

## Housing programme Update Report

### Appendix 2 – Tables

#### 4.2.1 Breakdown of Homes and Delivery Stage

| <b>500 Homes Programme</b>   | <b>Completed</b> | <b>On site</b> | <b>Approved</b> | <b>Totals</b> |
|------------------------------|------------------|----------------|-----------------|---------------|
| Total Homes                  | 874              | 56             | 1               | 931           |
| Replacement homes            | 76               | 0              | 0               | 76            |
| Market Sale                  | 318              | 0              | 0               | 318           |
| Net new Affordable HRA homes | 480              | 56             | 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                           | 201                         | 70             | 872             | 1143          |
| Replacement homes                     | 16                          | 33             | 236             | 285           |
| Intermediate (80% of market rents)    | 75                          | 29             | 150             | 254           |
| Acquisitions (LAHF)                   | 21                          | 4              | 0               | 25            |
| Market Sale                           | 8                           | 0              | 348             | 356           |
| Net new Build Social and 60%/LHA(CCC) | 81                          | 4              | 138             | 223           |
| Net new 3rd Party Affordable          | Breakdown below - Modular   |                |                 | 4             |
| Total Net New held in HRA             | Includes all net HRA rental |                |                 | 502           |

| <b>Modular Homes Project</b>                      | <b>Completed</b> | <b>On site</b> | <b>Approved</b> | <b>Totals</b> |
|---|------------------|----------------|-----------------|---------------|
| Total Homes                                       | 20               | 0              | 0               | 20            |
| Replacement homes                                 | 0                | 0              | 0               | 0             |
| Market Sale                                       | 0                | 0              | 0               | 0             |
| Net new HRA homes                                 | 0                | 0              | 0               | 0             |
| Net new 3rd party homes (16 outside of programme) | 20               | 0              | 0               | 20            |

| <b>LAHF Refugee Housing</b>              | <b>Completed</b> | <b>In process/ On site</b> | <b>Approved</b> | <b>Totals</b> |
|--|------------------|----------------------------|-----------------|---------------|
| Total homes                              | 37               | 0                          | 0               | 37            |
| Existing pipeline (accounted separately) | 16               | 0                          | 0               | 16            |
| Acquisitions                             | 21               | 4                          | 0               | 25            |
| Net new Affordable HRA homes             | 21               | 4                          | 0               | 25            |



#### 4.4.1. Completed schemes

| Scheme Name                     | Net Affordable | Market Sale | Replacement | Delivery       | Completion Date   |
|---------------------------------|----------------|-------------|-------------|----------------|---|
| <b>Total</b>                    | <b>661</b>     | <b>326</b>  | <b>92</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            | Mar-23. External works and handover of underground car park remain ongoing. |
| Cromwell Road                   | 118            | 179         | 0           | CIP            | Dec-23. Handover of underground car park remain ongoing.                    |
| Colville Phase 2                | 47             | 0           | 20          | CIP            | Final Homes Aug-24  |
| Campkin Road                    | 50             | 0           | 25          | CIP            | Jul-23  |
| Clerk Maxwell Road              | 14             | 21          | 0           | S106<br>CIP    | Jul-23  |
| The Mews, Histon Road           | 10             | 0           | 0           | S106<br>Laragh | Sep-23  |
| Fen Road                        | 12             | 0           | 0           | CIP            | Feb-24. Defects period completing Feb-25                                    |
| Ditton Fields                   | 6              | 0           | 0           | CIP            | Feb-24. Defects period completing Feb-25                                    |
| Borrowdale                      | 3              | 0           | 0           | CIP            | Feb-24. Defects period completing Feb-25                                    |
| L2 orchard park                 | 75             | 0           | 0           | CIP            | Feb-24. Defects period completing Feb-25                                    |
| LAHF Refugee Housing            | 21             | 0           | 0           | CIP            | Mar-24  |
| Meadows and Buchan              | 50             | 0           | 0           | CIP            | Includes Buchan Street handed over Nov-24, now in defects                   |
| Hills Avenue Roughsleeper Pods  | 4              | 0           | 0           | ITAC           | Site completed Dec-24. ITAC Site, CCC -Lease only                           |
| Aragon Close                    | 7              | 0           | 0           | CIP            | Handed over Dec-24 and now in 1-yr defects period                           |
| Sackville Close                 | 7              | 0           | 0           | CIP            | Handed over Dec-24 and now in 1-yr defects period                           |

|                       |    |   |    |     |  |
|-----------------------|----|---|----|-----|--|
| Queen Ediths Way      | 0  | 8 | 0  | CIP | Handed over Feb-24 and now in 1-yr defects period          |
| Colville Road Phase 3 | 32 | 0 | 16 | CIP | Final Homes handed over Feb-24, now in 1-yr defects period |

#### 4.5 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>149</b>                         | <b>43</b>       | <b>8</b>    | <b>49</b>   |                      |  |
| Meadows and Buchan         | 84                                 | 0               | 0           | 0           | Mar-25               | Significant delay following M&E contractor going into administration. Replacement appointed and works ongoing. |
| Aylesborough Close Phase 2 | 41                                 | 29              | 0           | 33          | Oct-25               | Ready for decoration in block B. M&E second fixing underway in block A. Roof complete on block C.              |
| LAHF R3                    | 4                                  | 0               | 0           | 0           | Mar-25               | Working to March target. 2 purchases agreed, with legal for completion.  |

