

Update on new build council housing delivery



To:

Councillor Gerri Bird, Executive Councillor for Housing and Homelessness
Housing Scrutiny Committee 23/01/2024

Report by:

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Wards affected:

All

1 Executive Summary

- 1.1. This is a regular quarterly report showing progress on the City Council's new housing delivery and development programme.
- 1.2. 852 new build homes have been completed across 18 sites under the City Council programmes, with 458 being net new Council homes. Since reporting in September 2023, the 852 now includes a final handover at The Mews, Histon Road, and at Cromwell Road.
- 1.3. Revised funding submissions remain in process with Homes England to cover Aylesborough Close (net new and replacement homes) and Colville road Phase 3 (replacement homes). Outcomes of these bids will be reported to this Committee as received.
- 1.4. The Council has successfully completed all acquisitions for the Round 1 of the LAHF Refugee Housing Fund. This includes:
 - 16 Homes reallocated from the Councils existing development pipeline, for which additionality of an overall increase in housing delivery has been recognized through conversion of an upcoming scheme to fully affordable housing (approved by the Council's Housing Scrutiny Committee on 22/11/2023)
 - 17 Open market acquisitions, including 1x 6-bedroom property which meets the delivery requirement of the bridging element.

This further means that the Council has superseded its target delivery of 30 homes by 3, within the funding allocated for this Round. A further 3 home acquisitions have been completed out of the 4 required to meet LAHF Round 2 by end March 2023, with the last purchase in process.

- 1.5. Housing regeneration schemes at Fanshawe Road (84 homes) and East Barnwell (120 homes) have now been submitted for planning consideration.
- 1.6. Following on from the consideration of Fanshawe road for redevelopment, officers now include for consideration the inclusion of Davy Road as an estate which is being considered for regeneration, based on its similarity to Fanshawe Road and corresponding issues with quality and maintenance requirements.
- 1.7. *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. Approve the inclusion of 2-28 Davy Road, 1-8a Brackyn Road, and Davy Road Garages 1-32 into the 10yr programme, as an estate under redevelopment consideration. Members will be consulted prior to the commencement of survey work and prior to the commencement of consultation with residents.

3. Delivery Programme

- 3.1. The current delivery programme confirms:
 - the 500 devolution programme consisting 931 (including market sale) homes in total and 537 net affordable homes.
 - the 10-year New Homes Programme consisting of 706 homes with scheme approval. This 706 is made up of:

- 195 net new build Council rented HRA homes at Social rent or 60% of Market rent (Subject to Final Design ahead of formal planning submissions, and including market acquisitions funded by LAHF).
 - 4 modular homes to be held, let and funded as Roughsleeper accommodation by It Takes a City.
 - 213 net new homes to be let at 80% of Market rent and held within the HRA. (Subject to Final Design ahead of formal planning submissions).
 - 112 homes earmarked for market sale.
 - 21 market acquisitions into the HRA earmarked for refugee accommodation, funded through the Local Authority Housing Fund, to be let at 60% of market rent.
 - 161 Replacement rented homes on regeneration sites.
- 3.2 The acquisition of Section 106 homes from This Land at Eddeva Park was approved in September 2023. Work remains ongoing toward finalising a purchase agreement ahead of start on site.
- 3.3 A revised market led scheme at Fanshawe Road is now included in the programme following a revised approval in September 2023
- 3.4 The large scale regeneration project at East Barnwell approved in November 2023 has now been added to the programme.
- 3.5 Additional to the programme's affordable housing delivery, the Cambridge Investment Partnership is bringing forward a scheme of 8 homes for market sale at land to the rear of 208-210 Queen Ediths Way. Together with generation of an income to the Councils General Fund, this scheme will be delivering 8 low carbon and gas free family homes for market sale. Through carefully considered landscaping which includes the retention of the majority of existing trees, a 20% Net gain of biodiversity is being incorporated across this scheme. There will also be new trees, hedges and native shrubs planted, as well as hedgehog holes, and bat and bird boxes incorporated into the designs.

