

Item

REPORT ON DELIVERY OF A NEW CENTRE FOR BARNWELL IN CONJUNCTION WITH CAMBRIDGESHIRE COUNTY COUNCIL

To:

Councillor Gerri Bird, Executive Councillor for Housing

Councillor Simon Smith, Executive Councillor for Finance and Resources

Housing Scrutiny Committee 21/11/2023

Report by:

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Wards affected: Abbey

Key Decision

1 Executive Summary

1.1 Following the completion of the report East Barnwell Development & Regeneration Project: Masterplan for East Barnwell work has continued in conjunction with the County Council and the Cambridge Investment Partnership (CIP) to bring forward a scheme to provide for the regeneration of the centre of Barnwell to include:

- A community centre
- A library
- A pre-school facility
- Commercial premises
- Open space
- High quality sustainable housing including affordable housing

1.2 The sites

1.2.1 The scheme is focussed on land owned by Cambridge City Council and Cambridgeshire County Council. The sites (see Appendix 1) are identified as follows:

Site 1 – The existing Bowls Club site, tennis court and part of the verge.

Site 2 – The parade of shops and the flats above (1-23 Barnwell Road), the library and flats at 634-656 Newmarket Road. The site also includes part of

the land leased to CHS in association with The Stepneys flats where there will be some adjustments and garden land released by reducing the large garden of the property at 204 Peverel Road.

Site 3 - land occupied by the current community centre, associated facilities and the Multi-Use Games Area

- 1.3 The development will be delivered in three phases. Site 1 will be completed prior to the commencement of sites 2 and 3. Site 3 will be brought forward as a separate scheme to generate funds to support the proposed scheme.
- 1.4 The existing housing on Site 2 is 18 flats: 10 are Council tenanted and 8 are leasehold ownership. The proposed developments comprise 129 homes in total. 120 homes on sites 1 and 2 will be affordable. These are proposed to be let at a mix of social rented homes (40% of the homes) and intermediate rent (60% of the homes to be let at 80% of market rents). Nine 2 bedroom homes on site 3 will be market homes.
- 1.5 The library and the pre-school once completed will be let on a long lease at a peppercorn to the County Council subject to a service charge. The pre-school facility will be leased by the County Council to an operator (currently Seesaw). The library will be managed by the County Council. The community centre will be retained in the ownership of the City Council as part of a strategic approach to support communities in areas of deprivation. There will be a process to identify an appropriate body to manage the centre.
- 1.6 The County Council will transfer the current Community Centre site to the City Council and recognise the City Council's ownership of the existing Library. The County Council will pay £500,000 toward the cost of the facilities. There will be a basic fit-out to the County facilities so there will be an additional cost to the County Council to complete the fit-out.
- 1.7 The existing County Council site (site 3) will be developed for market sale by the Cambridge Investment Partnership. The revenue generated through this process will partially offset the cost to the General Fund of the scheme.
- 1.8 Site 1 will transfer from the General Fund to the HRA.
- 1.9 The shops that form part of the Local Centre (in Site 2) will be re-provided to replace the existing commercial space. Part of this space will be re-provided in Site 1 but the majority will be in Site 2.

- 1.10 This report seeks approval of a capital budget for the scheme. The total indicative cost of this development (not allowing for offsets and grants) is £54,575,072.
- 1.11 The breakdown of these costs between the General Fund and the HRA is as follows:
- General Fund:
 - Gross contribution £4,169,072
 - Offsetting contributions £704,000
 - Net contribution £3,465,072
 - HRA
 - Total cost to HRA £50,306,000
 - Assumed Homes England Grant: £9,192,000
- 1.12 Site 3 will be available for redevelopment once it is no longer encumbered by community uses. It is proposed to develop the site through CIP. The value of the site and the Council's share of proceeds from redevelopment will be available to the General Fund and will further offset the cost of the community provision. The initial appraisal indicates an overall return of £600,000 excluding returns to the General Fund from financing. Further options are under consideration to improve on this return.

2 Recommendations

Recommendations to the Executive Councillor for Housing

- 2.1 Approve that a scheme be brought forward for Sites 1 and 2 and included in the Housing Capital Programme, with the latest capital budget being £50,306,000 to cover all site assembly, construction costs, professional fees and further associated fees, to deliver a 100% affordable housing scheme which meets the identified need in Cambridge City. Budget will be drawn down from the sum already ear-marked and approved for investment in new homes.
- 2.2 Authorise the Assistant Director in consultation with the Executive Councillor for housing to approve variations to the scheme including the number of units and mix of property types, sizes and tenure as outlined in this report.
- 2.3 Approve that delegated authority be given to the Executive Councillor for Housing in conjunction with the Assistant Director to enable Sites 1 and 2 to

be developed through Cambridge Investment Partnership (CIP) subject to a value for money assessment to be carried out on behalf of the Council.

