



Cambridge City Council

Performance, Assets and Strategy Overview and Scrutiny Committee

Date: Tuesday, 6 October 2026

Time: 5.30 pm

Venue: Rooms 1 and 2 - The Meadows Community Centre, 299 Arbury Rd,
Cambridge, CB4 2JL

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

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest
- 3 Minutes (Pages 3 - 16)
To approve as a correct record the Minutes of the meeting held on 15 July 2026.
- 4 Public Questions
- 5 Civic Quarter Project
To receive a verbal update ahead of the PAS meeting on 3 November 2026.
- 6 Housing Development Programme (Pages 17 - 86)
To consider the draft Cabinet report.
- 7 Article 4 Direction regarding Houses in Multiple Occupation (Pages 87 - 108)
To provide feedback on the proposals for a Non-Immediate Article 4 Direction.
- 8 Q1 Performance Report (Pages 109 - 148)
To note the report considered by Cabinet on 23 September 2026.
- 9 Work Programme (Pages 149 - 152)

Performance, Assets and Strategy Overview and Scrutiny Committee
Members: Young (Chair), Gardiner-Smith (Vice-Chair), Bennett, Dalzell, Davey, Flaubert, Griffin and Toye Scott

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PERFORMANCE, ASSETS AND STRATEGY OVERVIEW AND SCRUTINY COMMITTEE

15 July 2026
5.30 - 8.10 pm

Present: Councillors Young (Chair), Gardiner-Smith (Vice-Chair), Bennett (from Item 5), Dalzell, Davey, Flaubert and Griffin,

Officers:

Stephen Kelly – Joint Director for Planning and Economic Development
Jonathan Dixon – Planning Policy Manager
Max Laverack – Team Leader
Lizzie Wood – Team Leader
Lauren Wilkinson – Team Leader
Terry De Sousa – Team Leader
Stuart Morris -Team Leader

Other councillors in attendance:

Councillor Katie Thornburrow, Leader of the Council and Cabinet Member for Planning and Transport
Councillor Martin Smart, Cabinet Member for Nature, Open Spaces and City Services
Councillor Katie Porrer

FOR THE INFORMATION OF THE COUNCIL

26/16/P&A Apologies for Absence

Apologies were received from Councillor Jacqui Whitmore with Councillor Eleanor Toye Scott substituting.

26/17/P&A Declarations of Interest

The following non-pecuniary interests were made for Item 5 (Proposed Submission Greater Cambridge Local Plan – Regulation 19):

Councillor Davey – Director Cambridge United Football Club
Councillor Young – Member of Cambridgeshire County Council

26/18/P&A Minutes

The Minutes of the meeting held on 3 March 2026 were approved as a correct record and would be signed by the Chair.

26/19/P&A Public Questions

The following statement from 'Mill Road 4 People' on the Greater Cambridge Local Plan was noted by the Committee:

"Mill Road 4 People welcome the plans for Mill Road laid out in the Local Plan being considered by members today. In particular, we're very pleased to note the emphasis on place making over motor vehicle movements and we look forward to the delivery of the streetscape and public realm improvements that are currently being developed. We hope the improvement to pavements will include widening where they are currently very narrow. We also welcome the focus on sustainable travel and note that during the committee stages of the Devolution Bill, the minister stated that the only reason to designate a C road as part of a key route network would be to facilitate bus services, something that would clearly not be the case for Mill Road. This local plan therefore appears to be incompatible with any idea of making Mill Road part of a Key Route Network. We fully support the plan and hope it will be agreed today."

The Chair of the Committee responded to the following question from Dr. Colin A. B. Davidson on asset management and mapping workflows, agreeing that a written answer would be provided:

"Given that the Ombudsman explicitly encourages early local resolution, and given the long-term financial and legal liabilities of recurring data-driven property incursions, and given the fact that sending memos to group heads has been tried and doesn't work, why has the executive consistently resisted implementing a mandatory, zero-cost ownership and job validity verification safeguard to protect both Cambridge residents and the council's own corporate risk profile?"

26/20/P&A Proposed Submission Greater Cambridge Local Plan (Regulation 19)

A presentation was given by officers on the proposed submission covering the plan-making process, content of the submission and next steps.

Following the presentation, Members were invited to ask questions and as a part of these discussions the following key points were covered:

Overall Development Strategy:

- In response to questions on the new NPPF (National Planning Policy Framework), officers noted that the Greater Cambridge Local Plan would be examined under the December 2024 NPPF. The new NPPF was yet to be published, and officers did not consider it appropriate to amend the Plan based on uncertain national policy proposals.
- Regarding use of the 'Liverpool method', officers noted that the overall housing need figure was based on the government's 'standard method' calculation. The Plan proposed calculating the annual delivery requirement using the Liverpool method, which spreads any unmet needs generated in early years of the Plan across the whole Plan period.
- On viability, officers set out that the Viability Assessment followed an established typology-based approach that calculates sales values against build, policy and infrastructure costs to establish whether the Plan is viable. The Assessment concluded that at a plan level development is viable, noting that at the application stage individual site circumstances may vary.
- In response to questions regarding the Plan's lack of explanation regarding the role of the Greater Cambridge Development Corporation, officers commented that the Corporation is not referred to in the Plan because it has been announced but does not yet exist.
- Officers reported that a Statement of Common Ground (SoCG) was not a formal contractual commitment, but a factual record of the respective positions of the councils developing the plan and other key parties, including neighbouring authorities and statutory bodies.

Individual sites – new settlements, allocations and identified locations:

- In relation to transport at Cambridge East, officers noted the sustainability of the site in terms of its location and that an internalisation approach would support people to live and work within the site, thereby reducing the need to travel outside the site to access services and facilities.

The policy had been strengthened to clarify the transport measures proposed, and to include a section responding to the opportunity provided by the Cambridge East rail station.

In relation to comments supporting provision for a concert hall at Cambridge East, officers highlighted the findings of the Cultural Infrastructure Strategy, one of the evidence documents supporting the Plan.

- In relation to questions regarding the role of North East Cambridge, officers commented that the development strategy at Draft Plan was not reliant on the housing and employment space previously proposed for this site. Changing the site from an allocation to an Area of Major Change (AoMC) reflected the uncertainty regarding delivery of future development. The AoMC set a vision for the area and provided flexibility to respond to changing circumstances (i.e. relocation of the Cambridge Waste Water Treatment Plant).
- In relation to concern that the transport measures required at Cambridge Biomedical Campus (CBC) were not clear, including in particular the lack of clarity regarding the Cambridge South East Transport Scheme and other transport measures, officers commented that evidence supporting the Plan identified the need for this scheme to support the site, together with a package of other public and active travel measures. Officers agreed that the policy could be strengthened to make these points clear.

Climate Change:

- In response to comments about whole carbon life cycle assessments (WLC), officers reported that the thresholds had been revised to clarify that it applies to larger development.

- On BREEAM (Building Research Establishment Environmental Assessment Method), officers responded that BREEAM V4 was considered most appropriate for non-residential development and the wording would be flexible enough to update these standards as needed moving forward.
- In response to questions about water, officers reported that the water evidence study confirmed that there were challenges to water supply before 2032 (when the Grafham pipeline is due to be delivered). This understanding had informed phasing in the housing trajectory and strategic sites policies.

Biodiversity and Green Spaces:

- In response to comments about clarification on the Urban Greening Factor (UGF), officers confirmed that UGF is a measure of surface cover types using a calculator. Each surface cover type has a weighting dependent on distinctiveness and value for greening and this is multiplied by the sqm to create the overall decimal.
- In response to comments about the removal of the 30% tree canopy cover, officers reported that this amendment was made as the percentage requirement was considered duplicative alongside Urban Greening Factor (UGF) and Biodiversity Net Gain (BNG) requirements, which both calculate and reward tree retention and increase.

Wellbeing and Social Inclusion:

- On community facilities, it was reported that since the Draft Plan consultation a Community Infrastructure Study (CIS) had been commissioned which provided extensive recommendations around how to provide for, deliver and steward and manage community facilities

It was reported that planning officers were working closely with the council's communities team, including on a further phase of work to identify future delivery and stewardship approaches for community facilities, reflecting possible future impact of local government reorganisation (LGR). This work would be completed over Summer 2026.

Great Places:

- In response to comments on the future management regime, it was reported that the supporting text at Draft Plan had been amended on this, and that this was as far as the Plan could go at this point.
- In response to comments about inclusive design, it was summarised that the Draft Plan had been amended, it should be read in conjunction with the NPPF and National Model Design Code, and the Plan sought to avoid being prescriptive on style.
- In response to comments regarding 'meanwhile' use, officers commented that the policy has been amended drawing on the London Plan example. Having an explicit policy raised the profile of the issue, noting that the affordable workspace policy supports provision of artists' studios and gave encouragement for such developments.

Homes:

- On HMOs, officers reported that they had completed a considerable study to see how this was approached in Cambridge, noting that this was an issue that went beyond planning. Officers did not consider it appropriate to set an arbitrary quantitative standard, but qualitative standards for amenity provision had been included in the wording of the policy.
- On homes and infrastructure delivery timing, it was noted that the last consultation received a lot of feedback on this issue. The infrastructure delivery policy had been revised to include more specific wording stating that infrastructure would be expected to be delivered in time with the delivery of development.
- On space standards, it was reported that the overall residential space standards for a property had not been revised and this had not diverted from national standards.
- On build to rent, officers reported that alterations to supporting text relating to the affordable housing requirements for these developments provided clarity and justification for the requirement for 40% affordable housing within Build to Rent developments.

- In terms of self and custom build, it was confirmed they had been exempted from BNG, but this was being changed by government policy from August 2026 onwards.
- On student accommodation, officers reported that the policy wording had been revised to confirm on campus student accommodation from ARU (Anglia Ruskin University) or University of Cambridge does not require an affordable housing contribution. It was considered that the policy reference to restricting provision of accommodation for academic staff to a maximum of 25% of units was appropriate given the current pressures of university accommodation needs and the wider housing market.

Infrastructure:

- On the CPCA (Cambridgeshire and Peterborough Combined Authority) Greater Cambridge Transport Strategy, officers reported that the CPCA Board meeting earlier that day had agreed the draft interim Transport Strategy, the CPCA team had provided confidence that the final Strategy would come forward in time to support submission of the Local Plan, and council officers continued to work with CPCA officers to support refinement of the Strategy.
- In terms of water supply and waste water, it was reported that work continues with the Water Scarcity Group to address key issues. Officers outlined that subject to appropriate infrastructure planning and funding being provided, water supply and wastewater treatment capacity was not considered a barrier to delivering the level of development proposed in the Local Plan.

