

Council 23 February 2012 Written Questions

1. Councillor Herbert to the Executive Councillor for Arts, Sport and Public Places

By ward, and by category of contributions/overall totals per ward, since 2005 (or for last 5 years if easier)

a) How much has been raised in developer contributions including commuted sums?

b) How much has been spent, or is allocated to be spent soon?

Answer:

By ward, and by category of contributions/overall totals per ward, since 2005 (or for last 5 years if easier).

a. How much has been raised in developer contributions including commuted sums?

Please see the ward-by-ward analysis in the Area tables in Section A below

b. How much has been spent, or is allocated to be spent soon?

Please see the tables for each ward in Section B below, presented by Area.

Notes

- a. The tables in Section A show the off-site developer contributions (including commuted sums for future maintenance) received since 1 January 2007. The tables do not include details of on-site contributions (eg, the provision of 40% affordable housing and on-site contributions from the major growth sites) or non-financial obligations (eg, travel-to-work plans).
- b. The developer contribution categories/types were revised in April 2010, with the adoption of the new Planning Obligations Strategy. New contribution types for indoor sports provision, outdoor sports provision, waste facilities and monitoring fees were introduced. The tables in Section A include monitoring fees from the major growth sites on the city's fringes.

- c. The tables in Section B show allocations/spending of off-site developer contributions since 1 January 2007. This data is presented by the ward in which the S106 agreement is based. Please note that the allocations and spending are not confined to the use of the income received in the same five-year period and also draw on contributions received before that date.
- Allocations of specific S106 contributions to particular projects have been made following project appraisals, which have been reported to scrutiny/area committees and subsequently approved.
 - Provisional allocations relate to projects to be funded by developer contributions that have been identified in the Council's latest Capital Plan, but which have not yet proceeded to the project appraisal stage. These provisional allocations are indicative: they will need to be checked further to ensure the proposed use conforms with specific stipulations within the relevant S106 agreements. Further provisional allocations may also be added.
- d. The data featured in this written response provides a snapshot/overview of the Council's S106 contribution records as at the end of January 2012. In most cases, the amounts have been rounded to the nearest £100.
- e. The S106 database on which this reply is based is currently being updated and improved and the data is being checked/verified. As this is an on-going process, some of the details set out in this latest snapshot may be revised before the Council publishes S106 monitoring data on the Council's website.

A. How much has been received in off-site developer contributions, including commuted sums for maintenance, since 1 January 2007?

EAST AREA

Contribution type	Abbey	Coleridge	Petersfield	Romsey
Community facilities	£152,800	£168,300	£53,800	£104,800
Formal open space	£102,500	£161,800	£28,800	£58,700
Informal open space	£89,300	£138,000	£24,800	£50,700
Provision for	£87,800	£82,500	£10,900	£58,100

children				
Public Art	£41,200	£46,500	£7,000	£85,000
Public Realm	£0	£179,000	£0	£0
Indoor sports provision	£1,100	£500	£0	£1,100
Outdoor sports provision	£1,000	£500	£0	£1,000
Waste facilities	£150	£100	£0	£150
Monitoring fees	£150	£150	£0	£300

NORTH AREA

Contribution type	Arbury	East Chesterton	West Chesterton	Kings Hedges
Community facilities	£42,300	£295,600	£46,700	£12,200
Formal open space	£23,900	£89,200	£29,400	£9,000
Informal open space	£27,500	£64,700	£25,800	£7,700
Provision for children	£11,300	£49,000	£16,700	£5,900
Public Art	£0	£17,200	£55,600	£60,400
Indoor sports provision	£2,700	£1,100	£800	£0
Outdoor sports provision	£2,400	£1,000	£700	£0
Waste facilities	£400	£150	£300	£0
Monitoring fees	£0	£300	£150	£0

A. How much has been received in off-site developer contributions, including commuted sums for maintenance, since 1 January 2007?

