



Cambridge City Council Cabinet

Date: Tuesday, 20 October 2026

Time: 5.00 pm

Venue: LAB 027 - Lord Ashcroft Building, Anglia Ruskin University, East Road, Cambridge CB1 1PT.

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

Agenda

This meeting is open to any member of the Council who wishes to ask questions of the Executive on items included on this agenda. Could members please notify the Committee Manager if they wish to attend and speak.

- 1 Apologies
- 2 Declarations of Interest
- 3 Public Questions

Key Items

- 4 Draft Greater Cambridge Non-Immediate Article 4 Direction for HMOs (Pages 5 - 26)
- 5 Update on the Housing Development Programme (Pages 27 - 100)

Non Key Items

- 6 Cost of Living Update (Pages 101 - 112)
- 7 Public Spaces Protection Order for anti-social behaviour driving (Pages 113 - 124)
- 8 Leisure Contract Outcomes (Pages 125 - 148)

Appendices 1 & 2 to the report contains exempt information during which the public is likely to be excluded from the meeting subject to determination by the Executive following consideration of a public interest test. This exclusion would be made under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Confidential Report_ Key Item

9 Disposal of 3-5 Coldham's Lane Cambridge (Pages 149 - 202)

It is recommended that the committee resolves to exclude the press and public during item 9 by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Cabinet Members: Thornburrow (Chair), Moore (Vice-Chair), Smart (Cabinet Member), Todd-Jones (Cabinet Member), Bird (Cabinet Member), Gawthorpe Wood (Cabinet Member) and Nestor (Cabinet Member)

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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.

REPORT TITLE: Article 4 Direction regarding Houses in Multiple Occupation



To

Cabinet (20 October 2026)

Report by:

Stephen Kelly, Joint Director of Planning

Email: stephen.kelly@greatercambridgeplanning.org

Wards affected:

All.

Director Approval: Director Stephen Kelly confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

1.	Recommendations
1.1	It is recommended that Cabinet: a. Agree to the preparation of a Non-Immediate Article 4 Direction to remove permitted development rights to change dwellings (planning use class C3) into small houses in multiple occupation (HMOs) (planning use class C4), to cover the area shown on the maps in Appendix 1; b. Delegate preparation of the above and the carrying out of a public consultation to the Director of Planning; and c. Note that Cabinet approval will be required to confirm the Direction following the publication and consultation.
2.	Purpose and reason for the report
2.1	Evidence prepared to inform the Greater Cambridge Local Plan has highlighted that Houses in Multiple Occupation (HMOs) are an important source of residential accommodation, including comparatively affordable accommodation, in Cambridge, but impacts need to be appropriately managed. Policies have been

	included in the Proposed Submission Local Plan to ensure proposals are of an appropriate standard and amenity issues are properly considered. This report seeks agreement to prepare a Non-Immediate Article 4 Direction to remove permitted development rights to change dwellings (planning use class C3) into small HMOs (planning use class C4) without planning permission, to cover the urban area of Cambridge. This would mean that the impact of proposals for small HMOs (up to 6 unrelated persons) as well as large HMOs can be considered through the planning process. The Article 4 Direction would be subject to public consultation, and responses reported to Cabinet for consideration of whether the Direction should be confirmed. As a Non-Immediate Article 4 Direction it would come into force a year after it has been confirmed.
3.	Alternative options considered
3.1	Members may decide to: a. Agree the recommendations, including the consultation on a Non-Immediate Article 4 Direction b. Agree the recommendation subject to amendments; or c. Not agree the recommendations.
4.	Background and key issues
4.1	Introduction This report explores the case for and the practical details of issuing an Article 4 Direction which would mean proposals to change the use of dwellings into small HMOs would need planning permission in the City of Cambridge.
4.2	Background to Article 4 Directions for Small Houses in Multiple Occupation (HMOs) In normal circumstances permitted development rights allow dwellings (falling within planning use class C3) to change use into a small HMO (planning use class C4) for up to six unrelated individuals without planning permission (a larger HMO occupied by more than six unrelated people is treated as a sui generis use and always requires planning permission). Provisions under Article 4 of the Town and County Planning (General Development Procedure) Order 2015 allows Local Planning Authorities to remove the “permitted development rights,” that have the effect of granting planning permission for a range

	of development types. Part L of Schedule 2 of the Order grants planning permission for the change of use from Use Class C3 to Use Class C4. An Article 4 Direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the council for that development. The newly published 2026 National Planning Policy Framework (NPPF) has incorporated guidance on the use of Article 4 Directions. Policy DM10 Removal of national permitted development rights states that: “The use of Article 4 directions to remove permitted development rights should: a. Be limited to situations where it is necessary to protect local amenity or the wellbeing of the area (for example safeguarding against the demolition of local facilities, preventing an over-concentration of uses which could affect the quality of life such as small Houses in Multiple Occupation, or supporting the vitality and viability of parts of town centres); b. Be based on robust evidence; and c. Apply to the smallest area required to mitigate the evidenced harm.” Therefore, in appropriate circumstances, an Article 4 Direction can be used by Local Planning Authorities to withdraw permitted development rights to require a planning application to be submitted for the change of use of a dwelling to a small HMO. An Article 4 Direction does not apply retrospectively. Any conversions which took place prior to the date the Article 4 Direction takes effect will not retrospectively require planning permission. When an Article 4 Direction is brought into effect by a Local Planning Authority, the Secretary of State retains an overarching power and can choose to modify or cancel any Article 4 Direction.
4.3	The case for an Article 4 Direction Following exploration of and feedback by members and local communities of the approach to planning for HMOs during earlier stages of the Local Plan process, the Greater Cambridge Shared Planning Service commissioned a study to explore the number and distribution of HMOs within Greater Cambridge, the role of HMOs in meeting the housing needs of Greater Cambridge, the impacts of HMOs, and the potential solutions. The Greater Cambridge Houses in Multiple Occupation (HMO) Study (2026) was subsequently published to accompany the Proposed Submission Local Plan consultation. The study identified: • As of February 2026, based on Cambridge City Council’s own data, there were

	an estimated 1,727 licensed and unlicensed HMOs (equating to 3% of total building stock) in the City. • Large and small HMOs form a key part of the housing supply in Cambridge, providing accommodation at a comparatively affordable rent for professionals, students, and healthcare workers, especially in central Cambridge locations. • HMOs also represent the most viable market-based housing option for those unable to access social housing. • There is evidence of concentrations in some areas, particularly around Mill Road and Anglia Ruskin University, strongly linked to the prevalence of older terraced housing and proximity to local district amenities, employment centres, and universities. • Areas with more HMOs are also locations likely to have wider amenity issues due to inner city and main road locations, and housing types (e.g. terraced homes). The study concluded that there appeared to be no correlation between HMOs and crime or antisocial behaviour, and some correlation between HMOs and residential amenity complaints (e.g. noise, rubbish). There may, however, be other factors (density and amenity complaints) that also share such a correlation. The Council's data cannot therefore demonstrate a causal relationship. • There is limited evidence that HMOs are leading to a loss of availability of family-sized dwellings. • The study therefore recommended a policy approach that avoids sandwiching, minimises cumulative impacts and seeks appropriate design to ensure that HMOs created in the City were of good quality. Third party submissions have also been made to City Council. This included further information on the distribution of HMO's and was accompanied by strong advocacy for a Local Plan Policy incorporating a percentage ceiling on HMOs alongside requests for improve data collection to assist decision making. The adopted Cambridge Local Plan 2018 includes a policy for HMOs (Policy 48: Housing in multiple occupation), which is applied when planning applications for HMOs are submitted. The Proposed Submission Local Plan policies, including H/MO: Houses in Multiple Occupation which identifies standards to improve the quality of HMOs, were considered by the Councils Scrutiny Committee and Cabinet prior to consultation on the Local Plan commencing in August 2026. The outcome of that consultation is due to be considered by Councillors prior to the local plan submission deadline in December 2026.
4.4	Defining the Geographical Area of the Article 4 Direction Cambridge is a relatively compact City and its “urban area” crosses administrative boundaries, encapsulating parts of South Cambridgeshire that are nevertheless functionally connected to the City and its services. The relatively small size of the

	City, and the dispersed academic and employment hubs, including peripheral campus type developments attracting staff and students who are likely to use HMO accommodation means that confining the Article 4 to a distinct part of the City would not in officers view address the specific qualitative concerns that the Councils is seeking to resolve. The evidence is also clear that there is already broad spread of HMOs across the urban area of Cambridge. Given the policy focus on addressing quality issues, it is accordingly considered appropriate that an Article 4 Direction be applied to the whole urban area of Cambridge. South Cambridgeshire District Council Cabinet will therefore also be receiving a report in November to seek authorisation to introduce an Article 4 Direction for the areas forming a contiguous part of the urban area such as Orchard Park and Cherry Hinton. If they confirm the approach the Article 4 processes will be undertaken simultaneously. The area proposed in Cambridge is shown on the map attached as Appendix 1 to this report.
4.5	Immediate versus non-immediate Article 4 Directions can either be non-immediate or immediate. A non-immediate Article 4 Direction does not take effect until after a certain period of time following its making, typically 12 months. Liabilities for compensation from the Council nevertheless arise if the period of a non-immediate Article 4 direction is less than 12 months. This allows a statutory process for consideration of representations before confirming when it will come into force. An immediate Article 4 Direction takes effect as soon as it is introduced, but has a high threshold of evidence, requiring demonstration of an immediate threat to local amenity. An immediate Article 4 would mean that within the first 12 months after the direction is introduced, property owners may be eligible for compensation if they have planning permission refused for a conversion which would otherwise be permitted development or if conditions are attached to a planning permission which make the conversion more onerous than it would have been were it to have been undertaken under permitted development. Officers have considered the likely scale of compensation that use of an Immediate Article 4 might give rise to. Given the nature of the permitted development “right” to be removed, the potential scale of compensation could be very significant – capturing both reduced revenue and capital asset values. Calculating a cost reliably, given that it depends upon the numbers of such applications received or granted conditional approval is therefore very difficult. For these reasons most local

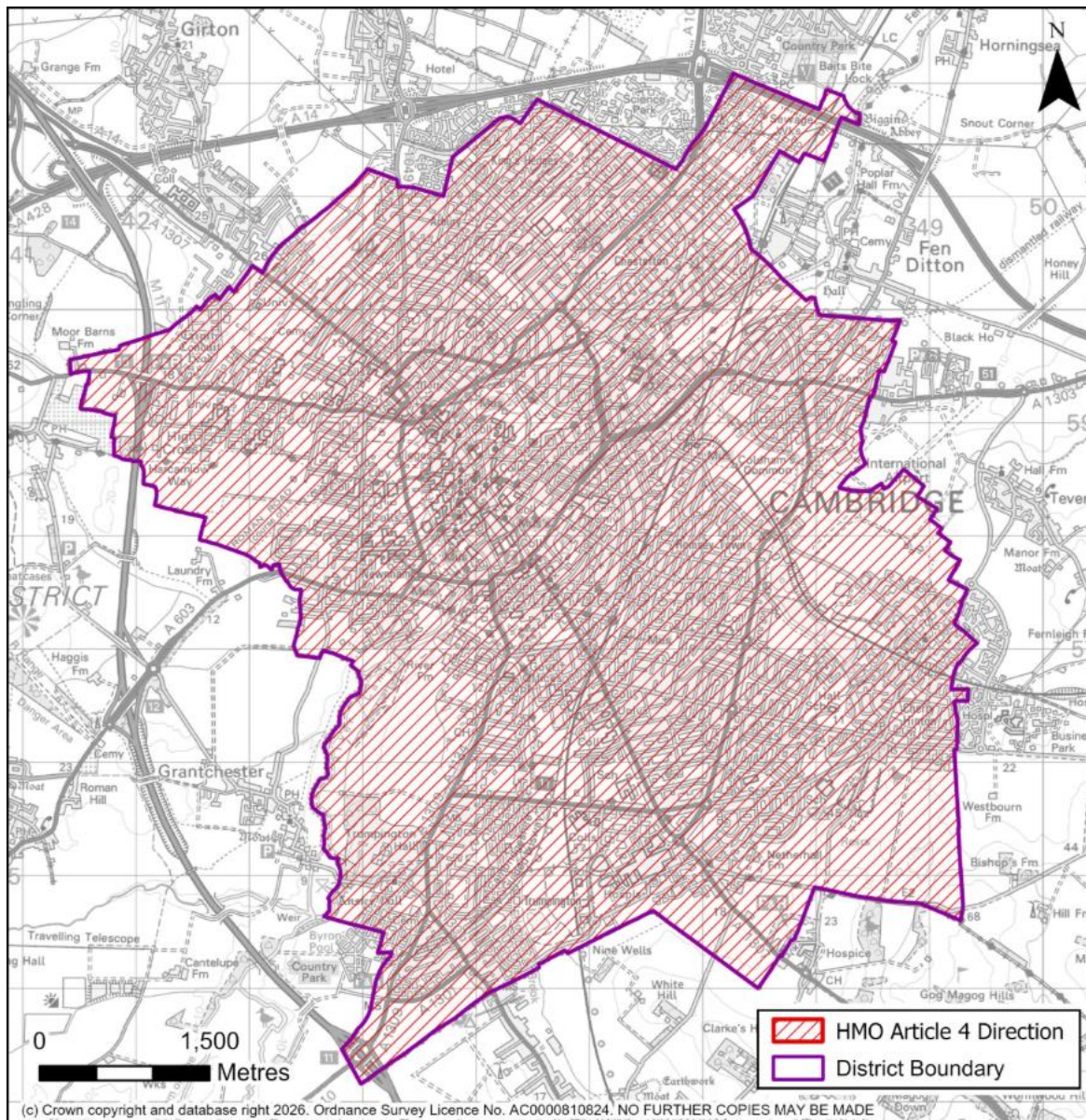
	authorities introduce Article 4 Directions seeking to restrict changes of use from C3 to C4 using the non-immediate approach. Reflecting the above, a non-immediate Article 4 Direction is proposed.
4.6	Public Consultation A non-immediate Article 4 Direction has its own regulatory requirements which must be followed, but the consultation approach can also draw on the Greater Cambridge Statement of Community Involvement. Due to the number of properties, the notice would be advertised rather than notifying individual properties.
4.7	Next Steps If the Cabinet agrees to issue a non-immediate Article 4 Direction as described in this report, it is proposed to commence a six-week consultation in November. The results of the consultation are expected to be reported to Cabinet in early 2027, when a decision will be sought on whether the Direction should be confirmed. Dates will be refined through the drafting process, but the aim would be for it to take effect as soon as possible after the one-year period of notice had expired.
5.	Corporate plan
5.1	The proposed Article 4 Direction for HMOs would contribute to achieving many of the key priorities set out in: Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council, in particular improving housing conditions and making best use of existing homes.
6.	Consultation, engagement and communication
6.1	The Article 4 Direction will be consulted on in line with the Article 4 Direction procedures, and will also draw on the Greater Cambridge Statement of Community Involvement.
7.	Implications
	Relevant risks
7.1	There is a minor risk that an Article 4 Direction being in place could reduce the supply of HMOs as they need to be provided at a higher quality to be given planning permission, and some landlords may be put off providing accommodation in HMOs. However, this risk is balanced against the need to ensure that HMOs in Cambridge are of a high quality and minimise impacts on the residential amenity of occupiers and neighbours. This reflects the role of HMOs in providing alternative accessible and more affordable accommodation for students, professionals and workers in Cambridge.