During the discussion, officers agreed to provide further information to the Committee on the following:

Sites Allocations:

- On Cambridge East, members requested further details regarding specific measures to be confirmed at the planning application stage.
- On the CBC policy, members requested that officers add further detail into the text on transport requirements.

Biodiversity and Green Spaces:

- To provide a written response on River Corridors and the 10m buffer policy.

Homes:

- With regard to H/SS and the removal of specific reference to 30sqm of amenity space, to provide a written response.

During the discussion, the Committee agreed that the following recommendations should be made to the Joint Cabinet meeting on 21 July 2026:

Site allocations:

Cambridge East

- to support in principle the alternative transport provisions and internalisation approach (i.e. daily needs of residents such as schools and retail are met within the local community) but request further clarity at the appropriate time on the exact measures to be provided.

North East Cambridge (Hartree)

- to support the flexibility in the current approach and the provisions to enable this potentially to come forward as a development site.

CBC (Cambridge Biomedical Campus)

- to ask that public transport provisions to be more explicitly specified in the S/CBC policy.

Climate Change

- to support the overall approach and commend the measures on cooling and the mitigation of heat islands
- to ask officers to investigate the inclusion of splashpads.

Biodiversity

- to support BNG at 20% and commend the UGF/tree canopy provisions.

Wellbeing and Social Inclusion

- to support the new policy in place on gambling as requested by the Committee in November 2025.
- to support the principle of 'meanwhile' use (use of vacant or underutilised premises, sites or spaces on a temporary basis) and the delivery of community centres.

Great Place

- to commend the neurodiversity measures referred to in the policy.

Infrastructure & Transport

- to emphasis that infrastructure must come first (be delivered in time with the delivery of development)
- to commend the transport provisions and highlight that transport is key to the success of the plan.
- to recommend that officers continue to work with the CPCA and seek assurance from the Council Leader that she will press the CPCA to deliver the Transport Strategy on time.

Water

- to register scrutiny's view that the water provisions - both fresh and waste water - are fundamental to the success of the plan and request officers continue to seek resolution of key ongoing water issues.

The Leader of the Council paid tribute to all officers involved in the preparation of the proposed submission and the Committee formally recorded its thanks to them.

26/21/P&A Work Programme

The Work Programme was formally noted.

The meeting ended at 8.10 pm

CHAIR

Public Question to Performance, Assets and Strategy Overview and Scrutiny Committee, 15 July 2026.

Mr C. Davidson

My question concerns a critical vulnerability in this council's asset management governance—specifically, the financial and legal liabilities arising from a reliance on flawed, unverified and unused mapping data during operational workflows.

For over twenty years, my home has been subjected to recurring, accidental incursions by council teams. The root cause of these failures is not staff misconduct or incompetence; it is a systemic workflow vulnerability. Operational teams execute maintenance, housing, or contractor works professionally, but they do so while relying on assumptions of ownership rather than digital maps.

When a public authority alters private property based on flawed data, it introduces immediate corporate legal risks and escalating financial liabilities. Yet, for two decades, the executive response has been to rely on temporary internal memos or to add static labels to maps that operational staff are not legally mandated to cross-reference before crossing a physical boundary.

Furthermore, the executive has recently attempted to stall direct communication on this matter by (according to information shared with me by Daniel Zeichners office) citing active Local Government and Social Care Ombudsman (LGSCO) cases. This is a profound misrepresentation of regulatory procedure. The LGSCO's own Manual for Councils explicitly encourages 'Early Resolution' while investigations are live, even maintaining dedicated case-closing metrics for authorities that fix faults mid-stream. To freeze operational review under the guise of sub judice rules is an administrative choice to delay accountability, not a statutory necessity.

Memos and unread map labels have failed to protect residents or the council's financial exposure for twenty years. The only permanent, zero-cost solution is a mandatory verification policy requiring staff and contractors to cross-reference ownership maps or written (e.g. email, text etc.) address confirmations before initiating any works.

My question to the Executive Councillor and the Committee is this:

Given that the Ombudsman explicitly encourages early local resolution, and given the long-term financial and legal liabilities of recurring data-driven property incursions, and given the fact that sending memos to group heads has been tried and doesn't work, why has the executive consistently resisted implementing a mandatory, zero-cost ownership and job validity verification safeguard to protect both Cambridge residents and the council's own corporate risk profile?

Cabinet member response (Councillor Martin Smart)

The Council takes these concerns seriously and has acted on them.

Following the incident in which contractors incorrectly fixed a street sign to a boundary wall at your property, you swiftly received an apology in person and in writing. The Council carried out repairs to make good the damage including colour matching brickwork in lieu of compensation at your request and to your satisfaction. On-site verification checks using digital boundary maps were completed with the contractor when the works were commissioned. Unfortunately, the sign was placed in the wrong location when the work was subsequently carried out.

The Council has put in place additional safeguards to significantly reduce the risk of any incidents reoccurring at your property and implemented suggestions it received from you. These include enhanced warnings in operational systems, and on digital mapping/boundary software, and briefings about your property for all relevant managers and teams. All managers have been instructed to take responsibility for ensuring these additional controls specifically related to your property are followed in their service areas.

As a result of the above steps, mandatory ownership verification checks have been put in place for council commissioned works in the immediate vicinity of your property.

Why a blanket requirement is not appropriate

The proposal for blanket mandatory ownership verification prior to all council works being undertaken has been considered on its merits. The Council issues thousands of work instructions each year across grounds maintenance, tree works, waste and street cleansing, public realm and housing repairs. Applying a mandatory ownership check to all of them would be disproportionate and would not achieve the desired outcome.

Existing operational processes already require responsibility, authority or ownership to be established prior to new requests being undertaken or new works being commissioned. To the best of the Council's knowledge the concerns that have been raised in the question relate to a single property where significant additional assurance has now been put in place. As such introducing a blanket requirement for ownership verification would not be proportionate and would not represent value for money.

The verification of property ownership and boundaries can be complex, incur costs, including legal fees, and is not necessary in most instances. In some circumstances, particularly near and around public highways verifying the ownership of land can also be indeterminate.

When verification is required, Land Registry boundary information is used though it provides only an approximate guide. Under the General Boundaries Rule (Section 60 of the Land Registration Act 2002), the red line on a title plan only shows the approximate position of a property's boundary, which typically has a mapping tolerance of 0.5 to 1.0

metres. Boundary verification is therefore best informed by on-site checks prior to works being undertaken - as is currently the case when required. In addition, the relevant consideration is more often than not whether the Council has a responsibility for land or an asset, rather than who ultimately owns the freehold.

It is therefore important to distinguish between ascertaining property ownership and its management or occupation by third parties, and the checks that services already undertake to establish whether the Council has a responsibility, the legal authority or a legitimate basis to carry out works.

The examples below demonstrate that the Council does verify ownership and does use digital mapping data during operational workflows, when that is required or necessary.

- **Tree-works:** works to a tree that is not recorded on the Council's tree or asset database would require the location and responsibility for that tree to be established prior to commencement.
- **Ground maintenance:** routine work is undertaken against established area schedules and maintained-land information. When a request falls outside those areas and prior to any works being instructed, responsibility or ownership would need to be established. This may involve digital maps or Land Registry boundary information in conjunction with on-site checks where necessary.
- **Fly-tipping:** reports are assessed to establish whether waste is on land for which the Council has an enforcement or clearance responsibility. Fly-tipping on private land would not ordinarily pass the triage process without an appropriate legal or operational basis and, where relevant, the necessary permission.
- **Public realm:** works to install or repair street furniture, signs and other public realm assets must first be linked to an identified Council responsibility or instruction. When the location of an asset or boundary is unclear or uncertain, it would be resolved prior to works proceeding including through on-site checks, rather than being assumed from a physical location on a digital map register or database.
- **Contractor works:** contractors work to defined instructions, specifications or work areas. If after the necessary pre-works checks the extent of the Council's responsibility is uncertain, the matter would be referred to the instructing officer rather than the contractor determining responsibility or ownership themselves.
- **Graffiti removal:** the council aims to remove graffiti from public land within five days of receiving a report. The removal of graffiti from private land or buildings requires the landowner or occupier to provide written consent.
- **Housing repairs:** verification of ownership is not generally used when conducting cyclical repair works to council owned properties or council homes as ownership and responsibility is already established and works are commissioned by property surveyors.

The Councils position

The Council's is responsible for putting reasonable safeguards in place, learning from incidents and strengthening procedures where appropriate based on good evidence. The existing arrangements will continue to be reviewed through ongoing management, assurance and audit processes. Where appropriate, the Council will also continue to act on feedback from residents, businesses and local partners.

The Monitoring Officer and Section 151 Officer remain satisfied that the current approach is appropriate and proportionate to the scale and nature of the Council's operational activity and risk. The Council does not intend to revisit its position in the absence of substantive new evidence.

While the Council strives to constantly improve its operational processes and eliminate mistakes, they can occur from time to time. That is what unfortunately happened in relation to the street sign at your property. The Council subsequently offered a sincere apology, made amends, and put in place additional safeguards to ensure it should never happen again.

The Council will co-operate fully with any investigation the Ombudsman decides to undertake.



**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.

Draft Cabinet

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 and 72 council homes (44 at social rent) at Hanover & Princess

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 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 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, the: 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 <i>Cabinet Report on 21/10/2025 - Cabinet (Item 42) Cambridge North Framework for Change</i>, 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 IV 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. V. Approves the increase of Davy Road redevelopment project budget to £20,242,000 to account for an increase in the number of council homes that will be delivered. 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 £20,242,000 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 – that is 72 council homes (44% of the homes) with 44 of those council 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 55% 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 £84,113,335.34.

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" data-bbox="231 264 1428 1433"> <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 £20,242,000. 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 are in accordance with MTFS but with a change in profile. See previous report.
8.4	Legal Implications
8.4.1	See previous Cabinet and HSC reports
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 there are no further equalities issues compared with previous approvals
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.
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

Project Name		Confirmed numbers - with planning Resolution									Affordable Unit Sizes			
		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 ocharad 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
Total committed aligning with portfolio		264	94	100	135	329	593		55%	23	154	128	47	0
Total within 10-year programme		272				588	860				274	229	78	7
Rolling Programme unit size mix aligning with Housing Strategy											45.7%	39.3%	13.6%	1.4%
											Housing Strategy Unit Size Targets			
											1-bed	2-bed	3-bed	4-bed
											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.