SOUTH AREA

Contribution type	Cherry Hinton	Queen Ediths	Trumpington
Community facilities	£105,400	£87,100	£147,700
Formal open space	£98,900	£73,900	£664,800 ¹
Informal open space	£62,900	£62,900	£245,600
Provision for children	£32,400	£56,700	£53,900
Public Art	£5,500	£98,500	£43,100
Indoor sports provision	£1,100	£0	£2,500
Outdoor sports provision	£1,000	£0	£2,200
Waste facilities	£300	£0	£150
Monitoring fees	£150	£0	£25,700 ²

WEST/CENTRAL AREA

Contribution type	Castle	Market	Newnham
Community facilities	£53,400	£186,100	£32,700
Formal open space	£22,300	£63,800	£18,100
Informal open space	£14,000	£83,900	£22,100
Provision for	£16,100	£36,300	£13,000

1. These formal open space contributions include a commuted sum for maintenance from one development for around £369,300.

2. These monitoring fees include around £23,000 from the Trumpington Meadows major growth site.

children			
Public Art	£7,000	£190,400	£35,500
Public Realm	£0	£102,700	£0
Indoor sports provision	£0	£700	£1,900
Outdoor sports provision	£0	£600	£1,700
Waste facilities	£0	£300	£600
Monitoring fees	£0	£300	£150

B. Since 1 January 2007, how much of the off-site developer contributions have been spent or allocated to be spent soon?

EAST AREA

Abbey

Contribution type	Provisionally allocated	Allocated	Spent
Affordable housing	£0	£0	£313,900
Community facilities	£86,100	£77,300	£0
Formal open space	£20,700	£4,800	£82,900
Informal open space	£46,700	£36,000	£10,500
Provision for children	£0	£28,400	£90,400
Public Art	£0	£0	£1,100
Public Realm	£0	£0	£214,400

Coleridge

Contribution type	Provisionally allocated	Allocated	Spent
Affordable housing	£0	£0	£68,100
Community facilities	£93,500	£87,300	£0
Formal open space	£5,800	£30,500	£44,700
Informal open space	£14,900	£165,900	£166,000
Provision for children	£1,700	£86,300	£37,200
Public Art	£0	£2,300	£0

Petersfield³

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£15,800	£281,600	£36,000
Formal open space	£139,200	£1,500	£116,900
Informal open space	£0	£10,700	£26,100
Provision for children	£900	£39,300	£33,100
Public Art	£0	£6,200	£1,000

³. Officers are in the process of correcting S106 database records for developer contributions relating to planning applications made before ward boundary changes in 2005. For the reason, the figures shown for Petersfield are different from those provided for a local ward Members earlier this month.

- B. Since 1 January 2007, how much of the off-site developer contributions have been spent or allocated to be spent soon?

Romsey

Contribution type	Provisionally allocated	Allocated	Spent
Affordable housing	£0	£67,900	£33,200
Community facilities	£41,400	£38,200	£0
Formal open space	£12,200	£17,500	£198,600
Informal open space	£85,100	£1,300	£16,100
Provision for children	£2,600	£10,100	£74,300
Public Art	£0	£33,200	£0

NORTH AREA

Arbury

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£0	£19,100
Formal open space	£5,200	£0	£14,300
Informal open space	£31,400	£0	£8,200
Provision for children	£9,600	£0	£5,600

East Chesterton

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£0	£345,800
Formal open space	£37,000	£131,900	£259,400
Informal open space	£43,900	£0	£53,200
Provision for children	£17,300	£4,600	£109,500
Public Art	£0	£11,500	£7,200

- B. Since 1 January 2007, how much of the off-site developer contributions have been spent or allocated to be spent soon?

