



To: Executive Councillor for Housing: Councillor Kevin Price  
Report by: Mark Wilson  
Relevant scrutiny committee: Housing Scrutiny Committee 21/9/2017  
Wards affected: Cherry Hinton

## **New Social Housing on Housing Revenue Account Infill Site at Colville Road Garages**

### **Key Decision**

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#### **1. Executive summary**

This report requests that the site is to be brought forward in the Council's social housing programme, to be included in the Housing Revenue Account (HRA) garage and small in-fill sites development programme.

The report requests approval for a capital budget for the HRA in relation to the site at Colville Road Garages

#### **2. Recommendations**

The Executive Councillor is recommended to:

- Note the indicative mix of the scheme.
- Approve the scheme capital budget of £692,987 detailed in the report to cover the construction cost of a scheme, professional fees and other costs to deliver a scheme that meets the identified needs in the City.
- Approve that delegated authority be given to the Strategic Director to enable the site to be developed through Cambridge Investment Partnership (CIP)

#### **3. Background**

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 240 new council homes so far with a further 114 to be completed in the coming year. This includes those homes that are significantly progressed on the Quad scheme on the Southern Fringe that will deliver a total of 104 homes.

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 part of the devolution deal Cambridge City Council has committed to providing 500 new homes over 5 years and sites such as the site identified as Colville Road garages enables progression towards reaching this target.

This report provides details of the site which is incorporated into the HRA 3 year rolling development programme for garages and small in fill sites formal approval is now requested for the £692,987 budget which is estimated as the cost for delivering the scheme

The proposed project is on a site previously identified in the 3 Year Rolling Programme. The site does not require the redevelopment of existing housing. The new social housing has been assessed as being for rent at Affordable Rents set at Local Housing Allowance levels.

Appendix 1 provides location plan for this site.

## 4. Implications

### (a) Financial Implications

The capital budget required for the Colville Road Garage Site is **£692,987**

As schemes are subject to planning, the costs presented for this scheme are indicative.

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

Site	Proposed House Type	Number	Indicative Budget	Payback Year
Colville Road	3 Bed House	2	482,755	1
	2 Bed House	1	210,232	1

The indicative budgets provided above are fully inclusive of works costs and all associated professional fees.

The Housing Revenue Account Mid-Term Financial Review captures the funding available for the ongoing social housing programme. The budget for this scheme will utilise funding of £207,896 (30% of the total indicative scheme costs) from Right to Buy receipts, that must be expended to prevent them from being lost. It is then proposed to utilise devolution grant to fund the remaining 70% of the total indicative scheme costs.

It is possible to bring forward this small site for development due to the relatively small financial resource required for delivery. This site also has the benefit that there is no requirement for decanting existing residents or purchasing of leasehold properties that would impact on the financial costs of the scheme and the timescales for delivery.

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 (if not covered in Consultations Section)

The schemes will be managed by the Housing Development Agency following liaison with City Homes; the Estates and Facilities Service and the Legal Services Team.

There are no other significant staff implications.

**(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 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 in accordance with the Cambridge Sustainable Housing Design Guide, which equates to the equivalent of code Level 4 for sustainable homes.

**(e) Procurement**

The site will be brought forward through the Cambridge Investment Partnership to maximise value for money and to ensure delivery of the scheme is brought forward in a timely manner.

**(f) Consultation and communication**

This scheme does not involve the redevelopment of existing residential accommodation. However, neighbouring residents whose homes adjoin the site have been made aware that the Council is considering the site for redevelopment. No further correspondence has taken place between residents and the Council; however the Council will work closely with neighbouring residents to ensure they are well informed of the development proposals.

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 recognised implications on Community Safety with the proposed developments.

## **5. Background papers**

None

## **6. Appendices**

Appendix 1 Provides location plans for the site.

Appendix 2 Project appraisal

Appendix 3 Proposed Layout

## **7. Inspection of papers**

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

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