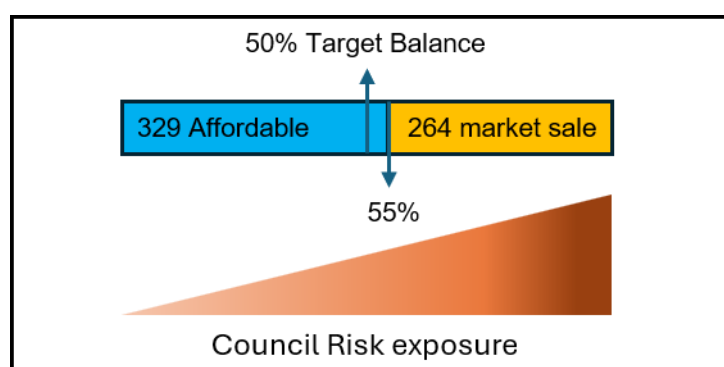


Figure 1: Illustration of risk impact of affordable housing supply over target

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	45.7%	39.3%	13.6%	1.4%

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

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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

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
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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.

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.

(d) Marriage and civil partnership

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

(e) Pregnancy and maternity

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

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

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

According to the annual Measuring Poverty report published by the Social Metrics Commission, 46% households in the UK where the head of the household is BAME are classified as living in poverty,

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

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

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

(g) Religion or belief

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

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

(h) Sex

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

(i) Sexual orientation

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

LGBT people face unique pressures within the housing system at present. [Current research](#) from the Albert Kennedy institute indicates that within the youth homeless population, LGBT people are greatly over-represented. Young LGBT people who are homeless are likely to have a reduced

support network as a high proportion (62-69%) have become homeless due to parental rejection or family abuse.

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

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

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

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

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

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

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

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

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

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

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

Fuel Poverty

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

Changes to the local commercial facilities

Through redevelopment of this area, the commercial units will be demolished and re-provided. The Council is consulting with the business owners to establish their plans going forward. They may wish to remain on the new development and if so, the team will work on a strategy to maintain business continuity throughout the construction process. For example, at Colville 3 in Cherry Hinton, temporary units have been used to offer a space for several businesses until they can move into their new units. The development team will need to establish what options are available to the business owners when the phasing programme is created.

Any new commercial uses of the development must be of benefit to the community. The local demographic should be considered in terms of affordability, accessibility and inclusion.

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

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

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

12. Do you have any additional comments?

None

13. Sign off

Name and job title of lead officer for this equality impact assessment: Molly Savino, Development Officer

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.

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

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.

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 (...) and leaseholders (...)** at the existing estates, 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 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
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- 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.???

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.

(d) Marriage and civil partnership

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

(e) Pregnancy and maternity

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

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

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

According to the annual Measuring Poverty report published by the Social Metrics Commission, 46% households in the UK where the head of the household is BAME are classified as living in poverty,

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

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

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

(g) Religion or belief

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

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

(h) Sex

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

(i) Sexual orientation

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

LGBT people face unique pressures within the housing system at present. [Current research](#) from the Albert Kennedy institute indicates that within the youth homeless population, LGBT people are greatly over-represented. Young LGBT people who are homeless are likely to have a reduced

support network as a high proportion (62-69%) have become homeless due to parental rejection or family abuse.

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

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

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

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

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

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

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

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

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

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

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

Fuel Poverty

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

Changes to the local commercial facilities

Through redevelopment of this area, the commercial units will be demolished and re-provided. The Council is consulting with the business owners to establish their plans going forward. They may wish to remain on the new development and if so, the team will work on a strategy to maintain business continuity throughout the construction process. For example, at Colville 3 in Cherry Hinton, temporary units have been used to offer a space for several businesses until they can move into their new units. The development team will need to establish what options are available to the business owners when the phasing programme is created.

Any new commercial uses of the development must be of benefit to the community. The local demographic should be considered in terms of affordability, accessibility and inclusion.

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

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

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

12. Do you have any additional comments?

None

13. Sign off

Name and job title of lead officer for this equality impact assessment: Molly Savino, Development Officer

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.

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
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2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)
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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 council 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.
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The aims of the Council in providing new housing directly itself are as follows;
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- | |
|---|
| <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 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
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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 is to be 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 is to be 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 2 no 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, 3.9 million 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, Development Officer

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

REPORT TITLE: Article 4 Direction regarding Houses in Multiple Occupation



Performance, Assets and Strategy Overview and Scrutiny Committee (6 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 Scrutiny note the following Cabinet recommendations and provide feedback on the proposals: 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; 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 grating 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 HMO's 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

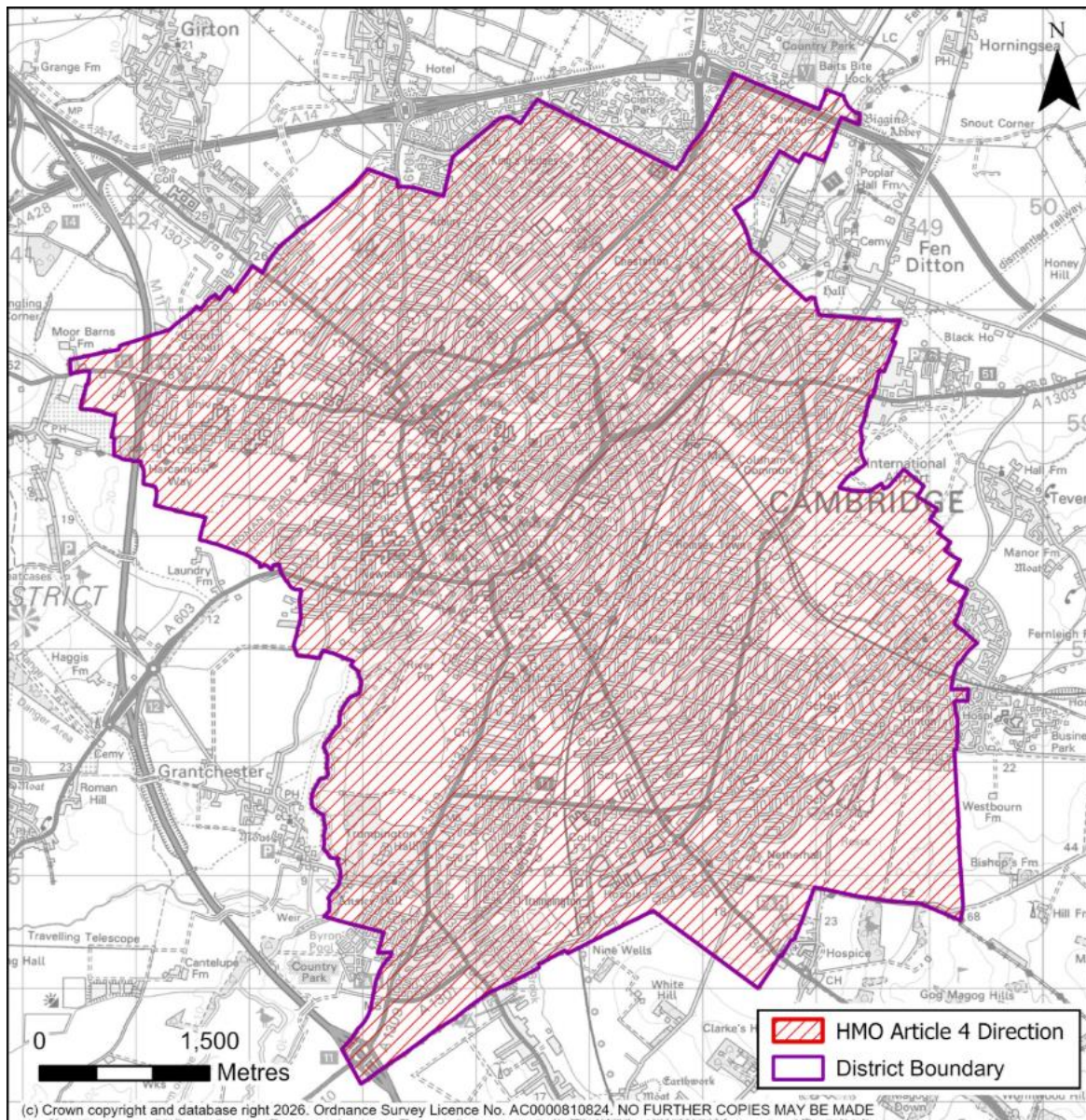
	authorities introduce Article 4 Directions seeking to restrict changes of use from C3 to C4 using the non-immediate approach. Reflecting the above, a non-immediate Article 4 Direction is proposed.
4.6	Public Consultation A non-immediate Article 4 Direction has its own regulatory requirements which must 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 later
- 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
----------------------	---------

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: Quarterly Performance Report April to June 2026

To:

Cabinet

23 September 2026

Report by:

Jane Wilson, Chief Operating Officer

Tel: 01223 457860 Email: jane.wilson@cambridge.gov.uk

Wards affected:

All

Director Approval: Director Jane Wilson 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 the Cabinet: 1. Note the contents of the attached Quarterly Performance Report for the period 1 April to 30 June 2026
2.	Purpose and reason for the report
2.1	This report is to provide Cabinet with an overview of the Council's performance over the period 1 April to 30 June 2026 (Q1).
3.	Alternative options considered: as this is a report for noting only, no other options were considered.
4.	Background and key issues
4.1	Background This report is one element in delivering on the Council's Performance Management Framework Principles and Approach agreed March 2025. The primary objective of the Framework is to enable the Council to be an effective, efficient and high-performing organisation, successfully meeting its agreed objectives at every level, and enabling effective scrutiny, both internally and publicly, of our performance against those objectives.

Purpose

The primary purpose of the quarterly report is to provide effective strategic oversight, enabling considered decision-making, effective scrutiny, and public visibility.

It achieves this through a consistent, quarterly, high-level factual snapshot of the overall health of the Council, presented in clear, lay terms.

It brings together performance measures, finance, and risk information into one place. These three sources of information taken together provide a rounded picture of the health of the Council.

Format

The report focuses at the whole Council level, split into two parts:

- The Council's general activities and responsibilities
- The Council as a residential Social Landlord

This separation reflects the financial separation between our General Fund, through which all income and expenditure relating the Council's general activities and responsibilities, and the Housing Revenue Account which is ring-fenced for all income and expenditure relating to the Council as a residential social landlord.

For each part, there is a high-level narrative overview, making the link between performance, finance and risk, and an appendix with supporting detail. This incorporates information previously supplied separately in reports covering finance, our social landlord function and the quarterly update on the Housing Development Agency. Their integration into the single quarterly report ensures that it provides an effective overview of the Council as a whole.

Style

The intention is for the report to be straightforward and easy to understand using minimal jargon or specialist language, and where specialist terms are unavoidable, they are explained.

