



Cambridge City Council

Housing Scrutiny Committee

Date: Tuesday, 17 March 2020

Time: 5.30 pm

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Minutes (Pages 5 - 24)
- 4 Public Questions

Decisions for the Executive Councillor for Housing

Part 1: To be chaired by Vice Chair (Tenant/Leaseholder Representative)

- 5 Housing Development - Beyond the numbers a tour in photos
The Head of the Housing Development Agency will give the committee a photo tour of the development sites showing progress to date and highlighting key features. There will be an opportunity for the committee to ask questions.

Part 2: To be taken by the Chair of the Committee

- 6 Update on the Programme to Build new Council Homes Funded Through the Combined Authority (Pages 25 - 44)
- 7 To Note Decision Taken by the Executive Councillor for Housing

Exclusion of Press and Public

The report relates to an item during which the public is likely to be excluded from the meeting by virtue of paragraph 1, 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

- 7a Confidential Item: Sale of Shared Ownership Property (Pages 45 - 52)

Housing Scrutiny Committee Members: Todd-Jones (Chair), Bird (Vice-Chair), Cantrill, Hadley, Matthews, Porrer, Sheil and Thittala

Alternates: Barnett, McGerty and Smart

Tenants and Leaseholders: Lulu Agate (Tenant Representative), Diane Best (Leaseholder Representative), Kay Harris (Tenant Representative), Diana Minns (Tenant Representative), Christabella Amiteye (Tenant Representative) and Jean-Louis Ayivor (Tenant Representative)

Executive Councillors: Johnson (Executive Councillor for Housing)

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public. For details go to:

www.cambridge.gov.uk/have-your-say-at-committee-meetings

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Housing Scrutiny Committee

Terms of Reference

A. Overview and scrutiny of the strategic and other housing functions for which the Executive Councillor for Housing is responsible, including responsibility for the development of housing strategies and policies, tackling homelessness, the Council's housing responsibilities with regard to the private rented sector, bringing vacant homes back into use, the development of new homes and partnership working with other housing providers.

B. Overview and scrutiny of functions relating to the management of the Council's housing stock.

C. To be the main discussion forum between the Council, its tenants and its leaseholders for all matters relating to the landlord function of Cambridge City Council.

Membership

City Councillors (Such number as shall be decided by the Council from time to time)
Six elected tenants and leaseholders of Cambridge City Council of whom at least five shall be tenants of Cambridge City Council.
Appointment of tenant and leaseholder members
Tenant and leaseholder members shall be co-opted by the Scrutiny Committee following the procedure for election set out in the Overview and Scrutiny Procedure Rules in Part 4E.
Voting
Tenant and leaseholder members are voting members in respect of matters concerning the management of the Council's housing stock (Part 1 of the agenda.) Tenant and leaseholder members may contribute to discussion of other matters (Part 2 of the agenda) but shall not have a vote.
Appointment of Chair
The Chair of the Scrutiny Committee shall be appointed by the Council and be a councillor and shall chair Part 2. The Vice-chair shall be nominated by the elected tenants and leaseholders and shall chair Part 1 if present. If the Chair or Vice-chair is not present, a councillor shall be appointed as the Vice-chair for that meeting.
Other matters relating to elected tenants and leaseholders
These are set out in the Overview and Scrutiny Procedure Rules in Part 4E. They include information about the roles, responsibilities and training of tenant and leaseholder representatives, expenses and allowances, and the circumstances in which they may cease to be members of the Committee.

This page is intentionally left blank

HOUSING SCRUTINY COMMITTEE

15 January 2020

5.30 - 9.15 pm

Present:

Scrutiny Committee Members: Councillors Todd-Jones (Chair), Bird (Vice-Chair), Cantrill, Hadley, Matthews, Porrer, Sheil and Thittala

Executive Councillor for Housing: Councillor Johnson

Tenant/Leaseholder Representatives: Diana Best, Kay Harris, Christabelle Amiteye and Jean-Louis Ayivor

Officers:

Strategic Director: Suzanne Hemingway

Strategic Director: Fiona Bryant

Assistant Head of Finance and Business Manager: Julia Hovells

Head of Housing: David Greening

Housing Services Manager: James McWilliams

Head of Housing Development: Claire Flowers

Housing Strategy Manager: Helen Reed

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL

20/1/HSC Apologies

Apologies were received from Tenant Representative Lulu Agate.

20/2/HSC Declarations of Interest

Name	Item	Reason
Councillor Thittala	All	Personal: Council tenant
Councillor Cantrill	20/10/HSC	Personal: Trustee of Winter Comfort and Volunteer for Cambridge Churches

		Homeless Project. Did not take part in the vote on this item.
Kay Harris	20/6/HSC	Personal: Council Tenant and lives in the area under discussion
Councillor Hadley	20/10/HSC	Personal: Partner used to work for one of the agencies receiving a grant.

20/3/HSC Minutes

The Minutes of the meeting of the 26th September 2019 were signed and agreed as a correct record.

20/4/HSC Public Questions

None

20/5/HSC To Note Decision Taken by the Executive Councillor for Housing

None

20/6/HSC Structural Repairs and Associated Works to Council-Owned Blocks of Flats

This item was Chaired by Diana Minns (Vice-Chair)

Matter for Decision

- I. The Council owned a number of blocks of flats built in the 1950s and 1960s. Many of these flats had structural concrete elements. Estates and Facilities had been identifying and surveying blocks that had three stories or more and we had identified an initial list of properties where structural repair works were required as a priority. Detailed designs had been carried out and the work now needed to be tendered in order to award a contract to a building contractor.

Decision of Executive Councillor for Housing

- i. Approved the issue of tenders and, following evaluation of tenders, authorise the Strategic Director (following consultation with Executive Councillor, Chair, Vice Chair and Spokes of the Committee) to award a contract to a contractor to carry out structural repairs and associated repair works to Council housing flats.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Asset Manager.

In response to the report Leaseholder Representative, Diane Best suggested that the Tenant Representative / Vice Chair, Diana Minns be added to the consultees. The Committee agreed the recommendation was amended as follows (additional working in bold).