- 2.4 Delegate authority to Assistant Director to commence Compulsory Purchase Order (CPO) proceedings on leasehold properties to be demolished to enable the development, should these be required.
- 2.5 Delegate authority to the Assistant Director to serve initial Demolition Notices under the Housing Act 1985.
- 2.6 Delegate Authority to the Head of Housing to approve a local lettings plan for the proposed development on Sites 1 and 2.

Recommendations to the Executive Councillor for Finance and Resources

- 2.7 Approve that within the scheme to be brought forward for Sites 1 and 2 the following community facilities should be provided:
 - A community centre
 - A library
 - A pre-school facility
 - A bowling green and pavilion (at the Abbey Leisure Complex)
 - An extended Multi-Use Games Area to include provision for tennis (at the Abbey Leisure Complex)
 - Addition play facilities at Peverel Road Recreation Ground
- 2.8 Subject to agreement on 20 November at S&R Scrutiny Committee, note that the budget for the community facilities of £4,169,072 has been recommended to Council through the General Fund Medium Term Financial Strategy process (this being the gross cost of the community facilities; note that off-setting financial contributions are forecast at £704,000 which create an estimated net cost of £3,465,072; this does not take into account the value of the development of Site 3).
- 2.9 Authorise the Assistant Director in consultation with the Executive Councillor to agree the terms of an agreement with the County Council and to enter into that agreement for:
 - the transfer of Site 3
 - the granting of a long lease on the proposed library and pre-school facility at a peppercorn but subject to a service charge

- the granting of a license to landscape the Highways Land
- the recognition by the County Council of the City Council's beneficial ownership of the existing library site

2.10 Authorise the Assistant Director in consultation with the Executive Councillor to arrange for the development of a market led scheme on Site 3 by the Cambridge Investment Partnership (CIP).

2.11 The recommendations fall in part to the Executive Councillor for Housing and in part to the Executive Councillor for Finance and Resources. The Executive Councillor for Open Spaces and City Services and the Executive Councillor for Community Services have been briefed on the proposals.

3 Details

3.1 In September 2022 the Housing Scrutiny Committee received the final report East Barnwell Development & Regeneration Project: Masterplan for East Barnwell. At that meeting the Executive Councillor authorised work to continue in conjunction with the County Council and the Cambridge Investment Partnership (CIP) to bring forward a scheme to provide for the regeneration of the centre of Barnwell to include:

- A community centre
- A library
- A pre-school facility
- Commercial premises
- Open space
- High quality sustainable housing including affordable housing

3.2 The sites

3.2.1 The scheme is focussed on land owned by Cambridge City Council and Cambridgeshire County Council. In accordance with the Framework for Change it is intended to work with other parties to deliver a broader regeneration of East Barnwell. The land and existing ownerships that are included in this scheme are shown at Appendix 1. The sites are identified as follows:

Site 1 – The existing Bowls Club site, tennis court and part of the verge

Site 2 – The parade of shops and the flats above (1-23 Barnwell Road), the library and flats at 634-656 Newmarket Road. The site also includes part of the land leased to CHS in association with The Stepneys flats where there will

be some adjustments and garden land released by reducing the large garden of the property at 204 Peverel Road.

Site 3 - land occupied by the current community centre, associated facilities and the Multi-Use Games Area

3.2.2 The development will be delivered in three phases.

3.2.3 Site 1 will be completed prior to the commencement of sites 2 and 3 to allow continuity in the operation of the community centre and the library. This also allows time for engagement with residential and commercial occupiers of existing buildings on site 2 regarding relocation. Site 3 will be brought forward as a separate scheme to generate funds to support the proposed scheme.

3.2.4 Off-site works will be delivered separately by the Council.

3.3 Proposed scheme – Affordable Homes

3.3.1 There is a recognised need for more affordable housing across the city. The table below demonstrates the number of households on the Housing Needs Register as of October 2023:

1 Bed	2 Bed	3 Bed	4 Bed	Total
1473	643	415	91	2,622

3.3.2 The existing tenure mix is 18 flats: six are located over the Barnwell Road shops and 12 in a stand-alone block on Newmarket Road. The flats are poor quality and the block on Newmarket Road has been included in the Local Plan allocated site R6 for many years.

