

REPORT TITLE: Update on New Build Council Housing Delivery

To:

Councillor Gerri Bird, Executive Councillor for Housing

Housing Scrutiny Committee 17 September 2024

Report by:

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Wards affected:

All

1. Recommendations

1.1 It is recommended that the Executive Councillor for Housing:

1. Note the continued progress on the delivery of the approved housing programme as outlined in Appendix 1 and 2
2. Note the Council's support to the cross-party coalition of over 100 council landlords, including Cambridge City and South Cambridgeshire District councils, in the five solutions for the government to 'secure the future of England's Council housing as outlined in section 4.2.
3. Approve the formal adoption of a Portfolio approach to the Council's ten year development programme which take into account the Councils Ambitions in line with Corporate objectives, HRA Business Plan, the Local Plan and the Greater Cambridge Housing Strategy as outlined in Appendix 3, and acknowledging links to existing policies as set out in Appendix 3 part 7.
4. Note the findings of the initial Passivhaus pilot report including a commitment to come back to HSC in 2025 with recommendations on attaining Net Zero as outlined in Appendix 4.
5. Approve an amendment to the Sustainable Housing design Guide via an Addendum to include a CamStandard for sustainable housing delivery as outlined in Appendix 4.
6. Approve commencement of work on a Framework for Change for North Cambridge through the Cambridge Investment Partnership as outlined in Appendix 5

2. Purpose and reason for the report

- 2.1 This is a regular quarterly report showing progress on the City Council's new housing delivery and development programme.

This report also provides an update to the ten year programme on sustainability and the formal adoption of a portfolio approach to development.

The pipeline for the ten year programme is in line with the MTF5 which is submitted in a separate report to this HSC.

3. Alternative options considered

- 3.1 Alternative to direct development activities led by the council would be a reliance on third party Registered Provider delivery of affordable housing.

An extensive survey by the influential trade publication Inside Housing ranked the council second in the country for completion of new homes 'in-house' by the council's own development teams during 2022-23. It was also ranked sixth overall in the country for the total number of new council homes completed in the same timeframe when including council development companies (where HRA finance may not be included).

This puts the council above many London Boroughs and larger unitary councils in the country and identifies the strength of the Councils current Delivery team.

4. Background and key issues

- 4.1. This is a regular quarterly report showing progress on the City Council's new housing delivery and development programme.

4.2. Securing the future of England's council housing

- 4.2.1. On September 3rd at an event held in Westminster, an unprecedented cross-party coalition of over 100 council landlords, including Cambridge City and South Cambridgeshire District councils, jointly published five solutions for the government to 'secure the future of England's Council housing'.

The report, led by Southwark Council, warns that England's council housing system is broken, and that urgent action is needed for the government to deliver its housing promises.

In July this year, 20 of the largest council landlords published an interim summary of their recommendations. Significant traction – including an urgent meeting with the Deputy Prime Minister – has led to over 80 more councils backing their recommendations and signing the final report

- 4.2.2. This more detailed report (<https://www.southwark.gov.uk/housing/securing-the-future-of-england-s-council-housing>) sets out a full roadmap to renew the country's council housing over the next decade and critical policy changes for the realisation of the new government's social housing ambitions.

It explains how an unsustainable financial model and erratic national policy changes have squeezed councils' housing budgets and sent costs soaring. New analysis from Savills shows they will face a £2.2bn 'black hole' by 2028.

- 4.2.3. The recommendations include urgent action to restore lost income and unlock local authority capacity to work with the new government to deliver its promises for new, affordable homes throughout the country.