	Local Government Reorganisation (LGR)
7.2	There are no specific LGR considerations. A future unitary council could choose to continue the approach or revoke the Direction.
	Financial Implications
7.3	Preparing the Direction can be undertaken using existing staff resources. Undertaking the consultation will have a small cost which would be covered by existing budgets. Once the Direction takes effect, there would be an increase in planning applications relating to smaller HMOs, but normal planning fees would apply. This could have implications for the level of resourcing required, but fees would be charged for each application that would cover part of the cost. As a Non-Immediate Article 4 Direction is being proposed, the Council will not be liable to pay any compensation.
	Legal Implications
7.4	Officers have sought advice from 3C Legal in the preparation of this report and would continue to seek appropriate advice in processing the proposed Article 4 Direction.
	Equalities and socio-economic Implications
7.5	The Article 4 Direction proposal has been subject to an Equalities Impact Assessment (see Appendix 2). HMOs can provide an important source of comparatively affordable accommodation, including for people on lower incomes and those who may have fewer housing options. It is therefore important to maintain the supply of HMOs while focusing on the improvement of the quality of accommodation and managing impacts on residential amenity. Housing quality, affordability and health inequalities must continue to be considered together.
	Net Zero Carbon, Climate Change and Environmental implications
7.6	The proposal is not expected to have any significant climate change implications. Using the Climate Change Rating Tool, it has been assessed as having a Low Impact.
	Procurement Implications
7.7	N/A
	Community Safety Implications

7.8	N/A
8.	Background documents Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985. Greater Cambridge Houses in Multiple Occupation (HMO) Study (2026)
9.	Appendices - Appendix 1 – Map of Proposed Article 4 Boundary - Appendix 2 – Equalities Impact Assessment (EQIA)
10.	To inspect the background papers or if you have a query on the report please contact Jonathan Dixon - Planning Policy Manager Telephone: 07514 925952 email: jonathan.dixon@greatercambridgeplanning.org

Appendix 1 – Proposed boundary for the Article 4 Direction concerning HMOs in Cambridge City

Map of area being considered by Cambridge City Council for Article 4 Direction



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Greater Cambridge Shared Planning Equality Impact Assessment (EqIA)

Introduction – Please read

Equality Impact Assessments (EqIAs) allow the Council to:

- Show that the Council are meeting its legal duty, demonstrating due regard for the provisions of the [Public Sector Equality Duty](#) as below:
 - Eliminate unlawful discrimination, harassment, and victimisation
 - Advance equality of opportunity between those who share a protected characteristic and those who do not
 - Foster good relations between those who share a relevant protected characteristic and those who do not
- Methodically consider and assess the impacts of proposals across the [nine protected characteristics](#)
- Allow the Council to develop and implement high quality proposals that maximise positive outcomes for all.

EqIAs should be completed during the development and review of all Council policies, strategies, procedures, projects or functions. Where there is any doubt, the completion of an EqIA is always recommended.

Equality Impact Assessment Complete Form

Section 1: Identifying Details

- 1.1 Officer completing EqIA:
Lauren Wilkinson
- 1.2 Team and Service:
Planning Policy Team, Greater Cambridge Shared Planning
- 1.3 Title of proposal:
Non-Immediate Article 4 Direction for Houses of Multiple Occupancy
- 1.4 EqIA start date:
16/09/2026
- 1.5 Proposal implementation date:
03/01/2028
- 1.6 Who will be responsible for implementing this proposal (Officer and/or Team):
Greater Cambridge Shared Planning

Section 2: Proposal to be Assessed

- 2.1 Type of proposal:
Policy
If other, please specify
N/A
- 2.2 Is the proposal:
New
- 2.3 State the date of any previous equality impact assessment completed in relation to this proposal (if applicable):
Consultation in late 2026, implementation a year on publication of order.
- 2.4 What are the headline aims of the proposal and the objectives that will help to accomplish these aims? (Max 250 words)

The proposal for the introduction of a non-immediate Article 4 Direction would remove the permitted development rights for smaller HMOs and require that these need planning permission and will be assessed against the policies in the Local Plan. The proposed Non-Immediate Article 4 Direction to remove permitted development rights to change dwellings (planning use class C3) into small HMO (planning use class C4) without planning permission, to cover the urban area of Cambridge would mean that the impact of proposals for small HMOs (up to 6 unrelated persons) as well as large can be considered through the planning process.

2.7 Which of the Council's equality objectives (as detailed in the Council's Equality Scheme) does this proposal link to or help to achieve?

- ☒ Identify, prioritise and deliver actions that will narrow the gap in outcomes between disadvantaged groups and the wider community
- ☐ SCDC is an employer that values difference and recognises the strength that a diverse workforce brings.
- ☐ Protected characteristic groups have a voice and are represented in forming the future shape of the district.
- ☐ None.

2.8 Which groups or individuals will the proposal affect:

- ☐ Service Users
- ☒ External Stakeholders
- ☐ Employees
- ☐ Councillors
- ☒ Other

If other, please specify [Local residents](#), [businesses](#), and [landlords](#).

2.9 Broadly speaking, how will these groups or individuals be affected? (you will be asked to provide more detail on the specific impacts on different protected characteristic groups later in the form) (max 250 words)

Generally, landlords or those owning or proposing HMOs will be impacted by requiring planning permission where they previously would not have done. Local resident will be positively impacted on the improved quality of approved smaller HMOs available to them in Greater Cambridge.

- 2.11 If any part of the proposal is being undertaken by external partners, please specify how the Council will ensure that they will meet equality standards?
(Max 250 words)

The proposal is all being undertaken by the Councils'.

Section 3: Evidence and Data

- 3.1 Describe any research (this could include consultation) and analysis you have undertaken to understand any effects on groups of people, including those within [9 protected characteristic groups?](#) Please list any key sources that you used to obtain this Information.

(Max 250 words)

The Article 4 Direction for HMOs will be consulted on in line with the statutory processes for undertaking a Non-Immediate Article 4 Direction.

- 3.2 If you have not undertaken any consultation, please detail why not, or when consultation is planned to take place.

(Max 250)

The Article 4 Direction for HMOs will be consulted in line with the statutory processes for undertaking a Non-Immediate Article 4 Direction.

Section 4: Impact of proposal on those with protected characteristics

4.1 Please select all characteristics that may or will be impacted (positive or negative). When providing details of the impact please consider the following questions

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. (both the number of persons affected and the severity of the impact)
- you will be asked to set out actions to manage these impacts in the following question (4.2)

☒ All - general to all protected Characteristics.

Details: The impact is positive for all protected characteristics. The introduction of an Article 4 Direction for smaller HMOs will ensure that all HMOs require planning permission where there is a material change and use and therefore be held to the standards in the Local Plan. There is a minor risk that the introduction of an Article 4 Direction may reduce the supply of HMOs as HMOs are required to be of a higher minimum standard. But for residents it is important that the quality of housing is appropriate, and therefore the proposal is overall considered to have positive impacts.

☒ Age

Details: The age of those living in HMOs is predominately young people, including students and professionals. In Cambridge, students make up an estimated 41% of HMO residents and 44% of those living in HMOs are 24 years and younger. Therefore, young people will be benefitted by the proposed changes to improve the quality of the HMOs being consented. There is a minor risk that may be more affected if the proposals impact on the supply of HMOs.

☒ Disability

Details: The Article 4 Direction – means that assessed Local Plan – using Local Plan policies?

☒ Gender reassignment

Details: There is currently insufficient evidence to determine whether this proposal would have a differential impact on people with this protected characteristic. No specific impact has been identified from the evidence available, but this should not be taken to mean that there is no impact. Where proportionate, opportunities to improve the evidence base and any relevant consultation feedback will be considered as the proposal progresses.

☒ Marriage and Civil Partnership

Details: There is currently insufficient evidence to determine whether this proposal would have a differential impact on people with this protected characteristic. No specific impact has been identified from the evidence available, but this should not be taken to mean that there is no impact. Where proportionate, opportunities to improve the evidence base and any relevant consultation feedback will be considered as the proposal progresses.

☒ Pregnancy and maternity

Details: The HMO Study (2026) prepare to inform the emerging Local Plan identifies that the conversion of family homes to HMOs in Cambridge City has the potential to exacerbate a shortfall in family housing supply. However, the net loss of family-sized homes has been relatively modest in recent years. Therefore there is potential for an impact on supply of family housing that may affect those who are pregnant or with children.

☒ Race

Details: There may be some ethnicities that are more likely to work in healthcare professions, be international students or be more likely to need lower cost accommodation. The HMO Study (2026) (See Appendix 2 of the Cabinet Report) sets out that there is also significant demand for HMOs from staff at Addenbrooke's Hospital, often in lower-paid roles (e.g. healthcare assistants, porters, and cleaners), who tend to occupy the more affordable end of the private rented sector (PRS).

These groups will be positively impacted by the change, as the provision of the quality of HMOs will be improved.

☒ Religion and belief

Details: There may be some people with religions and beliefs that are more likely to be living in HMOs as people on lower incomes, students including international students and professionals tend to be the main occupiers of HMOs as set out in the HMO Study (2026). Therefore they may be more likely to be impacted by changes to HMOs.

☒ Sex

Details: There are not considered to be any specific impacts on those with this protected characteristic. However, there may be some genders that are more likely to work in healthcare professions and therefore be impacted to a greater extent. The HMO Study (2026) (See Appendix 2 of the Cabinet Report) sets out that there is also significant demand for HMOs from staff at Addenbrooke's Hospital, often in lower-paid roles (e.g. healthcare assistants, porters, and cleaners), who tend to occupy the more affordable end of the private rented sector (PRS). These groups will be positively impacted by the change, as the provision of the quality of HMOs will be improved.

☒ Sexual orientation

Details: There is currently insufficient evidence to determine whether this proposal would have a differential impact on people with this protected characteristic. No specific impact has been identified from the evidence available, but this should not be taken to mean that there is no impact. Where proportionate, opportunities to improve the evidence base and any relevant consultation feedback will be considered as the proposal progresses.

☒ Other - Socio - Economic Background

Details There are especially positive impacts on those who are from a lower socio-economic background. The HMO Study (2026) (See Appendix 2 of the Cabinet Report) sets out that the average private rent in Cambridge was £1,797 per calendar month (PCM) in the year to January 2026. The average for a HMO is £700- £1,000

for a room in Central Cambridge with £600 - £800 for a room in the suburbs of Cambridge. HMOs are therefore providing more affordable housing alternatives to students, professionals and also those who have found themselves homeless and are being rehomed. Therefore the use of an Article 4 Direction to require smaller HMOs to also be assessed against Local Plan policy to improve the quality of HMOs is a benefit to all of these groups. There are likely to be impacts on women, those from different ethnicities, and those with disabilities are more likely to be on lower incomes and may be impacted by this more.

4.2 Other characteristics

Some characteristics are not yet protected in law, but the Council has made declarations it will consider them in policy making.

With regard to Digital inclusion, Care Experience, and rurality there is currently insufficient evidence to determine whether this proposal would have a differential impact on people with this protected characteristic. No specific impact has been identified from the evidence available, but this should not be taken to mean that there is no impact. Where proportionate, opportunities to improve the evidence base and any relevant consultation feedback will be considered as the proposal progresses.

4.3 Considering the above impacts you have identified above, please detail any actions (specific or general) which may help to enhance or mitigate impacts. Please include the timescale for completing the action.

Action and timescale	Officer
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To consider the impacts of the Article 4 Direction as raised during the consultation in the decision whether to agree the order or not.	Lauren Wilkinson

4.4 How will you monitor that the above actions have been completed and that this proposal, once implemented, is impacting fairly on everyone it affects? In answering this question, please include information about feedback you will seek and/or data you will collect and analyse, and how often you will do this

The consultation comments received during the consultation will be assessed and reported on to Cabinet to inform the final decision of the adoption of the Article 4 Direction.

Section 5: Summary

5.1 Briefly summarise the key findings of the EqlA and any significant equality

considerations that should be taken into account when deciding how to proceed with the proposal (this section can be included within the 'equality implications' section of any committee reports). (Max. 250 words)

There are positive implications for all residents because the standard of smaller HMOs being consented in the district will be improved. This will reduce the impacts of HMOs on wider residential amenity both for occupants and neighbours of HMOs. There are no specific impacts on specific protected characteristics, but those who may be of a lower socio-economic background may be more likely to rely on HMOs for housing, therefore there would be specific benefits to these groups, benefitting from better quality HMOs. There is a minor risk that the Article 4 Direction restricts the supply of HMOs in the City. However, there is a need to manage the impacts of HMOs on residential amenity and ensure HMOs are of a high standard.

5.2 Confirm the recommendation of the officer completing the EqlA:

☒ Proceed with the proposal (with any actions identified as required within Section 4 of the EqlA). Analysis demonstrates that the proposal is robust, we have taken all appropriate opportunities to advance equality and foster good relations between groups.

☐ Reject the proposal: Analysis demonstrates that the proposal will cause unlawful discrimination and it must be removed or changed

Section 6: Sign Off

6.1 Signature of individual completing EqlA:

[lpwilkinson](#)

6.2 Date of completion:

[21/09/2026](#)

6.3 When will this proposal next be reviewed and who will this be?

[January 2027](#)

6.4 Approving officer signature, this should be your Head of Service, Service Area Manager, or Project Sponsor:

[Jonathan Dixon](#)

6.5 Date of approval:

[25.09.2026](#)

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**REPORT TITLE: Update on Homes England Strategic Partnership,
Development Portfolio Approach, Arbury Court and Kingsway
Redevelopments & Davy Road Redevelopments**

Lead Member: Gerri Bird, Cabinet Member for Housing

Report by: Benedict Binns, Assistant Director, Development Tel: 01223 450000 Email:
ben.binns@cambridge.gov.uk

Wards affected: Arbury, King's Hedges, West Chesterton, East Chesterton, Coleridge

Director Approval: Lynne Miles Director of Economy and Place confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

1	Recommendations
1.1	That Cabinet Notes: I. That the council were one of only three councils outside London that were successful in securing a Strategic Partnership with Homes England winning £96m. Winning the bid also unlocks £584m funding previously committed by the council to deliver 1,400 council homes with at least 60% of these at social rent. This programme represents the biggest investment in social housing in a generation and will significantly increase availability of social housing in Cambridge. II. Once the Strategic Partnership contract is signed the most immediate use of that funding will be allocated to fund 11 of the 45 council homes (11 at social rent) at Fanshawe, 72 council homes (44 at social rent) at Hanover & Princess and 44 council homes (all social rent) at Ekin Road. III. The council's Portfolio Approach to Housing Delivery is currently delivering 56% affordable (Council) homes across its sites once Homes England funding is taken into account.

1.2	That Cabinet approves the following recommendations in addition to the <i>25/42/Cab Cabinet Report on 21/10/2025 - Cabinet (Item 42) Cambridge North Framework for Change</i>: I. Approves the expansion of the Kingsway, Brackley Close, Rutland Close and Verulam Way redevelopment, to include additional Council properties at 2-48 (evens) Brackley Close and 2-48 (evens) Rutland Close. II. Approves the increase of Arbury Court and Kingsway redevelopment project budget from to £81,200,000 to £103,200,000 to account for the increase in site boundary, and a projected increase in affordable (council) homes delivered, compared with the existing project boundary, approved in October 2025. This increase in budget to £103,200,000 to cover all site assembly, construction costs, professional fees and further associated fees with the total budget to be drawn down from the sum already approved for investment in new homes and not yet allocated. This will increase the Affordable Homes Agreement to purchase 245 homes from the council's development partnership with Hill - Cambridge Investment Partnership (CIP). III. With Homes England Strategic Partnership funding secured by the council, approves, with effect from October 26th,2026, that: a) Council tenants will be offered emergency banding status, with leaseholders and freeholders able to sell their properties in accordance with the council's regeneration policy. b) the issue of Home Loss and Disturbance payments to qualifying Council occupiers and Home Loss, Basic Loss and Disturbance payments to qualifying owners at the addresses at Arbury Court, Kingsway, Brackley Close, Verulam Way and Rutland Close as approved in Cabinet Report on 21/10/2025 - Cabinet (Item 42) Cambridge North Framework for Change, and the additional addresses detailed in this report. IV. Approve to add the above addresses in I to the existing approvals in the cabinet report II to V and VII to XIII in section 2.1 of the <i>Cabinet Report on 21/10/2025 - Cabinet (Item 42) Cambridge North Framework for Change</i> https://democracy.cambridge.gov.uk/documents/s70770/Item%206.%20North%20Cambridge%20Cabinet%20Report.pdf . These are approvals on variations to the scheme, to be developed through Cambridge Investment Partnership (CIP) or through an alternative procurement route, land transfer, CPO and Demolition Notices:
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II. Authorise the Assistant Director, Development in consultation with the Cabinet Member for housing to approve variations to the scheme including the number of units and mix of property types, sizes and tenure.

