



Cambridge City Council

To: Area Committee - South

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Council New Build Redevelopment 9-28 Anstey Way

BACKGROUND

In June 2015 a paper was presented to Housing Scrutiny Committee detailing the proposal to redevelop the 28 No. flats and bungalows at Anstey Way in Trumpington. City Homes had experienced a fall in demand for these properties and therefore the site had been included on the 3 Year Rolling Programme for further consideration. The three bedroom flats are of an age and layout that mean that they do not meet current day expectations for family housing. The bungalows are also of an age, type and layout that are becoming increasingly un-popular across the city and have proved hard to let, with one property being refused by 17 applicants. Due to this fall in demand by elderly residents, the bungalows were being let to a 'non-elderly' client group which brought with it other management issues.

The site currently consists of 12 No. flats and 16 No. bungalows.

Following the introduction of the reduction in affordable rents in the 2015 Budget, the scheme was put on hold to enable a review of the financial implications this would have on the City Council's development plans. However, as consultation with residents (both tenants and leaseholders) had commenced and a commitment made to support decant options this has progressed.

As of 4th January 2017 the following properties are still occupied:

- 1 No. bungalow tenant
- 1 No. flat tenant
- 1 No. flat leaseholder (not in residence)

City Homes staff continue to support residents in finding suitable new homes to meet their needs.

PROPOSAL

An indicative site plan demonstrated that the site could accommodate 34 new homes, of which 12 could be flats for over 55's with the remainder to be let as general needs housing stock.

CCC has recently undertaken an exercise to identify an investment partner and will shortly be in contract with Hill Investment Partnerships Ltd to take forward development opportunities to ensure we fully utilise our land assets across the City. The site at Anstey Way is included in the first phase of schemes to progress and consideration is being given to the site and its capacity for delivery. It is anticipated that the previously approved scheme of 34 homes can be improved upon to provide more affordable homes on this development to meet local demand.

TIMESCALES

The bungalow site will be hoarded in early January 2017 to prevent any anti-social issues now that most properties are empty. Demolition can take place once all properties are vacated (both flats and bungalows). Residents will be advised of timescales for this once more information is known.

A revised scheme layout is being prepared with a proposal to submit a planning application in spring 2017.

FUNDING

To date, funding has been committed for the buy back acquisitions of the leaseholder flats, decant costs and home loss payments. A total of £1.3m of a £1.68m budget has been expended to date.

Following the review of the site layout opportunities revised financial appraisals will be prepared to be presented at Housing Scrutiny Committee in March 2017. There is a budget allocation in 2017/18 to ensure this scheme is progressed.

It is proposed that the net gain of units on the development will also be supported financially with devolution grant monies.

NEXT STEPS

- Identify new home options and support residents in their relocation
- Undertake site hoarding and service disconnections prior to demolition
- Prepare scheme layout plans for planning submission