social-media-companies-killing-gazan-civilians-enar
https://www.middleeasteye.net/news/israel-detains-palestinians-social-media-incitement
https://x.com/SaifMaher421388/status/2124200639144050939?a=7OJfuLYN7Dfh9W6PmGM&s=20

Questions:

1. In the Cabinet Recommendation to Council it is stated that “Across England the Palestinian flag has been flown on approximately 16 occasions by 12 English councils, nearly all since November 2024.” Do you have any evidence that this had any negative impact on “community cohesion” in those places?

2. The recommendation also states that “908 individual emails received by Chief Executive (as of 17:30h, 17 Nov) opposing flying the Palestinian flag on 29 Nov. Likely from residents but unable to confirm addresses. Similar language used suggests organised campaign.” As the CEO said in the Cabinet meeting that the only email in this campaign that gave an address was from California, why have you concluded that the other 907 were “Likely from residents”?

3. We have found there is wide scepticism about the consultation. It is suspected that it was conducted in such a way as to achieve responses that would justify the decision the cabinet was predisposed to make. The request that the flag is flown has come before the council four times. Local residents have shown great support for the Palestininian cause over the last 3 years (e.g. over 50 people attended the 3rd Anniversary of the vigil in support of health workers on 17th November). Is the council not concerned that refusing to fly the flag will cause of a loss of trust in the City Council?

4. Do you have any evidence that flying the UN flag would have any meaning whatsoever to Palestinians?

Question 10)

Cambridge's Planning Service

Why have residents been blocked from contacting their Council?
On 16 July I appeared before this Council and asked about serious recurring errors made by the planning service, found by residents and not the Council. I asked what safeguard would stop it happening again. The reply was that the Leader could not comment.

Three months later the High Court quashed the Council's permission for the library, on every one of the four grounds that residents brought.
I am now back to address the full Council. The residents who found those errors, Christ's Lane Action Group (CLAG), have been blocked from contacting the Council. I have been blocked too, as an individual resident.

RESIDENTS' EMAILS DIVERTED TO ANOTHER COUNCIL.
Since 20 August the planning service has sent every email from the group to a mailbox at South Cambridgeshire District Council. Since 8 October it has sent mine there too, because I wrote from my own address. We cannot reach planning officers, legal officers or Democratic Services, and may not telephone. The mailbox replies weekly, if it chooses.

COUNCILLORS' EMAILS CAPTURED.
Our emails to councillors were captured, and sent on under the mailbox's own name, in one case more than two days later. The mailbox told councillors this was "to monitor emails".

NO FINDING AGAINST RESIDENTS, YET A RESTRICTION IMPOSED.
The Council wrote on 26 August that it "has not designated CLAG or any of its members unreasonably persistent or vexatious, nor has it made any finding of unreasonable behaviour". Its own policy requires written reasons, an end date and an appeal. None was given.

NO ANSWERS TO OUR QUESTIONS.
The Council says the Director of Planning decided, with the Executive Leadership Team. On 21 August I asked the Leader whether the administration had agreed. No reply came. Residents asked the Director, the Chief Executive and the Monitoring Officer under what law, four times since August. No law has been named.

Residents found the planning service's errors. The planning service has blocked the residents. So I ask the full Council, in public.

Either the Leader produces tonight the written decision, and names the law and the rule of this Council's Constitution that gave the planning service the power to take it. Or it ends tonight, for the group and for me, confirmed in writing to every councillor.

The questions

1. Who gave the planning service the power to do this? If an elected member did, who, and when? If none did, who does the planning service answer to?

2. My questions of July on safeguards went unanswered. The Leader told this Council that the planning service "always seeks to learn from all complaints and comments that it receives". That service has since blocked the residents who brought this to the Council's attention. What authority enforces safeguards on the planning service, and why are those safeguards failing?

This page is intentionally left blank

1. From Cllr Flaubert to the Leader and Cabinet Member for Planning and Transport:

In light of the High Court judgement concerning Christ's College, in which the Council conceded four grounds of legal challenge and the planning permission was quashed, will the Leader of the Council explain what steps are being taken to review the quality of planning advice provided to elected members, ensure statutory consultees' representations are accurately reported, and prevent similar failures in future planning decisions?

2. From Cllr Bennett to the Cabinet Member for Housing:

When council housing estates are demolished, council tenants and leaseholders receive statutory compensation and an automatic right to support from specialist council officers in their search for a new home. Private tenants of leaseholders receive no statutory consultation and are not entitled to any share of the statutory compensation paid to the leaseholder. They have no automatic right to officer support.

Will the cabinet member for housing acknowledge the hardship caused to these families by the council's own actions, lobby the government to update the statutory compensation system and fast track access to officer support?

3. From Cllr Payne to the Cabinet Member for Finance and Corporate Operations

Do all council owned buildings and facilities have an accessible defibrillator and what arrangements are in place for staff to be trained in responding to cardiac emergencies and in using the equipment?

4. From Cllr Dalzell to the Cabinet Member for Communities

Can the Executive Councillor update the Council on the S106 contributions the Council holds that are ringfenced for swimming pools? Specifically:

1. How much is currently held and uncommitted;
2. What the Council intends to spend this on, given that the 2018 swimming pool investment strategy is now eight years old;

3. What process the Council will use to decide where it goes, so that the north of the city, which has seen significant growth, is properly considered?

5. From Cllr Blackburn-Horgan to the Cabinet Member for Housing

The Health and Safety Executive provide asbestos guidance, training, and support to local authorities, enabling them to conduct thorough inspections and assessments in regard to asbestos. What records are held to ensure the proper PPE is in place (alongside risk assessments) for Council housing staff when entering premises with known asbestos, to ensure the correct control measures to prevent exposure are implemented?

calfordseaden

Budget and Value Engineering Review Report

Cambridge Civic Quarter

20 NOVEMBER 2026

REVISION: 2

C230077B/E7/0145 MW/ll/G100

Table of Contents

1 EXECUTIVE SUMMARY 1
2 BUDGET POSITION 1
3 PRINCIPAL VALUE ENGINEERING SAVINGS 2
4 PLANNING AND CONSENT RISK ASSESSMENT 2
5 ENERGY PERFORMANCE AND SUSTAINABILITY IMPACTS 4
6 ACCESSIBILITY RISKS 4
7 PROFESSIONAL FEES AND ON-COST REVIEW 5
8 MARKET DECANT POSITION 5
9 ALTERNATIVE OPTIONS 6
10 RECOMMENDATIONS 7
11 CONCLUSION 8

Appendices:

Appendix A – VE Schedule
Appendix B – New Build Civic Building Benchmark Assessment
Appendix C – Project Cost Summary & Construction Cost Plan Elemental Breakdown

Report prepared by		Report reviewed by	
Name	Mark Watts	**Name**	Steph Holmes
Position	Partner	**Position**	Associate
Date	20 November 2026	**Date**	20 November 2026

1 EXECUTIVE SUMMARY

1.0 A comprehensive value engineering (VE) exercise has been undertaken across the Guildhall, Corn Exchange and Market Square elements of the Cambridge Civic Quarter project. The exercise has identified substantial opportunities to reduce project expenditure while maintaining deliverability of the core scheme.

1.1 In our draft report v1, we reported that the latest budget update indicated a total project budget (RIBA Stage 5 onwards) of approximately **£83.8m**, compared with the August 2026 budget position of approximately **£97.5m**, representing a potential overall reduction of **£13.66m.** When the remaining Stage 4/Tender Stage 2 fees of approximately £3.0m are included, the forecast total project budget increases to approximately **£86.8m.**

1.2 The majority of savings are derived from:

- Scope rationalisation and reduced fit-out standards.
- Omission of selected heritage, architectural and accessibility enhancements.
- Energy performance and EnerPHit-related scope reductions.
- Removal or rationalisation of structural and MEP elements.
- Professional fee and construction-stage allowance reductions.

1.3 Retention of the EnerPHit standard remains a key consideration in balancing cost savings against the Council's sustainability objectives. The forecast reduction to approximately £83.8m (£86.8m include remaining stage 4 fees) assumes the removal of EnerPHit-related requirements and the associated saving of approximately £2.5m. Should the Council determine that EnerPHit accreditation remains necessary to support the Guildhall's Net Operational Zero ambitions, this saving would not be realised and the project budget would increase accordingly to approximately £86.3m from RIBA stage 5, together with the associated implications for programme, design development and sustainability performance.

1.4 Therefore, adding the remaining Stage 4 / Tender Stage 2 fees of approximately £3.0m to the £86.3m approved budget results in a total capital expenditure request of **£89.38m.**

2 BUDGET POSITION

2.0 **August 2026 Position**

Total construction, design and on-cost budget:

£97.50m

2.1 **October 2026 Position**

Total construction, design and on-cost budget:

£83.8m

2.2 **Overall Improvement**

Item	Value
August 2026 Budget	£97.50m
October 2026 Budget	£83.8m
Reduction	£13.66
Percentage Reduction	c.14%

2.3 The updated budget incorporates significant VE savings but also reintroduces client contingency allowances previously embedded within construction cost plans.

3 PRINCIPAL VALUE ENGINEERING SAVINGS

3.0 The VE register identifies approximately **£11.7** of construction-related savings opportunities, primarily affecting the Guildhall package. Refer to Appendix A which includes the itemised VE list for each project.

3.1 **Largest Individual Savings Identified**

Item	Value
Omit EnerPHit insulation and airtightness strategy	£2.50m
Parsons Court commercial and members' facilities and associated rear toilet facilities omitted	£1.45m
Reduce façade cleaning scope	£1.11m
Rationalisation of lighting and MEP specification	£0.60m
Atrium roof change	£0.55m
Omit former void area ceiling works	£0.45m
Repair large hall roof rather than replacement	£0.46m

3.2 These items collectively account for the majority of the savings currently reflected within the revised budget.

3.3 After conducting an initial review the following VE options have been disregarded by CCC:

- Omit Rainwater Harversting to Market Square – negliable impact
- Omit Dais Lift to Council Chamber – Accessibility risk
- Commercial Office Space to be delivered to CAT A Shell & Core Specification – detrimental business plan impact
- Omission of cycle storage to Guildhall basement – Significant planning risk

4 PLANNING AND CONSENT RISK ASSESSMENT

4.0 Several VE proposals introduce varying levels of planning risk. Refer to Appendix B which includes commentary of the assessed planning risk associated with each VE option.

4.1 Low-Risk Changes

The following items are considered low planning risk and appear capable of implementation through existing approvals or condition discharge processes:

- Reduced façade cleaning scope.
- Roof repair instead of replacement.
- Rationalisation of heritage lighting.
- MEP specification optimisation.
- Scaffolding reductions.
- Rationalisation of staircase design.

4.2 Medium-Risk Changes

These items may trigger non-material amendment (NMA) or Section 73 applications depending on detailed design outcomes:

- Reduction in atrium roof performance specification.
- Removal of ceiling works within former void areas.
- Omission of the fourth-floor extension where future implementation remains possible.

4.3 High-Risk Changes

The following proposals present significant consent risk:

4.3.1 EnerPHit Removal

The proposed omission of the EnerPHit insulation and airtightness strategy is identified as likely requiring a Section 73 planning application, as energy performance formed a material consideration during planning determination.

4.3.2 Omission of the fourth-floor extension where future implementation does not remain possible

If the structural strengthening works are omitted, the fourth-floor extension could not be delivered in the future, as the existing structure would not have sufficient capacity to accommodate the additional loading. This would remove the option of future implementation under the current consent and would therefore necessitate a Section 73 planning application to amend the approved scheme. As a result, the proposal carries a high planning risk that should be considered alongside the capital cost saving.

4.4 **Programme Implications**

4.5 Typical approval timescales are as follows:

- **Non-Material Amendment (NMA):** approximately 28 days.
- **Section 73 Application:** typically requires pre-application engagement before submission, followed by a statutory 13-week determination period. In practice, determination periods often extend beyond this, and a four-month approval period should be assumed. Including pre-application consultation and design development, a total programme impact of approximately **five months** should be anticipated.

4.6 This is particularly relevant to options involving the removal of EnerPHit principles, as these would require significant redesign work before any substantive planning discussions could recommence.

4.7 The principal cost-saving opportunities carrying the greatest planning and programme risk are:

4.8
- Omission of the fourth-storey extension.
- Omission of EnerPHit principles.

4.9 Given the potential impact on programme certainty and deliverability, it is strongly recommended that options requiring a Section 73 application or a fresh planning consent are avoided unless there is a clear strategic justification for pursuing them.

5 ENERGY PERFORMANCE AND SUSTAINABILITY IMPACTS

5.0 One of the most significant savings opportunities arises from the proposed removal of EnerPHit-related requirements, generating combined savings in excess of **£2.5m** including construction and associated fees.

5.1 However, this option carries:

- Risk of planning review.
- Higher operational energy consumption.
- Potential departure from Net Zero Carbon aspirations.
- Reputational considerations for the authority.
- Requirement for revised energy modelling and sustainability assessments.

5.2 The savings summarised at paragraph 1.1 are contingent upon the removal of EnerPHit-related requirements. Should the Council determine that achieving the EnerPHit standard remains necessary to support its Net Operational Zero objectives for the Guildhall, these savings would not be realised and an additional capital investment of approximately **£2.5m** would be required, increasing the total project capital expenditure to **£86.33 million** from RIBA Stage 5.

6 ACCESSIBILITY RISKS

6.0 Several savings proposals impact accessibility provisions:

- Declassification of evacuation lifts.
- Omission of the Large Hall stage lift.

6.1 While generating meaningful cost savings, these items may attract stakeholder scrutiny and require careful consideration against Building Regulations, Equality Act obligations and planning commitments.

7 PROFESSIONAL FEES AND ON-COST REVIEW

7.0 The October budget incorporates reductions in:

- Stage 5 project management allowances.
- Legal fees.
- Design guardian allowances.
- Meeting room hire allowances.
- Net Zero Carbon guardian costs.
- Inspection and consultancy allowances.

7.1 Overall fee and on-cost reductions amount to approximately **£1,078m** compared with the previous budget position.

8 MARKET DECANT POSITION

8.0 The revised market decant budget has reduced from approximately **£2.43m** to **£2.29m**, delivering a saving of approximately **£145k**.

8.1 Savings have been achieved through:

- Reduced planning condition allowances.
- Reduced EA/QS fees.
- Reduced contingency provisions.

8.2 The principal implementation cost remains the SRM decant works at approximately **£1.43m**.

9 ALTERNATIVE OPTIONS

9.1 As part of this review, consideration has been given to whether alternative development strategies may provide a more cost-effective route to delivering the Council's long-term accommodation requirements. Whilst the current Civic Quarter proposals focus on the comprehensive refurbishment and adaptation of the existing Guildhall, Corn Exchange and Market Square assets, an alternative approach would be the delivery of a purpose-built civic complex on an alternative site. Such an approach would avoid many of the constraints associated with working within existing historic buildings, including structural limitations, heritage requirements, complex phasing arrangements and the extensive temporary works necessary to maintain operational continuity throughout the construction programme.

9.2 To provide a high-level comparison, calfordseaden prepared a separate Rough Order of Cost (ROoC) 22.10.26 (included at Appendix B) assessing the potential construction cost of a new-build civic facility within Cambridge. The assessment considered both a standalone civic office and public chamber building (Option A) and a larger facility incorporating a 780-seat public hall (Option B). The benchmark assessment indicates an estimated construction cost range of approximately £15.9m to £21.6m for Option A and £28.6m to £38.6m for Option B, inclusive of allowances for professional fees and client contingency but excluding site-specific acquisition, abnormal, planning and enabling costs. The assessment was prepared as a high-level benchmark using industry cost data and is intended only as an indicative comparison.

9.3 Whilst a direct comparison cannot be made between the benchmark new-build options and the Civic Quarter proposals, the order of magnitude assessment demonstrates that the construction cost of a modern civic facility may be materially lower than the current Guildhall element of the budget. However, any such alternative would need to be balanced against wider strategic considerations including site availability, planning policy, heritage objectives, town centre regeneration aspirations, stakeholder requirements, relocation impacts and the future use of the Guildhall and Corn Exchange assets. Accordingly, whilst the benchmark assessment provides a useful sense check against the current proposals, it should be viewed as informing the Council's strategic decision-making rather than representing a fully developed alternative scheme.

9.4 It is also important to recognise that the option of deferring or significantly reducing investment in the Guildhall does not remove the Council's ongoing liabilities associated with ownership of the asset. The asset assessment undertaken by Sir Robert McAlpine describes the Guildhall as a deteriorating heritage asset with an established maintenance backlog and notes that visible defects have continued to worsen during the course of the Civic Quarter pre-construction phase. Areas of concern identified include water ingress, deterioration of masonry and façade elements, aging building services, fire safety and accessibility deficiencies, and potential risks to occupier and public safety arising from the condition of ceilings and external fabric. The report further observes that continuing deterioration may increase the complexity and cost of future remedial works and could ultimately result in parts of the building being removed from operational use.

9.5 Accordingly, whilst alternative development solutions, including the provision of a new-build civic facility, may offer a potentially lower capital construction cost when compared against the current Civic Quarter proposals, the Council would still need to address the future of the Guildhall and its associated statutory, maintenance and heritage obligations.

9.6 As custodian of a significant listed heritage asset, the Council would remain exposed to ongoing repair liabilities, health and safety responsibilities, reputational considerations and the risk of escalating remediation costs should intervention be deferred. The assessment therefore suggests that a 'do minimum' approach is unlikely to represent a cost-neutral option and may simply defer expenditure whilst increasing long-term asset management risk.

10 RECOMMENDATIONS

10.0 Prioritise implementation of low-risk VE items that do not materially affect planning permissions, accessibility obligations or operational requirements. In particular, savings associated with specification optimisation, reduced façade cleaning, rationalisation of lighting and MEP installations, roof repair in lieu of replacement where technically justified, and other measures capable of being accommodated within the existing planning consent should be progressed at the earliest opportunity. Adoption of these measures would allow a proportion of the identified savings to be secured with a high degree of certainty whilst maintaining project momentum and reducing overall budget pressure.

10.1 The Council should also prioritise the early progression of design development and the procurement of planning, heritage and statutory authority advice in respect of any value engineering proposals that materially alter the approved scheme or the basis upon which planning consent was secured. Particular attention should be given to proposals such as the omission of EnerPHit measures and amendments affecting the approved fourth-floor extension, as these may necessitate a Section 73 application or other consent variations.

