

Appendix 3: Development Need – Tedder Way and Kendal Way

1. Background

- 1.1 Both Tedder Way and Kendal Way were included within a package of small sites approved by the Housing Scrutiny Committee in March 2015. Other sites within that package have to date been successfully delivered (Nuns Way, Cameron Road, Wiles Close, Uphall Road).
- 1.2. Planning Permission for two dwellings at Kendal Way was secured in February 2017 but has subsequently lapsed. A planning application was submitted for two dwellings at Tedder Way but has not progressed to Planning Committee due to site constraints, including boundary/access issues.
- 1.3 Because of these constraints, revised feasibility studies now show a 4-bed bungalow on Tedder Way and a 3-bed bungalow at Kendal way to be developable. Bungalows are more appropriate accommodation for families with disabled family members. Bungalows may also be more acceptable to local residents due to lower density and lower risk of overlooking due to the associated lower building heights.

2. Acute need for larger adapted / adaptable properties

- 2.1 An acute need has been identified for large family homes suitable for households on the housing register which include household members with disabilities who need wheelchair accessible homes. Discussion with members and colleagues in the Housing Needs Service and Occupational Therapy service has confirmed this need.
- 2.2 There is a clear and demonstrated need for homes for families with household members with disabilities within Cambridge. Housing Register data from October 2020 shows that there are:

- **5 families** on the housing register with the need for a 4 bedroomed property*1 that have also been assessed as having a need to move for medical reasons because their 'medical condition or disability is affected by their current accommodation', and have been assessed as being eligible for a property suitable for an applicant who uses a wheelchair some or all of the time.

**1: includes those who have been assessed as needing a 3 or 4 bedroomed property. Because of the shortage of suitable 4 bedroomed houses this assessment is normally made to allow families to bid for a property smaller than they really need but which has an extra living room (normally a dining room) that could be used as a bedroom.*

- **7 families** on the housing register with a need for a 3 bedroomed property that have also been assessed as having a need to move for medical reasons because their 'medical condition or disability is affected by their current accommodation', and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are a further **9 families** on the housing register who need 4 bedroomed accommodation* and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are a further **23 families** on the housing needs register who need 3 bedroomed accommodation and have been assessed as being eligible for a property suitable for someone who uses a wheelchair some or all of the time.
- There are **3 families** on the housing register that have been assessed as being in Band A with an 'urgent' need to move to 4 bedroomed accommodation suitable for someone who uses a wheelchair all of the time.

- There is **1 family** assessed and being in Band A with an 'Urgent' need to move to accommodation suitable for someone who uses a wheelchair most of the time.

2.3 There is a limited number of homes suitable for adaptation for wheelchair users in existing Council stock.

2.4 Cambridge City Council holds a stock of 2,174 three bedroomed properties and 101 four bed houses as of April 2020. However much of this stock is an older type which is difficult to adapt for the needs of people with disabilities. Information from the Council's Strategic Housing Key Facts Apr – June 2020 report states that there were just 4 lettings of 4 bedroomed properties or larger in 2019-20 and 71 lettings of 3 bedroomed properties in the same period.

2.5 As demonstrated above, there is a clear need for larger properties designed for and suitable for occupation by disabled people. In particular, there is a need family homes suitable for families with children with disabilities. There is a high need for family homes in Cambridge suitable for children with disabilities in commuting distance of the Castle School in the West Chesterton Ward of Cambridge for children with complex needs which cannot be met by mainstream schools or colleges. With this requirement not being met through the provision of general needs housing, the need is acute.