

Item

Update on new build council housing delivery

To:

Councillor Gerri Bird, Executive Councillor for Housing
Housing Scrutiny Committee 18/06/2024

Report by:

Ben Binns, Head of Housing Development Agency

Email: 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. 948 new build homes have been completed across 22 sites under the City Council programmes, with 554 being net new Council homes.
- 1.3. As verbally reported to the March committee, all acquisitions have now been competed to meet LAHF Rounds 1 and 2, providing 37 Homes for refugees in the city. The Council has submitted a positive expression of interest in a potential 3rd Round of funding, but a formal outcome from LAHF remains awaited.
- 1.4. The Market-led housing scheme at Fanshawe Road received resolution to grant planning at a meeting of the Planning Committee in March 2024. Work is progressing to obtain vacant possession of this to allow formal commencement of works.
- 1.5. Planning Submissions have now been made for Schemes at Newbury Farm and ATS/Murketts, where the Council has obtained approval for purchasing affordable homes into stock from the CIP partnership.
- 1.6. The approach to regeneration of the Council's existing estates was approved at HSC in September 2021. The LPA is developing a Design Code for Arbury, Kings Hedges and parts of West Chesterton which will create a context for reviewing the future of the ageing estates in the area.
- 1.7. This is a framework document not a masterplan. This work covers the areas of both Arbury Court and Kingsway, and as consultation on the Design Code continues it is recognised that there will be a need to carry out further work on

options and consultation on these estates. As a result lease negotiations on commercial premises at Arbury Court will need to take account of the consideration of future options for the District Centre which will be in progress.

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 updated Regeneration Policy as outlined in Paragraph 11.1 and appendix 2.
- 2.3. Note that negotiations on commercial leases at Arbury Court will now take account of the need to consider future options for a District Centre.

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 918 homes with scheme approval. This 918 is made up of:
 - 253 net new build Council rented HRA homes at Social rent or 60% of Market rent (Subject to Final Design ahead of formal planning submissions)
 - 4 modular homes to be held, let and funded as Roughsleeper accommodation by It Takes a City.
 - 235 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).
 - 244 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.

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	127	144	647	918

Replacement homes	0	49	112	161
Intermediate (80% of market rents)	45	59	131	235
Acquisitions (LAHF)	21	0	0	21
Market Sale	0	8	236	244
Net new Build Social and 60%/LHA(CCC)	61	28	168	253
Net new 3rd Party Affordable	Breakdown below - Modular			4
Total Net New held in HRA	Includes all net HRA rental			509

Modular Homes Project	Completed	On site	Approved	Totals
Total Homes	16	4	0	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	4	0	4

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

3.2. 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 approved in January 2024 includes all financial information for respective scheme budgets and net cost to the Council's Housing Revenue account, and these are updated in an ongoing basis through the annual budget setting procedure.

3.3. 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 May 2024

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											
Fanshawe	84					18	7	9		5	6			1	30	8			20			3	
East Road	40	10	6							16	6	2										TBD	
Hanover and Princess Ct	138	51	31											25	31			47	35			TBD	
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													2	
Queen Ediths Way	8																8						
Newbury Farm	150					23	16	6		13	2				4	43	43					4	
ATS Murketts	70					8	9	4		7					4	26	12					2	
TOTAL	918	139	112	20	1	73	48	39	7	123	97	15	0	26	78	77	63	72	88	1	0	22	
		1bed	2bed	3bed	4bed+					Percentage	1bed	2bed	3bed	4bed+									
Net new social/60%/LHA	278	140	72	58	8					Social/60%/LHA	50%	26%	21%	3%				Net % M(4)3					
Net new 80% Rented	235	123	97	15	0					80% rented	52%	41%	6%	0%				4.29%					
Pre-planning schemes unit and tenure subject to change in line with existing HSC Approvals																							

4. Scheme details

4.1. 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 and 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	554	318	76		
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	Handover of underground car park remain ongoing.
Colville Phase 2	43	0	20	CIP	Jan '23. 4 remaining units in progress
Meadows and Buchan	22	0	0	CIP	Ph1 Feb 23. Ph2 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	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.
Fen Road	12	0	0	CIP	Scheme fully handed over February 2024. Now within defects period.
Ditton Fields	6	0	0	CIP	Scheme fully handed over February 2024. Now within defects period.
Borrowdale	3	0	0	CIP	Scheme fully handed over February 2024. Now within defects period.
L2 orchard park	75	0	0	CIP	Scheme fully handed over March 2024. Now within defects period.