West Chesterton

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£0	£64,800
Formal open space	£0	£2,000	£45,100
Informal open space	£5,200	£0	£3,400
Provision for children	£10,200	£0	£23,900
Public Art	£0	£22,600	£0

Kings Hedges

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£0	£8,500
Formal open space	£0	£6,100	£9,900
Informal open space	£0	£19,100	£0
Provision for children	£0	£11,000	£5,800
Public Art	£0	£19,900	£0

SOUTH AREA

Cherry Hinton

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£0	£13,900
Formal open space	£0	£62,700	£74,300
Informal open space	£0	£95,400	£0
Provision for children	£0	£28,400	£12,900
Public Art	£0	£5,500	£0

- B. Since 1 January 2007, how much of the off-site developer contributions have been spent or allocated to be spent soon?

Queen Ediths

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£6,700	£14,000
Formal open space	£0	£9,400	£121,300
Informal open space	£0	£0	£1,100
Provision for children	£0	£0	£12,800
Public Art	£0	£45,000	£0

Trumpington

Contribution type	Provisionally allocated	Allocated	Spent
Affordable housing	£0	£0	£2,709,400
Community facilities	£0	£25,200	£361,100
Formal open space	£259,200	£127,500	£238,600
Informal open space	£121,000	£0	£181,100
Provision for children	£113,300	£0	£199,700
Public Art	£0	£22,700	£5,000

WEST/CENTRAL AREA

Castle

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£500	0	£11,700
Formal open space	£2,700	£0	£51,400
Informal open space	£0	£0	£11,100
Provision for children	£44,000	£4,600	£26,200
Public Art	£0	£7,500	£0

B. Since 1 January 2007, how much of the off-site developer contributions have been spent or allocated to be spent soon?

Market

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£99,500	£0	£71,700
Formal open space	£0	£20,000	£74,200
Informal open space	£5,000	£27,000	£4,200
Provision for children	£0	£0	£39,100
Public Art	£0	£99,100	£11,200
Public Realm	£0	£26,500	£114,600

Newnham

Contribution type	Provisionally allocated	Allocated	Spent
Community facilities	£0	£100	£34,000
Formal open space	£2,000	£1,800	£34,200
Informal open space	£0	£0	£18,100
Provision for children	£0	£0	£18,400

2. Councillor Pogonowski to the Chair of Civic Affairs

Is the role of Mayor a politically neutral one, when chairing Full Council meetings? Should the Mayor be allowed to express his or her views in a debate? Precedent has it that mayors do not do this, nor do they Chair other committees (East Area etc.) An excellent example of this was Cllr. Stuart. In light of this precedent, why does the current Mayor chair North Area Committee meetings?

(The Leader has referred the question to Cllr Boyce, as Chair of Civic Affairs Committee, as it relates to a constitutional matter.)

Answer:

It is important that the Mayor is even-handed between political groups when chairing full Council. In chairing the meeting, the Mayor's role is a politically neutral one.

Mayors are elected by the electors in their ward to act as councillors and there is no bar to a mayor contributing to a Council debate if they wish to express their views. There is no recognised convention or precedent that they should refrain from doing so. It is a matter for individual judgement by individual mayors.

There is also no precedent that the Mayor should not chair Council committees during their term of office. There is no reason why the Mayor cannot take part in the wider work of the Council during their period of office although, depending on their personal circumstances, mayors may find it difficult to take on additional responsibilities. Councillor Stuart was the Vice-Chair of the Planning Committee when she was Mayor. Councillor Dixon was Chair of the Licensing Committee during his term of office. A member of the Executive may not, however, hold office as Mayor.

As well as being Mayor, Councillor Nimmo-Smith is elected as a ward councillor to represent West Chesterton. There is no conflict between his status as Mayor and his participation as a ward councillor in the work of the North Area Committee. There is no reason why the Area Committee should not elect Cllr Nimmo-Smith to chair the committee and no reason why he should not accept. He chairs the Area Committee as a ward councillor and not as Mayor.

3. Councillor Wright to the Executive Councillor for Planning and Sustainable Transport

Would the Ex Cllr for Planning and Sustainable Transport support an initiative to undertake a Waterspace Study for Cambridge, looking in particular at the concept of amenity in relation to the River Cam in the city, as undertaken by the city of Bedford with assistance from relevant authorities?