10.2 Advancing the design and consent strategy for these items at the earliest opportunity will help establish the extent of any redesign requirements, confirm the approval route and programme implications, and mitigate the risk of delays to the planned commencement of construction works. Given the potential for planning-related approvals to extend project timescales by several months, early intervention is essential if the Council wishes to retain these options whilst maintaining programme certainty.

10.3 Prior to accepting any reduction in building performance standards, the Council should commission revised energy modelling and operational cost assessments to fully understand the long-term implications of the proposed changes. Whilst the omission of EnerPHit measures offers a significant capital cost saving, this must be weighed against increased operational energy consumption, future carbon emissions, alignment with the Council's climate objectives and the potential reputational consequences of reducing sustainability ambitions on a flagship civic project. Consideration should also be given to the potential impact on future maintenance costs and building performance throughout the operational life of the asset.

10.4 Review accessibility implications of lift omissions with Building Control and access consultants.

10.5 Given the complexity of the project, the heritage nature of the assets, the ongoing development of the design and current market uncertainty within the construction sector, it is recommended that the reinstated contingency allowance of approximately £2.28m is retained at this stage of the project.

10.6 A phased approach to implementation of the value engineering proposals is recommended to ensure that immediate savings can be realised without prejudicing the delivery programme or introducing unnecessary planning risk whilst higher-risk items are subjected to further technical, planning, heritage and stakeholder evaluation.

11 CONCLUSION

11.0 The VE exercise demonstrates a credible route to reducing the Civic Quarter budget by approximately **£13.66m (14%)**, bringing the forecast project cost down to approximately **£83.8m** (When the remaining Stage 4 / Tender Stage 2 fees of approximately £3.0m are included this budget is £86.8m). While many of the identified savings appear achievable with limited impact on project outcomes, some of the largest savings carry planning, sustainability and accessibility risks that will require careful evaluation before adoption.

11.1 Retention of the EnerPHit standard remains a key consideration in balancing cost savings against the Council's sustainability objectives. The forecast reduction to approximately £83.8m assumes the removal of EnerPHit-related requirements and the associated saving of approximately £2.5m. Should the Council determine that EnerPHit accreditation remains necessary to support the Guildhall's Net Operational Zero ambitions, this saving would not be realised and the project budget would increase accordingly to approximately £86.3m from RIBA stage 5, together with the associated implications for programme, design development and sustainability performance. Adding the remaining Stage 4 / Tender Stage 2 fees of approximately £3.0m to the £86.3m approved budget results in a total capital expenditure request of **£89.38m.**

11.2 Appendix C provides the project cost summary, assuming retention of the EnerPHit standard, and an elemental analysis of the construction cost plan provided by SRM. The elemental cost plan summaries reflect the RIBA Stage 4 design information and have not been updated to incorporate the Value Engineering (VE) proposals considered within this report. As such, the costs presented should be regarded as a baseline position against which the potential impact of any approved VE measures can be assessed.

Signed: 

Mark Watts MRICS MAPM
Partner
For and on behalf of calfordseaden LLP

Date: 20 November 2026

Appendix A – VE Schedule

Appendix B – New Build Civic Building Rough Order of Cost Estimate

Appendix A – VE Schedule

EXTRACTS FROM THE VE SCHEDULES ISSUED FROM AUG 26 - OCT 26		PLANNING RISK	MARKET SQ	CORN EXCHANGE	PARSONS COURT	GUILDHALL
Omit Rainwater Harvesting provision	MSQ	Probably not worth it given the size of the saving and focus on water scarcity	NOT ACCEPTED			
Omit Public Artwork allowance	MSQ		-£ 75,000.00			
Reduce scope of fountain repairs	MSQ		-£ 40,000.00			
Omit fountain movement monitoring	MSQ		-£ 10,000.00			
Reduce scope of scaffolding allowances	CE			-£ 25,000.00		
Parsons court Bar/ Shopfront and private members facilities omitted form scheme	CE	Low risk of Completion Notice being served			-£ 1,000,000.00	
SRM to continue with the toilet facility only to the rear of the Main building as Toilet facilities are an issue	CE	Potentially more Building Control related than Planning			-£ 450,000.00	
Main Stage Lift - Repair in lieu of replace	CE			-£ 250,000.00		
Omit ceiling to 'Back of House' areas	CE			-£ 7,500.00		
Downspec commercial kitchen to provde domestic style kitchen	CE			-£ 50,000.00		
Reduction in provision for acoustic treatments	CE			-£ 125,000.00		
Reduce Diathonite specfication to standard insulation	CE			-£ 10,000.00		
Change hard landscaping from Yorkstone to Granite Setts	CE	Condition		-£ 10,000.00		
Reduce extent of façade cleaning	CE	Planning drawings are silent on façade cleaning. Planning condition refers to cleaning of stone and prior to any cleaning the cleaning method should be approved by the planners. Therefore low risk		-£ 478,000.00		
Reduce scope of scaffolding allowances	CE					-£ 25,000.00
Asbestos - Review of options to encapsulate rather than remove and disposal.	GH					-£ 100,000.00
Remove Asbestos to three Committee Room Ceilings on first floor. Cost Includes full ceiling removal and reinstatement	GH					-£ 200,000.00
Reduce the external stone façade cleaning scope, focus on structural and key repairs and one cleaning system.	GH	Planning drawings are silent on façade cleaning. Planning condition refers to cleaning of stone and prior to any cleaning the cleaning method should be approved by the planners. Therefore low risk				-£ 637,220.00
Omit Enerphit Insulation and Air Tightness Principles and provide Part L Building Regs compliance.	GH	Certainly a s73 application because it significantly increases the amount of energy the buidling is using. This was a material considertation during the planning process and changing this could have changed the outcome of the committees decision.				-£ 2,000,000.00
Omit the Ceiling demo and works in former void area	GH	Depending on the increase in energy use caused by this change it could slip from an NMA into a s73.				-£ 450,000.00
Historical Protection - Manage scope and allowances	GH					-£ 200,000.00
Floor Finishes - rationalise scope of parquet floor repairs	GH					-£ 350,000.00
Floor Finishes - omit timber and provide carpet to offfices	GH					-£ 100,000.00
Atria 1& 2 - Declassify one lift from Evacuation Lift to standard	GH					-£ 325,000.00
Declassify second lift from Evacuation Lift to standard	GH					-£ 350,000.00
Large Hall Stage - Omit lift	GH	Low risk of Completion Notice being served				-£ 61,500.00
Omit Dais Lift in Council Chamber	GH	Phasing point - as designed for accessibility. Option 1 - submit through NMA Option 2 - do not implement it but risk a Completion Notice				NOT ACCEPTED
Omission of 4th extension inclusive of all structural enhancement works	GH	If the fourth floor extension could be implemented in the future this is seen as a medium risk. Planners could issue a Completion notice. If the strengthening works are not undertaken then the the fourth floor extension could not be implemented. This would then require a s73.				-£ 1,700,000.00

Omission of restaurant services diversions to 4th floor	GH	As above								-£	50,000.00
Rationalise feature stairs design to Atria	GH									-£	25,000.00
Structural steel supports reduced to acoustic louvre to roof line market elevation	GH									-£	135,000.00
Bases for plant part of singular composite system. Reduce current value by 50% no longer needs to fix to main sub strucutre with complex works	GH									-£	40,000.00
Heritage lighting re-wiring and new lights, cost allowance is reduced and work to reduced value	GH									-£	120,000.00
Digital and satellite system; throughout, review requirements with Max Fordham.	GH									-£	30,000.00
Reduce access gantry for PV to main Hall sloping roof, Review through design and focus on reducing	GH									-£	25,000.00
Allowance for IT equipment and cabling; throughout. Tenant to provide own system so infrastructure only	GH									-£	30,000.00
Rationlise spec of lights and other MEP items across the scheme to achieve cost target	GH	Captured in discharge of conditions								-£	600,000.00
Atrium 2 glass canopy / Consider change both to PTFE	GH	Likely NMA application subject to the % impact on energy use. If the change significantly increases the amount of energy used by the building then it could move into a s73 application.								-£	550,000.00
Remove feature stair to Atria 2 by Fit out	GH									-£	75,000.00
Reduce glazing specfication to rooflights - high performance single glazed	GH	Captured within details at condition discharge								-£	30,000.00
Commercial Office Space to be delivered to CAT A Shell & Core Specification	GH										NOT ACCEPTED
Omit cycle store to basement & lift. Stair 7 to be retained without adaptation	GH	Moving cycle parking – this fundamentally changes the redline boundary of the application and a new planning application would be required. VERY HIGH RISK									NOT ACCEPTED
Further saving on the omission of evacuation Lifts	GH									-£	41,100.00
Extension of S&C specifcation to Level 2	GH										NOT ACCEPTED
Repair Large Hall Roof in lieu of replace	GH	Low risk of Completion Notice being served								-£	456,560.00
Enerphit Omission (additional fee allowances omitted)	GH	Certainly a s73 application because it significantly increases the amount of energy the buidling is using. This was a material considertation during the planning process and changing this could have changed the outcome of the committees decision.								-£	500,000.00
			-£	125,000.00		-£	955,500.00		-£	1,450,000.00	-£ 9,206,380.00

Appendix B – New Build Civic Building Rough Order of Cost Estimate

Rough Order of Cost Estimate Range
Option A (office & public chamber) & Option B (with 780 seat hall)
22 October 2026

Cambridge based new build office, public chamber and 780 seat hall

Introduction

calfordseaden LLP have been requested to provide a high level indicative cost range of possible build costs for a hypothetical building comprising:

Option A - new build commercial office and public chamber building to CAT A specification with an approximate gross internal floor area (GIA) of 2,600m2; and

Option B - as Option A but also including a 780 seat hall building with an approximate GIA of 4,750m2.

We note that no drawings, specifications, accommodation schedules or detailed scope of works have been provided from which to assess the potential construction costs. Accordingly, this estimate has been prepared using comparable benchmark data and industry cost intelligence to establish an indicative range of likely construction costs.

The estimate assumes delivery under a single, continuous construction programme with minimal phasing and a single Design and Build procurement route. The cost ranges are based on a 1Q28 commencment and assume compliance with current statutory and regulatory requirements.

Assumed Floor Areas

	Total GIA (m2)	Total GIA (SqFt)
Option A	2,600	27,986
Option B	4,750	51,129

Order of Cost Estimate

Option A (CAT A commercial office space and public chamber)	£ Lower	£ Upper
Order of Cost Estimate	15,939,000	21,563,000
Overall Rate per m2 (GIA)	£6,130	£8,293
Overall Rate per ft2 (GIA)	£569	£770

Option B (as Option A but also including a 780 seat hall building)	£ Lower	£ Upper
Order of Cost Estimate	28,556,000	38,633,000
Overall Rate per m2 (GIA)	£6,012	£8,133
Overall Rate per ft2 (GIA)	£559	£756

Assumptions & Exclusions

a) Excludes VAT
b) Based on 1Q28 start on site
c) Based on single stage design and build procurement route
d) Includes a mean allowance of 15% for professional fees
e) Includes a mean allowance of 10% for client contingency
f) Option B scope assumed as being a "concert grade" hall
g) No allowance has been made for risks that cannot reasonably be identified from the information available

Notes

We have undertaken this work without fee and solely as a high-level indication based upon the limited information currently available. Accordingly, this estimate should not be relied upon for acquisition, funding, contractual, tendering or any other commitment purposes. Any party choosing to rely upon the contents of this email does so at its own risk. This advice is provided exclusively for your benefit and may not be disclosed to or relied upon by any third party without our prior written consent. calfordseaden LLP accepts no responsibility or liability to any third party in connection with this estimate or its use

Appendix C – Project Cost Summary & Construction Cost Plan Elemental Breakdown

PROJECT BUDGET SUMMARY - OPTION A FULL DELIVERY (EnerPHit retained)

Client: Cambridge City Council

Project: Civic Quarter

Date: 20 November 2026

1. Professional Fees & On Costs to RIBA Stage 3 / Tender Stage 1

Item No	Description	£
1	CPA Consortium Fees - RIBA Stage 3 incl. Surveys	2,356,737.83
1a	ECF Consultation expenses claim by CPA	2,656.60
2	Contractor PCSA Nr.1 Fee	198,387.00
3	Calfordseaden EA / Cost Management Fee	159,237.85
4	Freeths Legal Fees	9,679.30
5	Carter Jonas Business Plan	59,124.59
6	Place Partnership Business Plan	24,660.00
7	Lucion Asbestos & XRF Surveys	91,555.50
8	Structural Investigations to GH & CE	107,905.36
9a	Miscellaneous - Engineer Fees	7,467.60
9b	Miscellaneous - Other Professional Fees	305,121.61
	Total	**3,322,533.24**

2. Professional Fees & On Costs to RIBA Stage 4 / Tender Stage 2

Item No	Description	£
A - Committed to date (£5,492m)		
0	Stage 3+ Validation Period Fee	1,001,755.18
1	SRM PCSA Nr.2 Fee	830,335.57
2a	CPA Consortium Stage 4	2,894,517.75
2b	EAIs under Stage 4	207,007.23
2c	CPA Additional Fee for Market Square	101,647.79
3	Building Control	68,280.00
4a/b	Calfordseaden Stage 4 EA / QS Fees	173,006.02
4c	Calfordseaden BS - Decant (GH, CX & MS)	29,250.00
4d	Calfordseaden BS - Photographic Surveys (GH)	5,950.00
4e	Calfordseaden PW Survey	56,604.00
5	Freeths Legal Fees	25,000.00
6	EWC Market Trader Support (RIBA 4)	26,400.00
7	CHET Archaeological Brief	1,390.00
8	Novahub Fee	4,725.00
9	Blue Horizon Ventures	28,050.00
10	BT Openreach Survey	11,295.31
11	Forestville Communications	27,638.15
B - Anticipated spend to end of Stage (Total £3,045m)		
1	Planning DOC Fees	*22,800.00*
2	Façade Consultant	87,928.00
3	PCSA Appointment for MEP Contractors	169,968.00
4	PCSA Appointment for Lift Contractor	86,000.00
5	UKPN Electrical Capacity Works	203,198.30
6	PCSA 2 Variations Cost	240,204.00
7	PCSA 2 Extension Fees	1,175,098.64
8	PCSA 2 Extension EA / QS Fees	60,000.00
9	Stage 4 Confirmed VE Design Implementation	210,000.00
10	Further VE & Scope Change Design Fee	*790,000.00*
	Total	**8,538,048.95**

3. CCC Professional Fees & On Costs to RIBA Stage 5 / Construction Stage

Item No	Description	£
1	Calfordseaden EA Fee Stage 5+	487,537.65
2	Freeths Legal Fees	20,000.00
3	Clerk of Works Site Inspection Fees	100,000.00
4	Net Zero Carbon Guardian	-
6	SRM Conditional Benefit	- 100,000.00
7	CCC PM	887,886.00
8	Allowance for hire of external meeting rooms	100,000.00
9	Allowance for professional support to minimise impact of closure	220,000.00
10	Storage and associated costs	300,000.00
11	Stage 5 Design Guardian Fee	*600,000.00*
12	GH CCTV Relocation	100,000.00
13	Further VE & Scope Change Design Fee Contingency	*128,719.35*
	Total	**2,844,143.00**

4. Market Decant

Item No	Description	£
1	Decant Market Design & Planning Fees	102,693.60
1a	Consultancy Fee for Decant Market Planning Conditions Discharge	20,000.00
2	SRM Decant Market implementation costs	1,429,248.33
3	Decant Market Contract EA / QS Fees	35,000.00
4	Market Trader Rental Subsidy	600,000.00
5	Contingency	100,000.00
	Total	**2,286,941.93**

5. Project Contingency

Item No	Description	£
1	Client site contingency as a percentage of the budget	-
2	Construction Stage Risk & Opportunities Tracker - Guildhall	1,225,000.00
3	Construction Stage Risk & Opportunities Tracker - Corn Exchange	595,050.00
4	Construction Stage Risk & Opportunities Tracker - Market Square	551,361.61
	Total	**2,371,411.61**

6. Development Site Construction Costs with VE (In addition to items 1-5)

Item No	Description	£
1	Guildhall with VE inc & EnerPHit retained	41,572,656.40
1.1	FF&E Guildhall	500,000.00
2	Corn Exchange & Parsons Ct with VE	20,758,138.96
2.1	FF&E Corn Exchange	150,000.00
3	Market Square with VE	15,852,494.03
	Total	**78,833,289.39**

TOTAL CONSTRUCTION, DESIGN & ON COST BUDGET (Stage 5+ with VE & EnerPHit retained)	**86,335,785.93**
TOTAL CONSTRUCTION, DESIGN & ON COST BUDGET (Stage 3, 4 and 5+)	**98,196,368.13**

Budget Summary Aug 26		97,495,666.21
Budget Summary 17 Nov 26 inclusive VE, Design & On Cost reductions		86,335,785.93
SAVINGS PROPOSED		**11,159,880.28**
Budget Summary Aug 26		**97,495,666.21**
Less Professional Fees & On Costs Reduction	-	1,077,999.89
Less Market Decant Budget	-	145,000.00
Less Construction Cost Savings (Value Engineering)	-	12,308,292.00
Add Client Contingency (extracted from previous Construction Cost)		2,371,411.61
Budget Summary Oct 26		**86,335,785.93**

Assumptions & Exclusions

1 All costs are stated exclusive of VAT, unless expressly identified otherwise. Recovery of VAT, partial exemption impacts and any other tax liabilities have not been assessed within this budget.

2 This budget has been prepared using information available at the date of issue and represents a budget estimate only. It should not be relied upon as a final project cost, tender sum, contract value or funding commitment.

3 Development Capital Costs are based on the latest SRM cost submissions dated 16 October 2026, including amendments for the EnerPHit scope omission, and incorporate inflation allowances to Q1 2027 only. Any inflation arising beyond this period is excluded.

4 Construction, design and on-cost allowances remain subject to completion of design development, procurement, market testing, statutory approvals and contractor negotiations. Actual costs may vary from those shown.

5 The budget is based on the current project scope, accommodation requirements and Value Engineering proposals known at the date of issue. Any changes to scope, specification, phasing, programme, statutory requirements or client requirements may result in additional costs.

6 Client contingency allowances are excluded unless expressly identified within the budget and/or Risk and Opportunities Register. No allowance has been made for unidentified project risks beyond those specifically incorporated.

7 Please refer to the latest SRM Cost Plan and supporting cost reports for the detailed schedule of assumptions, qualifications, exclusions, risk allowances and scope definition applicable to the Development Capital Costs

8 Allowances are included for works associated with facilitating vacant possession of the Guildhall, Corn Exchange and Market Square, including relocation costs and compensation payments, only to the extent currently advised by Cambridge City Council. Any additional requirements, compensation claims, relocation requirements or operational impacts not presently identified are excluded.