3.3.3 Of the 18 flats 10 are Council tenanted and 8 are leasehold ownership. This scheme will help in meeting the needs of those on the register. Depending upon timing it may also assist with decant requirements to support other elements of the broader housing programme.

3.3.4 For the existing rented and leasehold properties, the Council has an established rehousing policy to guide and support residents through the process of relocating.

3.3.5 In the previous report to HSC (September 2022) it was intended that the scheme would be delivered as a mixed tenure scheme and authorisation was granted for the transfer of assets to CIP to enable this model to proceed. A parallel decision was taken by Cambridgeshire County Council on 30th September 2022.

3.3.6 Scheme development and appraisals have identified the most favourable approach as the development of Site 3 as a separate market scheme and the development of Site 1 and Site 2 as an all-affordable scheme, which would be deliverable.

3.3.7 The proposed developments comprise 129 homes in total. 120 homes on sites 1 and 2 will be affordable. These are proposed to be let at a mix of social rented homes (40% of the homes) and intermediate rent (60% of the homes to be let at 80% of market rents). Nine 2 bedroom homes on site 3 will be market homes. The proposed mix of the development is as below. The final split of social and intermediate homes across Site 1 and 2 will be informed by final design.

SITE	Total homes	40% requirement	Social rented homes	Intermediate rented homes (80% market rent)	Market homes
1 (Bowls Club Site)	54	21.6	22	32	0
2 (Local Centre Site)	66	26.4	26	40	0
3 (Existing Centre Site)	9	0	0	0	9
TOTAL	129	48	48	72	9

3.3.8 This mix of affordable rented housing reflects analysis of needs with applicants benefitting from a social rent where this is required and other applicants needing good quality secure accommodation for which they can pay more but who are unable to afford market rents in Cambridge.

3.3.9 There will be a gain in affordable housing overall of 110 homes. Within that there will be a gain in social rented housing for the most in need of 38 homes.

3.3.10 The Increase in affordable housing delivery on this site also recognises an overall delivery increase across the council pipeline, following the reallocation of 16 homes on a now completed scheme to refugee accommodation use.

3.3.11 The homes at different rental points will be in clusters spread around the site with the development being 'tenure blind'. Below is an indicative analysis of the distribution.

3.3.12 Below is an indicative mix of unit sizes is displayed below. Due to the location of this site and requirement to facilitate varied housing, commercial and community uses, a focus on flatted accommodation is required to ensure viability and make best use of council assets:

Units	80%rent	Social	TOTAL
1B2P Flat	26	17	43
2B3P Flat	2	2	4
2B4P Flat	34	23	57
3B5P Flat	8	4	12
3B6P maisonette	2	2	4
TOTAL	72	48	120

3.3.13 Four M4(3) homes (suitable for people with disabilities) will be provided. The planning requirement that would apply to Sites 1 and 2 is 5% of affordable and there is an issue where a scheme is providing more overall affordable housing than the planning requirement. 4 homes is 8.3% of the affordable housing planning requirement and 3.3% of the total affordable homes to be provided.

3.4 **Proposed scheme – new public open spaces**

3.4.1 A new public open space will be provided in front of the Community Centre and Library building which will replace the current private open space with an attractive accessible space. There will also be a commercial space which could become a cafe opening onto this space. There will also be a broader open space in front of the new commercial development on Site 2. There will be no overall loss of Protected Open Space.

3.4.2 The scheme will deliver a biodiversity net gain of 20%+. All flat roofs will be green roofs.

3.4.3 The scheme has been drawn up working closely with the GCP on their parallel proposals to improve the Barnwell Road / Newmarket Road junction. The existing Barnwell Road crossing by Rawlyn Close will be complimented by a new crossing by the junction with Newmarket Road.

3.4.4 The planning application will be submitted on the basis of the existing road layout but will include documentation to show how it will relate to the GCP proposed layout. Further information about the GCP proposals is available at <https://consultcambcs.uk.engagementhq.com/> The consultation is now closed.

3.5 **Proposed scheme – community facilities**

3.5.1 The library and the pre-school once completed will be let on a long lease at a peppercorn to the County Council subject to a service charge. The pre-school facility will be leased by the County Council to an operator, currently Seesaw.