Schedule

The annual pattern of reporting for the quarterly report is set as Q1: September Cabinet, Q2: December Cabinet, Q3: March Cabinet, Q4: June Cabinet. N.B this Q4 is presented to the July Cabinet rather than the June cabinet to align with the publication of the Council's draft statutory accounts, and the timetable for the Q4 report 2026-7 will be reviewed accordingly.

	Review The review with Members initially planned for Summer 2026 did not take place. The current format will continue in use to allow it to bed down with new Members, with the option for a review in future. The Performance Management Framework as a whole will be subject to periodic review by Internal Audit as part of the risk-based audit plan, with outcomes reported to the Civic Affairs and Audit Committee, providing additional assurance on its effectiveness and alignment with the Council's governance arrangements. Link to Local Code of Corporate Governance The Quarterly Performance Report to Cabinet is one of the routes by which the Council adheres to the Local Code of Corporate Governance. Most notably it practically demonstrates the management of risk and performance through robust internal control and strong public financial management, and contributes to good practices in transparency, reporting and audit, to deliver effective accountability. n.b. it should be noted that this report is written to reflect the position as of 30 June 2026, references to Local Government Reorganisation do not take into account the pause to that programme announced on 7 September 2026.
5.	Corporate plan
5.1	<i>Explain how the decision links to the Councils Corporate Plan</i> Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council The primary link is to objective 4, Modernising the Council to lead a greener city that is fair for all.
6.	Consultation, engagement and communication
6.1	Consultation on the design of the report was undertaken with Members and Officers prior to the first release.
7.	Anticipated outcomes, benefits or impact
7.1	As set out above, the report provides a quarterly snapshot of the health of the Council, to support effective decision making and scrutiny.
8.	Implications
8.1	Relevant risks
	This report is to note, there are no associated risks with doing so
	Local Government Reorganisation (LGR)

8.2	This report is to note, there are no associated LGR implications with doing so.
	Financial Implications
8.3	This report is to note, there are no associated risks with doing so.
	Legal Implications
8.4	This report is to note, there are no associated risks with doing so.
	Equalities and socio-economic Implications
8.5	There are no equalities or socio-economic implications in noting this report
	Net Zero Carbon, Climate Change and Environmental implications
8.6	There are no net zero carbon, climate change or environmental implications in noting this report.
	Procurement Implications
8.7	There are no procurement implications in noting this report.
	Community Safety Implications
8.8	There are no community safety implications in noting this report.
9.	Background documents Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	<i>n/a</i>
10.	Appendices
10.1	The Quarterly Performance Report is attached to this covering report
	To inspect the background papers or if you have a query on the report please contact Jane Wilson, Chief Operating Officer tel: 01223 458760 email: jane.wilson@cambridge.gov.uk

Cambridge City Council: Quarterly Performance Report April to June 2026

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Introduction

This report provides a quarterly snapshot of how well the Council is performing, the risks we are facing, and whether we are delivering within our agreed budget.

It covers the period from 1st April to 30th June (called quarter 1 as it is the 1st three-month period in the financial year) and provides a high-level overview, highlighting areas where there are major achievements or outstanding delivery, and areas that have significant risks, issues or challenges.

As this report reflects Quarter 1 activity, and whilst it reflects a good start to the year, it is important to recognise it is early in the financial year to draw any broad conclusions.

The report is split into two parts, the first covering our general responsibilities, the second our role as a residential social landlord. For each part there is an appendix with more detailed information.

For simplicity, central corporate services, which support both our general responsibilities and our social landlord function, are covered in part one of the report. Where there are specific issues affecting the landlord role they are highlighted in the landlord report.

Part One: Our General Responsibilities

The Council carries out a very broad range of activities as part of its general responsibilities. These range from activities relating to our environment, for example domestic waste collection, maintenance of parks and open spaces, air quality monitoring, the 'scores on the doors' food safety inspections; our communities, including community safety, leisure, culture and community facilities, and community engagement; and place making, including planning, inclusive growth, and responding to climate change.

Overview

Between April and June 2026 (Quarter 1) the Council:

- Celebrated 75 years of city status through a programme of city-wide events.
- Opened the new Silver Street public toilets.
- Introduced a Public Space Protection Order (PSPO) at Babraham Road Park and Ride to tackle dangerous and anti-social driving, t.
- Launched the Skill Mill project to support young people at risk of offending through training and employment opportunities.
- Secured external funding, including £375,000 to reduce long-term rough sleeping, £155,000 for a food procurement improvement project, and £19,500 to support community wellbeing activities.
- Continued delivery of the £6 million Waterbeach Renewable Energy Network (WREN) project, supporting the transition of the waste fleet to electric and low-emission vehicles.
- Finalised preparation for changes introduced through the Renters' Rights Act 2025 which came into force on 1 May 2026.

Appendix one provides high level performance, risk and financial outcomes for our general responsibilities.

Agreed:

- Demolition and associated works at the NEC site following the Government's decision not to proceed with relocation of the Cambridge Wastewater Treatment Plant. A capital budget of up to £285,000 was approved.
- Ongoing delivery of the Waterbeach Renewable Energy Network (WREN) project to support carbon reduction and fleet decarbonisation initiatives.

- Publication of the Greater Cambridge Housing Trajectory and Housing Land Supply on the Councils' shared planning service website. This will provide annual updates on housing supply and delivery across Greater Cambridge.

Key achievements in the period include:

- Built and Natural Environment team's cost recovery improved from 20% to over 50%, with further improvements planned.
- The Council's Democratic Services Team was shortlisted for the national Democracy Project of the Year 2026 Award in recognition of its successful delivery of the 2026 City Council Elections, including participation in the national flexible voting pilot on behalf of MHCLG.

Significant developments that emerged during the quarter include:

- Ministers confirming in June 2026 that a development corporation will be set up to deliver thousands of new homes and infrastructure across Cambridge city and South Cambridgeshire.

Part Two: Residential Social Landlord

As well as our general responsibilities, Cambridge City Council is also a residential social landlord. The council owns and manages around 7,700 residential properties with an additional 1,250 leaseholders and is actively developing new social housing.

The performance and finances of our landlord function are managed and reported separately to our general responsibilities. Our finances as a landlord are separated out from our general finances and managed through what is called a Housing Revenue Account.

Overview

- Between April and June 2026, the council approved the delivery of four homes through the Local Authority Housing Fund (LAHF Round 4) to support temporary accommodation and refugee housing needs within the city.
- Submitted a £96.4 million housing bid to support the delivery of approximately 3000 (1400 council) homes over the next ten years¹.
- Continued to work through the refunds owed to tenants following the overcharging of rents and service charges. Due to the large number of refunds and complexity of some accounts this work will be ongoing into at least December 2026.

Housing Improvement Action Plan

- The Housing Improvement Plan has been aligned with the digital improvement programme. to ensure the efficient programme of improvements for the entire housing service. This programme reports into both Housing Leadership Board and Housing Advisory Board. This will support compliance with the Regulator of Social Housing's requirements and the improvements identified following the October 2025 inspection.
- The Tenant and Leaseholder Involvement Strategy is being implemented to strengthen tenant and leaseholder involvement in shaping housing services. Supporting this, the Tenant Census project has been launched to improve tenant data, support regulatory compliance and help ensure services are tailored to residents' needs, with tenant engagement due to commence in the next quarter.

¹ It was announced in August that the bid from Cambridge City Council was successful, with the full amount being awarded. More information will be included in the Quarter Two Performance Report

House building developments

- In relation to our house building activity, schemes at Fanshawe Road, East Barnwell, ATS Murketts, and Newbury Farm continued to make good progress and remained on budget and on schedule at the end of the quarter.
- Hannover and Princess development was approved at planning committee on 24 June².
- Davy Road and Stanton House schemes also progressed, with resident decanting near completion and design proposals refined following consultation and Design Review Panel feedback. Work is continuing with planning officers to finalise the schemes ahead of anticipated planning submissions in October 2026.
- Following publication of the North Cambridge Framework for Change in March 2026, engagement with residents, businesses and key stakeholders has continued. Co-design work for the Arbury Court public realm and open space is ongoing as well as resident drop-in sessions. Design work is progressing on Arbury Court and Kingsway/Brackley Close.

² With the announcement that the council was successful in gaining funding via a Strategic Partnership with Homes England the council will now ensure funding to deliver 72 council homes at this site

Appendix 1: General Responsibilities: Performance, Finance, and Risk indicators

General Responsibilities: Quarterly Performance Indicators

This quarter a review has taken place to ensure that the KPIs rating (Red, Amber, Green status) better reflects the operating context. The definition for ratings is:

Green (Stretch Target)

A KPI is considered **Green** when performance is operating at an **optimal level**. There are no significant performance concerns, and results are either meeting stretch targets or are within appropriate distance of challenging targets where 100% attainment may not be realistic.

Amber (Baseline Target)

A KPI is considered **Amber** when performance falls between the Amber and Green thresholds. Performance is **above the minimum acceptable level** but has not yet reached an optimal position.

Red (Below Baseline Target)

If the KPI value is below the amber threshold, this is considered **below minimum acceptable performance** levels. Services will have oversight of the position and approaches in place for improvement.

These measures reflect the core services the Council delivers as part of our general responsibilities and show that services are being delivered within our baseline thresholds. They indicate that our core services are being delivered effectively, in the main meeting not only our baseline targets but their stretch targets as well.

It should be noted that these measures can also reflect the performance of the city, with factors outside of the Council's direct control. For example, for the measure '*% Food businesses broadly compliant*' being compliant is the responsibility of the business. The Council's role is to make sure businesses are assessed, and if they are not compliant, to make sure the public are able to see the scores, where possible to work with the business to help them improve, and where necessary, take enforcement actions.