Approve the issue of tenders and, following evaluation of tenders, authorise the Strategic Director (following consultation with Executive Councillor, Chair, **Vice Chair** and Spokes of the Committee) to award a contract to a contractor to carry out structural repairs and associated repair works to Council housing flats.

The Asset Manager stated the following in response to Members' questions:

- i. It was expected that the work would begin in the summer months. This would be dependent on successful completion of the tender process
- ii. Confirmed that preventative programmes of work were in place and it was anticipated that this would be a rolling programme due to the aging stock profile.
- iii. Balcony repairs had been identified as a health and safety matter and repair work had begun over five years ago.
- iv. A five-year rolling stock survey would dictate the future programme of cyclical repairs.
- v. Drainage repairs works were also planned for the future.
- vi. Agreed with the Tenant Representative's suggestion that tenants needed to be reminded to inform their household insurer of any works involving scaffoldings.

The Committee unanimously resolved to endorse the amended recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/7/HSC Complaint Upheld by the Local Government and Social Care Ombudsman (LGSCO) Relating to a Housing Allocation

This item was Chaired by Diana Minns (Vice-Chair)

Matter for Decision

- i. The Local Government and Social Care Ombudsman (LGSCO) has upheld a complaint relating to a housing allocation to a vulnerable customer who subsequently became the victim of anti-social behaviour (ASB) from a neighbouring tenant.
- ii. The report summarised the complaint, acknowledged that there were shortcomings in relation to working practices and set out the action taken in response.

Decision of Executive Councillor for Housing

- i. Noted the findings of the LGSCO in respect of this case and the actions taken by the Council in response to these findings.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Housing.

The Committee made the following comments in response to the report:

- i. Questioned the resource implications of the increased numbers of vulnerable tenants and how they would be supported.
- ii. Suggested that an annual tenant churn of 500 to 800 would be difficult to manage if significant numbers of those new tenants had support needs.

The Head of Housing stated that the small internal Tenancy Sustainment Team offered a bridging service to direct those in need to other support services.

The Committee unanimously resolved to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/8/HSC Local Policy Updates

8a Local Lettings Policy

This item was Chaired by Diana Minns (Vice-Chair)

Matter for Decision

- i. The Local Lettings Policy sets out Cambridge City Council's (CCC) position on the management of its own social housing stock through the use of Local Letting Plans. A Local Lettings Plan is a set of guidelines or criteria governing which households can be allocated accommodation in a specific designated area. Local Lettings Plans are used to help create balance and cohesion where either a specific set of circumstances need to be addressed or where there are wider strategic objectives, such as helping to support the local economy.

Decision of Executive Councillor for Housing

- i. Approved the Policy included in Appendix A of the Officers Report

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Housing.

In response to Members' questions, the Head of Housing confirmed that the report would return to this committee should there be any proposals to significantly change the policy.

The Committee unanimously resolved to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

8b Housing First Caretakers

This item was Chaired by Diana Minns (Vice-Chair)

Matter for Decision

- i. The Council had been working with the County Council to develop a Housing First programme for Cambridge City.
- ii. There were plans to develop and test various Housing First models over the coming years so that the Council can evaluate the efficacy of these different approaches, but also because the needs of customers who sleep rough or who are at risk of rough sleeping cannot be met with a one-size-fits-all option and local consultation suggests they are in favour of a range of options.
- iii. One of the models being developed involved a 'caretaker' living adjacent to customers in designated Housing First flats.
- iv. The caretaker would be employed by the Council and consideration needed to be given to how to recruit the best person for the role and the process for allocating the accommodation.

Decision of Executive Councillor for Housing

- i. Delegated authority to the Head of Housing to allocate accommodation to Housing First caretakers outside of the Council's Lettings Policy.
- ii. An update report to be brought to Housing Scrutiny Committee when the initial project had been running for 6 months.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Housing.

The Committee made the following comments in response to the report:

- i. Welcomed the idea but suggested that the pay band might be rather low for what could be a very demanding role.
- ii. Questioned the level of support that would be provided to the Caretakers.
- iii. Suggested that there was a lot to be learnt from the first incumbents of the roles and asked if they could be invited to meet members of this committee.

The Head of Housing said the following in response to Members' questions:

- i. The Caretakers were not intended to be support workers.
- ii. The recruitment process would be rigorous.
- iii. Confirmed that, in terms of Housing First programmes more generally, extensive research into what had been successful in other areas had been carried out but that the Council had not discovered many examples of this caretaker-type arrangement. However, the Head of Housing had seen a similar model in action in London.
- iv. This was a pilot project and would be reviewed.
- v. Caretakers would be line managed by the Supported Housing Service.

The Committee suggested that the recommendations should be amended to reflect their desire for feedback from the initial project.

The following additional recommendation was agreed:

An update report to be brought to Housing Scrutiny Committee when the initial project had been running for 6 months.

The Committee unanimously resolved to endorse the amended recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/9/HSC HRA Budget-Setting Report (BSR) 2020/21

Recommendations (part 1) a to k were chaired by Diana Minns (Vice Chair /Tenant Representative) and recommendations (part 2) l to v were chaired by Councillor Todd-Jones

Matter for Decision

- i. As part of the 2020/21 budget process, the range of assumptions upon which the Housing Revenue Account (HRA) Business Plan and Medium Term Financial Strategy were based, had been reviewed in light of the latest information available, culminating in the preparation of the HRA Budget Setting Report.
- ii. The HRA Budget-Setting Report provided an overview of the review of the key assumptions. It sets out the key parameters for the detailed recommendations and final budget proposals, and was the basis for the finalisation of the 2020/21 budgets.

Decision of Executive Councillor for Housing

Under Part 1 of the agenda, the Executive Councillor resolved to:

Review of Rents and Charges

- a) Approve that council dwellings rents for all social rented properties be increased by inflation of 1.7%, measured by the Consumer Price Index (CPI) at September 2019, plus 1%, resulting in rent increases of 2.7%, with effect from 6 April 2020. This equates to an average rent increase at the time of writing this report of £2.65 per week on a 52 week basis.
- b) Approve that affordable rents (inclusive of service charge) are reviewed in line with rent legislation, to ensure that the rents charged are no more than 80% of market rent, with current rent levels increased by no more than by inflation of 1.7%, measured by the Consumer Price Index (CPI) at September 2019, plus 1%, resulting in rent increases of up to 2.7%. Local policy is to cap affordable rents (inclusive of all service charges) at the Local Housing Allowance level, which will result in rent variations in line with any changes notified to the authority in this level if these result in a lower than 2.7% increase.
- c) Approve that rents for shared ownership are reviewed and amended from April 2020, in line with the specific requirements within the lease for each property.