3.5.2 The community centre will be retained in the ownership of the City Council as part of a strategic approach to the provision of community facilities and the support for communities in areas which suffer from deprivation. There will be a process to identify an appropriate body to manage the centre. The community centre will have a basic fit out to make it usable as a building. A full fit out for operational use prior to transfer to the provider will require a separate budget bid likely to be in 25/26. Abbey People, who manage the existing centre, have expressed strong interest, and have supported the consultation that has taken place, but the future management is subject to due process.

3.5.3 The library will be managed by the County Council. The design allows for some flexibility in use of the library and the community centre. Taking advantage of the opportunity to use the spaces together will be a matter for local agreement by managers.

3.5.4 The pre-school will be managed by Cambridgeshire County Council through arrangements that they have in place with Seesaw Playgroup.

3.6 Proposed scheme – commercial facilities

3.6.1 The commercial facilities will at minimum replace in area the facilities provided at present on site 2. The facilities will however be reconfigured to allow a commercial area within site 1, with the majority of the facilities remaining on site 2.

3.6.2 Discussions are continuing with existing commercial tenants. There are varied lease expiry dates and the circumstances of individual tenants varies. The council has provided temporary facilities for some of the shops affected by the Colville 3 scheme in Cherry Hinton. Whether this is appropriate and possible will be considered but cannot be guaranteed at this stage. Consultation will continue with the commercial tenants to support their relocation and business continuity wherever possible.

3.6.3 There have also been preliminary discussions about the future of the Food Hub which is operating on a temporary basis out of the building that previously housed the pre-school on site 3. This is taking account of discussions that are occurring separately about the development of the Food Hub as a project. There is no subsidised space provided within the development for the Food Hub or any successor to it.

3.7 Proposed scheme – off-site facilities

- 3.7.1 The proposals include re-provision of the bowling green at the over-flow car park at the Abbey Leisure Complex. This will include the provision of a new pavilion which will be designed to accommodate indoor bowls. There have been discussions with the existing bowls club and with a specialist provider about the size and type of green. The new green will be slightly smaller than the existing green (which is 38m x 38m) but at 36x35m it will be well over the regulation size (31m x 31m).
- 3.7.2 The relocation of the Bowls Club and pavilion will involve the loss of the overflow car park at Abbey Leisure Complex. Studies have shown that the parking excluding the overflow car park will be sufficient. Discussions with the RSPCA have led to proposals for a reconfiguration of the parking area adjacent to their premises to address their concerns.
- 3.7.3 The existing tennis court at Newmarket Road is open access (i.e. it is not managed) and there have been varied reports of the extent of its use. There has regularly been damage to the fencing at the tennis court. The Multi-Use Games Area which is part of the Abbey Leisure Complex will be expanded to increase the range of possible uses. It will be marked out for tennis with flexible arrangement for the net.
- 3.7.4 The existing MUGA on Peverel Road is not large enough or otherwise fit for organised sports and has not been used for this purpose for some years. It is poorly overlooked and feedback from local people through the engagement process is that it has attracted anti-social behaviour. Local consultation has been carried out and the proposal is for improved facilities on Peverel Road Recreation Ground. More detailed consultation will be carried out with residents around Peverel Road Recreation Ground closer to the implementation of the scheme.

3.8 **Sustainability**

- 3.9 The design ambition is to deliver the affordable element of the scheme at as close to Passivhaus level of sustainability but at least at a minimum of 35% below 2013 building regulations and for the whole development to be gas free. There are also sustainability targets for water, biodiversity, car park ratios which are all significant improvements on the current Local Plan. This will follow principles of the updated Sustainable Housing Design Guide (SHDG) which was approved at January 2022 HSC.

3.10 The sustainability targets for this site are set out on the matrix below. The scheme is at design stage and the actual performance of the building/detail will be developed over time against this aspiration. There may be financial, viability or technical constraints which will mean the exact targets set out cannot be met; they may also be exceeded. There needs to be the intent for Cambridge Investment Partnership to be focused on design solutions which achieve the carbon emissions reduction, energy bills and annual maintenance costs associated with these standards.