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

500 Homes Programme	Completed	On site	Approved	Totals
Total Homes	842	88	1	931

Replacement homes	76	0	0	76
Market Sale	318	0	0	318
Net new Affordable HRA homes	448	88	1	537
% of target				108%

10 Yr New homes programme	Completed	On site	Approved	Totals
Total Homes	30	226	450	706
Replacement homes	0	49	112	161
Intermediate (80% of market rents)	0	104	109	213
Acquisitions (LAHF)	20	1	0	21
Market Sale	0	8	104	112
Net new Build Social and 60%/LHA(CCC)	10	64	125	195
Net new 3rd Party Affordable	Breakdown below - Modular			4
Total Net New held in HRA	Includes all net HRA rental			427

Modular Homes Project	Completed	On site	Approved	Totals
Total Homes	16	0	4	20
Replacement homes	0	0	0	0
Market Sale	0	0	0	0
Net new HRA homes	16	0	0	16
Net new 3rd party homes	0	0	4	4

LAHF Refugee Housing	Completed	In process/ On site	Approved	Totals
Total homes	36	1	0	37
Existing pipeline (accounted separately)	16	0	0	16
Acquisitions	20	1	0	21
Net new Affordable HRA homes	20	1	0	21

3.6 Appendix 1 shows the total housing provided per programme and scheme as well as the net gain of affordable rented Council homes. The HRA Budget Setting Report proceeding to this Committee as a separate agenda Item includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue account.

3.7 A breakdown per scheme of home size and rental tenure for the 10 year new homes programme is attached overleaf:



10-year new homes programme - Unit size mix as at December 2023

Scheme	Units	Social				60% Median/LHA				80% Median				Private				Decant/Replacement				Accessible
		1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	
The Mews, Histon Road	10					3	7															
L2 orchard park revised	75	25	5							35	10											0
Colville 3	48	12	18	2						8	8							3	13			2
Fen Road	12		8	3	1																	2
Ditton Fields	6		2	4																		
Borrowdale	3		3																			
Aragon and Sackville	14										14											
Aylesborough Close	70	24	14	3						13	15	1						22	11			3
Paget Road	4			2								2										
St Thomas Road	8						4	4														1
Fanshawe	84					18	7	9		5	6			1	30	8			20			2
East Road	40	10	6							16	6	2										
Hanover and Princess Ct	138	51	31											25	31			47	35			
ITAC Modular Homes	4					4																
LAHF acquisitions	21							15	6													
East Barnwell	129	17	25	6						26	36	10			9				9	1		4
Eddeva Park	32					17	9	5	1													
Queen Ediths Way	8																8					
TOTAL	706	139	112	20	1	42	27	33	7	103	95	15	0	26	70	8	8	72	88	1	0	
		1bed	2bed	3bed	4bed+			Percentage		1bed	2bed	3bed	4bed+									
Net new social/60%/LHA	220	109	51	52	8			Social/60%/LHA		50%	23%	24%	4%									
Net new 80% Rented	213	103	95	15	0			80% rented		48%	45%	7%	0%									
Pre-planning schemes unit and tenure subject to change in line with existing HSC Approvals																						

4 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	1
Cumulative total	2	161	319	522	536	536	537

10yr New Homes Programme (net of replacements)

Starts on site	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Starts by year (net Council Stock)	10	128	72	217			
Cumulative total	10	138	210	427	427	427	427

5 Scheme details

5.1 Schemes Completed:

All affordable and market sale homes at both Mill Road and Cromwell Road have now been handed over, with the first phases now through defects period. There remains however significant legal and administrative work to be completed ahead of full adoption of communal, parking and open spaces by the Council as these remain in process. Given the size and mixed tenure of these large schemes the management arrangements are complex and should all concerns are being raised through Hill and CCC staff to ensure rectification of issues in a timely manner.

Scheme Name	Net Affordable	Market Sale	Replacement	Delivery	Completion Date
Total	458	318	76		
Uphall Road	2	0	0	E&F	Jan-18
Nuns Way & Wiles Close	10	0	0	Tender	Aug-19
Ditchburn Place	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	118	118	0	CIP	External works and handover of underground car park remain ongoing.