- d) Approve that garage and parking space charges for 2020/21, are increased in line with inflation at 1.8%, with resulting charges as summarised in Section 3 of the HRA Budget Setting Report
- e) Approve the proposed service charges for Housing Revenue Account services and facilities, as shown in Appendix B of the HRA Budget Setting Report.
- f) Approve the proposed leasehold administration charges for 2020/21, as detailed in Appendix B of the HRA Budget Setting Report.
- g) Approve that caretaking, building cleaning, estate services, grounds maintenance, temporary housing premises and utilities, sheltered scheme premises and utilities, digital television aerial, gas maintenance, door entry systems, lifts, electrical and mechanical maintenance, flat cleaning, third party management and catering charges continue to be recovered at full cost, as detailed in Appendix B of the HRA Budget Setting Report, recognising that local authorities should endeavour to limit increases to inflation as measured by CPI at September 2019 (1.7%) plus 1%, wherever possible.

Revenue – HRA

Revised Budget 2019/20:

- h) Approve with any amendments, the Revised Budget identified in Section 4 and Appendix D (1) of the HRA Budget Setting Report, which reflects a net reduction in the use of HRA reserves for 2019/20 of £146,310.

Budget 2020/21:

- i) Approve with any amendments, any Non-Cash Limit items identified in Section 4 of the HRA Budget Setting Report or shown in Appendix D (2) of the HRA Budget Setting Report.
- j) Approve with any amendments, any Savings, Increased Income, Unavoidable Revenue Bids, Reduced Income proposals and Bids, as shown in Appendix D (2) of the HRA Budget Setting Report.
- k) Approve the resulting Housing Revenue Account revenue budget as summarised in the Housing Revenue Account Summary Forecast

2019/20 to 2024/25 shown in Appendix J of the HRA Budget Setting Report.

Under Part 2 of the agenda, the Executive Councillor for Housing resolved that recommend to Council:

Treasury Management

- l) Approve the need to borrow over the 30-year life of the business plan, with the first instance of this anticipated to be in 2022/23, to sustain the current level of investment, which includes £10,000,000 per annum for the delivery of new homes.
- m) Recognise that any decision to borrow further will impact the authority's ability to set-aside resource to redeem 25% of the value of the housing debt by the point at which the loan portfolio matures, with the approach to this to be reviewed before further borrowing commences.

Housing Capital

- n) Approval of capital bids and savings, shown in Appendix D (3) of the HRA Budget Setting Report, to include funding to begin to improve the energy efficiency of the existing housing stock.
- o) Approval of the latest Decent Homes Programme, to include an updated recharge of capitalised officer time and timing of decent homes expenditure for new build dwellings, as detailed in Appendix E of the HRA Budget Setting Report.
- p) Approval of the latest budget sums, profiling and associated financing for all new build schemes, including revised scheme budgets for Akeman Street, Meadows and Buchan Street and Campkin Road, based upon the latest cost information from the Cambridge Investment Partnership (CIP) or direct procurements, as detailed in Appendices E and H, and summarised in Appendix K, of the HRA Budget Setting Report.
- q) Approval of re-phasing of budget for the Estate Improvement Scheme, to also include reallocation of the resource between capital and revenue based upon the projects identified to date, as detailed in Appendix E, and summarised in Appendix K, of the HRA Budget Setting Report.

- r) Approval of the revised Housing Capital Investment Plan as shown in Appendix K of the HRA Budget Setting Report.

General

- s) Approval of inclusion of Disabled Facilities Grant expenditure and associated grant income from 2020/21 onwards, based upon 2019/20 grant levels, with approval of delegation to the Head of Finance, as Section 151 Officer, to approve an in year increase or decrease in the budget for disabled facilities grants, in direct relation to any increase or decrease in the capital grant funding for this purpose, as received from the County Council through the Better Care Fund.
- t) Approval of delegation to the Strategic Director to review and amend the level of fees charged by the Shared Home Improvement Agency for disabled facilities grants and repair assistance grants, in line with any decisions made by the Shared Home Improvement Agency Board.
- u) Approval of delegation to the Strategic Director, in consultation with the Head of Finance, as Section 151 Officer, to draw down resource from the ear-marked reserve for potential debt redemption or re-investment, for the purpose of open market land or property acquisition or new build housing development, should the need arise, in order to meet quarterly deadlines for the use of retained right to buy receipts or to facilitate future site redevelopment.
- v) Approval of delegation to the Head of Finance, as Section 151 Officer, to make the necessary technical amendments to detailed budgets in respect of the outcome of the review of recharges between the General Fund and the HRA and the outcome of the review of the pension fund deficit contribution, with any net impact for the HRA to be incorporated as part of the HRA Medium Term Financial Strategy in September 2020.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Assistant Head of Finance and Business Manager.

The Committee noted that since publication of the report, the authority had received final confirmation of the pension figures, which were marginally lower than anticipated. The Assistant Head of Finance and Business Manager highlighted that a delegation to the Head of Finance had been included in the HRA BSR Covering Report to allow the required adjustments to be made once this figure was confirmed, and that this delegation would now be applied.

The Committee made the following comments in response to the report:

- i. Noted the commitment in the budget to the Housing First Caretaker scheme.
- ii. Welcomed the Housing First Caretaker roles but suggested that they should be employed on a higher pay grade as the job would be complex and demanding.