The five solutions set out detailed and practical recommendations to the new Government:

1. A new fair and sustainable HRA model – including an urgent £644 million

one-off rescue injection, and long-term, certain rent and debt agreements

2. Reforms to unsustainable Right to Buy policies
3. Removing red tape on existing funding
4. A new, long-term Green and Decent Homes Programme
5. Urgent action to restart stalled building projects, avoiding the loss of construction sector capacity and a market downturn

4.3. Update on Ten Year Housing Programme

- 4.3.1. 997 new homes have been completed across 23 sites under the City Council programmes, with 607 being net new Council homes.
- 4.3.2. The mixed tenure housing scheme at Fanshawe Road received resolution to grant planning at a meeting of the Planning Committee in March 2024 and again in August 2024. Work is progressing to obtain vacant possession of this to allow formal commencement of works.
- 4.3.3. 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.
- 4.3.4. 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.
- 4.3.5. This is a framework document. 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

4.4. Delivery programme

4.4.1. 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 1049 homes with scheme approval. This is made up of:
 - 226 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).
 - 311 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.
 - 252 Replacement rented homes on regeneration sites.

4.4.2. 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.

4.4.3. A breakdown per scheme of home size and rental tenure for the 10 year new homes programme is attached as Appendix 2:

4.5. Scheme Details: Completed Schemes – Refer Appendix 2 for details

- 4.5.1. All Homes have now been handed over at Colville 2. First 20 homes and 4 Commercial properties at Colville 3 have additionally now been handed over and are within the 1yr defects period.

4.6. Scheme Details: Schemes on Site – Refer Appendix 2 for details

4.7. Scheme Details: Approved schemes – Refer Appendix 2 for details

- 4.7.1. Ekin Road has now been added to the programme following approval at June HSC

- 4.7.2. Paget Road has now received resolution to grant a Planning Approval, delivering 4 new 3 bedroom houses on a former Council garage site.

- 4.7.3. Fanshawe Road

- 4.7.3.1. A revised Planning Resolution has been obtained for the Fanshawe Road scheme, outlining only 34 Affordable homes to be captured as a Planning Condition, with the remaining 11 Affordable homes remaining committed for delivery but not captured as a Planning requirement.

- 4.7.3.2. Current funding from Homes England has been obtained through the 21-26 Affordable Homes Programme, and specifically the Continuous Market Engagement (CME) tranche of this programme. If the affordable housing on a mixed tenure development site is enshrined as any form of obligation under the Planning Act, then it is not eligible for Homes England funding through their current programme. This is a strict interpretation of planning obligations but how this operates has been confirmed by Senior Homes England Officials. The Homes England regulations do not account for oversupply against planning requirements. Officers have admitted this is a known issue, but given that oversupply against the Planning requirement is not a widespread ambition there is no indicative drive to review this. The current 21-26 funding programme is currently in final stages and Homes England are planning for a new 26-31 AHP Programme. We continue to

raise this aspect among others, and will be kept informed as to any progress on this matter.

4.7.3.3. This blanket ineligibility irrespective of the planning requirement (in our case 40%) required a request for revised planning decision. This is not and has not been seen as an avenue to reduce the affordable housing delivery committed to through the HSC Decision, but is a required step to ensure that the 11 homes being delivered above the planning requirement can be submitted to Homes England for funding consideration.

4.7.3.4. As noted above the exception to Planning obligation point is the delivery of 100% affordable housing. In regard to this, all schemes which have to date received HE grant are 100% affordable schemes. These include Fen, Ditton, Borrowdale, Colville Ph3, Aylesborough, Aragon and Sackville and L2 Orchard Park. As such there is no risk related to schemes funded to date.

4.7.4. East Road

4.7.4.1. Various options are being considered for the East Road Garages Site. While the options are under consideration the site has not been included in the proposed portfolio of sites set out in a separate report to this Committee.

4.7.5. Stanton House

4.7.5.1. Following the decisions taken at HSC in June the decant of Stanton House is proceeding. All the residents are now registered on Homelink and are being supported to bid. The first moves have taken place and others have accepted offers or have submitted bids that have high priority. The position is changing rapidly as the decant progresses.

