

## Item

### Update on new build council housing delivery



#### To:

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

#### Report by:

Ben Binns, Head of Housing Development Agency  
Email: [ben.binns@cambridge.gov.uk](mailto:ben.binns@cambridge.gov.uk)

#### 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.
- 1.3. As verbally reported to the January meeting of this committee Revised funding has now been allocated from Homes England:
  - 1.3.1. £5,717,000 for Aylesborough Close for net new and replacement homes
  - 1.3.2. £1,280,000 for Colville Road Phase 3 for replacement homes
- 1.4. One single housing acquisition remains to meet LAHF Round 2 by end March 2023, with this last purchase in process.
- 1.5. The St Thomas Road development is now on hold pending officer review.
- 1.6. The East Barnwell development was submitted for planning in December 23 and further work is continuing with residents and commercial tenants. The council is working with commercial tenants

to ensure there is continuity of service throughout the development programme.

- 1.7. On Ekin, the second stage report from JLL has now been published. The report will be presented to the Ekin Road Liaison Group on 4<sup>th</sup> March. The council does not believe that it is fair to residents' wellbeing to create delay and uncertainty. Therefore, as advised by JLL, the council is proposing to consult on emerging designs.
- 1.8. *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.

## **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 856 homes with scheme approval. This 856 is made up of:
    - 240 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.
    - 228 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).
    - 202 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 the CIP led scheme at Newbury Farm was approved in January 2024. Work remains ongoing toward finalising scheme design ahead of planning submission.

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	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%

<b>10 Yr New homes programme</b>	<b>Completed</b>	<b>On site</b>	<b>Approved</b>	<b>Totals</b>
Total Homes	30	226	600	856
Replacement homes	0	49	112	161
Intermediate (80% of market rents)	0	104	124	228
Acquisitions (LAHF)	20	1	0	21
Market Sale	0	8	194	202
Net new Build Social and 60%/LHA(CCC)	10	64	170	240
Net new 3rd Party Affordable	Breakdown below - Modular			4
Total Net New held in HRA	Includes all net HRA rental			489

<b>Modular Homes Project</b>	<b>Completed</b>	<b>On site</b>	<b>Approved</b>	<b>Totals</b>
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

<b>LAHF Refugee Housing</b>	<b>Completed</b>	<b>In process/ On site</b>	<b>Approved</b>	<b>Totals</b>
Total homes	22	11	1	34
Existing pipeline(accounted seperately)	16	0	0	16
Acquisitions	6	11	1	18
Net new Affordable HRA homes	6	11	1	18

- 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 February 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	
Newbury Farm	150					23	16	6		13	2			4	43	43							3
TOTAL	856	139	112	20	1	65	43	39	7	116	97	15	0	26	74	51	51	72	88	1	0		
		<b>1bed</b>	<b>2bed</b>	<b>3bed</b>	<b>4bed+</b>			Percentage		<b>1bed</b>	<b>2bed</b>	<b>3bed</b>	<b>4bed+</b>										
Net new social/60%/LHA	265	132	67	58	8			Social/60%/LHA		50%	25%	22%	3%										
Net new 80% Rented	228	116	97	15	0			80% rented		51%	43%	7%	0%										
<b>Pre-planning schemes unit and tenure subject to change in line with existing HSC Approvals</b>																							

