



To: Executive Councillor for Housing: Councillor Kevin Price

Report by:

Relevant scrutiny committee: Housing Scrutiny Committee 30/06/15

Wards affected: All

## **Social Housing Programme Key Decision**

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### **1. Executive summary**

In July 2014, the Executive Councillor for Housing approved a three year rolling programme of housing sites in the Council's ownership for consideration for development, redevelopment or disposal.

This report provides a review of the programme and specifically seeks approval of a revised Three Year Rolling programme that includes sites to be investigated in 2015/16 to 2017/18.

The report sets this request for approval to the revised three year programme in the context of;

- the delivery of social housing through the planning system
- the new Council social housing programme

### **2. Recommendations**

The Executive Councillor is recommended:

- To approve revisions to the Three Year Rolling Programme 2015/16 to 2017/18 in the context of the wider social housing programme.

### **3. Background**

Over the last twenty years most new social housing has been delivered by Registered Providers (RPs) working with house-builders and developers through the planning system. Following a relaxation on some financial constraints through 'self-financing' the Council has taken the opportunity to provide some balance to this through the implementation of its own new Council House building programme.

As the main provider of housing in Cambridge, the reasons why the Council has its own programme are as follows;

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

The following table summarises the number of Council and Registered Provider housing completed since 2006.07 and the number estimated to be completed in 2015.16.

Actual	Registered Provider	Council
2006.07	225	0
2007.08	239	0
2008.09	282	0
2009.10	281+ 290 Key Worker - Addenbrookes	0
2010.11	46	0
2011.12	0	3
2012.13	58	4
2013.14	390	20
2014.15	471	17
Estimate		
2015.16	135	135

The following tables shows the Council schemes completed in 2014.15 and those due to complete in 2015.16.

2014.15	Units
Latimer Close	12
Stanesfield Road	4
Anstey Way Drying Area	1
Total	17

2015.16	Units
Campkin Road	20
Colville Road	25
Barnwell Road	12
Aylesborough Close	20
Water Lane	14
Wadloes Road	9
Atkins Close	12
Hawkins Road	9
Ekin Road	6
Fulbourn Road	8
Total	135

A further 161 units have been approved to be provided by the Council on the Quad and Homerton schemes and the next phase of garage and infill site developments.

The new housing provided by Registered Providers in 2014.15 is largely made up of schemes on the Southern fringe growth sites and CB1. The estimates for 2015.16 again relate mainly to the Southern fringe schemes.

### **Three Year Rolling Programme**

The Three Year Rolling Programme is made up of Council sites brought forward each year for consideration for development, redevelopment or disposal. The annual review keeps members apprised of progress with sites and offers the opportunity to introduce new sites for investigation.

Appendix 1 provides an update of the schemes within the Three Year Rolling Programme that are already under investigation.

Appendix 2 is the revised Three Year Rolling Programme that is requested to be approved.

Once sites have been investigated and if they are considered feasible and viable proposed schemes are brought to Committee to gain scheme specific approval to commence the development.

#### **(a) Financial Implications**

Financial implications will be assessed and reported when individual schemes considered suitable for development, redevelopment or disposal are brought forward to this Committee for scrutiny and for approval by the Executive Councillor for Housing.

The cost and funding of the Council's new build programme will be continually reviewed as part of the Council's Medium Term Strategy and budget setting and review cycles.

**(b) Staffing Implications**

Staff in the Housing Development Team project manages the delivery of the social housing programme. Projects are monitored by a group of officers that meets quarterly. This includes representatives from the Housing Development Team, City Homes, Housing Advice and Housing Strategy, with Procurement, Finance, Internal Audit, and Legal staff as corresponding members.

**(c) Equality and Poverty Implications**

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

Each individual scheme will continue be subject to an EQIA at the feasibility stage and prior to scheme approval.

**(d) Environmental Implications**

All new social housing on the growth sites and in the Council's programme are built to at least Level 4 of the Code for Sustainable Homes.

**(e) Procurement**

To facilitate the development of Council housing sites the Council has a partnership agreement with a house-builder/developer and four Registered Providers. This contract is coming to an end, therefor another procurement is proposed by the Housing Development Team to enable a similar working relationship with a developer partner to deliver Council new build homes.

**(f) Consultation and Communication Implications**

Staff in the Housing Development team have structured meetings with staff from CPL in respect of the delivery of social housing on the growth sites and attend regular forums with other RP providers.

The Council's approach to the involvement of residents affected by the Three Year Programme process and the Council's new house-building programme has been reviewed recently and was the subject of a report to the January 2013 Community Services Scrutiny Committee. One important change in the way that residents will be engaged was agreed. In future the first collective meeting with residents of an affected scheme will be held at least 4 – 6 weeks prior to a report coming to the scrutiny committee for consideration.

Consultation is also carried out with residents and neighbours once schemes have been proposed by the architects in order to receive any comments on the plans.

If any sites that are occupied by residents are recommended for redevelopment the Home Loss Policy covers the financial compensation available to residents and how they will be supported to move should the site gain approval.

#### **(g) Community Safety**

All new social housing is assessed against Secure by Design criteria.

### **5. Background papers**

These background papers were used in the preparation of this report:

None.

### **6. Appendices**

Appendix 1- Three Year Social Housing Programme 2014.15 to 2016.17  
Review

Appendix 2 - Three Year Social Housing Programme 2015.16  
to 2017.18

### **7. Inspection of papers**

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

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