4.7.5.2. A decision was historically taken not to develop Stanton House as a care scheme. This was linked to the decision to focus care provision on Ditchburn Place. This confirmed changes to the use of Stanton House which had been in progress since the 1990s when the resident warden was withdrawn. Since that time age has been a factor in allocation to Stanton House but residents have not been assessed as

requiring care; some residents have been receiving domiciliary care (currently four out of 32) but this is only on the same basis as a resident of any property might receive care. In this context it is considered that Stanton House has for more than ten years had a housing use, albeit older persons housing (C3 in planning terms) and has not been functioning as a residential care institution (C2 in planning terms).

4.7.5.3. A scheme is in development for a mix of flats. The aim is to present this scheme to HSC in January 2025.

4.7.6. **Framework for Change for North Cambridge – Appendix 5**

4.7.6.1. Appendix 5 refers to the update report submitted to HSC in June 2024 that noted the need to carry out further work on options for the Kingsway and Arbury Court estates. It also noted the importance of Arbury Court as a local centre and the broader challenge of ageing estates across the area. The Executive Councillor noted that negotiations on commercial leases at Arbury Court will now take account of the need to consider future options for a District Centre.

4.7.6.2. A Framework for Change needs to be developed in consultation with local people. Two stages of consultation are proposed – one to views on aspects of the area that are valued, issues of concern, and ideas for change and a second to consider a draft report.

4.7.6.3. It is recommended that the Executive Councillor for Housing:

Approve commencement of work on a Framework for Change for North Cambridge through the Cambridge Investment Partnership

4.8. **Portfolio approach to redevelopment – Appendix 3**

4.8.1. Appendix 3 reviews the overall progress in the four years since the **Ten year new homes programme** was approved at HSC in 2020. It outlines the significant achievements and sets out the adjustments required to sustain the programme

over the second half of the ten-year period.

- 4.8.2. It is proposed to seek approval for the formal adoption of a Portfolio approach to the Council's ten year development programme which take into account the Councils Ambitions in line with Corporate objectives, HRA Business Plan, the Local Plan and the Greater Cambridge Housing Strategy.as outlined in appendix 3
- 4.8.3. Progress has been made in relation to the Ten Year Programme and in the MTFS HSC report also coming to this Committee the council has stated its ambition to provide significant levels of net new social and affordable housing over the next 10 years, recognising that Cambridge is a fast-growing city of economic importance to the UK, where the Council has already successfully delivered more homes than other local authority providers.
- 4.8.4. In the current economic climate of continued high interest rates and increased build costs, the Council alone is unable to finance this level of housing development in a financially sustainable way.
- 4.8.5. To address this, the authority has developed a potential new portfolio approach to the delivery of new homes which will allow affordable housing targets to be exceeded across the city as a whole, whilst reducing the cost of development to the HRA.

4.9. Grant Funding for Ten Year New Homes Programme

- 4.9.1. This Portfolio approach requires an 'ask' of government that rather than funding through Continuous Market Engagement or Strategic Partnership under the Affordable Homes Programme, a more Strategic Partnership model or a funding regime similar to that provided through the Greater London Authority should be extended to councils, so that more strategic allocations of funding can be obtained for use flexibly across development programmes.
- 4.9.2. The council is requesting a move towards fewer, flexible funding allocations which amalgamate the various funding sources for investment in housing into 1 or 2

“pots”, specifically addressing both investment in existing homes and new home delivery.

4.9.3. This approach would unlock regeneration sites in the city and on its fringes to deliver an increase in affordable homes and improve existing stock through partnership with the council, RPs and developers. Grant is needed to fund regeneration costs (buy backs and land assembly), retrofitting costs and to deliver higher sustainability standards on mixed tenure sites.

4.9.4. Last year Cambridge City Council, through its partnership with Hill, delivered the second largest number of direct build council homes in England and a significant majority of the affordable housing within the city. With £208.5 million grant the council could accelerate a pipeline of over 1,100 new and re-provided affordable homes and over 1,100 market homes.