9 Allowances are included for active ICT equipment serving office and serviced office accommodation (including servers, UPS systems and associated equipment) only to the extent advised by Cambridge City Council. Future technology upgrades, changes in operational requirements or specialist systems are excluded unless specifically stated.

10 Unless specifically identified within this budget or included within the scope of the CPA Consortium, Calfordseaden, SRM or other appointed consultants, no allowance has been made for:

property agents' fees;

land or property acquisition costs;

additional legal costs;

financing costs;

insurance costs;

lender due diligence costs;

disposal costs; or

third-party adviser appointments

11 Costs shown are intended to capture expenditure from RIBA Stage 3 onwards. Pre-Stage 3 expenditure, abortive costs and sunk costs are excluded unless expressly identified. Stage 3 expenditure has been reconciled separately within this summary.

12 The professional fees, surveys, statutory charges and project-specific allowances included within this budget are based upon currently known requirements. Additional surveys, investigations, approvals, planning obligations, utility requirements, environmental mitigation measures or statutory authority requirements arising after the date of this report are excluded unless expressly identified.

13 No allowance has been made for:

changes in legislation, Building Regulations or statutory guidance after the date of issue;

abnormal inflationary events beyond Q1 2027;

contractor insolvency;

significant programme delay;

force majeure events; or

unforeseen archaeological, contamination, structural or ground condition issues except where specifically identified within the risk allowances.

14 All budget allowances remain subject to confirmation through ongoing design development, procurement, tender returns and approval processes. The figures contained within this report should therefore be treated as a working budget and not as a guaranteed outturn cost.

GUILDHALL WORKS PACKAGE SUMMARY					
			CS COST PLAN	Current	
No	**WP No.**	**Works Package Description**	**CS Stage 3 Cost Plan**	**Current Cost Plan Postion Stage 4**	**- Over / + Under Cost Plan**
GUILD HALL - Construction Works Packages					
1	PP0240	Scaffolding	£535,000.00	£1,395,000.00	£860,000.00
2	WP0012	Exploratory Works with Asbestos Wat	£0.00	£0.00	£0.00
3	WP0100	Demolition	£1,364,390.29	£1,404,390.29	£40,000.00
4	WP0101	MEP Removal from GH Basement	£0.00	£50,000.00	£50,000.00
5	WP0106	Soft Strip	£463,170.00	£463,170.00	£0.00
6	WP0120C	Asbestos Removal	£700,000.00	£915,000.00	£215,000.00
7	WP0130	Lead Paint Removal	£0.00	£0.00	£0.00
8	WP0180	Fabric Protection / Historical Retentic	£430,265.00	£230,265.00	-£200,000.00
9	WP1500	Groundworks	£204,761.00	£140,755.00	-£64,006.00
10	WP2001	Structural Alterations	£1,929,673.00	£1,918,498.00	-£11,175.00
11	WP2127	RC Staircases	£0.00	£0.00	£0.00
12	WP2200	Structural Steelwork	£430,959.00	£433,834.00	£2,875.00
13	WP2500	Intumescent Coatings	£41,113.00	£41,113.00	£0.00
14	WP2600	Cross Laminated Timber / Glulam	£150,879.00	£150,879.00	£0.00
15	WP2700	Feature Staircases	£229,253.00	£210,000.00	-£19,253.00
16	WP3050	Brickwork/Blockwork	£34,674.00	£34,674.00	£0.00
17	WP3220	Metal Cladding	£260,009.00	£260,009.00	£0.00
18	WP3203	Façade Restoration	£737,220.00	£737,220.00	£0.00
19	WP3380	Roof Plant Enclosure	£0.00	£0.00	£0.00
20	WP3455	Secondary Glazing	£533,056.00	£533,056.00	£0.00
21	WP3800	External Glazed Doors	£0.00	£0.00	£0.00
22	WP3950	Bronze Windows & Balconies Refurbis	£149,319.00	£155,569.00	£6,250.00
23	WP4107	Flat Roofing	£842,326.42	£767,426.42	-£74,900.00
24	WP4400	Traditional Slate & Lead Roofing	£872,402.00	£927,402.00	£55,000.00
25	WP4600	Fall Arrest System	£161,500.00	£161,500.00	£0.00
26	WP4800	Glazed Atrium / Roof Lights	£780,299.60	£840,299.60	£60,000.00
27	WP5000	MEP	£7,756,866.00	£10,801,866.00	£3,045,000.00
28	WP5135	Audio / Visual (Incl LED Wall in GH)	£321,000.00	£321,000.00	£0.00
29	WP5700	BWIC	£742,401.00	£742,401.00	£0.00
30	WP5900	Commissioning Managament	£546,431.00	£546,431.00	£0.00
31	WP6101	Passenger Lifts	£1,208,412.00	£1,241,410.00	£32,998.00
32	WP6106	Platform Lifts (incl Core B of CE)	£260,000.00	£280,000.00	£20,000.00
33	WP6500	Fire Stopping	£214,713.00	£214,713.00	£0.00
34	WP6801	Auditorium Seating (incl CCC in GH)	£22,500.00	£120,000.00	£97,500.00
35	WP7006	Clock Repairs	£0.00	£0.00	£0.00
36	WP7030	Leather Wall Lining	£0.00	£0.00	£0.00
37	WP7050	Drylining, Ceiling and Partitions	£2,258,581.00	£2,321,331.00	£62,750.00
38	WP7100	Diatomite Thermal Plaster (EnerPhit)	£203,347.00	£261,597.00	£58,250.00
39	WP7101	Fibrous Plaster incl Heritage Plaster V	£19,044.00	£19,044.00	£0.00
40	WP7104	Sonaspray acoustic plaster	£101,583.00	£101,583.00	£0.00
41	WP7150	Glazed Partitions	£206,419.00	£229,419.00	£23,000.00
42	WP7340	Carpentry & Joinery	£1,030,492.00	£1,025,492.00	-£5,000.00
43	WP7345	Tea stations / Water stations	£0.00	£0.00	£0.00
44	WP7380	Specialist Joinery	£606,620.00	£614,120.00	£7,500.00
45	WP7520	Terrazzo Flooring	£160,720.00	£160,720.00	£0.00
46	WP7600	Raised access flooring	£756,026.83	£756,026.83	£0.00
47	WP7620	Timber Flooring	£833,434.00	£850,684.00	£17,250.00
48	WP7640	Floor Finishes	£144,363.00	£144,363.00	£0.00
49	WP7740	Decorations	£686,868.83	£764,972.83	£78,104.00
50	WP7745	Specialist decorations	£0.00	£0.00	£0.00
51	WP7800	Bar Installations - GH	£0.00	£0.00	£0.00
52	WP7840	Balustrades / General Metalwork	£135,336.00	£135,336.00	£0.00
53	WP7861	Fire Curtain	£102,600.00	£17,000.00	-£85,600.00
54	WP7900	WC Fit Out	£7,500.00	£7,500.00	£0.00
55	WP7940	Window Blinds	£618,376.00	£618,376.00	£0.00
56	WP7981	Pavement Lights	£46,800.00	£61,800.00	£15,000.00
57	WP8400	Hard Landscaping	£0.00	£0.00	£0.00
58	WP8701	Street Furniture	£0.00	£0.00	£0.00
59	WP9103	Specialist Kitchen Fitout	£100,000.00	£100,000.00	£0.00
60	WP9119	Basement Lockers & Cycle Store	£62,500.00	£62,500.00	£0.00
61	WP12050	Medical Hoist	£17,000.00	£17,000.00	£0.00
62	PASSIVE	Allowance for additional passivhaus r	£ 250,000.00	£250,000.00	£0.00
		Fire glass and shutters omitted here			-£654,400.00
WORKS PACKAGE SUB-TOTAL			**£30,270,202.97**	**£34,556,745.97**	**£3,632,143.00**

		Main Contractor Prelims	£6,822,035.00	£6,822,035.00	£0.00
		Pre-Construction Fee (excl OH&P)	£0.00	£0.00	£0.00
		Design Fees	£910,912.00	£910,912.00	£0.00
		[Other Fees]	£0.00	£0.00	£0.00
		Design development risks	£2,067,072.57	£2,259,310.38	£192,237.81
		Construction risks	£2,170,426.20	£691,134.92	-£1,479,291.28
		Tender inflation	£1,148,589.54	£870,830.00	-£277,759.55
		Construction inflation	£1,836,392.31	£1,358,080.12	-£478,312.19
		Main Contractors Overhead	£3,338,301.42	£2,896,514.67	-£441,786.75
		Main Contractors Profit	Inc	INCL	incl
		PROVISIONAL SUMS	£0.00	£0.00	£0.00
		Other Significant Items for Discussion	£0.00	£0.00	£0.00
		VE Schedule	£0.00	£0.00	£0.00
PROPOSED CONTRACT SUM			**£48,563,932.01**	**£50,365,563.05**	**£1,801,631.05**

CORN EXCHANGE WORKS PACKAGE SUMMARY					
			CS COST PLAN	Current	
No	**WP No.**	**Works Package Description**	**CS Stage 3 Cost Plan**	**Current Cost Plan Postion Stage 4**	**- Over / + Under Cost Plan**
CORN EXCHANGE - Construction Works Packages					
1	PP0240	Scaffolding	£685,000.00	£1,188,653.93	-£503,653.93
2	WP0100	Demolition	£104,050.00	£141,425.00	-£37,375.00
3	WP0106	Soft Strip	£290,112.00	£344,622.82	-£54,510.82
4	WP0120C	Asbestos Removal	£150,000.00	£50,000.00	£100,000.00
5	WP0180	Fabric Protection / Historical Retentic	£0.00	£10,000.00	-£10,000.00
6	WP2001	Structural Alterations	£274,610.00	£438,260.00	-£163,650.00
7	WP2200	Structural Steelwork	£301,873.60	£304,873.60	-£3,000.00
8	WP2500	Intumescent Coatings	£20,589.65	£22,236.82	-£1,647.17
9	WP3050	Brickwork/Blockwork	£24,550.00	£171,306.03	-£146,756.03
10	WP3203	Façade Restoration	£468,110.00	£401,743.75	£66,366.25
11	WP3220	Cladding	£135,730.00	£135,730.00	£0.00
12	WP3455	Secondary Glazing	£196,996.00	£209,444.00	-£12,448.00
13	WP4000	Traditional Slate & Lead Roofing	£133,675.00	£188,905.00	-£55,230.00
14	WP4100	Standing Seam Roof	£480,500.00	£362,000.00	£118,500.00
15	WP4107	Flat Roofing	£215,314.00	£218,825.46	-£3,511.46
16	WP4600	Fall Arrest System	£588,100.00	£448,100.00	£140,000.00
17	WP4800	Glazed Atrium / Roof Lights	£26,000.00	£31,000.00	-£5,000.00
18	WP5000	MEP	£4,307,741.53	£ 4,313,230.66	-£5,489.13
19	WP5900	Commissioning Management	£275,707.05	£325,707.05	-£50,000.00
20	WP6101	Passenger / Goods Lifts	£372,884.00	£364,100.00	£8,784.00
21	WP6106	Platform Lifts	£600,734.00	£429,534.00	£171,200.00
22	WP6500	Fire Stopping	£0.00	£384,856.00	-£384,856.00
23	WP6801	Auditorium Seating	£240,800.00	£220,870.00	£19,930.00
24	WP6810	Specialist Theatre Lighting	£190,150.00	£273,200.00	-£83,050.00
25	WP6811	Specialist Theatre Audio / Visual	£391,000.00	£300,000.00	£91,000.00
26	WP7050	Drylining, Ceilings and Partitions	£552,337.00	£698,563.15	-£146,226.15
27	WP7340	Carpentry & Joinery	£479,445.00	£633,610.00	-£154,165.00
28	WP7395	Specialist Theatre Fit Out	£40,000.00	£40,000.00	£0.00
29	WP7620	Timber Flooring	£321,166.00	£379,726.00	-£58,560.00
30	WP7640	Floor Finishes	£47,060.00	£96,397.90	-£49,337.90
31	WP7740	Decorations	£356,086.00	£356,086.00	£0.00
32	WP7840	General Metalwork	£603,600.00	£522,540.00	£81,060.00
33	WP7900	WC Fit Out	£160,295.00	£352,698.77	-£192,403.77
34	WP7940	Window Blinds	£168,000.00	£60,500.00	£107,500.00
35	WP8400	Hard Landscaping	£26,047.00	£91,047.00	-£65,000.00
36	WP8701	Street Furniture	£0.00	£0.00	£0.00
37	WP9121	Bar Installations	£441,500.00	£411,768.94	£29,731.06
42	Balance	Balance for CS figures	£46,331.22	£46,331.22	£0.00
CORN EXCHANGE WORKS PACKAGE SUB-TOTAL			**£13,716,094.05**	**£14,967,893.11**	**-£1,251,799.06**
		Main Contractor Prelims	£3,086,121.00	£3,086,121.00	£0.00
		Pre-Construction Fee (excl OH&P)	£0.00	£0.00	£0.00
		Design Fees	£412,074.00	£412,074.00	£0.00
		[Other Fees]	£0.00	£0.00	£0.00
		Design development risks	£948,625.45	£934,589.76	-£14,035.69
		Construction risks	£996,056.72	£303,872.00	-£692,184.72
		Tender inflation	£ 527,113.22	£382,878.72	-£144,234.49
		Construction inflation	£ 832,079.00	£597,108.49	-£234,970.51
		Main Contractors Overhead	£1,532,512.98	£1,463,717.09	-£68,795.90
		Main Contractors Profit	INCL	INCL	incl
		PROVISIONAL SUMS	£0.00	£0.00	£0.00
		Other Significant Items for Discussion	£0.00	£0.00	£0.00
PROPOSED CONTRACT SUM			**£22,050,676.43**	**£22,148,254.17**	**£97,577.74**

PARSONS COURT WORKS PACKAGE SUMMARY

No	WP No.	Works Package Description	Cost Plan / Budget Allowance	Prime Package Cost inc. specific risks	- Over / + Under Cost Plan
Construction Works Packages					
1	PP0240	Scaffolding	£50,000.00	£150,000.00	£100,000.00
2	WP0100	Demolition	£4,060.00	£4,060.00	£0.00
3	WP0106	Soft Strip	£44,365.00	£44,365.00	£0.00
4	WP2001	Structural Alterations	£83,620.00	£83,620.00	£0.00
5	WP3203	Façade Restoration	£19,635.00	£23,418.01	£3,783.01
6	WP3455	Secondary Glazing	£90,500.00	£90,500.00	£0.00
7	WP4400	Traditional Slate & Lead Roofing	£29,100.00	£41,800.00	£12,700.00
8	WP4107	Flat Roofing	£9,600.00	£9,600.00	£0.00
9	WP5000	MEP	£313,086.04	£313,086.04	£0.00
10	WP6500	Fire Stopping	£0.00	£7,870.00	£7,870.00
11	WP7050	Drylining, Ceilings and Partitions	£125,748.00	£125,748.00	£0.00
12	WP7340	Carpentry & Joinery	£68,000.00	£109,560.00	£41,560.00
13	WP7620	Timber Flooring	£30,562.00	£119,691.25	£89,129.25
14	WP7640	Floor Finishes	£1,150.00	£6,037.50	£4,887.50
15	WP7740	Decorations	£8,850.00	£8,850.00	£0.00
16	WP7900	WC Fit Out	£30,580.00	£51,430.00	£20,850.00
17	WP9121	Bar Installations	£50,000.00	£95,304.09	£45,304.09
19		Balance for CS figures	£6,859.96	£6,859.96	£0.00
		Add here Stage 3 to 4 Changes		£150,000.00	£150,000.00
WORKS PACKAGE SUB-TOTAL			**£965,716.00**	**£1,441,799.85**	**£476,083.85**
		Main Contractor Prelims	£ 164,920.00	£ 169,003.87	£4,083.87
		Pre-Construction Fee (excl OH&P)	£0.00	£0.00	£0.00
		Design Fees	£ 29,013.00	£29,013.00	£0.00
		[Other Fees]	£0.00	£0.00	£0.00
		Design development risks	£ 65,924.26	£76,904.94	£10,980.68
		Construction risks	£ 69,220.47	£25,836.00	-£43,384.47
		Tender inflation	£ 36,631.47	£32,553.36	-£4,078.12
		Construction inflation	£ 58,567.27	£50,767.73	-£7,799.54
		Main Contractors Overhead & Profit	£ 106,470.18	£107,666.92	£1,196.74
		PROVISIONAL SUMS	£0.00	£0.00	£0.00
		Other Significant Items for Discussion	£0.00	£0.00	£0.00
		To link back to CS tabs			
PROPOSED CONTRACT SUM			**£1,496,462.65**	**£1,933,545.67**	**£437,083.01**

