



Cambridge City Council Housing Scrutiny Committee

Date: Tuesday, 16 March 2021

Time: 5.30 pm

Venue: Virtual Meeting via Microsoft Teams

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

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Minutes - to follow
- 4 Public Questions

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

Decisions for the Executive Councillor for Housing

- 5 Estates & Facilities Service Review and Compliance Update (Pages 5 - 12)

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

Decisions for the Executive Councillor for Housing

- 6 Combined Update on the Programme to Build New Council Homes Funded Through the Combined Authority and Work Toward Development of the New Council Housing Programme (Pages 13 - 32)

Housing Scrutiny Committee Members: Todd-Jones (Chair), Bird (Vice-Chair), Hadley, McGerty, Martinelli, Porrer, Robertson and Sheil

Alternates: Barnett, McQueen and Page-Croft

Tenants and Leaseholders: Lulu Agate (Tenant Representative), Christabella Amiteye (Tenant Representative), Diane Best (Leaseholder Representative), Mandy Powell-Hardy (Tenant Representative), Diana Minns (Tenant Representative) and Colin Stevens (Tenant Representative)

Executive Councillors: Johnson (Executive Councillor for Housing)

Information for the public

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- 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.



Item

Estates & Facilities Service Review and Compliance

Update

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 16th March 2021

Report by:

Lynn Thomas, Head of Housing Maintenance and Assets
Tel: 01223 457831 Email: lynn.thomas@cambridge.gov.uk

Wards affected:

All Wards

This report is for information and not for decision.

1. Executive Summary

The report provides an update on the Estates & Facilities Service Review and information on compliance related work within the service, including a summary on gas servicing, electrical testing, and fire safety work.

2. Recommendations

The Executive Councillor is recommended to note the progress of the service review and compliance related work detailed within the report.

3. E&F Service Review Update

This is a further update to that provided during the last Housing Scrutiny Committee in January.

The project that has been running for the last 18 months relating to Phase 1 of the Service Review is now being closed as a separate project.

82% of the actions have now been completed and any outstanding actions are being absorbed into the services Operational Plan and Business as Usual. These outstanding actions are mainly relating to either the introduction of the new IT systems or waiting for the appointment of staff into the newly identified posts. The actions to review productivity and efficiency and effectiveness of the Operations team have needed the new Repairs system to be in place for a reasonable amount of time and us operating a full Repairs service (not constrained through the Government restrictions and lockdown). A number of the actions are dependent on the implementation of Orchard Asset and its various modules such as Compliance and Self-appointing Repairs which is in progress. Whilst those relating to risk assurance and procurement have been reliant on the new job roles being appointed to, which again has now taken place.

The restructure has taken place, is being embedded into the service and most of the new or vacant roles have been recruited to.

Therefore, this will be the last update in this report regarding the service review. In future the report will purely be focused on the Compliance Data and be titled as such.

4. Compliance Progress report

4.1 Compliance team update

Following the service review and restructure that identified the need for the development of the Compliance team, this has progressed in recent months. Although we have been unable to recruit permanently to the Property Compliance and Risk Manager role, we were able to appoint an Interim Manager in January. In addition to this we successfully recruited to the two new roles of Fire Risk Assessor and Asbestos Officer/Surveyor. The two existing members of staff whose roles have been transferred to the Compliance team are now working within that team structure and we are about to start the recruitment process for the final role in the Compliance team of Electrical Supervisor.

The Interim Property Compliance and Risk Manager has begun work on a gap analysis and action plan for the team and in the future, I shall bring you further details of this and its progress in the report.

4.2 Gas Servicing

Mears are contracted to complete our gas servicing and maintenance. The table below shows their performance since January 2020 and prior to January they have constantly achieved 100% compliance. From April – September we changed the approach for gaining access in line with the Covid-19 guidance issued at that time to take in consideration those tenants that were self-isolating and shielding. Since September we have been following our usual approach in obtaining access for gas servicing but giving regard to those who have a shielding letter. Our officers have been working with Mears to ensure we return to full compliance as soon as possible.