4.2. Schemes on Site:

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replace-ment	Practical Completion	Programme status
Total	165	59	8	49		
Colville Phase 2	4	0	0	0	Aug-24	Remaining 4 completions to coincide with 1 st Colville Phase 3 completions.
Meadows and Buchan	84	0	0	0	Nov-24	Completion forecast brought forward due to gained progress on site. Reviewing options for overheating management in Community Centre.
Colville Road Phase 3	32	16	0	16	Nov-24	Completion forecast brought forward due to gained progress on site.
Aragon Close	0	7	0	0	Dec-24	Good progress being made. Concluding car club and EV Charging arrangements.
Sackville Close	0	7	0	0	Dec-24	Good progress being made. Concluding car club and EV Charging arrangements.
Aylesborough Close Phase 2	41	29	0	33	Oct-25	Grant confirmed. Roof slab going onto Block B, A&C approaching third floor slab in the coming weeks.
Queen Ediths Way	0	0	8	0	Nov-24	Superstructures rising to roof level across all plots.
Hills Avenue Roughsleeper Pods	4	0	0	0	Jul-24	SOS reached 7 May 2024 with establishment of plant and commencement of tree protection works

4.3. Approved schemes:

The St Thomas Road development is now on hold pending officer review. This has now been removed from the below list of schemes.

Scheme Name	Social, LHA and 60% of Market rent	80% Market Rent	Market Sale	Replace-ment	Start on Site	Programme status
Total	281	107	260	112		
Kendal Way	1	0	0	0	Dec-24	Planning variation in process to update revised fence alignment. Final review of costs being undertaken ahead of Start on Site.
Paget Rd	2	2	0	0	Dec-24	Planning submitted with June Committee date forecast for resolution.
Fanshawe Road	34	11	39	20	Sep-24	Planning approved March 2024. S106 obligations being agreed and final decanting of residents underway ahead of formal start on site.
East Road garages	16	0	24	0	Feb-25	Initial scheme remains under review. Pre-planning process and design revision underway.
Hanover and Princess	82	0	56	82	Sep-25	Height and massing parameters established with design development ongoing.
Eddeva Park	32	0	0	0	Sep-24	Developer delays have pushed forecast start on site to Sep-2024.
East Barnwell	48	72	9	10	Nov-24	Planning resolution forecast June-24.
Newbury Farm	45	15	90	0	Oct-24	Planning submitted April 24. Committee resolution expected Aug-2024
ATS Murketts	21	7	42	0	Jan-25	Planning submitted. Committee resolution forecast for Aug- 2024

5. New Programme Funding

- 5.1. 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, Aylesborough Close.
 - This funding includes funding of all replacement homes at Colville 3 and Aylesborough Close.
- 5.2. 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).
- 5.3. 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.

5.4. Funding for Refugee Housing

- 5.5. DLUHC's Local Authority Housing Fund has provided funding to the supply of housing for refugee families through 2 Rounds to date. These Include:
- 5.5.1. Round 1 Funding of £4,968,683 for delivery of homes earmarked for Afghan and Ukrainian refugees.
- 5.5.2. Round 2 capital grant funding of £840,000 earmarked for Afghan refugees.
- 5.6. The Council has now fully met the targeted delivery under both Rounds 1 and 2, ahead of the formal deadlines. These targets was additionally exceeded through delivery of 37 net homes into council stock, exceeding the targeted 34.
- 5.7. The Council has submitted a positive expression of interest in a potential 3rd Round of funding, but a formal outcome from LAHF remains awaited. This will be reported to Committee for decision at a later date, once a firm offer has been received from the LAHF.

6. Delivering Accessible Housing

- 6.1. 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.

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

6.3. There are currently 49 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 (Blue now completed)

	Total council rented 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	1208	1179	49	5	17	26	4	2
500 programme								
Mill Road phases 1 & 2	118	118	3	5	3	0		
Anstey Way	56	56	3		3	0		
Cromwell Road	118	118	6		4	2		
Colville Road Ph 2	69	69	4		0	4		
Campkin Road	75	75	4		1	3		
Meadows & Buchan	106	106	5		2	3		
Tedder Way	1	1	1					1
Kendal Way	1	1	1				1	
Clerk Maxwell*1	14	14	0					
10 Yr New homes programme								
L2 Orchard Park*2	75	73	0					
Histon Road*1	10	10	0					
Fen Road	12	12	2				1	1
Ditton Fields	6	6	0					
Borrowdale	3	3	0					
Colville Road Phase 3	48	48	2			2		
Aragon Close	7	7						
Sackville Close	7	7						
Aylesborough Close Phase 2	70	70	3		2	1		
Paget Rd	4	4	0					
Fanshawe Road	45	45	3		1	1	1	
East Road	16	16	TBD	TBD	TBD	TBD	TBD	TBD
Hanover and Princess	82	82	TBD	TBD	TBD	TBD	TBD	TBD
Hills Avenue Roughsleeper Pods	4	4	0					
LAHF Refugee housing *3	21	21	0					
Eddeva Park *1	32	5	2			2		
East Barnwell	120	120	4			4		
newbury Farm *1	60	60	4		1	3		
ATS Murketts	28	28	2			1	1	