## 4 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
<b>Total</b>	<b>458</b>	<b>318</b>	<b>76</b>		
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	118	118	0	CIP	External works and handover of underground car park remain ongoing.
Cromwell Road	118	179	0	CIP	In progress
Colville Phase 2	43	0	20	CIP	In progress
Meadows and Buchan	22	0	0	CIP	In progress
Campkin Road	50	0	25		Completed homes and community centre handed over in July 2023 and now in 1yr defects period.
Clerk Maxwell Road	14	21	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
<b>Total</b>	<b>212</b>	<b>125</b>	<b>8</b>	<b>49</b>		
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	The superstructures on both sites across all four blocks continue to rise as good progress continues
L2 Orchard Park	30	45	0	0	Feb-24	Programme delays experienced due to electrical supply works undertaken by Ipsum. These delays have been compounded by Highway related issues through December and January.
Fen Road	12	0	0	0	Feb-24	Build completion achieved by the end of January 2024. Planning condition discharges are currently progressing ahead of practical completion.
Colville Road Phase 3	32	16	0	16	Jan-25	The site continues to progress as programmed across the northern and southern sites
Ditton Fields	6	0	0	0	Feb-24	Final snagging underway.
Borrowdale	3	0	0	0	Feb-24	Build completion achieved by the end of January 2024. Planning condition discharges are currently progressing ahead of practical completion.
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	External wall brickwork is also at first floor level and the plots are ready to receive the first floor joists
Sackville Close	0	7	0	0	Dec-24	External wall brickwork is also at first floor level and the plots are ready to receive the first floor joists
Aylesborough Close Phase 2	41	29	0	33	Oct-25	Grant confirmed. Concreting to the foundations are also complete and the substructure blockwork is 65% complete.
Queen Ediths Way	0	0	8	0	Dec-23	Pre commencement planning conditions have been discharged and the access road works are nearing completion.

## 5.3 Approved schemes;

The St Thomas Road development is now on hold pending officer review.

The East Barnwell development was submitted for planning in December 23 and further work is continuing with residents and commercial tenants. The council is working with commercial tenants to ensure there is continuity of service throughout the development programme.

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replacement	Start on Site	Programme status
<b>Total</b>	<b>272</b>	<b>100</b>	<b>140</b>	<b>112</b>		
Kendal Way	1	0	0	0	Mar-24	Fenceline 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	Scheme on Hold
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	Separate reporting being brought to this board to outline scheme design movement which has taken place to date
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. Firm SOS date may proceed ahead of schedule.
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
Newbury Farm	45	15	60	0	Oct-24	Design being finalised ahead of planning submission

## 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 As verbally reported to the January meeting of this committee, further funding bids have now been accepted by Homes England for:
- 6.4.1 the 100% affordable regeneration scheme at Aylesborough Close Phase 2, including replacement Homes - £5,717,000 allocated
  - 6.4.2 Colville Phase 3, 16 additional Replacement homes, £1,280,000
- The councils assumptions around funding for the new homes programme will be updated in line with these most recent allocations.

## **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 targeted 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.
- 6.5.3 For Round 2, 3 out of the 4 target homes have been acquired, with 1 remaining to complete in March 2024.

## **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 36 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>TOTAL</b>	<b>1078</b>	<b>36</b>	<b>5</b>	<b>15</b>	<b>15</b>	<b>2</b>	<b>1</b>
<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		
Kendal Way	1	1				1	
Clerk Maxwell*1	14	0					
<b>10 Yr 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						

	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)
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					
Newbury Farm	60	3		1	2		

\*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 451 homes in development which are being benchmarked against Passivhaus Performance levels.

Targets	Energy per m <sup>2</sup>	Carbon Emissions below 2013 building regs	Litres per person per day	% Bio-diversity 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
<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>	
<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	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	25.57	40%	110	10%	1	TBD	TBD	TBD	TBD	TBD
East Barnwell	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD
Newbury Farm	60	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD

## 9. Risks

Risk	Likelihood	Impact	Mitigation
<p><b>Cost increases on approved projects</b></p>	<p><b>5 - Certain</b>            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><b>4- Significant disruption</b>            1. Committee approval needed for additional capital funding            2. Unplanned public expenditure            3. Loss of value for money            4. Reputation risk to Council            5. Reduction in overall delivery achievable</p>	<p>1. Cost plans are regularly reviewed and updated, and contracts are fixed price to the council.            2. Latest budgets consistently reviewed as part of BSR and MTFS Process.            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.            4. Committee approval to progress schemes ahead of firm grant certainty mitigates cost increases ahead of entering into build contracts.            5. Depending on the extent of the additional cost this may be managed within scheme level contingencies approved in Budget Setting Report.</p>
<p><b>Securing Planning Permission on new schemes</b></p>	<p><b>2 - Some possibility</b>            1. Failure in obtaining planning permission or Conditions signoff cause delays and increase costs.            2. Delays in receiving a planning decision lead to increased costs being incurred and delays in submission of Funding Bids.            3. Additional time and effort required to redraft plans should revised applications be required.</p>	<p><b>3 - Noticeable effect</b>            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.            2. Build in of additional lead time where required to ensure schemes progressing within target schedules            3. Ensuring officers and councillors are involved in decision making from project early stages</p>
<p><b>Sales risk – exposing Council cash flow forecast</b></p>	<p><b>2 - Some possibility</b>            1. deceleration of sales / purchase/ acquisition cycle            2. Depreciation of assets</p> <p>Influx of market led schemes now requires increased consideration of risk of income reducing against assumed margins.</p>	<p><b>3 - Noticeable effect</b>            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.            2. Close engagement with market through private sector partners            3. Share risk with private sector partners            4. Financial and sensitivity analysis for the new project site selections, before project starts.</p>

