

## Item

### Update on new build council housing delivery



#### To:

Councillor Gerri Bird, Executive Councillor for Housing  
Housing Scrutiny Committee 14/03/2023

#### Report by:

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#### Wards affected:

All

## 1 Executive Summary

- 1.1. This report provides an update on the housing development programme.
- 1.2. 592 homes have been completed across 15 sites under the City Council programme, with 330 being net new Council homes
- 1.3. Approval to add a DLUHC-funded refugee housing delivery to the new build housing programme was given by the Executive Councillor in February 2023 through an out of cycle Executive Decision. The total budget for this scheme has been incorporated into the HRA Budget Setting Report approved in February 2023, alongside the assumed receipt of grant funding. Final confirmation of funding allocation from DLUHC has been received and the Council is reviewing prior to formally entering into a Memorandum of Understanding.
- 1.4. *In parallel with this committee report quarterly update statistics for the Councils Affordable housing delivery will be published to the Councils website to facilitate public perusal.*

## **2. Recommendations**

The Executive Councillor is recommended to:

- 2.1. Note the continued progress on the delivery of the approved housing programme.
- 2.2. Note the inclusion into the new build delivery programme of housing to serve the needs of Afghan and Ukrainian Refugees, part funded through DLUHC, as per the out of cycle decision approved by the executive council in February 2023.

## **3. Reporting**

- 3.1 This is a regular quarterly report showing progress on the City Council's new housing developments.

## **4 Homes for Ukrainian and Afghan Refugees**

- 4.1. The Department of Levelling Up, Housing and Communities (DLUHC) have introduced a £500 million capital fund to support Local Authorities who have been assessed as facing the greatest challenges in providing move on and settled accommodation for recent humanitarian schemes (Afghan and Ukrainian refugees).
- 4.2. Cambridge has been identified as eligible for capital grant funding (under section 31 of the Local Government Act 2003), with the following indicative allocation:
  - A main element of £4,640,000 in funding to be used to provide a minimum of 29 homes.
  - A bridging element of £328,683 in additional funding to allow the provision of at minimum 1 larger 4+ bed home to be allocated to households currently residing in bridging accommodation.
- 4.3. Approval to add this refugee housing delivery to the new build housing programme was given by the Executive Councillor in February 2023 through an out of cycle Executive Decision. Delivery

is required to be part funded by the local authority, with top up funding of £6,090,000 in respect of the main element and £308,683 in respect of the bridging element required. The total budget of £11,387,366 for this scheme has been incorporated into the HRA Budget Setting Report approved in February 2023, alongside the assumed receipt of grant funding towards the cost.

- 4.4. Homes can be delivered either by the development of new homes or the acquisition of existing homes, with a proposed programme providing a mix of these, including re-purposing existing pipeline supply of new homes in order to meet the delivery deadline of the end-November 2023. Any re-purposed existing pipeline supply will be replaced in the later years of the new build programme.
- 4.5. Once the homes are no longer required for housing this cohort, the authority will be able to utilise them to meet their general affordable housing need, but with grant being repayable if the authority were to dispose of the dwellings.
- 4.6. Inclusion of refugee housing delivery into the new build programme aims make best use of funding opportunities to further overall council housing delivery, while pre-emptively addressing a priority need which will place significant strain on the stock once these eligible families enter into the Housing Register.
- 4.7. Delivery of this pipeline will be led through the HDA with support from Property Services, Finance, and guidance on allocation and housing suitability from Community Services.

## **5 Delivery Programme**

5.1 The current delivery programme confirms

- the 500 devolution programme consisting 930 (including market sale) homes in total and 538 net affordable homes.
- the 10-year New Homes Programme consisting of 383 homes with scheme approval, delivering 133 net Council rented HRA homes at Social rent or 60% of Market rent.