Answer:

At the request of the Ex Cllr for Planning and Sustainable Transport at the end of last year, Officers are currently looking at waterspace issues for Cambridge and what can be taken forward as part of the Local Plan Review. It is expected that the issue will be raised as part of consultation on the Issues and Options Report in June and July 2012.

An initial meeting has already taken place with the Conservators of the River Cam and Officers will be attending the AGM of the Cam Valley Forum at the end of March where there will be a presentation by Richard Glen Associations, who prepared the Bedford Waterspace Study for Bedford Borough Council and the Environment Agency.

Once the scope and resources for taking the project forward have been looked at in more detail, a report will be taken to DPSSC in order for Councillors to agree the way forward and the City Council's role in this project.

4. Councillor Wright to the Executive Councillor for Planning and Sustainable Transport

Traffic Impact Assessments played a crucial part in Planning Committee coming to its recent decisions regarding new major developments on Newmarket Road. However, it has since been revealed that this data was incorrect. What assurances can be given so that such data provided by the County Council is reliable in future?

Answer:

The Head of Planning Services has appointed an Independent Transport Consultant (WSP Group based in Cambridge) to review the Highway Authority advice in relation to three schemes on Newmarket Road. The County Council accept that there are concerns with the original advice they provided and have reviewed the methodology used to assess the Premier Inn planning application and as a result are re-doing the assessment. The methodology they use and the conclusions they will reach will be reviewed by the City's consultant. The County Council have also reviewed the other two recent planning applications in this area. This step has been taken by the local planning authority to ensure that members of the local planning authority, and interested parties including local residents will have the comfort of an independent assessment of the highways advice in undertaking their decision making responsibilities in this case.

The Highway authority has an ongoing statutory responsibility to advise in relation to the implications for the highways network and safety of new development proposals coming forward through the planning system. They are cooperating fully with the City Council and the consultant.

Text of Email from Head of Planning Services sent to all Planning Committee, Petersfield and Abbey ward Members 31/1/12

Dear Councillor, you will recall that concerns have been raised recently about the advice given by the Highway Authority in relation to three planning applications - the Travel Lodge on Newmarket Road, ref: 10/0851/FUL, the residential scheme on Harvest Way; ref: 11/0219/FUL and the Premier Inn Hotel application at Intercell House, Coldham's Lane; ref: 11/0338/FUL.

I advised that we would be considering this position from the local planning authority's perspective, and would take a view on whether we should be seeking independent highway advice on these three cases. I have now had the opportunity to discuss this situation with the County Council and wanted to let you know that they will be undertaking a review of the existing highway

authority advice given to us and will be issuing updated advice. I will be appointing an independent Transport consultant to review the updated advice on behalf of the local planning authority. I anticipate that it will take a few weeks to get through this process so expect to be able to update you again in March.

I will let the various local residents groups involved know that this is being undertaken.

5. Councillor Caroline Hart To The Executive Councillor For Housing

Further to her verbal answer at East Area Committee

i) Will the council's planned 146 new build programme result in some cases

in less council dwellings and where, including in parts of Abbey?

ii) What plan has the city council in place for assisting any displaced tenants as part of a potential redevelopment?

iii) Will all tenants who want to return to locations like Latimer Close, and to any of the other housing areas under review for redevelopment, be given a total commitment that that is their right?

iv) At what point will the city council arrange effective consultation with all potentially affected?

v) If following consultations, the majority of current tenants vote against the plans at any location, will this mean the city council will not proceed, in line with their wishes?

Answer:

i) Will the council's planned 146 new build programme result in some cases in less council dwellings and where, including in parts of Abbey?

