



Housing Scrutiny Committee 17 September 2024

Decisions

5. Compliance Update

The Executive Councillor:

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

6. Rent Regulation Error Update Report

The Executive Councillor:

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

7. Review of Garage Charging Policy

The Executive Councillor:

- i. Approved the garage and parking space charging structure as outlined in Appendix A, to be implemented from April 2025, with the exception of the reduction in right to park charges for council tenants, which will be implemented from 1 October 2024.
- ii. Approved delegated authority to the Director of Communities to designate an area of garages or parking spaces as being in a high

value or high demand area, therefore attracting the higher rental charge, or in a low value or low demand area and therefore attracting a lower rental charge.

8. Review – Storage in Communal Areas – Zero Tolerance Policy / Fire Safety in Communal Areas Policy.

The Executive Councillor:

- i. Approved the changes to the Storage in Communal Areas - Zero Tolerance Policy, and the new title of the revised policy: Fire Safety in Communal Areas Policy (Appendix A)
- ii. Supported officers of the council in enforcing the revised policy.

9. Housing Revenue Account (HRA) – Medium Term Financial Strategy (MTFS)

The Executive Councillor:

- i. Approved the Housing Revenue Account Medium Term Financial Strategy, to include all proposals for changes in:
 - a. Financial assumptions as detailed in Appendix C of the document.
 - b. 2024/25 and future year revenue budgets, resulting from changes in financial assumptions and the financial consequences of changes in these and the need to respond to unavoidable pressures and meet new service demands, as introduced in Section 8, detailed in Appendix E and summarised in Appendix G of the document.
- ii. Approved that delegated authority be given to the Director of Communities and Assistant Director of Development to be in a position to confirm that the authority can renew its investment partner status with Homes England.

- iii. Recommended to Council to approve proposals for changes in existing housing capital budgets, as introduced in Section 9 and detailed in Appendix F of the document, with the resulting position summarised in Appendix H.
- iv. Recommended to Council to approve proposals for new housing capital budgets, as introduced in Sections 6 and 7 and detailed in Appendix E of the document, with the resulting position summarised in Appendix H.
- v. Approved the revised funding mix for the delivery of the Housing Capital Programme, recognising the latest assumptions for the use of Grant, Right to Buy Receipts, HRA Resources, Major Repairs Allowance and HRA borrowing, as summarised in Appendix H.

10. Update on New Build Council Housing Delivery

The Executive Councillor:

- i. Noted the continued progress on the delivery of the approved housing programme as outlined in Appendix 1 and 2 of the Officer's report.
- ii. Noted 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 of Officer's report.
- iii. Approved 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 of the Officer's report.

- iv. Noted the findings of the initial Passivhaus pilot report including a commitment to come back to Housing Scrutiny Committee in 2025 with recommendations on attaining Net Zero as outlined in Appendix 4 of the Officer's report.
- v. Approved an amendment to the Sustainable Housing design Guide via an Addendum to include a CamStandard for sustainable housing delivery as outlined in Appendix 4 of the Officer's report.
- vi. Approved commencement of work on a Framework for Change for North Cambridge through the Cambridge Investment Partnership as outlined in Appendix 5 of the Officer's report.

11. Report on Outcome of Rooftop Feasibility Study

The Executive Councillor:

- i. Noted the outcome of the Feasibility Study conducted, confirming the officer recommendation that no deliverable scheme proceed.
- ii. Approved that 243 - 313 Odds Lichfield Road, 1-12 Bracondale, 1-18 Fernwood, and 1-18 Heatherfield be removed from short term redevelopment consideration, and that any further long-term review remained aligned with business as usual maintenance and management consideration of these properties, as it does with all council housing stock.

12. Delivery of Refugee Housing Funded Through the LAHF Round 3

The Executive Councillor:

- i. Delegated authority to the Section 151 Officer to enter into a Memorandum of Understanding with the Department for Levelling Up, Housing and Communities to allow for the Round 3 payment of allocated funding to the Council.
- ii. Approved that the delivery of accommodation to cater for recent humanitarian schemes identified within this second round of LAHF funding be delivered as part of the Council's 2022-2032 New Build Housing Programme.
- iii. Approved that an indicative budget of £2,016,000 be drawn down in 2024/25 from the sum already ear-marked and approved for investment in new homes, to cover the costs associated with delivering 4 homes to serve as longer term accommodation, catering for the eligible cohort as defined in paragraph 4.2 of the Officer's report and to recognise grant funding of £921,675 towards this expenditure. Following the meeting of this need the properties delivered will become general needs housing held within council stock.
- iv. Authorised the Acting Chief Property Surveyor to approve the purchase of open market properties into council stock to serve as housing for the eligible cohort as defined in paragraph 4.2 of the Officer's report, subject to consultation with the Director of Communities and the Chief Financial Officer.

13. Redevelopment of 2-28b Davy Road, including associated land and garages

The Executive Councillor:

- i. Approved that the scheme be brought forward as a mixed tenure development and included in the Housing Capital Programme, with an indicative capital budget of £15,730,000

for the purchase of affordable homes to cover all site assembly, construction costs, professional fees and further associated fees. Budget will be drawn down from the sum already earmarked and approved for investment in new homes.

- ii. Authorised the Chief Operating Officer in consultation with the Executive Councillor for Housing to approve variations to the scheme including the number of units and mix of property types, sizes and tenure as outlined in the Officer's report.
- iii. Authorised the Chief Operating Officer in consultation with the Executive Councillor to approve an Affordable Housing Agreement with CIP for the purchase of 45 affordable homes. This agreement will be at a value provided by an independent valuer.
- iv. Approved that delegated authority be given to the Executive Councillor for Housing in conjunction with the Chief Operating Officer to enable the site to be developed through Cambridge Investment Partnership (CIP) subject to a value for money assessment to be carried out on behalf of the Council.
- v. Approved with immediate effect the purchase of the leasehold interest of flats at 2-28b Davy Road (evens) and the issue of Home Loss and Disturbance payments to qualifying Council tenants and Basic Loss and Disturbance payments to qualifying leaseholders affected by the potential redevelopment
- vi. Approved giving 32 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 18 September 2024.

- vii. 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.
- viii. 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;
- ix. Delegated authority to the Chief Operating Officer to serve initial Demolition Notices under the Housing Act 1985.

For more information please contact Democratic Services:

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