	Jan 20		Feb 20		Mar 20		April 20		May 20		June 20		July 20
Services completed	686		803		642		605		625		781		851
service compliance	100%		100%		100%		99%		99%		99%		99%
overdue within month	0		0		0		2		56		74		56

	Aug 20		Sept 20		Oct 20		Nov 20		Dec 20		Jan 21	
Services completed	462		649		561		535		663		688	
service compliance	99%		99%		99%		99%		99%		99%	
overdue within month	87		85		48		27		10		10	

You will see from the table above that we have reduced the number of properties out of compliance and at the time of writing the report this has improved further to 5 properties, 4 of these have future appointments.

4.3 Electrical Testing

All properties that are planned for electrical testing this financial year have been ordered with our contractor TSG Building Services. Due to Coronavirus the start of work was postponed until 1/8/20. All tenants have been contacted and at mid-February 297 electrical hard wire tests had been undertaken. Testing is ongoing although gaining access remains an issue.

4.4 Fire Safety

The following fire safety measures have been ordered with our contractors and are being programmed for delivery in 20/21:

1. Installation of internal fire doors and fire protection to 188 above ground floor maisonettes.

Work has commenced with 20 installations completed to date. Surveying and scheduling of installations is ongoing, however gaining access to carry out surveys and work is proving to be an issue for the contractor.

2. Installation of external fire doors to over 300 properties at Hanover Court, Princess Court, Kingsway flats and other flats.

Within Kingsway, Hanover and Princess as of the 3rd December, 97% of the doors had either been completed or were in progress/booked. We are currently working with colleagues in City Homes where we have been unable to gain access to the other 3% of flats. Progress is now being made in completing fire doors within the other flat blocks in the program.

3. Continuation of the program to replace all non-compliant “Manse” fire doors

The program to replace these doors is now almost complete. 85% of the doors have been replaced, the remaining properties are either where we need to use a timber door and are trying to source an appropriate product or there has been no access.

4. Installation of new emergency lighting in blocks of flats in the Hawkins Road estate

This work has been tendered and will be completed as part of a larger structural works project. At this stage, the electrical works are anticipated to start during February 2021 and be completed by June 2021.

5. Improvements to vents and glazing facing onto escape routes in 84 locations

Our Officers are currently working with our contractors to determine the extent of the work required at the various locations. All tenants are being written to so access arrangements can be made. Access has been gained to a number of properties and the findings are being considered by our in-house Fire Risk Assessor.

6. Continuation of the heat detector installation program to all properties

Due to Coronavirus the start of these works was postponed until 1/8/20. All tenants have been contacted by the contractors, but the contractors have continued to experience significant difficulties in gaining access to properties. So far 55% of the original program has resulted in no access but to date 85% of the remaining program has been completed.

7. Continuation of the smoke detector replacement program

Due to Coronavirus the start of these works was postponed until 1/8/20. All tenants have been contacted by the contractors, but the contractors have continued to experience significant difficulties in gaining access to properties. So far 50% of the original program has resulted in no access but to date 84% of the remaining program has been completed.

8. Fire compartmentation works to houses that have been converted into flats

This work has been ordered with our contractor, who have written to residents requesting to arrange access. Access has been obtained to one property but unfortunately access has not been gained to other flats and therefore no work has commenced yet. Officers are continuing to work with the contractors to obtain access.

When major capital work taking place in line with the Decent Homes Standard is proposed to tenants, they have the option to refuse or decline replacement or installation where there is not a detriment to the fabric of the building. However, where the work is of a health and safety nature or forms part of legislation, such as gas servicing, urgent asbestos removal, fire prevention, electrical work (where the installation could be dangerous) this is not the case.

Our contractors use an agreed four-stage contact process with tenants via letter or phone call. Once contractors have completed this process, and access is not arranged, the properties are returned to the Council.

Where tenants tell us they do not want work completed, we ask them to sign a 'waiver form.' In the waiver form, the tenant acknowledges that they will be removed from the scheduled program of work and their home may not meet the Decent Homes standard. If a tenant withdraws from any program of heating work, electrical work, or work to address an identified

HHSRS hazard, they are informed no other Decent Homes work will be completed until we are allowed access to do the heating, electric or HHSRS work.