Title & Description	Baseline target	Stretch target	2026/27 Q1	2025/26				2024/25		
				Q4	Q3	Q2	Q1	Q4	Q3	Q2
Bins collected on schedule <i>This measures the effectiveness of our domestic waste collection service</i>	99.25%	99.70%	99.90%	99.91%	99.92%	99.90%	99.92%	99.92%	99.87%	99.89%
Household waste sent for reduce, recycling, composting <i>This tracks the percentage of the City's domestic waste that is not going to landfill</i>	48%	50.00%	52.00%	47.95%	47.92%	48.03%	48.88%	43.72%	48.59%	52.98%
Street Cleansing inspections of acceptable standard <i>Percentage of Spot inspections across Litter, Detritus, Graffiti & Fly Posting that meet agreed standard</i>	90%	95%	97.3%	94.4%	92.4%	90.6%	96.0%		95.6%	95.5%
% food businesses broadly compliant (rated 3 +) <i>This tracks food safety compliance in the city, as monitored by our environmental health team</i>	93%	97%	97.3%	97.4%	97.6%	97.6%	98.2%	98.0%	97.8%	97.8%
Average time to determine validated householder planning applications <i>This is the number of weeks Greater Cambridge Planning Service takes to determine applications</i>	12	10	7.32	7.37	7.92	7.07	7.93	8.03	7.22	7.61
First Point of Contact resolution <i>This is the percentage of contacts our customer support team is able to resolve without having to refer onwards</i>	86%	89%	89.6%	89.5%	88.5%	90%	90%	90%	89%	91%
Complaints resolved within target <i>We aim to resolve complaints within 10 working days</i>	70%	85%	69%	75%	84%	72%	75%	83%	84%	81%
Community centre programme balance <i>We aim for facility time to be apportioned to Community (40%), Cultural (30%), and Commercial (30%) activities</i>	10pp away	5pp away	51:20:30	60:22:18	51:30:19	46:28:26	45:30:24			
Private rented properties (inc. HMOs) in the city are made safe & suitable for occupancy <i>This is in line with Housing act 2004, associated regulations and the Councils Private Rented Sector Housing Standard (cumulative figure in brackets)</i>	200 - annual	250 - annual	81 (81)	135 (355)	110 (220)	55 (110)	55 (55)	89 (428)	87 (339)	122 (252)
Days to process benefit claims – Housing Benefits <i>This is a combined average of new and existing claims; new claims require longer to process, and cannot be done in the same speed</i>	9	7	3.1	1.5	2	2	3	2	2	3
Days to process benefit claims – Council Tax Reduction <i>These are the number of days taken to process claims for housing benefit and Council tax reduction- we are in the top decile nationally</i>	n/a	3	1.8	1.7	2	2	2	2	2	2
Change of applicants in housing need <i>This is ensuring the need for social housing is decreasing, or we are meeting their needs</i>	0	-2%	2.77%	-5.05%	-8.44%	-4.30%	-9.29%	-5.45%	3.27%	4.79%
Number of families with children in B&B over 6 weeks <i>The goal is to have no families with children in B&B accommodation for more than 6 weeks</i>	1	0	0	0	0	1	0	1	1	1
Homelessness prevention cases with a successful outcome <i>Of the homelessness prevention cases we undertake, the % that are successful as defined by law</i>	45%	60%	61.0%	68.8%	55.7%	69.4%	54.3%	54.7%	59.7%	56.3%
Repeat homelessness, or threat of homelessness, when previously resolved in last 2 years <i>Looking for effectiveness of past resolutions & reduction in repeat homelessness (past resolutions through housing advice or statutory duty) Note: due to concerns of accuracy, past quarters performance has been updated in this report</i>	8%	6%	1.1%	3.2%	3.0%	4.38%				
Rough sleepers on a single night <i>Quarterly average of a monthly count of rough sleepers, Rating comes from improvement compared to previous years results</i>	Year on Year Improvement		24	26	28	35	37	23	26	27
Private homes retrofitted to Increase EPC rating <i>We are funded to lead this work across the County, city numbers are currently low because this phase is for homes without gas</i>	n/a		1	2	3	3	3	2	0	1
No of volunteer hours <i>Volunteers worked hours logged</i>	n/a		678	35	154	83	123	27		
No of corporate groups worked with in volunteering	n/a		17	10	18	32	29	5		

These measures reflect the core services the Council delivers as part of our general responsibilities and show that services are being delivered within our baseline thresholds. They indicate that our core services are being delivered effectively, in the main meeting not only our baseline targets but their stretch targets as well.

The majority of services **resolved 75% or more complaints within target**, with five services (City Homes, Council Tax, Customer Services, Housing Benefit and Planning) resolving 100% in target. The only areas to fall below the Council's target were **Repairs** and the **Shared Waste** Service with 36% and 68% respectively. As these two service areas are the highest volume areas for complaints being received, this had a significant effect on the overall average.

The **Repairs** team reports that complexity and the level of detail within complaints have increased, with a growing number appearing to have been generated or supported by AI. This has resulted in significantly longer submissions requiring more detailed investigation and coordination across teams, which has affected the Council's ability to respond within target timescales.

The team are reviewing how complaints are allocated, investigated and monitored, with a stronger focus on early ownership, escalation of complex cases and improved oversight of response deadlines. The aim is to improve performance while ensuring responses remain accurate, evidence-based and fully address the issues raised.

Shared Waste complaint response performance was affected by ongoing Case Tracker system issues, which impacted complaint visibility, allocation, and reporting. This meant some complaints may have appeared overdue or unresolved despite being actively managed. The team introduced manual monitoring processes to help track complaints while the system issues were addressed.

Although wider operational pressures (including staffing pressures, team transitions / secondments, increased workload due to launch of the new weekly food waste collection service) also contributed to meeting performance targets, the reported figures were affected by system reporting inaccuracies rather than complaint handling performance alone. The issues are being tackled, with no recent recurrence, and performance reporting continues to be monitored to ensure data accuracy.

Number of volunteer hours is significantly higher than anticipated: As of April 2026 we are now monitoring this more robustly. Previously it was an estimated figure. It's also a highly seasonal service as corporate volunteer groups wish to be out volunteering when the weather is pleasant.

July - Sept quarter data will show a significant reduction as we've had many cancellations due to amber and red heat health alerts making volunteer sessions unsafe and some businesses cancelling on the day.

Community centre programme balance - The balance of community centre bookings reflects an increase in County Council funded one-to-one tuition for those excluded from schools. These bookings are a positive part of the overall provision and therefore the Council will review this measure to ensure that it better reflects the overall success of the community centres programme. We are expecting to see some change in this in Q2.

Change of applicants in housing need is, to some extent, beyond the Council's control. This KPI reflects demand from new housing applicants, in relation to the number of social housing properties available. Although the number of new applications received in the quarter dropped from quarter 1, this drop was more than offset by an increase in the number of applications made active during the quarter (4% increase) combined with a 13% drop in the number of social housing properties available to let.

General Responsibilities: Finance

Finances for our general responsibilities are managed through our General Fund. Our detailed financial reports use our internal groups. These reflect the way we are organised internally, and all our financial reports use this structure, so you can compare our quarterly figures with our published accounts.

All of our reports show figures in a particular way:

- Expenditure is shown very simply as a number, i.e. 1,234.
- Income is shown in brackets, i.e. (1,234)

So, where a budget has spent more than planned it is shown as a simple number because this is an increased amount of expenditure, and where a budget has spent less than planned that is shown in brackets.

Revenue Budgets

Every quarter, we look at our income and expenditure so far and use that to forecast the expected position at the end of the financial year (a year-end forecast). The Q1 forecast showed that our expected year end position is in line with our published budget.

Forecast Outturn by council group is set out in the table below:

Group	Current Budget	Q1 Forecast	(Under budget)/over budget
	£'000	£'000	£'000
Chief Executive Office	2,901	2,911	10
City Services	1,354	1,091	(263)
Communities	10,783	11,533	750
Corporate Hub	14,063	13,560	(503)
Economy & Place	(7,542)	(7,542)	0
Planning & Building Control	1,607	1,597	(10)
Non-service expenditure	10,319	10,319	0
Total net expenditure	33,485	33,469	(16)
Funded by:			
Business rates and council tax	(18,467)	(18,467)	0
Government grants	(12,148)	(12,148)	0
Use of earmarked reserves	(4,345)	(4,345)	0
Total funding	(34,960)	(34,960)	0
Contribution to GF reserve	1,475	1,491	16

Note that the above figures take into account agreed carry forward of £0.3m of specific unspent budgets from 2025/26.

Although the overall forecast position is broadly in line with budget, this reflects a number of significant over and underspends across individual service areas, which are highlighted below.

- The Communities Group is showing 0.7m of additional cost, which reflects the loss of income from the closure of the Corn Exchange venue from 1st January 2027, as part of the Civic Quarter redevelopment project. Should the project not be approved by Full Council in October, there would still be a significant loss of income due to the lead-in times for booking acts.
- Because interest rates have remained higher than expected there is additional expected income of 0.3m from our investments, shown within the Corporate Hub.
- Income from car parking is higher than expected, meaning that at Q1 the position is £0.3m million better than budget. This is shown under City Services.

A detailed breakdown to service level is shown below, followed by a table with explanations of the bigger changes from the published budget.

Group	Current Budget 2026/27 £'000	Current Forecast 2026/27 £'000	(Under)/ Over Budget 2026/27 £'000
Chief Executive Office			
Chief Executive Office	1,097	1,130	33
Democratic Services	1,804	1,781	(23)
Total Chief Executive Office	2,901	2,911	10
City Services			
Bereavement Services	(583)	(603)	(20)
Car Parking	(8,321)	(8,643)	(322)
Community Safety	366	366	-
Garage Services	162	185	23
Management	472	472	-
Markets and Street Trading	(536)	(460)	76
Operational Buildings	752	751	(1)
Sport and Recreation	929	985	56
Streets and Open Spaces	4,930	4,905	(25)
Waste and Recycling	3,183	3,133	(50)
Total City Services	1,354	1,091	(263)

Group	Current Budget 2026/27 £'000	Current Forecast 2026/27 £'000	(Under)/ Over Budget 2026/27 £'000
Communities			
Community Centres	940	949	9
Community Development	2,089	2,081	(8)
Community Grants	1,447	1,453	6
Community Safety	784	792	8
Cultural Services	871	1,562	691
Environmental Health	1,496	1,542	46
Housing Strategy and Advice	2,347	2,352	5
Homelessness	550	547	(3)
Management	259	255	(4)
Total Communities	10,783	11,533	750
Corporate Hub			
Central Costs and Recharges	(4,347)	(4,380)	(33)
Customer Service Centre	2,251	2,259	8
Financial Services	2,240	2,220	(20)
Housing Benefit Expenditure	719	665	(54)
ICT	3,646	3,646	-
Insurance	1,215	1,215	-
Internal Audit	278	262	(16)
Investment interest and financing costs	1,525	1,196	(329)
Legal Services	913	932	19
Management	137	126	(11)
Office Buildings	1,345	1,326	(19)
People and Change	2,405	2,301	(104)
Procurement	325	390	65
Revenues and Benefits Administration	1,411	1,402	(9)
Total Corporate Hub	14,063	13,560	(503)
Economy and Place			
Commercial Property Services	(9,556)	(9,559)	(3)
Development	402	402	-
Economy, Energy and Climate Change	1,263	1,263	-
Management	349	352	3
Total Economy and Place	(7,542)	(7,542)	-
Planning and Building Control			
Building Control	198	198	-
Greater Cambridge Planning Service	1,409	1,399	(10)
Total Planning and Building Control	1,607	1,597	(10)
Total for all Groups	23,166	23,150	(16)
Non-service expenditure			
Capital expenditure financed from revenue	3,341	3,341	-
Collection Fund deficit	6,613	6,613	-
Contributions to earmarked funds	365	365	-
Total non-service expenditure	10,319	10,319	-
Net spending requirement	33,485	33,469	(16)
Funded by:			
Business rates baseline	(7,144)	(7,144)	-
Accumulated business rates growth	(218)	(218)	-
Government grants	(12,148)	(12,148)	-
Council tax	(11,105)	(11,105)	-
Appropriations from earmarked funds	(4,345)	(4,345)	-
Contributions to/(from) reserves	1,475	1,475	-
Total funding	(33,485)	(33,485)	-
Net Total	-	(16)	(16)