SHDG Range of Targets		This Development targets
	Local Plan	Passivhaus
Units		120
PHPP kWh/m ²	65	Up to 28 – as close to Passivhaus certification as possible
Water l/d	110	90
Biodiversity Net gain	10%	20%+
Car Parking ratios across schemes	0.7-0.9	0.5 or less
Are there technical constraints?	PHPP: This scheme will aim to deliver as close to Passivhaus certified homes as possible. These principles have been incorporated from the outset, but it is likely that certification will not be financially viable.	
	Water: The target is 90lppd but the detailed design to deliver this has not yet been developed.	
	Biodiversity: The opportunities for improvement are included and a 20% improvement is being targeted	
	Car Parking: The target is 0.5 or less	
Are there financial constraints	Estimated costs for the programme have included a cost allowance for Passivhaus, but there are technical constraints that make it unlikely to attain Passivhaus certification.	
Recommended Sustainability Target	As close to Passivhaus Certification as financially viable	
Additional measures included to meet Net Zero Carbon in the future	Future proofing - Measures in future are likely to include Solar PV and battery storage	

3.11 Property Transfers

3.12 To facilitate this scheme the following transfers of land are proposed:

3.12.1 The County Council will transfer Site 3 for development and will recognise the City Council's ownership of the existing Library (which is within Site 2

currently held by the HRA). It is the intention to re-develop Site 3 through CIP and this will require the land to be transferred to CIP while ensuring that the land value and the appropriate share of any development value is returned to the General Fund.

3.12.2 The County Council to recognise the City Council's ownership of the library site (this forms part of Site 2 owned held in the HRA)

3.12.3 Once Planning Permission is granted and the GCP scheme is implemented an application can be made to stop up part of the wide verge in site 1. This could then transfer to the City Council (General fund). None of the proposed buildings are located on this land and in the interim the layout of the open space will be agreed with the Highways Authority and any works required executed under license. Discussions on the principle of the approach have taken place with the Highways Authority and the GCP.

3.12.4 The General Fund to transfer Site 1 to the HRA with arrangements to be made to lease elements within the development to the County Council or third parties as set out in this report.

3.12.5 The re-provided commercial premises in the development will continue to be held in the HRA.

3.13 The library and the pre-school once completed will be let on a long lease at a peppercorn to the County Council subject to a service charge. The pre-school facility will be leased by the County Council to an operator (currently Seesaw). The library will be managed by the County Council.

3.14 The community centre will be retained in the ownership of the City Council as part of a strategic approach to support communities in areas of deprivation. There will be a process to identify an appropriate body to manage the centre.

3.15 **Finance**

3.15.1 The total indicative cost for Sites 1 and 2 (not allowing for offsets and grants) is currently estimated at £54,575,072. This is based on a works cost of c£50m. The total budget includes decant costs, legal, Section 106 costs¹, Clerk of Works and Employer's Agent fees and HDA project management allowance.

¹ . These S106 contribution (costs) payable by the developer are separate from the S106 funding (income) allocated by the City Council towards community centre provision.

3.15.2 The breakdown of these costs between the General Fund and the HRA is as follows:

3.15.3 General Fund:

3.15.4 Gross contribution £4,169,072

3.15.5 Net contribution £3,465,072

Community Centre	£1,506,016
Library	£817,394
Pre-School	£837,909
Off-Site	£1,007,753
	£4,169,072
Offsets	
County Contribution	-£500,000
S106 (existing allocation by the City Council)	-£204,000
	£3,465,072

3.16 The figure of £3,465,072 is contained in the MTFs. Site 3 will be available for redevelopment once it is no longer encumbered by community uses. This is not included in the above table. It is proposed to develop the site through CIP. The value of the site and the Council's share of proceeds from redevelopment will be available to the General Fund and will further offset the cost of the community provision. The initial appraisal indicates an overall return of £600,000. This would reduce the ultimate cost to the General Fund to £2,865,072. We have taken a prudent approach to assessing the return from the scheme by excluding any benefit to the General Fund from loan finance to the scheme. Also, it should be noted that further options are under consideration to improve on this return.

3.16.1 As in the table the County Council will make a financial contribution of £500,000. Note that the County Council will also have to fund completing of the fit-out to the Library and the Pre-School. Only a basic fit-out is being provided as the development risk will be carried by CIP.

3.16.2 The table above includes assumptions that £204,000 of S106 funding could contribute towards the cost of the new community centre. This is lower than the actual S106 funds (£255,000) that the City Council currently has allocated towards the community centre provision, but the extent to which this funding will be available depends on the timing of the development.