If there is no response, then a final letter is sent that reminds residents that their tenancy agreement requires them to agree access. If there is still no response, then the property is removed from the scheduled program of work.

5. Implications

5.1 Financial Implications

There are no new financial implications directly relating to the content of this report.

5.2 Staffing Implications

There are no new staffing implications directly relating to this report. The service review restructure holds staffing implications that are dealt with through the Organisational Change policy, formal consultation, and implementation process.

5.3 Equality & Poverty Implications

There are no new equality and poverty implications associated with this report. An EQIA has been developed for the service restructure and is included within the formal implementation papers.

5.4 Environmental Implications

There are no new environmental implications directly relating to the content of this report.

5.5 Procurement Implications

There are no new procurement implications directly relating to the content of this report.

5.6 Consultation and Communication

Consultation with tenant and leaseholder representatives is an integral part of the Housing Scrutiny Committee.

5.7 Community Safety

There are no new community safety implications directly relating to the content of this report.

6. Background Papers

Background papers used to compile this report:

- a) Estates & Facilities Service Review Consultation Paper
- b) Estates & Facilities Service Review Implementation Paper

To inspect the background papers or if you have a query on the report please contact Lynn Thomas, Head of Housing Maintenance and Assets, Tel: 01223 457831, email: lynn.thomas@cambridge.gov.uk.

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Item

Combined Council Housing Delivery Update Report

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 16/03/2020

Report by:

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

Wards affected:

All

Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes by March 2022 with funding from the Combined Authority, along with the new programme work for 2022-2032.
- 1.2 130 Homes have now been completed across 11 sites under the City Council programme, with 75 being net new Council homes.
- 1.3 The Council currently has 451 new Council rented homes being built on site, with a further 16 Starts to fall within 2021/2022 under the current programme.
- 1.4 The HDA has thus reached 526 recorded Starts on site and has successfully met and exceeded the 500 homes target. (105.2% of target).

- 1.5** The Sustainable Housing Design Guide principles were approved by HSC in January 2021 and are now adopted for the new programme. The updated guide will be published on the City Councils website.

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 work undertaken to date toward development of the new housing programme for 2022-2032.

3. Background

- 3.1** This is a quarterly report showing progress on the City Councils Development programme ambitions.

4. Combined Authority

- 4.1** The Council's housing programme is part funded by a £70 million grant, which to date has been paid via the Cambridgeshire & Peterborough Combined Authority in arrears, with the exception of a direct advance payment of £17,000,000 from MHCLG in March 2020.
- 4.2** Quarterly grant claims are made in arrears against the Devolution funding to the Combined Authority. There is £53,000,000 to be claimed from the Combined Authority with £28,208,605 claimed to date. Of the £17,000,000 that was paid directly to the City Council from MHCLG for 2020/21, £9,644,361 has been invested to date. Cambridge City Council anticipates drawing down / utilizing a further £6,228,232 by the end of the current financial year.
- 4.3** To date Cambridge City Council has drawn down / utilized a total of £37,852,966 of Devolution funding, with the remaining £32,147,034 due to be drawn down / utilized by financial year end 2023/24.
- 4.4** MHCLG and the Combined Authority remain in discussion around the target date for the starts on site for this programme along with their own £100m housing programme. We have been keeping MHCLG up to date

with our progress which based on current projections will meet the 2021 date.

5. Delivery Programme

- 5.1** The delivery programme update provided in January 2021 confirmed that the devolution programme consisted of 542 Council Homes.
- 5.2** Appendix 1 shows the current programme, indicating 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. Profile of Start on Sites

- 6.1** The start on site profile for the 500 devolution programme is shown in table 1. This is based on all the named schemes being delivered.
- 6.2** The total starts on site currently stand at 526, or 105.2% of the total programme target of 500 homes, ahead of the targeted deadline of 31 March 2022.
- 6.3** The combined Authority continue to hold discussions with MHCLG to clarify programme expectations related to completion dates, however as we have now met our target this no longer affects the Council.
- 6.4** As below, the overall programme currently shows an outturn of 542 new homes commencing construction by March 2022.