Group	Cost Centre/Service	Reason for Variance	Forecast Over budget/ (under budget) £'000
City Services	Car Parking	Increased income reflects strong demand at Grand Arcade, Park Street, Queen Anne Terrace and Adam & Eve Street car parks. This has more than covered reduced usage at the Grafton Centre following recent closures of offices and shops there. The future impact of the new offices and laboratory developments at the Grafton Centre site on parking demand is not yet known	(275)
	Markets	If the decision on the Civic Quarter is to go ahead with the redevelopment of the Market Square, there will be reduced income from January 2027.	77
	Greater Cambridge Shared Waste	A DEFRA capital grant is now covering costs that the Council had expected to pay, saving £50k in this financial year.	(50)
Communities	Corn Exchange and Guildhalls	The forecast additional cost is due to the planned closure of the venue and the loss of income to cover fixed costs	662
Corporate Hub	Office Buildings	The £54k underspend is mainly due to vacant posts during part of the year, which have now been filled.	(54)
	Investment interest and financing costs	Because interest rates have remained higher for longer than anticipated, we are expecting a higher income from investments.	(329)

Group	Cost Centre/Service	Reason for Variance	Forecast Over budget/ (under budget) £'000
	Revenues and Benefits Subsidy	The £54k underspend variance is based on the Q1 Housing Benefit expenditure assessment using the information currently available on Northgate. The forecast may change during the winter period as further information becomes available. Subsidy loss is currently estimated at circa £850k and is expected to be funded from the General Fund budget and income generated from the recovery of Housing Benefit overpayments. The service is working with charities to change their registration status to Registered Provider status, which is expected to help reduce subsidy loss in future years.	(54)
	People & Change	£54k underspend due to delay in recruiting a replacement Digital Lead Officer	(54)
	Procurement	A net overspend of £64k is forecast, mainly due to a fixed-term Procurement Analyst being employed to support a high volume of complex procurements.	65
Economy & Place	Lion Yard - South End	This is due to an improved rental income forecast following a review of rents.	(55)
Economy & Place (continued)	Orwell House Offices-Internal	Reduced costs of £59k are forecast because the empty business rates liability for an empty building is lower than budgeted.	(59)
	4 Cyrus Way, Cygnet Park, Peterborough	Increased income of £73k is forecast due to an improved rental income forecast following a rent review.	(73)

General Responsibilities: Capital

The outturn position on the council's General Fund capital programme is as follows:

Capital Forecast – Q1 2026/27	Current Budget	Q1 Forecast Forecast	Slippage	(Under budget)/over budget
	£'000	£'000	£'000	£'000
General Fund				
Loans to Cambridge Investment Partnership	22,041	22,041	0	0
Other	26,021	23,680	2,185	(157)
GF Total	48,062	45,721	2,185	(157)

The following individual projects have an underspend or overspend of over £50k, after taking into account budgets carried forward:

Group	Project	Current Budget 2026/27 £'000's	Current Forecast 2026/27 £'000's	Variance 2026/27 £'000's	Commentary
City Services	Redevelopment of Silver Street Toilets	0	128	128	The project is complete and the toilets are now open. A small number of outstanding building invoices have been incorporated into the forecast.
Corporate	Administrative buildings maintenance	571	25	(546)	No significant capital expenditure is currently forecast. However, improvement works to the ground floor of Mandela House are planned to accommodate additional staff as a result of the Guildhall closure. The estimated cost is approximately £25,000 and approval has been obtained.

Group	Project	Current Budget 2026/27 £'000's	Current Forecast 2026/27 £'000's	Variance 2026/27 £'000's	Commentary
City Services	Market Square project	154	0	(154)	The project is currently on hold pending the decision on the wider Civic Quarter project.
City Services	Depot Relocation programme to create Operational Hub	0	283	283	The Operational Hub project is complete. The Garage project is progressing, however there is no project budget remaining in 2026/27.
City Services	Decarbonisation works - Abbey pool, Parkside pool, Cherry	1,114	960	(154)	The full budget is expected to be spent, although not all expenditure will be incurred in 2026/27. The project is due to be completed in 2027/28 and is being delivered as part of the new Leisure Management Contract.
Economy and Place	East Barnwell new centre	2,885	2,656	(229)	The project is currently within budget. Some slippage is anticipated due to off-site recreation works starting later than expected.
Communities	Planned maintenance works at community centres	436	100	(336)	There are multiple tenders and quotations currently active for this project. A cash flow forecast is being prepared to provide a more accurate estimate of costs in the current year. It is unlikely that the full budget will be spent this year.
City Services	Bereavement Service capital improvements	1,000	80	(920)	The tender process has taken longer than anticipated and, as a result, the main roof works will not commence before winter. Enabling works will continue to support an earlier start to the main works programme next year.

Group	Project	Current Budget 2026/27 £'000's	Current Forecast 2026/27 £'000's	Variance 2026/27 £'000's	Commentary
Communities	Mandatory Disabled Facilities Grants (Tenants)	404	250	(154)	Demand for Disabled Facilities Grants (DFGs) has historically been low within the city. During 2026/27, the Council has adopted an approach arising from the Islington case, enabling more than one DFG to be awarded to an individual where the standard grant limit of £30,000 is insufficient to meet assessed needs.
Communities	Mandatory Disabled Facilities Grants (Owner Occupiers)	404	250	(154)	Demand for Disabled Facilities Grants (DFGs) has historically been low within the city. During 2026/27, the Council has adopted an approach arising from the Islington case, enabling more than one DFG to be awarded to an individual where the standard grant limit of £30,000 is insufficient to meet assessed needs.

General Responsibilities: Risk

We keep a list of risks that could prevent the Council meeting its goals and its responsibilities, we score those risks to understand how serious they are, and we put in place controls and actions to reduce the level of those risks. All these individual risks feed into our seven strategic risk areas. These strategic risk areas apply across all of our activities, covering both our general responsibilities and our social landlord function. Every risk area is rated either green, yellow, amber or red, as follows:

- Green shows that risk levels in that area are low and well managed.
- Yellow indicates that there is a higher level of risk, but it is still well managed and under control
- Amber flags that the risk level is higher than we want and we are taking action to bring the risk level down. Where the risk level is caused by external factors outside our control and cannot be lowered, it needs to be very closely monitored.
- Red is the most serious level, and where we have a red risk there should be a clear, agreed and closely monitored action plan to reduce the risk.

Strategic Risks

The latest assessment of each strategic risk area is as follows:

	Strategic Risk Area	Risk level
1	The Council is able to deliver on our vision and objectives	Yellow
2	The Council is financially robust	Yellow
3	The Council has an effective and resilient workforce	Green
4	The Council's physical and digital infrastructure is fit for purpose	Yellow
5	The Council has viable and robust plans for the future	Yellow
6	The Council is able to meet its legal responsibilities	Yellow
7	The Council is well governed	Green
8	Capacity and Resilience Risk Arising from Local Government Reorganisation	Amber

What this shows is that the Council has good overall control and effective risk management.

The LGR strategic risk will likely be Amber until 1st April 2028. This level has been set as amber as the strategic risk focuses on ensuring operational capacity and resilience; work is ongoing under both the LGR remit in creating an LGR focused team between the City Council and South Cambridgeshire District Council, there is also work that various services and groups are doing to support LGR capacity once the geography is known. The strategic risk is likely to change once the geography is known.

Operational Risks

In order to make sure that there is full visibility, any operational risk which is rated either amber or red is also reported, split out by whether they are an operational risk for our general responsibilities (reported here) or for our role as a residential social landlord (reported in appendix 2).

Under our General Responsibilities there are five amber operational risks and no red risks.

The Council's amber risks are as follows:

Description	Current Controls	Actions to reduce risk level
Cybersecurity Attack	• Comprehensive cybersecurity protocols • Regular security training for staff • Advanced threat detection systems • Timely security updates • Advanced security testing (Penetration testing etc.) • Business continuity plans	There are multiple controls in place to manage the risk, however it is not possible to reduce this risk below amber. The action now underway is the periodic updating of service business continuity plans to make sure we have the right plans in place in case of a successful attack.
Accounting for S106 balances	• Periodic reconciliations between service-based and Finance records. • S106 drawdown formalised and use of S106 incorporated into capital financing as part of budget setting.	S106 records have now been transferred to a dedicated system which will make reconciliations easier. Planned future recruitment of additional resource within Shared Planning to support S106 monitoring will also help to reduce this risk in the medium term.

Description	Current Controls	Actions to reduce risk level
Impact of ongoing strategic change on service delivery	- Quarterly reporting to Leadership Team and Cabinet on performance, risks and finance to highlight potential impacts - Regular updates on strategic changes that could impact on service delivery, in particular Local Government Reorganisation	The impact of Local Government Reorganisation on service delivery has oversight from the Leadership Team.
Failure to achieve our carbon reduction target and deliver the Council's vision.	- Updated climate change strategy in place to cover 2026-2031. - Climate Change fund in place. - Carbon management plan developed. - GF retrofit manager appointed to deliver retrofit projects to operational and commercial stock.	Developing an implementation plan for newly adopted Climate Change Strategy 2026 (Target: 21 Aug 2026) Asset Management and MEES Strategy (Target: 31 Oct 2026) Participation in EU Horizons City Twinning programme to share best practice on achieving net zero.
Compliance with statutory requirements across Asset Portfolio	Clear leadership, governance and accountability arrangements in place Every corporate building has an identified accountable owner.	Compliance policies and risk registers being reviewed and updated to give better visibility of risk and assurance

In line with new Economic Crime and Corporate Transparency Act we have developed our risk management system to categorise and report fraud related risks. We are working with colleagues to review existing risks and identify new risks. This new legislation requires all organisations to

identify whether any of their activities could be subject to fraud and set out what they are doing to manage the risk of fraud. Individual fraud risks will be reported in the same way as our other risks, so any amber or red fraud risk will be reported here.