The attached spreadsheet summarises the schemes that makes up the 146 new build programme and in which Ward they are located. Column A shows the existing Affordable Homes in the schemes. Column B shows the number of new homes that were estimated to be provided in the schemes when the bid for grant from the Homes and Communities Agency was made in April 2011. Column C shows the estimated number of new homes at February 2012. Overall, the base position is for the schemes to provide 60% of new

homes as Affordable Housing and 40% as market housing as it is this mix that makes the new housing viable. As more detailed schemes are worked up for planning approval, if there is the opportunity to improve on the number of Affordable Homes, then this will be done. For example, in the bid, Barnwell Road was estimated to provide 10 Affordable Homes. Further work has suggested that 16 Affordable Homes may be achievable.

Although there may be fewer new Affordable Homes on some schemes it should be noted that the size and type of new Affordable Homes will represent a significant improvement over existing housing. For example, at Latimer Close, twenty-one bedroom one person flats are planned to be replaced with a mix of a one bedroom flat; three two bedroom flats (including one that is fully wheelchair accessible); two two bedroom houses and five three bedroom houses. In determining the new type and size of housing the Affordable Housing Supplementary Planning Document is used as a guide. This, in turn, is an assessment of the new housing that is required to meet current need. The number of new bedspaces created to replace existing bedspaces is another measure of the impact of the new programme. For example, at Seymour Court, the existing 50 bedspaces will be replaced with 74 bedspaces despite fewer flats. Columns D and E provide an indicative number of new bedspaces compared with the existing number.

ii) What plan has the city council in place for assisting any displaced tenants as part of a potential redevelopment?

The Home Loss Policy approved at the Community Services Scrutiny Committee in June 2011 covers the statutory Home Loss payment; Disturbance payment; and support offered to tenants and leaseholders.

iii) Will all tenants who want to return to locations like Latimer Close, and to any of the other housing areas under review for redevelopment, be given a total commitment that that is their right?

This will be offered as far as is practicable. For example, at Latimer Close we cannot guarantee that all existing residents will be able to move back to the new scheme because there will be a different mix of size and type of housing on the new scheme. In practice, it has been the experience to-date that few residents choose to opt to move back preferring to move once to a new property.

iv) At what point will the city council arrange effective consultation with all potentially affected?

The current procedure that is followed was introduced in 2008. Once it has been agreed that schemes should be added to the three year rolling programme existing tenants; leaseholders and immediate neighbours are advised that the scheme is being considered for redevelopment. Once a worked up scheme has been approved at Community Services Scrutiny Committee individual tenants are the engaged on a one-to-one basis.

v) If following consultations, the majority of current tenants vote against the plans at any location, will this mean the city council will not proceed, in line with their wishes?

Each scheme and consultation will be treated on its merits. As well as the views of the current tenants the Council needs to consider factors like how lettable the existing properties are now and the likely future demand. This may be linked to the popularity of the size, design and layout of units. Also the Council need to balance this with the state and standard of repair and the likely level of investment required in the future to keep properties lettable. The new homes will all be built to at least Level 4 of the Code for Sustainable Homes.

6. Councillor Lewis Herbert To The Executive Councillor For Planning And Sustainable Transport

For the planned implementation of a citywide 20mph zone, which Labour

Councillors support for residential and shopping streets, what were the dates and the detailed sequence of events to date on

a - meetings and any email discussion with county on the design for the scheme, who would design and implement and how the detailed should work?

b - visit to Portsmouth to see another scheme?

c - meetings and any email discussion with county on a) capital and b) revenue costing figures, including assessment of areas requiring street works to be effective as well as signage?

d - meetings and any email discussion with police on how it can effectively be enforced?

e - publication of estimated costs for proposals in budget document?

and are the capital and revenue costings the final figures, and sufficient for a robust scheme?

Answer: Circulated around the Chamber separately

7. Councillor Marchant-Daisley To The Executive Councillor For Customer Services and Resources

What are the Council's best estimates for the number of Cambridge households projected to be hit by each of the main categories of cuts in benefit being implemented by the Coalition Government, including numbers for multiple impacts?