Table 1: Start on Site Forecast Profile

Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	159	162	203	16	0
Cumulative total	2	161	323	526	542	542

7. Scheme details

7.1 Schemes Completed: Net gain 75 Affordable homes.

Ventress Close has successfully handed over through January and February 2021 and is now included in the List of completed schemes below.

Scheme	Ward	Net Affordable	Total Homes	Delivery	Completion Date
Uphall Road	Romsey	2	2	E & F	<i>Jan-18</i>
Nuns Way & Wiles Close	Kings Hedges	10	10	Tender	<i>Aug-19</i>
Ditchburn Place Community Rooms	Petersfield	2	2	Tender	<i>Sep-19</i>
Queens Meadow	Cherry Hinton	2	2	CIP	<i>Jun-20</i>
Anstey Way	Trumpington	29	56	CIP	<i>Jun-20</i>
Colville Garages	Cherry Hinton	3	3	CIP	<i>Jul-20</i>
Gunhild Way	Queen Ediths	2	2	CIP	<i>Jul-20</i>
Wulfstan Way	Queen Ediths	3	3	CIP	<i>Sep-20</i>
Markham Close	Kings Hedges	5	5	CIP	<i>Sep-20</i>
Ventress Close	Queen Ediths	13	15	CIP	<i>Feb-20</i>
Mill Rd (Partial)	Petersfield	4	26	CIP	<i>Dec-21</i>



Ventress Close, February 2021

7.2 Schemes on Site: Net gain 451 Council homes

7.2.1 Project updates

- **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. Current completion is envisioned to be December 2021. Handover of the first 4 completed affordable homes as well as 26 market sale homes have been completed. Further handovers are scheduled to commence from April 2021 onwards.
- **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 room will be provided. Construction started in December 2019 after

demolition of the current buildings on site. Current completion is envisioned to be December 2022.



Cromwell Road, January 2021.

- **Akeman Street:** This estate regeneration scheme replaces 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, with the existing community centre relocated to a temporary replacement facility on the same street. Current completion is envisioned to be July 2021.
- **Colville Road phase 2:** this regeneration scheme received planning permission in November 2019 and replaces 20 existing homes, delivering a net gain of 47 Council rented homes. Start on site commenced in December 2020. Completion is scheduled for April 2022.

- **Meadows and Buchan:** The Meadows site will provide 78 new one- and two-bedroom apartments for council rent, with five of the flats across the Meadows and Buchan Street schemes to be adapted for wheelchair users. This scheme will comprise the development of a new community hub as well as improvements to open space. Start on Site was achieved in February 2021 through the signing of the build contract, and the main works will commence in March 2021.

Buchan Street site will see 28 one- and two-bedroom council rented flats and two commercial units built. This site will be progressed in conjunction with the Meadows Scheme, ensuring that Community facilities are available between the two sites throughout the development process.

- **Kingsway Medical Centre:** This scheme was being delivered by the City Council's Housing Maintenance & Assets team, providing four new Council rented homes through the conversion of a former surgery. Work on site commenced in November 2019 but has been put on hold following a fire in the flat above.

Following significant internal discussions and guidance from external consultants, it has now been agreed that this scheme be taken forward through the Housing Development Agency. Work onsite has temporarily ceased to allow for structural works to make safe the fire-stricken flats above (following damage during an unrelated incident). These remedial works are programmed to finish in September 2021, at which point recommencement of the Kingsway Medical Centre scheme is planned.

- **Campkin Road:** This scheme will replace four existing Council blocks at Campkin Road with a modern scheme, increasing the Council's housing stock by 50 homes. Enabling works started in December 2020, while work undertaken to support the successful decanting of final residents was progressed through early 2021. Vacant Possession and Start on Site has now been achieved.

7.3 Approved schemes; Nett gain 14 new homes

7.3.1 Schemes with planning permission:

- **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 committee approval for this scheme was granted in July 2020, and a current Start on Site is scheduled for April 2021, however this is dependent on finalisation of land transfer.

7.3.2 Schemes awaiting planning approval:

- **Tedder and Kendal Way:** Revised Schemes for Tedder and Kendal Way were Approved in the January 2021 HSC. Due to site constraints, the schemes now propose a 4-bed bungalow on Tedder Way and a 3-bed bungalow at Kendal Way, suitable specifically for families with disabled family members. Architects and an Employer's Agent have been appointed, with a view to planning applications being made in June 2021 for Tedder Way and in August 2021 for Kendal Way.