The tables below show the breakdown of homes and the stage they are at:

<b>500 Homes Programme</b>	<b>Completed</b>	<b>On site</b>	<b>Approved</b>	<b>Totals</b>
Total Homes	592	336	2	930
Replacement homes	-51	-25	0	-76
Market Sale	-211	-105	0	-316
Net new Affordable HRA homes	330	206	2	538
% of target				108%

<b>10yr new homes Programme</b>	<b>Completed</b>	<b>On site</b>	<b>Approved</b>	<b>Totals</b>
Total Homes	0	154	229	383
Replacement homes	0	-16	-55	-71
Intermediate (80% of market rents)	0	-61	-118	-179
Market Sale	0	0	0	0
Net new Affordable HRA homes	0	77	56	133
% of target				13%

<b>Modular Homes Project</b>	<b>Completed</b>	<b>On site</b>	<b>Approved</b>	<b>Totals</b>
Total Homes	16	0	0	16
Replacement homes	0	0	0	0
Market Sale	0	0	0	0
Net new HRA homes	16	0	0	16

5.2 Appendix 1 shows the current programme, indicating total housing provided per scheme as well as the net gain of affordable rented Council homes. The HRA Account Report to this Committee includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue account.

## 6 Profile of Start on Sites

**Table 1: Start on Site Forecast Profiles for Council rented affordable homes in HRA.**

### 500 Programme (net of replacements)

Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Starts by year	2	159	158	203	14	0	2
Cumulative total	2	161	319	522	536	536	538

### 10yr New Homes Programme (net of replacements and 80% market rents)

Forecast Progress	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Starts by year	10	67	26	30	0	0	0	0
Cumulative total	10	77	103	133	133	133	133	133

## 7 Scheme details

### 7.1 Schemes Completed:

Scheme Name	Net Affordable	Market Sale	Replacement	Delivery	Completion Date
Uphall Road	2	0	0	E&F	Jan-18
Nuns Way & Wiles Close	10	0	0	Tender	Aug-19
Ditchburn Place Community Rooms	2	0	0	Tender	Sep-19
Queens Meadow	2	0	0	CIP	Jun-20
Anstey Way	29	0	27	CIP	Jun-20
Colville Garages	3	0	0	CIP	Jul-20
Gunhild Way	2	0	0	CIP	Jul-20
Wulfstan Way	3	0	0	CIP	Sep-20
Markham Close	5	0	0	CIP	Sep-20
Ventress Close	13	0	2	CIP	Feb-21
Akeman Street	12	0	2	CIP	May-21
Mill Road	112	116	0	CIP	In progress
Cromwell Road	65	95	0	CIP	In progress
Colville Phase 2	43	0	20	CIP	In progress*1
Meadows and Buchan	22	0	0	CIP	In progress
Total	330	211	51		

\*1 Remaining 4 completions to coincide with Colville Phase 3 completion

### 7.2 Schemes on Site:

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Practical Completion	Programme status
Mill Road	1	0	56	0	Mar-23	Final completion reforecast but majority of affordable units now handed over and in defects period.
Cromwell Road	53	0	73	0	Jun-23	Delays to handover have required a rephasing into June for remaining completions.
Colville Phase 2	4	0	0	0	Jun-24	Remaining 4 completions to coincide with Colville Phase 3 completion.
Meadows and Buchan	84	0	0	0	Aug-24	Some delays due to materials shortages. 2nd Phase Start on Site at Buchan street reliant on opening of new community centre in March.
Campkin Road*	50	0	0	25	Jul-23	Scheme completion reforecast to Jul 2023 following subcontractor delays
Clerk Maxwell Road	14	0	25	0	May-23	Completion and handover reforecast for May 2023.
L2 Orchard Park	30	45	0	0	Nov-23	On programme.

The Mews, Histon Road	10	0	0	0	May-23	Theft-related delays have required reforecasting of Completion to May.
Fen Road	12	0	0	0	Nov-23	On programme.
Colville Road Phase 3*	32	16	0	16	May-24	On programme.
Ditton Fields	6	0	0	0	Sep-23	On programme.
Borrowdale	3	0	0	0	Sep-23	On programme.
Total	299	61	154	41		

Schemes marked \* include replacement homes.