The Assistant Head of Finance and Business Manager, assisted by other officers (Head of Housing, Strategic Director, Head of Housing Development and Head of Housing Maintenance and Assets) stated the following in response to Members' questions:

- i. Explained why the figure for disabled adaptations had been reduced. This was based on previous demand trends which had reduced. This was in part due to the number of properties within the portfolio that had already been adapted. Confirmation was given that demand would be reviewed and the budget reconsidered in future years if demand increased.
- ii. Confirmed that the Energy Officer would initially look at energy efficiency in the Council's own housing stock.
- iii. Explained that the Tenancy Auditor was for an initial pilot period of one year. In the long-term any post may be expected to be self-financing as it should help identify tenancy fraud, preventative repairs and tenants in need of additional support services. Extending the project to include Leasehold properties could be considered later.
- iv. Confirmed that Cambridge had been late in the roll out programme of Universal Credit and the full impact had not yet been seen.
- v. Confirmed that the net unavoidable revenue pressure in cyclical maintenance was the net position for the cost centre after virements between areas of spending. The officer confirmed that under the Council's financial standing orders, cost centre managers have the ability to move funds between expenditure heads within a cost centre to better deliver services. The Assistant Head of Finance and Business Manager

undertook to circulate the detailed virements that resulted in the net revenue pressure, after the meeting, for information.

Councillor Cantrill introduced the Liberal Democrat Amendment to the 2020/21 Housing Revenue Budget.

The Committee made the following comments in response to the report:

- i. Suggested that targeting rent reduction to larger homes would be targeting support to larger families who may not need that support rather than to those on lower incomes. Stated that this would be unfair, and that the reduced rental income would in turn reduce the ability to build more properties.
- ii. Stated that a move to Passive House Building methods would require an evidenced based analysis of what could be achieved. It would also significantly increase the spend on new build properties.
- iii. Agreed that further advice on alternatives was needed before gas boilers were replaced like for like.

The following vote was chaired by Diana Minns (Vice Chair / Tenant Representative)

The Liberal Democrats Group alternative budget: **3 votes in favour to 8 against**. The amendment was lost.

Resolved (**8 votes to 0**) to endorse the original recommendations a to k of the budget proposal.

The following vote was chaired by Councillor Todd-Jones

Resolved (**5 votes to 0**) to endorse the original recommendations l to v of the budget proposal.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/10/HSC Homelessness Prevention Grants to Agencies

This item was chaired by Councillor Mike Todd-Jones

Matter for Decision

The report outlined grant funding to organisations providing homelessness prevention services. It provided an overview of the process, eligibility criteria and budget in Section 3 and Appendix 1 of the Officer's report detailed the applications received with recommendations for 2020-21 awards.

Decision of Executive Councillor for Housing

- i. Approved the Homelessness Prevention Grants to voluntary, community and statutory organisations for 2020-21, as set out in Appendix 1 of the Officer's report, subject to the budget approval in February 2020 and any further satisfactory information required of applicant organisations.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Housing Services Manager.

The Committee made the following comments in response to the report:

- i. Requested further information on what level of legal representation the Citizens Advice Bureau were able to provide. The Housing Services Manager undertook to investigate this outside the meeting.
- ii. Raised concerns that shorter grant fund periods could result in services losing valuable, high skilled workers.

The Housing Services Manager said the following in response to Members' questions:

- i. Confirmed that some previous recipients of grants might not receive full support in future in order to allow other services to be supported.
- ii. Confirmed that Winter Comfort's application for a full time Drug and Alcohol Worker had been received at a time of uncertainty regarding dual diagnosis services but that the Dual Diagnosis Street Team had subsequently been reformed.

- iii. Confirmed that where funding was refused the grants team do their best to signpost applicants to other options.
- iv. Confirmed that applications were assessed on the value they would be adding and the length of time the service would be required. Services also needed to demonstrate that they had looked for or secured funding from other sources.
- v. Acknowledged that awarding grants for longer periods assisted applicants to secure additional funding from elsewhere.

The Committee resolved (**by 7 votes to 0**) to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/11/HSC Update on the Programme to Build New Council Homes Funded Through the Combined Authority

This item was chaired by Councillor Mike Todd-Jones

Matter for Decision

The report provided an update on the programme to deliver 500 Council homes with funding from the Combined Authority.

Decision of Executive Councillor for Housing

- i. Noted the continued progress on the delivery of the Combined Authority programme.
- ii. Noted the funding structure for the Combined Authority programme.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Housing Development.

The Assistant Head of Finance and Business Manager confirmed that to-date no approach had been made to the Secretary of State regarding cross budget funding arrangements. The current recommendations only relate to housing development and not to the Community Centre.

The Committee resolved by 5 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/12/HSC Housing Development - Options for Homeless People

This item was chaired by Councillor Mike Todd-Jones

Matter for Decision

- i. The report provided details of POD homes for single homeless people to be gifted from Hill Partnership. This project is proposed to be delivered as part of a wider compliment of Housing First provision.

Decision of Executive Councillor for Housing

- i. Delegate authority to the Strategic Director in consultation with the Executive Councillor for Housing to approve use of Council land as sites for PODs on an individual basis based on the criteria set out in this report.
- ii. Approved the Budget of £140,000 to aid the delivery of PODs programme.
- iii. Delegate authority to the Strategic Director in consultation with the Executive Councillor to agree the final approach in which the PODS are let, owned and managed, which is expected to be through a third party charitable organisation.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Housing Services Manager.

The Committee made the following comments in response to the report:

- i. Welcomed the scheme but questioned the size of the units that did not meet space standards.
- ii. Asked if an approach could be made to the provider of the PODs for larger internal space standards.
- iii. Expressed concerns regarding integration with existing communities and community safety.
- iv. Suggested that those offered POD type accommodation might feel they are receiving an inferior option to other housing applicants.
- v. Questioned why the sites proposed for the initial units were all in the North of the City.
- vi. Raised concerns regarding on going support and progression option to more settled accommodation.

The Head of the Housing Development Agency said the following in response to Members' questions:

- i. The units were of a standard size and were being offered to a range of providers. They were factory built and needed to be easily transportable on a lorry. Requesting bespoke options was unlikely to be successful.
- ii. Proposed sites would be determined by availability.
- iii. To date there was no feedback on the progress of a similar scheme managed and delivered by Allia.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

20/13/HSC Tenancy Strategy

This item was chaired by Councillor Mike Todd-Jones

Matter for Decision

- i. There was a statutory requirement for local authorities, in their strategic housing role, to have a tenancy strategy setting out the issues which Registered Providers operating in the local area must have regard to when deciding: the type of tenancies to offer; the circumstances in which

they will offer a tenancy of a particular kind; the length of any fixed term tenancy; and the circumstances in which they will grant a new tenancy when a fixed term tenancy comes to an end.