III. Delegate authority be given to the Cabinet Member for Housing in conjunction with the Assistant Director, Development to enable the sites at Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way to be developed through Cambridge Investment Partnership (CIP) or through an alternative procurement route subject to a value for money assessment to be carried out on behalf of the Council.

IV. Authorise, subject to III, the Assistant Director in consultation with the Cabinet member for Housing to approve the transfer of the land for Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way shown edged red on the attached plan in Appendix 3 and 5 to a third party for redevelopment. The transfer will be at a value provided by a further independent valuation.

V Authorise, subject to III, the Assistant Director of Development in consultation with the Cabinet member for Housing to approve an Affordable Housing Agreement with a third party for the purchase of 206 affordable homes. This agreement will be at a value provided by an independent valuer.

VII Delegate authority to the Assistant Director of Development to make a Compulsory Purchase Order in respect of any leasehold interests at Kingsway, Brackley Close and Arbury Court and any of the 5 freehold households on Rutland Close and Verulam Way identified for possible redevelopment that cannot be acquired by private treaty within a reasonable timescale and at a reasonable cost subject to the Director of Place being satisfied that there is a compelling case in the public interest for the use of compulsory purchase powers, and that all legal and policy requirements for the making and confirmation of a CPO have been met

VIII. Delegate authority to the Assistant Director, Development to serve initial Demolition Notices under the Housing Act 1985.

IX. Delegate Authority to the Assistant Director of Housing and Homelessness to approve a local lettings plan for the proposed developments.

V. Approves the increase of Davy Road redevelopment project budget from £17,840,740.95 to £20,300,000 to account for an increase in the number of council

	homes that will be delivered. This total budget is for the purchase of affordable homes to cover all site assembly, construction costs, professional fees and further associated fees. Budget to be drawn down from the sum already approved for investment in new homes and not yet allocated. VI. Approves this update report – Appendix 1 - on the council's Portfolio approach for the Ten-Year New Homes Programme
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2	Executive Summary This report provides an update on the Strategic Partnership, two redevelopment projects and the Council's Portfolio approach to development. Officers are required to come back to cabinet if budget increases are required for proposed developments. Secondly, the 2024 HSC Report on the council's Portfolio approach to the Council's ten-year development programme requires a formal update on progress.
2.1	Strategic Partnership
2.1.1	The council were one of only three councils outside London (the others being Eastleigh and Newcastle councils) that were successful in securing a Strategic Partnership with Homes England winning £96m.
2.1.2	The Strategic Partnership will finance 803 council homes, 723 of which will be offered at social rent, the lowest tier of rent at just 40-45% of the market rate. Winning the bid also unlocks a £584m funding package previously committed by the council to deliver a bigger programme of nearly 3,000 new homes by 2036, 1,400 of which will be new council homes with at least 60% of these at social rent.
2.1.3	This programme represents the biggest investment in social housing in a generation and will significantly increase availability of social housing in Cambridge.
2.1.4	The announcement is a strong endorsement of Cambridge City Council's track record of home building. The council has delivered nearly 900 council homes over the last eight years and has been a top ten council home builder for two of the last three years. The new homes will all be built to CAM Standard which is higher than national building standards for the environment, energy and space. All homes will be accessible and adaptable and 5% of all council homes will be designed specifically for wheelchair users. The council has a number of shovel ready schemes, including Fanshawe Rd, Hanover and Princess Court and if planning permission is granted, Ekin Rd. This new funding will enable social and affordable (council) homes to be included in the above redevelopment schemes, with work underway or expected to start early next year.
2.2	North Cambridge Framework for Change – Arbury Court and Kingsway Redevelopment
2.2.1	Referenced in this document as Arbury Court and Kingsway redevelopment for ease, the North Cambridge Framework for Change was approved by Cabinet in October 2025.

2.2.2	Since cabinet in September 2025, a consultation has been carried out on the extension of the redline boundary at the Kingsway redevelopment site. A majority of 79% of residents responded in favour of the inclusion of additional addresses at Brackley Close and Rutland Close as part of redevelopment plans. This would allow for an increase in the delivery of affordable (council) homes from 206 to 245 (and an increase from 410 to 487 homes overall). The expansion would also provide greater benefit to the wider community by providing new high-quality opens spaces and trees, which were key points raised by residents in the North Cambridge Framework for Change engagement in 2025. This report seeks approval to formalise this change, and the budget increase required.
2.2.3	Learning from previous developments, officers have set up a Community Panel made up of local residents in the area to assist in design feedback and to help co-design the park and civic space at Arbury Court. To date, the panel have met in June, July, September and the next meeting is scheduled for October. The success of this co-design approach with a Community Panel will now be replicated on future developments going forward.
2.3	Davy Road Redevelopment
2.3.1	Davy Road was approved for development at Housing Scrutiny Committee, September 2024. The initial budget approval was for the purchase CIP - of 45 affordable (council) homes with 5 homes at Social Rent.
2.3.2	Since then, scheme design has progressed and increased in density. There is an increase in the number Affordable (council) Homes proposed from 45 to 57 (78%) and with the Homes England Strategic Partnership funding secured, the number of council homes at Social Rent will increase from 5 to 34.
2.3.3	A budget increase to £20,300,000 is required for the purchase of these council homes from CIP.
2.4	Portfolio Approach

2.4.1	An update to the Council Portfolio approach to development is attached as Appendix 1 A key update is the successful outcome of the Council's bid for strategic partnership funding which allows affordable (council) housing to be provided additional to that captured by S106 obligation at Hanover and Princess Court and Ekin Road. That is, for Hanover and Princess 72 council homes (44% of the homes) with 44 of those council homes at social rent and for Ekin Road 44 council homes additionally funded to the 34 captured by the S106 obligation making it 78 councils homes (58% of the total) with 47 homes at social rent.
2.4.2	In September 2024 the Cambridge City Council's Executive Councillor for Housing approved the formal adoption of a Portfolio approach to the Council's ten-year development programme. This approach takes into account the Council's ambitions in line with Corporate Objectives, HRA Business Plan, the Local Plan and the Greater Cambridge Housing Strategy
2.4.3	The council's target is to deliver at least 50% affordable (council) housing across its development portfolio whether delivered by Cambridge Investment Partnership or through direct delivery. In working to achieve the target the cumulative proportion of affordable (council) housing delivered by the programme will at no time fall below 40%.
2.4.4	At the time of writing, the council is achieving 56% affordable (council) homes across its portfolio of development sites.
2.4.5	Officers are confident that with the Strategic Partnership in place the council will maintain its rolling target of 50% affordable (council) housing across its developments and across its programme. Subject to planning and with the Strategic Partnership funding affordable (council) homes additional to that captured by S106 obligation, Ekin Road, Stanton House, Davey Rd, Kingsway and Arbury are all on track to maintaining the 50% rolling target.
2.4.6	This Portfolio update will be incorporated as a material consideration to forthcoming planning applications, as it captures the full scope of council commitment to affordable (council) housing delivery as captured by Planning obligations or additionality.
3	Alternative options considered

3.1	Arbury Court and Kingsway - Do Nothing Proceeding with the existing red line boundary for Kingsway and deliver 206 affordable (council) homes across the two sites. This would not be in keeping with the results of the consultation held in July, where residents' responses indicated strong support for redevelopment of Brackley Close and Rutland Close apartment blocks. Many residents reported issues with their existing homes such as damp and mould, and poor insulation, and redevelopment would eradicate these issues for all affected households in the long term. Not expanding the boundary would be a missed opportunity to maximise use of guaranteed grant funding to increase the number of homes delivered at the site at a time when the need for housing in the city is significant, and housing delivery targets for Cambridge are not being met. If the Council does not use the £96.3m Strategic Partnership funding, it would have to be paid back. Davy Road – Do Nothing Proceed with the purchase from CIP of 45 Affordable Homes at Davy Road. Since HSC approval in September 2024, scheme designs have progressed significantly and the site has increased in density to make better use of the land, which was key feedback from Design Review Panel and Planning process. Reducing the scheme density would be against the advice of Design Review Panel and the Planning service and would therefore present a risk to achieving planning approval. The Council would also incur abortive design fees to make such significant changes at this late stage. Another impact would be further project delays, resulting in increased design and build costs, which would adversely affect the Council's value for money for the project. As with Arbury Court and Kingsway, doing nothing would be a missed opportunity to maximise use of guaranteed grant funding and increase the number of homes delivered at the site at a time when the need for housing in the city is significant, and housing delivery targets for Cambridge are not being met.
4	Background and key issues
4.1	Arbury Court and Kingsway Redevelopment - Kingsway Expansion
4.1.1	In October 2025, Cabinet approved the purchase from CIP of 206 affordable homes as part of the North Cambridge Framework for Change project. The current budget is £81,200,000.

4.1.2	Further consultation was carried out in November/December 2025 and feedback from some residents on Brackley Close and Rutland Close was that the boundary of the Kingsway redevelopment site should be expanded to include more homes on these roads. In July 2026, tenants and leaseholders of 2-48 (evens) Brackley Close and 2-48 (evens) Rutland Close were subsequently consulted on whether they think these addresses are in need of redevelopment. It was explained to residents what redevelopment might mean for them, which includes having to move out of their home.
4.1.3	Council Officers carried out two door-knocking sessions, and two resident and leaseholder drop-in sessions were held at Meadows Community Centre during the consultation period. Responses were received from 69% of households. 79% of responses were in favour of redevelopment, 11% were against, and 10% unsure. The results of this survey indicate that, on aggregate, residents strongly support the expansion of the Kingsway redevelopment boundary.
4.1.4	The key issues residents raised about their properties include: • Home too hot in the summer (reported by 57% of responders) • Damp, mould or condensation (50%) • Home too cold in winter (45%) • Anti-social behaviour or personal safety issues (32.5%)
4.1.5	By increasing the boundary to include additional addresses at Brackley Close and Rutland Close, the number of Affordable (council) homes that can be delivered increases from 206 to 244. Including market sale or rent, the total number of homes expected to be delivered increases from 410 to 487. The Council also heard at prior consultations that residents feel there is a shortage of high quality, usable open space in this area of the city. Some initial designs carried out by architects PRP indicate that the extension of the red line boundary at Kingsway to include these new addresses presents an opportunity to provide a significant open space in this area. This would mean more trees, biodiversity and climate resilience, which can provide long term health benefits for the wider community.

4.1.6	Current designs show that 287 homes can be provided at Kingsway, and 200 at Arbury Court. Arbury Court also includes the provision of 12 commercial units, a library and 'affordable workspace' for local charities, in addition to significant improvements to the park and civic space. The scheme is boosted by the Council's recent successful Homes England Strategic Partnership Bid, which provides the Council with £96.3m to support its Affordable Homes programme. The Council is reviewing its options as to how the number of affordable homes across the two sites should be split to make best use of this grant funding opportunity. The council Portfolio approach to housing delivery will aim to maximise grant funding for the schemes. However, the target affordable (council) homes percentage will be at least 50% across the sites.
4.1.7	Including the expanded scheme, 223 households would be asked to move out of their homes, and we expect it will take several years for this process to be complete. Previously, it was communicated to residents that they would first be able to apply to move home from any of the already included properties (Arbury Court, Kingsway, Brackley Close, Rutland Close, Verulam Way) at the point when a planning application for Arbury Court is submitted. The timeline for planning submission target is now Spring 2027 for both Kingsway (brought forward) and Arbury (now later). However, the increased project assurance as a result of the Homes England Strategic Partnership means that the Council has the confidence to invite residents who wish to move sooner rather than later to start the process from now. We have therefore written to all residents to confirm that they can apply to move from 26 October 2026.

4.1.8	If the expansion of the Kingsway red line boundary is approved, then residents of the newly affected properties at Brackley Close and Rutland Close can also apply to move from this date. Council tenants will be offered emergency banding status, with leaseholders and freeholders able to sell their properties in accordance with the council's regeneration policy. Residents who do not wish to move as quickly will not be expected to move before Summer 2028. Given the number of households involved in this process, the management of the moving process will involve Council officers prioritising residents based on the following: 1) Earliest redevelopment 'start on site' date (should tenants moving from more than one estate place a bid). 2) Home-Link application priority date including those elsewhere already on priority banding. 3) Special consideration will be given to applicants where there is damp, condensation and mould (DCM) in the property that has been inspected by the council. Priority for shortlisting of council properties will be allocated based on severity of the DCM and the age and vulnerability of household members. These cases may supersede the two priority categories listed above. Due to the number of people involved, this process will take time. Council Officers will manage this moving process as smoothly as possible.
4.1.9	Learning from previous developments, the project team led significant engagement with the community throughout the North Cambridge Framework for Change project, and since the last Cabinet report this has continued and expanded with focus on Arbury Court and Kingsway. Appendix 2 outlines the extensive engagement sessions that council officers and CIP have held since the last report. Officers have set up a Community Panel to assist in design feedback and to help co-design the park and civic space at Arbury Court. Representatives of core stakeholder groups are on the panel and include Immediate neighbours; Older People; Parents/carers of young children; Accessibility needs; Council tenant; Parents/carers of young people, parents/carers of children 6-11; and young people. To date, the panel have met in June, July, September and the next meeting is scheduled for October. The success of this co-design approach with a Community Panel will now be replicated on future developments going forward.

4.1.10	Future Engagement Sessions will include: <table border="1"> <thead> <tr> <th>Engagement</th><th>Dates</th></tr> </thead> <tbody> <tr> <td>'We Are Arbury' Community Panel Workshops</td><td>to run until planning submission</td></tr> <tr> <td></td><td></td></tr> <tr> <td>Shaping North Cambridge</td><td>7th Oct – Meadows Community Centre</td></tr> <tr> <td></td><td></td></tr> <tr> <td>Resident meetings for residents at Arbury and Kingsway directly affected by redevelopment proposals:</td><td>19th Oct - Good Shepherd Church of the Good Shepherd</td></tr> <tr> <td></td><td></td></tr> <tr> <td>Second Public Consultation for Arbury and Kingsway</td><td>provisional dates</td></tr> <tr> <td>Survey Launch</td><td>Wed 28th October</td></tr> <tr> <td>Key Stakeholder Presentations –</td><td>Wed 28th October - 1:30 to 3:30 - Church of Good Shepherd (CGS)</td></tr> <tr> <td>Arbury Consultation 1</td><td>Wed 28th October - 4:00 to 7:00 – CGS</td></tr> <tr> <td>Kingsway Consultation 1</td><td>Wed 4th November - 4:00 to 7:00 – CGS</td></tr> <tr> <td>Arbury Consultation 2</td><td>Sat 7th November - 11:00 to 13:00 – Meadows Community Centre</td></tr> <tr> <td>Kingsway Consultation 2</td><td>Sat 7th November - 13:30 to 3:30 – Meadows Community Centre</td></tr> <tr> <td>Arbury Webinar</td><td>Thur 12th Nov - 5:30 to 6:30 – online</td></tr> <tr> <td>Kingsway Webinar</td><td>Thur 19th Nov - 5:30 to 6:30 - online</td></tr> <tr> <td>Close of survey -</td><td>Fri 20th November</td></tr> <tr> <td></td><td></td></tr> <tr> <td>Third Public Consultation for Arbury and Kingsway</td><td>January 2027</td></tr> <tr> <td></td><td></td></tr> <tr> <td>Target date for planning submission</td><td>Spring 2027</td></tr> </tbody> </table> Next Steps If the increased budget is approved, we will write to residents of the newly included blocks to confirm the Council's decision, and meetings and drop-in sessions will be held to guide residents through the moving process.	Engagement	Dates	'We Are Arbury' Community Panel Workshops	to run until planning submission			Shaping North Cambridge	7th Oct – Meadows Community Centre			Resident meetings for residents at Arbury and Kingsway directly affected by redevelopment proposals:	19th Oct - Good Shepherd Church of the Good Shepherd			Second Public Consultation for Arbury and Kingsway	provisional dates	Survey Launch	Wed 28 th October	Key Stakeholder Presentations –	Wed 28 th October - 1:30 to 3:30 - Church of Good Shepherd (CGS)	Arbury Consultation 1	Wed 28th October - 4:00 to 7:00 – CGS	Kingsway Consultation 1	Wed 4th November - 4:00 to 7:00 – CGS	Arbury Consultation 2	Sat 7 th November - 11:00 to 13:00 – Meadows Community Centre	Kingsway Consultation 2	Sat 7 th November - 13:30 to 3:30 – Meadows Community Centre	Arbury Webinar	Thur 12th Nov - 5:30 to 6:30 – online	Kingsway Webinar	Thur 19 th Nov - 5:30 to 6:30 - online	Close of survey -	Fri 20th November			Third Public Consultation for Arbury and Kingsway	January 2027			Target date for planning submission	Spring 2027
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4.2	Davy Road Redevelopment																																										