- Almost 90% of this S106 funding relates to generic developer contributions (for the provision or improvement of community facilities) from a dozen or so other developments in Abbey ward, alongside one specific contribution where use for a community centre in East Barnwell is stipulated within the S106 agreement. For background information about S106 funding, see [Overview of S106 funding - Cambridge City Council](#)
- The 'community facilities' S106 contributions forming part of this overall amount have been received at different times between late 2014 and 2020. Currently around a fifth of these S106 funds are within two years of their expected time limits/shelf lives (normally ten years from date of receipt). The specific contribution was the last to be received.
- In October 2023, the Executive Councillor for Communities agreed the general principle that, if generic S106 contributions reach this 'less than two years remaining' milestone, these could be reallocated to relevant local projects that could enable such funds to be used appropriately and on time.
- Although none of this S106 funding has yet been reallocated, this explains why the budget assumption of S106 funding availability for this project has been reduced to £204,000. If the expected provision of the new community centre faces further delays, some more of the current S106 funding allocated to this project could reach the milestone of 'two years remaining' and the amount available to the community centre could reduce further. At the same time, if the project is able to proceed smoothly without prompting the need for actual reassignment of S106 funds to alternative projects, the S106 funding available may be more than £204,000.

3.17 Total HRA Budget: £50,306,000

3.18 Assumed Homes England Grant: £9,192,000

3.19 Programme

- Planning Submission – December 2023
- Planning Decision Notice - June 2024
- Phase 1 start on site – August 2024
- Phase 1 completion - August 2026
- Phase 2 start on site - September 2026
- Phase 2 completion – September 2028

3.20 Public and stakeholder engagement

3.20.1 There has been engagement over a period with these and other stakeholders through the One Public Estate process.

3.20.2 On the basis of the joint working between the Councils, the following public consultation events were held in 2022:

- a stand at the Abbey People Big Lunch on the afternoon of Sunday 26th June 2022
- stand at the Peverel Road community safety event on 9th August 2022
- drop-in public event located on Christ the Redeemer carpark on Saturday 13th August 2022
- an online webinar session on the evening of Tuesday 23rd August 2022
- a further drop-in event at Christ the Redeemer carpark on Tuesday 30th August

3.20.3 Feedback from the first consultation

- 77 people responded to the survey. Of these 42 (55%) strongly agreed or agreed with the proposal and 27 disagreed or strongly disagreed (35%). 8 (10%) were neutral.

3.20.4 The following public consultation events took place in 2023 to provide the public an update and collect further feedback:

- Drop-in public event located in Christ the Redeemer Church on Monday 16th January 2023
- An online webinar session on the evening of Monday 23rd January 2023
- a stand at the Abbey People Big Lunch on the afternoon of Sunday 11th June 2023

3.20.5 Feedback from the second consultation:

- 75 individuals attended the in person event, 24 attended the webinar and 68 responded to the survey.
 - The feedback received indicated general support for the scheme. The most common comments were themed around the importance of good quality open space, biodiversity, safety, social spaces, sports facilities being retained, support for the convenience store, affordability of housing and parking provision
 - There were many detailed comments from both stages of consultation which will be taken into account as the scheme progresses.

3.20.6 Community Centre Consultation

3.20.6.1 In October 2022, Abbey People CIO were appointed to develop a series of interventions for four pre-agreed target groups about plans for the new community centre and potential locations for a re-provision of outdoor leisure facilities. Key feedback included the community centre having enough flexibility to allow for a range of uses, all age groups should be provided for, accessibility, safety and parking.

3.20.6.2 In May 2023, Abbey People continued their engagement with the local community in a second stage of consultation with stakeholders and potential group booking organisations to collect insight into a successful community centre. Key feedback included highways work to ensure successful access and parking, importance of youth provision, need for small meeting rooms and 1-1 space etc.

3.20.7 Other stakeholder consultation

- Local individuals and groups have been communicated with in various ways relative to their interest and impact on the project, including Abbey Bowls club, Seesaw Pre-School, Business Owners, Council tenants and leaseholders, Cambridge Housing Society (head lease holders of the neighbouring Stepneys building) amongst others. These groups have been kept up to date through letters, meetings and drop-in sessions.
- Key stakeholders have been involved in providing feedback on the emerging plans as they have progressed. For example, regular meetings have been held with the members of the bowls club to understand their concerns about relocating and their requirements in a new green and pavilion. Involving end users throughout the design process has been incredibly valuable.

3.21 Social Value

3.21.1 Social

- Joint working with the County Council; and local organisations is enabling a significant regeneration that addresses many of the key issues with the existing local centre, improving the quality of life for Abbey residents and providing a vibrant new mixed-use hub for the local community.
- New affordable housing will help to meet local need.