TOTAL CORN EXCHANGE & PARSON COURT	**£23,547,139.09**	**£24,081,799.84**	**£534,660.75**

MARKET SQUARE WORKS PACKAGE SUMMARY					
			CS Stage 3	Current	
No	**WP No.**	**Works Package Description**	**Cost Plan / Budget Allowance**	**Prime Package Cost inc. specific risks**	**- Over / + Under Cost Plan**
Construction Works Packages					
1	WP0005	Archaeology	£38,748.00	£158,748.00	-£120,000.00
2	WP0100	Demolition	£15,751.00	£20,383.10	-£4,632.10
3	WP0106	Soft Strip	£90,498.00	£90,498.00	£0.00
4	WP0120C	Asbestos Removal	£0.00	£0.00	£0.00
5	WP0180	Fabric Protection / Historical Retentic	£0.00	£0.00	£0.00
6	WP1160	Sheet Piling / Screw Piling - Market St	£0.00	£107,324.16	-£107,324.16
7	WP1500	Groundworks	£749,433.00	£986,433.00	-£237,000.00
8	WP2001	Structural Alterations	£10,000.00	£10,000.00	£0.00
9	WP2200	Structural Steelwork	£0.00	£0.00	£0.00
10	WP2245	Market Kiosks incl temporary	£2,006,500.00	£2,693,908.23	-£687,408.23
11	WP3050	Brickwork/Blockwork	£1,459.00	£21,484.01	-£20,025.01
12	WP5000	MEP	£1,069,942.00	£1,069,942.00	£0.00
13	WP5900	Commissioning Management	£25,642.36	£50,642.36	-£25,000.00
14	WP6260	Hydraulic Bins	£42,171.00	£122,761.26	-£80,590.26
15	WP6500	Fire Stopping	£0.00	£10,000.00	-£10,000.00
16	WP7005	Fountain Restoration	£110,000.00	£110,000.00	£0.00
17	WP7050	Drylining	£10,901.00	£10,901.00	£0.00
18	WP7340	Carpentry & Joinery	£5,150.00	£6,150.00	-£1,000.00
19	WP7640	Vinyl / Marmoleum / Carpet	£3,968.00	£9,010.25	-£5,042.25
20	WP7740	Decorations	£84,458.00	£89,229.00	-£4,771.00
21	WP7750	Wall Cladding	£0.00	£3,316.72	-£3,316.72
22	WP7900	WC Fit Out	£7,320.00	£7,320.00	£0.00
23	WP7840	Balustrades / General Metalwork	£38,375.00	£38,375.00	£0.00
24	WP8400	Hard Landscaping	£5,351,471.00	£5,089,882.40	£261,588.60
25	WP8450	Soft Landscaping	£305,632.00	£260,109.00	£45,523.00
26	WP8701	Street Furniture	£164,530.00	£198,555.54	-£34,025.54
27	WP9119	Basement Lockers	£1,700.00	£5,291.08	-£3,591.08
28	PP0090	Temporary Site Services	£0.00	£0.00	£0.00
32	PP0280	Perimeter Hoarding	£0.00	£0.00	£0.00
		Above removed, capured in decant cost allowances			
WORKS PACKAGE SUB-TOTAL			**£10,133,649.36**	**£11,170,264.11**	**-£1,036,614.75**
		Main Contractor Prelims	£2,280,067.00	£2,280,041.00	£26.00
		Pre-Construction Fee (excl OH&P)	£0.00	**Excluded**	
		Design Fees	£304,446.00	£304,446.00	£0.00
		[Other Fees]	£0.00	**Excluded**	
		Design development risks	£691,769.84	£208,920.87	£482,848.97
		Construction risks	£726,358.33	£208,920.87	£517,437.47
		Tender inflation	£384,388.83	£385,548.72	-£1,159.89
		Construction inflation	£614,570.01	£616,424.47	-£1,854.46
		Main Contractors Overhead	£1,117,234.47	£953,652.83	£163,581.64
		Main Contractors Profit	INCL	INCL	incl
		PROVISIONAL SUMS	£0.00	£0.00	£0.00
		Other Significant Items for Discussion	£0.00	£0.00	£0.00
PROPOSED CONTRACT SUM			**£16,252,483.85**	**£16,128,218.87**	**-£124,264.99**

Sir Robert McALPINE

Social value delivery plan

Local needs, priorities and the commitments we will deliver

Sustainable Engineering Excellence

Making choices that matter

Cambridge Civic Quarter

Client: Cambridge City Council

CB2 3QJ

Cambridge, England

Prepared 9 November 2026

About this report

Project	Cambridge Civic Quarter
Client	Cambridge City Council
Project stage	Pre-construction
Location	CB2 3QJ
Local authority	Cambridge City Council
Nation and region	England, East of England
Ward(s)	Market
Parliamentary constituency	Cambridge
Prepared	9 November 2026

What this report covers

1 Executive summary

2 The place and its people

3 What matters most here

4 Our priorities and response

5 Social value targets

Appendix A. Evidence in detail

Appendix B. Sources

Appendix C. How this analysis was prepared

This report sets out what the community around the project needs most, the priorities we are responding to, and the commitments the project team will deliver and report against.

DRAFT

1. Executive summary

Sir Robert McAlpine is preparing to deliver Cambridge Civic Quarter for Cambridge City Council. This report sets out what the community around the site needs most, the priorities we are responding to, and the commitments our project team will deliver and report against as we move into construction.

Cambridge Civic Quarter is in Market ward in the city centre. On most measures the area has low deprivation (decile 8 of 10 on the Indices of Deprivation 2025), with low worklessness and youth unemployment. Two needs stand out: crime and homelessness. A main contractor has limited influence over either, so we will focus on what we can deliver and measure: a safe, well-run site, routes into work for people facing homelessness, and construction jobs and training for young people from the parts of Cambridge where need is higher.

Priority areas at a glance

#	Priority area	Need	Theme and SEE pillar	Working with
1	**Safe, well-managed site and public realm in the city centre** Crime is the one domain where the site's neighbourhood is in the most deprived 20% in England. We will make sure the site does not add to theft and antisocial behaviour, and we will support the partners who lead on community safety.	**High need**	Community	Cambridge Community Safety Partnership; Cambridgeshire Constabulary; Cambridge City Council
2	**Support for people facing homelessness through jobs and training** Homelessness duties are above the England and East rates. The project cannot build housing here, but it can offer routes into work and in-kind support for people at risk.	**High need**	Community	Jimmy's Cambridge and Cambridge Cyrenians; Cambridge Council for Voluntary Service (Cambridge CVS); Cambridge Community Foundation
3	**Construction routes into work for 18–24 year olds from higher-need wards** Market ward and Cambridge overall show no marked youth gap, but need is concentrated in northern and eastern wards. The project can reach those young people through construction placements and apprenticeships. This is where we have the most direct influence, and it supports the council's priority of tackling poverty and inequality.	**Moderate need**	Jobs and skills	Cambridge Regional College (Kings Hedges Road); Cambridgeshire and Peterborough Combined Authority Careers Hub; CITB

DRAFT

2. The place and its people

The site is in the Market ward of Cambridge City Council, in the East of England. Cambridge has 149,872 residents (ONS mid-2025 estimate). The site's own neighbourhood sits in decile 8 of 10 on the English Indices of Deprivation 2025, where 1 is the most deprived, so need is likely to sit further from the site than at its doorstep. Across Cambridge, 0% of residents live in the most deprived 10% of neighbourhoods in England. In the figures, daily life here looks largely resilient, though that picture is not the same for everyone.

Where the project sits

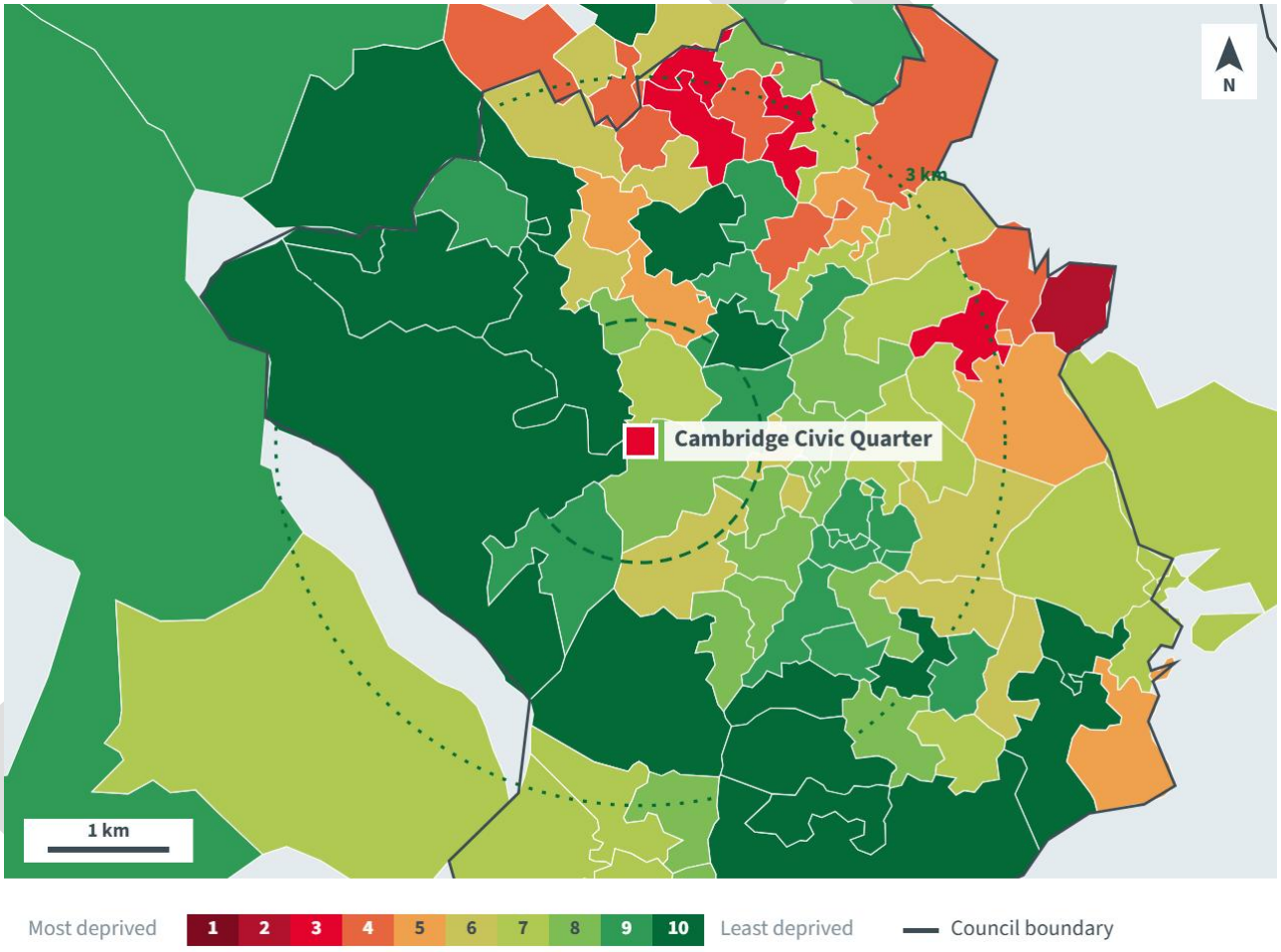


Figure 1. The site (CB2 3QJ) and the neighbourhoods around it, shaded by deprivation decile, with 1 km and 3 km rings. Shapes are approximate, drawn from postcode locations.

Aerial view of the site: Google Maps satellite · Bing aerial, with pin (pin 52.20480, 0.11930)

Within 3 km of the site there are 53 neighbourhoods. 0 of them (0%) are in the most deprived 20% in England, against 20% nationally, so deprivation sits further away. Within 1 km the figure is 0 of 4. The site's own neighbourhood is in decile 8. The site itself is in a less deprived area, so local recruitment and community investment will need to look beyond the immediate neighbourhood to reach people in need.

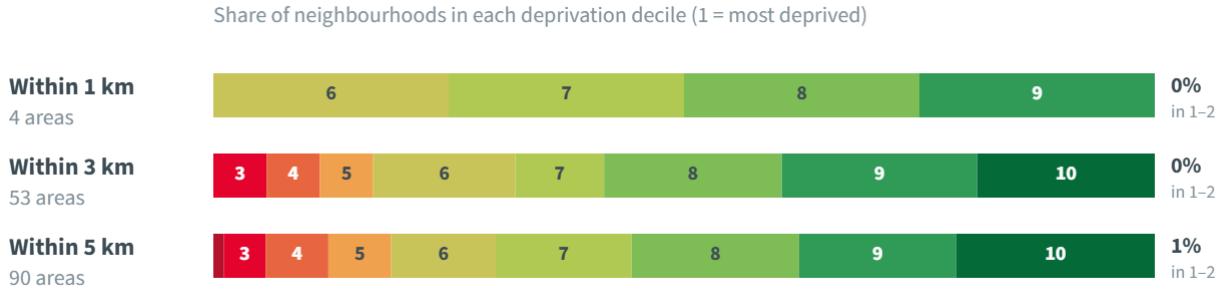


Figure 2. Deprivation profile of the neighbourhoods within 1, 3 and 5 km of the site.

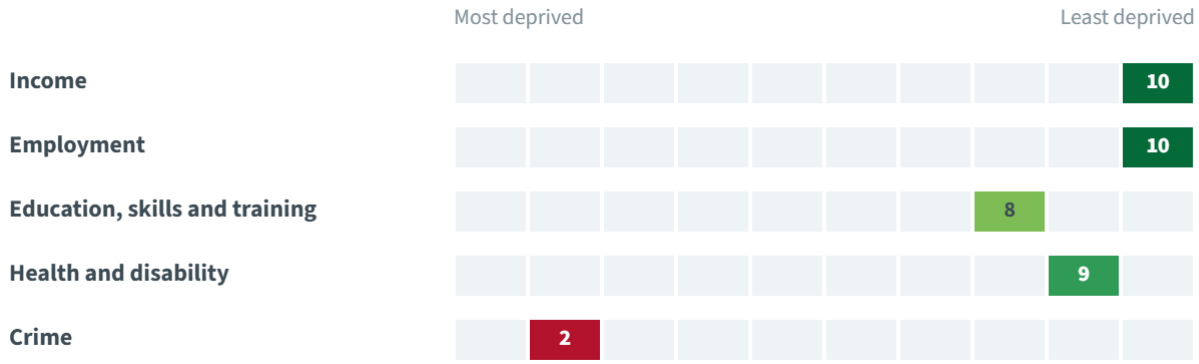


Figure 3. The site's neighbourhood by domain of deprivation (English Indices of Deprivation 2025).

Deprivation

Decile 8 of 10	25,969	0%	1.1%
At the site Cambridge 007J	**Rank** of 33,755 neighbourhoods	**Of residents in Cambridge** in the most deprived 10% in England	**In the most deprived 20%** of neighbourhoods in England

By domain at the site (1 = most deprived): income 10, employment 10, education, skills and training 8, health and disability 9, crime 2. 1 is the most deprived decile. English Indices of Deprivation 2025 (MHCLG). Open Government Licence v3.0.

The area at a glance

Population and year ONS mid-2025 estimate	• 149,872 residents (ONS mid-2025 estimate): 75,305 male (50.2%), 74,567 female (49.8%). • Age profile: 13.6% aged 0–15, 74.5% aged 16–64, 11.8% aged 65+. • East for comparison: 18.4% aged 0–15, 61.3% aged 16–64, 20.3% aged 65+. • Working-age residents (16–64): 111,692; young adults aged 18–24: 29,480.
Ranking in national deprivation IMD (see source line)	• The site (CB2 3QJ, Cambridge 007J) is in decile 8 of 10 on the English Indices of Deprivation 2025, where 1 is the most deprived. • It ranks 25,969 of 33,755 neighbourhoods. • By domain: income decile 10, employment decile 10, education, skills and training decile 8, health and disability decile 9, crime decile 2. • Deprivation is sharpest on crime (decile 2). • Across Cambridge, 0% of its residents are in the most deprived 10% of neighbourhoods in England and 1.1% in the most deprived 20%; 72.2% are in the least deprived 40%. • The authority covers 78 neighbourhoods.

Local unemployment (out-of-work benefits) Claimant count, September 2026	• 2,310 people claiming out-of-work benefits in September 2026: 2.1% of residents aged 16–64 — East 3.3%, England 4.1%. • That is 1.2 percentage points below East. • Twelve months earlier (September 2025) the rate was 2.1%, so it is unchanged. • Unemployment rate (ONS model-based, Jul 2025–Jun 2026): 4.0% (±1.4) of the economically active — in line with East 3.9%, England 4.6%.
Unemployment by age group Claimant count, September 2026	• Claimants by age, September 2026 (claimants as a share of residents of the same age; 50+ against residents aged 50–64): • Aged 18–24: 410 claimants, 1.4% — East 5.8%, England 6.1%. • Aged 25–49: 1,335 claimants, 2.3% — East 3.4%, England 4.3%. • Aged 50+: 560 claimants, 2.7% — East 2.5%, England 3.1%. • Young people aged 18–24 make up 17.7% of all claimants. • Rates calculated from the Nomis claimant count (September 2026) and ONS mid-2025 population estimates.
Employment, economic inactivity and pay APS Jul 2025–Jun 2026; ASHE 2025	• Employment rate (16–64), Jul 2025–Jun 2026: 77.7% (±6.3) — in line with East 78.0%, England 75.8%. • Economically inactive (16–64): 20.1% (±6.1) — in line with East 18.7%, England 20.5%. • Median gross weekly pay, full-time workers living here (2025): £866.90 — East £804.90, England £769.50. • Figures in brackets are the 95% confidence interval; “in line with” means the gap is inside it.
Educational attainment and skills levels APS Jan 2025–Dec 2025	• Highest qualification of residents aged 16–64, Jan 2025–Dec 2025: • Degree level or above (RQF4+): 55.2% (±8.1) — above East 44.2%, England 48.0%. • A level or above (RQF3+): 75.9% (±7.0) — above East 66.1%, England 68.7%.
Health and wellbeing Fingertips, 2025 and others (see each line)	• Life expectancy at birth, men (2025): 82.2 years — better than England (East 80.7 years, England 80.0 years). • Life expectancy at birth, women (2025): 85.5 years — better than England (East 84.4 years, England 83.8 years). • Healthy life expectancy, men (2022–24): 62.3 years — similar to England (East 62.3 years, England 60.9 years) — county-level figure. • Healthy life expectancy, women (2022–24): 61.5 years — similar to England (East 62.0 years, England 61.3 years) — county-level figure. • Deaths under 75 from preventable causes (2024): 135 per 100,000 — similar to England (East 126 per 100,000, England 146 per 100,000). • Adults overweight or obese (2024/25): 46.7% — better than England (East 65.2%, England 64.6%). • Children overweight or obese at Year 6 (2024/25): 25.8% — better than England (East 33.9%, England 36.2%). • Adults who smoke (2025): 10.5% — similar to England (East 8.9%, England 9.5%). • Physically inactive adults (2024/25): 17.6% — better than England (East 21.0%, England 21.8%). • Recorded depression, adults (GP registers) (2024/25): 12.5% — lower than England (East 13.0%, England 14.3%) — county-level figure.
Child poverty, fuel poverty and homelessness Fingertips, 2024/25 / 2024	• Children under 16 in relative low-income families (2024/25): 11.6% — better than England (East 16.1%, England 19.8%). • Households in fuel poverty (2024): 10.5% (East 9.3%, England 9.9%). • Households owed a homelessness duty (2024/25): 17.6 per 1,000 households — worse than England (East 12.1 per 1,000 households, England 13.6 per 1,000 households).

DRAFT

3. What matters most here

Across health, worklessness, youth unemployment, skills and low income, Cambridge shows no marked gap against the comparator, so these should not drive our commitments. Two issues stand out. Crime is significantly worse: the site's neighbourhood is in decile 2 of 10 for crime (Indices of Deprivation 2025). Homelessness is also significantly worse, at 17.6 duties per 1,000 households against 13.6 in England (2024/25). We are plain about our limits here: a construction project has little direct influence over either. We will avoid adding to the problem, and support the partners who lead on it. Averages can also hide need in particular wards, so we will target our effort carefully.