4.2.1	In September 2024, the Council's Housing Scrutiny Committee (HSC) approved the purchase of 45 affordable (council) homes from CIP as part of Davy Road redevelopment. The current budget is £17,840,740.95. Since the scheme budget was approved, designs have progressed significantly and the site has increased in density to make better use of the land, which was key feedback from Design Review Panel and pre-application planning process. There is now an opportunity to increase the number of affordable (council) homes from 45 to 57 (78% affordable (council)). With the Homes England Strategic Partnership funding secured, the number of council homes at Social Rent will increase from 5 to 34.
4.2.2	To purchase 57 affordable (council) homes, we propose to increase the budget to £20,300,000. This will include construction costs, professional fees and further associated fees. Previous approvals will remain the same. Subject to approval of a new budget, a planning application will be submitted in Autumn 2026. If planning approval is granted, we expect work will start on site by Summer 2028.
5	Corporate plan
5.1	<u>Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</u> The council's Corporate Plan for 2022-2027 sets out 4 key priorities. 1) Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030; 2) Tackling poverty and inequality and helping people in the greatest need; 3) Building a new generation of council and affordable homes and reducing homelessness; 4) Modernising the council to lead a greener city that is fair for all All items in this report paves the way for: 1) A more sustainable built environment – both residential and commercial buildings 2) Investment in an area which includes some of the most deprived LSOAs in Cambridge 3) Building new council homes 4) promoting a local, place-based approach to the Council's work including measures to encourage environmentally friendly forms of travel and improved green spaces
6	Consultation, engagement and communication
6.1	Details of Consultation, engagement and communication for North Cambridge and Davy Road are provided in the Background sections above
7	Anticipated outcomes, benefits or impact

7.1	Increase in affordable (council) housing and social rents across the city.
8	Implications
8.1	Relevant risks
8.1.1	Risks reported in previous HSC and Cabinet Reports for Davy and North Cambridge are still relevant.
8.2	Local Government Reorganisation (LGR)
8.2.1	N/A
8.3	Financial Implications
8.3.1	Budget increases for Kingsway and Arbury as well as Davy Rd are in accordance with MTFS but with a change in profile. The breakdown in fees for Kingsway and Arbury are: Cost of Housing: £65,263,680.00 Reprovision of Library and Commercial Units: £8,147,272.00 On costs: £6,118,668.00 Decant costs £23,670,380.00 Total: £103.200,000 The breakdown in fees for Davy are: Cost of Housing: £14,993,280.00 On Costs: £823,219.73 Decant Costs: £4,483,500.27 Total: £20,300,000

8.3.2	If Arbury and Kingsway and Davy Rd are developed by CIP as a mixed tenure scheme a Project Plan will be subject to approval by the CIP Board and assumes: 1) A land transfer to CIP subject to an independent valuation prior to transfer. 2) 40% of the costs being met by equity provided by the CIP partners (that is 20% Council and 20% Hill Investment Partnership). This equity investment by the council will be subject to formal approval in the 2026 General Fund Medium Term Financial Strategy. 3) The residual 60% being met by borrowings, as agreed by partners. If the council are to finance this scheme this will be to be subject to formal approval in the 2025 General Fund Medium Term Financial Strategy. The indicative interest is 3.5% above five-year gilts, but the rate will be fixed once planning permission has been achieved. The current appraisal has 5% for equity finance and 7% for debt financing. 4) Target Profit of 17.5%, shared 50:50. This assumes profit from market sales. If there are different tenures such as market rent profit levels may differ. 5) The appraisal assumes a gross cost per unit to be paid by the Council's HRA for purchased homes to ensure relevant value provision to HRA, discounted by the Council's share of the above profit, recognising this is an HRA land site. The purchase cost will be at a value validated by an independent valuer. 6) As this is a land purchase on an HRA site the CIP Board will be approving an AHA agreement that includes the council's share of the projected CIP profit to be deducted from the AHA payments. In the event the profit is not realised then the Council (via the HRA) will, in the agreement, be liable to pay the full AHA amount. The council has sought legal advice to ensure this arrangement is appropriate.
8.3.3	The council has a duty to explore best value and will consider alternative development options to ensure viability for the council.
8.4	Legal Implications
8.4.1	Legal resources will be required to assist with lease Surrenders – including land searches, purchase process, CPO process if required and contract advice, drafting and sealing
8.5	Equalities and socio-economic Implications

8.5.1	The EQIAs that have previously been provided for North Cambridge and Davy Road projects and have been updated.
8.6	Net Zero Carbon, Climate Change and Environmental implications
8.6.1	There are no changes to the design ambition which is to deliver all affordable (council) homes on the scheme to low energy standards close to Passivhaus levels of sustainability performance and to be gas free. There are also sustainability targets for water, biodiversity, car park ratios which are all significant improvements on the current Local Plan. This will follow principles of the updated Sustainable Housing Design Guide (SHDG) which was approved in September 2024 HSC.
8.7	Procurement Implications
8.7.1	There are no further procurement implications compared with existing approvals. Kingsway, Arbury and Davy Rd proposals will be developed through the Cambridge Investment Partnership. The projects will be subject to an independent Value for Money assessment by an Employers Agent for the Council.
8.8	Community Safety Implications
8.8.1	There will be no further community safety implications compared with existing approvals.
9	Background documents Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	HSC 21 January 2022: Appendix B Hanover Princess and Kingsway Consultation HSC 18 June 2024: Update on New Build Council Housing Delivery HSC 17 September 2024: Appendix 5 NorthCambridgeFrameworkforChangeFINAL.pdf HSC 17 September 2024: Redevelopment of 2-28b Davy Road, including associated land and Garages HSC 11 March 2025: Update on New Build Council Housing Delivery Cabinet 21 October 2025: Cambridge North Framework for Change
10	Appendices

10.1	Appendix 1: <i>Portfolio approach for the Ten-Year New Homes Programme post September 2024</i> Appendix 2: <i>North Cambridge Engagement</i> Appendix 3 - <i>Arbury Court Redevelopment EqIA</i> Appendix 4 - <i>Kingsway, parts of Brackley Close, Rutland Close and Verulam Way EqIA</i> Appendix 5: <i>Davy Road EQIA</i>
	To inspect the background papers or if you have a query on the report please contact Ben Binns, Assistant Director, Development, email: ben.binns@cambridge.gov.uk

Appendix 1: Portfolio approach for the Ten-Year New Homes Programme post September 2024

1 Background

- 1.1 In September 2024 the Cambridge City Council's Executive Councillor for Housing approved the formal adoption of a Portfolio approach to the Council's ten-year development programme. This approach takes into account the Council's ambitions in line with Corporate Objectives, HRA Business Plan, the Local Plan and the Greater Cambridge Housing Strategy.
- 1.2 The purpose of this appendix is to set out the Council's housing delivery programme and the monitoring of that programme to provide a context for the consideration of individual planning applications by the Council or the Cambridge Investment Partnership against the requirements of Policy 45 of the Local Plan (2018).
- 1.3 It is acknowledged that the requirements of Local Plan Policy 45 must be considered by the Planning Committee for each planning application as it comes forward. It is also acknowledged that mixed and balanced communities are an important planning objective and specific proposals will need to be considered accordingly.
- 1.4 At time of adoption (September 2024) the Council's Housing delivery pipeline consisted of 2530 homes. Delivery targets were set as per Table 1, in line with Housing Scrutiny Committee reporting (Ref 24/43/HSC and 24/42/HSC), ensuring maximisation of council-led housing delivery across the city, while reducing financial risk exposure.
- 1.5 This approach sets out the Council's proposals to exceed the policy objectives in Policy 45 of the Local Plan for the Council's housing development programme by applying a portfolio approach to deliver the Affordable housing target across the full development pipeline as opposed to considering proposals only on a scheme-by-scheme basis. The purpose of this approach is to ensure that the Council can, where possible, overcome financial, practical or other constraints which would prevent the optimised delivery of affordable housing outcomes.
- 1.6 This is a regular report which monitors the implementation of the portfolio approach to ensure that actual delivery of affordable housing is not falling short of the targets that have been established.

2 Funding reliance

- 2.1 Noting the Council's commitment to its 10-year housebuilding programme, as well as an ambition to increase the level of social rented properties being delivered across the portfolio, the Council's budget setting report adopted in February 2026 included assumptions on delivery tenures.
- 2.2 These assumptions built into the BSR mirrored the ambitions of Homes England's Strategic Partnership for which the Council submitted a bid in March 2026. This included a move to 60% of affordable housing delivery to be provided at Social Rent, with the reduced revenue linked to this being bridged through both the funding sought, and the remainder of the affordable delivery at Affordable rents, for the majority uncapped by LHA.
- 2.3 Assumptions in the business plan and the ongoing housing delivery programme were linked to a clear government ask for funding. This funding was approved in September 2026, when it was confirmed that the Council had been successful in its bid to become a strategic partner to Homes England, with £96m of funding to deliver a target of 800 eligible homes
- 2.4 Housing eligibility for funding requires that these homes be delivered over and above the affordable housing captured as Section 106 obligations, and to ensure accuracy and validity the Council has ensured that Planning commitments are informed by accurate viability appraisals which evidence the need and reliance on funding to successfully bring forward new housing delivery.
- 2.5 Our progress against targets in Part 4 acknowledge this successful receipt of funding, and while scheme-by-scheme consideration is awaited in discussion with Homes England, Table 2 now clearly sets out the Council Commitment to housing tenures to be brought forward against each site approved for delivery.

3 2024-2032 targets – Baseline set as at September 2024

- 3.1 The Housing Delivery target is to deliver 50% affordable housing across the portfolio. In working to achieve the target the cumulative proportion of affordable housing delivered by the programme will at no time fall below 40%.
- 3.2 The table below summarises the delivery programme as it stood when the portfolio approach was adopted in September 2024.

Table 1: Summary of delivery programme at September 2024

Status	Total Homes	Council Homes	Net Council Homes	Market Sale Homes
Progress as at Sept-24	695	516	437	179
Handed over or onsite	259	259	210	8
Submitted for planning	436	257	227	171
Rest of ten year programme proposed	1835	929	495	906
Total housing delivery to 2032	2530	1445	932	1085

4 Progress against the target

Table 2: Analysis of tenure and unit size distribution across schemes within the 10 year programme which have achieved Resolution to Grant Planning Approval

		Confirmed numbers - with planning Resolution									Affordable Unit Sizes			
Project Name		Total Market	Total Social Rent	Total 60%/ LHA	Total 80%	Total Aff	Total Homes	%Aff	%Aff running	Net New Aff	1Bed Aff	2Bed Aff	3Bed Aff	4+Bed Aff
On Site and Handed over		8	124	31	104	259	267	32.375	NA	210	120	101	31	7
Fen Rd	Outside of Portfolio	0	12	0	0	12	12	100%	NA	12	0	8	3	1
Ditton Fields	Outside of Portfolio	0	6	0	0	6	6	100%	NA	6	0	2	4	0
Borrowdale	Outside of Portfolio	0	3	0	0	3	3	100%	NA	3	0	0	3	0
L2 ocharid Park	Outside of Portfolio	0	30	0	45	75	75	100%	NA	75	60	15	0	0
Colville Ph3	Outside of Portfolio	0	32	0	16	48	48	100%	NA	32	20	26	2	0
Aragon Close	Outside of Portfolio	0	0	0	7	7	7	100%	NA	7	0	7	0	0
Sackville Close	Outside of Portfolio	0	0	0	7	7	7	100%	NA	7	0	7	0	0
Aylesborough Ph2	Outside of Portfolio	0	41	0	29	70	70	100%	NA	37	37	29	4	0
LAHF Refugee Housing	Outside of Portfolio	0	0	21	0	21	21	100%	NA	21	0	0	15	6
The Mews Histon rd	Outside of Portfolio	0	0	10	0	10	10	100%	NA	10	3	7	0	0
Queen Ediths	Outside of Portfolio	8	0	0	0	0	8	0%	NA	0	0	0	0	0
Commencement of portfolio Approach														
Planning Approval	Planning resolution date	Total Market	Total Social Rent	Total 60%/ LHA	Total 80%	Total Aff	Total Homes	%Aff	%Aff running	Net New Aff	1Bed Aff	2Bed Aff	3Bed Aff	4+Bed Aff
East Barnwell	Jun-24	0	48	0	72	120	120	100.00%	100%	110	43	61	16	0
Paget Rd	Aug-24	0	2	0	2	4	4	100.00%	100%	4	0	0	4	0
Fanshawe Rd	Sep-24	39	0	34	11	45	84	53.57%	81%	25	23	13	9	0
Murketts	Sep-24	42	0	21	7	28	70	40.00%	71%	28	15	9	4	0
Newbury Farm	Oct-24	90	0	45	15	60	150	40.00%	60%	60	35	19	6	0
Hanover and Princess	Jun-26	93	44	0	28	72	165	43.64%	55%	72	38	26	8	0
Ekin Road	Oct-26	56	47	0	31	78	134	58.21%	56%	78	15	28	28	7
Total committed aligning with portfolio		320	158	112	166	436	756		56%	101	190	161	78	7
Total within 10-year programme		328				695	1023				310	262	109	14
Rolling Programme unit size mix aligning with Housing Strategy											43.4%	38.6%	15.9%	2.1%
											Housing Strategy Unit Size Targets			
											1-bed	2-bed	3-bed	4-bed
										Housing	35-45%	30-40%	15-25%	0-10%

- 4.1 Table 2 shows all schemes within the 10 year programme that have received Resolution to Grant Planning Approval. The table distinguishes schemes that are not included in the portfolio approach (schemes that had started on site prior to September 2024) and schemes that are within the portfolio approach. The table shows that schemes that are within the portfolio approach and have received Resolution to Grant will provide 55% affordable housing. This equates to a 32 home surplus against the 50% portfolio target.
- 4.2 Figure 1 illustrates how the Council's capital risk exposure increases with the level of commitment to the provision of affordable homes within the programme.