- ii. The Localism Act also required tenancy strategies to be kept under review.
- iii. Minor changes were proposed to the requirements laid down in the original strategy published in 2012, reflecting more recent changes to government policy, more recent data, and the Greater Cambridge Housing Strategy 2019-2023.

Decision of Executive Councillor for Housing

- i. Approved the revised Tenancy Strategy attached at Appendix 1 of the Officer's report.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Housing Strategy Manager.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

Exclusion of Press and Public

The Scrutiny Committee resolved to exclude members of the public from the meeting on the grounds that, if they were present, there would be disclosure to them of information defined as exempt from publication by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

20/14/HSC Land Purchase - New Build Housing Programme

This item was chaired by Councillor Mike Todd-Jones

Matter for Decision

As per confidential report.

Decision of Executive Councillor for Housing

- i. Approved the Decisions as per the Confidential Report

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

The meeting ended at 9.15 pm

CHAIR

This page is intentionally left blank



Item

Update on the Programme to Build New Council Homes Funded through the Combined Authority

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 17/03/2020

Report by:

Claire Flowers, Head of Housing Development Agency
Tel: 01223 - 457928 Email: claire.flowers@cambridge.gov.uk

Wards affected:

All

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes with funding from the Combined Authority.
- 1.2 All 500 homes have now been identified and the HDA is focusing its efforts on delivering the schemes in the programme.
- 1.3 The Council now has 309 Council rented homes being built on site, and has achieved its target of getting 65% of the 500 new homes onto site by the end of financial year 2019/20.
- 1.4 27 homes of the City Council programme have now been completed across four sites, including the first thirteen handovers of the Anstey Way scheme which were taken by the end of February.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the continued progress on the delivery of the Combined Authority programme.
- 2.2 Note the funding structure for the Combined Authority programme.

3. Background

- 3.1 In January 2019, the Housing Scrutiny Committee was provided with a report showing progress against the Combined Authority target of 500 Council rented homes.
- 3.2 The report confirmed that the 500 home target is now forecast to be exceeded with a total programme outturn of 546 homes net gain.
- 3.3 The Housing Development team continue to progress this programme, with all sites now having been submitted for planning.

4. Combined Authority

- 4.1 The Council's housing programme is part funded by a £70million grant from the Cambridgeshire & Peterborough Combined Authority.
- 4.2 Quarterly grant claims are made to the Combined Authority in arrears. Cambridge City Council drew down £9,885,050 in the first two quarters of 2019/20 and is forecasting a further £9,608,224 of grant drawdown by end March 2020.

- 4.3 To date Cambridge City Council has drawn down £37,572,679 with the remaining £32,427,321 due to be drawn down by financial year end 2021/22.
- 4.4 Provision of a quarterly report from Cambridge City Council against the £70m programme is one condition of the original grant from the Combined Authority. The most recent report to the Combined Authority was made on the 13th January 2019 and replicated the information provided to the City Council's Housing Scrutiny Committee on the 26th September 2019.

5. Delivery Programme

- 5.1 The delivery programme provided in January 2020 confirmed that the devolution programme now consists of 546 (net gain) Council homes to be delivered on named sites. The committee noted some key milestones in the delivery of this programme which remains on track.
- 5.2 Appendix 1 shows the current programme, which now shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.

6. 2019 performance against forecasts

- 6.1 Table 1 shows the overall performance of the Housing programme in March 2020 against what it was predicted to achieve in year in the March 2019 Housing Scrutiny Committee Report.

Table 1: performance against forecasts
 (All figures below reflect the net gain in Council Homes, i.e. the 500 programme)

Milestones	Actuals Achieved - March 2019	2019 forecast to achieve by March 2020	Actuals achieved, March 2020
Homes approved by HSC	487	536	546
Homes submitted for planning	339	536	546
Homes with planning permission	164	536	374
Homes started on site (net gain)	134	445	323
Homes completed	2	16	27

6.2 The Housing Development team has increased the overall number of homes being delivered by the programme in the last year. It has met targets on committee approvals and planning submissions.

6.3 Due to the need to resolve planning, design and technical issues, Meadows & Buchan and Campkin Road were submitted later than planned. Consequently planning permission has not been secured yet on these schemes and Start on Site on both has been forecast out of financial year 2019/20.

6.4 The Housing Development team has otherwise met its targets for 2019/20 having Started on Site on fourteen of twenty sites in the programme.

7. Profile of Start on Sites

7.1 The start on site profile for the 500 devolution programme is shown in table 2. This is based on all the named schemes being delivered.

7.2 189 homes have started on site since the beginning of financial year 2019/20 In total therefore the number of starts achieved in total at the time of this report stands at 323, or 65% of the total programme.

7.3 The Kendal Way scheme has had its start on site pushed back to August 2020 to allow additional time to resolve ongoing issues with the site boundary.

7.4 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

Table 2: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (actual)	2019/20 (actual)	2020/21 (forecast)	2021/22 (forecast)
Number of starts	2	132	189	223	0
Cumulative total	2	134	323	546	546

8. Scheme details

8.1 Schemes Completed Total 14 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.
- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. All ten units are now tenanted.
- **Ditchburn Place Community Rooms:** Two additional Council homes within the Ditchburn Place sheltered housing scheme were completed here in September 2019 and are now tenanted.

8.2 Schemes on Site: Net gain 309 homes.

- **Mill Road:** This is a mixed tenure scheme formerly on the Council's Mill Road Depot site. The second phase of the scheme received planning permission in June 2019 and the total scheme will deliver 118 new build Council homes. Works are progressing on site with first completions expected to be in Quarter 2 2020.



Mill Road aerial view, January 2020

- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. 12 homes here are specifically for the over 55s. The build is on programme with internal finishes now being completed. 13 of the new homes were handed over at the end of February 2020, with the remaining 43 due to hand over by the end of April.



Anstey Way, January 2020

- **CIP small sites package:** this group of five garage and infill sites have started on site. Demolition work has now commenced on all five sites with the build programme due to complete by August 2020. In total the package will provide 15 homes, all for Council rent;
 - **Queens Meadow:** This scheme will deliver two homes.
 - **Markham Close:** this scheme will deliver five homes.
 - **Gunhild Way:** this scheme will deliver two homes.
 - **Colville Road Garages:** this scheme will deliver three homes.
 - **Wulfstan Way:** this scheme will deliver three homes.

