



Housing Scrutiny Committee 18 June 2024

Decisions

Agenda item 6 - Report on Ekin Road Stage 2 Options Appraisal

The Executive Councillor for Housing:

- Noted the completion of JLL Final Report (Stages 2 and 2b) of the options appraisal for Ekin Road.
- Approved that a mixed tenure scheme be brought forward, and a planning application submitted in line with the emerging design proposals set out in this report for the redevelopment of the Ekin Road estate excluding the 14 houses to the south of the estate. The development of the proposals to include further engagement with residents of the estate.
- Authorised the Chief Operating Officer (COO) in consultation with the Executive Councillor for housing to approve variations to the scheme including the number of units, tenure, mix of property types and sizes outlined in the officer's report.
- Authorised the Chief Operating Officer in consultation with the Executive Councillor to approve the transfer of the land known as Ekin Road and Ekin Walk (excluding nos. 33-59 odd Ekin Road and 1 – 6 Ekin Close) and shown edged red on the attached plan in Appendix 1, to Cambridge Investment Partnership (CIP) for

redevelopment. The transfer will be at a value provided by a further independent valuation.

- Authorised the Chief Operating Officer in consultation with the Executive Councillor to approve an Affordable Housing Agreement with CIP for the purchase of 64 affordable homes. This agreement will be at a value provided by an independent valuer.
- Approved draw down of a budget of £19,859,734 from the budget approved for the delivery of new homes, to fund the purchase of the affordable homes and associated development costs including on costs, the purchase of freehold and leasehold properties and the costs of decant for residents of the estates.
- Approved giving 82 affected council tenants required to decant the highest priority on the Council's choice-based lettings system (Home-Link). The emergency banding status will be applied to all existing secure tenant applications from 18th June 2024.
- Delegated authority to the Chief Operating Officer to take steps preparatory to the making of a Compulsory Purchase Order (CPO) in respect of any Leasehold and Freehold properties required in order to deliver the scheme.
- Delegated authority to the Chief Operating Officer to make a CPO in respect of any leasehold or freehold interests that cannot be acquired by private treaty within a reasonable timescale and at a reasonable cost subject to the Chief Operating Officer being satisfied that there is a compelling case in the public interest for the use of compulsory purchase powers, and that all legal and policy requirements for the making and confirmation of a CPO have been met;

- Delegated authority to the Chief Operating Officer to serve initial Demolition Notices under the Housing Act 1985.
- Delegated authority to the Chief Operating Officer to investigate and approve a scheme of works to improve the seven Council owned properties that will be retained.

Agenda item 7 - Compliance Update

The Executive Councillor for Housing:

- Noted the progress of the compliance related work detailed within the report.

Agenda item 8 - Procurement of Planned Maintenance Contractor

The Executive Councillor for Housing:

- Approved the issue of tenders and, following evaluation of tenders, authorise the Director City Services to award a contract(s) to a contractor(s) to carry out planned building maintenance works and associated services to Council housing and other buildings for a period of five years from September 2025 to September 2030, with an option to extend for one or more year(s) up to a maximum extension of three years.

Agenda item 9 - Rent Regulation Errors - Update Report

The Executive Councillor:

- Noted progress in respect of the correction and quantification, calculation and repayment of any overpayments resulting from the two identified rent regulation errors.

Agenda item 10 - HRA Outturn Report 2023/24

The Executive Councillor for Housing:

- Approved carry forward requests totalling £562,600 in revenue funding from 2023/24 into 2024/25, as detailed in Appendix C of the officer's report.

The Executive Councillor for Housing recommends to Council:

- Approval of carry forward requests of £12,507,000 in HRA and General Fund Housing capital budgets and associated resources from 2023/24 into 2024/25 and beyond to fund re-phased net capital spending, as detailed in Appendix D and the associated notes to the appendix of the officer's report.
- Approval of a revised capital financing structure for 2023/24, utilising £8 million of capital reserves set-aside for either debt redemption or re-investment, in place of borrowing and direct revenue financing of capital. This recognises the current high interest rates for borrowing and the need to maintain a prudent level of revenue reserves following the requirement to allow for payment of rent refunds arising from the rent regulation error.