### 6.3 Approved schemes;

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Start on Site	Programme status
Kendal Way	1	0	0	0	Jun-23	SoS revised due to delays in repricing and in process
Aragon Close	0	7	0	0	Jun-23	Planning requirement to undertake archaeological investigations have delayed SOS
Sackville Close	0	7	0	0	Jun-23	Planning requirement to undertake archaeological investigations have delayed SOS
Aylesborough Close Phase 2*	41	29	0	33	Jul-23	Planning requirement to undertake archaeological investigations have delayed SOS. Vacant Possession secured with site currently being hoarded to commence archaeological assessment and minor works.
Tedder Way	1	0	0	0	Jun-23	SoS revised due to delays in repricing and in process
Paget Rd	2	2	0	0	Mar-24	Planning submission reforecast to allow further scheme design
St thomas Rd	8	0	0	0	Apr-24	Planning submission reforecast to allow further scheme design
Fanshawe Road *	44	49	0	22	Apr-24	Decanting of tenants underway. Detailed design in process with planning submission forecast for May 2023
East Road garages	16	0	24	0	Mar-24	Approved at January HSC. Planning submission forecast for May 2023
Total	113	94	24	55		

Schemes marked \* include replacement homes.

## 8 New Programme Funding

7.1 Funding is being provided for the following schemes through the Grant Agreement with Homes England as signed for the 21-26 HE Affordable Homes Programme for Continuous Market Engagement:

- L2 Orchard Park, Colville Road Phase 3, Fen Road, Ditton Fields, Borrowdale, Aragon Close, Sackville Close.
- 7.2 Further submissions for grant funding will be submitted to Homes England as additional schemes receive Resolution to Grant Planning. Outcomes of funding bids will be reported to this Committee as received.
- 7.3 A Bid for infrastructure funding under the Brownfield Land Release Fund 2 (BLRF2), delivered by the One Public Estate (OPE) Programme, has been successful. Funding has been allocated to support demolition and infrastructure costs at the 100% affordable housing scheme at Aylesborough Close Phase 2
- 7.4 Funding of £1,000,000 has been allocated through the CPCA to fund Capital Investment at the Fanshawe Road Redevelopment Scheme
- 7.5 The Council has approved entering into an MOU with DLUHC, based on an indicative pre-allocation of funding for homes earmarked to serve Afghan and Ukrainian refugees as outlined in Part 4. Final confirmation of funding allocation from DLUHC has been received and the Council is reviewing prior to formally entering into a Memorandum of Understanding.

## **9 Delivering Accessible Housing**

- 9.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires 100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings). Some of the developments attained planning on the pre-2018 local plan but the designs were changed to ensure M4(2) was adhered to and an enhanced M4(2) was also provided.
- 9.2 There are currently 34 fully adapted wheelchair user dwellings and 5 enhanced M4(2) adapted homes held within the HSC-approved delivery schemes as per below:

**Table 2: Wheelchair user homes**

	Total Council rented homes (at least 100% M4 (2) wheelchair adaptable)	Of which M4 (3) wheelchair user homes	Of which Enhanced (M4(2) 1 bed	Total 1 bed M4 (3)	Total 2 bed M4(3)	Total 3 bed M4(3)	Total 4 bed M4(3)
<b>500 programme</b>							
Mill Road phases 1 & 2	118	3	5	3	0		
Anstey Way	56	3		3	0		
Cromwell Road	118	6		4	2		
Colville Road Ph 2	69	4		0	4		
Campkin Road	75	4		1	3		
Meadows & Buchan	106	5		2	3		
Tedder Way	1	1					1
Kendal Way	1	1				1	
Clerk Maxwell*1	14	0					
<b>10yr new homes programme</b>							
L2 Orchard Park*2	73						
Colville Road Phase 3	48	2			2		
Histon Road*1	10						
Fen Road	12	2				1	1
Ditton Fields	6						
Aragon Close	7						
Sackville Close	7						
Borrowdale	3						
Aylesborough Close Phase 2	70	3		2	1		
Paget Rd	4	0					
St Thomas Rd	8	TBD	TBD	TBD	TBD	TBD	TBD
Fanshawe Road	93	TBD	TBD	TBD	TBD	TBD	TBD
East Road Garage	16	TBD	TBD	TBD	TBD	TBD	TBD
<b>TOTAL</b>	<b>915</b>	<b>34</b>	<b>5</b>	<b>15</b>	<b>15</b>	<b>2</b>	<b>2</b>

## 10 Sustainability

10.1 The Council's 2021 Sustainable Housing Design Guide continues to guide all new schemes and the table below confirms that all schemes apart from one significantly exceed current Local Plan



policy requirements. Histon Road which meets the Local Plan is an off the shelf s106 scheme not designed by the council.