- **Cromwell Road:** This scheme will provide 295 homes on the former Ridgeons site on Cromwell Road. 118 of these will be new Council rented homes, with the other properties being sold on the open market. New public open space and an early years facility/community centre will be provided. Construction commenced in December 2019 and is due to run until September 2022.

- **Ventress Close:** This estate regeneration scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Construction commenced on site in October 2019 and is forecast to complete in Spring 2021.
- **Akeman Street:** This estate regeneration scheme will replace two existing Council homes commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12 council homes. Construction commenced in October 2019 and is forecast to complete in November 2020. The existing community centre has been relocated to a temporary replacement facility on the same street.



Ventress Close, January 2020

- **Kingsway Medical Centre:** this scheme is being delivered by the City Council's Housing Maintenance & Assets team. It will deliver four new Council rented homes through the conversion of a former surgery. Work on site has been paused due to issues raised by UK Power Network, and completion of the scheme is now due by the end of Summer 2020.

9. Update on other approved schemes:

9.1 Schemes target to Start on site in 2020/21 with planning permission

- **Colville Road phase 2:** this regeneration scheme, replacing 20 existing homes and delivering a gain of 49 Council rented homes, received planning permission in November 2019. Construction is forecast to start on site in Summer 2020. Residents are currently being helped to move into alternative accommodation by the Housing Development team. There is a risk to the start date arising from the need to complete the decanting of the existing flats.

9.2 Schemes target to start on site in 2020/21, planning submission made:

- **Campkin Road:** This scheme will replace an existing Council block at Campkin Road with a modern scheme, increasing the Council's housing stock by 50 homes. The detailed scheme was submitted for planning approval in November 2019 and start on site is provisionally forecast for late summer 2020. Work has commenced to help residents move to alternative accommodation.
- **Tedder Way:** this scheme comprises two homes for Council rent. It is currently awaiting planning decision. Boundary issues are to be resolved with neighbouring properties and this represents a risk to the scheme.
- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Committee approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. Planning was re-submitted in December 2020.
- **Meadows & Buchan:** this scheme, which comprises the regeneration of two community centres as well as The Meadows open space, was approved by HSC in January 2019 and is expected to deliver 106 Council rented homes. A detailed planning application, informed by two public consultations, was made in December 2019 and Start on Site is anticipated in Autumn 2020.

9.3 Other schemes

- **Kendal Way:** permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are currently reviewing the proposals as planning permission for the site has now lapsed. There is an ongoing risk to this scheme due to an outstanding boundary dispute which has heretofore delayed the development.

10. Delivering Accessible Housing

10.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires 100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings).

10.2 There are currently 28 fully adapted wheelchair user dwellings planned in the programme (see table below). This along with meeting the local plan of delivering all homes to be accessible and adaptable will mean the requirement to provide 5% wheelchair user homes will be met.

10.3 Table 2: Wheelchair user homes

	Total Council rented homes (100% M4 (2) wheelchair adaptable)	Total M4 (3) wheelchair user homes	Total 1 bed M4 (3)	Total 2 bed M4(3)
Mill Road phases 1 & 2	118	5	5	0
Anstey Way	56	3	3	0
Cromwell Road	118	6	4	2
Colville Road Ph 2	69	4	0	4
Campkin Road	75	4	1	3

Meadows & Buchan	106	6	3	3
------------------	-----	---	---	---

10. Sustainability

10.1 The Council's commitment is for all developments that are part of the Council's Housing Programme to adhere to the 2017 Sustainable Housing Design Guide. This covers a number of areas including: energy and water; space standards and biodiversity. The Sustainable Housing Design Guide targets are now part of the 2018 Cambridge Local Plan. Currently out for consultation is the draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD).

10.2 The table below highlights the Council's forthcoming schemes and how they are meeting or exceeding the Sustainable Housing Design Guide (part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD.

Scheme	Mandatory Sustainability Standard	Actual Sustainability Standard (reduction from 2013 building regulations)	Key Sustainability components
Mill Rd Phase 1 Anstey Way Garage Sites Ventress Cromwell Rd Akeman	10% on-site renewable energy	19% reduction in carbon emissions	<ul style="list-style-type: none"> • Fabric First • MVHR • Solar PV • Battery Storage
Mill Rd Phase 2	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> • Fabric First • MVHR • Solar PV • Combined Heat and Power
Colville Road	19% reduction in	35%-40%	<ul style="list-style-type: none"> • Fabric First

Campkin Road (proposed)	carbon emissions	reduction in emissions	<ul style="list-style-type: none"> • MVHR • Detailed assessments in progress
Meadows & Buchan (proposed)			

10.3 The detailed assessments that are in progress in relation to Colville Road, Campkin Road and Meadows & Buchan are seeking to determine the best mix of energy sources and technologies taking into account a range of factors:

- Carbon emissions reduction performance
- Energy consumption performance
- Resident heating bills
- Technical complexity and implications (including ultimate maintenance costs to the Council)

11. Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 546 homes identified and approved for development.	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery. Strategy is to exceed target. All schemes have now secured a capital budget for delivery and updated in MTFS as required.
Land Assembly issues delaying start on sites	Medium - a number of the schemes in the programme require purchase	High- if vacant possession or access not achieved the scheme	Council has an officer in post to support move. Process also in place to use

	of land/property from 3 rd parties	cannot be developed.	statutory powers if required.
Cost increases on approved projects	Medium – design revisions requested as part of the planning process may increase the cost of individual housing schemes i.e. tighter air quality requirements will require more sophisticated infrastructure which will lead to higher cost.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2019 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR..
Planning	Medium - 4 schemes do not yet have planning permission	High- if planning is not achieved the schemes cannot be delivered.	Significant number of pre-apps with the planning and urban design team on 2 schemes recently submitted- Campkin and Meadows.
Sales risk – exposing Council cash flow forecast	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Mill road sales have launched regular reporting through CIP processes on sales. Strategy for Cromwell road in development.