*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

7. Sustainability

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

- Histon Road (The Mews), Eddeva Park, Newbury Farm, and ATS/Murketts meet the Local Plan requirements and are off the shelf s106 schemes 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.

7.2. The council now has 451 homes in development which are being delivered to- or are benchmarked against Passivhaus Performance levels.

Targets	<i>Energy per m²</i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% Bio-diversity uplift</i>	<i>No. of car bays per home</i>
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 m²</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 m²</i>	<i>Carbon Emissions below 2013 building regs</i>	<i>Litres per person per day</i>	<i>% uplift</i>	
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	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	28	35%-40%	90	20%	0.5 or less	TBD	TBD	TBD	TBD	TBD

8. 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, building reg. changes, inflation and supply chain cost increases are being encountered.</p> <p>Staffing and materials shortage and delays to SOS due to funding uncertainties increase potential for this risk.</p>	<p>4- Significant disruption</p> <ol style="list-style-type: none"> 1. Committee approval needed for additional capital funding 2. Unplanned public expenditure 3. Loss of value for money 4. Reputational risk to Council 5. Reduction in overall delivery achievable 	<ol style="list-style-type: none"> 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.

Risk	Likelihood	Impact	Mitigation
Securing Planning Permission on new schemes	<p>2 - Some possibility</p> <ol style="list-style-type: none"> 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>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>	<ol style="list-style-type: none"> 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
Sales risk – exposing Council cash flow forecast	<p>2 - Some possibility</p> <ol style="list-style-type: none"> 1. deceleration of sales / purchase/ acquisition cycle 2. Depreciation of assets <p>Influx of market led schemes now requires increased consideration of risk of income reducing against assumed margins.</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 and the Cambridge market remains relatively stable</p>	<ol style="list-style-type: none"> 1. Close engagement with market through private sector partners 2. Share risk with private sector partners 3. Financial and sensitivity analysis for the new project site selections, before project starts. 5. Specialist partner input to sales forecasts
Decanting residents / leaseholders	<p>4- Probable</p> <ol style="list-style-type: none"> 1. Regeneration schemes will not be progressed if residents are not decanted. 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 3. Redevelopment of estates with high % Lease/freehold ownership poses greater risk of CPO proceedings being required 	<p>4 - significant disruption</p> <p>Decant of Schemes under the 1,000 programme is ongoing and if this is not achieved on time there will be impact on the costs of the project.</p>	<ol style="list-style-type: none"> 1. Decant and rehoming officers regularly liaising with residents requiring decanting to ensure successful rehoming. 2. Decanting and liaison with tenants started early on in the development process. CPO and NOSP process outlined to be proceeded as necessary on future schemes. 3. Additional resource to support this work allocated. 4. Resident liaison groups established.
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>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 funding committed by the Council. The business plan for the MTFs and BSR assumes grant.</p>	<ol style="list-style-type: none"> 1. Continual discussions with Homes England and other funding bodies are providing greater security on grant funding ability. Issues in securing the level required to support the costs of developing in Cambridge are an issue, and we will continue to review assumptions in the business plan as negotiations develop. 2. A recent report from DLUHC has additionally highlighted major risk to the governments Affordable housing programme if grant rates remain static against current inflation. 3. The council has welcomed the recent announcement by Homes England allowing funding of

Risk	Likelihood	Impact	Mitigation
			replacement homes to be considered within the ongoing 21-26 CME programme. Two revised funding bids are in process to utilise this opportunity.
Labour market/materials/build prices increasing	5- Certain 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	4 - significant disruption 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.	1.Fixed price contracts and liaising working closely with Hill to ensure all materials are placed and ordered as soon as reasonably possible and stock-piled on site or using additional storage as required. 2.Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.
Insufficient Project Management Resource to complete programme	2- Some possibility 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
Failure to secure net unit gain on redevelopment sites	5- Certain Encountered where the requirement for replacement of existing homes is necessitated due to ongoing maintenance concerns and Duty of Care.	4- Significant disruption Lack of significant additional revenue to offset investment will lead to Reduction in overall delivery achievable	1.Prioritisation of investigations into Council holdings which indicate scope for net housing gain

9. New programme

Work in progress

9.1. Ekin Road

9.1.1. A separate report on Ekin Road is being brought to this Meeting of the Committee.

9.2. Hanover and Princess Court

9.2.1. Pursuant to initial HSC scheme approval in March 2023, pre-application consultations and design workshops have established height and massing parameters. The suggested height and massing envelope achieves a balance

between the number of proposed homes and proposals that integrate within the conservation area and are tailored to the sites existing constraints.