#### 4.6. Approved schemes

| Scheme Name          | Social, LHA, 60% of Market | 80% Market Rent | Market Sale | Replacement | Start on Site | Programme status   |
|----------------------|----------------------------|-----------------|-------------|-------------|---------------|--|
| <b>Total</b>         | <b>345</b>                 | <b>107</b>      | <b>327</b>  | <b>203</b>  |               |  |
| Kendal Way           | 1                          | 0               | 0           | 0           | TBD           | Fenceline on disputed boundary constructed and agreed. Final review of costs being undertaken ahead of Start on Site.                |
| Paget Rd             | 2                          | 2               | 0           | 0           | TBD           | Planning submission reforecast to allow further scheme design.   |
| Fanshawe Road        | 34                         | 11              | 39          | 20          | Mar-25        | Planning Submission made December 2023. Demolition works have commenced prior to a contractual start on site targeted for March 2025 |
| East Road garages    | 16                         | 0               | 24          | 0           | TBD           | 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          | Nov-25        | Height and massing parameters established with design development ongoing.   |
| Eddeva Park          | 32                         | 0               | 0           | 0           | Jun-25        | 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 | 9  | 10 | Jan-25 | Following November-23 HSC Approval planning submission has been undertaken in December 2023 |
| Newbury Farm  | 45 | 15 | 90 | 0  | Feb-25 | Planning approval of S73 and reserved matters on 2/10/24                                    |
| ATS Murketts  | 21 | 7  | 42 | 0  | Mar-25 | Finalising legal contracts and discharging planning conditions                              |
| Ekin road     | 64 | 0  | 67 | 91 | Mar-26 | Pre-application meetings in progress with local Planning Authority                          |
| Davy Road     | 34 | 11 | 45 | 33 | TBD    | Early design work ongoing.  |

#### 8.4. Accessible/Wheelchair user homes(Completed homes in Blue)

|                                  | 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) |
|----------------------------------|----------------------------|--|---------------------------------------|--------------------------------|--------------------|-------------------|-------------------|-------------------|
| <b>TOTAL</b>                     | 1336                       | 1282   | 79                                    | 5                              | 17                 | 26                | 4                 | 2                 |
| <b>500 programme</b>             |                            |  |                                       |                                |                    |                   |                   |                   |
| 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                 | 50                         | 50   | 33                                    |                                | 2                  | 3                 |                   |                   |
| Tedder Way                       | 1                          | 1  | 1                                     |                                |                    |                   |                   | 1                 |
| Kendal Way                       | 1                          | 1  | 1                                     |                                |                    |                   | 1                 |                   |
| Clerk Maxwell*1                  | 14                         | 14   | 0                                     |                                |                    |                   |                   |                   |
| <b>10 Yr New homes programme</b> |                            |  |                                       |                                |                    |                   |                   |                   |
| 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                                     |                                |                    |                   |                   |                   |
| Aragon Close                     | 7                          | 7  |                                       |                                |                    |                   |                   |                   |
| Sackville Close                  | 7                          | 7  |                                       |                                |                    |                   |                   |                   |
| Hills Avenue Roughsleeper Pods   | 4                          | 4  | 0                                     |                                |                    |                   |                   |                   |
| Colville Road Phase 3            | 48                         | 48   | 2                                     |                                |                    |                   |                   |                   |
| Meadows and Buchan               | 56                         | 56   | 2                                     |                                |                    |                   |                   |                   |
| 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 |
| LAHF Refugee housing *3 | 25  | NA  | NA  |     |     |     |     |     |
| 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   |     |
| Ekin                    | 91  | 91  | TBD | TBD | TBD | TBD | TBD | TBD |
| Davy Road               | 33  | 33  | TBD | TBD | TBD | TBD | TBD | TBD |

\*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

#### 8.4.5. Sustainability delivery

| 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 |
|---|---------------------------|---|---------------------------|------------------------|--------------------------|
| <b>Current 2018 Cambridge Local Plan minimum target</b> | <b>65</b>                 | <b>19%</b>                                | <b>110</b>                | <b>10%</b>             | <b>n/a</b>               |

|                       | 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 |
| 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 | 28    | -35%     | 99  | 35%              | 0.6     |
| Newbury Farm               | 25.57 | 35%-40% | 99  | 20% | 0.5 or less | TBD   | TBD      | TBD | TBD              | TBD     |
| ATS/Murketts               | 25.57 | 35%-40% | 99  | 20% | 0.5 or less | TBD   | TBD      | TBD | TBD              | TBD     |
| Ekin Road                  | 28    | 35%-40% | 90  | 20% | 0.5 or less | TBD   | TBD      | TBD | TBD              | TBD     |
| Davy Rd                    | 28    | 35%-40% | 90  | 20% | 0.5 or less | 28    | -35%     | 99  | 35%              | 0.6     |