Agenda item 11 - Greater Cambridge Housing Strategy 2024-2029

The Executive Councillor for Housing:

- Approved the overarching vision for the Greater Cambridge Housing Strategy 2024-2029 (attached as Appendix A to this report): "Affordable, Healthy, Safe and Sustainable: Homes and Communities for All".
- Approved the objectives laid out in the Greater Cambridge Housing Strategy 2024-2029 (attached as Appendix A to this report):

- a) Building the right homes in the right places that people need and can afford to live in.
- b) High quality, low carbon, energy and water efficient homes.
- c) Settled lives.
- d) Building strong partnerships.

- Approved the priorities laid out in the Greater Cambridge Housing Strategy 2024-2029 (attached as Appendix A to this report):

- a) Increasing the supply of new homes, including affordable housing, contributing to healthy and sustainable communities.
- b) Enabling the housing market to meet a wide range of local housing needs and to support sustainable growth.
- c) Mitigating and adapting to climate change through good design and quality of new homes.
- d) Improving housing conditions, management, safety and environmental sustainability of homes, and making best use of existing homes.
- e) Promoting health and wellbeing, tackling poverty, and promoting equality and social inclusion.
- f) Preventing homelessness.
- g) Working with partners to innovate and maximise resources.

- Approved the updated Greater Cambridge Housing Strategy 2024-2029 document itself (attached as Appendix A to the officer's report).
- Approved the new and updated policy annexes to the Greater Cambridge Housing Strategy 2024-2029 (attached within Appendix B to this report):
 - a) Annex 1: Housing for specific groups.
 - b) Annex 2: Affordable Housing Requirements.
 - c) Annex 3: Clustering and distribution of affordable housing.
 - d) Annex 4: Affordable Rents policy.
 - e) Annex 5: Build to Rent Policy.
- f) Note the content of the non-policy related annexes to the Greater Cambridge Housing Strategy 2024-2029 (attached within Appendix B to this report):
 - a) Annex 6: Summary of Evidence.
 - b) Annex 7: Glossary.
 - c) Annex 8: Key Achievements 2019-2023.
- Approve the Year 1 action plan attached as Appendix C to this report.
- Subject to Executive Councillor approval of the Greater Cambridge Housing Strategy 2024-2029, Annexes, and Year 1 action plan (attached at Appendices A,B & C to this report), give delegated authority to the Assistant Director of Housing & Homelessness to agree any minor changes which may subsequently be required.

Agenda item 12 - Update on New Build Council Housing Delivery

The Executive Councillor for Housing:

- Noted the continued progress on the delivery of the approved housing programme.
- Approved the updated Regeneration Policy as outlined in Paragraph 11.1 and appendix 2.
- Noted that negotiations on commercial leases at Arbury Court will now take account of the need to consider future options for a District Centre.

Agenda item 13 - Report on Stanton House

The Executive Councillor for Housing:

- Noted the cost of essential Compliance related works required to Stanton House at £635,000.
- Noted the options appraisal for Stanton House carried out by Rock Townsend Architects LLP and agreed in principle that it is no longer viable to retain the building in its current form.
- Approved removing Stanton House from the Councils operational Housing portfolio, which will include the planned decanting of all existing residents in line with our Regeneration Policy which includes information on statutory home loss and disturbance payments.
- Approved a capital budget of £333,000 to cover the decanting payments to residents of Statutory Home loss and Disturbance payments. This budget will be drawn down from the existing budget approved for investment in the delivery of new homes.

- Agreed that there will be further consideration of the redevelopment options for the Stanton House site that will be brought back to this committee in September 2024 for decision.

For more information please contact Democratic Services:

- democratic.services@cambridge.gov.uk