



To: Executive Councillor for Housing: Councillor Kevin Price

Report by: Alan Carter

Relevant scrutiny Housing 10/3/2015
committee: Scrutiny Committee

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

New Social Housing on Housing Revenue Account Garage and Infill Sites 2015/16 Programme

Key Decision

1. Executive summary

This report provides details of the next sites to be brought forward in the Council's social housing programme, which are a series of Housing Revenue Account (HRA) garage and small in-fill sites. As each site can only accommodate two or three new homes, approval is requested to proceed on a programme basis rather than a scheme by scheme basis.

The report requests approval to a capital budget for the HRA Garage and Infill Sites 2015/16 Programme.

2. Recommendations

The Executive Councillor is recommended to:

- approve the sites to be included in the HRA Garage and Infill Sites 2015/16 Programme.
- note the indicative mix, design and layout of the new sites and approve that they be progressed for planning approval
- approve the capital budget of £3,030,000 for the HRA Garage and Infill Sites 2015/16 Programme.

- approve that delegated authority be given to the Director of Customer and Community Services following consultation with the Director of Resources and the Head of Legal Services enter into a legal agreement with building contractors for each individual site in the HRA Garage and Infill Sites 2015/16 Programme.

3. Background

A report to the Housing Scrutiny Committee in July 2014 reiterated that as the main provider of housing in Cambridge, the reasons why the Council has its own new build housing programme are as follows;

1. Provide additional social housing to meet the shortfall in Cambridge and to replace the loss of social housing through the Right to Buy.
2. Replace some of the Council's existing social housing that no longer meets current day standards and is becoming less popular with residents.
3. Build new house types that will better meet the overall mix of Affordable Housing needed in the future.
4. Improve the energy efficiency of the Council's housing.

The Council has completed 28 new homes since 2010 and is well into the delivery of 152 more. Planning approval has just been granted for 104 new Council homes on the Quad scheme on the Southern Fringe and 39 new Council homes on the Homerton site.

Officers have identified sites to provide more social housing and have categorised new schemes opportunities in terms of land ownership as follows;

- a. Housing Revenue Account (HRA) land with existing housing
- b. HRA garage and small in-fill sites
- c. General Fund sites
- d. Sites owned by other public sector bodies
- e. Sites in private ownership

As an indication of scale, sites have been identified that could deliver around 250 new social housing units for the Council over the next four years in addition to those already completed or approved.

This report provides details of the next sites to be brought forward which are a series of HRA garage and small in-fill sites. As each site can only accommodate two or three new homes, approval is requested to proceed on a programme basis rather than a scheme by scheme basis. Approval is therefore requested for an overall budget for the programme to deliver a minimum of 18 new homes.

The programme has been based on sites that have already been identified in the 3 Year Rolling Programme, however, it also includes some plots that are adjacent or nearby the sites in the 3 Year Rolling Programme. The Tedder Way site has been identified following an enquiry to Property Services. None of the sites require the redevelopment of existing housing. All of the new housing has been assessed as being for rent at Affordable Rents set at Local Housing Allowance levels.

The list of sites recommended to be approved in the HRA Garage and Infill Sites 2015/16 Programme to progress to planning application are as follows;

1. Cadwin Fields and Nuns Way garages
2. Cameron Road garages
3. Wiles Close garages
4. Tedder Way infill
5. Kendal Way infill
6. Uphall Road garages

Appendix 1 provides location plans for all of the sites indicative schemes for each site.

The make-up of each scheme will be design and site led ie as the sites are small, key factors such as vehicular access; any rights of way; design and proximity of surrounding land uses etc. will determine the number and type of new homes that can be provided on each site.

The indicative schemes suggest that the following mix of new homes can be provided in the HRA Garage and Infill Sites 2015/16 Programme.

Site	Proposed House Type	Number
Cadwin Fields and Nuns Way garages	3 bed house	2
Cameron Road garages	2 bed house	7
Wiles Close garages	2 bed house	3
Tedder Way infill	2 bed house	2

Kendal Way infill	2 bed house	2
Uphall Road garages	3 bed house	2
Total		18

4. Implications

(a) Financial Implications

The capital budget required for the HRA Garage Infill Sites 2015/16 Programme is £3,030,000

Generic viability assessments have been undertaken for the two and three bedroom houses in the Programme as follows;

Unit	Rent	Cost	Funding			
			RTB (30%)	Borrowing (35%)	Reserves (35%)	Payback (Years)
2 bed	£134.35	£155,940	£46,782	£54,579	£54,579	29
3 bed	£161.78	£210,911	£63,273	£73,819	£73,819	30

As schemes are subject to planning, the costs are indicative.

Based on these indicative viability assessments the budget for the Programme is broken down as follows;

Site	Proposed House Type	Number	Indicative Budget
Cadwin Fields and Nuns Way garages	3 bed house	2	£421,822
Cameron Road garages	2 bed house	7	£1,091,580
Wiles Close garages	2 bed house	3	£467,820
Tedder Way infill	2 bed house	2	£311,880
Kendal Way infill	2 bed house	2	£311,880
Uphall Road garages	3 bed house	2	£421,822
Total		19	£3,026,804

The Housing Revenue Account Mid-Term Financial Review captures the funding available for the HRA Garage and Infill Sites 2015/16 Programme and the Council's ongoing social housing programme. The budget for this scheme has been built into the 2015.16 HRA budget working papers.

As with all new build schemes as schemes are finalised they will only proceed if they can be funded within borrowing and capital funding parameters in the HRA 30 Business Plan.

(b) Staffing Implications

The schemes will be managed by the Housing Development Team in the Strategic Housing Service. Liaison will be made with City Homes; the Estates and Facilities Service and the Legal Services Team.

There are no other significant staff implications.

(c) Equality & Poverty Implications

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

(d) Environmental Implications

The social housing will be built to Level 4 of the Code for sustainable homes.

(e) Procurement

There are no procurement implications.

(f) Consultation and communication

This scheme does not involve the redevelopment of existing residential accommodation. Consultation will therefore follow the process required by the planning process.

Internal communication will be structured around the established groups that meet every Committee cycle and oversee the Council's social housing programme, namely; an officer group; a residents consultative group; and the Members Steering Group.

(g) **Community Safety**

There are no particular Community Safety implications as a consequence of the HRA Garage and Infill Sites 2015/16 Programme

5. Background papers

None

6. Appendices

Appendix 1 provides location plans for all of the sites and indicative schemes for each site.

7. Inspection of papers

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

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