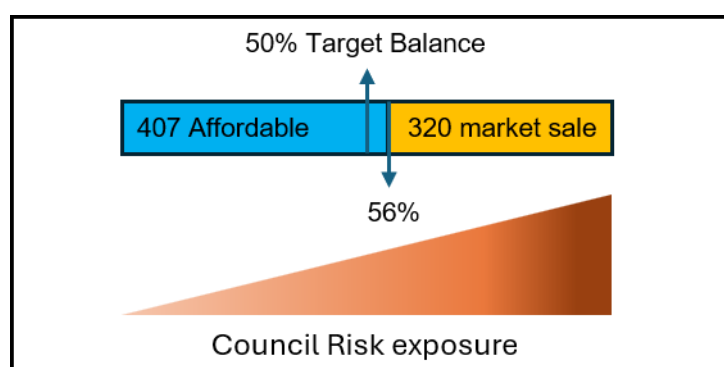


Figure 1: Illustration of risk impact of affordable housing supply over target

5 Alignment with the Greater Cambridge Housing Strategy

- 5.1 The portfolio approach to the Ten-Year Programme has been informed by the Greater Cambridge Housing Strategy (GCHS), as adopted in June 2024:
- 5.2 GCHS Annex 1; 7.3 – affordable provision aimed at those on low to median incomes. GCHS Annex 2: Para. 2.6: “75% of the 40% affordable housing requirement to be Affordable/Social Rent. On S.106 sites above 15 homes at least 10% (of the 75%) to be allocated for Social Rent.
- 5.3 This is addressed through the 10-year programme delivering affordable rented homes across three rent tenures / rent levels
- Social Rent
 - Affordable rent at 60% of market rent, but capped at Local Housing Allowance (LHA)
 - Affordable rent at 80% of market rent targeting households with local work connections

- 5.4 The identified schemes within the 10-year programme will target 60% of total affordable housing delivery as Social Rent. This is significantly above the level set out in the strategy. This delivery is subsidised through the delivery of affordable rented homes at 80% of market rent as outlined below.
- 5.5 GCHS Annex 2: Para. 2.6 “25% of the 40% affordable housing requirement will typically be for shared ownership where it is sufficiently affordable to meet local needs, although other types of tenure may be considered on individual schemes on a case-by-case basis. (Para. 2.7) Where other tenure types are considered, either alongside or in place of shared ownership, this must align with the National Planning Policy Framework (NPPF).
- 5.6 GCHS Annex 4, Para 3.8: New homes brought forward either in addition to the 40% affordable housing requirement in the Local Plan, or in place of intermediate tenures, which are to be let through Cambridge City Council’s Lettings Policy may, in some circumstances, be offered at up to 80% of market rent to particular groups who are more likely to be able to afford a slightly higher rent, such as local workers. This is subject to agreement with Cambridge City Council and will be considered on a case-by-case basis. Creating a mixed and balanced community will be a key consideration.
- 5.7 The programme includes a commitment to 80% Affordable Rents for Local Workers as an alternative to shared ownership or other routes of home ownership as defined by the Housing Strategy. The commitment to rented housing and the three-tier approach to rent levels helps the Council to meet a range of needs for affordable housing. This approach is compliant with the June 2024 Greater Cambridge Housing Strategy.
- 5.8 (Annex 2, para 3.3). A revised affordable housing size mix has now been adopted

Table 3: GCHS Annex 2 para 3.3: Revised affordable rented housing mix

	1Bed	2Bed	3Bed	4bed
Affordable housing (rented)	35-45%	30-40%	15-25%	0-10%

5.9 This has now been programmed into the councils portfolio for delivery. It has been noted that maximal occupancy is sought at first letting and this will be accounted for in scheme design.

5.10 The aim will be to prioritise social rents on larger family homes.

5.11 The affordable housing size mix in the 10-year programme is as follows:

Table 4: 10yr programme affordable housing dwelling mix. Schemes with Resolution to Grant planning approval at September 2026.

Home Sizes	1-bed	2-bed	3-bed	4bed or larger
Housing Strategy targets - affordable housing	35-45%	30-40%	15-25%	0-10%
Current Received Planning	43.4%	38.6%	15.9%	2.1%

5.12 All Schemes have proceeded through planning with Housing Strategy approval. The marginal (0.7%) departure from the target range for 1 bedroom units will be addressed through future scheme tenure and accommodation review.

5.13 GCHS Annex 2, para 4.2: For three bedroom or larger properties in Cambridge City and South Cambridgeshire, including on fringe sites, we will expect the affordable homes to be provided as houses.

5.14 The aim to provide 3 and 4 bedroom homes as houses is recognised in the current programme subject to the location of housing delivery, the built form of the schemes and the availability of houses within the schemes.

6 Delivery against the Councils Sustainable Housing Design Guide

6.1 Quality Assurance

PHPP Model	Required for all schemes
Evidence	Certificates, delivery notes, photographs, confirmation of performance specification, declarations
Independent Certification	Not applicable

6.2 Sustainable energy: the CamStandard was adopted in September 2024

Requirement	Limiting Value
Annual space heating demand	Up to 40 kWh/(m2.a)
Annual space cooling demand	< 15 kWh/(m2.a)
Primary energy renewable (PER) demand	60 to 75 kWh/m2a (up to 75 kWh/m2a with PVs); or a project specific PER calculated using the PHPP for high occupancy density buildings
Airtightness	Up to 1.0 Air Changes per Hour @50Pa
Overheating	< 10% occupied hours above 25°C
Design temperature (winter)	20°C
Design temperature (summer)	25°C in conjunction with Building Regulations Part O assessment for residential buildings
Window installed U-value	< 0.85 W/(m2K)
MVHR efficiency	>=75%
MVHR Specific Fan Power (SFP)	< 0.45 Wh/m3 (1.62 W/l/s)
Passivhaus Consultant	Passivhaus or AECB Consultant
Passivhaus Certifier	Not applicable
Passivhaus Institute (PHI) Assessment	Not applicable

6.3 Other sustainability targets

Sustainable Housing Design Guide target	Proposed Approach
Gas Free	100% adoption
Biodiversity Net Gain	Targeting 20% gain across all sites
Water lpp/pd: 90	99 or less
Car Park Ratios 0.5	0.5 or less
Dual Aspect	Maximisation of dual aspect where viable

6.4 Progress to Camstandard

	Scheme names	Social rent	LHA/60%	80% Market rent
Completed	Fen Road	12		
	Ditton Fiels	6		
	Borrowdale	3		
	LAHF Refugee housing net new		21	
	Colville 3	32		16
	L2 Orchard Park	30		45
	Aragon Close			7
	Sackville Close			7
	Aylesborough Close Phase 2	41		29
In Process	Paget Road	2		2
	Kendal Way		1	
	Fanshawe Road		34	11
	Hanover and Princess	44	0	28
	East Barnwell	48		72
	Newbury Farm		45	15
	ATS Murketts		21	7

	Scheme names	Social rent	LHA/60%	80% Market rent
	Ekin Road	47	0	31
	Davy Road	5	29	11
	LAHF Refugee and TA R3		4	
	Stanton House		29	
	Woodhouse Way Modular		4	
	LAHF R4		4	
				Since Camstandard adoption
	Schemes meet Camstandard/Passivhaus	498	70.14%	84%
	Schemes do not meet Camstandard/Passivhaus	212		
	Acquisitions	33		

Appendix 2 North Cambridge Engagement

1 Background

- 1.1 The Project Team led significant engagement with the community throughout the North Cambridge Framework for Change project, and since the last Cabinet report this has continued and expanded with focus on Arbury Court and Kingsway.
- 1.2 Listed below are some of the key engagement sessions that we have held since the last report:

2 North Cambridge Framework for Change Engagement

Dates: November/December 2025

Target Groups: General public, Arbury Court and Kingsway Stakeholders

Content/format: Public workshops, drop-in sessions, online webinars, website, surveys

Outcomes:

- Increased engagement on the scheme proposals.
- Further discussions on the boundary for redevelopment.
- Strong dislike for initial Arbury Court scheme designs, feedback taken into consideration in latest proposals.
- Understanding of resident's priorities for Arbury Court including retention of park area and support for independent traders.

3 Arbury Court Trader Liaison Meetings

Dates: Bi-monthly, commencing December 2025

Target Groups: commercial traders and leaseholders

Content/Format: Regular workshop meetings with traders to present design ideas and share information to progress designs of commercial units, parking and scheme layouts

Outcomes:

- Discussed key elements of the scheme from traders' perspectives, including support package, parking strategy, communications strategy, green space and public realm design.
- Understanding key requirements for traders for now, during the construction phase and in the completed scheme.
- Building rapport and understanding of key constraints and opportunities within the development.
- Designs for commercial units which have had input from the existing traders

4 Arbury Court and Kingsway Resident Drop Ins

Dates: Quarterly, commencing March 2026

Target Groups: Residents and leaseholders within project boundary

Content/Format: Informal drop-in sessions with Council Officers present to discuss any queries relating to rehoming, the redevelopment process and any associated issues.

Outcomes:

- Well informed tenants and leaseholders
- Reassurance and clarity that the council will assist residents in this process
- Updates on design and programme

5 NCA Engagement Day

Dates: April 2026

Target Groups: School pupils at North Cambridge Academy

Content/Format: Workshop with young people to understand their views on the present and future of Arbury Court Site

Outcomes:

- Understanding of young people's experience of site
- Key requirements for young people in design proposals

6 Arbury Court Stakeholder Workshop

Dates: June 2026

Target Groups: Residents - Arbury Court Stakeholders

Content/Format: Group workshop

Outcomes:

- Understanding of local residents' views and experiences of existing Arbury Court site
- Understanding of residents' key priorities in the design of a new Arbury Court
- Build rapport with key stakeholders
- Provide residents with an understanding of project's key priorities and constraints

7 Arbury Carnival

Dates: June 2026

Target Groups: Local Community

Content/Format: Stall at Arbury Carnival, site layout plans for annotation and Lego blocks for building

Outcomes:

- Build awareness of scheme among local community
- Understand community's views on existing scheme and requirements
- List of elements that residents would like to see in a new Arbury Court scheme

8 Arbury Court Community Panel

Dates: 30 June, 22 July, 10 September, Ongoing

Target Groups: Representatives of core stakeholder groups including Immediate Neighbours; Older People; Parents/carers of young children; Accessibility needs; Council tenant; Parents/carers of young people, parents/carers of children 6-11; young people.

Content/Format: Walkabout at local precedent schemes; co-design workshops to progress community-led designs of park and civic space at Arbury Court

Outcomes:

- Understanding of key residents' views on existing schemes elsewhere in the city, and elements that should/shouldn't be used in proposals.
- Understanding of movement requirements around a new Arbury Court site, e.g. pedestrian vs cycle routes
- Consensus on key themes for civic space and park ('carnival' and 'history')
- Community influence on the designs and the future of the site after completion
- Representative feedback on designs and strategies for key landscape features

9 Kingsway Expansion Consultation

Dates: July 2026

Target Groups: Residents of 2-48 (evens) Brackley Close, 2-48 (evens) Rutland Close

Content/Format: Consultation with online and hard copy surveys, door knocking, and drop in sessions

Outcomes:

- Consensus on expansion of Kingsway redevelopment site to include additional properties at Brackley Close and Rutland Close
- Further information on the condition of properties from a lived experience

10 Cllr Meetings and Workshops

Dates: Regular meetings around key milestones in project

Target Groups: All Ward Cllrs for Arbury, Kings Hedges and West Chesterton, Exec Cllr for Housing and Homelessness, Exec Cllr for Finance and Resources, Exec Cllr for Communities, Leader of the Council.

Content/Format: Updates from Project Team, with opportunity for Members to ask questions and help steer direction of travel.

Outcomes:

- Increased awareness of key project matters and milestones
- Regular opportunity for Members to influence key decisions
- Sounding board to provide advice and guidance to project team on direction of travel

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Appendix 3

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
Proposed regeneration of Arbury Court in the context of Cambridge City Council's <i>Framework for Change for north Cambridge</i> , Redevelopment of commercial units and residential units 6 to 39 Arbury Court and the parking area as well as Arbury Court Library ,City homes North building , Cambridge gurdwara and associated Land and Garages

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 Shaping North Cambridge - Cambridge City Council

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

The regeneration of Arbury Court is proposed to recreate a vibrant, inclusive heart of the community in North Cambridge. Building on its history as a focal point for local services and social interaction, the new plans will deliver 213 sustainable housing (107 of them Council housing), revitalised community facilities, and improved public and green spaces in one of the most deprived areas in the Cambridge City.

The aims of the Council in redeveloping this area are:

1. Provision of additional social housing
 - Deliver new, high-quality social housing to address the shortfall of affordable homes in Cambridge.
 - Replace outdated council housing stock with highly sustainable dwellings designed to Cambridge Housing (Camhouse) performance standards, reducing energy use and contributing to the Council's climate change and fuel poverty reduction commitments.
 - Ensure homes are accessible, adaptable, and inclusive, meeting the needs of older residents, families, and those with disabilities.
2. Re-provision of community facilities including central open/ green space, library and Gurdwara
 - Re-establish Arbury Court as the social centre for the surrounding wards, ensuring that facilities are fully accessible, and of higher quality.
 - Integrate a new central green space and park into the heart of the scheme
 -
3. Redevelopment of commercial units
 - Provide a balanced mix of retail and commercial opportunities, including a small supermarket to serve local residents' day-to-day needs.
 - Design flexible units that can adapt to changing community and business needs over time, ensuring long-term viability.

4. Responsible service

Cambridge City Council's Development Team

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 redevelopment of Arbury Court will affect a wide range of people and groups, including: • residents – existing (21) tenants and (10)leaseholders living in Arburyt Ct (who may face temporary disruption or relocation during works) and future residents who will benefit from new, high-quality social housing. which will be required to be rehoused to alternative accommodation. Tenants decant and rehousing is undertaken in line with the Council’s approved Lettings policy and Regeneration Policy. All rehousing is subject to fair disturbance compensation and right to return following redevelopment. (see below) • Wider community in North Cambridge – people who rely on Arbury Court as a local centre for shopping and services. • Faith communities – particularly the Sikh community, who will be affected by the rebuild of the Gurdwara. • Library users – including children, students, families. • Commercial leaseholders – existing businesses may be affected by redevelopment phases, while new commercial units are constructed. Council staff and service providers – including housing officers, library staff, and communities teams, who will be involved in service delivery during and after the redevelopment.	

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 consulting with local community groups and stakeholders through the process
- City Homes - managing the new homes
- Asset Team - maintaining the new homes
- Property Services - advice on commercial leases, valuations, disturbance costs, etc in connection with new development
- 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
- City Services - 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
- County Council – running the library
- 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 North Cambridge Framework for Change has been presented to the Housing Scrutiny Committee meeting of June and September 2024 and at Cabinet in October 2025

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?

A study has been conducted an appointed architect to identify the opportunities for change in North Cambridge based on the consultation feedback gathered. The development team has also 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 City Homes and former 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 Development Team 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. To date consultation has taken the form of engagement process carried out based on a robust engagement strategy and stakeholder mapping and involved 1-2-1 sessions, workshops, door knocking, targeted group sessions, pop-ups, as well as surveys and online platforms to ensure broad and inclusive participation

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 Development Team 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 location 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.

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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. Improving the local community facilities; including the 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.

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.

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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.

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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.

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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.

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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.

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- **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_l59kt25q).**

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.

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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

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12. Do you have any additional comments?

None

13. Sign off

Name and job title of lead officer for this equality impact assessment: Jake Smith Project Manager

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: Molly Savino, Development Officer - November 2023. Jake Smith, Project Manager 2026

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

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Appendix 4

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
Redevelopment of Kingsway, parts of Brackley Close, Rutland Close and Verulam Way Associated Land and Garages, in the context of North Cambridge Framework for Change.

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 Shaping North Cambridge - Cambridge City Council

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?
Proposed delivery of 197 new homes including 99 council homes at Kingsway , Brackley and Verulam Way , providing new council homes to high sustainability standards, and including M(4)(3) accessible homes in one of the post deprives areas of the Cambridge City and now to include the expansion of the Kingsway, Brackley Close, Rutland Close and Verulam Way redevelopment, to include additional

Council properties at 2-48 (evens) Brackley Close and 2-48 (evens) Rutland Close. This would allow for an increase in the delivery of affordable (council) homes from 206 to 245 (and an increase from 410 to 487 homes overall). The expansion would also provide greater benefit to the wider community by providing new high-quality open spaces and trees, which were key points raised by residents in the North Cambridge Framework for Change engagement in 2025.

The aims of the Council in providing new housing directly itself are as follows

1. Provide additional social housing to help meet the shortfall in Cambridge and to replace the loss of council housing through the Right to Buy.
2. Replace some of the Council's existing housing which no longer meets present-day standards, and which are becoming less popular with residents.
3. To build new house types which will better meet the overall mix of social housing needed in the future.
4. To improve the energy efficiency of the Council's housing stock, reducing the cost of utility bills for residents and improving the environmental sustainability of the housing.

New housing is planned to ensure that it fits with the local community and adds to the range of housing available locally.

4. Responsible service

Cambridge City Council's Development Team

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 develop new council housing in the city 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
- Transfer applicants registered on Home-Link whose circumstances have changed and who may need to find somewhere alternative to live (a single person under-occupying a three bedroom family house for example).