Answer:

Background

The Welfare Reform Bill provides for the introduction of a 'Universal Credit' to replace a range of existing means-tested benefits and tax credits for people of working age, starting from 2013.

The Bill follows the November 2010 White Paper, 'Universal Credit: welfare that works', which set out the Coalition Government's proposals for reforming welfare to improve work incentives, simplify the benefits system and reduce "welfare dependency", whilst driving down benefits expenditure.

Key Areas

Besides introducing Universal Credit and related measures, the Welfare Reform Bill makes other significant changes to the benefits system, in particular the Bill:

- Restricts Housing Benefit entitlement for social housing tenants whose accommodation is larger than they need.
- Up-rates Local Housing Allowance rates by the Consumer Price Index.

- Limits the payment of contributory Employment and Support Allowance to a 12 month period.
- Caps the total amount of benefit that can be claimed.
- Abolishes Council Tax Benefit.
- Introduces Personal Independence Payments to replace the current Disability Living Allowance.
- Amends the forthcoming statutory child maintenance scheme.

There will also be the introduction of locally based welfare assistance, which replaces Community Care Grants and Department for Work & Pensions [DWP] Crisis Loans for living expenses from April 2013.

Changes to Local Housing Allowance (LHA)

There have already been changes to LHA, including:

- Removal of the £15 excess.
- The restriction of LHA to a maximum four-bed rate, instead of five-bed.
- LHA rates set using 30th percentile rather than 50th percentile.
- Managing the transitional protection for existing claimants against the above LHA changes.
- Additional bedroom in size criteria for non-resident carers.
- Shared Accommodation Rate extended to under 35's.

Impact in Cambridge

Shared Accommodation - Under 35

The Government's impact assessment showed that the average loss per claimant affected by this change is **£56 per week** for a Cambridge claimant, against a national average of **£41** per claimant per week.

We have approximately **50** claimants between the age of 25 and 34 that will be affected by this change.

Local Housing Allowance - 30th Percentile Changes

There are currently **897** LHA claimants in Cambridge City, all of whom will be impacted by the changes to the LHA calculation, which is now based on the 30th percentile of the Broad Rental Market Area rates.

The Government's impact assessment showed that the average difference is **£25 per week** loss per Cambridge claimant, whereas the average national loss is **£9** per week per claimant.

Other Changes

Unfortunately, information about the impact in Cambridge in relation to forthcoming changes, such as the size-related criteria for social sector and the overall benefits cap, is currently unavailable.

The DWP are in the process of identifying those affected by the overall benefits cap and will provide this information to us in May 2012.

Currently, we do not hold the information relating to the number of bedrooms within a property that is required for the size-related reduction to benefit, and the DWP are looking into how this information is to be obtained.

Abolition of Council Tax Benefit 2013

From **April 2013** Council Tax Benefit will be abolished and Local Authorities will be responsible for defining a locally administered scheme for Council Tax support that is subject to a **10% reduction in funding** and must include protection for pensioners and the vulnerable.

For Cambridge as working age claimants make up **60%** of our caseload, this will potentially mean changes to their current level of support for Council Tax.

Technical Reforms of Council Tax

As well as the introduction of a localised scheme to support Council Tax, the Government is also intending to make a number of technical changes to the Council Tax exemptions and discount scheme, giving Billing Authorities new flexibilities in respect of the taxation of second homes and empty dwellings.

These changes come into force on 1 April 2013 and gives the Local Authority more say in the way in which Council Tax discounts and exemptions are administered.

We are awaiting the government response to the consultation on the proposed technical changes.

Modelling Software

CLG [Communities and Local Government] has indicated that they intend to make available a calculator, which will enable us to use our Single Housing Benefit Extract (SHBE) data to assess the impact of changes in relation to levels of entitlement.

We are also in the process of securing some modelling software from Northgate that will help us provide more detailed information and data about the impact the abolition of Council Tax Benefit and its replacement of a localised scheme will have for the City.

We do not expect to be in a position to provide any modelling data until mid March/ early April 2012.