10.2 The council now has 250 homes in development which are targeting Passivhaus or equivalent performance levels.

	Development targets									
	HSC target					Progress to date				
	Energy	Carbon	Water	Bio-diversity	Car park ratios	Energy	Carbon	Water	Bio-diversity	Car park ratios
<i>What is it?</i>	<i>Energy per m<sup>2</sup></i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% uplift</i>	<i>No. of car bays per home</i>	<i>Energy per m<sup>2</sup></i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% uplift</i>	<i>No. of car bays per home</i>
<b>Scheme</b>										
L2	45	35%-40%	110	0%	0.34	45	35%-40%	110	0%-10%	0.34
Colville Road Phase 3	45	35%-40%	100-110	10%	0.5	45	35%-40%	100-110	10%	0.5
Mews Histon Rd	65	19%	110	n/a	0.7	65	19%	110	n/a	0.7
Fen Road	28	35%-40%	100	10%	1	28	35%-40%	100	10%	0.9
Ditton Fields	28	35%-40%	100	10%	1	28	35%-40%	100	10%	1
Aragon Close	28	35%-40%	100	10%	1	28-35	35%-40%	100	20%	1
Sackville Close	28	35%-40%	100	10%	1	28-35	35%-40%	100	20%	1
Borrowdale	28	35%-40%	100	10%	0.66	28	35%-40%	100	10%	0.66
Aylesborough	28	35%-40%	90	20%	0.5 or less	28-35	35%-40%	90-100	20% some offsite	0.4
Paget Road (Net Zero)	15	100%	80	20%	0.5 or less	15-28	50%-100%	90	20% some offsite	0.5-0.6
St Thomas Road (Net Zero)	15	100%	80	20%	0.5 or less	15-28	50%-100%	90	20% some offsite	0.5-0.6
Fanshawe	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD
East Rd Garage	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD

Current 2018 Cambridge Local Plan minimum target	65	19%	110	10%	n/a
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## 10.Risks