- Existing council tenants, leaseholders and freeholders at the existing estates, which will be required to be rehoused to alternative accommodation. Tenants decant and rehousing is undertaken in line with the Councils approved Lettings policy and updated regeneration policy. All rehousing is subject to fair disturbance compensation and right to return following redevelopment.

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 will 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 consulting with local community groups and stakeholders through the process
- City Homes - managing the new homes
- Assets and Maintenance - maintaining the new homes
- Property Services - advice on commercial leases, valuations, disturbance costs, etc in connection with new development
- 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
- City Services - 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 he development
- County Council – running the library
- 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 North Cambridge Framework for Change has been presented to the Housing Scrutiny Committee meeting of June and September 2024 and again to Cabinet in October 2025

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?

A study has been conducted an appointed architect to identify the opportunities for change in North Cambridge based on the consultation feedback gathered. The development team has also 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 City Homes and former 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 Development Team 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. To date consultation has taken the form of engagement process carried out based on a robust engagement strategy and stakeholder mapping and involved 1-2-1 sessions, workshops, door knocking, targeted group sessions, pop-ups, as well as surveys and online platforms to ensure broad and inclusive participation

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 Development Team 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 location 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.

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Name and job title of lead officer for this equality impact assessment: Jake Smith, Project Manager

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: Molly Savino, Development Officer - November 2023.

Jake Smith, Project Manager October 2026

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

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Cambridge City Council Equality Impact Assessment (EqIA)

1. Title of strategy, policy, plan, project, contract or major change to your service
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Proposed Redevelopment of 2-28b Davy Road (evens), Associated Land and Garages
--

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?

Proposed delivery of 90 new homes at Davy Road, providing 45 new council homes to high sustainability standards, and including two M(4)(3) accessible homes. In addition there will be 45 new homes for market sale. Davy Road was approved for development at Housing Scrutiny Committee, September 2024. The initial budget approval was for the purchase CIP - of 45 affordable (council) homes with 5 homes at Social Rent.
--

Since then, scheme design has progressed and increased in density. There is an increase in the number Affordable (council) Homes proposed from 45 to 57 (78%) and with the Homes England Strategic Partnership funding secured, the number of council homes at Social Rent will increase from 5 to 34.

The aims of the Council in providing new housing directly itself are as follows;

- | |
|---|
| <ol style="list-style-type: none">1. Provide additional social housing to help meet the shortfall in Cambridge and to replace the loss of council housing through the Right to Buy.2. Replace some of the Council's existing housing which no longer meets present-day standards, and which are becoming less popular with residents.3. To build new house types which will better meet the overall mix of social housing needed in the future.4. To improve the energy efficiency of the Council's housing stock, reducing the cost of utility bills for residents and improving the environmental sustainability of the housing. |
|---|

New housing is planned to ensure that it fits with the local community and adds to the range of housing available locally, including any specialist housing.

4. Responsible service

Development Team

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 develop new council housing in the city 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
- Transfer applicants registered on Home-Link whose circumstances have changed and who may need to find somewhere alternative to live (a single person under-occupying a three bedroom family house for example).
- Existing council tenants (33) and leaseholders (9) at the existing estate, which will be required to be rehoused to alternative accommodation. Tenants decant and rehousing is undertaken in line with the Council's approved Lettings policy and updated regeneration policy. All rehousing is subject to fair disturbance compensation and right to return following redevelopment.

Home-link prioritises applicants based on needs criteria. The priority bandings also take into account housing needs 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 will 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:

- Housing Management- managing the new homes
- Assets and Maintenance- 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 of same
- 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
- Cambridge Investment Partnership (CIP) - a joint venture partnership between CCC and Hill Partnerships Ltd 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 Fanshawe Road was presented to the Housing Scrutiny Committee meeting of 17 September 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 Development Team 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. The work conducted to date was detailed in a report to the Housing Scrutiny committee meeting of 17 September 2024.

Officers from Housing Services 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 will be undertaken with affected residents prior to planning applications being submitted.

To date, consultation on the proposals has been with residents directly affected by potential redevelopment only. This has been via letter-drop notifications, in-person door knocking and formal consultation events to introduce the proposal to all residents. Assisted by internal council services, as well as by third parties, consultation methods were 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.

The 2021 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.

Other sources used to identify equality impacts:

[AKT the lgbtq+ youth homelessness report \(2021\)](#)

[akt inclusive report final.pdf](#)

[UK Poverty 2023: The essential guide to understanding poverty in the UK | Joseph Rowntree Foundation \(jrf.org.uk\)](#)

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

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

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

[English Housing Survey 2022 to 2023: rented sectors - GOV.UK \(www.gov.uk\)](#)

<https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/energy-crisis-parliamentary-briefing---january-2022.pdf>

[Fuel poverty has not fallen 'to any meaningful extent' in 5 years - GOV.UK \(www.gov.uk\)](#)

[Care experience and employment | Iriss](#)

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.

Working Age Adults

According to the Joseph Rowntree Foundation, 7.9 million working age adults were living in poverty in 2020/2021. By increasing the number of Council homes on the site of Davy Road, this will provide a direct benefit to working age adults who are on low incomes and are in need of an affordable home.

Older People

The units to be delivered in this scheme proposal are made up of general needs accommodation and a minimum of 2no adapted homes suitable for wheelchair users (M(4)3 standard). All general needs housing is 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.

According to the Joseph Rowntree Foundation, 1.7 million pensioners were living in poverty in 2020/21. However, 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.

The Council has recently completed over-55 schemes in Colville Road and at Anstey Way that in part replaced small one bedroom one person bungalows with modern day one and two bedroom flats that meet current day aspirations in terms of space; accessibility; warmth and energy efficiency.

Younger people

According to the Joseph Rowntree Foundation, 3.9million children were living in poverty in 2020/21. Low-income families are struggling to afford essentials, and around four in ten families with children spending less on food for their children. By providing more affordable homes at Davy Road, more families will have access to affordable accommodation to appease their monthly budgeting.

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

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, the most common age group among private renters was 25-34 year olds, with 30%. (English Housing Survey 2022-23)

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 lower quartile 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 genuinely 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.

Fuel Poverty

Age UK points out that “Older people often have a greater need for energy compared to other age groups – they feel the cold more, often have health conditions made worse by the cold and many live in homes that are harder to heat.” Moreover, UK statistics indicate that over 900,000 households with one or more children are in fuel poverty, making children a group most at risk. According to the 2024 Greater Cambridge Housing Strategy, almost half of all households may have been in fuel poverty by January 2023.

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

The homes will have much lower heat loss levels than the existing homes on the site and residents will not need to use as much energy to live in comfort during the colder months.

(b) Disability

Disabled people who need to be rehoused who are currently tenants or leaseholders on the site will be supported to find accommodation that meets reasonable adjustments needed relating to an impairment.

The units to be delivered in this scheme proposal are made up of general needs accommodation and a minimum of 2 no adapted homes suitable for wheelchair users (M(4)3 standard). All general needs housing is adaptable M(4)2 standard.

The Development Team 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 suitable adapted or adaptable.

Demarcated disabled parking will be provided at an appropriate location to serve tenants, 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.

We will make information in the proposals available to residents in other formats where it's needed as a reasonable adjustment relating to disability.

Fuel Poverty

Disabled people's health is especially likely to be negatively impacted by fuel poverty. According to the 2024 Greater Cambridge Housing Strategy, almost half of all households may have been in fuel poverty by January 2023.

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

The homes will have much lower heat loss levels than the existing homes on the site and residents will not need to use as much energy to live in comfort during the colder months.

(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, including trans and non-binary people, 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 for the council. As with other equality groups, an increase of 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.

(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

71% of homes on the proposed development are 2 - 3 bedroom homes. These will be available to bid on by women who are pregnant or who have recently had children meaning they need to move to larger accommodation.

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 many ethnic minority groups who may be more likely to experience poverty.

It follows that some ethnic groups are likely to have a greater need overall for a range of affordable housing options in the site.

According to the Joseph Rowntree Foundation, in the UK between 2019/20 and 2021/22, around half of people in Pakistani (51%) and Bangladeshi (53%) households lived in poverty, with even higher poverty levels for children in those households (61% and 62% respectively). Around four in ten people in households headed by someone from an Asian background other than Indian, Pakistani, Bangladeshi or Chinese (39%) or households from Black African backgrounds (42%) were in poverty, with around half of children in these households in poverty.

Increasing the supply of general needs housing in Cambridge should therefore have a positive impact on housing options for many ethnic minority 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.

We will make 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 WCs).

(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. 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. Moreover, single parents are more likely to experience poverty and 84% of these are headed by women, who therefore may have a greater need for social housing.

(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. Previous 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

(k)

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 those that are threatened with homelessness or are 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.

Fuel Poverty:

According to the 2024 Greater Cambridge Housing Strategy, almost half of households may have been in fuel poverty by January 2023.

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

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 of 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.

Care Experience

According to Iriss, those with care experience aged 18 – 20 are priority need for social housing. Plus, young people leaving care are more likely to face poverty and lower earnings, higher rates of unemployment, difficulties with housing and homelessness.

[Care experience and employment | Iriss](#)

The provision of more affordable housing at Davy Road can directly benefit those with care experience to provide them with sufficient housing that meets their needs, and reduce homelessness across the city.

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 EqIA 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 EqIA 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: Jake Smith, Project Manager, 2026

Names and job titles of other assessment team members and people consulted: r

Date of EqlA sign off: Click here to enter text.

Date of next review of the equalities impact assessment: : EqlAs are carried out for individual development schemes as such schemes progress toward approval

Date to be published on Cambridge City Council website: Click here to enter text.

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

**COST OF LIVING UPDATE**

To: Cllr Katie Thornburrow, Leader

Cabinet, 20 October 2026

Report by: David Kidston, Head of Strategy and Policy

Tel: 01223 457043 Email: david.kidston@cambridge.gov.uk

Wards affected: All

Director Approval: Robert Pollock, Chief Executive confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

1.	Recommendations
1.1	It is recommended that Cabinet notes the cost of living interventions announced by Government and the cost of living support already planned by the council for autumn and winter 2026/27.
2.	Purpose and reason for the report
2.1	To provide an update for Cabinet on cost of living support available to Cambridge residents this autumn and winter.
3.	Alternative options considered
3.1	No alternative options were considered, as the report provides an update on cost of living interventions announced by Government and support provided by the council.
4.	Background and key issues
4.1	The cost of living is continuing to rise in the UK. The war in the Middle East has increased wholesale oil and gas prices globally, which has contributed to higher energy, transport and food production costs in the UK. Ofgem increased the energy price cap by 4% from October 2026, which will increase the typical household electricity and gas bill from £1,663 to £1,723 per year, while some customers bills could rise by up to £200 per annum. Rising housing costs and the cumulative effect of consistent price increases since

	2021 have also contributed to cost of living pressures.
4.2	The cost of living is a key concern for residents in Cambridge. The Cambridgeshire Quality of Life Survey 2026 found that 85% of Cambridge residents are concerned about the cost of living, compared to 87% in Cambridgeshire as a whole. These results are similar to the findings in previous annual surveys in 2023-2025. They also reflect national trends: 2026 ONS research shows that 88% of people report the cost of living as one of the main issues facing the UK today.
4.3	The 2026 Quality of Life survey found that a majority of residents (56%) in Cambridgeshire took action in the past 12 months, although this was lower than in 2023 (66%). The most common changes were cutting back on heating use (29%) and nutritious food (23%). Similar data was not available for Cambridge.
5.0	National Cost of Living Support
5.1	Since the change of Prime Minister in July, the Government has announced a number of initial measures to address the cost of living (see Appendix 1 for further detail), including: • Removing VAT from domestic electricity. • Reducing the national cap for a single bus fare from £3 to £2. • Expanding access to free school meals, breakfast clubs and childcare support. • Tightening the rules on branded school uniform. • Introducing new rules on subscriptions. • Taking action against businesses offering misleading discounts. • Introducing tougher regulation of bailiffs to improve treatment of people in debt. • Strengthening consumer protection against rogue traders.
5.2	Government has also established two cross-government task forces which will make recommendations on further interventions. The Cost of Living Taskforce will look at the long-term issues facing families and a Public Control Taskforce will look at how greater public control and market reform of housing, water, energy and transport could bring down costs for families.
5.3	Government is likely to announce further cost of living support measures at the Budget

	on 28 October.
6.0	Crisis and Resilience Fund
6.1	Government has allocated £2.5 billion nationally over three years (2026/27 to 2028/29) to the Crisis and Resilience Fund (CRF). The CRF replaces the Household Support Fund and provides financial support for households on low incomes facing financial hardship. All projects must meet the CRF outcomes: reducing financial hardship, increasing access to advice and support, maximising household income and helping residents build long-term financial resilience.
6.2	Cambridgeshire County Council will receive £5.3m annually from the CRF over three years. £1m of this has been allocated to district councils in 2026/27 to deliver place-based projects to support low-income households. Cambridge City has been allocated £230k, which is the largest district allocation. This funding will support 7 projects that meet the CRF criteria, plus some contingency (see Appendix 2 for further detail): • Furniture Poverty research report and innovation challenge (£60,000) • Food Justice Alliance coordinator (£39,000) • Food Bank volunteer coordinator (£20,000) • Top up contribution to CRF Housing Payments (£25,000) • Finding Help Forum: Personalised budgets (£30,000) • Utilities debt rebate and income maximisation support (£25,000) • Cambridge Money Advice Service (£5,000) • Contingency (£26,000)
6.3	The CRF will also fund county-wide support, which will benefit households in Cambridge and other districts: • £800k over three years to Citizens Advice to deliver income maximisation services. • A crisis support fund to replace the Cambridgeshire Local Assistance Scheme (CLAS). • Financial support to roll out the Low Income Family Tracker (LIFT) across all districts. • A new countywide grants scheme to tackle poverty and its impacts

7.0	Low-income Family Tracker (LIFT) and campaigns
7.1	For the past 4 years the Council has had a subscription to the LIFT data platform, which is designed to help local authorities identify and support low-income families to maximise their income and reduce costs. We have used LIFT to run several campaigns targeted at low-income households, but we have not captured the outcomes of these campaigns. For example, the Benefits team has used LIFT to identify and write to an average of 80 people per year who are eligible for Pension Credit but not claiming it.
7.2	There are opportunities to increase the impact of LIFT, building on the learning from other councils. South Cambridgeshire District Council has run campaigns to increase take-up of a number of benefits, free childcare and reduced tariffs (see Appendix 3 for more detail). These campaigns have led to more than 1,000 additional claims with a total lifetime value of over £6m to low-income households.
7.3	Cambridge City and South Cambridgeshire councils are jointly funding a LIFT Programme Lead post and funding from the CRF has been used to recruit a LIFT officer in each authority. The LIFT team will be running a number of targeted campaigns in Cambridge in October and November, including campaigns on Pension Credit (targeting 164 eligible households) and Healthy Start (targeting 391 households). Outcomes from these campaigns will be captured using data from DWP and other sources. The team will also be implementing the Utilities Rebate project funded by the CRF, which will provide financial support and income maximisation advice for people with utilities debts (see Appendix 2 for more detail).
7.4	Officers are also exploring potential campaigns for 2027, including promoting take-up of Reduced Water Tariffs, Broadband Social Tariffs and Disabled Facilities Grants, as well as joint 'Aging Well' events with health partners to raise aware of Pension Credit, Attendance Allowance and falls prevention support.
8.0	Benefits support for low-income households
8.1	The Council administers two main benefits for low incomes households: • Housing Benefit – providing £21.5m support in 2026/27 with housing costs for council tenants, housing association tenants, private renters and people in temporary accommodation.