Risk	Likelihood	Impact	Mitigation
<b>Decanting residents / leaseholders</b>	<p><b>4- probable</b></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><b>4 - significant disruption</b></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 rehoming 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>
<b>Not securing necessary grant for new schemes</b>	<p><b>2- Some possibility</b></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><b>Grant Funding at Fanshawe Road through CPCA under review following change of tenure of the scheme and retention subject to CPCA approval.</b></p>	<p><b>3 - Noticeable effect</b></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. Two revised funding bids are in process to utilise this opportunity.</p>
<b>Labour market/materials/build prices increasing</b>	<p><b>5- Certain</b></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><b>4 - significant disruption</b></p> <p>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.</p> <p>2. Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.</p>
<b>Insufficient Project Management Resource to complete programme</b>	<p><b>1 - Little chance</b></p> <p>1. Inability to properly manage projects</p> <p>2. Council entering into contractual obligations without proper oversight</p>	<p><b>3 - noticeable effect</b></p> <p>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</p> <p>2. Resourcing fund for new recruitments to ensure capacity</p>

Risk	Likelihood	Impact	Mitigation
<b>Future anti-development campaigns</b>	<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	<b>3 - Noticeable effect</b> 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.

Design work on this scheme remains underway with a target date of March 24 for planning submission. A report has been submitted for approval at this committee for the mix of affordable homes to be acquired by the Council.

- **Ekin Road** – On Ekin, the second stage report from JLL has now been published. The report will be presented to the Ekin Road Liaison Group on 4<sup>th</sup> March. The council does not believe that it is fair to residents' wellbeing to create delay and uncertainty. Therefore, as advised by JLL, the council is proposing to consult on emerging designs.
- **Hanover and Princess Court** – At the HSC in March 2023 the Council approved the principle of redevelopment of Hanover and Princess Court.

Scheme development continues based on the reprovision of the existing affordable housing quantum and a 50/50 split in tenure between affordable and private housing.

Landscape Architects have been appointed to enhance the open space opportunity and offering.

Decant is well advanced but there are still significant numbers 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.

Work is continuing to resolve the matter of retention, or not, of the various trees on the site.

There is the additional complication of ensuring the council meets its obligations under the Building Safety Act as one of the blocks is over 18m.

- **Davy Road and Brackyn Road**

Officers have knocked on every door on the estate to answer any queries residents have on potential redevelopment and to set up one to one appointments with officers.

The first steps on this potential redevelopment site are feasibility, surveys and consultation. Members will be consulted prior to any commencement of survey work and prior to the commencement of consultation with residents.

- **Rooftop Feasibility Study** – The viability work of a joint new build and refurbishment scheme is close to completion with significant investigative works that have been undertaken through December 2023 and January 2024. Further resident engagement is planned in June and officers from Housing and Occupational Therapy will be working together to ensure the tenant needs are prioritised.

## **11 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.

## **12 Background papers**

Background papers used in the preparation of this report:

- HSC/ January 2024 Update on New Build Council Housing Delivery
- HSC/ Mach 2024 Purchase of new affordable housing – ATS/Murketts

## **13 Appendices**

Appendix 1: Programme milestone summary

## **14 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](mailto:ben.binns@cambridge.gov.uk).