The needs scorecard

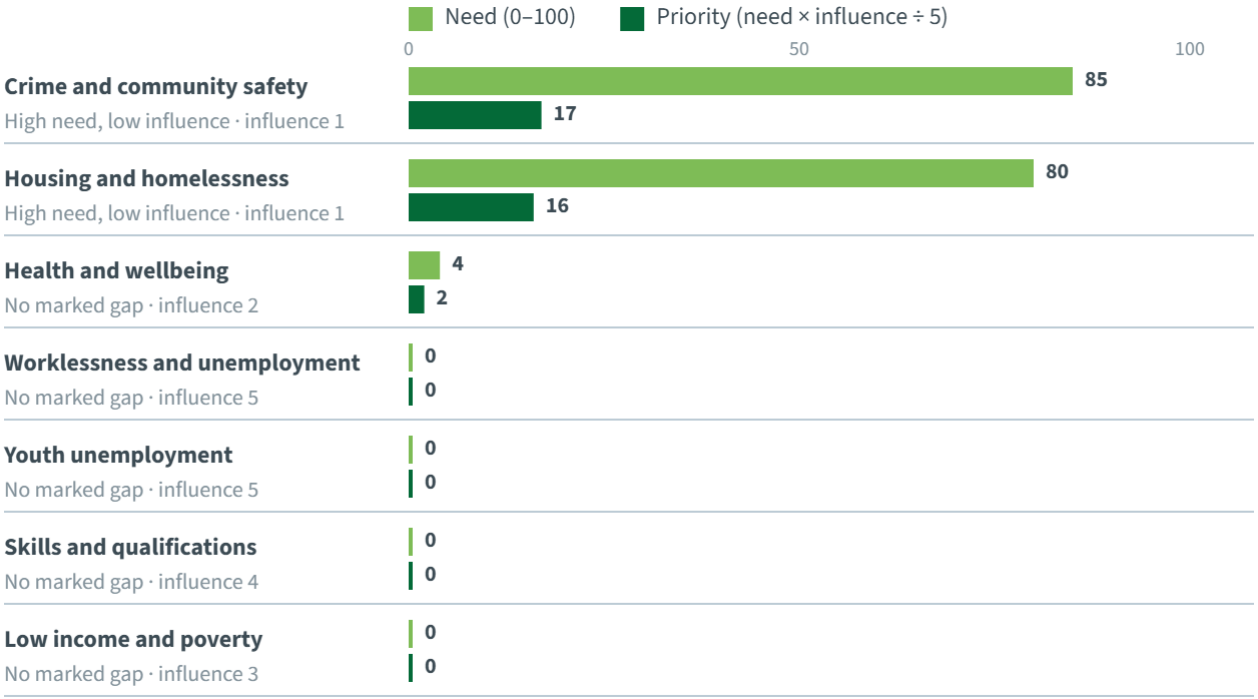


Figure 4. How far each area lags East, from 29 official indicators, and where that need meets something a construction project can change.

A difference is only called out where it is larger than the margin of error in the figures. Areas where need is high but a construction project has little direct reach are not left out: we say so plainly and support the local organisations that lead on them.

Crime and community safety **Supported through partners**

The figures. The one measured indicator for crime is significantly worse than the comparator. The site's own neighbourhood is in decile 2 of 10 for crime (English Indices of Deprivation 2025), which puts it in the most deprived 20% of the country. The need is real, but a construction project has little direct influence over it. We will support the local organisations that lead on it, rather than claim outcomes a construction project cannot deliver.

What it means. The site's neighbourhood is in decile 2 of 10 for crime (English Indices of Deprivation 2025), so people living and working nearby experience a real community safety problem. A construction project has limited direct influence on this, but it can avoid adding to it through secure, well-managed hoardings, lighting and good conduct on site. Beyond that, the response should support local partners rather than lead on the issue.

Indicator	Here	Comparator	Verdict	Period
Site neighbourhood: crime deprivation	**2**	1 = most deprived	**Worse**	English Indices of Deprivation 2025

Housing and homelessness Supported through partners

The figures. The one measured indicator for homelessness is significantly worse than the comparator. Homelessness duties per 1,000 households is 17.6 against 13.6 in England (2024/25), nearly 30% higher. The need is real, but a construction project has little direct influence over it. We will support the local organisations that lead on it, rather than claim outcomes a construction project cannot deliver.

What it means. Homelessness duties stand at 17.6 per 1,000 households against 13.6 in England (2024/25), nearly 30% higher, which points to real housing pressure for local residents. The project cannot build housing here, so it should not promise to change the underlying cause. The sensible response is to offer routes into work and training and in-kind support, working through partners already helping people at risk.

Indicator	Here	Comparator	Verdict	Period
Homelessness duties per 1,000 households	**17.6**	13.6 England	**Worse**	2024/25

Health and wellbeing No marked gap

The figures. None of the 12 measured indicators for health is significantly worse than the comparator. The area is broadly in line with its comparators here, so this is not where our effort is focused.

What it means. None of the 12 health indicators is significantly worse than the comparator, so the evidence does not mark health out as a local priority. Residents near the site are not facing a measured health gap that the project needs to lead on. Health and wellbeing activity can be kept to good practice on site rather than treated as a headline commitment.

Indicator	Here	Comparator	Verdict	Period
Adults who smoke	**10.5%**	9.5% England	**Similar**	2025
Healthy life expectancy, women (county figure)	**61.5 yrs**	61.3 yrs England	**Similar**	2022–24
Healthy life expectancy, men (county figure)	**62.3 yrs**	60.9 yrs England	**Similar**	2022–24
Preventable deaths under 75	**135 per 100k**	145.8 per 100k England	**Similar**	2024
Life expectancy, women	**85.5 yrs**	83.8 yrs England	**Better**	2025

Worklessness and unemployment No marked gap

The figures. None of the 5 measured indicators for worklessness is significantly worse than the comparator. That is roughly 22,450 inactive residents aged 16–64. The area is broadly in line with its comparators here, so this is not where our effort is focused.

What it means. None of the 5 worklessness indicators is significantly worse than the comparator, even though there are roughly 22,450 inactive residents aged 16–64. That is a large group in absolute terms, but the rate is not out of line with elsewhere, so this is not a priority on the evidence. Local employment opportunities remain useful, but they should be framed as general good practice rather than a response to a marked gap.

Indicator	Here	Comparator	Verdict	Period
Economically inactive (16–64)	**20.1% ±6.1**	18.7% East	**Similar**	Jul 2025–Jun 2026

DRAFT

Indicator	Here	Comparator	Verdict	Period
Unemployment rate (model-based)	**4.0% ±1.4**	3.9% East	**Similar**	Jul 2025–Jun 2026
Employment rate (16–64)	**77.7% ±6.3**	78.0% East	**Similar**	Jul 2025–Jun 2026
Site neighbourhood: employment deprivation	**10**	1 = most deprived	**Better**	English Indices of Deprivation 2025
Claimant rate (16–64)	**2.1%**	3.3% East	**Better**	September 2026

Youth unemployment No marked gap

The figures. None of the 2 measured indicators for youth unemployment is significantly worse than the comparator. That is roughly 410 claimants aged 18–24. The area is broadly in line with its comparators here, so this is not where our effort is focused.

What it means. None of the 2 youth unemployment indicators is significantly worse than the comparator, with roughly 410 claimants aged 18–24. Cambridge overall and Market ward show no marked youth gap, although need appears to be concentrated in northern and eastern wards. Placements and apprenticeships are therefore best aimed at young people from those higher-need wards rather than offered city-wide.

Indicator	Here	Comparator	Verdict	Period
Share of claimants aged 18–24	**17.7%**	20.2% East	**Better**	September 2026
Claimant rate, 18–24	**1.4%**	5.8% East	**Better**	September 2026

Skills and qualifications No marked gap

The figures. None of the 3 measured indicators for skills is significantly worse than the comparator. The area is broadly in line with its comparators here, so this is not where our effort is focused.

What it means. None of the 3 skills indicators is significantly worse than the comparator, so there is no evidence of a marked local skills gap. Training offered by the project does not need to be justified as closing a general shortfall. It is most valuable when linked to the specific routes into work for people facing homelessness and young people from higher-need wards.

Indicator	Here	Comparator	Verdict	Period
A level or above (16–64)	**75.9% ±7.0**	66.1% East	**Better**	Jan 2025–Dec 2025
Degree level or above (16–64)	**55.2% ±8.1**	44.2% East	**Better**	Jan 2025–Dec 2025
Site neighbourhood: education, skills and training deprivation	**8**	1 = most deprived	**Better**	English Indices of Deprivation 2025

Low income and poverty No marked gap

The figures. None of the 5 measured indicators for low income is significantly worse than the comparator. That is roughly 2,372 children under 16 in low-income families (approx.). The area is broadly in line with its comparators here, so this is not where our effort is focused.

DRAFT

What it means. None of the 5 low income indicators is significantly worse than the comparator, although roughly 2,372 children under 16 live in low-income families (approx.). The rate is not marked on the evidence, but those families are real and may overlap with the housing pressure shown elsewhere. Income is not a priority to lead on, though secure local jobs and fair pay through the supply chain may help indirectly.

Indicator	Here	Comparator	Verdict	Period
Households in fuel poverty	**10.5%**	9.9% England	**Similar**	2024
Median full-time weekly pay (residents)	**£867**	£805 East	**Better**	2025
Site neighbourhood: income deprivation	**10**	1 = most deprived	**Better**	English Indices of Deprivation 2025
Children in low-income families	**11.6%**	19.8% England	**Better**	2024/25
Authority residents in the most deprived 10%	**0.0%**	10.0% national share	**Better**	English Indices of Deprivation 2025

What this means for our response

Our social value response concentrates on the two measured gaps of crime and homelessness while recognising the project's limited direct influence over both. The strongest offer is a safe, well-managed site and public realm, plus jobs and training routes for people facing homelessness and for young people from higher-need wards. Other domains show no marked gap, so they do not drive our commitments. Where others lead, we will support them rather than claim the outcome.

DRAFT

4. Our priorities and response

Our response rests on three priorities. First, a safe, well-managed site and public realm in the city centre, with secure boundaries, lighting and cycle storage, working alongside Cambridge Community Safety Partnership, Cambridgeshire Constabulary and Cambridge City Council. Second, support for people facing homelessness through work placements, shared vacancies and in-kind help, with Jimmy's Cambridge and Cambridge Cyrenians, Cambridge CVS and Cambridge Community Foundation. Third, construction routes into work for 18–24 year olds from higher-need wards, with Cambridge Regional College, the Careers Hub and CITB. Our commitments include 10 local FTE jobs, 10 apprenticeships, 20 weeks of NEET work experience, and £10,000 in charitable donations, each reported against a target.

1. Safe, well-managed site and public realm in the city centre

High need
SEE: Social Impact

Crime is the one domain where the site's neighbourhood is in the most deprived 20% in England. We will make sure the site does not add to theft and antisocial behaviour, and we will support the partners who lead on community safety.

Evidence	How the project can respond
• Site neighbourhood crime deprivation is decile 2 of 10 (1 = most deprived), Indices of Deprivation 2025. *Ranking in national deprivation*	• Registration with the Considerate Constructors Scheme • Secure site boundaries, lighting and tool and cycle storage to avoid adding to local theft and antisocial behaviour. • Provide secure cycle parking for the workforce and share site safety contacts with neighbours. • Brief the workforce on responsible behaviour in the night-time economy area.

Partners we will work with: Cambridge Community Safety Partnership; Cambridgeshire Constabulary; Cambridge City Council

2. Support for people facing homelessness through jobs and training

High need
SEE: Social Impact

Homelessness duties are above the England and East rates. The project cannot build housing here, but it can offer routes into work and in-kind support for people at risk.

Evidence	How the project can respond
• Homelessness duties are 17.6 per 1,000 households in 2024/25, against 13.6 for England and 12.1 for the East. *Child poverty, fuel poverty and homelessness*	• Offer work experience and short placements to people supported by homelessness charities. • Donate surplus materials, welfare items or volunteer time to local homelessness services. • Share vacancies with homelessness support providers before general advertising.

Cambridge City Council: The council's Corporate Plan 2022–27 includes good-quality housing and tackling poverty and inequality.

Partners we will work with: Jimmy's Cambridge and Cambridge Cyrenians; Cambridge Council for Voluntary Service (Cambridge CVS); Cambridge Community Foundation

3. Construction routes into work for 18–24 year olds from higher-need wards

Moderate need SEE: Social Impact	Market ward and Cambridge overall show no marked youth gap, but need is concentrated in northern and eastern wards. The project can reach those young people through construction placements and apprenticeships. This is where we have the most direct influence, and it supports the council's priority of tackling poverty and inequality.

Evidence	How the project can respond
• The 18–24 claimant rate is 1.4% in Cambridge against 5.8% in the East (September 2026). *Unemployment by age group* • Cambridge claimant rate (16–64) is 2.1% against 3.3% in the East (September 2026). *Local unemployment (out-of-work benefits)*	• Create apprenticeship and trainee places and recruit through colleges and the Careers Hub. • Offer site visits, employer encounters and work placements for students. • Target outreach at Arbury, King's Hedges, Abbey, East Chesterton and Cherry Hinton.

Cambridgeshire County Council: Cambridgeshire County Council has a statutory duty to support 16–18 year olds into education, employment or training.

Partners we will work with: Cambridge Regional College (Kings Hedges Road); Cambridgeshire and Peterborough Combined Authority Careers Hub; CITB

DRAFT

5. Social value targets

Based on the local needs analysis and the priority areas identified (Safe, well-managed site and public realm in the city centre; Support for people facing homelessness through jobs and training; Construction routes into work for 18–24 year olds from higher-need wards), these are the social value deliverables we will target. We have used the analysis as the starting point and applied our own view of what this project can deliver, rather than tying each deliverable to a single priority.

Our social value deliverables

Ref	Commitment	Target
SV01	**Local Jobs Created (FTE)** Number of local full-time equivalent (FTE) employment opportunities created	**10**
SV02	**Apprentice Opportunities created** Number of apprenticeship opportunities (Level 2, 3, and 4+) created	**10**
SV03	**Work Experience Placement for NEETs** Number of work experience (WEX) placement weeks completed	**20 weeks**
SV04	**Educational Engagement hours** Number of hours spent on Educational Engagement activities	**50 hours**
SV05	**Volunteering hours with local organisations** Number of hours of volunteering spent supporting community-led initiatives	**50 hours**
SV06	**Charitable donations to local charities** Donations - Cash & Products	**£10,000**
SV07	**Health, Safety & Wellbeing Training received** Number of informal health, safety, and wellbeing training hours received by beneficiaries	**250 hours**
SV08	**Employability support** Number of hours of mock interviews, CV writing support, and career advice received by students or pre-employment beneficiaries	**40 hours**
SV09	**Apprentice weeks completed** Number of new & existing apprenticeship weeks completed	**150 weeks**
SV10	**Real Living Wage** Paying the Real Living Wage to all project staff	**All staff**

The forecast Social Value of the above commitments is **£486,449.40**

This social value is in addition to the economic value that both local labour and supply chain contract awards will deliver as part of this project.

A full socio-economic report will be issued at completion, highlighting the total impact that the project has had on the local community.

We will report progress against each target to the council every quarter, from the start on site to completion. The targets are based on the scope and programme at contract award.

DRAFT

Appendix A. Evidence in detail

The official statistics behind this report, by theme. Sources are listed in Appendix B.

Area and local authority

Topic	What the analysis found
Population and year	149,872 residents (ONS mid-2025 estimate): 75,305 male (50.2%), 74,567 female (49.8%). Age profile: 13.6% aged 0–15, 74.5% aged 16–64, 11.8% aged 65+. East for comparison: 18.4% aged 0–15, 61.3% aged 16–64, 20.3% aged 65+. Working-age residents (16–64): 111,692; young adults aged 18–24: 29,480. Source: ONS mid-year population estimates (mid-2025), via Nomis. *As of ONS mid-2025 estimate*
Ranking in national deprivation	The site (CB2 3QJ, Cambridge 007J) is in decile 8 of 10 on the English Indices of Deprivation 2025, where 1 is the most deprived. It ranks 25,969 of 33,755 neighbourhoods. By domain: income decile 10, employment decile 10, education, skills and training decile 8, health and disability decile 9, crime decile 2. Deprivation is sharpest on crime (decile 2). Across Cambridge, 0% of its residents are in the most deprived 10% of neighbourhoods in England and 1.1% in the most deprived 20%; 72.2% are in the least deprived 40%. The authority covers 78 neighbourhoods. Source: English Indices of Deprivation 2025 (MHCLG). Open Government Licence v3.0. *As of IMD (see source line)*

Employment and skills

Topic	What the analysis found
Local unemployment (out-of-work benefits)	2,310 people claiming out-of-work benefits in September 2026: 2.1% of residents aged 16–64 — East 3.3%, England 4.1%. That is 1.2 percentage points below East. Twelve months earlier (September 2025) the rate was 2.1%, so it is unchanged. Unemployment rate (ONS model-based, Jul 2025–Jun 2026): 4.0% (±1.4) of the economically active — in line with East 3.9%, England 4.6%. Source: DWP/ONS claimant count and ONS model-based unemployment estimates, via Nomis. *As of Claimant count, September 2026*
Unemployment by age group	Claimants by age, September 2026 (claimants as a share of residents of the same age; 50+ against residents aged 50–64): Aged 18–24: 410 claimants, 1.4% — East 5.8%, England 6.1%. Aged 25–49: 1,335 claimants, 2.3% — East 3.4%, England 4.3%. Aged 50+: 560 claimants, 2.7% — East 2.5%, England 3.1%. Young people aged 18–24 make up 17.7% of all claimants. Rates calculated from the Nomis claimant count (September 2026) and ONS mid-2025 population estimates. *As of Claimant count, September 2026*

DRAFT

Topic	What the analysis found
Claimant count by ward	The site sits in Market, where 100 residents claim out-of-work benefits — 1.1% of those aged 16–64 (September 2026). That is the 11th highest claimant rate of the 14 wards in Cambridge, against 2.1% across the authority. Across England it is in decile 10 of 10 for claimant rate, where 1 is the highest — low need. 35 of those claimants are aged 18–24. Highest claimant rates in the authority: Arbury (Cambridge) 4.3%, King's Hedges 4.1%, Abbey (Cambridge) 3.1%, East Chesterton 2.9%, Cherry Hinton 2.7%. Lowest is Newnham (Cambridge) at 0.3%, so the gap across the authority is 4.0 percentage points. Source: Claimant count by sex and age, ONS and DWP via Nomis, Open Government Licence v3.0. Published for English wards only. Rates are claimants as a share of residents aged 16-64. *As of Claimant count, September 2026*
Employment, economic inactivity and pay	Employment rate (16–64), Jul 2025–Jun 2026: 77.7% (±6.3) — in line with East 78.0%, England 75.8%. Economically inactive (16–64): 20.1% (±6.1) — in line with East 18.7%, England 20.5%. Median gross weekly pay, full-time workers living here (2025): £866.90 — East £804.90, England £769.50. Figures in brackets are the 95% confidence interval; “in line with” means the gap is inside it. Source: ONS Annual Population Survey and Annual Survey of Hours and Earnings (resident analysis), via Nomis. *As of APS Jul 2025–Jun 2026; ASHE 2025*

DRAFT

Extended themes

Topic	What the analysis found
Health and wellbeing	Life expectancy at birth, men (2025): 82.2 years — better than England (East 80.7 years, England 80.0 years). Life expectancy at birth, women (2025): 85.5 years — better than England (East 84.4 years, England 83.8 years). Healthy life expectancy, men (2022–24): 62.3 years — similar to England (East 62.3 years, England 60.9 years) — county-level figure. Healthy life expectancy, women (2022–24): 61.5 years — similar to England (East 62.0 years, England 61.3 years) — county-level figure. Deaths under 75 from preventable causes (2024): 135 per 100,000 — similar to England (East 126 per 100,000, England 146 per 100,000). Adults overweight or obese (2024/25): 46.7% — better than England (East 65.2%, England 64.6%). Children overweight or obese at Year 6 (2024/25): 25.8% — better than England (East 33.9%, England 36.2%). Adults who smoke (2025): 10.5% — similar to England (East 8.9%, England 9.5%). Physically inactive adults (2024/25): 17.6% — better than England (East 21.0%, England 21.8%). Recorded depression, adults (GP registers) (2024/25): 12.5% — lower than England (East 13.0%, England 14.3%) — county-level figure. Verdicts are Fingertips' own statistical comparison with England. Source: OHID Fingertips public health data (fingertips.phe.org.uk), Open Government Licence v3.0. *As of Fingertips, 2025 and others (see each line)*
Child poverty, fuel poverty and homelessness	Children under 16 in relative low-income families (2024/25): 11.6% — better than England (East 16.1%, England 19.8%). Households in fuel poverty (2024): 10.5% (East 9.3%, England 9.9%). Households owed a homelessness duty (2024/25): 17.6 per 1,000 households — worse than England (East 12.1 per 1,000 households, England 13.6 per 1,000 households). Source: OHID Fingertips public health data (fingertips.phe.org.uk), Open Government Licence v3.0 (DWP children in low income families; DESNZ fuel poverty; MHCLG homelessness statistics). *As of Fingertips, 2024/25 / 2024*
Educational attainment and skills levels	Highest qualification of residents aged 16–64, Jan 2025–Dec 2025: Degree level or above (RQF4+): 55.2% (±8.1) — above East 44.2%, England 48.0%. A level or above (RQF3+): 75.9% (±7.0) — above East 66.1%, England 68.7%. No qualifications: sample too small to publish. Source: ONS Annual Population Survey, via Nomis. Figures in brackets are the 95% confidence interval. *As of APS Jan 2025–Dec 2025*

DRAFT

Appendix B. Sources

Where the findings came from, and where to go for the latest figures. Links were current when this report was prepared.

Deprivation figures in this report are measured, not estimated. English Indices of Deprivation 2025 (MHCLG). Open Government Licence v3.0. The site figure is for the small area containing the project postcode.

Postcodes: ONS National Statistics Postcode Lookup, August 2026 (Open Government Licence; contains OS data © Crown copyright and database right 2026, Royal Mail data © Royal Mail copyright and database right 2026). Neighbourhood shapes approximated from postcode locations.

Population, claimant count, employment, pay and qualification figures for Cambridge are official statistics: ONS and DWP via Nomis (nomisweb.co.uk), Open Government Licence v3.0. Health, poverty and homelessness figures: OHID Fingertips public health data (fingertips.phe.org.uk), Open Government Licence v3.0. Periods are given against each figure; survey estimates show their 95% confidence interval.

Topic	Sources
Population and year	Nomis: population (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk ONS Census 2021 ons.gov.uk
Ranking in national deprivation	Composite UK IMD (mySociety) pages.mysociety.org English Indices of Deprivation gov.uk
Local unemployment (out-of-work benefits)	Nomis: claimant count (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk Search: claimant count google.com
Unemployment by age group	Nomis: claimant count by age (exact query) nomisweb.co.uk Nomis: population by age (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk
Claimant count by ward	Nomis: claimant count by ward (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk
Employment, economic inactivity and pay	Nomis: Annual Population Survey (exact query) nomisweb.co.uk Nomis: earnings by residence (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk
Health and wellbeing	Fingertips: local authority health profile fingertips.phe.org.uk Fingertips data (exact query) fingertips.phe.org.uk Fingertips public health profiles fingertips.phe.org.uk
Child poverty, fuel poverty and homelessness	Fingertips: wider determinants of health fingertips.phe.org.uk Fingertips data (exact query) fingertips.phe.org.uk Fingertips wider determinants fingertips.phe.org.uk
Educational attainment and skills levels	Nomis: qualifications (exact query) nomisweb.co.uk Nomis local authority profiles nomisweb.co.uk

Appendix C. How this analysis was prepared

A local needs analysis looks at the social, economic and environmental needs of the community around a project, so that our social value commitments answer what the area actually needs rather than a standard list.

Where the client has published commitments on social value, sustainability or community investment, the analysis takes them into account, so our response supports their priorities as well as local need.

Figures come from official, published sources: the Office for National Statistics and the Department for Work and Pensions via Nomis, the Office for Health Improvement and Disparities, and the national indices of deprivation. Each figure carries the period it relates to. Survey estimates show their margin of error, and a difference is only called out where it is larger than that margin.

Deprivation is reported for the small area containing the site and for the local authority as a whole, so the report shows both the immediate neighbourhood and the wider area the workforce and supply chain will be drawn from.

This work sits under Social Impact, one of the three pillars of Sir Robert McAlpine's Sustainable Engineering Excellence approach, alongside Carbon and Circularity.

Each commitment responds to one or more of the priorities and the local evidence behind them, and is measured from records the project already keeps, so progress can be reported openly throughout delivery.

DRAFT

Notice of amendment to recommendation Item 8b – Civic Quarter Project: Proposed by Cllr Bick, seconded by Cllr tbc

To add on pg134:

(iv) PROTECTION OF SERVICES

INCREASE the target level for the Civic Quarter contingency reserve from £4.8m to £7.5m by 1 April 2029, to increase the buffer for unexpected developments in funding, return and construction beyond the council's control. **REQUEST** the Chief Finance Officer to bring forward a proposal to achieve this as part of the 2027/28 budget-setting process.

(v) SOCIAL VALUE

REQUEST the Chief Executive to negotiate with the lead contractor SRM, prior to signing the main works contract, to seek improvement in the 'social value' contribution to the local community from the way the Civic Quarter scheme is delivered by all contractors, consultants, architects and employer's agent; noting that the early draft proposal (appendix 18) could be tailored to better reflect the council's Social Value framework of 1% of contract value and requirement to sign up to match my project with this improvement seeking a further emphasis on the creation and support of work and skills opportunities for local young people.

(vi) ALIGNMENT WITH THE NEW UNITARY COUNCIL

REQUEST the Chief Executive to engage with the Shadow Unitary Council at the earliest feasible opportunity after its anticipated election in 2028 to inform and align plans for use of the refurbished Guildhall within the overall estate it will inherit, actively encouraging the Guildhall's utility in line with Option 1 as a base for public contact and city centre-specific services (with the remainder commercially let), benefitting from public transport access within the city and wider area, and a location which residents already regard as a centre for other purposes; recognising their viable fallback option of retaining access solely for civic use, with the majority commercially let in line with Option 2.

(vii) DEVELOPMENT OF LETTING OPTIONS FOR THE GUILDHALL

REQUEST the Chief Executive, while refurbishment is underway, to explore the viability of a potential commercial letting strategy for part of the Guildhall which made it into a multi-agency public service hub for residents of the Cambridge area in which other public services, became tenants – and to pass the nature of the opportunity to the shadow unitary council.

(viii) CORN EXCHANGE INCLUSIVITY

REQUEST the Chief Executive to maximise the inclusivity of Corn Exchange performances to the fullest extent possible within its business plan, including exploration of the feasibility of schemes such as a sponsored programme of £10 ticket allocations for young people, promoting access to schools' for dress runs and other initiatives to promote inclusion.

AMENDMENT – CIVIC QUARTER PROJECT

Full Council, 26 November 2026 – Item 8B, Civic Quarter

Proposed by Councillor Flaubert

Seconded by Councillor tbc

Cabinet recommendations
Cabinet resolved unanimously on 16 November 2026 to recommend that Full Council:

1. Approve new capital expenditure of £86.880 million to deliver Option 1, securing the long-term future of the Guildhall, Corn Exchange, Market Square and associated public realm.
2. Delegate authority to the Section 151 Officer to carry out technical virements between capital and revenue budgets in respect of costs which form part of the project but cannot be capitalised under accounting regulations, for example support to market traders.
3. As an additional recommendation, increase the proposed new capital expenditure by a further £2.5 million to incorporate the EnerPHit standard as part of attaining Net Operational Zero for the Guildhall, bringing the total proposed new capital expenditure for Option 1 to £89.380 million.

Proposed amendment

That the Executive's recommendations concerning:

1. The approval of £86.880 million in new capital expenditure to deliver Option 1 of the Civic Quarter Project;
2. The proposed delegation of authority to the Section 151 Officer to carry out technical virements between capital and revenue budgets in respect of project costs which cannot be capitalised under accounting regulations; and
3. Cabinet's additional recommendation to increase the proposed new capital expenditure by £2.5 million to incorporate the EnerPHit standard, bringing the total proposed new capital expenditure to £89.380 million;
4. be referred back to Cabinet for reconsideration before Full Council makes its decision on the proposed capital commitment and associated financial delegation.

Full Council notes

The detailed project cost increased from approximately £92 million in 2025 to £109.4 million in August 2026, comprising £97.5 million for remaining work and £11.9 million described as already spent or committed.

The Section 151 Officer subsequently clarified that the £11.9 million related to the costs of completing RIBA Stage 4, some of which could be avoided if the project did not proceed.

Subsequent value engineering identified savings of approximately £13.7 million, reducing the revised overall project budget to £95.73 million, including the £11.9 million. The proposed

£86.880 million new capital expenditure represents this budget less £8.85 million previously approved.

The value-engineering proposals replaced the higher EnerPHit specification with Part L compliance, identifying an estimated capital saving of approximately £2.5 million. Reinstating EnerPHit increases the overall project budget to approximately £98.23 million.

Appendix 4 identifies an estimated 30-year net cost of approximately £1.8 million for Option 1 after utility savings and financing costs, compared with approximately £3.8 million for Option 2. However, its modelling is based on the £95.73 million budget before reinstatement of EnerPHit and does not clearly set out gross projected energy savings or the payback period.

The original Cabinet recommendation was for £86.880 million in new capital expenditure and the associated technical virement delegation. Cabinet subsequently added a further recommendation for £2.5 million to reinstate EnerPHit, increasing the proposed new capital expenditure to £89.380 million.

The additional EnerPHit recommendation represents a material change to the original financial proposal and requires corresponding updated financial modelling and affordability assessment.

The Chief Executive has advised that the Section 151 Officer's draft update concludes that reinstating EnerPHit would not alter the overall affordability assessment of Option 1, but that this update was due to be published after the deadline for Councillors to submit amendments.

The Chief Executive has advised that the £11.86 million expenditure figure relates to a project cost code containing other items, and that an initial estimate suggested approximately £8–9 million may actually have been spent. The confirmed figure was expected on 26 November 2026.

The Chief Executive has advised that contractual commitments may be subject to different interpretations by the Council and contractors if the project does not proceed or only some elements proceed, potentially requiring legal advice on individual contracts.

The Section 151 assessment identifies anticipated Park Street hotel rental income of approximately £3.8 million annually under a 30-year lease, approximately £1.9 million above the prudent budget assumption. The financial proposals provide for the additional income to be placed in reserve for two years, followed by the use of approximately £954,000 annually over 15 years.

Approximately £11.7 million of unspent Park Street borrowing is also being redirected to support the Civic Quarter.

Park Street borrowing totals £85 million and extends over 50 years, compared with the proposed 30-year hotel lease. The relationship between borrowing, debt servicing, rental

income and the amount genuinely available to support the wider General Fund requires transparent examination.

Appendix 4 identifies a construction contingency of approximately £2.3 million, equivalent to around 3% of construction costs, and examines 5% and 10% cost overruns. It also identifies moderate and severe downside scenarios requiring additional General Fund savings of approximately £1.1 million and £2.5 million annually respectively.

Appendix 4 identifies projected financial headroom of approximately £1.8 million by 2030/31, while recognising that Local Government Reorganisation could create additional costs of up to £1.5 million and substantially reduce that headroom.

The Section 151 assessment recommends a revenue contingency reserve of £4.8 million, but its establishment and funding arrangements are not included as a separate recommendation to Full Council.

The financial affordability of Option 1 is not based on the project being self-financing. Its implications for the wider General Fund, reserves and future Council budgets therefore require transparent consideration before the capital commitment is approved.

The proposed technical virement delegation also requires clear safeguards to ensure that the transfer of costs between capital and revenue budgets does not obscure the true financial implications of the project or result in unapproved additional expenditure.

Local Government Reorganisation introduces further uncertainty concerning the future ownership, management and financial responsibilities associated with the Guildhall and other Civic Quarter assets. Cambridge City Council should establish its own position on these matters before making substantial long-term financial commitments.

Cabinet is therefore requested to reconsider its proposals and address the following matters.

1. Independent financial review and assurance
Cabinet is requested to commission an independent financial review of the Civic Quarter business case, undertaken by suitably qualified external financial professionals who have not been involved in preparing, approving or auditing the business case.

The review should build on existing financial modelling and external advice, rather than simply repeat it, and have access to all relevant financial models, contracts, cost reports, risk registers and supporting information.

The review should examine:

a) Project budget, value engineering and contingency
Verify the revised £95.73 million project budget, increasing to approximately £98.23 million with EnerPHit.
Verify the approximately £13.7 million value-engineering savings, including their deliverability and any implications for operating costs or long-term performance.

Assess whether the approximately £2.3 million construction contingency is adequate against the 5% and 10% cost-overrun scenarios identified in Appendix 4.
Confirm that all necessary construction costs, professional fees and associated expenditure have been properly identified and included.
Assess the impact of construction inflation, delays and increased material and labour costs.
Identify what financial approvals and safeguards would apply if the construction contingency were exhausted.
b) Expenditure and contractual commitments
Provide a complete and independently verified reconciliation of Civic Quarter expenditure since project inception, distinguishing between:

- Actual payments made and unpaid invoices.
- Outstanding contractual commitments.
- Estimated future expenditure.
- Discretionary expenditure and costs that could be avoided if the project, or individual elements, did not proceed.
- This should include:
-
- Verification of the approximately £11.86 million expenditure figure, including the actual amount spent and the balance relating to commitments or future work.
- Reconciliation of the Chief Executive's provisional estimate that approximately £8–9 million may actually have been spent.
- A breakdown of the £5.5 million multidisciplinary consultancy contract, including its original value, variations, payments, outstanding liabilities and remaining work.
- Identification of other significant professional fees and consultancy costs.
- Identification of potential termination liabilities, disputed contractual commitments and the financial consequences of stopping, suspending or changing the project.
- The review should establish the Council's actual financial exposure and distinguish sunk costs from future expenditure and avoidable commitments.

c) Borrowing, income and General Fund implications
Examine borrowing requirements, interest-rate exposure, debt servicing and the assumptions underpinning projected commercial income, including Guildhall rental income and Corn Exchange trading income.

The review should assess the sensitivity of the forecasts to lower income, higher operating costs and increased borrowing costs, including the consequences for the wider General Fund.

d) EnerPHit whole-life assessment and additional Cabinet recommendation
Independently assess the financial and environmental implications of Cabinet's additional recommendation to increase new capital expenditure by £2.5 million to incorporate EnerPHit as part of attaining Net Operational Zero for the Guildhall.

This should include:

Confirmation that the revised £98.23 million overall project budget and £89.380 million new capital expenditure have been incorporated into updated financial modelling.

The additional £2.5 million capital expenditure and associated borrowing costs.
Gross projected annual energy savings and resulting net savings.
Estimated payback period and 30-year financial impact.
Projected carbon reduction benefits.
The corresponding financial and environmental consequences of retaining Part L compliance.
Confirmation that the revised EnerPHit proposals have been subject to appropriate financial scrutiny and affordability assessment.
The review should explain the assumptions behind the approximately £1.8 million net 30-year cost identified in Appendix 4 and establish whether the additional investment represents value for money.

e) Reconciliation of project funding and overall budget
Reconcile the proposed £89.380 million new capital expenditure with the revised overall project budget of £95.73 million, increasing to approximately £98.23 million with EnerPHit.

This should identify:

The £8.85 million previously approved.
The approximately £11.86 million expenditure figure.
The additional £2.5 million EnerPHit provision.
All funding sources.

Any expenditure not included within the proposed capital approval.
Any revenue expenditure arising from the project.

f) Park Street income, borrowing and financial dependency
Examine the relationship between the Park Street and Civic Quarter projects, including:

The outstanding balance of the original £85 million Park Street borrowing and annual interest and principal repayment obligations.
The 30-year hotel lease, rental arrangements, tenant reliability and risks to the continuity of rental income.
The difference between gross annual rental receipts of approximately £3.8 million and the net contribution available after borrowing repayments and associated costs.
The basis on which approximately £1.9 million additional annual income is considered available above the prudent budget assumption.
The proposed two-year reserve arrangement and subsequent use of approximately £954,000 annually over 15 years.
The allocation of approximately £11.7 million of unspent Park Street borrowing to the Civic Quarter and its opportunity cost.
The financial contribution that would otherwise be available to support the wider General Fund.
The consequences of reduced or interrupted rental income, tenant default or changes to the lease.
The position when the 30-year lease expires, given the 50-year borrowing period.
The review should provide a year-by-year cash-flow analysis showing the relationship between Park Street rental receipts, interest payments, principal repayments, reserves and

the net contribution genuinely available to the General Fund throughout the borrowing period.

The review should establish whether allocating Park Street income and borrowing to the Civic Quarter represents a sustainable use of Council resources and whether adequate safeguards exist to protect the wider General Fund.

g) Financial sustainability and downside scenarios
Independently examine the moderate and severe financial scenarios in Appendix 4, including:

The assumptions underpinning each scenario and the Council's ability to deliver the required additional savings.
The consequences for reserves, future budgets and essential services.
The impact of construction cost increases beyond the existing contingency.
The combined effect of lower commercial income, higher operating and borrowing costs and reduced Park Street income.
The impact of higher interest rates, inflation and construction delays.
The ability of the Council to manage these pressures without undermining its wider financial position.
The independent review, together with the Section 151 Officer's written response and updated assessment, including an updated public version of Appendix 4 and supporting financial schedules, should be provided to all Councillors before the revised proposals return to Full Council.

The findings should be published, subject to necessary protection of genuinely commercially confidential or legally privileged information. Where information is withheld, the Council should publish the reasons and provide the fullest possible non-confidential financial summary.

2. Full financial comparison of the four options
Cabinet is requested to provide an updated, like-for-like financial comparison of all four options, incorporating the reinstatement of EnerPHit where applicable and reflecting the latest project costs, borrowing requirements, income assumptions and financial risks.

The options are:

Option 1: Full Civic Quarter refurbishment incorporating value engineering.
Option 2: Guildhall refurbishment, with the majority of the building leased commercially while retaining civic functions.
Option 3: Proceed with Market Square and Corn Exchange improvements while deferring the Guildhall decision.
Option 4: Proceed with Market Square and Corn Exchange improvements while selling the Guildhall.
Option 3 is included for comparison only and does not imply that the Guildhall decision should be deferred.

The comparison should identify:

a) Capital costs and borrowing requirements.

b) Projected commercial income and operating costs.

c) Long-term General Fund implications and net present value.

d) Financial, operational and delivery risks.

e) The consequences of proceeding with Market Square and Corn Exchange independently of the Guildhall investment.

f) The assumptions concerning Park Street rental income, borrowing and the opportunity cost to the wider General Fund.

g) The whole-life financial and environmental implications of including or excluding EnerPHit.

h) Long-term maintenance, repair and compliance liabilities under each option, including the consequences of deferring expenditure rather than eliminating it.

Cabinet should explain the financial and strategic reasoning underpinning its preferred option and demonstrate how it represents long-term value for Cambridge residents.

3. Determining and protecting the future of the Guildhall
Cabinet is requested to establish a clear and agreed position on the future purpose, ownership, use and long-term protection of the Guildhall before committing to the proposed investment.

Cambridge City Council should not leave the future of this important historic civic asset entirely to a successor unitary authority.

The Council should take responsibility for determining what the Guildhall is intended to provide for Cambridge residents, including its civic, public, cultural and commercial functions.

This assessment should:

a) Establish a clear long-term vision for the Guildhall, recognising its historic significance and importance to Cambridge.

b) Identify which civic and public functions should be retained and protected.

c) Examine alternative approaches to refurbishment, maintenance, commercial letting and future use, including phased refurbishment, essential repairs and retention of historic civic and public functions.

d) Establish the financial implications and long-term liabilities associated with the proposed investment and alternative approaches.

e) Consider safeguards against disposal or fundamental changes of use without transparent public consultation, democratic scrutiny and a fully evidenced business case.

f) Ensure that the Council's intentions concerning the Guildhall are formally recorded and presented as part of any future Local Government Reorganisation and asset-transfer arrangements.

g) Ensure that the implications of transferring the building, its borrowing, contractual commitments and future maintenance liabilities are fully assessed before any transfer takes place.

h) Identify what protections can lawfully be secured to recognise the Guildhall's historic, civic and public importance in any future reorganisation arrangements.

The Council should not proceed on the assumption that a successor authority will automatically retain the Guildhall's intended civic and public functions or adopt the current Council's investment decisions.

The objective is to establish a clear position now, protect Cambridge's interests and avoid committing substantial public resources without properly considering the consequences of Local Government Reorganisation.

4. Protection of Cambridge's financial interests during Local Government Reorganisation
Recognising that the Government has paused the reorganisation process, Cabinet is requested to provide clear financial assurances concerning the potential implications of Local Government Reorganisation for the Civic Quarter Project and the Council's wider financial position.

Should reorganisation proceed, this should address:

a) How Civic Quarter assets, borrowing, contractual commitments, reserves and liabilities may be treated under future unitary arrangements.

b) How the financial consequences of the investment would be recognised and allocated between the existing Council and any successor authority.

c) Safeguards to protect Cambridge's financial resources, reserves and essential services from additional transition costs.

d) Transparent recording of capital commitments, grants, borrowing, projected income and outstanding liabilities before any transfer of assets or responsibilities.

e) How Cambridge's financial interests can be properly represented in transition arrangements.

f) Confirmation that a successor authority should not be assumed to automatically adopt the existing Council's investment, borrowing or commercial income assumptions without its own consideration.

g) The potential additional costs of reorganisation and their impact on the projected General Fund headroom identified in Appendix 4.

h) An assessment of the risk that the Guildhall could subsequently be sold, commercially redeveloped, have its civic functions removed or be subject to fundamental changes of use by a successor authority.

i) The extent to which the Council's intentions, the public investment made and the reasons for that investment can be formally recorded and represented in any reorganisation and asset-transfer arrangements.

j) The financial consequences of transferring the Civic Quarter assets and associated liabilities, including any mismatch between the duration of borrowing, contractual commitments, projected income and the expected transfer arrangements.

Cabinet should identify what protections can lawfully be secured and what matters would remain subject to decisions by the successor authority.

5. Financial monitoring and safeguards
Cabinet is requested to establish clear financial monitoring and control arrangements for the Civic Quarter Project, including:

a) Clear project cost limits and appropriate construction and financial contingencies.

b) Regular financial reporting and appropriate approval requirements before material increases in expenditure are committed.

c) A bespoke capital project monitoring process to identify emerging overspends and allow early mitigating action.

d) Controls ensuring that financial commitments take account of Local Government Reorganisation and do not create avoidable risks for Cambridge residents or any successor authority.

e) Regular financial updates to Councillors covering actual and forecast expenditure, borrowing, commercial income, contingency usage and emerging risks.

f) Technical virement delegation
Establish clear limits, reporting arrangements and safeguards for the proposed delegation to the Section 151 Officer to carry out technical virements between capital and revenue budgets for project costs which cannot be capitalised under accounting regulations.

These arrangements should:

Confirm that the delegation is restricted to genuine accounting and budget adjustments necessary to reflect the correct treatment of project expenditure.
Ensure that all revenue expenditure arising from the project is identified, quantified and reported.
Confirm that the delegation cannot increase the overall approved project budget or authorise additional project expenditure.
Ensure that virements cannot be used to disguise overspending, obscure the true cost of the project or circumvent Full Council approval.
Require material virements and their financial consequences to be reported transparently to Councillors.
Establish appropriate approval and reporting requirements where proposed changes have material implications for the General Fund or other Council budgets.
g) Revenue contingency reserve
Confirm that the £4.8 million revenue contingency reserve recommended by the Section 151 Officer will be established, identifying its funding source, arrangements for maintaining it, how its adequacy will be reviewed, how its use will be authorised and how it will be reported to Councillors.

Cabinet should also clarify whether the reserve represents additional financial provision or the reallocation of resources from existing reserves or other budget commitments.

h) Park Street income and protection of the General Fund
Establish specific monitoring and reporting arrangements for Park Street rental income and its contribution to the Civic Quarter and wider General Fund.

These should include:

- Actual rental income received against budget and projections.
- The financial performance and contractual position of the hotel lease.
- Outstanding Park Street borrowing and associated debt servicing costs.
- Net income allocated to the Civic Quarter and the amount remaining available to support the wider General Fund.
- The status and adequacy of the proposed income reserve arrangements.
- The remaining borrowing obligations following the expiry of the 30-year hotel lease.
- Any material change in rental income, tenant position, lease arrangements, borrowing costs or financial assumptions should be reported promptly to Councillors, together with an assessment of the implications for the Civic Quarter Project and wider General Fund.
-
- Cabinet should establish arrangements for managing any shortfall and ensure its financial consequences are assessed before additional General Fund resources, reserves or borrowing are committed.
-
- Any proposal to meet a shortfall through additional General Fund resources, reserves or borrowing should be subject to transparent financial assessment and appropriate democratic approval.

The Council should not assume that the General Fund can automatically absorb any shortfall without consequences for other priorities and essential services.

6. Full Council oversight and approval
Cabinet is requested to ensure that the revised proposals, together with the independent financial review, the updated Section 151 Officer assessment and all relevant supporting financial information, are provided to Councillors in sufficient time for proper consideration before Full Council makes its decision on the proposed capital commitment.

No further material discretionary expenditure or new contractual commitments beyond those already authorised should be entered into pending Full Council's consideration, except where necessary to discharge existing contractual or legal obligations, protect the Council's interests or prevent deterioration of its assets.

Full Council should have the opportunity to consider the complete financial position, outstanding risks, contractual commitments and recommendations before deciding whether to approve the proposed investment, amend its scope or defer any part of the project.

Purpose of the amendment

The purpose of this amendment is not to prevent investment in the Civic Quarter, but to ensure that substantial public expenditure is supported by robust financial evidence, appropriate independent scrutiny and a clear understanding of the long-term consequences for Cambridge residents and essential Council services.

It seeks to ensure that Cambridge City Council takes responsibility for determining the future purpose and role of the Guildhall now, rather than leaving its future entirely to a successor authority.

A central concern is the allocation of Park Street rental income and borrowing to support the Civic Quarter investment. Although the hotel is let on a 30-year lease and the rental income is described as relatively secure, the Council's borrowing extends over 50 years. The amendment therefore seeks proper scrutiny of the relationship between rental income and borrowing obligations, the risks associated with the tenant and lease arrangements, and the opportunity cost of allocating these resources to the Civic Quarter rather than retaining them to support the wider General Fund.

It also seeks clarity on how much Park Street income genuinely remains available after borrowing repayments and associated costs, how the proposed income reserve arrangements will operate and what safeguards are needed to protect the Council's wider financial position.

The amendment recognises that the proposed investment is not self-financing and that the financial scenarios identified in Appendix 4 could require substantial additional General Fund savings. It therefore seeks independent examination of the business case assumptions, the adequacy of the construction contingency and the potential consequences for reserves, future budgets and essential Council services.

It also seeks clarity on the additional EnerPHit expenditure introduced by Cabinet, its whole-life financial and environmental implications, and the arrangements for establishing and maintaining the £4.8 million revenue contingency reserve recommended by the Section 151 Officer.

The comparison of all four options is for financial transparency and scrutiny purposes only. Inclusion of Option 3, involving deferral of the Guildhall decision, and Option 4, involving potential sale of the Guildhall, should not be interpreted as an endorsement of either course of action.

The amendment also recognises that Local Government Reorganisation creates uncertainty about the future ownership, control and financial responsibilities associated with the Civic Quarter. Cambridge City Council should establish its own position on the Guildhall, protect its financial interests and ensure that the public investment and its intended benefits are properly documented before any transfer to a successor authority.

The objective is to protect Cambridge's financial interests, preserve its important historic civic assets and ensure that decisions are made transparently and in the long-term interests of the city.

Update to S151 Financial Assessment: Civic Quarter

1.1 This paper considers the financial impact on the Civic Quarter scheme of the following changes proposed since the Cabinet meeting on 16 November:

- Reinstatement of the Enerphit specification at the Guildhall
- Amendments proposed by the Liberal Democrat Group
- Amendments proposed by the Green Group

1.2 **Conclusion:** Neither the reinstatement of the Enerphit specification, nor the amendments proposed by the Liberal Democrat Group, would alter the overall affordability assessment of the recommended option 1 as set out in the Cabinet report (paragraph 6.3).

1.3 As senior officers were not sighted on the amendments proposed by the Green Group until they were submitted for publication it has not been possible to provide a considered view to Council about their deliverability or affordability.

Enerphit

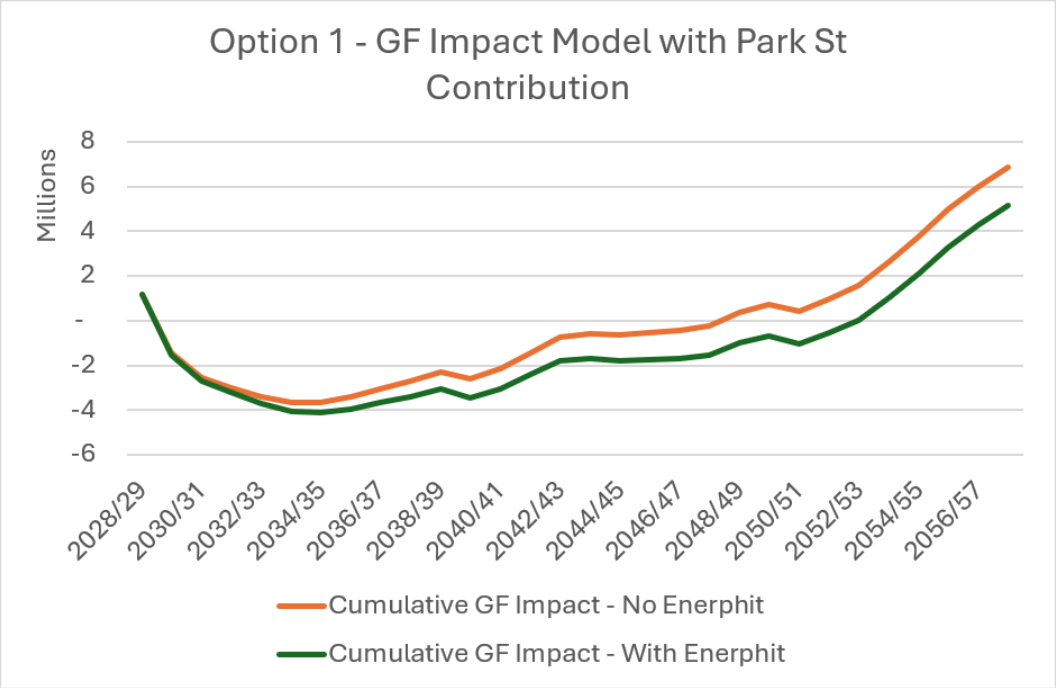
2.1 As already set out at Appendix 4 to the Cabinet report, reinstatement of the Enerphit specification would add £2.5 million to the capital budget for the project. After considering potential energy savings, the net cost to the General Fund over 30 years is estimated at £1.8 million (or £1.3 million if discounted to today's prices).

2.2 The impact on the key financial metrics set out within Appendix 4 of the Cabinet report would be as follows:

General Fund impact modelling – including Park Street income	**Option 1 (no Enerphit)**	**Option 1 with Enerphit**
Total impact over period to 2031/32	-£3.0m	-£3.2m
Total impact over 30 years	+£6.9m	+£5.1m
Discounted impact over 30 years at today's prices	+£3.3m	+£2.0m

Investment appraisal modelling	Option 1 (no Enerphit)	Option 1 with Enerphit
Total capital expenditure	£95.7m	£98.2m
Net present value (NPV) over 30 years	-£49.1m	-£50.5m
Internal rate of return (IRR) over 30 years	0.42%	0.39%
Payback period	29 years	29 years

2.3 The following chart shows the effect on the project's General Fund impact of reintroducing the Enerphit specification:



2.4 The peak draw on General Fund reserves in 2034/35 would increase slightly from £3.7 million to £4.1 million. This remains within the proposed allocation of £4.8 million to the Civic Quarter contingency reserve, albeit with slightly reduced headroom. This does not materially alter the risk profile of the project. It could be further mitigated if the proposal to increase the Civic Quarter contingency reserve to £7.5 million is adopted.

2.5 The chart shows the base case as modelled, which will remain subject to the same sensitivities to key assumptions as modelled in Appendix 4 of the Cabinet report. That appendix includes future

income from the Guildhall and Corn Exchange, interest rates, and the impact of capital overruns, and other risks.

2.6 Including the Enerphit specification increases the technical complexity of the project. It therefore increases the inherent risk of capital overruns. Controls will be put in place to mitigate that risk as set out at paragraphs 4.12-4.15 of the Cabinet report. If the proposal to increase the allocation to the Civic Quarter contingency reserve is adopted, this would provide further mitigation.

Liberal Democrat amendments

3.1 Several senior officers, including the S151, were asked to provide detailed comments and feedback on the proposals before they were submitted to consider the implications for council policy, and whether the proposals are deliverable and affordable.

3.2 The impact of the proposed amendments on project finances, including the capital cost of the project and future revenue streams, has been assessed as negligible.

3.3 The proposal to increase the Civic Quarter contingency reserve from £4.8 million to a target of £7.5 million, whilst not impacting on the 'base case' financial modelling, would provide additional headroom should project finances differ from the key assumptions made. This may prove helpful if the Enerphit specification is reintroduced as set out above.

3.4 The amendment seeks to delegate authority to the Chief Finance Officer to determine how best to fund the uplift in contingency reserves. Subject to the 2027/28 budget setting process, it is likely that substantially all the increase can be funded from existing headroom within unallocated General Fund reserves during the construction period.

3.5 Any shortfall may need to be built up over a longer period, for example, by allocating a higher percentage of Park Street income to the reserve from 2028/29 onwards. The exact mechanism would

be subject to agreement by Full Council as part of the 2027/28 Budget Setting Report.

3.6 The proposals also seek to achieve 'social value' for the services provided by the lead Civic Quarter contractor, in line with Council policy. That policy framework is attached at Annex A below.

Green amendments

4.1 Senior officers, including the S151, were not asked to comment on the implications the proposals may have for council policy, or whether they are deliverable and affordable. As a result, it is not possible to provide Council with a firm opinion on the proposals.

4.2 At a general level, commissioning additional independent advice to provide a second opinion on the Civic Quarter project costs would have financial implications. It would duplicate advice already paid for that is provided by Calfordseaden - the Council's independent cost consultants for the project.

4.3 Deferral of the decision would also have cost implications which at this stage are not possible to quantify, and subject to the length of delay, may require another planning application.

4.4 Deferral may also lead to greater risk of project overruns and build cost inflation as set out in relation to option 3, which was discussed at the Performance, Assets and Strategy Overview and Scrutiny meeting on 3 November.

4.5 Deferral would also likely create greater uncertainty and potentially greater disruption for market traders and local businesses.

ANNEX A: Social Value Framework attached below

Cambridge City Council Social Value Framework

What is Social Value?

Social value refers to the additional, wider benefits an organisation brings to society beyond its core service delivery. This includes actions that improve individual and community wellbeing, strengthen social capital, support the local economy, and protect and enhance our environment.

Social value in procurement is using every opportunity in purchasing decisions, contract awards, leases and grants to maximise social value. Therefore, as part of our approach to Community Wealth Building it means maximising the use of all the Council's funds to improve the economic, social and environmental well-being of our City. Social value can also be created through economic policies and business practices such as fair employment and commissioning policy. We want to help facilitate collaboration, encourage subcontracting, be accessible to Small Medium Enterprises, involve the Voluntary Community Social Enterprise sector & service users, essentially promoting a holistic/systems approach.

This Framework supports officers, suppliers and partners to identify, measure and deliver social value through our contracts and agreements, ensuring that the resources we spend produce real, lasting benefits for Cambridge communities.

How is Social Value is assessed at Cambridge City Council?

Social value will form part of the evaluation on all procurements, not just those over threshold (£). Cambridge City Council recognises that social value is delivered not only through additional commitments, but also through the inherent nature of the contract and the embedded practices of the organisation delivering it. Bidders must therefore clearly demonstrate their existing social value baseline, including employment practices, local economic contribution and environmental sustainability. These elements are legitimately recognised and contribute to overall social value assessment alongside any additional, contract-specific commitments.

When contracting with an organisation, social value can be thought to be created in three ways.:

- **Inherent social value**: Benefits that naturally arise when a contract or service directly supports community wellbeing—for example, maintaining social housing or delivering a support service

- **Embedded social value**: Value that results from an organisation's built-in practices, such as fair employment, environmental responsibility, ethical operations. This may include being based in Cambridge, employing local people, and using local supply chains, as well as models such as social enterprises where profits benefit the community.

- **Additional social value**: where social value is committed to through specific, measurable and time-bound commitment(s) linked to the relevant social value outcome for the *contract*

All three forms of social value detailed above contribute to social value assessment and scoring. Social value scoring will reflect both the strength of a bidder's existing embedded practices and the quality of their additional commitments. Bidders with a strong embedded social value baseline who also propose clear, measurable additional outcomes are likely to achieve higher scores.

For more information on minimum social value requirements, please see the table at the end of this document.

What are we looking for?

- To provide tangible long term social and environmental benefits for a greener Cambridge
- Innovative, cost-effective supplier solutions which benefit the city, its residents and economy
- Sourcing more goods, services and works locally
- Ethical and sustainable sourcing through supply chains
- Creating employment opportunities for local people, especially those facing disadvantage
- Using contracts to maximise social value benefits
- Maximising tendering opportunities for local Small Medium Enterprises and Voluntary, Community and Social Enterprises

Needs Assessment

Our approach is informed by data on poverty and inequality and ongoing engagement with communities to understand emerging issues.

While areas such as East Barnwell, Abbey and Kings Hedges show higher deprivation, we focus on priority groups rather than geography to ensure those most in need are not overlooked.

Priority Groups and Strategic Objectives

These groups are identified as most at risk of disadvantage, including inequality linked to low income or skills. This includes care leavers, in line with County commitments, and reflects the Council's support for the Armed Forces Covenant.

Priority groups: women, disabled people, low paid and unskilled people, minority ethnic people, those not in employment education or Training, young people from low-income families, LGBTQ+ people, religion and belief, single parents, older people, care leavers, armed forces veterans, and refugees and

The following five strategic objectives define the priority themes for social value, reflecting identified needs in Cambridge. The supporting bullet points are intended to guide proportionate and relevant activity. Bidders are not expected to address all objectives; they provide a flexible framework aligned to the nature of the contract.

Strategic objective 1 - **Employment, Education, Skills and Training:** Promoting an inclusive economy by raising skills, and by improving access to a range of employment opportunities for people from the priority group

- Developing sustainable employment pathways for people from the priority group
- Offering Careers advice, work experience and internship opportunities for the priority group

Strategic objective 2- Income and financial resilience- shared prosperity: Help people on low incomes to maximise their income and minimise costs. Support people who are more likely to experience poverty, inequality and vulnerability

- Activities which increase financial capability for adults and older people or reduce digital exclusion
- Improving Real Living Wage pa for local staff delivering the contract
- Providing structured support to local suppliers to build capability, skills or readiness for future contracts
- Assistance and support for people in-work or to access and maintain work.

Strategic objective 3- Housing and Facilities: providing a safety net - address the high cost of housing, improving housing conditions and reducing homelessness

- Investment/ innovation in housing options, retrofitting and improvements
- Supporting affordable housing projects
- Supporting homeless and rough sleeping prevention initiatives

- Improving community buildings so they are safer, more inclusive, more welcoming or better used by residents.

<u>Strategic objective</u> 4- Decarbonisation and sustainability are central to prosperity: deliver a just transition towards our vision of a net zero Cambridge by 2030

- Investment in lower carbon and sustainable travel options
- Actions to reduce and decarbonise energy and fuel use
- Investment in projects that will increase resilience to the impacts of climate change (such as overheating and flooding)
- Improving, increasing and protecting biodiversity and the urban forest in Cambridge.
- Increase available access to essential services without the need to use a car
- Investment in projects which reduce waste and consumption
- Investment in projects or actions which safeguard and conserve water in Cambridge
- Investment in projects which promote sustainable food, increase access to local, low impact food and reduce food waste

<u>Strategic Objective 5</u>- Wellbeing and Community Cohesion: providing opportunities for people from different backgrounds to come together and have a common sense of belonging**.**

- Provide opportunities for people from different backgrounds to come together and have a common sense of belonging**.**
- Activities which positively celebrate diversity
- Increasing positive health outcomes for all
- Enhance and increase community spaces where strong and positive relationships can be developed between people from different backgrounds in these areas-- Cherry Hinton, Kings Hedges, Coleridge, Arbury

Minimum Social Value Requirement

The following information outlines the thresholds for social value expectations. This isn't prescriptive but aims to help guide expectation for a minimum cap on social value.

Overall Contract Value	Expectation
£10-£25k- current	When requesting 3 quotes ,embedded and inherent social value will be considered favourably, information for how to demonstrate this is listed below. And request that you register on Match My Project
£178k and under	Information on how Inherent and embedded social value is provided through the contract, information for how to demonstrate this is listed below. And request that you register to support projects through Match My Project
£179k and 4.4million	Information on how Inherent and embedded social value is provided through the contract, A range of social value activities up to a value of 1% of the contract value is desirable including registering and offering or supporting projects through Match My Project
£4.4million and over	Information on how Inherent and embedded social value is provided through the contract, There is a minimum requirement for 1% of contract value to be demonstrated through a comprehensive social value offer including registering and committing to projects on Match My Project

Match my Project

Match my Project Match My Project is the Council's platform connecting suppliers with local community needs. It enables targeted delivery of social value through skills, funding, and in-kind support, while helping community groups access resources and retain control of their needs.

All suppliers should register and use it to deliver part of their social value offer through the platform. Including a total commitment value, number of hours or number of projects for contractual commitments.

Appendix A

Examples of Inherent Social Value

Inherent social value: the changes that occur when a contract that is inherently for the benefit of society is fulfilled.

- Maintaining social housing
- Services which reduce rough sleeping and reoccurrence
- Increasing and maintaining green spaces and biodiversity
- Providing recreational facilities and services which enhance health and wellbeing
- Building or maintaining community facilities

Examples of Embedded Social Value

Embedded social value: where a social and environmentally conscious approach is intrinsic to the organisation. This is compounded where social enterprise is their core activity and profits are for the benefit of society. This list is not exhaustive, it seeks to provide examples of different types of embedded social value:

- Cambridge-based organisations, including SMEs, charities, and social enterprises
- Commitment to sustainable supply chains, procurement, and materials
- Use of sustainable transport and local/ethical employment (e.g. B Corps, social enterprises)
- Promotion of a circular economy through waste reduction, reuse, recycling, and sustainable food access
- Reduction of energy use, carbon emissions, and water consumption through efficiency and renewables
- Actions to improve climate resilience, and protect nature and biodiversity
- Promotion of equality, including reducing the disability employment gap and improving health, wellbeing, and community integration

Examples of how suppliers can add social value

We don’t want to be prescriptive; these are examples of where we believe suppliers can add value:

- Focus on Cambridge's Strategic Objectives and priority groups, focusing on priority groups, especially through employment and reducing inequality
- Create pathways into work.e.g apprenticeships, work experience and jobs for priority groups.
- Become an inclusive employer(e.g. Disability Confident, Carer Friendly, Armed Forces Covenant)
- Provide skills, training and volunteering support to lcal communities, schools and voluntary organisations through Match My Project
- *Support local communities through sponsorship, training initiatives and charitable giving – also available through Match My Project.*
- *Contribute to environmental goals including urban greening, carbon reduction, energy efficiency and climate action projects including* Trees for Streets - Let's fill our streets with trees
- Sponsor free arts and culture in the city and/or projects led by the City Council
- Share carbon emissions data and develop carbon reduction plans
- Enable employee volunteering, particularly with community, health and homelessness organisations
- Focus charitable giving, to charities local to where the contract is being delivered, more information on where this can be directed through Match My Project or contacting
- working with or run by different equality groups with their events

If you are not familiar with local charities, City events or opportunities in the City, our social value team would be happy to connect you to local opportunities for consideration grants@cambridge.gov.uk

This page is intentionally left blank

Notice of amendment to recommendation Item 10 – National Scheme of Planning Delegations and Building Regulations: Proposed by Cllr Porrer, seconded by Cllr tbc

To add:

3. Council notes that whilst these changes under (1) are necessary to ensure that our constitution aligns with national changes and therefore for our residents to know how applications must now be considered, council deeply regrets the removal of democratic scrutiny that these national changes impose.

This page is intentionally left blank

Liberal Democrat Amendment to Councillor Tong's Motion: Fair Pay for Leadership
Agenda Item 11a
Proposed by Councillor Martinelli,
Seconded by Councillor tbc

Existing text ~~struck through~~, additional text <u>underlined</u>

Last July, whilst Cambridge City Council remained under the control of the Labour Group, full council agreed to give the authority's leader a Special Responsibility Allowance of four times the basic allowance awarded to councillors (a pay increase of £7819) against the recommendations of the Independent Remuneration Panel, which recommended an allowance of three times the basic allowance. This decision was challenged by both the Green Group and the Liberal Democrat Group on the council, who criticised the lack of integrity shown by the council's Labour leadership.

~~With Labour losing their majority on Cambridge City Council earlier this year, councillors now have the opportunity to rectify this mistake.~~

The council resolves:

- ~~To reduce the pay of the Leader of Cambridge City Council from four times the basic allowance to three times the basic allowance, in line with the original recommendation of the Independent Remuneration Panel.~~
- ~~To invest this saving into tree planting and maintenance, a service greatly valued by local residents.~~

- <u>To commission a new IRP review based both on the distribution of responsibilities within a council where there is no party in overall control and the changed role of our Planning Committee;</u>
- <u>To consider its report following the May 2027 election and implement its recommendation for the 2027/8 council year</u>

This page is intentionally left blank

Labour Amendment to Councillor Tong's Motion: Fair Pay for Leadership

Agenda Item 11a

Proposed by: Councillor Davey

Seconded by: Councillor Gardiner- Smith

~~Last July, whilst Cambridge City Council remained under the control of the Labour Group, full council agreed to give the authority's leader a Special Responsibility Allowance of four times the basic allowance awarded to councillors (a pay increase of £7819) against the recommendations of the Independent Remuneration Panel, which recommended an allowance of three times the basic allowance. This decision was challenged by both the Green Group and the Liberal Democrat Group on the council, who criticised the lack of integrity shown by the council's Labour leadership.~~

~~With Labour losing their majority on Cambridge City Council earlier this year, councillors now have the opportunity to rectify this mistake.~~

The Independent Remuneration Panel reviewed the allowances in February 2026 and agreed that the multiplier applied to the Leader's SRA should be 400% (4 x times) the basic allowance compared to the original recommendation in 2025 which was 300% (3 x times) the basic allowance. The Panel was made aware during this review that the role of the Leader had further developed in the light of Local Government Reorganisation (LGR) and the growing external interface of the Council Leader across the city and wider county. In particular, the Panel recognised that the growth agenda for the city is leading to increased working with a large number of external stakeholders in order to ensure that the interests of the City are fully represented. Essentially, the role of Leader is now a full-time role.

The council resolves:

- ~~To reduce the pay of~~ That the Leader of ~~Cambridge City~~ the Council ~~from four times the basic allowance to three times the basic allowance~~, continues to receive a Special Responsibility Allowance in line with the ~~original~~ current recommendation of the Independent Remuneration Panel.

- ~~To invest this saving into tree planting and maintenance, a service greatly valued by local residents.~~

Labour Amendment to Green Party Motion: City of Sanctuary
Proposed by: Councillor Gardiner-Smith
Seconded by: Councillor
Agenda Item 11c

Existing text ~~struck through~~, additional text underlined

Cambridge is a city of sanctuary. Our own council website states that "we proudly welcome people navigating their new lives in and around Cambridge." However, nationally ~~the Labour Government~~ successive governments are ~~is~~ moving towards tougher policies on migration, in particular right to stay. This may prevent many people from coming to live here in the first place, or choosing to stay.

The people who move here to help in our collective success, should have the right to stay and to bring their families.

The council affirms its support for the shortest possible routes to settlement for ~~therefore calls on the government to set a benchmark at five years, after which~~ migrants and refugees who contribute and make the UK their home.~~, can apply for and expect to get, the right to stay.~~ We should recognise employment, education, volunteering, caring responsibilities and family and community relationships, as evidence of contribution and integration. This should include acknowledging children, families and vulnerable adults. It should also acknowledge that not all migrants earn the sort of salaries necessary to pay for applications.

~~This council resolves to instruct the leader to write to government, particularly the Prime Minister and Home Secretary, setting out our opposition to Shabana Mahmood's new rules on indefinite leave to remain. The leader should clearly state our support for the current and future migrants that are supporting our society and demand that the 5 year settlement period be retained. Copies should also be sent to local MPs requesting their support.~~

~~At the same time this~~ This council ~~should~~ **resolves to:**

- reaffirm Cambridge's commitment to be a welcoming, inclusive city, from which migrants and refugees living in Cambridge can expect the support of the council and local voluntary and community organisations;
- Continues to support and run the Resettlement Communities Grants programme; and

- Works to ensure that people have the information and support they need to help them meet settlement requirements.

Labour Amendment to Liberal Democrat Motion: Tackling Anti-Social Behaviour (ASB) in Cambridge: Restoring Pride in Our City
Agenda Item 11e
Proposed by: Councillor McPherson
Seconded by: Councillor Todd-Jones

Existing text ~~struck through~~, additional text underlined

Council notes:

~~That~~ Cambridge residents deserve to live in a city that is safe, clean and which inspires a sense of pride.

· ~~That~~ Cambridgeshire's police force is the fourth worst funded per head in the UK, thanks to an outdated national funding formula inherited from the previous, Conservative, government.

The uplift of over £39 million government funding since 2023 / 2024, is a welcome first step towards addressing the chronic underfunding inherited from previous Conservative governments.

The policing minister, Sarah Jones, has made a welcome commitment to reviewing the policing allocation formula.

· ~~That~~ Cambridgeshire police ~~numbers are falling, despite the population increasing.~~ report that in August 2026, 15 new student officers have been recruited and in October 2026, 11 new police officers.

· ~~That residents are reporting that Cambridge feels "run down",~~

~~*that* cases of anti-social behaviour are increasing, and they have raised the perceived lack of active policing.~~ During Anti-Social Behaviour Awareness week in June 2026, Cambridgeshire Police reported a 30% reduction in ASB across the prior six months.

· That the City Council ASB team work hard to address issues in ~~but need~~ partnership with the ~~a properly resourced~~ police ~~force~~, working closely and interactively on a daily basis with the ASB team.

· That there is no planned reduction in Police presence in the city and there is still a city Police presence at Parkside. But that nonetheless,~~That~~ residents are concerned that there will be a reduced police presence and reduced rapid response in the city following the relocation of the Cambridge police station to Milton~~.~~

Council resolves:

- To write to both of Cambridge's Members of Parliament to ask them to thank the policing minister for the Government's commitment to reviewing the funding formula and to request a written response to Council to explain how the ~~national~~ government will address the policing funding shortfall ~~shortfall in police numbers and funding~~ in Cambridgeshire during that review.

- To continue to work with the Chief Constable to make sure the city gets its appropriate share of resources within the constabulary area.~~,~~ (Council notes that the Cambridgeshire Police and Crime Panel already ~~and to~~ works with ~~the~~ constabulary neighbourhood policing teams to ensure there is a preventative approach to crime and ASB.)

- To invite the Police and Crime Commissioner and Chief Constable to attend a scrutiny committee to outline the strategic response to tackling crime and anti-social behaviour in Cambridge.

- To ask the Police and Crime Commissioner and Chief Constable to review the current reporting procedures, especially those online, to make them as accessible and easy to use as possible, in particular for the most common types of ASB and crimes.

- To write to the Chief Constable to seek assurances that there will remain an active police presence in Cambridge.~~,~~ (Council notes that ~~including a visible police station that is open to residents 24/7.~~ Parkside

Police Station has not been open to the public 24/7 for many years which is in line with many other city stations around the country.)

Council notes that:

- ~~To review t~~ The City Council's ASB strategy and resourcing is regularly reviewed and co-ordinated ~~this approach~~ with the ~~work of the~~ police.

- ~~To communicate p~~ Points of contact for ~~to report crime~~ ~~to all~~ residents' and community groups to report crime are on the Cambridgeshire Police website ward by ward including contact details for neighbourhood officers. ~~the Council has contact details for, and publish these on the Council's social media and encourage Cambridgeshire Constabulary to do the same.~~

~~- To use its own services to ensure the city's public spaces are well maintained and cleaned to avoid the impression that there is a lack of care in the city.~~

This page is intentionally left blank

Agenda Item 11

Proposed Amendment to Item 13 Proportionality Update:

Proposed by Cllr Thornburrow

Delete existing recommendation:

~~It is recommended that Council approves the change in number of members on the Planning Committee from nine to eight and that proportionality of seats of the committee is as outlined in section 3.2.~~

Replace with:

That Council delegates to the Chief Executive and Monitoring Officer, in Consultation with Group Leaders to effect any changes to Proportionality following changes to Group numbers.

This page is intentionally left blank