	• Council Tax Reduction – providing £10.9m support in 2026/27 for eligible households. The council's scheme is more generous than some councils' schemes, as it factors in the whole liability when deciding a household's entitlement. It also uses DWP data to auto enrol Universal Credit claimants.
8.2	The Council also makes discretionary housing payments from the national Crisis and Resilience Fund to households who are entitled to Housing Benefit or the housing element of Universal Credit. These Crisis and Resilience Fund Housing Payments (CRFHPs) provide short-term assistance with rent shortfalls, deposits, rent in advance, moving costs and other costs needed to secure or maintain suitable accommodation and prevent homelessness. CRFHPs replaced Discretionary Housing Payments (DHPs) from April 2026.
8.3	Officers expect to allocate £198k in CRFHPs during 2026/27. The available budget is sufficient to meet this level of demand (including allocations from Government, the CRF and additional contributions through the council's BSR in 2026). If there is additional demand, the CRF contingency budget can be used to meet these costs.
9.0	Other council Cost of Living support
9.1	In addition to the above, council services will also be providing a range of other support to help low-income residents to reduce costs and maximise incomes, including: • Providing a total of £1.1m funding to voluntary and community groups through the council's Community Grants programme for activities to reduce inequality experienced by Cambridge residents. • Providing support through council community centres, including Warm Hubs at Brown's Field, Clay Farm and the Meadows community centres to provide residents with respite from cold weather. Working in tandem with local social supermarket sessions, a weekly Breakfast Club runs at Akeman Street community centre and weekly coffee mornings run at Trumpington Pavillion. • Continuing to support council tenants through the Financial Inclusion and Visiting Support teams to provide practical assistance to help households maximise their incomes, for example by assisting with benefits claims and helping people to access

	social tariffs and manage their debts. • Signing up to be a referral partner for the Housing Associations Charitable Trust (HACT) Fuel Fund, which will provide financial assistance to support social housing tenants with energy costs. • Investing around £15m to improve the energy efficiency of around 370 council homes (including £3.8m of Government funding through the Warm Homes: Social Housing Fund programme and around £11.3m of Council investment). The improvements will reduce the amount of energy residents need to keep warm, helping to reduce energy costs and the risk of fuel poverty. • Leading a consortium of local authorities delivering £8.8m of Government-funded energy-efficiency and low-carbon improvements for lower-income households living in privately owned homes. Across the consortium, 250 homes have already been improved through more than 800 measures. • Providing up to 50% admission discounts at council leisure centres for people receiving certain benefits, free swimming for under-threes, free school swimming provision, and low-cost health-related sessions. In addition to these measures, as part of the new leisure management contract, GLL will provide a range of community wealth building benefits (including employment for local people and disadvantaged groups, training, apprenticeships and work placements) and health inequalities benefits (including physical activity outreach sessions in deprived wards, free mental health swims and a number of free memberships for homeless people, looked after children and care leavers).
10.	Corporate plan
10.1	Cost of living support contributes to the Corporate Plan priority of “tackling poverty and inequality and helping people in greatest need”.
11.	Consultation, engagement and communication
11.1	There is a dedicated page on the council website providing information on financial advice and cost of living support provided by the council and partner organisations: https://www.cambridge.gov.uk/financial-advice-and-cost-of-living-support

12.	Implications
	Relevant risks
12.1	There are no relevant risks associated with this update on cost of living support.
	Local Government Reorganisation (LGR)
12.2	There are no LGR implications associated with this update on cost of living support.
	Financial Implications
12.3	There are no financial implications from this update on cost of living support. The report refers to external grant funding received or administered by the council (e.g. Housing Benefit, Crisis and Resilience Fund, Warm Homes grants). All other activity is funded through the council's General Fund or Housing Revenue Account (HRA) budgets for 2026/27.
	Legal Implications
12.4	There are no LGR implications associated with this update on cost of living support.
	Equalities and socio-economic Implications
12.5	The Cambridgeshire Quality of Life Survey 2026 found that in Cambridgeshire disabled people, ethnic minorities, people aged 18-34, women and those with children were most likely to cut back on spending due to the cost of living.
12.6	This report highlights a range of national support and council activity which will help residents on lower incomes to reduce costs or maximise incomes. Some of these activities are targeted at disabled people, young people and parents.
	Net Zero Carbon, Climate Change and Environmental implications
12.7	There are no direct net zero, climate change or environmental implications associated with this update on cost of living support. However, the programmes of energy efficiency and low-carbon energy improvements to council homes and private homes highlighted at

	9.1 will help reduce domestic carbon emissions.
	Procurement Implications
12.8	There are no procurement implications associated with this report.
	Community Safety Implications
12.9	There are no community safety implications associated with this report
13.	Background documents
13.1	Cambridgeshire Quality of Life Survey 2026 - https://www.cambridgeshire.gov.uk/council/quality-of-life-survey
14.	Appendices
14.1	• Appendix 1 – Summary of Government cost of living support measures • Appendix 2 – Crisis and Resilience Fund (CRF) – Cambridge City projects • Appendix 3 - LIFT Outcomes in South Cambridgeshire
	To inspect the background papers or if you have a query on the report please contact David Kidston, Head of Strategy and Policy, tel: 01223 457043, email: david.kidston@cambridge.gov.uk

Appendix 1 – Summary of Government cost of living support measures

Measure	Summary	Implementation	Estimated saving
Expansion of free school meals	Eligibility extended to all children in households receiving Universal Credit. Government estimates around 500,000 additional children will benefit.	From September 2026.	Eligible families could save up to £1,200 a year through a wider package of school costs of living measures.
Expansion of free breakfast clubs	5 Cambridge primary will be part of the free breakfast-club programme. In addition to Kings Hedges, St Laurence Catholic, and The Spinney Primary Schools, the Galfrid School and Ridgefield Primary School will now offer breakfast clubs.	From September 2026.	Eligible families could save up to £1,200 a year through a wider package of school cost of living measures.
School-uniform cost measures	Tighter limits on branded school-uniform items and measures to reduce school-related costs, including limits of three branded items for primary pupils and four for secondary pupils	From September 2026.	Eligible families could save up to £1,200 a year through a wider package of school costs of living measures.
Protection from rogue traders	Measures to strengthen consumer protection and help households identify trusted tradespeople.	From September 2026, with further reforms to follow.	To be confirmed
VAT removed from household electricity	VAT on domestic electricity reduced from 5% to 0%.	From 1 October 2026.	Government estimates a saving of around £45 a year for a typical household.
Expansion of funded childcare	Eligible working parents of children from nine months to school age able to access 30 funded hours.	From autumn 2026.	To be confirmed
£2 bus fare cap	Maximum single fare on participating bus services in	From 1 January to 31 December 2027.	Around £400m allocated to the English scheme.

Measure	Summary	Implementation	Estimated saving
	England outside London reduced from £3 to £2.		
Subscription reforms	New requirements for businesses to give consumers clearer information before sign-up, send renewal reminders, make cancellation easier, and provide a 14-day cooling-off period.	From January 2027.	Government estimates a total saving of around £400 million a year for consumers from reducing unwanted subscriptions.
Business-rates relief	Additional 20% reduction in business rates for eligible pubs, clubs and music venues.	From April 2027.	Typical pub estimated to save around £1,100.
Action on misleading discounts	Measures to tackle artificial “was/now” prices and misleading promotional pricing.	Timetable to be confirmed	To be confirmed
Bailiff and debt-enforcement reform	Measures intended to curb excessive fees and strengthen protections against aggressive or unfair enforcement practices.	Timetable to be confirmed	To be confirmed

Appendix 2 – Crisis and Resilience Fund (CRF) – Cambridge City projects

Project	Aims	Amount
Furniture Poverty research report and innovation challenge	The high turnover in tenancies in the city currently leads to unwanted furniture being disposed of due to a lack of storage space, while many new tenants could put this furniture to good use. The project will research the issue of furniture poverty and co-design local solutions that could be delivered across the city in Years 2 and 3.	£60,000
Food Justice Alliance coordinator	To provide coordination and strengthen partnership-working across the food justice system, enabling collective action to tackle food insecurity.	£39,000
Food Bank volunteer coordinator	To improve the experience for food bank users and build a stronger, better supported volunteer network. The coordinator will roll out a training programme for 200 foodbank volunteers.	£20,000
Top Up Contribution to CRF Housing Payments (CRFHP)	To provide additional support for households facing housing cost pressures and risk of homelessness	£25,000
Finding Help Forum: Personalised budgets	The Finding Help Forum pilot in 2025/26 provided a platform for local authorities and health partners to bring complex cases. The funding will help extend the pilot across Primary Care Networks (PCNs) in the city and provide personalised budgets to help individuals with complex needs to take action on what matters most to them.	£30,000
LIFT targeted programme: Utilities debt rebate scheme	Using LIFT to identify households whose Universal Credit payments have been reduced to pay a utility bill debt. Households will be offered up to £1,000 towards the cost of their arrears if they engage with income maximisation support provided by the Council. This project builds on the success of a similar project in Mid-Suffolk and Babergh District Council.	£25,000
Grant to Cambridge Money Advice Service	Targeted one-to-one debt and money advice and coaching for people in crisis. CMAS originally applied to the council's Community Grants, but the project meets the CRF eligibility criteria so it is being funded through this route.	£5,000
Contingency	To respond to emerging needs and opportunities through the year.	£26,000

Appendix 3 - LIFT Outcomes in South Cambridgeshire

	Number of Claims	Year One Income Gain	Lifetime Value of Income Gain
Pension Credit	148	£466,509.23	£5,176,102.84
Winter Fuel Payment	113	£25,800.00	£25,800.00
Healthy Start	65	£21,429.20	£42,858.40
Income Maximisation	2	£11,819.04	£99,870.89
Free Childcare	13	£44,904.60	£44,904.60
Attendance Allowance	8	£42,130.40	£287,065.48
Household Support Fund	601	£66,110.00	£66,110.00
Reduced Water Tariff	92	£22,190.40	£66,571.20
Free School Meals	81	£12,844.00	£314,184.00
Total	1,123	£713,736.87	£6,123,467.41

Public Spaces Protection Order for anti-social behaviour driving

To: Cabinet 20th October 2026

Report by:

Yvonne O Donnell, Strategic Environmental and Public Safety Lead

Tel: 01223 457951 Email: yvonne.odonnell@cambridge.gov.uk

Wards affected:

All

Director Approval: Director Sam Scharf confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

1.	Recommendations
1.1	It is recommended that Cabinet: a. Note the work undertaken to date and the evidence currently available regarding anti-social driving within Cambridge. b. Approve Option 3 as the Council's preferred approach, namely a time-limited Call for Evidence to establish whether sufficient evidence exists to justify further investigation of a potential PSPO, with officers reporting the outcome to Cabinet. c. Note that any future proposal to introduce a PSPO would require further evidence gathering, statutory consultation, legal review, completion of an Equality Impact Assessment and a further Cabinet decision.
2.	Purpose and reason for the report
2.1	This report updates Cabinet on work undertaken in response to the commitment to explore the introduction of a citywide Public Spaces Protection Order (PSPO) to address anti-social driving in Cambridge. The report: • outlines the evidence currently available; • summarises feedback from partner agencies; • explains the statutory requirements for a PSPO;

	• identifies practical enforcement considerations; • sets out options for Cabinet; and • recommends a proposed way forward.
2.2	The report is required because officers have now completed an initial review of available evidence and discussions with key partners and are seeking Cabinet direction regarding next steps.
3.	Alternative options considered
3.1	The following options have been considered: Option 1 Take no further action towards a PSPO at this stage due to lack of evidence. Option 2 Commission active technical evidence gathering, including acoustic cameras. Option 3 (Officer recommendation) Undertake a time-limited (3 month) public Call for Evidence to determine if there is wider evidence that hasn't been reported currently.
4.	Background and key issues
4.1	As part of political commitments following elections in May 2026 officers have been exploring potential citywide PSPO for anti-social driving. A PSPO of this nature identifies behaviours typically covered by such orders, including vehicle cruising, racing, excessive revving, vehicle stunts, excessive noise, intimidation and nuisance vehicle gatherings. A PSPO is made under the Anti-Social Behaviour, Crime and Policing Act 2014 and may be introduced where the Council is satisfied that behaviour: • has, or is likely to have, a detrimental effect on the quality of life of those in the locality; • is persistent or continuing in nature; and • is unreasonable and justifies the restrictions imposed. The Council must also be satisfied that any restrictions are reasonable and proportionate. The Council must identify the strength of the evidence base as the key factor in determining whether progression toward a PSPO is justified.

4.2	Current Evidence Position Officers have undertaken discussions with Cambridgeshire Constabulary and Cambridgeshire County Council to understand the level of current evidence and the position of both organisations given their potential roles in enforcement. The position identified to date is limited: • Cambridgeshire Constabulary has advised that it has received no reports relating to anti-social driving which would provide an evidence base supporting a PSPO. • The Constabulary has indicated that, in the absence of evidence demonstrating a significant problem, it would not currently anticipate committing significant additional enforcement resources to a PSPO. • Cambridgeshire County Council has identified one relevant complaint during the previous three years. • Officers have not identified sufficient Council-held evidence to demonstrate a persistent and citywide problem at the level that would currently justify progression to consultation. This does not necessarily demonstrate that residents or businesses are not experiencing anti-social driving. There may be under-reporting or concerns being raised through channels which do not presently form part of a clear evidential record. However, on the basis of evidence currently available, officers do not consider there is a sufficient basis to recommend progression directly to consultation on a citywide PSPO. Key Issues
4.3	Evidence Requirements There is no statutory minimum number of complaints required before a PSPO may be considered. A robust evidence base would typically demonstrate: • what behaviour is occurring; • where it is occurring; • how frequently it occurs; • the impact on residents, businesses and visitors; • the types of vehicles involved; and

	- evidence capable of verification through partner records, CCTV, photographs, video footage or other sources. Enforcement Given the type of PSPO, Police commitment is a significant factor in the effectiveness of any anti-social driving PSPO. Whilst Council officers can undertake certain enforcement activities, only the Police have powers to stop moving vehicles. Effective enforcement would therefore require ongoing partnership working and operational support from Cambridgeshire Constabulary. Nature of Public Concerns A further consideration is that public concerns may not relate solely to the types of behaviour traditionally associated with anti-social driving. A future evidence-gathering exercise may identify issues including: - cars and modified vehicles; - motorcycles; - mopeds; - e-bikes; - delivery riders; - pavement riding; - riding in pedestrian areas; or - vehicle-related obstruction. These issues may require different forms of intervention and may not necessarily support a PSPO. Across the City there are 20mph zones to try and reduce speeding which would involve enforcement however, Cambridgeshire County Council recommend trying to consider alternatives when trying to reduce speeding, such as speed bumps and other interventions. 4.4 Evidence Assessment Criteria Neither Cambridgeshire Constabulary nor Cambridgeshire County Council operate a formal threshold which would automatically trigger support for a PSPO.
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	Officers therefore propose that any Call for Evidence should be assessed against the following criteria: Scale Evidence from multiple independent residents, businesses or organisations demonstrating that concerns extend beyond isolated incidents. Persistence Evidence of recurring behaviour over a sustained period. Impact Evidence demonstrating a detrimental effect on quality of life, including nuisance, disturbance, intimidation or safety concerns. Corroboration Evidence capable of verification through CCTV, audio cameras, photographs, video recordings, witness evidence or partner records. Enforcement Potential Evidence sufficiently detailed to identify patterns, locations and behaviours that could realistically be addressed through enforcement action. Following assessment, officers would then be in a position to report one of three outcomes to Cabinet as part of a next steps in considering consulting on a PSPO. • Outcome A: Insufficient evidence to justify further work. • Outcome B: Evidence of concerns better addressed through alternative interventions. • Outcome C: Sufficient evidence to justify further detailed investigation and consideration of a PSPO.
5	Options
5.1	Option 1: Take no further action Cabinet conclude that the lack of evidence currently available does not justify further expenditure or officer resources.