4.10. Current funding arrangements:

4.10.1. 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.

4.10.2. This funding includes funding of all replacement homes at Colville 3 and Aylesborough Close.

4.10.3. For further Funding at East Barnwell and Fanshawe Road, Officers remain in discussion with Homes England. The timing of delivery of these schemes fall between the HE’s Continuous Market Engagement Programme dates (April ‘21-March ‘26, April ‘26 to March ‘31). Funding Bids will be formally submitted once Homes England have clarified arrangements for this bridging period and the guidance for the forthcoming 26-31 programme.

- 4.10.4. 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).
- 4.10.5. 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.

4.11. Funding for Refugee Housing

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

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

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

- 4.11.2. 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.
- 4.11.3. The Council has submitted a positive expression of interest in a potential 3rd Round of funding, and a Draft MOU from LAHF has now been received. A separate report is being brought to this September committee for decision in line with officer recommendations.

5. Corporate plan

- 5.1 The Councils Housing delivery programme directly addresses Priority 3: Building a new generation of council and affordable homes and reducing homelessness

Additionally, the programme also serves to address the following

Priority 1: Leading Cambridge's response to the climate change and biodiversity emergencies

- Target of 20% net biodiversity gain across redevelopment sites
- Housing delivery well exceeding Local Plan requirements in terms of efficiency, with a target for all new affordable homes to be delivered in line with the [Councils Sustainable Housing design guide](#)

Priority 2: Tackling poverty and inequality and helping people in the greatest need

- Provision of housing for refugee families
- Inclusion of modular move-on accommodation for former rough sleepers in the delivery programme
- All homes to be M(4)2 Adaptable and 5% to be M(4)3 adapted dwellings for families with accessibility needs.

Priority 4: Modernising the council to lead a greener city that is fair for all

- Number of developments implemented in line with (or exceeding) adopted policy requirements
- annual income generated by council services and investments

6. Consultation, engagement and communication

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.

7. Anticipated outcomes, benefits or impact

7.1 *See 5.1*

8. Implications

8.1 Relevant risks

8.1.1. Programme Risks

Risk	Likelihood	Impact	Mitigation
Cost increases on approved projects	<p>5 - Certain Risk of increased budget requirements due to Brexit, Ukraine War, building reg. changes, inflation and supply chain cost increases are being encountered. Staffing and materials shortage and delays to SOS due to funding uncertainties increase potential for this risk.</p>	<p>4- Significant disruption 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</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>
Securing Planning Permission on new schemes	<p>2 - Some possibility 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>3 - Noticeable effect 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>
Sales risk – exposing Council cash flow forecast	<p>2 - Some possibility 1. deceleration of sales / purchase/ acquisition cycle 2. Depreciation of assets Influx of market led schemes now requires increased consideration of risk of income reducing against assumed margins.</p>	<p>3 - Noticeable effect 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>	<p>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</p>

<p>Decanting residents / leaseholders</p>	<p>4- Probable 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>	<p>4 - significant disruption 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. 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.</p>
<p>Not securing necessary grant for new schemes</p>	<p>2- Some possibility 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 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>	<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. 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 replacement homes to be considered within the ongoing 21-26 CME programme. Two revised funding bids are in process to utilise this opportunity.</p>
<p>Labour market/materials/build prices increasing</p>	<p>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</p>	<p>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.</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. 2.Key packages are being procured as early as possible. Hills existing supply chain relationships are being used to ensure service.</p>