Risk	Likelihood	Impact	Mitigation
<b>Cost increases on approved projects</b>	<p><b>5 - Certain</b></p> <p>Risk of increased budget requirements due to COVID-related delays/rescheduling, Brexit, Ukraine War and now inflation and supply chain cost increases.</p> <p>Staffing and materials shortage and delays on SOS due to funding uncertainties increase potential for this risk.</p>	<p><b>4- Significant disruption</b></p> <ol style="list-style-type: none"> <li>1. Committee approval needed for additional capital funding</li> <li>2. Unplanned public expenditure</li> <li>3. Loss of value for money</li> <li>4. Reputation risk to Council</li> <li>5. Reduction in overall delivery achievable</li> </ol>	<ol style="list-style-type: none"> <li>1. Cost plans are regularly reviewed and updated, and contracts are fixed price to the council.</li> <li>2. Latest budgets consistently reviewed as part of BSR.</li> <li>3. Regular updated risk management budgeting completed as part of risk reviews work across the Council. Supply chain and materials concerns under close monitoring.</li> <li>4. Committee approval to progress schemes ahead of firm grant certainty mitigates cost increases ahead of entering into build contracts.</li> <li>5. Depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.</li> </ol>
<b>Securing Planning Permission on new schemes</b>	<p><b>2 - Some possibility</b></p> <ol style="list-style-type: none"> <li>1. Failure in obtaining planning permission would cause delays and increase costs for a revised application.</li> <li>2. Delays in receiving a planning decision lead to increased costs being incurred and delays in submission of Funding Bids.</li> <li>3. Additional time and effort required to redraft plans</li> </ol>	<p><b>3 - Noticeable effect</b></p> <p>Schemes are developed with planners through the pre-application process. Lack of planning resource and Planning Department staff shortages or substitution would lead to delays in arranging for the pre app meetings, and subsequently planning submissions and approvals.</p>	<ol style="list-style-type: none"> <li>1. Pre-app process used effectively, and schemes aim to be policy compliant.</li> <li>2. Build in of additional lead time where required to ensure schemes progressing within target schedules</li> <li>3. Insuring officers and councillors are involved in decision making from project early stages</li> </ol>
<b>Sales risk – exposing Council cash flow forecast</b>	<p><b>3- strong possibility</b></p> <ol style="list-style-type: none"> <li>1. deceleration of sales / purchase/ acquisition cycle while City Council is reliant on sales income to support programme currently, however bulk of sales now completed on committed sites.</li> <li>2. Depreciation of assets</li> </ol>	<p><b>3 - Noticeable effect</b></p> <p>Housing market fluctuations are beyond council control and current circumstances may exacerbate such fluctuations or delay buyer activities in the short-medium term. Market sales have however performed well with all plots at Mill Rd now sold and over 80% of properties sold at Cromwell Rd.</p>	<ol style="list-style-type: none"> <li>1. Regular updates received in the market for sales of sites. All homes at Mill Road are now sold and Cromwell Road sales are progressing with reporting through CIP processes on sales. Currently values are being achieved in line with appraisal and sales rate in line with expectations.</li> <li>2. Close engagement with market through private sector partners</li> <li>3. Share risk with private sector partners</li> <li>4. Financial and sensitivity analysis for the new project site selections, before project starts.</li> </ol>

<p><b>Decanting residents / leaseholders</b></p>	<p><b>3 - Strong possibility</b>  1.regeneration schemes will not be progressed if residents are not decanted.  2. complication in buybacks where Leaseholders face difficulties for obtaining new mortgages for their onward purchase, in non-portable cases  3. Redevelopment of estates with high % Leasehold ownership poses greater risk of CPO proceedings being required</p>	<p><b>3 - Noticeable effect</b>  Full decant of schemes within the 500 programme has now been reached.  Decant of Schemes under the 1,000 programme is on-going and if this is not achieved on time there will be impact on the costs of the project</p>	<p>1.Decant and rehousing officer regularly liaising with residents requiring decanting to ensure successful rehoming.  2.Decanting and liaison with tenants started early on in the development process. CPO and NOSP process outlined to be proceeded as necessary on future schemes.  3.Additional resource to support this work allocated.</p>
<p><b>Not securing necessary grant for new schemes</b></p>	<p><b>2- some possibility</b>  In case the grant is not secured or at a lower level the business plan may need to be reviewed and the level of housing and tenure delivered may need to change.</p>	<p><b>3 - Noticeable effect</b>  HE Grant funding now secured on 7 of the 13 schemes approved under the new 10yr programme, with additional funding allocated from separate streams at Fanshawe Rd, Aylesborough, and for Refugee housing. Remaining grant across new programme schemes not yet secured, other than that committed by the Council. The business plan for the MTFs assumed grant.</p>	<p>1.Continual discussions with Homes England and other funding bodies are providing greater security on grant funding ability. Issues in securing the level required to support the costs of developing in Cambridge are an issue, and we will continue to review assumptions in the business plan as negotiations develop.  2.A recent report from DLUHC has additionally highlighted major risk to the governments Affordable housing programme if grant rates remain static against current inflation..</p>
<p><b>Labour market/materials/build prices increasing</b></p>	<p><b>5- Certain</b>  situation is being proactively managed and is currently seen as a short-term risk, which must be managed, but may impact programme if not price</p>	<p><b>4 - significant disruption</b>  services or materials shortages may lead to delays in project delivery and an overall increase on programme cashflow. Fixed price Contracts where utilised are minimizing cost risks which lie with CIP.</p>	<p>1.Fixed price contracts and liaising working closely with Hill to ensure all materials are placed and ordered as soon as reasonably possible and stock-piled on site or using additional storage as required.  2.Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.</p>
<p><b>Insufficient Project Management Resource to complete programme</b></p>	<p><b>1 - Little chance</b>  1. Inability to properly manage projects  2. Council entering into contractual obligations without proper oversight</p>	<p><b>3 - noticeable effect</b>  Too many schemes brought forward to be managed by existing team and staff overworked. Also there are increased need in adding data and compliance and fire safety statutory requirements to the projects</p>	<p>1.Appointment of new consultants  2.Resourcing fund for new recruitments to ensure capacity</p>
<p><b>Future anti-development campaigns</b></p>	<p><b>4 - Probable</b>  1.Potential for reputational damage for HDA and Cambridge City Council  2.unexpected extended time frame for the project  3. complications in submission of the scheme for planning consideration and funding approval</p>	<p><b>3 - Noticeable effect</b>  increase in number of leaseholders/ freeholders in new larger schemes increases risk of push back against potential redevelopment activities</p>	<p>1.Establishing focussed steering groups early where necessary  2.Focus on early public engagement via different events and consultations  3. potential development to be informed by detailed options appraisals</p>