Cromwell Road	118	175	0	CIP	Final Market homes completed in December 2023. External works ongoing
Colville Phase 2	43	0	20	CIP	In progress
Meadows and Buchan	22	0	0	CIP	In progress
Campkin Road	50	0	25	CIP	Completed homes and community centre handed over in July 2023 and now in 1yr defects period.
Clerk Maxwell Road	14	35	0	S106 CIP	Completed homes handed over in July 2023 and now in 1yr defects period.
The Mews, Histon Road	10	0	0	S106 Laragh	Scheme fully handed over and within defects period.

5.2 Schemes on Site:

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Practical Completion	Programme status
Total	212	125	8	49		
Colville Phase 2	4	0	0	0	Jan-25	Remaining 4 completions to coincide with Colville Phase 3 completion.
Meadows and Buchan	84	0	0	0	Jan-25	Works progressing well
L2 Orchard Park	30	45	0	0	Feb-24	Final works underway ahead of completion in early 2024.
Fen Road	12	0	0	0	Feb-24	Final works underway ahead of handover. Delays to final works and receipt of documentation being experienced
Colville Road Phase 3	32	16	0	16	Jan-25	On programme. Discussions underway with commercial tenants on lease of new properties
Ditton Fields	6	0	0	0	Feb-24	Final works underway ahead of handover. Delays to final works and receipt of documentation being experienced
Borrowdale	3	0	0	0	Feb-24	Final works underway ahead of handover. Delays to final works and receipt of documentation being experienced
LAHF Refugee Housing	0	21	0	0	Mar-24	20 Purchases completed, 1 further acquisitions in process/agreed. Round 1 target successfully met ahead of December deadline
Aragon Close	0	7	0	0	Dec-24	Foundation and internal drainage complete, Grd Floor Block and Beam and

						Substructure Brickwork almost finished.
Sackville Close	0	7	0	0	Dec-24	Foundation, substructure and internal drainage complete, Grd Floor Cavity Walling and DPC started
Aylesborough Close Phase 2	41	29	0	33	Oct-25	Foundation Piles complete for blocks A-C & cropping commencing.
Queen Ediths Way	0	0	8	0	Dec-23	Works on access road to site commenced week 11th December following discharge of pre-commencement planning conditions

5.3 Approved schemes;

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Start on Site	Programme status
Total	227	85	80	112		
Kendal Way	1	0	0	0	Mar-24	Fence line on disputed boundary constructed and agreed. Final review of costs being undertaken ahead of Start on Site.
Paget Rd	2	2	0	0	Oct-24	Planning submission reforecast to allow further scheme design.
St thomas Rd	8	0	0	0	Nov-24	Planning submission reforecast to allow further scheme design.
Fanshawe Road	34	11	0	20	Sep-24	Planning Submission made December 2023. Some break-ins have required security measures on vacant properties. Full vacant possession targeted for March 2024.
East Road garages	16	0	24	0	Dec-24	Review of scheme design underway ahead of formal planning submission
Hanover and Princess	82	0	56	82	Jun-25	Work in progress to review the scheme options and to consider how housing might be best delivered.
Hills Avenue Roughsleeper Pods	4	0	0	0	Apr-24	Resolution to grant Planning agreed in August 2023. Awaiting discharge of planning conditions and signoff to service connections.

Eddeva Park	32	0	0	0	Sep-24	S106 Deed of variation in drafting ahead of formal entering into agreement to purchase. Developer delays have pushed forecast start on site to August 2024, as new contractor appointment required.
East Barnwell	48	72	0	10	Aug-24	Following November-23 HSC Approval planning submission has been undertaken in December 2023

6 New Programme Funding

- 6.1 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.
- 6.2 Funding has been allocated to support demolition and infrastructure costs at the 100% affordable housing scheme at Aylesborough Close Phase 2 through the Brownfield Land Release Fund 2 (BLRF2), delivered by the One Public Estate (OPE).
- 6.3 Funding of £1,000,000 has been allocated through the CPCA to fund Capital Investment at the Fanshawe Road Redevelopment Scheme, for use to fund property acquisitions. This Funding has been fully utilised for this purpose. Following the change in tenure of this scheme to include market sale homes, a Change Request has been issued to the CPCA for their review (Due to the move away from 100% affordable housing as submitted in the business Case.). A formal response is awaited on the outcome of this revision and the Committee will be updated once this has been received.
- 6.4 Funding bids have been submitted to Homes England for
- 6.4.1 the 100% affordable regeneration scheme at Aylesborough Close Phase 2.
- 6.4.2 Replacement homes at Colville Phase 3 and Aylesborough Phase 2, in line with changes to CME Eligibility criteria.