3.22 Economic:

- A new mixed-use hub with purpose-built facilities will provide a significantly improved offer for local businesses and more local job opportunities. This could also provide a platform for new businesses to start in the area.
- Construction of the new facilities and homes will provide significant numbers of new job opportunities.

3.22.1 Environmental:

- Affordable Homes to follow Passivhaus design principles as far as possible with enhanced fabric.
- Gas Free, likely with air source heat pumps (ASHPs).
- BREEAM Excellent library, pre-school, community facility and commercial
- 20% biodiversity gain will be targeted.
- Improved water efficiency of 100 litres per person per dwelling.
- 50-100% of parking spaces to have active Electric Vehicle charging points.

4 Implications

(a) Staffing Implications

The scheme will be developed by the Cambridge Investment Partnership (CIP) which is a 50-50 partnership. The Council will deliver its role in the development through the Place Group / Housing Development Agency which will provide the Council's staffing contribution to the development of the scheme.

(b) Equality and Poverty Implications

A scheme specific EQIA has been completed and is awaiting approval.

(c) Environmental Implications

A Climate Change Rating Tool Assessment has been undertaken for the proposed development and has been Approved by the Councils Climate Change Officer. This development is confirmed as having a Net Low Positive impact to the City in light of its linkage directly to the councils sustainability objectives.

(d) Procurement Implications

Sites 1 and 2 will be delivered by the Cambridge Investment Partnership (CIP) subject to a value for money assessment to be carried out by the Employers Agent on behalf of the Council.

(e) Community Safety Implications

The scheme will be built in accordance to Secure by Design guidelines as set out within the City Councils Design Brief.

(f) Consultation and communication

There has been communication with residents prior to this report being presented.

There has been consultation through events and on an individual basis as set out in this report. This engagement will continue.

There has been consultation with Ward Councillors about the proposals.

Consultation and communication with existing tenants and leaseholders will continue in accordance with the City Council's Home Loss Policy This policy along with National Policy sets out the Council's commitment to those affected by regeneration and the compensation and support available.

The HDA continues to liaise closely with colleagues in City Homes, to ensure timely and accurate information is made available to all parties affected by the proposal. There will be formal consultation through the planning process.

5 Risks

5.1 Below is a table setting out key risks

East Barnwell Risk Register						
	Risk area		Risk Mitigation	Probability (1-5)	Impact (1-5)	Risk Rating (1-25)
1	Agreement between principals	For the scheme to proceed, the City Council and the County Council need to sign an agreement by March 2024	Work is in progress to identify and resolve potential issues in legal agreements and to ensure compliance with governing legislation.	3	5	15
2	Agreements with other parties	A range of organisations are involved including the Bowls Clubs, community providers, commercial leaseholders and residential leaseholders and tenants. Varying levels of agreement are required.	Engagement with the various parties has resolved major issues identified and work is continuing on outstanding issues.	4	4	16
3	Property Transfers	Regulatory compliance County to City Transfers including Community Asset registration and HRA – General Fund	Financial and Legal advice on processes to manage transfers	3	4	12

4	Planning Constraints	There are a range of planning policy issues and constraints to address including the local centre, community provision, open space trees, highways and others. Each carry a risk to the scheme as a potential ground for objection or limitation that would make the scheme undeliverable.	Pre-application discussions to identify constraints and ways in which issues can be resolved to enable a planning application to be submitted with positive prospects for approval.	2	5	10
5	Cost increases and viability	Risk that costs will escalate beyond present cost estimates in relation to the value of the development.	Cost management through CIP and through Value for Money reviews. Value engineering. Further funding opportunities are being actively explored.	3	4	12
6	S106 funding	Risk of delay causing loss of S106 funding.	Maintain progress against programme. Monitor S106 commitments with relevant officers.	3	3	9
7	GCP scheme	Local feedback has stressed the importance of the GCP road improvements to the feasibility of the scheme.	Continuing engagement with GCP and local representations.	2	4	8

6 Background papers

19/42/HSC Approval for CIP scheme delivery routes

22nd Sept 2022 HSC Agenda Item12: Report on delivery of a new centre for Barnwell in conjunction with Cambridgeshire County Council.