Appendix 2: Residential Social Landlord: Performance, Finance and Risk Indicators

Residential Social Landlord: Performance Measures

(for Key, see appendix 1 Performance measures)

Title & Description	Baseline target	Stretch target	2026/27 Q1	2025/26 Q4	2025/26 Q3	2025/26 Q2	2025/26 Q1	2024/25 Q4	2024/25 Q3	2024/25 Q2
% statutory safety inspections completed on time in our homes <i>Percentage of all safety-critical and statutory checks that are carried out as required.</i>	95%	99%	97.7%	97.9%	96.8%	100%				
FRAs, completed or within time, (snapshot of existing risk) <i>Ensures fire safety-critical and statutory checks are delivered as required, followed up by the appropriate actions</i>	95%	99%	100%	100%	100%	94%				
Emergency responsive repairs completed within the landlord's target timescale <i>Reflects speed and reliability of repairs, supporting tenant satisfaction.</i>	90%	95%	78%	93%	96%	87%	93%	95%	88%	98%
Awaab's Law: % responded to request within 2 working days <i>Ensures all safety-critical quality of the Council's housing stock in a timely manner</i>	85%	95%	95%	90%	88%					
Average re-let time in days (standard re-lets) <i>Ensures both loss of income and the time a household is waiting for a home is minimised</i>	38.5	35	69.7	56.7	47.5	46.9	43.4	37.3	37.7	39.7
Void loss - % of rent lost through dwellings being vacant (LCRA) <i>Monitors the impact of empty homes on the council's income stream.</i>	3%	1%	3.18%	3.07%	2.93%	4.21%	4.16%	3.22%	3.10%	2.96%
Current tenant arrears as a % of the annual rent debit <i>Monitors outstanding debts owed to the council</i>	3.85%	3.50%	3.84%	3.95%	4.19%	3.82%	3.64%	3.27%	3.59%	3.52%
Former tenant arrears as a % of the annual rent debit <i>Monitors outstanding debts owed to the council</i>	2.2%	2%	3.8%	3.8%	3.7%	3.3%	3.0%	3.0%	2.8%	2.7%
No. Council housing starts <i>Quarterly update of cumulative total on number of builds started this year</i>	n/a		0	29	29	29	29	105	0	0
No. new affordable homes completed within councils own programme <i>Quarterly update of cumulative total on number of builds completed this year</i>	n/a		0	126	126	70	70	98	70	24
Percentage affordable homes to Camstandard <i>This is about improving the environmental impact of our homes</i>	n/a		0%	83%	84%	79%	79%	78.65%	77.71%	77.71%
Homes retrofitted to EPC C rating <i>This is about improving the environmental impact of our homes</i>	Variable based on funding		35	2	11	7	4	59	72	54

These measures are the key pieces of information we track to understand how well we are performing as a landlord. There are a number of measures that are below our baseline target, and there are specific improvement plans in place to bring them up to baseline and beyond.

The Council provides additional performance information to our Housing Advisory Board. The Year-end report is published on the Council

website and can be found here [Housing performance report](#). The Q1 report has not yet been published.

Average re-let time in days and **Void loss** are connected measures, both reflecting the time it takes the Council to re-let properties. This shows the total rent and service charge loss resulting from void properties. This includes properties set aside for redevelopment, bulk handovers of new-build properties awaiting letting, and homes undergoing energy-efficiency works. A new voids process was introduced in Quarter 1 of 2026/27 to help reduce these losses, the Council continues to refine this process to reduce re-let times and void loss as much as possible.

Average re-let time in days (standard relets) includes both the time taken to complete void repairs and the time taken to let the property. Once keys were returned by the void repairs team, it took an average of 6.5 days to house a general needs tenant in Q1. The Lettings Team continues to review its processes to improve performance, reduce rent loss and shorten void times by advertising properties as early as possible with accurate information, shortlisting eligible applicants promptly and arranging viewings during void works where it is safe to do so.

Both **Current** and especially **Former Tenant arrears** are below target while the Rent regulation project continues to work through the refunds owed. It is important to complete the work on the rent charges, so that we can be certain that any arrears figures are accurate. Once this work is complete in 2026/27, the Council will be able to progress the work on arrears and reduce our former tenant arrears. Separately, two software systems are being brought in that will allow for some automation of actions and better management of our accounts, freeing up Income Officers capacity to work with those tenants who most need our support.

Emergency responsive repairs have been negatively impacted due to absences in key roles. This is expected to improve in the coming Quarters.

Residential Social Landlord: Finance

We manage the finances of our social landlord responsibilities separately to the finances for our general responsibilities. This is done through a separate account called the Housing Revenue Account (HRA).

Revenue

Based on data as at the end of June, the HRA's year end-operating deficit is forecast to be £2.0 million higher than budgeted, mainly due to overspends on repairs and maintenance. To ensure that the HRA balance can remain above its target level, the planned revenue contribution to capital expenditure for the year may have to be reduced by £2.0 million. This approach is consistent with previous years, but it will increase the amount of borrowing required to finance the capital programme in the longer term.

Service Grouping	Current Budget 2026/27 £'000	Current Forecast 2026/27 £'000	Forecast Variance 2026/27 £'000
Income			
Rental income (dwellings)	(54,314)	(54,314)	0
Rental income (other)	(2,798)	(2,795)	3
Service charges	(3,333)	(3,325)	8
Contribution towards expenditure	(487)	(487)	0
Other income	(489)	(474)	15
Total Income	(61,421)	(61,395)	26
Expenditure			
Supervision & management - General	6,885	7,080	195
Supervision & management - Special	4,837	4,667	(170)
Repairs & maintenance	15,063	16,991	1,928
Depreciation	12,254	12,254	0
Bad debt provision	561	561	0
Other expenditure	1,374	1,382	8
Total Expenditure	40,974	42,935	1,961
Net cost of HRA services	(20,447)	(18,460)	1,987
Interest receivable	(768)	(768)	0
HRA (surplus)/deficit for the year	(21,215)	(19,228)	1,987
Other movements in the HRA balance			
Loan interest	13,077	13,077	0
Direct revenue financing of capital	8,266	8,266	0
Transfer to/(from) earmarked reserves	0	(10)	(10)
(Surplus)/deficit for year	128	2,105	1,977

The main reasons for the forecast overspend are:

- £0.9 million costs as a result of fire and other damage to properties, which could not be anticipated when budgets were set
- increased spend on housing repairs (£0.5 million), including damp, condensation and mould, in order to comply with Awaab's law.
- additional costs of dealing with voids due to the poor condition of significant numbers of void properties (£0.3 million)
- the need for interim fire safety measures including waking watch at a number of sites (£0.1 million). As a result of work already undertaken, the number of sites with waking watches in place has reduced from eleven to two. It is taking longer than anticipated to address the final two sites as decanting is required.

Although some of these costs are unexpected and unavoidable, the Leadership Team is continuing to take action to ensure that a tight grip is exerted on costs wherever possible.

The table on the following page presents all the major variances on the Housing Revenue Account.

Budget Line	Service Grouping	Reason for Variance	(Under budget)/ over budget £'000
Income	Other Income	This is a timing issue, this income was received in 25/26 rather than 26/27 so is showing as an underachievement in this year	70
	Service Charges	This is due to lower General Housing Service Charges and increased Consultancy costs relating to Heat Networks.	49
Expenditure	Repairs & maintenance	Client and Third Party Repairs: There continues to be a very high volume of insurance related repair activity. This is linked to property damage caused by fires, floods and emergency response, reinstatement and follow-on works. Some rectification costs cannot be claimed from insurers, and the Council has to cover the excess cost on its claims. The position is largely incident-led and therefore partly one-off, although the increasing complexity and value of claims presents an ongoing financial pressure. A review of provisions and some premiums is underway, with the aim of mitigating this pressure if possible.	886

Budget Line	Service Grouping	Reason for Variance	(Under budget)/ over budget £'000
Expenditure (contd)		Delivery Assurance Team: DCM (Damp, Condensation & Mould) is forecasting an adverse year-end position, driven primarily by sustained demand and existing casework. Despite one of the hottest summers on record, demand has remained at winter levels: 65 cases were reported in May and 63 in June, averaging 64 per month compared with a November–March winter average of 65.8. This has significantly reduced the normal opportunity to profile spend in line with the seasons that would normally see expenditure down. The transition backlog of 192 cases has now been reduced by around half, with remaining cases being progressed alongside new high-priority work ahead of the coming winter. The key mitigation is the new in-house DCM taskforce, which will undertake mould treatment, minor remedial works and increasingly the initial assessment of straightforward cases. This represents a significant efficiency opportunity, reducing reliance on external contractors and professional surveys, currently costing around £25k per month, while improving case ownership, productivity and speed of response. Alongside this, tighter control of works and quotations, risk-based prioritisation and reduced reliance on temporary staffing will progressively reduce the cost base while maintaining statutory compliance."	525
		Voids: Overspend reflects a high volume of voids with challenging handover conditions and major clearances received during the year. Additional works were completed while properties were void to improve overall condition and support a more robust standard for re-letting. Overspend relates to jobs assigned to external contractor and property clearance. The service is seeking to find efficiencies in procurement and collaborative working with other teams.	291
		Risk and Compliance: Overspend due to additional Fire Assessment and Safety work being commissioned.	207
		Asset Management: Year to date overspend relates primarily to Waking Watch arrangements implemented in response to specific fire safety risks requiring on-site security presence at a limited number of properties. The requirement has reduced during the year, with ongoing cover now confined to a small number of sites and forecast to the end of January 2027.	96

Budget Line	Service Grouping	Reason for Variance	(Under budget)/ over budget £'000
		Enabling Communities - HRA: Overspend due to staffing backfill requirements for the year.	87
		Third Party Management Company Servicing and Repairs: Forecast is based on committed costs which are higher than budget. The budget is to be reviewed as part of Q2 forecast and budget setting.	64
		Citywide Schemes: Savings generated from a reduced rollout of smoke detectors as the programme was accelerated in previous years. In future years this budget may need to be realigned to support other areas such as door and lift entry.	(115)
	Supervision & management - General	Third Party Management and Estate Costs: Net £63k underspend on Third Party Management Costs due to electricity credits. This offsets the increased repair costs on Third Party Management Company Servicing and Repairs shown above. The budget is to be reviewed as part of Q2 forecast and budget setting.	(63)
	Supervision & management - Special	Sheltered Schemes: Mainly due to underspend on utilities across various sites.	(99)
		Other Minor Variances across the Housing Revenue Account	45
		Total	1,973

Residential Social Landlord: Capital

The outturn position on the HRA capital programme is as follows:

Capital Forecast – Q1 2026/27	Current Budget £'000	Q1 Forecast £'000	Forecast Slippage £'000	(Under budget)/over budget £'000
Housing Revenue Account				
Existing stock	35,436	32,408	3,029	0
New build and acquisitions	68,899	49,450	19,450	0
Other	4,681	4,681	0	0
HRA Total	109,016	86,538	22,478	0

Within 2026/27, there is an overall underspend on the HRA capital programme. As at Q1, budget totalling £22.478 million is anticipated to be requested to be carried forward into 2027/28 and subsequent years to allow projects to be completed.