The outcomes on the above bids remain awaited and council officers are continuing to engage with Homes England to agree a positive outcome.

Further submissions for grant funding will be submitted to Homes England as additional schemes receive Resolution to Grant Planning, and outcomes of these bids will be reported to this Committee as received.

6.5 Funding for Refugee Housing

6.5.1 DLUHC's Local Authority Housing Fund has provided funding to the supply of housing for refugee families through 2 Rounds to date. These Include:

6.5.1.1 Round 1 Funding of £4,968,683 for delivery of homes earmarked for Afghan and Ukrainian refugees.

6.5.1.2 Round 2 capital grant funding of £840,000 earmarked for Afghan refugees.

6.5.2 The Council has now fully met the targetted delivery of 30 homes under Round 1, ahead of the formal end-November Deadline. This target was additionally exceeded through delivery of 33 net homes into council stock.

7 Delivering Accessible Housing

7.1 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.

7.2 Housing schemes which remain under pre-planning design are noted as TBD and firm figures will be incorporated as these proceed or Planning Consideration.

7.3 There are currently 33 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)
TOTAL	1018	33	5	15	15	2	1
500 programme							
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		
Kendal Way	1	1				1	
Clerk Maxwell*1	14	0					
10 Yr New homes programme							
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	16	TBD	TBD	TBD	TBD	TBD	TBD
Hanover and Princess	82	TBD	TBD	TBD	TBD	TBD	TBD
Hills Avenue Roughsleeper Pods	4	0					
LAHF Refugee housing *3	21	0					
Eddeva Park	32	2				2	
East Barnwell	120	4					

*1: S106 acquisition

*2: South Cambridgeshire; 2x homes proposed originally for market sale do not conform to M4(2)

*3: Refugee housing indicates net new stock to avoid duplication of existing pipeline homes

8 Sustainability

8.1 The Council's 2021 Sustainable Housing Design Guide continues to guide all new schemes and the table below confirms that all schemes apart from two significantly exceed current Local Plan policy requirements. These are:

- Histon Road (The Mews) which meets the Local Plan is an off the shelf s106 scheme not designed by the council.
- LAHF Funded open market acquisitions, which are traditional build existing homes purchased off the open market and are to a variable standard.

8.2 The council now has 391 homes in development which are being benchmarked against Passivhaus Performance levels.

Targets	Energy per m ²	Carbon Emissions below 2013 building regs	Litres per person per day	% uplift	No. of car bays per home
Current 2018 Cambridge Local Plan minimum target	65	19%	110	10%	n/a

	Development targets									
	HSC target					Progress to date against target				
	Energy	Carbon	Water	Bio-diversity	Car park ratios	Energy	Carbon	Water	Bio-diversity	Car park ratios
What is it?	Energy per m ²	Carbon Emissions below 2013 building regs	Litres per person per day	% uplift	No. of car bays per home	Energy per m ²	Carbon Emissions below 2013 building regs	Litres per person per day	% uplift	
Scheme										
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	28	-35%	99	35%	0.6
East Rd Garage	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD
Hanover and Princess Court	TBD									
Eddeva Park	TBD		100	10%	1	TBD	TBD	TBD	TBD	TBD
East Barnwell	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD

9. Risks

Risk	Likelihood	Impact	Mitigation
Cost increases on approved projects	<p>5 - Certain</p> <p>Risk of increased budget requirements due to Brexit, Ukraine War and inflation and supply chain cost increases are being encountered. Staffing and materials shortage and delays on SOS due to funding uncertainties increase potential for this risk.</p>	<p>4- Significant disruption</p> <p>1. Committee approval needed for additional capital funding</p> <p>2. Unplanned public expenditure</p> <p>3. Loss of value for money</p> <p>4. Reputation risk to Council</p> <p>5. Reduction in overall delivery achievable</p>	<p>1. Cost plans are regularly reviewed and updated, and contracts are fixed price to the council.</p> <p>2. Latest budgets consistently reviewed as part of BSR and MTFS Process.</p> <p>3. Regular updated risk management and budgeting completed as part of risk reviews work across the Council. Supply chain and materials concerns under close monitoring.</p> <p>4. Committee approval to progress schemes ahead of firm grant certainty mitigates cost increases ahead of entering into build contracts.</p> <p>5. Depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.</p>
Securing Planning Permission on new schemes	<p>2 - Some possibility</p> <p>1. Failure in obtaining planning permission or Conditions signoff cause delays and increase costs.</p> <p>2. Delays in receiving a planning decision lead to increased costs being incurred and delays in submission of Funding Bids.</p> <p>3. Additional time and effort required to redraft plans should revised applications be required.</p>	<p>3 - Noticeable effect</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>	<p>1. Pre-app process used effectively, and schemes aim to be policy compliant.</p> <p>2. Build in of additional lead time where required to ensure schemes progressing within target schedules</p> <p>3. Ensuring officers and councillors are involved in decision making from project early stages</p>

Risk	Likelihood	Impact	Mitigation
Sales risk – exposing Council cash flow forecast	<p>1 - Little chance</p> <p>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.</p> <p>2. Depreciation of assets</p>	<p>3 - Noticeable effect</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 90% of properties sold at Cromwell Rd.</p>	<p>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(90% sold). Currently values are being achieved in line with appraisal and sales rate in line with expectations.</p> <p>2.Close engagement with market through private sector partners</p> <p>3. Share risk with private sector partners</p> <p>4. Financial and sensitivity analysis for the new project site selections, before project starts.</p>
Decanting residents / leaseholders	<p>4- probable</p> <p>1.regeneration schemes will not be progressed if residents are not decanted.</p> <p>2. complication in buybacks where Lease/freeholders face difficulties for obtaining new mortgages for their onward purchase, in non-portable cases, or where challenges are made to CPO proceedings</p> <p>3. Redevelopment of estates with high % Lease/freehold ownership poses greater risk of CPO proceedings being required</p>	<p>4 - significant disruption</p> <p>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 officers regularly liaising with residents requiring decanting to ensure successful rehoming.</p> <p>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.</p> <p>3. Additional resource to support this work allocated.</p> <p>4. Resident liaison groups established.</p>
Not securing necessary grant for new schemes	<p>2- Some possibility</p> <p>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>Grant Funding at Fanshawe Road through CPCA under review following change of tenure of the scheme and retention subject to CPCA approval.</p>	<p>3 - Noticeable effect</p> <p>HE Grant funding now secured on 7 schemes approved under the new 10yr programme, with additional funding allocated from separate streams at 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 and BSR assumes 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.</p> <p>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>3. The council has welcomed the recent announcement by Homes England allowing funding of replacement homes to be considered within the ongoing 21-26 CME programme. Tow revised funding bids are in process to utilise this opportunity.</p>
Labour market/materials/build prices increasing	<p>5- Certain</p> <p>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>4 - significant disruption</p> <p>services or materials shortages may lead to delays in project delivery and an overall increase on programme cashflow. Fixed</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</p>

Risk	Likelihood	Impact	Mitigation
		price Contracts where utilised are minimizing cost risks which lie with CIP.	required. 2.Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.
Insufficient Project Management Resource to complete programme	1 - Little chance 1. Inability to properly manage projects 2. Council entering into contractual obligations without proper oversight	3 - noticeable effect 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	1. Appointment of new consultants 2. Resourcing fund for new recruitments to ensure capacity
Future anti-development campaigns	4 - Probable 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	3 - Noticeable effect increase in number of leaseholders/ freeholders in new larger schemes increases risk of push back against potential redevelopment activities	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

10. New programme

11.1 Work in progress

- **ATS/Murketts** - S&R Committee in March 2023 approved the financing of the land purchase of ATS/Murketts by CIP.

The combined site is allocated within the local plan and design development for a proposed scheme of 70-80 homes is underway, of which 40% will be provided as affordable homes.