7 Appendices

Appendix 1 – Regeneration scheme overview

Appendix 2 – Regeneration Scheme – Sites 1 and 2 Site Plan

Appendix 3 – Existing ownership plan

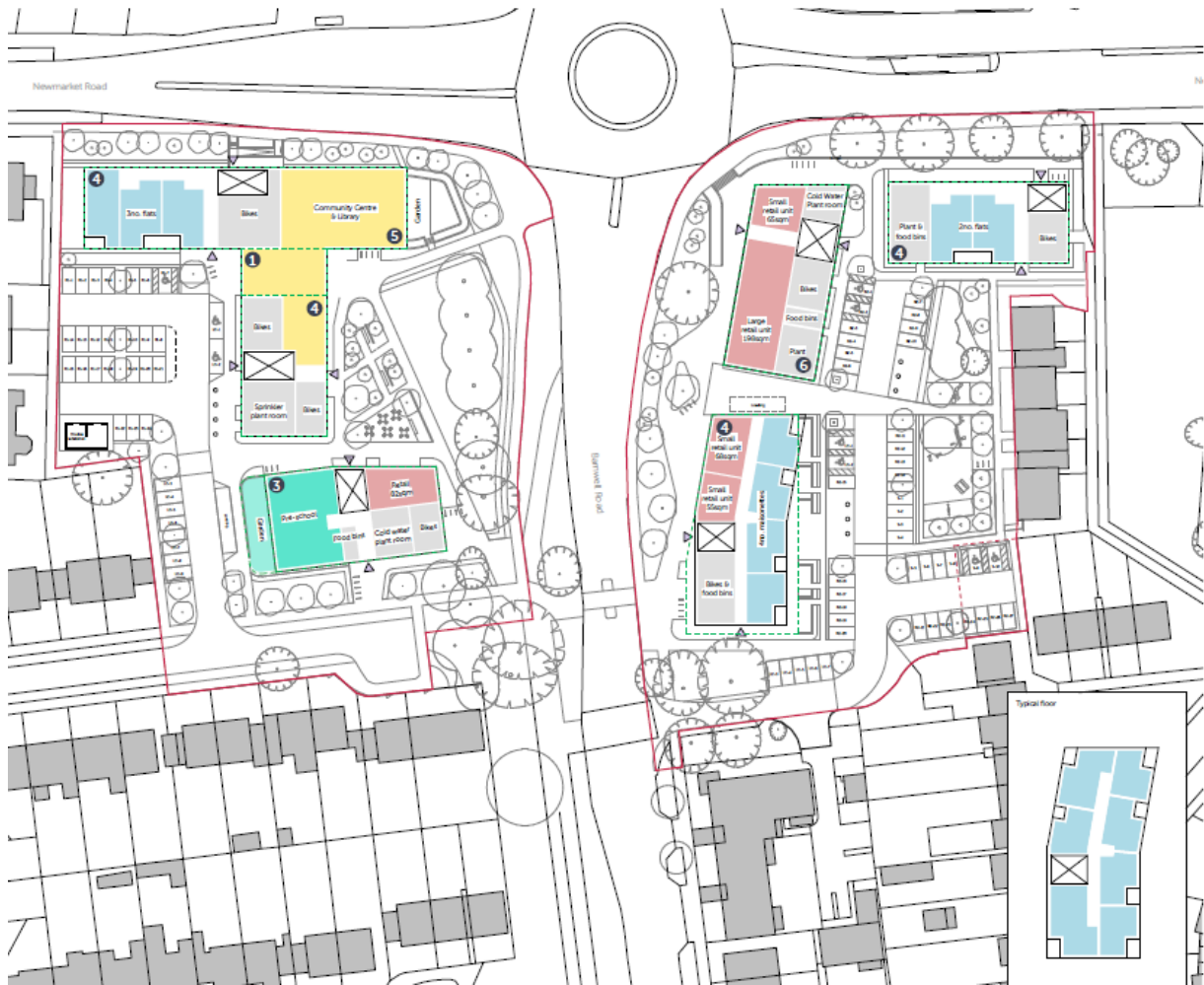
8 Inspection of papers

To inspect the background papers or if you have a query on the report please contact Jim Pollard, Housing Development Agency, tel: 01223 457924, email: jim.pollard@cambridge.gov.uk

Appendix 1 Regeneration scheme overview



Appendix 2 Regeneration Scheme – Sites 1 and 2 Site Plan



Key

Yellow = Community Centre and Library

Turquoise = Pre-School

Pink = Commercial

Blue = Residential at Ground Floor

Grey = Bike Stores and Services

Appendix 3 - Existing ownership plan