The following individual projects have an underspend or overspend of over £50k, before taking into account budgets that may need to be carried forward:

Project	Reason for Variance	(Under budget)/over budget £'000
Decent homes programme		
Decent Homes Planned Maintenance Contractor Overheads	The forecast takes account of expected main contractor overheads for the Foster and TSG contracts.	1,028
Wall Structure	All of the Wall Structure funds are being used on Bermuda Terrace project.	669

Project	Reason for Variance	(Under budget)/over budget £'000
Central Heating / Boilers	A proactive asbestos testing and removal process is underway, with increased works being taken in void properties. The budget for asbestos removal will need to be reviewed as part of the MTFS .	504
Other Health and Safety Works	No works identified this year.	(53)
Sulphate Attacks	No works identified this year.	(109)
Kitchens	We have ordered the whole year plan, however we are still having no access problems/refusals of works. We have given TSG further planned kitchens to complete ahead of schedule to fill the shortfall.	(184)
Electrical / Wiring	On TSG works programme and forecasted works currently ordered. Further works will be identified during the year, however any underspend will be required as stock condition surveys highlight issues	(234)
Decent Homes Backlog	These works form part of the procurement pipeline agreed by Cabinet in September. Some of this backlog budget in 25/26 will be required in 2026 and 2027 to cover additional roofing works when the new planned maintenance contract is implemented.	(4,199)
Other spend on existing stock		
Asbestos Removal	A proactive asbestos testing and removal process is underway. The budget for asbestos removal will be reviewed as part of the MTFS	215
Other Spend on HRA Stock Planned Maintenance Contractor Overheads	The forecast takes account of expected main contractor overheads for the Foster and TSG contracts	(115)
Lifts and Door Entry Systems	The only cost so far is for work carried forward from last financial year, there are no further works in the programme for this year.	(125)
Disabled Adaptions	Current identified works have been raised with contractors. Awaiting 15 quotes from TSG for further works. Additionally, 2 Major works have been identified.	(325)

Project	Reason for Variance	(Under budget)/over budget £'000
New build schemes		
Meadows and Buchan Street	Expected to be around 1% over budget due to increased costs and scope throughout life of project. Overall, Meadows and Buchan HRA and General Fund project expected to be around 3% over.	318
Newbury Farm	Variance due to delay in entering into main works contract	277
ATS, Histon Road	Project is within budget overall. Profiling of budget to be reviewed across life of project.	150
East Road	East Road is no longer a scheme	70
Kendal Way	Variance due to delay in entering into main works contract	(170)
East Barnwell	Project within budget overall. Phase 1 ahead of programme, forecasted spend pulled from 2027-2028 into 2026-2027.	(790)
St Thomas's Road	Project has been on pause but now restarting as part of Small Sites programme. Spend now expected for associated architects' fees	(1,097)
Paget Road	Variance is related to delay in programme due move to re-tender the site for delivery. Tendering is now in progress	(1,112)
Ekin Road	Programme delayed. Cashflow reforecast to start on site later in 2026.	(1,930)
Davy Road	Underspend as planning submission has been delayed. Work now not expected to commence until end of financial year.	(2,715)
Stanton House	Expenditure reflects preplanning consultants costs. The start on site date has been moved to the next financial year, and budget will need to be moved to 2026/27.	(3,469)
Eddeva Park	Eddeva Park is no longer a scheme	(3,471)

Project	Reason for Variance	(Under budget)/over budget £'000
Princess and Hanover	Compulsory Purchase Order required to achieve vacant possession, inquiry date set in October 2026, this has delayed leasehold buy backs. Planning application progression slow as scheme is complex. A Viability Assessment delayed the planning committee date and amendments to the draft conditions have delayed the decision notice. Vacant possession, planning approval and Homes England funding are required to progress construction.	(7,573)
Acquisitions		
Local Authority Housing Fund Acquisitions	Variance due to timing. New budget approved for 4 acquisitions in 26/27. £0.917m LAHF funding announced in May 2026. Budgets to be updated in Q2 and as part of rephasing.	2,000

Residential Social Landlord: Risk

The approach to risk is the same as for our general responsibilities, with the overall risk level as set out in the part one appendix.

There are no red or amber risks that relate specifically to our role as a residential social landlord.

Appendix 3: Treasury Management

The Council has a statutory responsibility to monitor and report on its treasury management activities. Treasury management encompasses the management of the Council's cash flows, investments, borrowing, and associated financial risks, ensuring that public funds are managed prudently and effectively.

All treasury management activity undertaken during the year to date has been carried out in accordance with the Treasury Management Strategy Statement approved by Full Council in February 2026.

As at 30 June 2026, the Council's total borrowing stood at £296.6 million, unchanged from the previous quarter and in line with expectations. This includes £213.6 million of Housing Revenue Account (HRA) self-financing loans, originally taken out following the Government's housing self-financing reforms in 2012, and £83.0 million of external borrowing to support the Park Street development. Additional HRA borrowing is anticipated later in the financial year to finance planned capital expenditure.

Investment income is currently forecast to be £1.8 million for 2026/27, compared with a budget of £1.5 million. While the reduction in the Bank of England base rate from 4.0% in 2025/26 to 3.75% in 2026/27 has moderated investment returns, no further reductions are currently forecast during the remainder of the financial year. The higher forecast also reflects delays within the capital programme, resulting in higher average cash balances available for investment pending the progression of approved capital schemes.

The Council's latest prudential and treasury management indicators are set out below and demonstrate continued compliance with the prudential framework and the approved Treasury Management Strategy.

Prudential Indicator Estimates (£m)	BSR 2026/27	Q1 2026/27 (Forecast)
Capital expenditure		
- GF	45.73	47.447
- HRA	109.02	86.538
Total	154.75	133.985
Capital Financing Requirement (CFR) as at 31 March		
- GF	172.049	116.133
- HRA	341.186	299.54
Total	513.235	415.670
Deposits (average annualised balance)	90	90
External gross debt as at 31 March	416.529	342.778
Ratio of net financing costs to revenue stream		
- GF %	1.38%	4.37%
- HRA %	20.04%	12.28%
Net income from commercial and service investments		
- General Fund (£ million)	18.425	19.454
- HRA (£ million)	0.625	0.625
Ratio of net income from commercial and service investments to net revenue stream		
- GF %	60.13%	63.54%
- HRA %	1.02%	1.02%

* Capital expenditure budgets have been updated to reflect rephasing and other changes to the capital programme approved since the BSR

Treasury Indicator Estimates (£m)	BSR 2026/27	Q1 2026/27
Authorised limit		
- Borrowing	600	600
- Other long-term liabilities	2	2
Operational boundary		
- Borrowing	523.235	408.601
- Other long-term liabilities	1.173	1.5
Upper limit for total principal sums deposited for over 364 days and up to 5 years	50	50
Analysis of exposure to fixed and variable interest rates		
- Net interest on fixed rate borrowing/deposits	14.264	11.311
- Net interest on variable rate borrowing/deposits	-1.532	-1.675
Maturity structure of new fixed rate borrowing – 5 years and above		
- Upper limit	100%	100%
- Lower limit	100%	100%

REPORT TITLE: Work Programme Update

To:

Performance, Assets and Strategy Overview and Scrutiny Committee (6th October 2026)

Report by:

Justin Long, Senior Overview and Scrutiny Officer justin.long@cambridge.gov.uk

Wards affected:

All

1.	Introduction
1.1	This report presents the current work programme of the Committee following the informal meeting in June 2026. Scrutiny should be a member-led process, and it is the role of committee members to decide which items they would like to add to the work programme. When thinking about potential topics, it is suggested that members consider the PAPER mnemonic: Public Interest – is this a matter of interest / relevance to residents? Ability to Change – is this an area where scrutiny can have a meaningful impact? Performance – is this an area where the council or local service providers are underperforming or one where there is a policy gap? Extent – does the item effect the whole – or a large part – of the district? Replication – is scrutiny replicating work going on elsewhere or is it an issue that has recently been considered by the committee? Members should also think about the core functions of scrutiny: Holding the Executive (Cabinet) to Account, Policy Development and Review, Performance Monitoring and External Scrutiny.

2.	Recommendations for Scrutiny
2.1	It is recommended that the Committee 1. Agree the current work programme (Appendix 1) and suggest any additional topics ideas for inclusion.
3.	Next Steps
3.1	If the Committee decide to add an item to the work programme, the Senior Overview and Scrutiny Officer will work with the Chair to agree the appropriate format e.g. committee item, written update, Task & Finish Group.
4.	Corporate Plan
4.1	The work programme supports a robust scrutiny function that is central to the governance process and the delivery of the priorities outlined in the Plan. Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council
5.	Appendix
5.1	Appendix 1 - Current Work Programme

Performance, Assets and Strategy OSC Work Programme – October 2026

Provisional Date	Topic Title	Lead Contact / Cabinet Member	Purpose and Target Outcomes
6 October	HMOs	Joint Director of Planning	To provide feedback on the proposals for a Non-Immediate Article 4 Direction
6 October	Housing Development Programme	Assistant Director, Development	To consider the proposals ahead of Cabinet on 20 October 2026
6 October	Q1 Performance Report	Chief Operating Officer	To note the Q1 performance report following Cabinet on 23 September
3 November	Civic Quarter	Assistant Director, Development	To consider plans for a capital budget for the delivery of the Civic Quarter project.
27 January	Draft Budget	Chief Finance Officer	To consider the draft budget proposals

Additional Items (to be scoped)

- Council homes (retrofitting, damp and mould, voids housing audit) and new housing
- Community wealth building
- 3C ICT
- Inclusive Growth & BID
- Apprenticeships/Skills
- LGR
- Development Corporation

Committee Remit

The Performance, Assets and Strategy Overview and Scrutiny Committee is responsible for the scrutiny of the following Cabinet portfolios:

- Planning and Transport
- Finance and Corporate Operations
- Housing
- Leader

The Committee will also have oversight of the Council's functions relating to Cambridgeshire and Peterborough Combined Authority.

Meeting Dates

6 October 2026, 3 November 2026, 27 January 2027, 2 March 2027

Please contact Justin Long (Senior Overview and Scrutiny Officer) justin.long@cambridge.gov.uk for more information.