Design work on this scheme remains underway, and it is the intention that a report will be brought to a future HSC committee following finalisation of the quantum and the mix of affordable homes which may be acquired by the Council.

- **Ekin Road** – Work on the options appraisal for this estate is continuing. The work is not currently expected to complete until June 2024. Council officers remain in contact with residents and interested parties through the established Liaison Group. A survey report has been uploaded to the Ekin Road web site.

- **Hanover and Princess Court** – At the HSC in March 2023 the Council approved the principle of redevelopment of Hanover and Princess Court.

Feasibility Studies are being prepared highlighting how redevelopment would be undertaken with the Plane trees in situ, with the central Plane tree being retained, and if the Plane trees are removed. The studies will evaluate the impact on 1) the plane trees 2) demolition operations 3) construction processes and 4) scheme costs.

The latest design scheme involves four individual buildings reviewed at a pre-application planning meeting in October. Design work is ongoing in regard to elevational treatments and height/massing options to balance overall financial viability.

Decanting is well advanced but there are still a significant number of leasehold flats to be repurchased. The Council will as on other schemes seek to proceed by agreement but a CPO in relation to some leasehold interests may well be required.

- **Newbury Farm** – A separate report on the acquisition of the Affordable homes on this site into Council stock is being brought to this Committee for decision.
- **Rooftop Feasibility Study** – The work toward investigating the viability of a joint new build and refurbishment scheme remains underway. Significant investigative works have been undertaken through December 2023 with the remainder planned for January 2024. The outcomes of these investigations are awaited. These outcomes will form the basis of further resident engagement ahead of final reporting to this Committee.

11.1 Davy Road

11.1.1 Report 21/48/HSC to this Committee in September 2021 outlined the Councils approach to identifying schemes to be considered for regeneration and included commentary on internal process followed when shortlisting estates for consideration.

11.1.2 The report furthermore noted a number of estates as being shortlisted, and many of these have or are progressing through detailed studies ahead of formal decisions. One such estate is Fanshawe road, which has now been submitted for planning consideration.

11.1.3 Davy Road, is a site which shared many similarities to Fanshawe Road, most notably

- Potential for significant increase in housing numbers, while at the same time enacting improvements to accessibility and use of existing open spaces
- Ageing council stock which has been flagged as requiring extensive works across the coming 30year maintenance plan. In this regard, Recent correspondence has been sent out to Leaseholders at this estate which set out significant works planned to be undertaken in 2024. It is worth noting however that these works are stripped back significantly and only account for specifically required works while the council reviews the future of this estate.

11.1.4 The above are additionally further informed by the councils understanding of the properties at Fanshawe Road following the significant work undertaken through the design stage at this estate, and it has been agreed that the Davy Road estate may be a strong candidate for regeneration.

11.1.5 The address of the properties include in this area are below and shown in corresponding plan following:

- 2-28 Davy Road,
- 1-8a Brackyn Road, and
- Davy Road Garages 1-32



11.1.6 Approval is herewith requested for the Davy Road estate to be incorporated into the 10yr programme, as an estate under redevelopment consideration.

11.1.7 This is a first step prior to full feasibility consideration and commencement on survey and consultation, subject to approval. Members will be consulted prior to any commencement of survey work and prior to the commencement of consultation with residents.

12 Implications

(A) Financial Implications

The HRA Budget Setting Report submitted to this meeting of the Committee includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue Account.

Further review of overall budgets and financial positions are incorporated into the Councils Financial reporting programme.

(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:

- 23/41/HSC - September 2023 Regular Update on new Build Housing Delivery.
- 21/48/HSC – September 2021 Report on progress toward HRA Estate Regeneration programme
- 23/38/HSC Update on Options Appraisal Work at Ekin Road estate
- 23/20/HSC Update on Hanover and princess Courts Options Appraisal
- 24/6/HSC - Executive Councillor for Housing: HRA Budget Setting Report (BSR) 2024/25.
- 24/9/HSC - Purchase of new affordable housing – Newbury Farm, Worts' Causeway.

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 Ben Binns, Head of Housing Development Agency, email: ben.binns@cambridge.gov.uk.