7.4 Reserve Schemes

- **The Mews, Histon Road:** This scheme of 27 units is being delivered by Laragh homes, with the Council's purchase 7 of the 10 Affordable housing units approved by the HSC in September 2020. The scheme has planning approval and start on site anticipated by April 2021.
- **Colville Road Phase 3:** This Scheme was approved by the HSC in September 2020 and is under development through CIP. It will provide and a total of 48 new units (replacing 16 existing homes and providing 33 net new council rented homes). The detailed Scheme proposal is currently being finalised for planning submission, expected to be lodged by March 2021.
- **L2 Orchard Park:** This Scheme was approved by the HSC in September 2020 and is under development through CIP. It will provide and a total of 76 new units (30 new council rented homes and 46 Market sale homes). A planning application was submitted in August 2020 to S Cambs DC and Approval is awaited.

8 Update on the Modular Housing project

8.1 In January 2020 the Housing Scrutiny Committee delegated authority to the Strategic Director, in consultation with the Executive Councillor, to approve sites to develop as “pod” schemes in support of Hill’s Foundation200 modular housing project. Three small sites in Council ownership will be developed as housing for applicants on the housing register with a history of homelessness.

8.2 Good progress has been made on the modular housing project, with two of the three schemes complete at time of writing and handed over to Jimmy’s. Jimmy’s staff have been working with the Council and Hill, to ensure that residents are fully settled in their new homes, and that any problems with the accommodation are resolved swiftly. Jimmy’s team has been integrated into the snagging reporting procedure currently used by the Council and Hill to ensure that performance on maintenance issues is tracked.

8.3 East Chesterton

This site, of four modular homes, was handed over to Jimmy’s in December 2020 and has been fully tenanted since that time.

Maintenance and repair issues that have been reported by residents so far have been resolved by Jimmy’s in collaboration with Hill. Following the public consultation during the planning process, the Council has appointed a contractor to carry out improvements to the parking area in Dundee Close. Work has already commenced and will reprovide parking capacity in the close.

Asked how the first two months of occupation had gone so far, one of the residents at this scheme said *“I’m loving my new place, it’s perfect for me and I’m enjoying having my own space. I feel lucky and am really grateful for this opportunity”*.

8.4 King’s Hedges

This site, of six modular homes, completed construction in the last week of February 2021 and has been successfully handed over to Jimmy’s. It is now fully tenanted.

8.5 Abbey

This site, delivering six modular homes, was granted planning permission at the start of February 2021. The project team is currently working to discharge pre-commencement planning conditions and is forecast to start on site by the end of March 2021. The completed scheme will be handed over in the first quarter of financial year 2021-22.

9. Work toward development of the New Council Housing Programme

9.1 Opportunities for new housing sites

Work is progressing to identify further opportunities for this programme along with the funding required (subsidy) to deliver this programme – as per the assumptions in the MTFS September 2020. Discussions are underway with the Combined Authority, MHCLG and Homes England.

9.2 Approved Schemes - Passivhaus Scheme Package

Fen Road, Ditton Walk, Aragon Close, Sackville Close,

Borrowdale: This package proposes 35 dwellings across five sites as a first step in delivering homes designed using Passivhaus principles.

This is an important pilot project to further the Council's understanding of Passivhaus development as a step towards Net Zero Carbon. Homes will be owned and managed by Cambridge City Council and let on Cambridge City Council tenancies. The HSC provided Approval for this Package of Schemes in September 2020.

The Fen Road (12 Units, including two M4(3) Accessible Unit) and Ditton walk (6 Units) Schemes have been submitted for Planning Approval in February 2021, with a decision expected by July 2021.

For the schemes at Aragon Close (7 Units), Sackville Close (7 Units) and Borrowdale (3 Units) it is expected that planning applications will be submitted in May 2021.

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 29 fully adapted wheelchair user dwellings planned in the 500 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 exceeded.

10.3 A further 4 fully adapted units are currently identified for provision under the reserve and new programme schemes (at Colville Road Ph3 and Fen Road).

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)	Total 3 bed M4(3)	Total 4 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	5	2	3		
Tedder Way	1	1				1
Kendal Way	1	1				1
Colville Road Ph 3	48	2		2		
Passivhaus Package	35	2			1	1

10.4 A further M4(2) home at Queen's Meadow has been adapted to receive an accessible ground floor shower to suit the needs of the new tenant.

11. Sustainability

11.1 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).

11.2 The Council's Approved schemes have to date met or exceeded the Sustainable Housing Design Guide (part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD. This has been reported to date in both scheme-specific and programme update reporting to the HSC.

11.3 The updated Sustainable Housing Design Guide approved by the HSC in January 2021 provides guidance on the roadmap to Net Zero Carbon. This is being utilized for the Passivhaus pilot sites detailed in section 9.

12. Risks

Risk	Likelihood	Impact	Mitigation
MHCLG – outcomes on agreement in respect of programme end date	None – The target of 500 New homes on site by end-March 2021 has now been met and exceeded	Low- 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	The programme currently targets working to Start on Site by 31 March 2021. The target has now been met.
Cost increases on approved projects	Med– Risk remains of increased budget requirements due to COVID-related delays/ rescheduling or Brexit-related cost increases.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.	Cost plans are regularly reviewed and updated. Latest budgets consistently reviewed as part of BSR. Regular updated risk management budgeting completed as part of Covid-19 risk work across the Council.

Securing Planning	Low – schemes have been worked up with planners through the pre-application process and meet or exceed the Councils policies.	Med- not securing planning would cause delays and increase costs for a revised application.	Use of pre-apps in the pre planning stages.
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. Current circumstances may exacerbate such fluctuations or delay buyer activities in the short-medium term.	Medium – new homes are expensive but retain considerable inherent value and have uses other than market sale.	Mill road and Cromwell Road sales have launched regular reporting through CIP processes on sales. Regular updates received in the market for sales of these sites.
Decanting residents / leaseholders	None – Full decant of schemes within the 500 programme has now been reached. The decant of the further scheme (as reserve) at Colville Road phase 3 is on-going and currently not time critical.	High – regeneration schemes will not be progressed if residents are not decanted.	Decant and rehousing officer regularly liaising with residents requiring decanting to ensure successful rehoming.
Not securing necessary grant for new schemes	Med- there is currently no funding secured for the new programme other than that committed by the Council. The business plan for the MTFS assumed grant.	Med- if grant is not secured or at a lower level the business plan may need to be reviewed and the level of housing delivered may need to change.	There is opportunity for funding to support affordable housing- having a track record and schemes we can deliver puts the City Council in a good place to secure this. There is ongoing dialogue with funding agencies.

13. Implications

(A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts are the main source of funding for schemes in the current 500 Programme that progress into development. However, the sources of funding for each new housing scheme are laid out when a detailed report for that scheme is brought to the HSC.

Currently the 500 Programme has a total cost to date, or approved HRA budget going forward, of £140,570,014, including some re-provision of existing dwellings.

This is funded through four avenues:

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

The general fund has also supported the delivery of the programme through its investments through the Cambridge Investment partnership at Mill Road and Cromwell Road. The general fund has further assisted in the development of the Meadows and Buchan schemes, through enabling of land supply and re-provision of community facilities for the duration of on-site activities.

The assumptions for the new housing programme have been included within the January 2021 budget setting report and September 2020 MTFS. Dialogue is ongoing with funding agencies to enable the council to meet the proposed level of housing delivery.

(B) Staffing Implications

All housing development schemes 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. A large proportion of the schemes are being delivered through the Cambridge Investment Partnership which provides additional resources.

(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. A Revised EQIA to inform the Envisaged New Programme is under review.

(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.

14. Background papers

Background papers used in the preparation of this report:

- a) 19/01/2021 HSC Programme report
- b) 19/01/2021 HSC Update report on work toward new housing Programme

15. Appendices

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

16. 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.

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Appendix 1

HDA Delivery Programme		01/03/2021									
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	
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	Jun-20	
Anstey Way	Trumpington	29	0	56 CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Jun-20	
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20	
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Jul-20	
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Sep-20	
Markham Close	Kings Hedges	5	0	5 CIP	HSC	Jan-18	May-18	Oct-18	May-19	Sep-20	
Mill Road	Petersfield	4	26	30 CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Dec-21	
Ventress Close	Queen Ediths	13	0	15 CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	Feb-21	
Sub total		75	26	130							
ON SITE											
Mill Road	Petersfield	114	92	206 CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Dec-21	
Kingsway Medical Centre	Arbury	4	0	4 Tender	HSC	Sep-17	Sep-18	Apr-19	Nov-19	TBD	
Cromwell Road	Romsey	118	177	295 CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Dec-22	
Akeman Street	Arbury	12	0	14 CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	Jul-21	
Colville Phase 2	Cherry Hinton	47	0	67 CIP	HSC	Jan-19	Jul-19	Dec-19	Nov-20	Apr-22	
Meadows and Buchan	Kings hedges	106	0	106 CIP	HSC	Jan-19	Dec-19	Aug-20	Feb-21	Aug-24	
Campkin Road	Kings Hedges	50	0	75 CIP	HSC	Jul-19	Nov-19	Mar-20	Feb-21	Jan-23	
Sub total		451	269	767							
PLANNING APPROVED											
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC	Jan-19	Dec-19	Jul-20	Apr-21	Apr-22	
Sub total		14	21	35							
HSC APPROVED SCHEMES											
Tedder Way	Arbury	1	0	1 Tender	HSC	Jan-21	Jun-21	Sep-21	Mar-22	Mar-23	
Kendal Way	East Chesterton	1	0	1 Tender	HSC	Jan-21	Aug-21	Nov-21	Mar-22	Mar-23	
Sub total		2	0	2							
GRAND TOTAL		542	316	934							
Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23					
Starts by year	2	159	162	203	16	0					
Cumulative total	2	161	323	526	542	542					
Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25			
Completions by year	2	0	12	61	126	235	78	28			
Cumulative total	2	2	14	75	201	436	514	542			
Reserve Schemes	Ward	Net Affordable	Other	Total Homes	Delivery	Committee	Commtee Approved	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
Colville Road Phase 3	Cherry Hinton	32	0	48 CIP	HSC	Sep-20	Mar-21	Jul-21		Dec-21	Dec-23
L2 Orchard Park	SCDC	30	46	76 CIP	HSC	Sep-20	Aug-20		Mar-21	Sep-21	Apr-23
The Mews, Histon Road	Arbury	7	0	7 S106 Laragh	HSC	Sep-20	May-19		Feb-20	Apr-21	Dec-22
Total Reserve		69	46	131							
New Programme	Ward	Net Affordable	Other	Total Homes	Delivery	Committee	Commtee Approved	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
Fen Road	East Chesterton	12	0	12 CIP	HSC	Jan-21	Feb-21	Jul-21		Nov-21	May-23
Ditton Fields	Abbey	6	0	6 CIP	HSC	Jan-21	Feb-21	Jul-21		Nov-21	May-23
Aragon Close	Kings Hedges	7	0	7 CIP	HSC	Jan-21	May-21	Sep-21		Jan-22	Jul-23
Sackville Close	Kings Hedges	7	0	7 CIP	HSC	Jan-21	May-21	Sep-21		Jan-22	Jul-23
Borrowdale	Arbury	3	0	3 CIP	HSC	Jan-21	May-21	Sep-21		Jan-22	Jul-23
Total new		35	0	35							

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New Build Programme - 500 New Homes											
Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2021/22 HRA BSR Table	Total Spend to 31 March 2020	Budget RTB receipts (Actual where complete / on hold)	Budget Devo grant funding (Actual where complete / on hold)	Section 106 / Assumed Homes England Grant	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
Uphall Road	Build completed	2	2	322,000	356,829.05	(105,330)	(242,596)	0	8,903	178,415	4,452
Nuns Way & Wiles Close	Build completed	10	10	1,976,189	1,934,897.58	(583,857)	(1,308,231)	0	54,101	194,619	5,410
Tedder Way	Pre-planning	1	1	506,000	10,938.00	(151,800)	(354,200)	0	0	506,000	0
Kendal Way	Pre-planning	1	1	524,000	28,416.50	(157,200)	(366,800)	0	0	524,000	0
Anstey Way	Build completed	29	56	11,285,455	11,185,439.05	(1,855,033)	(3,500,204)	0	5,930,218	201,526	105,897
Colville Garages	Build completed	3	3	847,300	734,752.31	(254,190)	(593,110)	0	0	282,433	0
Queensmeadow	Build completed	2	2	621,040	593,491.95	(186,312)	(434,728)	0	0	310,520	0
Wulfstan Way	Build completed	3	3	816,810	528,683.01	(245,043)	(571,767)	0	0	272,270	0
Markham Close	Build completed	5	5	1,186,650	1,070,819.62	(355,995)	(830,655)	0	0	237,330	0
Gunhild Way	Build completed	2	2	664,140	534,652.74	(199,242)	(464,898)	0	0	332,070	0
Ditchburn Place	Build completed	2	2	322,000	333,957.43	(101,115)	(232,842)	0	(0)	166,979	(0)
Mill Road	On site	118	118	24,965,630	13,318,316.41	(7,489,689)	(17,475,941)	0	0	211,573	0
Ventress Close	Build completed	13	15	3,689,920	2,210,920.21	(783,909)	(1,828,596)	0	1,077,415	245,995	71,828
Kingsway	On site	4	4	554,000	79,275.81	(166,200)	(387,800)	0	0	138,500	0
Cromwell Road	On site	118	118	24,865,800	14,110,559.21	(5,308,692)	(17,406,060)	0	2,151,048	210,727	18,229
Akeman Street	On site	12	14	4,526,720	1,893,155.83	(910,682)	(2,108,742)	0	1,507,296	323,337	107,664
Clerk Maxwell Road	Planning approved	14	14	3,046,760	0.00	(914,028)	(2,132,732)	0	0	217,626	0
Meadows and Buchan	On site	106	106	27,318,760	686,480.99	(2,063,746)	(13,351,819)	0	11,903,195	257,724	112,294
Colville Road Phase 2	On site	49	69	14,467,580	1,111,519.99	(2,746,587)	(6,408,278)	0	5,312,715	209,675	76,996
Campkin Road Phase 2	On site	50	75	18,063,260	640,537.11	(3,243,247)	0	(1,750,000)	13,070,013	240,843	174,267
TOTAL		544	620	140,570,014	51,363,642.80	(27,821,896.45)	(70,000,000.00)	(1,750,000.00)	41,014,904.03	226,752.90	66,153.07
										Mean average	

Reserve Schemes Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2021/22 HRA BSR Table	Total Spend to 31 March 2020	Budget RTB receipts (Actual where complete / on hold)	Budget Devo grant funding (Actual where complete / on hold)	Section 106 / Assumed Homes England Grant	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
L2	Planning submitted	30	30	6,207,000	0.00	(620,700)	0	0	5,586,300	206,900	186,210
Histon Road	Planning approved	7	7	1,513,000	0.00	(151,300)	0	0	1,361,700	216,143	194,529
Colville III	Pre-planning	31	47	11,103,200	0.00	(1,288,916)	0	0	9,814,284	236,238	208,815

New Programme Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2021/22 HRA BSR Table	Total Spend to 31 March 2020	Budget RTB receipts (Actual where complete / on hold)	Budget Devo grant funding (Actual where complete / on hold)	Section 106 / Assumed Homes England Grant	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
Fen Road	Planning submitted	12	12	3,658,000	0.00	0.00	0	(840,000)	2,818,000	304,833	234,833
Ditton Walk	Planning submitted	6	6	1,918,000	0.00	0.00	0	(420,000)	1,498,000	319,667	249,667
Aragon Close	Pre-planning	7	7	1,850,000	0.00	0.00	0	(490,000)	1,360,000	264,286	194,286
Sackville Close	Pre-planning	7	7	1,850,000	0.00	0.00	0	(490,000)	1,360,000	264,286	194,286
Borrowdale	Pre-planning	3	3	875,000	0.00	0.00	0	(210,000)	665,000	291,667	221,667

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