Decanting residents / leaseholders	Low – decanting process has been agreed with City Homes and no evident delays have come up to date	High – regeneration schemes will not be progressed if residents are not decanted.	Colville Road has 3 residents remaining. This may delay start on site. Campkin Road is at an earlier stage with a number of residents still to move.
---	--	---	--

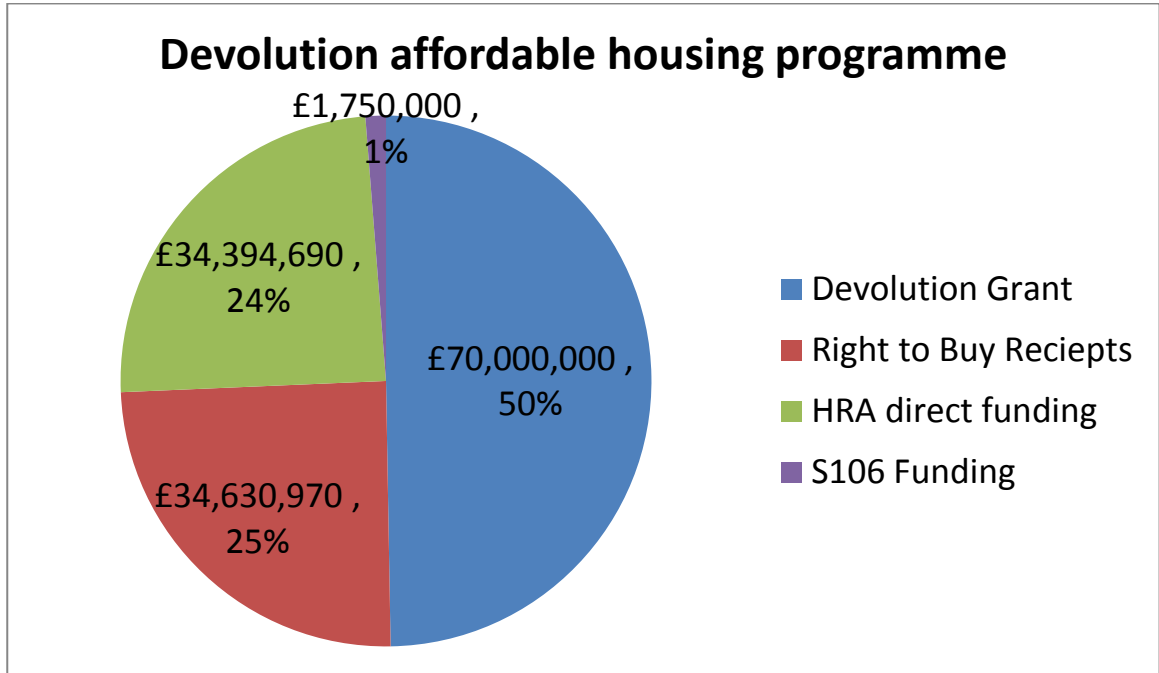
12. Implications

(A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts will be the main source of funding for schemes in the Rolling Programme that progress into development. However, scheme funding will be confirmed should a scheme be brought to the Committee for scheme specific approval.

Currently the 500 programme has a total approved HRA budget of £140,775,660. This is broken down by source:

- Funding provided by the Combined Authority grant
- Funding provided from Section 106 agreements
- Funding provided by Right to Buy receipts
- Funding provided direct from HRA Capital



(B) Staffing Implications

The scheme on the Rolling Programme will be project managed by the Cambridge City Council Housing Development Agency in liaison with City Homes; Housing Maintenance & Assets; and the Council’s corporate support teams. Some of the schemes are being delivered through the Cambridge Investment Partnership.

(C) Equality and Poverty Implications

The development framework for new housing by the Council, approved at the March 2017 Housing Scrutiny Committee was informed by an EQIA. Each scheme specific approval is informed by an EQIA if current residents are required to move.

(D) Environmental Implications

There are no environmental implications of this report. Each scheme specific approval will cover any environmental implications.

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

There are no consultation and communication implications of this report. The development framework for new housing by the Council

approved at the March 2017 Housing Scrutiny Committee sets out the Council's commitment to involve residents in new housing schemes.

(G)Community Safety

There are no community safety implications for this report. Each scheme specific approval will cover any community safety implications.

13. Background papers

Background papers used in the preparation of this report:

- a) 19/09/26 HSC report

14. Appendices

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance summary

15. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Claire Flowers, Head of Housing Development Agency, tel: 01223 - 457928, email: claire.flowers@cambridge.gov.uk.

HDA Delivery Programme		24/02/2020									
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETE											
Uphall Road	Romsey	2	0	2	E & F	HSC	Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	0	10	Tender	HSC	Mar-15	Aug-16	Jul-17	Jan-19	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	0	2	Tender	S & R	Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
Sub total		14	0	14							
ON SITE											
Anstey Way	Trumpington	29	0	56	CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road	Petersfield	118	118	236	CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Sep-21
Colville Garages	Cherry Hinton	3	0	3	CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20
Queens Meadow	Cherry Hinton	2	0	2	CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	May-20
Markham Close	Kings Hedges	5	0	5	CIP	HSC	Jan-18	May-18	Oct-18	May-19	Aug-20
Gunhild Way	Queen Ediths	2	0	2	CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Aug-20
Wulfstan Way	Queen Ediths	3	0	3	CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Jul-20
Ventress Close	Queen Ediths	13	0	15	CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	Feb-21
Kingsway Medical Centre	Arbury	4	0	4	E & F	HSC	Sep-17	Sep-18	Apr-19	Nov-19	Aug-20
Cromwell Road	Romsey	118	177	295	CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Sep-22
Akeman Street	Arbury	12	0	14	CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	Nov-20
Sub total		309	295	635							
PLANNING APPROVED											
Kendal Way	East Chesterton	2	0	2	TBC	HSC	Mar-15	Aug-16	Feb-17	Nov-20	Nov-21
Colville Phase 2	Cherry Hinton	49	0	69	CIP	HSC	Jan-19	Jul-19	Dec-19	Jul-20	Jan-22
Sub total		51	0	71							
SUBMITTED FOR PLANNING											
Tedder Way	Arbury	2	0	2	TBC	HSC	Mar-15	Mar-17	Mar-20	Aug-20	Aug-21
Clerk Maxwell Road	Newnham	14	21	35	S106	HSC	Jan-19	Dec-19	Jun-20	Sep-20	Oct-21
Meadows and Buchan	Kings Hedges	106	0	106	CIP	HSC	Jan-19	Dec-19	Jun-20	Sep-20	Feb-22
Campkin Road	Kings Hedges	50	0	75	CIP	HSC	Jul-19	Nov-19	Mar-20	Oct-20	Aug-22
Sub total		172	21	218							
GRAND TOTAL		546	316	938							