## **11. New programme – Work in progress**

- **Hanover and Princess Court** – Scheme specific report is being presented to this March 2023 Meeting of the Committee for decision.
- **East Barnwell local centre** – Stage 2 of the public consultation has recently concluded, and local stakeholder engagement is ongoing. The project is progressing well and the team are working towards planning submission in Spring/Summer 2023.
- **Ekin Road** - Engagement with the tenants and property owners is ongoing and Liaison Group meetings are currently taking place quarterly. Officers are working towards an options appraisal to review the stock condition and potential for refurbishment, partial redevelopment or comprehensive redevelopment.

## **12. Implications**

### **(A) Financial Implications**

The HRA Budget Setting Report approved in February 2023 includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue Account.

While the new build programme is managed by current council staff complement, there may be a requirement for funding of a further project management position within the HDA to meet both the rapid delivery timeframes set for DLUHC Funded refugee housing, as well as the priority progression of work at the Hanover and Princess Court Estate, being reported separately to this meeting of the Committee.

### **(B) Staffing Implications**

All housing development schemes will be project managed by the Cambridge City Council Housing Development Agency in liaison with City Homes; Housing Maintenance & Assets; and the Council's corporate support teams. A large proportion of the schemes are being delivered through the Cambridge Investment Partnership which provides additional resources.

### **(C) Equality and Poverty Implications**

The development framework for new housing by the Council, approved at the March 2017 Housing Scrutiny Committee was informed by an EQIA. Each scheme specific approval is now additionally informed by an EQIA as it proceeds for Committee approval.

### **(D) Net Zero Carbon, Climate Change and Environmental Implications**

There are no environmental implications of this report. Each scheme specific approval will cover any specific implications.

### **(E) Procurement Implications**

Advice specific to each project.

### **(F) Consultation and communication**

The development framework for new housing by the Council approved at the March 2017 Housing Scrutiny Committee sets out the Council's commitment to involve residents in new housing schemes.

An updated Regeneration policy outlining procedure for resident engagement was approved by the September 2021 meeting of this Committee (21/48/HSC) and guides all resident involvement exercises.

### **(G) Community Safety**

There are no community safety implications for this report. Each scheme specific approval will cover any community safety implications.

## **13. Background papers**

Background papers used in the preparation of this report:

- January 2023 Regular Update on new Build Housing Delivery
- 23/URGENCY/HSC/2 – Approval to Deliver Longer Term Humanitarian Scheme Accommodation Through the 22-32 New Build Housing Programme, Partly Funded by Central Government.

## **14. Appendices**

Appendix 1: Programme milestone summary

## **15. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact Claire Flowers, Head of Housing Development Agency, tel: 01223 – 457 928, email: [claire.flowers@cambridge.gov.uk](mailto:claire.flowers@cambridge.gov.uk).