<p>Insufficient Project Management Resource to complete programme</p>	<p>2- Some possibility 1. Inability to properly manage projects 2. Council entering into contractual obligations without proper oversight</p>	<p>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</p>	<p>1. Appointment of new consultants 2. Resourcing fund for new recruitments to ensure capacity</p>
<p>Future anti-development campaigns</p>	<p>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.</p>	<p>3 - Noticeable effect increase in number of leaseholders/ freeholders in new larger schemes increases risk of push back against potential redevelopment activities</p>	<p>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</p>
<p>Failure to secure net unit gain on redevelopment sites</p>	<p>5- Certain Encountered where the requirement for replacement of existing homes is necessitated due to ongoing maintenance concerns and Duty of Care.</p>	<p>4- Significant disruption Lack of significant additional revenue to offset investment will lead to Reduction in overall delivery achievable</p>	<p>1.Prioritisation of investigations into Council holdings which indicate scope for net housing gain</p>

8.2 Financial Implications

8.2.1 The HRA Mid Term Financial Strategy 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.

8.3 Legal Implications

8.3.1 Each scheme specific approval which proceeds for Committee review will cover

any specific implications.

8.4 Equalities and socio-economic Implications

- 8.4.1 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.

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.

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

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:

Refer Appendix 2 for table.

8.5 Climate Change and Environmental Implications

- 8.5.1 Each scheme specific approval which proceeds for Committee review will cover any specific implications.

The Council's 2021 Sustainable Housing Design Guide continues to guide all new schemes. All schemes apart from five significantly exceed current Local Plan policy requirements. These include Histon Road (The Mews), Eddeva Park, Newbury

Farm, and ATS/Murketts. These schemes meet the Local Plan requirements and are off the shelf s106 schemes not designed by the council and are to a variable standard.

8.5.2 An Initial Report on the outcomes of the new build Passivhaus housing delivery is set out in Appendix 4.

8.5.3 The Initial Report covers three sites that targeted Passivhaus certification (21 homes). The two sites that include Passivhaus principles (14 homes) are due to be completed later this year and will be reported on separately in a Completion Report.

8.5.4 The objective of the study was to compare 'Passivhaus certified' properties against homes built to 'Passivhaus principles' - exploring specification, cost and energy use differences.

8.5.5 The 21 Passivhaus certified homes were completed in February 2024. 13 homes (62%) achieved the Passivhaus Institute (PHI) 'Classic' building standard. 8 homes (38%) have been certified to the LEB Standard.

8.5.6 Achieving Passivhaus certification is not cost effective or practicable on all sites. A sustainability performance specification has been developed called CamStandard, as an alternative to Passivhaus. This includes more flexibility whilst still striving for the highest possible levels of sustainability. This aligns to approaches being adopted by other organisations who recognise the challenges of achieving Passivhaus certification across a range of sites with different characteristics, constraints and requirements.

8.5.7 The recommendations are:

- That the CamStandard sustainability performance specification is adopted.
- That the Sustainable Housing Design Guide (SHDG) is updated to include the CamStandard via an Addendum.

- That a Final Report will be prepared including post occupancy data and practical steps required to achieve Net Zero by 2030.

8.5.8 Updating the SHDG ensures that ongoing schemes in the new build programme capture the learnings from the pilot programme and strive to achieve the best cost-effective sustainability levels appropriate for each site.

8.5.9 The council now has 535 homes in development which are being delivered to, or are benchmarked against, Passivhaus Performance levels.

8.5.10 Refer to the Table of Sustainability Standards being delivered in Appendix 2.

8.6 Procurement Implications

8.6.1 Advice specific to each project.

8.7 Community Safety Implications

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

9. Background documents

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 9.1
- 24/29/HSC Update on New Build Council Housing Delivery.
 - <https://engage.cambridge.gov.uk/en-GB/folders/design-code> Inspired Living – A design code to enhance design in Northern Cambridge neighbourhood.

10. Appendices

10.1 *Appendix 1: Delivery Programme*

Appendix 2: Update report tables and data

Appendix 3: Portfolio approach to redevelopment

Appendix 4: Passivhaus Pilot Study Initial Report

Appendix 5: North Cambridge Framework for Change

To inspect the background papers or if you have a query on the report please contact Ben Binns, Assistant Director, Development, Housing Development Agency,

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