Page 41

Progress to 500 Starts on Site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	189	223	0	0
Cumulative total	2	134	323	546	546	546

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	73	291	168
Cumulative total	2	2	14	87	378	546

This page is intentionally left blank

HDA Financial programme		02/03/2020										
Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget approval	Spend to date	RTB receipts	Devo grant funding	S106 funding	Net cost to HRA	Total development cost per unit	Cost to HRA per unit	
Uphall Road	Build completed	2	2	£322,000.00	£346,566.52	-£96,600.00	-£221,900.00	£0.00	£3,500.00	£161,000.00	£1,750.00	
Nuns Way & Wiles Close	Build completed	10	10	£2,081,000.00	£1,824,618.97	-£624,300.00	-£1,398,590.00	£0.00	£58,110.00	£208,100.00	£5,811.00	
Anstey Way	On site	29	56	£11,489,640.00	£9,436,945.42	-£1,886,750.00	-£3,551,230.00	£0.00	£6,051,660.00	£205,172.14	£108,065.36	
Mill Road	On site	118	118	£24,965,630.00	£11,792,672.64	-£7,489,690.00	-£17,475,940.00	£0.00	£0.00	£211,573.14	£0.00	
Colville Garages	On site	3	3	£847,300.00	£549,845.72	-£254,190.00	-£593,110.00	£0.00	£0.00	£282,433.33	£0.00	
Queens Meadow	On site	2	2	£621,040.00	£483,278.60	-£186,310.00	-£434,730.00	£0.00	£0.00	£310,520.00	£0.00	
Markham Close	On site	5	5	£1,186,650.00	£787,781.89	-£355,990.00	-£830,660.00	£0.00	£0.00	£237,330.00	£0.00	
Gunhild Way	On site	2	2	£664,140.00	£425,912.16	-£199,240.00	-£464,900.00	£0.00	£0.00	£332,070.00	£0.00	
Ditchburn Place Community Rooms	Build completed	2	2	£332,000.00	Joint with overall Ditchburn development	-£99,600.00	-£232,400.00	£0.00	£0.00	£166,000.00	£0.00	
Wulfstan Way	On site	3	3	£816,810.00	£374,734.17	-£245,040.00	-£571,770.00	£0.00	£0.00	£272,270.00	£0.00	
Ventress Close	On site	13	15	£3,689,920.00	£1,840,427.90	-£783,910.00	-£1,828,600.00	£0.00	£1,077,410.00	£245,994.67	£71,827.33	
Kendal Way	Planning approved	2	2	£374,000.00	£23,714.50	-£112,200.00	-£261,800.00	£0.00	£0.00	£187,000.00	£0.00	
Kingsway Medical Centre	On site	4	4	£410,000.00	£53,599.15	-£123,000.00	-£287,000.00	£0.00	£0.00	£102,500.00	£0.00	
Cromwell Road	On site	118	118	£24,865,800.00	£13,698,278.87	-£7,459,740.00	-£17,406,060.00	£0.00	£0.00	£210,727.12	£0.00	
Akeman Street	On site	12	14	£4,526,720.00	£1,447,684.23	-£910,680.00	-£2,124,920.00	£0.00	£1,491,120.00	£323,337.14	£106,508.57	
Tedder Way	Submitted for planning	2	2	£389,000.00	Joint w/ Nuns Way	-£116,700.00	-£272,300.00	£0.00	£0.00	£194,500.00	£0.00	
Clerk Maxwell Road	Submitted for planning	14	14	£2,746,760.00	£0.00	-£824,030.00	-£1,922,730.00	£0.00	£0.00	£196,197.14	£0.00	
Colville Phase 2	Planning approved	49	69	£15,690,580.00	£1,041,404.61	-£3,040,130.00	-£7,093,630.00	£0.00	£5,556,820.00	£227,399.71	£80,533.62	
Meadows and Buchan	Submitted for planning	106	106	£27,318,760.00	£606,110.93	-£6,710,240.00	-£13,004,380.00	£0.00	£7,604,140.00	£257,724.15	£71,737.17	
Campkin Road	Submitted for planning	50	75	£17,421,260.00	£516,776.40	-£3,114,990.00	£0.00	-£1,750,000.00	£12,556,270.00	£232,283.47	£167,416.93	
TOTAL		546	622	£140,759,010.00	£45,250,352.68	-£34,633,330.00	-£69,976,650.00	-£1,750,000.00	£34,399,030.00	£226,300.66	£55,303.91	
Mean average												

This page is intentionally left blank

CAMBRIDGE CITY COUNCIL Record of Executive Decision

DECISION TITLE- SALE OF SHARED OWNERSHIP PROPERTY

Decision of:	Cllr Richard Johnson, Executive Councillor for Housing		
Reference:	20/URGENCY/HSC/1		
Date of decision:	7 th February 2020	Recorded on:	
Decision Type:	Non Key Decision		
Matter for Decision:	Urgent approval in relation to the sale of a shared ownership home.		
Why the decision had to be made (and any alternative options):	The proposal is to sell a property for shared ownership using the Homes England standard mortgagee in protection clause.		
The Executive Councillor's decision(s):			
Reasons for the decision:	As detailed in the Officers confidential report which is considered exempt from publication by virtue of paragraph 1,2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.		
Scrutiny consideration:	The Chair Vice Chair and Spokesperson of Housing Committee were consulted prior to the action being authorised.		
Report:	The report relates to an item during which the public is likely to be excluded from the meeting by virtue of paragraph 1, 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.		
Conflicts of interest:	None		
Comments:	The decision will be reported back to Housing Scrutiny Committee at their next meetings in March 2020		

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank