



Cambridge City Council Housing Scrutiny Committee

Date: Tuesday, 12 March 2024

Time: 5.30 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

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

Agenda

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

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

Decisions for the Executive Councillor for Housing

- 5 Compliance Report
To follow.
- 6 HRA Provisional Carry Forwards 2023/24 (Pages 25 - 30)

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

Decisions for the Executive Councillor for Housing and Homelessness

- 7 Update on New Build Council Housing Delivery (Pages 31 - 50)
- 8 Purchase of New Affordable Housing - ATS & Murketts, 137 & 143 Histon Road (Pages 51 - 72)
Appendix 1 to follow.
- 9 To Note Decision Taken by the Executive Councillor for Housing and Homelessness
- 9a Social Rents and Service Charges Recalculations 2024 (Pages 73 - 82)

Housing Scrutiny Committee Members: Pounds (Chair), Robertson (Vice-Chair), Griffin, Holloway, Lee, Martinelli, Swift, Thittala Varkey and Tong

Alternates: Baigent, Bennett, Levien, Nestor and Porrer

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

Executive Councillors: Bird (Executive Councillor for Housing and Homelessness)

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The full text of any public question must be submitted in writing by noon two working days before the date of the meeting or it will not be accepted. All questions submitted by the deadline will be published on the meeting webpage before the meeting is held.

Further information on public speaking will be supplied once registration and the written question / statement has been received.

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.

HOUSING SCRUTINY COMMITTEE

23 January 2024

5.30 - 8.36 pm

Present: Councillors Pounds (Chair), Robertson (Vice-Chair), Griffin, Holloway, Lee, Porrer, Swift, Thittala Varkey and Tong

Executive Councillor for Housing and Homelessness: Bird

Tenant/Leaseholder Representatives:
Mandy Powell-Hardy and Diana Minns

Officers present in person:

Head of Finance and Business Manager: Julia Hovells

Director, City Services Group: James Elms

Director, Communities Group: Sam Scharf

Assistant Director, Housing and Homelessness: Samantha Shimmon

Assistant Director, Development, Place Group: Ben Binns

Strategic Delivery Manager: Sean Cleary

Property Compliance and Risk Manager: Renier Barnard

Committee Manager: Sarah Steed

Meeting Producer: Boris Herzog

Officers present online:

Interim Assistant Director, Assets and Property: Suzanne Hemingway

Housing Maintenance Improvement (Operations): Victoria Simpson

FOR THE INFORMATION OF THE COUNCIL**24/1/HSC Apologies**

Apologies were received from Tenant Representatives Christabella Amiteye and Diane Best.

24/2/HSC Declarations of Interest

Name	Item	Interest
Councillor Porrer	24/8/HSC	Personal: A friend was a Davy Road resident and would be affected by the recommendation.
Councillor Porrer	24/9/HSC	Personal: Was a member of

		Planning Committee. Noted that the report related to the HRA budget implications and would only discuss issues in relation to this.
Councillor Tong	24/7/HSC	Personal: A friend / colleague worked for It Takes a City.
Diana Minns	24/7/HSC	Personal: Was involved in It Takes a City.
Councillor Robertson	24/7/HSC	Personal: Was a trustee of Cambridge Cyrenians and would abstain from voting on this agenda item.

24/3/HSC Minutes

The minutes of the meeting held on 21 November 2023 were approved as a correct record and signed by the Chair.

24/4/HSC Public Questions

Question 1 – Save Ekin Road Community Group

We are the Save Ekin Road community group, and we are writing to you regarding Cambridge City Council's proposals for redevelopment of Ekin Road. We are a group of 60 council tenants and leasehold and freehold residents, living in the flats, semi-detached houses, and bungalows on Ekin Road.

As done in the past, we wish to express our thoughts and concerns to you regarding the investigation work and potential development of our estate.

Since the commencement of the Council's consultation process in June 2022, Save Ekin Road has advocated for the preservation of all dwellings on the Ekin Road estate, and for the Council to pursue an "upgrade and repair" plan. This was done out of a concern that many residents may lose their homes unnecessarily and against their wishes.

In recent months, a significant amount of additional information has come to light about the conditions of some of the dwellings on the estate, and about the differing wishes, needs, and desires of the residents in different types of dwellings, in particular the differences between those in flats or in houses. This

information comes to us from a variety of sources, including the recent Marengo survey of the estate, conversations with ward councillors who have deep knowledge of the entire estate, and our own interactions with other residents in-person and on various social media platforms.

We, as a resident group, have always, and will always, advocate for what is best for all residents of the estate. No part of our campaign ever has, or ever will, be about NIMBY-ism, and we advocate for the core needs and rights of everyone. Thus, in light of this new information, Save Ekin Road now wishes to revise its stated position, to better reflect the wishes, needs, and desires of all those on Ekin Road. The position of our group is now as follows, broken up into three key requests to the Council:

1. The Cambridge City Council must, as a matter of urgency, **immediately rehouse those residents on Ekin Road who are council tenants and living in substandard, near-uninhabitable dwellings**. There are many severe cases of mould, damp and condensation on the estate, and those families need to be rehoused immediately, by direct-let. No family should be living in such conditions, and they cannot wait for the investigation works by the Council to conclude. They need to be rehoused now.
2. That the Cambridge City Council must, in whatever final plan it produces for the estate, **demolish all 72 flats on the estate and rebuild new dwellings in their place**. The conditions of many of those flats are dire. And it is clear that it is the wishes and desires of a vast majority of residents living in those flats that they want them taken down. The Council should not look to refurbish those flats, as they are beyond repair and those living in them want them demolished.
3. That the Cambridge City Council must, in whatever final plan it produces for the estate, **retain all 32 semi-detached houses on the estate**. Those houses are in good condition, and there is no need to demolish any of them. And it is clear that it is the wishes and desires of a vast majority of residents living in those houses that their houses are very dear to them, and they absolutely do not want to leave them. The Council should not look to demolish any of those houses, as to do so would be an unnecessary construction waste, and cause unnecessary social harm.

From the information we now have, the requests to demolish the flats, and retain the houses, match the needs and wishes of those in the flats and houses. And these requests are mutually compatible; we believe it to be possible to demolish all the flats while at the same time retain all the houses.

We call on the Cambridge City Council to heed these requests and carry out the necessary pre-project urgent rehousing, as well as produce a project plan that respects the differing, but mutually compatible, desires of various residents on the street. It is perfectly clear *what* must be done, and it is now in the hands of the Council to see that it *is* done. We have listened, and we have changed our approach accordingly. We hope that the Council can do likewise.

As a concerned resident group, Save Ekin road remains committed to seeing that, whatever the outcome for the estate, it is one that serves the needs of all residents. And we remain committed to working with the Council, collaboratively, to provide whatever insight and understanding might be needed to assist in the efficient running of these important project investigations.

The Executive Councillor for Housing and Homelessness responded:

- i. Noted Save Ekin Road's support for the redevelopment of the flats and officers would forward the points made to the consultants completing the report (JLL).
- ii. The final JLL report would consider three options:
 1. refurbishment,
 2. partial redevelopment and
 3. full redevelopment.
- iii. It was important that the report was completed so that the council could take an overall view of the estate.
- iv. As the council had not made a decision regarding redevelopment or refurbishment it could not undertake the immediate re-housing of tenants via direct lets. Dialogue was ongoing with tenants and residents explaining what options they may have should redevelopment or refurbishment be approved.
- v. If residents had specific concerns or issues related to damp and mould exposure they should contact Condensation@cambridge.gov.uk.
- vi. Looked forward to meeting as many residents as possible, including those that are part of Save Ekin Road at the next Liaison Group meeting in March.

The Executive Councillor for Communities responded:

- i. Had attended the last public meeting at Ekin Road.
- ii. Was pleased to listen to the positive discussion around new homes but grew concerned about the matter of community cohesion.
- iii. Noted comments from residents who felt their voices supporting new homes had not been heard.
- iv. Noted advice from the Community Grants Team to ward councillors

- about exploring community activities for Ekin Road residents going forward.
- v. Noted that an Ekin Community Facebook and WhatsApp Group had been formed.

Supplementary Question

- i. Remained concerned about the conditions of some of the properties / flats at Ekin Road. There was a time issue regarding the proposals for the area taking into consideration the damp, mould and condensation issues in the flats. Refurbishment / redevelopment of the flats would not happen quick enough. The East Barnwell development was not due for completion until 2028, so could not see how this development could be utilised for re-housing.
- ii. Asked the Council to re-house those people living in affected flats at Ekin Road.
- iii. The Save Ekin Road Community Group had been in existence for over 18 months, and they had learned a lot about the street and their priorities during that time. Hoped their change in position of supporting redevelopment of the flats, re-housing of residents in the affected flats and the retention of the houses would be welcomed.
- iv. In terms of community cohesion, every effort was being made to ensure that residents on the street were interacting well.

Question 2 - Agenda item 8 - Addition of Davy Road estate to 10-Year Housing Programme'

Firstly, although the tenants all received letters from Samantha Shimmon, none of the leaseholders in Brackyn Road had received letters about this by Friday 19th January. This is unacceptable for several reasons. When talking to my leaseholder neighbours about it I found they hadn't heard about it and I was actually breaking this shocking news to them. The letter mentioned leaseholders and tenants so all the tenants I've spoken to assumed as I did that everyone living in the flats had received letters.

We would like an apology to the leaseholders and your assurance that everyone will be kept informed together about general information and no one will be left behind. It is not our job to communicate effectively with the leaseholders on your behalf so we'd like to know as soon as possible whom we can talk to about this if the recommendation is approved tonight? We'd like your assurance that if the member of staff changes, we'll be updated as soon as possible. Several of the residents have long-term health problems which are exacerbated by stress and at least 2 are seriously ill with life-threatening

diseases. The stress of this news is hard enough for healthy people to deal with.

Moving on, we recognise that the council must maximise its land and resources so it can build more homes for those who need them and service the ones it already has. We know our flats are old and several have some maintenance issues. However, we also feel sad that our community in Brackyn Road which we've worked hard to grow will be broken up. We'd like to know how long it might be before any plans are decided for the redevelopment and how much notice we'd get before having to move out? We understand you're probably not able to give us exact times however what's the ballpark timeline based on previous redevelopments in the city?

We're concerned about the trees and wildlife in the area. There are bats in the gardens and lots of trees which provide local wildlife with homes as well as being important to us. Will these be disturbed by the redevelopment? Will there be more cars and fewer parking spaces? We know these and other more detailed questions can probably only really be answered farther along the process however is there someone we can send them to now?

The Executive Councillor for Housing and Homelessness responded:

- i. A letter was sent to tenants and leaseholders on Tuesday 9 January. It was brought to officer's attention on Monday 15 January that 5 leaseholders at Brackyn Road had not been sent a letter. Letters to these leaseholders were sent by first-class post on Tuesday 16 January.
- ii. Calls were made to the leaseholders on 19 January to discuss the contents of the letter and to apologise for the error. Emails were also sent to ensure information had been received.
- iii. A dedicated email account had been set up Davy.Road@cambridge.gov.uk for residents to contact the council with any concerns. Residents could also call to speak with officers.
- iv. The Council planned to consult with residents in summer 2023. Based on the outcome of the consultation, the Council would then decide whether to bring a report to Housing Scrutiny Committee in September 2024.
- v. If a recommendation to redevelop was approved at committee, residents would be advised about timescales, which would include the process for decanting from the estate and the support available for residents.
- vi. On average, the process for residents to move from their existing home to a property of their choosing took about one year. Support would be provided throughout this process.

Supplementary Question

- i. Asked if the redevelopment plans would result in a net gain in social housing units or whether the number of houses would remain the same.

The Assistant Director Development (Place Group) responded:

- i. It was too early to provide specific details at this early stage of the process. It was hoped that the number of affordable homes on the site was increased if redevelopment was approved at any future Housing Scrutiny Committee.

Question 3

1. Is the council aware of the recent statements by Professor Kamila Hawthorne, Chair of the Royal College of GP's <https://www.rcgp.org.uk/News/Damp-mould-exposure?>
2. Does the city council agree with her assessment of the health risks of exposure to damp and mould?
3. How many flats does the city council own on the Ekin Road estate?
4. How many of these flats are occupied and how many are vacant?
5. Can the council provide a timeline with a fixed end date for the rehousing of all the remaining council tenants from the damp and mouldy flats on Ekin Road to alternate accommodation?

The Executive Councillor for Housing and Homelessness responded:

- i. The Council was aware of Professor Hawthorne's statements and took issues relating to public health very seriously. The well-being of residents was a top priority and recognised the potential health implications linked to environmental factors such as damp and mould.
- ii. Acknowledged the importance of addressing environmental conditions that may pose risks to health and was committed to ensuring safe and healthy living environments for all residents.
- iii. The Operations Team was actively engaged in monitoring and addressing concerns relating to damp and mould within the city.
- iv. Was committed to working collaboratively with tenants and stakeholders to identify and rectify issues that may contribute to these conditions.
- v. Concerns around damp and mould should be reported to Condensation@cambridge.gov.uk.

Supplementary question:

- i. Referred to an East Area Committee which took place on 7 July 2016 and noted that the Council had been awarded £70 million pounds to

- provide council housing as part of the Cambridgeshire and Peterborough Combined Authority.
- ii. Asked why new housing was not provided and instead existing housing was being knocked down and replaced.
 - iii. Asked for a timeline for re-housing council tenants from flats on Ekin Road.

The Executive Councillor for Housing and Homelessness responded:

- i. The Council owned 72 flats within the 6 blocks at the Ekin Road estate; 10 were leasehold and the remainder were in the Council rental stock.
- ii. 5 flats were currently unoccupied and were undergoing void work.
- iii. In response to the question about a timeline - a proposal would be submitted to the Housing Scrutiny Committee in June 2024. A decant programme would depend on the outcome of the current investigations.

The Assistant Director Development (Place Group) responded:

- i. With reference to the £70 million funding from the Cambridgeshire and Peterborough Combined Authority - advised that a report was taken to each Housing Scrutiny Committee updating the Committee on the progress of council houses which had been built. This funding was for the 500 council houses building programme. Details regarding each site (numbers / completions etc) was included within the report.

24/5/HSC Compliance Report

This item was chaired by Diana Minns (Vice-Chair Tenant Leaseholder Representative).

Matter for Decision

The report provided an update on the compliance related activities delivered within the City Services Compliance Team, including a summary on gas, electrical, fire, lifts, legionella and asbestos.

Decision of Executive Councillor for Housing and Homelessness

- i. Noted the progress of the compliance related work detailed within 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 City Services Director reference was also made to an updated report which had been published online and circulated to members in advance of the meeting and contained the most up to date information regarding compliance.

The City Services Director said the following in response to Members' questions:

- i. Agreed that a monthly report would be provided to the Committee regarding compliance information, and this could then be reduced once the council was in a more stable position.
- ii. A more formal Housing Leadership Board had been established which would meet monthly to review compliance standards.
- iii. With reference to the reports of damp, condensation, and mould (DCM), noted that the up-to-date figure of DCM cases was 408. Referred to the procedure officers followed for reports of DCM. Advised that information regarding the status of these cases would need to be provided outside of the meeting.
- iv. Plans for engagement with residents regarding DCM included the provision of information on the council's YouTube channel and other social media channels, leaflet drops and briefing other council Departments who engaged with the public so that they had the information to refer residents to the DCM Team when questions / issues arose.
- v. The city had been mapped to identify properties believed to be at risk of DCM and these were prioritised, checked, and investigated.

The Committee resolved by 8 votes to 0 with 3 abstentions 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.

24/6/HSC HRA Budget-Setting Report (BSR) 2024/25

Recommendations (part 1) a-k and y were chaired by Diana Minns (Vice-Chair / Tenant Leaseholder Representative) and recommendations L-x were chaired by Councillor Robertson (Vice-Chair Councillor).

Matter for Decision

As part of the 2024/25 budget process, the range of assumptions upon which the HRA Business Plan and Medium-Term Financial Strategy were based were reviewed in light of the latest information available, culminating in the preparation of the HRA Budget Setting Report.

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 is the basis for the finalisation of the 2024/25 budgets.

Decision of Executive Councillor for Housing and Homelessness

- i. Approved that council dwellings rents for all social rented and social shared ownership properties be increased in line with government guidelines, with an increase of 7.7%, being inflation as measured by the Consumer Price Index (CPI) at September 2023 of 6.7%, plus 1%. Rent increases will take effect from 1 April 2024. This equates to an average rent increase of £8.69 per week.
- ii. Approved that affordable rents, inclusive of service charge, are also increased by 7.7% in line with the increase for social rents. This equates to an average rent increase of £13.05 per week.
- iii. Approved that rents for affordable shared ownership properties are increased by RPI as at January 2024, plus 0.5%, as allowed for in the lease requirements for these properties.
- iv. Approved that garage and parking space charges for 2024/25, are increased by inflation at 7.7%, in line with dwelling rents, recognising the proposal to increase garage rents at a higher rate for 2024/25 as rents were increased by lower than inflation in 2023/24. Approved any changes in charges for parking permits, with any resulting charges summarised in Section 6 of the HRA Budget Setting Report.
- v. Approved the proposed service charges for Housing Revenue Account services and facilities, as shown in Appendix D of the HRA Budget Setting Report.
- vi. Approved the proposed leasehold administration charges for 2024/25, as detailed in Appendix D of the HRA Budget Setting Report.
- vii. Approved that service charges continue to be recovered at full estimated cost, as detailed in Appendix D of the HRA Budget Setting Report,

recognising that local authorities should endeavour to limit increases to inflation as measured by CPI at September 2023 (6.7%) plus 1%, wherever possible.

- viii. Approved with any amendments, the Revised Budget identified in Section 7 and Appendix E (1) of the HRA Budget Setting Report, which reflects a net reduction in the use of HRA reserves for 2023/24 of £571,010
- ix. Approved with any amendments, any Non-Cash Limit items identified in Section 7 of the HRA Budget Setting Report or shown in Appendix E (2) of the HRA Budget Setting Report.
- x. Approved with any amendments, any Savings, Increased Income, Unavoidable Revenue Bids, Reduced Income Proposals and Bids, as shown in Appendix E (2) of the HRA Budget Setting Report.
- xi. Approved the resulting Housing Revenue Account revenue budget as summarised in the Housing Revenue Account Summary Forecast 2023/24 to 2028/29 shown in Appendix G of the HRA Budget Setting Report.
- xii. Delegated to the Director of Communities the setting of Affordable Rents affected by historic errors, where these have to be reduced and recalculated individually.

The Executive Councillor recommended Council:

- i. Approve the revised need to borrow over the 30-year life of the business plan, with the first instance of this anticipated to be in 2023/24, to sustain the proposed level of investment, which includes ear-marking funding for delivery of the 10 Year New Homes Programme.
- ii. Recognise that the constitution delegates Treasury Management to the Chief Finance Officer (Part 3, para 5.11), with Part 4F, C16 stating; 'All executive decisions on borrowing, investment or financing shall be delegated to the Chief Finance Officer, who is required to act in accordance with CIPFA's Code of Practice for Treasury Management in Local Authorities.
- iii. Recognise that the decision to borrow significantly to build new homes impacts the authority's ability to set-aside resource to redeem the HRA Self-Financing debt at the point at which the loan portfolio matures, with the need to re-finance debt in the latter stages of the business plan.

- iv. Approval of capital bids, as detailed in Appendix E (3) and Appendix F of the HRA Budget Setting Report.
- v. Approval of the latest Decent Homes and Other HRA Stock Investment Programme, to include re-phasing of elements of the programme between capital and revenue, as detailed in Appendix F of the HRA Budget Setting Report.
- vi. Approval of the latest budget sums, profiling and associated financing for all new build schemes, as detailed in Appendix F, and summarised in Appendix H, of the HRA Budget Setting Report.
- vii. Approval of allocation of £15,285,000 of funds from the budget ear-marked for the delivery of new homes into a scheme specific budget for Newbury Farm, in line with the scheme specific report presented as part of the committee cycle.
- viii. Approval of the revised Housing Capital Investment Plan as shown in Appendix H of the HRA Budget Setting Report.
- ix. Approval of inclusion of Disabled Facilities Grant expenditure and associated grant income from 2024/25 onwards, based upon 2023/24 net grant awarded, with approval of delegation to the Chief Finance Officer, as Section 151 Officer, to approve an in year increase or decrease in the budget for disabled facilities grants in any year, 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.
- x. Approval of delegation to the Chief Finance Officer, as Section 151 Officer, to determine the most appropriate use of any additional Disabled Facilities Grant funding, for the wider benefit of the Shared Home Improvement Agency.
- xi. Approval of delegation to the Director of Communities 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 recommendations made by the Shared Home Improvement Agency Board.
- xii. Approval of delegation to the relevant Director, in consultation with the Chief Finance Officer, as Section 151 Officer, to draw down resource from the ear-marked revenue reserve or capital 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 deadlines for the use of retained right to buy receipts or to facilitate future site redevelopment.

- xiii. Approval of delegation to the Chief Finance Officer, as Section 151 Officer, to make any necessary technical amendments to detailed budgets in respect of recharges between the General Fund and the HRA, with any change in impact for the HRA to be reported and incorporated as part of the HRA Medium Term Financial Strategy in September or November 2024.

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 Finance and Business Manager. The Committee's attention was drawn to an additional recommendation y) 'To delegate to the Director of Communities the setting of Affordable Rents affected by historic errors, where these have to be reduced and recalculated individually' which had been published online and circulated to the Committee in advance of the meeting.

Councillor Porrer introduced the Liberal Democrat Amendment to the 2024/24 Housing Revenue Account Budget Setting Report.

Councillor Tong introduced the Green Group's commentary on the Housing Revenue Account Budget Setting Report.

The Head of Finance and Business Manager said the following in response to Members' questions:

- i. The council can use all of the 'Right to Buy' receipts but this funding can only meet 40% of any new dwelling. The Council then had to fund the difference. The Council was doing well at re-investing the Right to Buy receipts and the on-going development programme anticipated using this funding by the end of next year.
- ii. Right to buy sales were around 120-130 properties per year historically but levels had reduced to around 30-40 properties per year in recent years. There was an increase in sales when Central Government increased the discount value that tenants could receive and there was also an increase in 2016 (under the Welfare Reform Act) when some

- tenants exercised a right to buy as they may have been required to pay market levels of rent if they earned high incomes.
- iii. Void properties would be used as temporary accommodation where it was appropriate to do so. The council was seeking to reduce the time properties were void to try and get properties back into circulation as soon as it was possible to do so.
 - vi. It was hoped with new software and better resident engagement that residents would feel empowered and able to report repairs and maintenance requests.
 - vii. For residents affected by the rent issue, advised that due to the procedure that needed to be followed the correct rent would be charged from April 2024. A report detailing progress on this matter would be brought back to the June Committee as the March Committee was too early for the information to be provided.
 - viii. The transformation budget would be used initially to fund compliance and the rent issue.
 - ix. Sites which were owned by the Council and considered for redevelopment could provide 100% affordable housing as there was no 'land purchase cost' which needed to be taken in account as part of any viability assessment for development. Where land was bought and redeveloped, market housing may need to be provided to make the development (including affordable housing) viable. Planning Policy stipulated the 40% affordable housing requirement. Any restrictions from grant funding also needed to be taken into consideration. Some Housing Revenue Account (HRA) sites may also need to consider delivery of market housing to ensure viability.
 - x. The capacity of the Resident Engagement Service would be reviewed following changes in regulation of social housing which meant that Local Authorities would now be regulated by the Social Housing Regulator.
 - xi. With reference to a question regarding the funding referred to in recommendation 1.4b of the Liberal Democrat Budget amendment commented that at the time the budget amendment was drafted it wasn't known how much grant funding Homes England would provide. However an update had been provided to Committee advising them that the council had just been notified that they were successful in securing £3 million grant funding from Homes England.

The Liberal Democrat Group amendments were voted on and recorded separately (see the second circulation agenda paragraph 1.3).

1.3 a) A proposal to include a revenue bid of £54,990 per annum to employ a dedicated Damp, Mould and Condensation (DMC) Surveyor on a 2-year fixed

term contract. The post would work proactively with data on existing repair requests from tenants and from void inspections to future proof the housing stock across the city against cases of damp, mould and condensation. They would deploy mitigation measures to ensure that if one house experiences a problem, the knowledge is rolled out to all similar stock types before future problems arise and ensure that operatives are empowered to treat the root cause and not just the effects of DMC. This post would include a flexible contract, covering later weekdays or Saturday mornings to allow tenants more options to book work out of working hours.

The amendment was lost by 4 votes in favour to 6 against with 1 abstention.

1.3 b) A proposal to include a revenue bid of £48,270 to employ a Housing Maintenance Improvement Officer on a 2-year fixed term contract to support the Service Improvement Manager and DMC Surveyor, reviewing and improving processes, increasing operational efficiency and monitoring and dealing with complaints. This post would include a flexible contract, with some working later weekdays or Saturday mornings to allow tenants more options to make contact out of working hours.

The amendment was lost by 3 votes in favour to 8 against.

1.3 c) A proposal to include a revenue bid of £41,300 per annum to employ an additional Asset Management Officer for a period of 10 years, dedicated to working with tenants to ensure that access is granted to allow decent homes work to take place and the current backlog caught up. The post would address the access issues leading to so many refusals, with tenant engagement and feedback a priority, plus pulling together data to produce regular reports of why access is refused. This post would include a flexible contract, with some working later weekdays or Saturday mornings to allow tenants more options to make contact out of working hours.

The amendment was lost by 3 votes in favour to 8 against.

1.3 d) A proposal to allocate £50,000 in 2024/25 to fund overtime and any other initiatives considered appropriate by officers to ensure that the resources currently reallocated to resolve the urgent compliance issues within the council's housing stock are replaced, and not taken from the transformation budget in future. This will ensure that existing tenants awaiting responsive repairs and planned maintenance work are not disadvantaged further.

The amendment was lost by 3 votes in favour to 8 against.

As the recommendations set out in the Liberal Democrat budget amendment paragraph 1.3 were lost the capital funding set out in paragraph 1.4 to fund the initiatives set out in paragraph 1.3 were not voted upon.

The Committee resolved:

- i. Unanimously to endorse the recommendations a-g and y.
- ii. By 8 votes in favour to 0 against and 3 abstentions to endorse recommendations h – k.

The Executive Councillor approved the recommendations.

The following vote was chaired by Councillor Robertson following agenda item 24/9/HSC.

The Committee resolved:

- i. By 5 votes in favour and 0 against with 3 abstentions to endorse recommendations L – n.
- ii. By 5 votes in favour and 0 against with 3 abstentions to endorse recommendations o – s.
- iii. Unanimously to endorse recommendations t – x.

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

No conflicts of interest were declared by the Executive Councillor.

24/7/HSC Homelessness Prevention Grants to Agencies 2024-25

This item was chaired by Councillor Pounds.

Matter for Decision

The report detailed the annual bid round for grants made to organisations providing homelessness prevention services. It provides an overview of the process, the grant eligibility criteria and the budget. Appendix 1 detailed the applications received with recommendations for 2024-25 awards.

Decision of Executive Councillor for Housing and Homelessness

- i. Approved the award of homelessness prevention grants to voluntary and community organisations for 2024-25, as set out in 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 Services Manager (Housing Advice).

The Housing Services Manager (Housing Advice) and the Assistant Director for Housing and Homelessness said the following in response to Members' questions:

- i. On the grant application form, applicants needed to state how much funding they were applying for and also any funding they were receiving from other sources.
- ii. Noted the comment that the modular homes appeared to be expensive to manage and commented that funding two project workers was a more effective way to support this client group compared with the cost to support rough sleepers.
- iii. Confirmed that all applications except for two had been awarded the minimum amount of funding requested and this did not prevent all the projects proceeding.

The Committee resolved by 7 votes to 0 with 1 abstention 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.

24/8/HSC Update on New Build Council Housing Delivery

Councillor Pounds left the meeting before the consideration of this item and Councillor Robertson chaired the meeting from this agenda item.

Matter for Decision

The report provided a regular quarterly update on progress for the City Council's new housing delivery and development programme.

Decision of Executive Councillor for Housing and Homelessness

- i. Noted the continued progress on the delivery of the approved housing programme.
- ii. Approved the inclusion of 2-28 Davy Road, 1-8a Brackyn Road, and Davy Road Garages 1-32 into the 10yr programme, as an estate under redevelopment consideration. Members will be consulted prior to the commencement of survey work and prior to the commencement of consultation with residents.

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 Director Development (Place).

The Assistant Director Development (Place) said the following in response to Members' questions:

- i. Confirmed that the information which would be published on the council's website regarding the housing development programme would be an abridged form of this officer report and it would not replace the reports being brought to Housing Scrutiny Committee.
- ii. Acknowledged the distress caused to Davey Road residents and apologised for this. An engagement and communication plan was being prioritised and meetings would take place with residents to provide them with information about next steps in the process.
- iii. The proposal to include Davey Road and Brackyn Road within the housing redevelopment plan was because of the condition of the properties. Advised that the urgent works regarding fire / damp work would be undertaken. If the recommendation to include these properties within the redevelopment programme, then an indicative timeline on next steps and an engagement plan would be provided to residents.

The Committee resolved by 5 votes to 0 with 3 abstentions 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.

24/9/HSC Purchase of new affordable housing - Newbury Farm, Wort's Causeway

This item was chaired by Councillor Robertson.

Matter for Decision

The Newbury Farm site was being developed by the Cambridge Investment Partnership (CIP) on the south-east fringes of Cambridge. The report sought approval for a capital budget to purchase 60 affordable homes from CIP as Council homes.

Decision of Executive Councillor for Housing and Homelessness

- i. Approved the purchase of 60 new Council homes at Newbury Farm, Worts' Causeway and delegate authority to the Assistant Director of Development (Place Group) to approve contract terms with CIP in respect of this transaction.
- ii. Delegate Authority to the Assistant Director of Development (Place Group) to agree rental tenures in line with Council Policy and planning consents for the Newbury Farm Affordable Housing.
- iii. Approve a total budget of £15,285,000 to enable the development of 60 homes at Newbury Farm, Worts' Causeway.

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 Director Development (Place).

The Assistant Director Development (Place) said the following in response to Members' questions:

- i. Advised that the outline planning application would have secured a financial contribution for education.
- ii. Advised that homes were planned to be built to 'future home' standards rather than 'Passiv haus' standard. It was hoped that Homes England funding would be awarded for this development. Water consumption was expected to be restricted to 99 litres per person per day.
- iii. Would check whether the play equipment provided on site would be accessible play equipment.

The Committee resolved by 7 votes to 0 with 1 abstention 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.

24/10/HSC To Note Decision Taken by the Executive Councillor for Housing and Homelessness

10a Homelessness Decision Reviews

The decision was noted.

The meeting ended at 8.36 pm

CHAIR



2023/24 HOUSING REVENUE ACCOUNT PROVISIONAL REVENUE CARRY FORWARDS

To:

Councillor Gerri Bird, Executive Councillor for Housing and Homelessness

Report by:

Julia Hovells, Head of Finance and Business Manager

Tel: 01223 - 457248

Email: julia.hovells@cambridge.gov.uk

Wards affected:

Abbey, Arbury, Castle, Cherry Hinton, Coleridge, East Chesterton, King's Hedges, Market, Newnham, Petersfield, Queen Edith's, Romsey, Trumpington, West Chesterton

Key Decision

1. Executive Summary

- 1.1 This report presents details of any anticipated variances from budgets, where resources are requested to be carried forward into the 2024/25 financial year in order to undertake or complete activities anticipated to have taken place in 2023/24.
- 1.2 The position in relation to rephrasing of any investment as part of the Housing Capital Investment Plan will be reported to Housing Scrutiny Committee in the June 2024 committee cycle, alongside final revenue carry forward requests.

2. Recommendations

The Executive Councillor, is recommended, following scrutiny and debate at Housing Scrutiny Committee, to:

- a) To agree the provisional carry forward requests, totalling £731,520 as detailed in Appendix A, are approved, subject to the final outturn position.

3. Background

Revenue Outturn

- 3.1 Approval in principle is sought to carry forward unspent budget from 2023/24 into the next financial year, 2024/25. Provisional carry forward requests are being presented to the March 2024 Housing Scrutiny Committee, to ensure that officers have the appropriate authority to continue uninterrupted to deliver services and projects, from April 2024, that have been delayed for any reason.
- 3.2 Final carry forward requests will be presented in the June 2024 committee cycle, where the sums involved may differ from the estimates provided in March 2024, which have been provided for approval in principle.
- 3.3 Appendix A sets out the provisional list of items, for the Housing Revenue Account, for which approval is sought to carry forward unspent budget from 2023/24 to the next financial year, 2024/25.

4. Implications

(a) Financial Implications

- 4.1 The financial implications of approving the provisional carry forwards of £731,520 budget from the current year into 2024/25, will result in a reduced requirement in the use of Housing Revenue Account reserves for the current financial year, from £2,628,660 to £1,897,140, with a corresponding increase in the use of reserves in 2024/25.
- 4.2 A decision not to approve a carry forward request will impact on officers' ability to deliver the service or scheme in question and this

could have staffing, equal opportunities, environmental and / or community safety implications.

(b) Staffing Implications

Any direct staffing implications arising from the delay in delivery of workstreams, or the carry forward of resource, will be considered and addressed by officers as part of each individual carry forward approval.

(c) Equality and Poverty Implications

There are no direct equality and poverty implications associated with this report.

(d) Net Zero Carbon, Climate Change and Environmental Implications

There are no direct net zero carbon, climate change or environmental implications associated with this report.

(e) Procurement Implications

Any procurement implications arising from the delay in delivery of workstreams will be considered and addressed by officers as part of each individual carry forward approval.

(f) Community Safety

There are no direct community safety implications associated with this report.

5. Consultation and communication considerations

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

6. Background papers

Background papers used in the preparation of this report:

Background information is held in the Council's financial management system.

7. Appendices

- Appendix A – Provisional HRA Carry Forward Requests

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Julia Hovells, Head of Finance and Business Manager

Telephone: 01223 – 457248 or email: julia.hovells@cambridge.gov.uk.

Housing Committee - Housing Revenue Account

Revenue Budget 2023/24 - Carry Forward Requests

Provisional Request to Carry Forward Housing Revenue Account Revenue Budgets from 2023/24 into 2024/25

Item		Cost Centre	Contact	Forecast outturn variance position of cost centre (underspend) / overspend at year end prior to carry forward	March 2024 Carry Forward Request £
	Strategic Director - Jane Wilson Supervision and Management General				
1	<p>HRA Business Overheads - A budget for abortive HRA development fees exists to allow feasibility work to be undertaken on potential new build development sites. This budget was increased in 2023/24 to allow specific feasibility work at Ekin Road and in respect of rooftop (air space) development. Not all of this work will be completed in 2023/24 and the balance of the budget is requested as a carry forward into 2024/25 to facilitate completion of the work.</p>	6007	Julia Hovells	(191,720)	191,720
2	<p>Housing Transformation - The Housing Transformation Fund was increased in 2023/24 to allow the HRA to both prepare for housing regulation and contribute to the costs of corporate transformation. Although work has progressed in both areas, there is still a huge amount to complete. Early work has identified some regulatory concerns and data issues, which will also need significant resource to deliver the improvement required. As a result, a carry forward is requested to supplement the fund already available in 2024/25 to ensure that improvements can be delivered as quickly as possible.</p>	6008	Julia Hovells	(229,200)	229,200
3	<p>City Homes - Welfare Reforms - One-off funding is approved to support the transition between housing benefit and Universal Credit, particularly during the period where all remaining claimants who need to, are required to move between benefits. Although some extra resource has been deployed in 2023/24, this has been funded from existing staffing budgets, leaving the ear-marked sum available to support this task in 2024/25 subject to carry forward approval.</p>	6012	Anna Hill	(61,240)	61,240
	Supervision and Management Special				
4	<p>Independent Living Service - Activity Co-Ordinator - Grant funding of £40,110 was received in 2023/24 to allow the employment of an Activity Co-Ordinator for sheltered and older person's housing on a fixed term contract for 12 months. The postholder was recruited and started during October 2023 and so will be in post until October 2024. Carry forward of the funding will allow the authority to fulfil the grant commitments and honour the fixed term contract.</p>	6104	Laura Adcock	(20,230)	20,230
	Repairs and Maintenance				
5	<p>Citywide Schemes - Smoke Detectors - Orders for the annual programme of smoke detector replacements were issued at the start of 2023/24, but due to access issues, the forecast expenditure is anticipated to be well below budget. The need to replace these smoke detectors still exists, and therefore a carry forward is requested into 2024/25 to make further attempts to complete these works.</p>	6205	John Conroy	(229,130)	229,130
	Appropriations No carry forward items currently - There is the potential need to re-phase use of revenue financing of capital expenditure depending upon the final capital spend for the HRA for 2023/24				
	Total Revenue Carry Forward Requests for Housing Revenue Account / Housing Scrutiny Committee				731,520

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Item

Update on new build council housing delivery

To:

Councillor Gerri Bird, Executive Councillor for Housing
Housing Scrutiny Committee 23/01/2024

Report by:

Ben Binns, Head of Housing Development Agency
Email: ben.binns@cambridge.gov.uk

Wards affected:

All

1 Executive Summary

- 1.1. This is a regular quarterly report showing progress on the City Council's new housing delivery and development programme.
- 1.2. 852 new build homes have been completed across 18 sites under the City Council programmes, with 458 being net new Council homes.
- 1.3. As verbally reported to the January meeting of this committee Revised funding has now been allocated from Homes England:
 - 1.3.1. £5,717,000 for Aylesborough Close for net new and replacement homes
 - 1.3.2. £1,280,000 for Colville Road Phase 3 for replacement homes
- 1.4. One single housing acquisition remains to meet LAHF Round 2 by end March 2023, with this last purchase in process.
- 1.5. The St Thomas Road development is now on hold pending officer review.
- 1.6. The East Barnwell development was submitted for planning in December 23 and further work is continuing with residents and commercial tenants. The council is working with commercial tenants

to ensure there is continuity of service throughout the development programme.

- 1.7. On Ekin, the second stage report from JLL has now been published. The report will be presented to the Ekin Road Liaison Group on 4th March. The council does not believe that it is fair to residents' wellbeing to create delay and uncertainty. Therefore, as advised by JLL, the council is proposing to consult on emerging designs.
- 1.8. *In parallel with this committee report quarterly update statistics for the Councils Affordable housing delivery will be published to the Councils website to facilitate public perusal.*

2. Recommendations

The Executive Councillor is recommended to:

- 2.1. Note the continued progress on the delivery of the approved housing programme.

3. Delivery Programme

- 3.1. The current delivery programme confirms:
 - the 500 devolution programme consisting 931 (including market sale) homes in total and 537 net affordable homes.
 - the 10-year New Homes Programme consisting of 856 homes with scheme approval. This 856 is made up of:
 - 240 net new build Council rented HRA homes at Social rent or 60% of Market rent (Subject to Final Design ahead of formal planning submissions, and including market acquisitions funded by LAHF).
 - 4 modular homes to be held, let and funded as Roughsleeper accommodation by It Takes a City.
 - 228 net new homes to be let at 80% of Market rent and held within the HRA. (Subject to Final Design ahead of formal planning submissions).
 - 202 homes earmarked for market sale.
 - 21 market acquisitions into the HRA earmarked for refugee accommodation, funded through the Local Authority Housing Fund, to be let at 60% of market rent.
 - 161 Replacement rented homes on regeneration sites.

3.2 The acquisition of Section 106 homes from the CIP led scheme at Newbury Farm was approved in January 2024. Work remains ongoing toward finalising scheme design ahead of planning submission.

The tables below show the breakdown of homes and the stage they are at:

500 Homes Programme	Completed	On site	Approved	Totals
Total Homes	842	88	1	931
Replacement homes	76	0	0	76
Market Sale	318	0	0	318
Net new Affordable HRA homes	448	88	1	537
% of target				108%

10 Yr New homes programme	Completed	On site	Approved	Totals
Total Homes	30	226	600	856
Replacement homes	0	49	112	161
Intermediate (80% of market rents)	0	104	124	228
Acquisitions (LAHF)	20	1	0	21
Market Sale	0	8	194	202
Net new Build Social and 60%/LHA(CCC)	10	64	170	240
Net new 3rd Party Affordable	Breakdown below - Modular			4
Total Net New held in HRA	Includes all net HRA rental			489

Modular Homes Project	Completed	On site	Approved	Totals
Total Homes	16	0	4	20
Replacement homes	0	0	0	0
Market Sale	0	0	0	0
Net new HRA homes	16	0	0	16
Net new 3rd party homes	0	0	4	4

LAHF Refugee Housing	Completed	In process/ On site	Approved	Totals
Total homes	22	11	1	34
Existing pipeline(accounted seperately)	16	0	0	16
Acquisitions	6	11	1	18
Net new Affordable HRA homes	6	11	1	18

- 3.6 Appendix 1 shows the total housing provided per programme and scheme as well as the net gain of affordable rented Council homes. The HRA Budget Setting Report proceeding to this Committee as a separate agenda Item includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue account.
- 3.7 A breakdown per scheme of home size and rental tenure for the 10 year new homes programme is attached overleaf:



10-year new homes programme - Unit size mix as at February 2023

Scheme	Units	Social				60% Median/LHA				80% Median				Private				Decant/Replacement				Accessible	
		1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+		
The Mews, Histon Road	10					3	7																
L2 orchard park revised	75	25	5							35	10												0
Colville 3	48	12	18	2						8	8							3	13				2
Fen Road	12		8	3	1																		2
Ditton Fields	6		2	4																			
Borrowdale	3		3																				
Aragon and Sackville	14										14												
Aylesborough Close	70	24	14	3						13	15	1						22	11				3
Paget Road	4			2								2											
St Thomas Road	8						4	4															1
Fanshawe	84					18	7	9		5	6			1	30	8				20			2
East Road	40	10	6							16	6	2											
Hanover and Princess Ct	138	51	31											25	31			47	35				
ITAC Modular Homes	4					4																	
LAHF acquisitions	21							15	6														
East Barnwell	129	17	25	6						26	36	10			9					9	1		4
Eddeva Park	32					17	9	5	1														
Queen Ediths Way	8																					8	
Newbury Farm	150					23	16	6		13	2				4	43	43						3
TOTAL	856	139	112	20	1	65	43	39	7	116	97	15	0	26	74	51	51	72	88	1	0		
		1bed	2bed	3bed	4bed+			Percentage		1bed	2bed	3bed	4bed+										
Net new social/60%/LHA	265	132	67	58	8			Social/60%/LHA		50%	25%	22%	3%										
Net new 80% Rented	228	116	97	15	0			80% rented		51%	43%	7%	0%										
Pre-planning schemes unit and tenure subject to change in line with existing HSC Approvals																							

4 Scheme details

5.1 Schemes Completed:

All affordable and market sale homes at both Mill Road and Cromwell Road have now been handed over, with the first phases now through defects period. There remains however significant legal and administrative work to be completed ahead of full adoption of communal, parking and open spaces by the Council as these remain in process. Given the size and mixed tenure of these large schemes the management arrangements are complex and should all concerns are being raised through Hill and CCC staff to ensure rectification of issues in a timely manner.

Scheme Name	Net Affordable	Market Sale	Replacement	Delivery	Completion Date
Total	458	318	76		
Uphall Road	2	0	0	E&F	Jan-18
Nuns Way & Wiles Close	10	0	0	Tender	Aug-19
Ditchburn Place Community Rooms	2	0	0	Tender	Sep-19
Queens Meadow	2	0	0	CIP	Jun-20
Anstey Way	29	0	27	CIP	Jun-20
Colville Garages	3	0	0	CIP	Jul-20
Gunhild Way	2	0	0	CIP	Jul-20
Wulfstan Way	3	0	0	CIP	Sep-20
Markham Close	5	0	0	CIP	Sep-20
Ventress Close	13	0	2	CIP	Feb-21
Akeman Street	12	0	2	CIP	May-21
Mill Road	118	118	0	CIP	External works and handover of underground car park remain ongoing.
Cromwell Road	118	179	0	CIP	In progress
Colville Phase 2	43	0	20	CIP	In progress
Meadows and Buchan	22	0	0	CIP	In progress
Campkin Road	50	0	25		Completed homes and community centre handed over in July 2023 and now in 1yr defects period.
Clerk Maxwell Road	14	21	0	S106 CIP	Completed homes handed over in July 2023 and now in 1yr defects period.
The Mews, Histon Road	10	0	0	S106 Laragh	Scheme fully handed over and within defects period.

5.2 Schemes on Site:

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Practical Completion	Programme status
Total	212	125	8	49		
Colville Phase 2	4	0	0	0	Jan-25	Remaining 4 completions to coincide with Colville Phase 3 completion.
Meadows and Buchan	84	0	0	0	Jan-25	The superstructures on both sites across all four blocks continue to rise as good progress continues
L2 Orchard Park	30	45	0	0	Feb-24	Programme delays experienced due to electrical supply works undertaken by Ipsum. These delays have been compounded by Highway related issues through December and January.
Fen Road	12	0	0	0	Feb-24	Build completion achieved by the end of January 2024. Planning condition discharges are currently progressing ahead of practical completion.
Colville Road Phase 3	32	16	0	16	Jan-25	The site continues to progress as programmed across the northern and southern sites
Ditton Fields	6	0	0	0	Feb-24	Final snagging underway.
Borrowdale	3	0	0	0	Feb-24	Build completion achieved by the end of January 2024. Planning condition discharges are currently progressing ahead of practical completion.
LAHF Refugee Housing	0	21	0	0	Mar-24	20 Purchases completed, 1 further acquisitions in process/agreed. Round 1 target successfully met ahead of December deadline
Aragon Close	0	7	0	0	Dec-24	External wall brickwork is also at first floor level and the plots are ready to receive the first floor joists
Sackville Close	0	7	0	0	Dec-24	External wall brickwork is also at first floor level and the plots are ready to receive the first floor joists
Aylesborough Close Phase 2	41	29	0	33	Oct-25	Grant confirmed. Concreting to the foundations are also complete and the substructure blockwork is 65% complete.
Queen Ediths Way	0	0	8	0	Dec-23	Pre commencement planning conditions have been discharged and the access road works are nearing completion.

5.3 Approved schemes;

The St Thomas Road development is now on hold pending officer review.

The East Barnwell development was submitted for planning in December 23 and further work is continuing with residents and commercial tenants. The council is working with commercial tenants to ensure there is continuity of service throughout the development programme.

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Start on Site	Programme status
Total	272	100	140	112		
Kendal Way	1	0	0	0	Mar-24	Fenceline on disputed boundary constructed and agreed. Final review of costs being undertaken ahead of Start on Site.
Paget Rd	2	2	0	0	Oct-24	Planning submission reforecast to allow further scheme design.
St thomas Rd	8	0	0	0	Nov-24	Scheme on Hold
Fanshawe Road	34	11	0	20	Sep-24	Planning Submission made December 2023. Some break ins have required security measures on vacant properties. Full vacant possession targeted for March 2024.
East Road garages	16	0	24	0	Dec-24	Separate reporting being brought to this board to outline scheme design movement which has taken place to date
Hanover and Princess	82	0	56	82	Jun-25	Work in progress to review the scheme options and to consider how housing might be best delivered.
Hills Avenue Roughsleeper Pods	4	0	0	0	Apr-24	Resolution to grant Planning agreed in August 2023. Firm SOS date may proceed ahead of schedule.
Eddeva Park	32	0	0	0	Sep-24	S106 Deed of variation in drafting ahead of formal entering into agreement to purchase. Developer delays have pushed forecast start on site to August 2024, as new contractor appointment required.
East Barnwell	48	72	0	10	Aug-24	Following November-23 HSC Approval planning submission has been undertaken in December 2023
Newbury Farm	45	15	60	0	Oct-24	Design being finalised ahead of planning submission

6 New Programme Funding

6.1 Funding is being provided for the following schemes through the Grant Agreement with Homes England as signed for the 21-26 HE Affordable Homes Programme for Continuous Market Engagement:

- L2 Orchard Park, Colville Road Phase 3, Fen Road, Ditton Fields, Borrowdale, Aragon Close, Sackville Close.

- 6.2 Funding has been allocated to support demolition and infrastructure costs at the 100% affordable housing scheme at Aylesborough Close Phase 2 through the Brownfield Land Release Fund 2 (BLRF2), delivered by the One Public Estate (OPE).
- 6.3 Funding of £1,000,000 has been allocated through the CPCA to fund Capital Investment at the Fanshawe Road Redevelopment Scheme, for use to fund property acquisitions. This Funding has been fully utilised for this purpose. Following the change in tenure of this scheme to include market sale homes, a Change Request has been issued to the CPCA for their review (Due to the move away from 100% affordable housing as submitted in the business Case.). A formal response is awaited on the outcome of this revision and the Committee will be updated once this has been received.
- 6.4 As verbally reported to the January meeting of this committee, further funding bids have now been accepted by Homes England for:
 - 6.4.1 the 100% affordable regeneration scheme at Aylesborough Close Phase 2, including replacement Homes - £5,717,000 allocated
 - 6.4.2 Colville Phase 3, 16 additional Replacement homes, £1,280,000The councils assumptions around funding for the new homes programme will be updated in line with these most recent allocations.

6.5 Funding for Refugee Housing

- 6.5.1 DLUHC's Local Authority Housing Fund has provided funding to the supply of housing for refugee families through 2 Rounds to date. These Include:
 - 6.5.1.1 Round 1 Funding of £4,968,683 for delivery of homes earmarked for Afghan and Ukrainian refugees.
 - 6.5.1.2 Round 2 capital grant funding of £840,000 earmarked for Afghan refugees.
- 6.5.2 The Council has now fully met the targeted delivery of 30 homes under Round 1, ahead of the formal end-November Deadline. This target was additionally exceeded through delivery of 33 net homes into council stock.
- 6.5.3 For Round 2, 3 out of the 4 target homes have been acquired, with 1 remaining to complete in March 2024.

7 Delivering Accessible Housing

- 7.1 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). Some of the developments attained planning on the pre-2018 local plan but the designs were changed to ensure M4(2) was adhered to and an enhanced M4(2) was also provided.
- 7.2 Housing schemes which remain under pre-planning design are noted as TBD and firm figures will be incorporated as these proceed or Planning Consideration.
- 7.3 There are currently 36 fully adapted wheelchair user dwellings and 5 enhanced M4(2) adapted homes held within the HSC-approved delivery schemes as per below:

Table 2: Wheelchair user homes

	Total Council rented homes (at least 100% M4 (2) wheelchair adaptable)	Of which M4 (3) wheelchair user homes	Of which Enhanced (M4(2) 1 bed	Total 1 bed M4 (3)	Total 2 bed M4(3)	Total 3 bed M4(3)	Total 4 bed M4(3)
TOTAL	1078	36	5	15	15	2	1
500 programme							
Mill Road phases 1 & 2	118	3	5	3	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		
Kendal Way	1	1				1	
Clerk Maxwell*1	14	0					
10 Yr New homes programme							
L2 Orchard Park*2	73						
Colville Road Phase 3	48	2			2		
Histon Road*1	10						
Fen Road	12	2				1	1
Ditton Fields	6						
Aragon Close	7						
Sackville Close	7						
Borrowdale	3						

	Total Council rented homes (at least 100% M4 (2) wheelchair adaptable)	Of which M4 (3) wheelchair user homes	Of which Enhanced (M4(2) 1 bed	Total 1 bed M4 (3)	Total 2 bed M4(3)	Total 3 bed M4(3)	Total 4 bed M4(3)
Aylesborough Close Phase 2	70	3		2	1		
Paget Rd	4	0					
St Thomas Rd	8	TBD	TBD	TBD	TBD	TBD	TBD
Fanshawe Road	93	TBD	TBD	TBD	TBD	TBD	TBD
East Road	16	TBD	TBD	TBD	TBD	TBD	TBD
Hanover and Princess	82	TBD	TBD	TBD	TBD	TBD	TBD
Hills Avenue Roughsleeper Pods	4	0					
LAHF Refugee housing *3	21	0					
Eddeva Park	32	2				2	
East Barnwell	120	4					
Newbury Farm	60	3		1	2		

*1: S106 acquisition

*2: South Cambridgeshire; 2x homes proposed originally for market sale do not conform to M4(2)

*3: Refugee housing indicates net new stock to avoid duplication of existing pipeline homes

8 Sustainability

8.1 The Council's 2021 Sustainable Housing Design Guide continues to guide all new schemes and the table below confirms that all schemes apart from two significantly exceed current Local Plan policy requirements. These are:

- Histon Road (The Mews) which meets the Local Plan is an off the shelf s106 scheme not designed by the council.
- LAHF Funded open market acquisitions, which are traditional build existing homes purchased off the open market and are to a variable standard.

8.2 The council now has 451 homes in development which are being benchmarked against Passivhaus Performance levels.

Targets	Energy per m ²	Carbon Emissions below 2013 building regs	Litres per person per day	% Bio-diversity uplift	No. of car bays per home
Current 2018 Cambridge Local Plan minimum target	65	19%	110	10%	n/a

	Development targets									
	HSC target					Progress to date against target				
	Energy	Carbon	Water	Bio-diversity	Car park ratios	Energy	Carbon	Water	Bio-diversity	Car park ratios
<i>What is it?</i>	<i>Energy per m²</i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% uplift</i>	<i>No. of car bays per home</i>	<i>Energy per m²</i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% uplift</i>	
Scheme										
L2	45	35%-40%	110	0%	0.34	45	35%-40%	110	0%-10%	0.34
Colville Road Phase 3	45	35%-40%	100-110	10%	0.5	45	35%-40%	100-110	10%	0.5
Mews Histon Rd	65	19%	110	n/a	0.7	65	19%	110	n/a	0.7
Fen Road	28	35%-40%	100	10%	1	28	35%-40%	100	10%	0.9
Ditton Fields	28	35%-40%	100	10%	1	28	35%-40%	100	10%	1
Aragon Close	28	35%-40%	100	10%	1	28-35	35%-40%	100	20%	1
Sackville Close	28	35%-40%	100	10%	1	28-35	35%-40%	100	20%	1
Borrowdale	28	35%-40%	100	10%	0.66	28	35%-40%	100	10%	0.66
Aylesborough	28	35%-40%	90	20%	0.5 or less	28-35	35%-40%	90-100	20% some offsite	0.4
Paget Road (Net Zero)	15	100%	80	20%	0.5 or less	15-28	50%-100%	90	20% some offsite	0.5-0.6
St Thomas Road (Net Zero)	15	100%	80	20%	0.5 or less	15-28	50%-100%	90	20% some offsite	0.5-0.6
Fanshawe	28	35%-40%	90	20%	0.5 or less	28	-35%	99	35%	0.6
East Rd Garage	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD
Hanover and Princess Court	TBD									
Eddeva Park	25.57	40%	110	10%	1	TBD	TBD	TBD	TBD	TBD
East Barnwell	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD
Newbury Farm	60	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD

9. Risks

Risk	Likelihood	Impact	Mitigation
Cost increases on approved projects	<p>5 - Certain Risk of increased budget requirements due to Brexit, Ukraine War and inflation and supply chain cost increases are being encountered. Staffing and materials shortage and delays on SOS due to funding uncertainties increase potential for this risk.</p>	<p>4- Significant disruption 1. Committee approval needed for additional capital funding 2. Unplanned public expenditure 3. Loss of value for money 4. Reputation risk to Council 5. Reduction in overall delivery achievable</p>	<p>1. Cost plans are regularly reviewed and updated, and contracts are fixed price to the council. 2. Latest budgets consistently reviewed as part of BSR and MTFS Process. 3. Regular updated risk management and budgeting completed as part of risk reviews work across the Council. Supply chain and materials concerns under close monitoring. 4. Committee approval to progress schemes ahead of firm grant certainty mitigates cost increases ahead of entering into build contracts. 5. Depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.</p>
Securing Planning Permission on new schemes	<p>2 - Some possibility 1. Failure in obtaining planning permission or Conditions signoff cause delays and increase costs. 2. Delays in receiving a planning decision lead to increased costs being incurred and delays in submission of Funding Bids. 3. Additional time and effort required to redraft plans should revised applications be required.</p>	<p>3 - Noticeable effect Schemes are developed with planners through the pre-application process. Lack of planning resource and Planning Department staff shortages or substitution would lead to delays in arranging for the pre app meetings, and subsequently planning submissions and approvals.</p>	<p>1. Pre-app process used effectively, and schemes aim to be policy compliant. 2. Build in of additional lead time where required to ensure schemes progressing within target schedules 3. Ensuring officers and councillors are involved in decision making from project early stages</p>
Sales risk – exposing Council cash flow forecast	<p>2 - Some possibility 1. deceleration of sales / purchase/ acquisition cycle 2. Depreciation of assets Influx of market led schemes now requires increased consideration of risk of income reducing against assumed margins.</p>	<p>3 - Noticeable effect Housing market fluctuations are beyond council control and current circumstances may exacerbate such fluctuations or delay buyer activities in the short-medium term. Market sales have however performed well with all plots at Mill Rd now sold and over 90% of properties sold at Cromwell Rd.</p>	<p>1. Regular updates received in the market for sales of sites. All homes at Mill Road are now sold and Cromwell Road sales are progressing with reporting through CIP processes on sales(90% sold). Currently values are being achieved in line with appraisal and sales rate in line with expectations. 2. Close engagement with market through private sector partners 3. Share risk with private sector partners 4. Financial and sensitivity analysis for the new project site selections, before project starts.</p>

Risk	Likelihood	Impact	Mitigation
Decanting residents / leaseholders	<p>4- probable</p> <p>1. regeneration schemes will not be progressed if residents are not decanted.</p> <p>2. complication in buybacks where Lease/freeholders face difficulties for obtaining new mortgages for their onward purchase, in non-portable cases, or where challenges are made to CPO proceedings</p> <p>3. Redevelopment of estates with high % Lease/freehold ownership poses greater risk of CPO proceedings being required</p>	<p>4 - significant disruption</p> <p>Decant of Schemes under the 1,000 programme is on-going and if this is not achieved on time there will be impact on the costs of the project.</p>	<p>1. Decant and rehoming officers regularly liaising with residents requiring decanting to ensure successful rehoming.</p> <p>2. Decanting and liaison with tenants started early on in the development process. CPO and NOSP process outlined to be proceeded as necessary on future schemes.</p> <p>3. Additional resource to support this work allocated.</p> <p>4. Resident liaison groups established.</p>
Not securing necessary grant for new schemes	<p>2- Some possibility</p> <p>In case the grant is not secured or at a lower level the business plan may need to be reviewed and the level of housing and tenure delivered may need to change.</p> <p>Grant Funding at Fanshawe Road through CPCA under review following change of tenure of the scheme and retention subject to CPCA approval.</p>	<p>3 - Noticeable effect</p> <p>HE Grant funding now secured on 7 schemes approved under the new 10yr programme, with additional funding allocated from separate streams at Aylesborough, and for Refugee housing. Remaining grant across new programme schemes not yet secured, other than that committed by the Council. The business plan for the MTFs and BSR assumes grant.</p>	<p>1. Continual discussions with Homes England and other funding bodies are providing greater security on grant funding ability. Issues in securing the level required to support the costs of developing in Cambridge are an issue, and we will continue to review assumptions in the business plan as negotiations develop.</p> <p>2. A recent report from DLUHC has additionally highlighted major risk to the governments Affordable housing programme if grant rates remain static against current inflation.</p> <p>3. The council has welcomed the recent announcement by Homes England allowing funding of replacement homes to be considered within the ongoing 21-26 CME programme. Two revised funding bids are in process to utilise this opportunity.</p>
Labour market/materials/build prices increasing	<p>5- Certain</p> <p>Situation is being proactively managed and is currently seen as a short-term risk, which must be managed, but may impact programme if not price</p>	<p>4 - significant disruption</p> <p>services or materials shortages may lead to delays in project delivery and an overall increase on programme cashflow. Fixed price Contracts where utilised are minimizing cost risks which lie with CIP.</p>	<p>1. Fixed price contracts and liaising working closely with Hill to ensure all materials are placed and ordered as soon as reasonably possible and stock-piled on site or using additional storage as required.</p> <p>2. Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.</p>
Insufficient Project Management Resource to complete programme	<p>1 - Little chance</p> <p>1. Inability to properly manage projects</p> <p>2. Council entering into contractual obligations without proper oversight</p>	<p>3 - noticeable effect</p> <p>Too many schemes brought forward to be managed by existing team and staff overworked. Also there are increased need in adding data and compliance and fire safety statutory requirements to the projects</p>	<p>1. Appointment of new consultants</p> <p>2. Resourcing fund for new recruitments to ensure capacity</p>

Risk	Likelihood	Impact	Mitigation
Future anti-development campaigns	4 - Probable 1.Potential for reputational damage for HDA and Cambridge City Council 2.unexpected extended time frame for the project 3. complications in submission of the scheme for planning consideration and funding approval	3 - Noticeable effect increase in number of leaseholders/ freeholders in new larger schemes increases risk of push back against potential redevelopment activities	1.Establishing focussed steering groups early where necessary 2.Focus on early public engagement via different events and consultations 3. potential development to be informed by detailed options appraisals

10. New programme

11.1 Work in progress

- **ATS/Murketts** - S&R Committee in March 2023 approved the financing of the land purchase of ATS/Murketts by CIP.

Design work on this scheme remains underway with a target date of March 24 for planning submission. A report has been submitted for approval at this committee for the mix of affordable homes to be acquired by the Council.

- **Ekin Road** – On Ekin, the second stage report from JLL has now been published. The report will be presented to the Ekin Road Liaison Group on 4th March. The council does not believe that it is fair to residents’ wellbeing to create delay and uncertainty. Therefore, as advised by JLL, the council is proposing to consult on emerging designs.
- **Hanover and Princess Court** – At the HSC in March 2023 the Council approved the principle of redevelopment of Hanover and Princess Court.

Scheme development continues based on the reprovision of the existing affordable housing quantum and a 50/50 split in tenure between affordable and private housing.

Landscape Architects have been appointed to enhance the open space opportunity and offering.

Decant is well advanced but there are still significant numbers of leasehold flats to be repurchased. The Council will as on other

schemes seek to proceed by agreement but a CPO in relation to some leasehold interests may well be required.

Work is continuing to resolve the matter of retention, or not, of the various trees on the site.

There is the additional complication of ensuring the council meets its obligations under the Building Safety Act as one of the blocks is over 18m.

- **Davy Road and Brackyn Road**

Officers have knocked on every door on the estate to answer any queries residents have on potential redevelopment and to set up one to one appointments with officers.

The first steps on this potential redevelopment site are feasibility, surveys and consultation. Members will be consulted prior to any commencement of survey work and prior to the commencement of consultation with residents.

- **Rooftop Feasibility Study** – The viability work of a joint new build and refurbishment scheme is close to completion with significant investigative works that have been undertaken through December 2023 and January 2024. Further resident engagement is planned in June and officers from Housing and Occupational Therapy will be working together to ensure the tenant needs are prioritised.

11 Implications

(A) Financial Implications

The HRA Budget Setting Report submitted to this meeting of the Committee includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue Account.

Further review of overall budgets and financial positions are incorporated into the Councils Financial reporting programme.

(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 now additionally informed by an EQIA as it proceeds for Committee approval.

(D) Net Zero Carbon, Climate Change and Environmental Implications

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

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

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.

An updated Regeneration policy outlining procedure for resident engagement was approved by the September 2021 meeting of this Committee (21/48/HSC) and guides all resident involvement exercises.

(G) Community Safety

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

12 Background papers

Background papers used in the preparation of this report:

- HSC/ January 2024 Update on New Build Council Housing Delivery
- HSC/ Mach 2024 Purchase of new affordable housing – ATS/Murketts

13 Appendices

Appendix 1: Programme milestone summary

14 Inspection of papers

To inspect the background papers or if you have a query on the report please contact Ben Binns, Head of Housing Development Agency, email: ben.binns@cambridge.gov.uk.

HDA Delivery Programme		12/02/2024									
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Resolution	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	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	0	10 Tender	HSC	Mar-15	Aug-16	Jul-17	Jan-19	Aug-19	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	0	2 Tender	S & R	Sep-18	Aug-18	Nov-18	Jan-19	Sep-19	Sep-19
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	Jun-20	Jun-20
Anstey Way	Trumpington	29	0	56 CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Jun-20	Jun-20
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20	Jul-20
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Jul-20	Jul-20
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Sep-20	Sep-20
Markham Close	Kings Hedges	5	0	5 CIP	HSC	Jan-18	May-18	Oct-18	May-19	Sep-20	Sep-20
Ventress Close	Queen Ediths	13	0	15 CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	Feb-21	Feb-21
Akeman Street	Arbury	12	0	14 CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	May-21	May-21
Mill Road	Petersfield	118	118	236 CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Mar-23	Mar-23
Cromwell Road	Romsey	118	179	297 CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Dec-23	Dec-23
Colville Phase 2	Cherry Hinton	43	0	63 CIP	HSC	Mar-18	Mar-19	Jun-19	Nov-20	Jan-25	Jan-25
Meadows and Buchan	Kings Hedges	22	0	22 CIP	HSC	Jan-19	Dec-19	Aug-20	Feb-21	Jan-25	Jan-25
Campkin Road	Kings Hedges	50	0	75 CIP	HSC	Jul-19	Nov-19	Mar-20	Mar-21	Jul-23	Jul-23
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC	Jan-19	Dec-19	Jul-20	Feb-22	Jul-23	Jul-23
Sub total		448	318	842							
ON SITE											
Colville Phase 2	Cherry Hinton	4	0	4 CIP	HSC	Jan-19	Jul-19	Dec-19	Nov-20	Jan-25	Jan-25
Meadows and Buchan	Kings Hedges	84	0	84 CIP	HSC	Jan-19	Dec-19	Aug-20	Feb-21	Jan-25	Jan-25
Sub total		88	0	88							
PLANNING APPROVED											
Kendal Way	East Chesterton	1	0	1 Tender	HSC	Jan-21	Feb-22	Jun-22	Mar-24	Mar-25	Mar-25
Sub total		1	0	1							
GRAND TOTAL		537	318	931							

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Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Starts by year	2	159	158	203	14	0	1
Cumulative total	2	161	319	522	536	536	537

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Net Completions by year	2	0	17	54	70	188	117	89
Cumulative total	2	2	19	73	143	331	448	537

HSC Approved New programme schemes		12/02/2024												
Scheme Name	Ward	Social Rent	LHA/60%	80% of market rent	Replacement homes	Market	Total Homes	Delivery	Committee	Committee Approved	Planning Submitted	Planning Resolution	Est. SOS	Practical Completion
Completed														
The Mews, Histon Road	Arbury	0	10	0	0	0	10	S106 Laragh	HSC	Sep-20	May-19	Feb-20	May-21	Sep-23
In process														
L2 Orchard Park	SCDC	30	0	45	0	0	75	CIP	HSC	Sep-20	Aug-20	May-21	Apr-22	Feb-24
Colville Road Phase 3	Cherry Hinton	32	0	16	16	0	48	CIP	HSC	Sep-20	Jun-21	Dec-21	Sep-22	Jan-25
Fen Road	East Chesterton	12	0	0	0	0	12	CIP	HSC	Jan-21	Feb-21	Jul-21	Aug-22	Feb-24
Ditton Fields	Abbey	6	0	0	0	0	6	CIP	HSC	Jan-21	Feb-21	Oct-21	Sep-22	Feb-24
Borrowdale	Arbury	3	0	0	0	0	3	CIP	HSC	Jan-21	Jul-21	Nov-21	Oct-22	Feb-24
Aragon Close	Kings Hedges	0	0	7	0	0	7	CIP	HSC	Jan-21	Jan-22	Oct-22	Jun-23	Dec-24
Sackville Close	Kings Hedges	0	0	7	0	0	7	CIP	HSC	Jan-21	Jan-22	Oct-22	Jun-23	Dec-24
Aylesborough Close Phase 2	Arbury	41	0	29	33	0	70	CIP	HSC	Sep-21	Apr-22	Oct-22	Jul-23	Oct-25
Paget Rd	Trumpington	2	0	2	0	0	4	Tender	HSC	Sep-21	Jan-24	Apr-24	Oct-24	Oct-25
St thomas Rd	Coleridge	0	8	0	0	0	8	Tender	HSC	Sep-21	Feb-24	May-24	Nov-24	Apr-26
Fanshawe Road	Coleridge	0	34	11	20	39	84	CIP	HSC	Jun-22	Dec-23	Apr-24	Sep-24	Sep-26
East Road	Petersfield	16	0	24	0	0	40	CIP	HSC	Jan-23	Feb-24	Jul-24	Dec-24	Dec-26
Hanover and Princess	Market	82	0	0	82	56	138	CIP	HSC	Mar-23	May-24	Sep-24	Jun-25	Jan-28
Hills Avenue Roughsleeper Pods	Queen Edith	0	4	0	0	0	4	ITAC	HSC	Mar-23	Apr-23	Aug-23	Apr-24	Jul-24
LAHF Refugee housing net new	ALL	0	21	0	0	0	21	CCC	HSC	Feb+Jun23	NA	NA	NA	See below
Eddeva Park	SCDC	0	32	0	0	0	32	S106 This Land	HSC	Sep-23	Jun-22	Jun-23	Sep-24	Apr-26
Queen Ediths Way	Cherry Hinton	0	0	0	0	8	8	CIP	CIP Board	Aug-22	Nov-22	Sep-23	Dec-23	Nov-24
East Barnwell	Abbey	48	0	72	10	9	129	CIP	HSC	Nov-23	Dec-23	Jun-24	Aug-24	Sep-28
Newbury Farm		0	45	15	0	90	150	S106 CIP	HSC	Jan-24	Mar-24	Aug-24	Oct-24	Jul-27
Total		272	154	228	161	202	856							

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Net new affordable housing	493
Net new Council - social and 60%/LHA	261
Net new Council - 80% of Market	228
Net new third party affordable housing	4



Item

**PURCHASE OF NEW AFFORDABLE HOUSING,
ATS & Murketts, 137 & 143 Histon Road**

To:

Councillor Gerri Bird, Executive Councillor for Housing

Report by: Ben Binns, Assistant Director, Development, Place Group

Email: ben.binns@cambridge.gov.uk

Wards affected:

Arbury and Castle

Key Decision

1 Executive Summary

- 1.1 The ATS & Murketts site is being developed by CIP. The site is located within the Arbury Ward in the North of Cambridge. The development is located adjacent to the Histon Road Recreation Ground, close to the City's centre.
- 1.2 CIP are preparing a planning application with submission expected in March 2024. The current planning application includes the delivery of 70 homes, split across a mix of 1 – 4 bed properties. This includes 42 homes for private sale and 28 homes (40% of total) to be delivered as affordable housing.
- 1.3 This report seeks approval for a capital budget to purchase 28 affordable homes from the Cambridge Investment Partnership (CIP), as Council homes. These will consist of 21 homes at 60% of market rent capped at LHA and 7 homes at 80% of market rent. These allocations are in line with planning requirements for the site. This can be broken down further by unit type, as per the following schedule:
 - 15 x 1 Bed, 2 Person Flat
 - 9 x 2 Bed, 4 Person Flat
 - 4 x 3 bed, 5 Person House
- 1.4 The properties will be purchased via a fixed price acquisition and works contract. The agreed purchase price for the 28 properties is £6,440,000 (£230k per affordable home) with further costs including legal, clerk of work, employer's agent and contingency resulting in a total budget request of £6,788,000

2 Recommendations

The Executive Councillor is recommended to:

- 2.1 Approve the purchase of 28 new Council homes at ATS & Murketts and delegate authority to the Assistant Director of Development (Place Group) to approve contract terms with CIP in respect of this transaction.
- 2.2 Delegate Authority to the Assistant Director of Development (Place Group) to agree rental tenures in line with Council Policy and planning consents for the ATS & Murketts Affordable Housing.
- 2.3 Approve a total budget of £6,788,000 to enable the development of 28 affordable homes at ATS & Murketts.

3 Background

- 3.1 This project contributes to the Council's key Corporate Objectives of tackling the City's housing crisis:
 - Delivering sustainable prosperity for Cambridge and fair shares for all.
 - Tackling climate change and making Cambridge cleaner and greener
 - Protecting essential services and transforming council delivery.
- 3.2 The delivery of these affordable homes will form part of the 10-year new homes programme to deliver 1,000 net new affordable rented homes between 2022 – 2032.
- 3.3 Local Housing Need
 - 3.3.1 There is a recognised need for more affordable housing across the city. The table below demonstrates the number of households on the Housing Needs Register as of September 2023. There were 2,533 households in need of housing, 78% of them seeking 1 or 2 bedroom homes, while 22% of them are in need of 3 and 4 bed properties to call home.

Date	Applicants 1 bed	Applicants 2 bed	Applicants 3 bed	Applicants 4 bed+	Unknown	Total applicants
Sep-23	1,381	598	427	127	0	2,533

3.4 The Site

- 3.4.1 The ATS & Murketts site is located on Histon Road, situated within the Cambridge City Council boundary. It is located within the Arbury ward, north of Cambridge Central, whilst also bordering Castle ward. The site is adjacent to the Castle and Victoria Road conservation area that includes Histon Road Recreation Ground.

3.4.2 The site is framed by 3-storey houses along its western boundary and is located adjacent to Histon Road Recreation Ground in the south. On the northern side, it features three-story high student accommodations known as the “Master’s House” and three 3-story apartment blocks called “Greengate Court.” Furthermore, an ATS commercial unit is situated at the north-eastern corner and will remain in situ.



3.4.3 The site is approximately 1 mile from the City Centre and is well connected to the rest of Cambridge, served by a number of bus routes offering frequent journeys into the City Centre. Furthermore, the site is served by several cycle routes running alongside Histon Road, making it an easy and safe commute for cyclists.

3.5 The Murketts portion of the site was purchased by CIP in December 2022. The acquisition of the ATS portion of the site was purchase by CIP in December 2023.

3.6 A planning application is expected to be submitted by CIP in March 2024.

3.7 The affordable housing units are being delivered as part of a S106 agreement between CIP and the local planning authority. Subsequently, the Council’s proposal to purchase these homes has been accepted by CIP, pending approval by the HSC and finalisation of the purchase agreement.

3.8 As per the Local Planning Authority (LPA)’s requirement, the scheme is due to provide 40% affordable housing.

3.9 However, within this provision of 40% affordable housing, the LPA's preferred tenure split is geared 75% towards affordable or social rented tenures and 25% towards intermediate homes, primarily delivered as shared ownership. As Shared Ownership is not a tenure that the City Council seek to deliver and manage, a Deed of Variation to the S106 is being sought with the LPA that will:

1. Amend the rent level in the definition of Affordable Rented Housing from an 80% cap to a 60% (or LHA) cap to ensure that 75% of units will be let at a genuinely affordable rent level.
2. Revise the definition of Intermediate Housing to include homes let at a rent which does not exceed 80% of market rent.

3.10 The affordable homes on at ATS & Murketts are outlined below and include:

- 15 x 1 Bed, 2 Person Flat
- 9 x 2 Bed, 4 Person Flat
- 4 x 3 bed, 5 Person House

3.11 The proposed mix for the affordable housing units therefore responds to the local housing need outlined in section 3.3.1.

3.12 A plan showing the location of the Affordable Housing on site (shaded light / dark blue) is included below.



4 Site Details

- 4.1 The site is allocated under the adopted Local Plan 2006 (site ref. R2) and the emerging Greater Cambridge Local Plan (site ref. S/C/R2) for the development of 110 dwellings. The proposed development scheme is at 70 dwellings. It should be noted that the remaining balance of the allocation has been built out at Greengates Court, but the emerging Greater Cambridge Local Plan had revised the site capacity with an uplift to an indicative 110 dwellings to make best use of the land and most efficient development.
- 4.2 The Council's internal policy relies on being in line with planning obligations. Planning policy requires that the affordable housing component of the site is split 75%/25% between affordable and intermediate homes. The Council's policy, however, require homes delivered as part of planning obligations to be let at 60% of market rent or Local Housing Allowance.
- 4.3 A variation to the S106 agreement associated with the forthcoming planning permission will be negotiated on the basis that the 7 homes designated as intermediate housing can be let at 80% of market rent. The other 21 homes designated within the S106 agreement are to be let at 60% of market rent (capped at LHA).
- 4.4 CIP have agreed to deliver the scheme to meet the Council's Employers Requirements. An Employers Agent and Clerk of Works will be appointed to ensure quality is monitored throughout. NHBC (or equivalent) build mark choice warranty provision will be in place.
- 4.5 The scheme will deliver:
- 4.5.1 New sustainable homes in compliance with Future Homes Standards (gas free and utilising Air Source Heat Pumps) with lower running costs.
 - 4.5.2 Combination of unit sizes including provision of flats and family homes ranging from 1 to 3 beds responding to the current increasing housing needs.
 - 4.5.3 Connectivity and sustainable transport by providing cycle and pedestrian access to Cambridge City Centre.
 - 4.5.4 Connectivity to green and open space for residents with the adjacent recreation ground.
 - 4.5.5 Biodiversity net gain.
 - 4.5.6 Secure cycle parking provided.
 - 4.5.7 0.5 parking spaces per flatted dwelling and 1:1 parking space per house. 5 disabled parking spaces provided. The scheme will be compliant for EV charging.
 - 4.5.8 Secure by design compliant homes.
- 4.6 The proposed scheme layout is included as Appendix 1.

5 Planning Application

- 5.1 A planning application is expected to be submitted in March 2024.

6 Programme

- 6.1 The indicative start on Site for the development is Winter 2024/2025, with an anticipated completion date in Winter 2026.

7 Financial Implications

- 7.1 The total indicative capital cost of the ATS & Murketts affordable housing is estimated at £6,788,000 This includes the purchase price of the dwellings and all associated internal and external fees.

This can be broken down as follows:

Affordable Housing acquisition	£6,440,000
Other Fees	£348,000
Total	£6,788,000

- 7.2 It is proposed that the investment will be jointly met from HRA resources and use of Right to Buy receipts.

- 7.3 This will result in the following initial mix of funding:

Right to Buy receipts:	£1,018,200
Devolution Grant:	£0
HRA resources:	£5,769,800
General Fund	£0
Total:	£6,788,000

- 7.4 The housing capital budget will be £6,788,000 to be drawn down from the budget set aside for the new build housing programme in the September 24 BSR.

8 Implications

(a) Staffing Implications

The development scheme will be managed by the Housing Development Agency, Development, Corporate Group.

(b) Equality and Poverty Implications

A series of EQIAs have been undertaken for the Council House Programme, the Housing Development Service and for individual schemes. The EQIAs mainly highlight the benefits of the Council retaining direct control of new housing development itself to ensure a focus on the delivery of housing that meets a diverse range of housing needs. Part of the assessment underlines the need for Affordable Housing to help those most likely to suffer poverty as well as ways in which new Affordable Housing will directly save money for tenants, such as energy saving measures and reducing the impact of fuel poverty.

(c) Environmental Implications

A Renewable Energy Assessment will inform the Development proposals submitted for planning approval. Current proposals intend to achieve at least a 40% reduction in emissions against Part L 2021 of the Building Regulations. This is in line with the new building

regulations which came into effect in 2023. Water usage will be restricted to a maximum of 99 litres per person per day, an improvement against current planning policy. Further opportunities to explore improving the sustainability offer will be considered albeit balanced against the viability pressures affecting this scheme which CIP have secured on the open market.

(d) Procurement Implications

CIP have selected the Council as its affordable housing provider as required by the S106, and acquisition will be supported by a RICS Valuation.

(e) Community Safety Implications

There are no recognised implications on Community Safety with the proposed developments. The scheme will be built in accordance to Secure by Design guidelines as set out within the City Council's Design Brief.

9 Risks

The table below setting out key risks associated with the project:

Description of risk	Likelihood	Impact	Mitigation
Cost Risk – Construction Works	Low – the council aims to enter into a fixed-price work contract.	Increased build cost.	Fixed work costs agreed on signing of contract mitigate this risk.
Construction - Delivery	Med- Market led development therefore may be affected by market factors. However, Outline Planning Approval is in place and underlying demand in Cambridge remains strong. Also risk due to reliance on 3 rd party (This Land) to deliver necessary infrastructure works.	Failure to deliver the council rented homes. A risk of some delay to the programme but risk of non-delivery is low.	Confirmation planning approvals are in place. Due diligence before contract and payment structure to ensure Council payment is on certificates of actual work.
Construction - Quality	Low - risk of CCC design & spec requirements not being met, and risk of poor quality control on site during construction.	Med- will impact potentially on quality standards of completed buildings; increased defects.	CCC to employ EA and Clerk of Works to oversee scheme. Contract will include agreed specification and drawings for the units. Strong relationship with

Description of risk	Likelihood	Impact	Mitigation
			CIP/Hill provides solid basis for quality assurance.
Developer insolvency	Med- the construction and development industry may be impacted on further by changes to the economy.	High - would delay delivery and potentially increase costs whilst administrators managed process.	Undertake financial checks on company, include performance bond and parent company guarantee and NHBC contractor insolvency in requirements. Relationship with Hill as trusted partner with strong financial covenant provides mitigation.
Resources	Low- Allocation of resource is within CCC control	Low	Project management of scheme can be contained within current HDA resourcing
Planning	Med- Proposals have been developed through a series of pre-apps and within the context of an existing outline consent.	High- Planning refusal for reserved matters would delay delivery and increase costs (financing, consultants, etc.)	The project team are engaging with planners to design a scheme which is policy compliant and responds to their concerns raised during the pre-app process.
Sustainability Standards	Low – Homes are delivering an improvement on building regulation standards.	Med – Change in the Council's requirements will result in additional costs being incurred.	Homes are delivered to the specification currently agreed with CIP. CCC retain option to agree further variations to enhance sustainability measures.

10 Background papers

[Former ATS Site - Land Purchase Report - March 2023](#)
[Approval of Budget of Purchase of Former Murketts Garage Site](#)

11 Appendices

Appendix 1 – The proposed scheme aerial layout

12 Inspection of papers

To inspect the background papers or if you have a query on the report please contact Benedict Binns, Housing Development Agency, email: ben.binns@cambridge.gov.uk

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Cambridge City Council Equality Impact Assessment (EqIA)

This tool helps the Council ensure that we fulfil legal obligations of the [Public Sector Equality Duty](#) to have due regard to the need to –

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Guidance on how to complete this tool can be found on the Cambridge City Council intranet. For specific questions on the tool email Helen Crowther, Equality and Anti-Poverty Officer at equalities@cambridge.gov.uk or phone 01223 457046.

Once you have drafted the EqIA please send this to equalities@cambridge.gov.uk for checking. For advice on consulting on equality impacts, please contact Graham Saint, Strategy Officer, (graham.saint@cambridge.gov.uk or 01223 457044).

1. Title of strategy, policy, plan, project, contract or major change to your service
Purchase of Affordable Homes at ATS/Murketts

2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)
https://www.cambridge.gov.uk/housing-development
https://www.cambridge.gov.uk/affordable-housing-programme

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?
The ATS & Murketts site is located on Histon Road, situated within the Cambridge City Council boundary. It is located within the Arbury ward, north of Cambridge Central, whilst also bordering Castle ward. The site is adjacent to the Castle and Victoria Road conservation area that includes Histon Road Recreation Ground.

This report seeks approval for a capital budget to purchase 28 affordable homes from the Cambridge Investment Partnership (CIP), as Council homes.

The aims of the Council in redeveloping this area are:

1. Provide additional social housing to help meet the shortfall in Cambridge and replace the Council's existing housing stock which no longer meets present-day standards. The new buildings will be designed to as close to Passivhaus or equivalent performance standards to reduce energy usage and tackle fuel poverty.

4. Responsible service

Cambridge City Council's Housing Development Agency (HDA)

5. Who will be affected by this strategy, policy, plan, project, contract or major change to your service?

(Please tick all that apply)

- Residents
- Visitors
- Staff

Please state any specific client group or groups (e.g. City Council tenants, tourists, people who work in the city but do not live here):

The plan to redevelop this area impacts on:

- Housing applicants registered on Home-Link (the Council's choice-based lettings system) i.e. households who need to find somewhere to live.

Home-link prioritises applicants based on needs criteria. The priority bandings also take into account housing needs related to related to abuse, medical circumstances and disability, pregnancy and maternity.

The 1996 Housing Act as amended by the 2017 Homelessness Reduction Act determines the categories of homeless applicants which the council owes a 'main' statutory housing duty to. The council must make suitable accommodation available to applicants it owes a 'main' housing duty to. These categories include 16/17 year olds, young people leaving care, older people, those with physical or learning disabilities, mental health issues, victims of domestic abuse.

In relation to the Equalities impact, many of those on the housing register (particularly those on the highest banding for need) will have a level of vulnerability. Although not all vulnerabilities are captured under the Equality Act 2010, many will be, such as disability (including mental health), age, pregnancy and maternity. For those residents who are existing tenants or leaseholders, many of them will also have a protected characteristic as it may be the reason they are able to access social housing. This will be considered in more detail under the following sections which look at each of protected characteristics.

By adding to the general housing stock within the City, housing opportunities are also increased for staff seeking to relocate.

6. What type of strategy, policy, plan, project, contract or major change to your service is this?

- New
- Major change
- Minor change

7. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service? (Please tick)

- Yes
- No

If 'Yes' please provide details below:

- Customer and Community Services – advice on community facilities being provided through this new development as well as consulting with local community groups and stakeholders through the process
- Housing Management - managing the new homes
- Estates & Facilities - maintaining the new homes
- Property Services - advice on land issues, valuations, disturbance costs, commercial leases etc in connection with new developments
- Housing strategy – informing the need for tenure mix and specialist or adapted housing
- Finance Team - to provide funding for every aspect of developing the new homes from initial surveys to construction, all in line with projected cash flow
- Streets and Open Spaces - advice and input on the design of new open spaces and equipment provided as part of the new homes, subsequent maintenance
- Safer communities – providing advice on the design of the new schemes and homes from a community safety and designing out crime perspective
- Health & safety – commentary on the design of new schemes and homes from a personal safety, fire safety and usability perspective
- 3Cs Legal Services - dealing with land title and transfer to facilitate putting together the sites on which to build the new homes, subsequent issue of leases
- CCC parking services – collaboration in re-provision of parking facilities where affected by the development
- Cambridge Investment Partnership (CIP) - a joint venture partnership between CCC and Hill Partnerships to assist in the delivery of the Councils Affordable home goals.

8. Has the report on your strategy, policy, plan, project, contract or major change to your service gone to Committee? If so, which one?

The report on the proposed development at ATS/Murketts is to be presented to the Housing Scrutiny Committee meeting of 12th March 2024.

9. What research methods/ evidence have you used in order to identify equality impacts of your strategy, policy, plan, project, contract or major change to your service?

The HDA has undertaken a detailed internal review process toward identifying council stock which has known shortcomings, and which may most appropriately be redeveloped to provide new energy efficient housing and community facilities.

Officers from Housing Service and Housing strategy have additionally been consulted to identify a target unit delivery mix for the overall housing programme which best serves forecast demand across the city. Individual consultation with Housing is further conducted on a scheme-by-scheme basis and data is included by the HDA for scheme reports to the Strategy and Resources or Housing Scrutiny Committees. The data records the numbers of those on CCC waiting list as provided quarterly by Housing strategy. Further information on housing need and strategy can be found as follows: www.cambridge.gov.uk/housing-research

Consultation has been undertaken with affected residents, commercial leaseholders, service users and local communities prior to planning applications being submitted. To date consultation has taken the form of letter-drop notifications, in-person drop in events, flyers, posters, website and online webinars to introduce the proposal to all residents. Assisted by internal council services, consultation methods are tailored to the individual requirements, ie use of translation services where required, use of digital and non-digital materials, in person and/or telephonic or written correspondence as most appropriate to the consultee.

The 2011 Census provides information on the demographics of the Cambridge City population to assist strategic planning by CCC.

Census Data has been supplemented by a 2020 HDA Needs Analysis report compiled by CCC staff which accompanies and informs the New Development Programme planning.

[Albert Kennedy institute \(2014\), LGBT Youth Homelessness: A UK scoping of cause, prevalence, response, and outcome](#)

[Runnymede Trust \(2020\), The Colour of Money](#)

[Social Metrics Commission \(2020\), Measuring Poverty](#)

[Stonewall \(2016\), Building Safe Choices: LGBT housing futures](#)

[Stonewall \(2018\), LGBT in Britain: Trans Report](#)

10. Potential impacts

For each category below, please explain if the strategy, policy, plan, project, contract or major change to your service could have a positive/ negative impact or no impact. Where an impact has been identified, please explain what it is. Consider impacts on service users, visitors and staff members separately.

(a) Age - Please also consider any safeguarding issues for children and adults at risk

Housing Register and Homelessness

The 1996 Housing Act as amended by the 2017 Homelessness Reduction Act determines the categories of people that are considered as priority need for social housing including because of their age, including older people, those with children, people aged 16 or 17, and care leavers aged 18 to 20. Further provision of social housing in Cambridge will have a positive impact for these groups.

Older People

The units to be delivered in this scheme proposal are made up of general needs accommodation and 5% adapted homes suitable for wheelchair users. All general needs housing is provided at adaptable M(4)2 standard.

The provision of new homes which are accessible for household members who are wheelchair users will mean these homes will be suitable for older people with reduced mobility as long as their needs require this type of home.

The provision of housing for older people in the city is generally good, and housing for older people is not generally in short supply. An older applicant on the housing needs register can apply both for specialist housing, which excludes other types of applicant, and for general needs housing as not all older people want to live in specialist housing.

Younger people

The homes on these proposed schemes will be a mix of 1, 2, and 3 bedroom homes. Young people with a need for this type of accommodation will be eligible to bid for these homes.

In our Housing Strategy consultation in 2015 the most common concerns raised amongst younger people were in relation to affordability and condition of the private rented sector, homelessness issues and the need to support vulnerable people. The provision of more affordable housing at social or intermediate rates will enable the Council to house more people who are in need of housing. This will also aid to alleviating the pressure on the private rented sector.

Cambridge has a relatively young population compared to the rest of Cambridgeshire and many other parts of the country. Around 35% of the population is aged 20-34.

Younger people are finding it increasingly difficult to get on the housing ladder, having to remain longer with parents or in expensive private rented accommodation. For example, England as a

whole has seen a significant increase in the proportion of younger households in the private rented sector over the last ten years. In 2004/05, 24% of those aged 25-34 lived in the private rented sector; by 2014-15 this had increased to 46%. (English Housing Survey 2014-15)

Affordability issues are particularly acute in Cambridge, with the price of even the cheapest 25% (the lowest quartile) of homes now standing at over £350k – more than nineteen times the lower quartiles lower earnings. Private rents are also significantly higher than most other parts of the country, with the average rent for just a one bedroom currently around £800 a month.

Increasing the supply of general needs Council housing through this programme will:

- Increase the supply of affordable homes in the city of Cambridge, enabling the council to provide a competitive accommodation option for younger people on low incomes;
- Ensure that the Council can provide accommodation to young people in acute housing need caused by homelessness or economic deprivation.

(b) Disability

The units to be delivered in this scheme proposal are made up of general needs accommodation and 5% adapted homes suitable for wheelchair users. All general needs housing is adaptable M(4)2 standard.

The HDA will remain actively engaged with Adaptations Officers, the Housing Advice Coordinator and other relevant partners to ensure that the new schemes deliver housing that is suitably adapted or adaptable.

Demarcated disabled parking will be provided at appropriate locations to serve tenants and service users, in line with planning guidance.

Almost one in five people in the UK have a disability, with mobility being the most common impairment. At the same time there is a nationally recognised shortage of housing for people with disabilities. For example: around 2% of the UK population are wheelchair users, yet 84% of homes in England do not allow someone using a wheelchair to enter their home through their front door without difficulty. Around 15% of households containing at least one wheelchair user feel that their current home is not suitable for their needs, and so requires adaptations.

Around 22% of individuals living in social housing in Cambridge have a long-term health problem or disability.

Disabled people tend to have lower incomes and are twice as likely as non-disabled people to be social housing tenants.

Around 16% of the national population has a common mental health disorder, and professionals nationally and locally are reporting an increase in the number of service users with mental health issues. For example: increasing numbers of rough sleepers with mental health problems, many of

whom also have alcohol and substance misuse issues; and an increase in numbers of older people with dementia.

To ensure that all parties are fully informed and to cater for specific needs, all correspondence and information is made available to residents in varied formats when required.

(c) Gender reassignment

Increasing the supply of affordable housing in Cambridge is expected to have a positive impact on those members of the community with the protected characteristic of gender reassignment.

According to research undertaken by LGBT+ charity Stonewall for their 2018 publication [LGBT in Britain - Trans Report](#), trans people commonly face a range of barriers to housing. One in four trans people have experienced homelessness at some point in their lives, with a similar proportion having also faced discrimination when searching for housing in the preceding year. One in five non-binary people has also faced discrimination when looking for a new home.

By providing more general needs housing, the Council is in a stronger position to ensure that any residents, trans, non-binary or otherwise, who are facing homelessness will be able to find affordable accommodation through the Council. Similarly, applicants who are facing abuse in their current home environment will be able to apply for a wider range of housing options with the council. As with other equality groups, an increase in the Council housing supply will provide more Cambridge residents with the option of applying to the Council, rather than relying on inconsistent practices within the private sector.

Improving the local community facilities; including community centre, library, open spaces, and recreation facilities will have a positive impact. These spaces will provide opportunity for community groups to meet and socialise.

(d) Marriage and civil partnership

We have not identified any equalities issues specific to this protected characteristic in relation to need in the affordable housing development programme.

(e) Pregnancy and maternity

2 and 3 bedroom homes will be provided on this development. These will be available to bid on by women who are pregnant (24 weeks or more) or who have recently had children meaning they need to move to larger accommodation. Private and shared amenity space will be provided alongside the housing and community facilities including play equipment for children.

National policy dictates that certain groups of people are considered as priority need for social housing because they are more likely to be vulnerable, including women who are pregnant. Extra

support from Council officers will be offered to those that are affected by the redevelopment. Further provision of social housing in Cambridge will have a positive impact for these groups.

As with other protected characteristics, an increase of the Council housing supply will provide more Cambridge residents with the option of applying to the Council rather than relying on high rents in the private sector, which impact families with young children particularly severely.

(f) Race – Note that the protected characteristic ‘race’ refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Increasing the supply of affordable housing in Cambridge is expected to have a positive impact on those members of the community who are classified as Black and Minority Ethnic (BAME).

According to the annual Measuring Poverty report published by the Social Metrics Commission, 46% households in the UK where the head of the household is BAME are classified as living in poverty, compared with 19% where the head of the household is white. People in BAME families are also between 2-3 times more likely to be living in persistent poverty than white families. According to The Colour of Money (2020) for Indians the rate of poverty is 22%, for Mixed its 28%; Chinese 29%; Bangladeshi 45% and Pakistani 46%. This is due to lower wages, higher unemployment, higher rates of part-time working, higher housing costs, and slightly larger household size. It follows that BAME households are likely to have a greater need overall for a range of affordable housing options in the site though the need varies by ethnic group. In Cambridge, anecdotally according to voluntary and community sector groups, Bangladeshi people are especially likely to experience poverty.

Increasing the supply of general needs housing in Cambridge should therefore have a proportionate impact on housing options for BAME families in the city. As with other protected characteristics, an increase of the Council housing supply will provide more Cambridge residents with the option of applying to the Council rather than relying solely on high rents in the private sector.

The Council makes information available to residents in other languages where it’s needed.

(g) Religion or belief

We have not identified any equalities issues specific to this protected characteristic in relation to the affordable housing development programme. Designs and specifications can however be enhanced to accommodate cultural preferences if instructed to do so by the relevant Housing Authority (for example facilitating spray taps adjacent to WCs).

The community centre to be reprovided may be used by different faith groups however consultation with local groups will continue and the need for this has not yet been identified.

(h) Sex

No specific issues have been identified in relation to sex, although it is worth noting that most of those fleeing domestic abuse for whom we have a statutory responsibility will be women. This accounted for 3% of lettings last year. In domestic abuse cases the location where people are housed can be an important factor, for example away from the perpetrator or near to a family support network.

(i) Sexual orientation

Increasing the supply of affordable housing in Cambridge is expected to have a positive impact on LGBT+ members of the community.

LGBT people face unique pressures within the housing system at present. [Current research](#) from the Albert Kennedy institute indicates that within the youth homeless population, LGBT people are greatly over-represented. Young LGBT people who are homeless are likely to have a reduced support network as a high proportion (62-69%) have become homeless due to parental rejection or family abuse.

Comparable conditions prevail among older LGBT people according to [research undertaken](#) by Stonewall Housing, with many older persons having a history of homelessness and a smaller family support network than non-LGBT older people. Older LGBT people are also more likely to live alone.

Overall there is a similar trend among the LGBT population where the limited options of Cambridge residents more generally are likely to be further reduced or placed under greater pressure by sexual orientation.

As with other protected characteristics, an increase of the Council housing supply will provide more Cambridge residents with the option of applying to the Council rather than relying on high rents in the private sector, which is likely to have a higher impact on LGBT people.

(j) Other factors that may lead to inequality – in particular, please consider the impact of any changes on:

- **Low-income groups or those experiencing the impacts of poverty**
- **Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage. (Here you are being asked to consider intersectionality, and for more information see: https://media.ed.ac.uk/media/1_159kt25q).**

Homelessness – positive impact

The 1996 Housing Act as amended by the 2017 Homelessness Reduction Act provides that the council has a duty to agree reasonable steps to try and prevent or relieve the homelessness of the those that are threatened with homelessness or homeless. A reasonable step under the Act could include advice and assistance with applying for social housing.

The development of new family sized homes on these schemes will allow homeless families currently living in temporary accommodation to have the opportunity to bid on the homes and secure a move to permanent accommodation.

Low-income groups or those experiencing the impacts of poverty– positive impact

Households living on low incomes come under greater housing pressure than those on higher incomes due to a range of factors. This has been discussed at length elsewhere in the document, but the primary driver behind the affordable housing programme remains the strictly limited housing options to which Cambridge residents on low incomes have access. Cambridge remains one of the most expensive places in the UK to live and an increase in the Council housing supply will provide more options for residents who choose to live in the city and will ensure that it is easier to build a mixed and balanced community within the city,

As can be seen elsewhere in this EQIA, the inequality in the housing market affects some groups more than others, but in all circumstances an increase in general needs Council housing will improve housing options across the board.

Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage – positive impact

Home-link prioritises applicants based on a variety needs criteria as set out in the council lettings policy and inclusive of consideration of protected characteristics. Priority banding within which prospective tenants will be informed by the full number of protected characteristics of the bidder, prioritising successful housing of the most at-risk groups. While the lettings policy does not specifically note prioritisation of need based on more than one protected characteristic, it does make allowance for the movement of applicants with multiple needs into higher priority banding for housing.

Fuel Poverty

The Council is committed to providing high quality homes which greatly supersede the energy efficiency of current housing stock. This pilot scheme proposes the delivery into council stock of flats meeting Passivhaus or equivalent performance standards. These will provide low running costs and greater alleviation to residents affected by fuel poverty.

11. Action plan – New equality impacts will be identified in different stages throughout the planning and implementation stages of changes to your strategy, policy, plan, project, contract or major change to your service. How will you monitor these going forward? Also, how will you ensure that any potential negative impacts of the changes will be mitigated? (Please include dates where possible for when you will update this EqlA accordingly.)

A Housing Advice Coordinator, Adaptations Officer and other relevant partners will be consulted through design and building process to ensure the needs of those applicants in need on the housing register, in particular applicants that have disabilities, are considered.

This EqlA will be updated to reflect any additionally identified equalities implications on existing residents following further consultation activities. Detailed resident consultation will be assisted by internal council services, with methods tailored to the resident requirements, ie use of translation services where required, use of digital and non-digital materials, in person and/or telephonic or written correspondence as most appropriate to the consultee.

12. Do you have any additional comments?

None

13. Sign off

Name and job title of lead officer for this equality impact assessment: Benedict Binns, Assistant Director, Development

Original document completed 22nd September 2022. Other team members consulted: Jaques van der Vyver, Programme Officer. Kate Yerbury, Equality and Anti-Poverty Officer.

Document updated: - February 2024.

All EqlAs need to be sent to Helen Crowther, Equality and Anti-Poverty Officer. Ctrl + click on the button below to send this (you will need to attach the form to the email):

Send form

Cambridge City Council

Record of Executive Councillor Decision

Social Rents and Service Charges Recalculations 2024

Decision of: Councillor Gerri Bird, Executive Councillor for Housing

Reference: 24/URGENCY/HSC/1

Date of decision: 26.2.2024 Published: 27.2.2024

Decision Type: Key

Matter for Decision:

1. To combine separate charges made to Council tenants for gas and electrical and mechanical maintenance, into the total rent payable for each property, from April 2024. For most tenants this will simplify their rent statements.
2. To delegate to officers the ability to reduce individual property rents, either where including these charges would otherwise mean the total rent is greater than the legally determined Formula (or Target) rent for the property or where the charge has been added mid-tenancy causing too high an increase in one year.
3. To authorise officers to draw on HRA reserves to create a budget to allow the employment of staff and other resources to complete this work, with the draw down to be approved by the Chief Finance Officer and Director of Communities.
4. To request that officers report back to Housing Scrutiny Committee with more details of the financial impact of these rent reductions, and of the scale of refunds due to tenants whose rent has breached formula rent or been increased by too great a sum in previous years, along with proposals for a refund scheme.

Why the Decision had to be made (and any alternative options):

The Council has been labelling some property costs as “service charges” when they should have properly been included in the rent. These charges relate to maintenance

of gas and electrical / mechanical installations, but do not relate to the supply of utilities.

For some tenants, combining these charges into the rent, means their rent breaches levels set by government, and they have therefore been overcharged (or would be overcharged from April 2024). The Council is not permitted to charge more than the Formula rent for each property so is legally required to refund any overpayments that have been made, either to the tenant or to the Department of Work and Pensions, depending on who paid the charge. For others the charge has been added mid-tenancy resulting in a rent increase in the relevant year which will have exceeded the allowable maximum. These will also need to be refunded as above.

The Council has sought legal advice on this matter from two independent sources. Keeping the charges separate from rent means that the Council is overcharging some customers and the Council has no option but to reduce rents to prevent further overcharging. The Council will need to refund customers, but further work is required before the details of a refund scheme can be approved.

The Council could have decided to remove all the charges from rent accounts irrespective of whether a rent breach has occurred, but the income is required to support services to tenants. For many tenants an overcharge has not occurred with no financial detriment to the tenant. Removing all charges would significantly reduce the income to the Council's Housing Revenue Account which is used only for housing purposes including repairs, maintenance, and retrofit works for tenants' benefit.

Further details about the decision, and risks considered, are set out in a briefing paper [Document 240226 Briefing Paper on Rents and Service Charge Recalculations 2024 - Cambridge Council](#).

The Executive Councillor's decision:

To approve

1. Combining separate charges made to Council tenants for gas and electrical and mechanical maintenance, into the total rent payable for each property, from April 2024.
2. To delegate to officers the ability to reduce individual property rents, either where including these charges would otherwise mean the total rent is greater than the legally determined Formula (or Target) rent for the property or where the charge has been added mid-tenancy causing too high an increase in one year.

3. Authorisation to officers to draw on HRA reserves to create a budget to allow the employment of staff and other resources to complete this work.
4. To request that officers report back to Housing Scrutiny Committee with more details of the financial impact of these rent reductions, and of the scale of refunds due to tenants whose rent has breached formula rent or been increased by too great a sum in previous years, along with proposals for a refund scheme. combining previously separate charges for gas and electrical and mechanical maintenance, into the total rent payable for each property,

Reason for the decision: As set out in the officer's briefing note. [Document 240226Briefing Paper on Rents and Service Charge Recalculations 2024 - Cambridge Council](#)

Scrutiny Consideration: The Chair and Spokes Councillors and Vice-Chair Tenant Representative of Housing Scrutiny Committee were consulted prior to the action being authorised.

Report: [Document 240226Briefing Paper on Rents and Service Charge Recalculations 2024 - Cambridge Council](#)

Conflict of interest: None.

Comments: Consultees noted the proactive notification of the matter with the Housing Regulator and steps taken by officers to correct the issues. It was noted that the urgent decision would be published on the council's website and would be reported back to the 12 March 2024 Housing Scrutiny Committee. Officers would provide a verbal update to Housing Scrutiny Committee and Housing Scrutiny Committee could ask questions on the urgent decision at the meeting.

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Cambridge City Council: Briefing Paper on Rents and Service Charge Recalculations 2024

To support Executive Decision 24/URGENCY/HSC/1 by Cllr Gerri Bird, Executive Councillor for Housing 26.2.24

1. Background

- 1.1 Social and Affordable rents have been regulated by government for many years, and subject to various change in legislation and guidance.
- 1.2 The Regulator of Social Housing's remit has been extended to include Council Housing provision. Councils who own and manage stock will be subject to inspection by the regulator from April 2024.
- 1.3 In light of this, officers began reviewing regulated activity, in preparation for increased oversight. They became aware of housing providers where rents had breached the Rent Standard. Initial investigations suggested two areas of concern. Legal advice was sought. Exec Members were updated on the issues.
- 1.4 The two areas of concern identified were:
 - a) Failure to reduce affordable rents as required by government from 2016 – 20 and rent review errors resulting from displaying service charges separately from the rent.
 - b) The way in which service charges had historically been set and displayed in social rented homes
- 1.5 The first issue (Affordable Rents) was fully investigated in late 2023. The impact was reported to Housing Scrutiny Committee on 25 January 2024; provision was made in the HRA BSR for the financial impact. The Exec Councillor (Housing) delegated powers to recalculate rents to the Director of Communities.
- 1.6 This paper relates to the second issue: the way in which charges were set and displayed from 2004 to 2024. It supports a recommendation to the Executive Councillor for Housing to recombine gas and electrical / mechanical maintenance charges into rent; and to delegate powers to recalculate rents where required.

2 Description of the Issue

Service Charges

- 2.1 In 2004, following the government Rent Restructuring Guidance, and a consultation exercise involving tenants and members, the Council de-pooled

service charges from rent. This included charges for gas maintenance and, in a limited number of cases, building electrical and mechanical maintenance. These were then charged separately. This was deemed reasonable as not all homes had gas central heating, or the communal equipment requiring mechanical and electrical maintenance. The charges were for servicing and maintenance and not connected to the supply of utilities. "Service charges" have been displayed separately on rent statements.

- 2.2 Following legal advice, the Council has established that these charges should properly be shown as rent, as they are a Landlord Obligation. It is clearer for tenants for these to be included in the total rent figure. The recommendation is therefore to include these charges in rents in future.
- 2.3 Some other items may continue to be shown as service charges, where they relate to something that is not a landlord's responsibility, e.g. communal cleaning

Overcharging

- 2.3 Due to the complexity of rent setting, some tenants have been overcharged in previous years, or could be overcharged from April if rents are not recalculated. The reason for this is that each property has a "Formula Rent" set by government. Rents charged may not be more than Formula Rent, unless the 5% rent flexibility is applied, which is not currently the case at Cambridge City.
- 2.4 Initially, Formula Rents set in 2002 were significantly higher than actual rents. From 2002 to 2014, Government rent convergence policy expected actual rents to be increased by more than inflation, to move them towards Formula. From 2016 – 2020, rents were decreased by 1% per year, in line with government policy; and then subsequently allowed to rise at 1% more than the set inflation figure until 2023 when they were capped at 7% nationally and 5% locally.
- 2.5 The Council has checked rents every year and capped any that reached Formula Rent. Where tenants paid gas or electrical/ mechanical maintenance charges, these were charged on top of rent. The failure to properly include the maintenance charges in the rent means that some tenants have paid more than target rent.
- 2.6 For other tenants, their rent is not close to Formula Rent, so they have not been overcharged at any point.

- 2.7 For tenants who have had gas central heating installed during their tenancy, and a service charge added on top of rent, they will have been overcharged.

3 Advice sought

- 3.1 The Council sought initial legal advice from Trowers and Hamblins (T&H), Housing law specialists, and subsequently from Cornerstone Barristers. This paper is based on careful consideration of that advice.
- 3.2 The Council has also sought the advice of the Regulator of Social Housing, The Regulator has been informed as a proactive engagement, with the Council choosing to self-refer rather than wait for an inspection. As at 5 February 2024, the outcome of this is unknown, but a response is expected. In due course.

4 Proposed Action (Item for decision)

- 4.1 The Council will recombine all gas and electrical or mechanical maintenance charges into rent. It will reduce rents which are more than Formula Rent for the property. The proposal is to recalculate so all rents are correct from April 2024.
- 4.2 For tenants who had central heating installed during the tenancy, and a resultant rent increase, the charges will be removed, and overcharges calculated and refunded.
- 4.3 The Council will examine individual rent accounts to determine which have been overcharged in previous years. A detailed refund scheme will be developed and published in Summer 2024.
- 4.4 It is not possible to begin the refund process until rents have been recalculated and, as it is administratively very complex, it will take many months to process all refunds. Current tenants will be given priority in a refund scheme, and the Council will make advice available to tenants.

5 Impact of this Decision

- 5.1 Reducing rents which have been (or were due to be) charged at above Formula Rent, will reduce the income to the Council's Housing Revenue Account for the coming year 2024/5, and for all subsequent years where income has been modelled from the existing baseline. The amount of the reduction will be reported to Housing Scrutiny Committee once the individual calculations (which this decision authorises) have been completed.

- 5.2 Refund payment to current tenants will have an impact in 2024/25. Refunds to previous tenants may also have an impact in the following year(s). These refunds will reduce the Council's available resources and increase the need to borrow money for essential works to tenants' homes.
- 5.3 An evaluation of these impacts will be reported to Housing Scrutiny Committee, and the Medium-term Financial Forecast updated as soon as possible. This will not be before June 2024.

6 Other Options Considered

There are no realistic alternative options that are legally valid and fair to tenants.

7 Addressing the Impact on Tenants

- 7.1 The Council will provide advice and information to support tenants affected by this issue. The impact on tenants will be:
- **No tenants will owe the Council more money as a result of this issue**
 - Tenants who previously paid gas and electrical/ mechanical maintenance charges separately will have a clearer rent statement
 - Some social rent tenants will have their rent re-set at a lower level than it would otherwise have been, from April 2024.
 - Some tenants will be entitled to refunds of overcharges – but only where they paid their own rent (rent paid by HB has to be refunded to the DWP). These will be processed in 2024.
- 7.2 Advice will be provided to tenants in individual letters, and in briefings to tenant representatives. All affected tenants will receive a letter in March explaining the impact on their rent. There will be advice on the Council website, and available from Housing Officers as well as from the contact centre.
- 7.3 The work to reset rents and to ensure that rents do not breach target or formula rent will include;
- Reviewing target rent calculations to ensure they are correct, with resulting calculations rounded annually to the nearest penny
 - Removing any reduction in target rent for the non-existence of gas heating where this now exists
 - Applying the exceptions to target rents for sheltered housing in April 2016 and in temporary housing (HMO's) from April 2016 to April 2019
- 7.4 Some previous tenants will also be eligible for refunds. Once accounts of current tenants have been resolved, the Council will contact those previous tenants for whom it holds contact information, if they are eligible, and will

produce details of a scheme for other previous tenants to find out whether or not they are affected.

8. Further Updates and Decisions

There will be an update to Housing Scrutiny Committee in March and June, with the latter including proposals for the operation of the refund scheme, as well as information about the financial impact of this issue.

The HRA Budget and Medium Term Financial Strategy will need to be amended to take account of reduced rental income, and the cost of refunds, once these have been calculated. Due to the need for individual account-level work, this is not yet available.

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