	<i>Advantages</i> • reflects the current evidence base; • avoids additional costs; • avoids progressing an order that may be difficult to enforce. <i>Disadvantages</i> • does not test whether concerns are being under-reported; • may not provide assurance to those who believe a problem exists.
5.2	Option 2: Technical Evidence Gathering Cabinet may approve investment in technical monitoring equipment, including acoustic cameras. The July briefing estimated costs in the region of £100,000 for four acoustic cameras, excluding associated staffing and operational costs. Advantages • provides objective evidence; • supports assessment of noise-related nuisance. Disadvantages • significant capital investment; • additional staffing requirements; • expenditure before the scale of the problem has been demonstrated.
5.3	Option 3: Undertake a Call for Evidence Cabinet may agree a time-limited, staged approach for a Call for Evidence involving residents, businesses and stakeholders. 1. A time-limited Call for Evidence is undertaken. 2. Officers assess the results against the evidence criteria. 3. Officers return to Cabinet with findings and recommendations. <i>Advantages</i> • proportionate approach; • minimises financial risk; • enables evidence-based decision making; • provides a clear basis either to progress or conclude the work. <i>Disadvantages</i>

	• requires officer resources; • evidence would initially be self-reported; • may create public expectations that a PSPO will follow
5.4	Officer Assessment Officers do not currently recommend progressing directly to consultation on a citywide PSPO. The absence of recorded evidence held by Cambridgeshire Constabulary, the limited evidence held by Cambridgeshire County Council and the absence of a sufficient Council evidence base mean that officers cannot currently demonstrate the level of persistent and evidenced harm that would normally support progression toward consultation. If Cabinet wishes to undertake one further proportionate step before reaching a final conclusion, officers consider Option 3 to be the most balanced approach. A Call for Evidence would establish whether anti-social driving represents a significant issue within Cambridge while avoiding the cost of technical monitoring equipment before the existence of a demonstrable problem has been established.
5.5	Resources and prioritisation The impact following any additional evidence could result in consultation on specific enforcement action. It should be highlighted that Officer time is already being prioritised on City Centre challenges where evidence is already available and requires more immediate enforcement action. This could mean that even with further evidence, that pursuing any enforcement would need to be prioritised amongst other critical City Centre management activity.
6.	Vision
6.1	This report supports the Council's vision of <i>"One Cambridge, Fair for All"</i> by helping to ensure that residents can enjoy a high quality of life and safe, welcoming public spaces. The proposed evidence-gathering approach will enable the Council to understand community concerns and determine whether further intervention is justified

7	Consultation, engagement and communication
7.1	Discussions have been undertaken with: • Cambridgeshire Constabulary; and • Cambridgeshire County Council. No formal consultation has been undertaken at this stage. Should Cabinet approve a Call for Evidence, officers will develop an engagement and communications plan and report the outcome to Cabinet.
8.	Anticipated outcomes, benefits or impact
8.1	The proposed approach will ensure that future decisions regarding a PSPO are evidence-led and proportionate. The anticipated outcome is a clearer understanding of: • whether anti-social driving is a significant problem in Cambridge; • the areas and behaviours causing concern; and • whether further work towards a PSPO is justified.
9.	Implications
9.1	Relevant risks
	Key risks include: • insufficient evidence to support a PSPO; • lack of Police operational support; • legal challenge; • reputational risk if expectations are raised; • expenditure without demonstrable benefit.
	Local Government Reorganisation (LGR)
9.2	No specific implications identified.
	Financial Implications
9.3	Option 3 can be delivered within existing resources. A Call for Evidence would require officer time within existing services. Acoustic camera deployment is estimated at approximately £100,000.

	Additional staffing and operational costs depending on enforcement requirements estimated at £15,000
	Legal Implications
9.4	PSPOs are governed by the Anti-Social Behaviour, Crime and Policing Act 2014. Any future order would require compliance with statutory consultation and decision-making requirements and may be subject to legal challenge.
	Equalities and socio-economic Implications
9.5	No direct equalities implications arise from this report. Any future proposal for a PSPO would require completion of an Equality Impact Assessment.
	Net Zero Carbon, Climate Change and Environmental implications
9.6	No significant implications identified.
	Procurement Implications
9.7	Procurement implications would arise only if technical monitoring equipment was subsequently approved.
	Community Safety Implications
9.8	There are potential positive community safety implications if evidence demonstrates a need for further intervention.
10.	Background documents Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
10.1	• Anti-Social Behaviour, Crime and Policing Act 2014. • Crime and Policing Act 2026.
11.	Appendices
11.1	<i>Appendix A</i> – Draft Call for evidence framework

	To inspect the background papers or if you have a query on the report please contact Yvonne O Donnell; Strategic Environmental Health and Public Safety Lead; Email: Yvonne.odonnell@cambridge.gov.uk
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APPENDIX A - Draft call for evidence framework

Purpose

To establish whether sufficient evidence exists to justify further investigation of a potential PSPO relating to anti-social driving within Cambridge.

This exercise is evidence gathering only and does not constitute consultation on a proposed PSPO.

Information Requested

Respondents will be asked to provide:

- location;
- date and time;
- frequency;
- vehicle type;
- behaviour observed;
- impact experienced;
- details of any previous reporting; and
- any supporting evidence available.

Assessment

Officers will:

1. remove duplicate submissions;
2. identify hotspots and recurring patterns;
3. assess evidence against the agreed criteria;
4. review findings with partner agencies; and
5. report findings and recommendations to Cabinet.

Possible Outcomes

Outcome A

Insufficient evidence to justify further PSPO work.

Outcome B

Concerns better addressed through alternative interventions.

Outcome C

Sufficient evidence to justify further investigation and consideration of a PSPO.

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LEISURE CONTRACT OUTCOME AND INVESTMENT

To: Councillor Todd-Jones, Cabinet Member for Communities

Cabinet – 20th October 2026

Report by: Ian Ross, Recreation Development Manager

Tel: 01223 458638 Email: Ian.Ross@cambridge.gov.uk

Wards affected: All

Director Approval: Director Sam Scharf confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

1.	Recommendations
1.1	Cabinet is asked to: • note the award of the new leisure management contract to GLL (Greenwich Leisure Limited), initially for 10 years from November 2026, with an option to extend for five years to October 2041, and the outcomes secured through the procurement; • confirm the delegations needed to deliver site-specific Section 106 capital projects and draw down the relevant allocations for investment in Council leisure facilities; • confirm the delegations needed to bring eligible new or existing sports facilities within the contract during its term; and • confirm the delegations needed to enter into Community Use Agreements with Trumpington Academy and any other academies joining the contract, to enable the Council and GLL to manage their sports facilities through the agency model, subject to the necessary approvals.

2.	Purpose and reason for the report
2.1	This report sets out the outcome of the procurement for the Council's leisure facilities and the proposed inclusion of Trumpington Academy's sports facilities. It describes the planned investment, wider access and health programmes, carbon reduction measures and expected financial return. The detailed contract financials and commercially sensitive bid information are in a confidential appendix.
2.2	The confidential appendix contains commercially sensitive information from GLL's bid. It is proposed that the public be excluded for its consideration under paragraphs 3 and 4 of Part 1 of Schedule 12A to the Local Government Act 1972. The public interest test has been applied: the interest in protecting this information is considered to outweigh the interest in its disclosure.
3.	Background and procurement outcome
3.1	The current GLL (Better) contract, awarded in 2013, ends in October 2026. Following a national procurement, GLL has been awarded a new contract starting on 1 November 2026. It runs for 10 years, with an option for a further five years. The contract covers Abbey Leisure Complex, Cherry Hinton Village Centre, Jesus Green Lido, Kings Hedges Learner Pool, Parkside Pools and the Council's splashpads and paddling pools. It is designed to allow other eligible sports facilities to join. Trumpington Academy is expected to join through a separate Community Use Agreement, subject to the approvals set out in section 7.1. The procurement sought a stronger contribution to public health and reducing inequalities; investment in facilities and lower-carbon infrastructure; wider access through concessions and local programmes; and a contract with no Council subsidy. GLL's bid meets these aims and offers a financial return to the Council, with more than £8 million of proposed investment in Council leisure facilities when combined with available Section 106 contributions. Individual schemes will proceed through their required design, consultation and approval stages.
4.	What residents will gain
4.1	The new contract provides a platform to improve existing facilities while reaching more

	people beyond the leisure centres. Its principal benefits are: • updated pools, changing areas, gyms and activity spaces, with proposals at every principal site; • free resident cards, reduced prices for eligible users and targeted offers for families and young people; • more exercise referral, social prescribing, rehabilitation and neighbourhood activity, developed with health and community partners; • investment in solar generation, heat pumps and energy controls to cut emissions from the leisure estate; and • school and community access at Trumpington Academy, alongside new sporting opportunities, subject to the Academy agreement and relevant consents.
5.	Consultation and engagement
5.1	Engagement during the competitive procurement was necessarily focused on bidders and the Council's procurement and client teams. With the contract awarded, the Council and GLL will engage residents, users and Members on the design of major works, including proposed gym and studio changes at the pools and the options for Jesus Green Lido. The Lido proposals will be subject to further consultation. Members will also be engaged on the performance measures to be reported during the contract. Planning and other approvals will be sought where required for individual schemes.
6.	Outcomes and investment
6.1	A contract that returns income to the Council The new contract provides for guaranteed annual income to the Council, including during the first two years while investment is delivered. This moves the service from its historic deficit and recent break-even position to an income-generating contract. The confidential appendix sets out the profiled sums and the separate annual return to Trumpington Academy, subject to that site joining. Any decisions about the use of Council income and surplus are addressed in section 7.3.

More than £8 million of proposed investment in Council facilities

The Council has more than £2.2 million of sports and swimming Section 106 contributions available for eligible investment. The procurement required bidders to at least match this amount. GLL's proposed capital contribution, together with those Council contributions, would provide more than £8 million for the Council's leisure portfolio. Allocation and timing will need to comply with the relevant Section 106 agreements and project approvals.

- Abbey Leisure Complex: changing room refurbishment, new gym equipment, fitness studios and wellbeing space, with two proposed outdoor padel courts.
- Parkside Pools: changing rooms, gym equipment, a fitness studio and wellbeing space, and improvements to the pool hall and outdoor gym.
- Kings Hedges Learner Pool: a proposed community room to complement the recent provision for children with special educational needs and disabilities.
- Cherry Hinton Village Centre: toilets and changing rooms, and a proposed single-storey extension for a gym and wellbeing space supporting exercise referral and social prescribing.
- Jesus Green Lido: proposals for new changing, café, gym and studio spaces, improved outdoor areas and accessibility. The design will be developed through public consultation.
- Trumpington Sports Centre: separate investment in gym equipment, the 3G pitch surface and tennis courts, with up to four proposed padel courts subject to planning approval.

Keeping facilities in good condition

GLL has included maintenance, specialist servicing and lifecycle budgets, supported by asset monitoring and building management systems. The contract provides for planned replacements, including the 3G pitches, as well as day-to-day upkeep.

Lower emissions from the leisure estate

The bid includes further solar photovoltaic generation and air source heat pumps at Cherry Hinton Village Centre and Kings Hedges; combined solar photovoltaic and solar

	thermal equipment at Abbey; and energy controls and lighting improvements at Parkside. Water and energy efficiency measures will be incorporated into refurbishments. These measures are estimated to save several hundred tonnes of CO₂ a year across the portfolio. Costs and savings estimates are in the confidential appendix. More affordable and local activity Free resident cards, concessionary entry and membership prices, and targeted offers for priority wards, families and young people are intended to widen participation. The contract also provides for GP and health referral memberships, rehabilitation, social prescribing and activity in neighbourhood and open-space settings, alongside the Council's Active Lifestyles work. At Trumpington Academy, the aim is to extend opportunities for pupils, staff and residents outside school hours, at weekends and during holidays. A new physical activity inclusion fund will support local groups, clubs and individuals to take part or establish activities. Local employment and visible performance GLL is a social enterprise, a Real Living Wage employer and a Disability Confident employer. Its proposed social commitments include apprenticeships, volunteering and work placements, alongside continued support for local athletes through the GLL Sport Foundation. Contract measures will be monitored through regular reporting and dashboards. An annual report to Cabinet and councillors will combine performance data with user feedback and local case studies, alongside any statutory reporting requirements.
7.	Implications
7.1	Key risks
	VAT and the agency model Under the proposed agency model, GLL collects income as the Council's agent. The financial case assumes the associated VAT treatment and recovery. A change in

	HMRC guidance or its application could increase the contract's net cost. The Council will continue to take specialist advice and monitor this risk. Trumpington Academy agreement The Academy must enter into a Community Use Agreement with the Council before its facilities can join the contract. The proposed long-term arrangements also require the relevant Secretary of State approval. Completion of those steps may affect when the Academy site joins, and its proposed capital works remain subject to any required planning and other consents.
	Local government reorganisation
7.2	The contract has been structured so that eligible school, academy and other sports facilities can potentially join during its term, including facilities in neighbouring areas if future governance and contract requirements permit. This provides flexibility as local government reorganisation and planned growth develop; it does not predetermine decisions for any future authority. The emerging Local Plan identifies future need for swimming and sports facilities. The contract could provide an operating route for eligible new facilities, subject to separate decisions on their provision and funding. It also offers a route for closer work with public health teams on prevention and physical activity.
	Financial implications
7.3	The confidential appendix sets out the annual income profile, proposed Section 106 allocations and GLL contributions, and the costs and estimated savings of capital and decarbonisation works. The financial case uses the agency model described in section 7.1. Proposed approach to future income The use of future Council income and surplus generated through the leisure contract will be considered through the Council's budget-setting process, taking account of the Council's wider financial position and priorities. In the earlier years of the contract, income generated will support the Council's overall General Fund position. However, throughout the life of the contract, an appropriate

	proportion of the income and surplus generated will be reinvested in the Council's leisure facilities to support lifecycle repairs, renewal and capital investment, alongside and in addition to GLL's contractual maintenance obligations. As the level of surplus increases in future years, consideration will also be given to further investment in new or expanded leisure provision identified within the relevant infrastructure strategies and wider health and wellbeing priorities. Any such investment will be supported by an appropriate business case and considered through the Council's budget-setting and capital programme processes. Contract management capacity As academies or other sites join, the Council proposes a charge to contribute to the client team's contract management costs. Subject to the relevant agreements and income, this could initially support a dedicated part-time client officer, with scope to expand if more sites join. The intention is for the additional post to be cost neutral to the Council.
	Legal implications
7.4	External legal advisers Sharpe Pritchard have supported the national procurement and contract work. The exercise concluded with best and final offers. The appropriate leases or licences remain to be settled in light of the agency arrangements. A Community Use Agreement with Trumpington Academy is being developed with its legal advisers, Stone King, and remains subject to the approvals noted above.
	Equality and socioeconomic implications
7.5	Equality impact assessments will be completed as the individual capital schemes and health programmes are developed. They will address accessibility, including the proposed remodelling of changing facilities and provision of universal spaces. Concessions, referral routes and neighbourhood programmes are intended to improve access for people facing financial and health barriers. GLL's social commitments include local apprenticeship, volunteering and work placement opportunities. Delivery will be monitored through the contract.

	Climate and environmental implications
7.6	GLL's proposed measures to decarbonise the pools are expected to be installed over the 12 months from November 2026, subject to the necessary design and delivery work. The current estimate is a reduction of several hundred tonnes of CO₂ each year. They complement the separate district heat network project that could help decarbonise Parkside Pools in future. Detailed costs and savings are in the confidential appendix.
	Procurement implications
7.7	A national market engagement event in December 2025 was attended by six leisure operators. GLL and SLM Ltd submitted first-stage tenders by April 2026. Clarification meetings were held in April and May, followed by best and final offers on 30 June. Evaluation and bidder feedback took place in July. Award notices were issued on 12 August; the standstill period ended on 24 August. The new contract is due to commence on 1 November 2026. The evaluation involved the Council's client team, Trumpington Academy's business manager, Strategic Leisure and Sharpe Pritchard.
	Community safety implications
7.8	Neighbourhood activity, the physical activity inclusion fund and employment opportunities can support diversionary work with young people and referrals from community safety partners. The detailed programme will be developed with the relevant Council teams and local organisations.
8.	Background documents Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
8.1	Commercially sensitive tender returns
9.	Appendices
9.1	Confidential Appendix 1 & Appendix 2 Commercially sensitive financial information from GLL's contract tender
	For background papers or enquiries, contact Ian Ross, Recreation Development Manager, Ian.Ross@cambridge.gov.uk

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