- 9.2.2. Viability analysis is ongoing in tandem with design development. Work is continuing to resolve the matter of retention, or not, of the various trees on the site. The Consultant team continues to expand to draw relevant design expertise together ahead of a proposed planning submission later in the year.
- 9.2.3. Decanting of tenants and leaseholders has retained momentum however there are still significant numbers of leasehold flats to be repurchased. The Council will as on other scheme seek to proceed by agreement, but a CPO in relation to some leasehold interests may well be required. The Fire Brigade have provided advice and guidance regarding Hanover Court which is captured by the Building Safety Act due to its height.

9.3. Davy Road and Brackyn Road

- 9.3.1. Since officers knocked on every door in February, one to one meetings have been held with a number of residents upon request.
- 9.3.2. Feasibility studies and surveys are ongoing to understand what a proposed development might look like. These will inform the further resident consultation which was planned for w/c 24th June but which is now delayed due to the National Elections. Revised dates are in process of being set.
- 9.3.3. A wider event to capture residents' views on the Council's key projects in the broader Coleridge Ward is planned for July. The exact details are being finalised, however colleagues from across the Council are working together to facilitate the meeting, at which projects being led by Development, Communities and Streets and Open Spaces will be discussed.

9.4. Rooftop Feasibility Study

- 9.4.1. The viability review work of a joint new build and refurbishment scheme is close to completion, with significant investigative works having been undertaken through December 2023 and January 2024. Further resident engagement is planned through Summer 2024 and officers from Housing and Occupational Therapy will be working together to ensure the tenant needs are considered as priority.
- 9.4.2. This work is limited to a feasibility study only – this has a fixed end point with the outcome being a report to Housing Scrutiny Committee and a proposed way forward.
- 9.4.3. We are very aware of the sensitivity around potential decanting of sheltered tenants and no matter what the outcome of this study, mechanisms would be put in place to ensure limiting of disruption to existing tenants. A Key consideration is the need to mitigate stress related to uncertainty as we go through this feasibility process, so any comfort we can give to residents and clear communication are paramount. We have to date had in depth discussions with

many residents and have openly discussed surveys and investigative work as these are being undertaken when we have been approached for clarity. We aim to continue in this way to ensure that we limit any uncertainty and let the residents know as much as we can about the process and what is being considered. Taking residents along with us on this journey builds understanding and we need to retain the relationships and trust we have built up in our communications.

9.4.4. This pilot plays a vital role in providing detail to input into the Councils 30yr plan for its housing stock and sustainability ambitions. The true cost and implications of large scale retrofit, level access and fire safety improvements across the Councils housing stock are poorly understood and very little detailed work is informing the councils planning to date. Along with the Pilot work at Ross Street, this feasibility work is aimed at providing highly detailed and market tested information which can inform council decision making. All council departments are coordinating on this work to ensure that the outcomes received can be used to steer important decision making from a sustainability and finance point of view for the Council.

9.5. Arbury

9.5.1. The Report on progress toward an estate regeneration programme tabled to this committee in September 2021 noted the potential for remodelling of existing estates to provide additional high-quality homes as being investigated alongside a separate programme considering retrofitting improvements being led through Maintenance and Assets. The potential and cost for retrofitting, resident interests, the likely future maintenance and repair costs and the possibilities for additional homes are all considerations in the investigation.

9.5.2. Alongside these workstreams the Council's Property Services team have been reviewing the council's commercial property portfolio, together with the ongoing review of council working practices and best forward-use of Council offices to maximise efficiency while ensuring that all staff are accommodated.

9.5.3. Arbury Court is a site which has been noted through all the above workstreams as a property that requires investment to create an improved town centre, improved housing and with the potential to provide additional homes.

9.5.4. A draft Design Code has been published by the Local Planning Authority covering Arbury, Kings Hedges and part of West Chesterton wards. The draft Design Code focusses on five key themes:

- Make space for nature
- Prioritise Walking and Cycling
- Thriving Public Spaces
- Enhance Character

- Increase Sustainability

- 9.5.5. It is proposed that this will go through a formal planning process this year with a view to the document being adopted as Supplementary Planning Guidance.
- 9.5.6. The draft code sets out the challenge of ageing estates in the area. Having been constructed between the 1950's and 1970's, many components of the existing estate buildings within the local area have reached or will soon be reaching the end of their original design life.
- 9.5.7. It is recognized that the area includes a range of built forms and that addressing the challenges of the ageing estates in a complex urban setting will require careful consideration of these different elements and engagement with residents.
- 9.5.8. The Council is continuing to maintain the estates and work is currently in progress on some of the estates in the area. In November 2021 consultation events were held at the Kingsway estate. The response rate was low but 85% of those who did respond considered that the estate was in need of regeneration. The concerns about the Kingsway estate were reported to HSC in January 2022. At that stage the decision was taken to have a management plan in place pending redevelopment at a future date.
- 9.5.9. The Design Code also recognises the importance of Arbury Court as a centre for the area. Arbury Court offers a strategic route to Community Centre regeneration while additionally delivering new housing.
- 9.5.10. Alongside the development of the Design Code it is recognised that there will be a need to carry out further work on options and consultation on Arbury Court and Kingsway. As a result lease negotiations on commercial premises at Arbury Court will need to take account of the consideration of future options for the District Centre which will be in progress.

10. Implications

10.1. Financial Implications

- 10.1.1. 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.
- 10.1.2. Further review of overall budgets and financial positions are incorporated into the Councils Financial reporting programme.

10.2. Staffing Implications

- 10.2.1. 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.

- 10.2.2. Two separate reports are proceeding to this Committee, both of which hold significant impact in terms of requirements for decanting of existing tenants and lease/freeholder engagement. Officers are reviewing the additional workload associated with this sensitive work and are investigating possible additional resource allocation to facilitate successful outcomes for all parties.

10.3. Equality and Poverty Implications

- 10.3.1. 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.

10.4. Net Zero Carbon, Climate Change and Environmental Implications

- 10.4.1. Each scheme specific approval which proceed for Committee review will cover any specific implications.

10.5. Procurement Implications

- 10.5.1. Advice specific to each project.

10.6. Consultation and communication

- 10.6.1. 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.

11. Regeneration Policy

- 11.1. 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.
- 11.2. This policy explains the council's approach to decanting council tenants, leaseholders or freeholders who may be required to move from their home, both in the period before a scheme is approved for development by the council and during the development process.
- 11.3. The existing Regeneration Policy has been reviewed to consider the redevelopment of the Ekin Road estate, as set out in a separate report to this Committee. Proposed updates to the existing policy will provide greater transparency on the shortlisting process for tenants that have Home-Link 'emergency' status and will give special consideration to households with damp, condensation and mold ("DCM").
- 11.4. Amendments requiring Executive Councillor approval:

Section 1.3.4 Update to confirm that this policy will govern any estate regeneration schemes approved on or after the Housing Scrutiny Committee meeting of 18th June 2024.

Section 4.2 Secure council tenants required to move as part of a regeneration scheme will be given emergency housing status to bid under Home-Link. Introductory tenants will be given emergency housing status one year after their tenancy start date. This housing status will be applied following the Executive Councillor approval of a detailed regeneration scheme and will apply to the affected tenants as outlined.

Section 4.2.1 Where more than one tenant with emergency status is bidding on the same property from different estate areas approved for redevelopment, allocation will be made based on the following:

1. Earliest redevelopment 'start on site' date
2. Home-Link application priority date

Section 4.2.2 Special consideration will be given to Home-Link applicants with DCM in the property that has been inspected by the council. Priority will be decided by a Cambridge City Council Officer considering the severity of the DCM, any serious health conditions and the age and vulnerability of household members. These cases may supersede the shortlisting criteria set out in 4.2.1.

Section 4.2.3 Where more than one tenant with emergency housing status and the same priority date has bid for a property, a Cambridge City Council Officer will decide priority for shortlisting taking into account the needs of the household and best use of housing stock.

11.5. Community Safety

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

12. Background papers

12.1. Background papers used in the preparation of this report:

- 24/17/HSC Update on New Build Council Housing Delivery.
- 21/48/HSC Report on progress toward HRA Estate Regeneration programme Including a report on a proposed scheme at Aylesborough Close.
- 22/8/HSC Report on Hanover and Princess Courts and Kingsway Flats.
- <https://engage.cambridge.gov.uk/en-GB/folders/design-code> Inspired Living – A design code to enhance design in Northern Cambridge neighbourhood.

13. Appendices

13.1. Appendix 1: Programme milestone summary

13.2. Appendix 2: Regeneration Policy

14. Inspection of papers

14.1. 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.