

## 1 Background and key updates

- 1.1 This is a regular quarterly report showing progress on the City Council's housing delivery and development programme.
- 1.2 1145 new homes have been completed across 28 sites under the City Council programmes, with 690 being net new Council homes, 24 of which acquisitions of existing market stock.
- 1.3 Since the last update five schemes have started on site, including **Fanshawe Road** (45 council and 39 market), **ATS/Murketts** (28 council and 42 market), **Newbury Farm** (60 council and 90 market) and **East Barnwell** (120 council). All above schemes are being delivered through the Cambridge Investment Partnership (CIP). At **Kendal Way**, groundworks have commenced through a directly tendered contract.
- 1.4 Following announcement of bridge funding between Affordable Housing CME Programmes, a funding submission of c £1m has been made to Homes England for 11 eligible homes at Fanshawe Road.
- 1.5 Hoarding has been completed around **Stanton House**, ahead of demolition works targeted for August 2025

## 2 Delivery programme

- 2.1 The current delivery programme confirms:
- 2.2 the **500 devolution programme**, consisting of 931 (including market sale) homes, of which 537 are net new affordable homes.
  - 2.2.1 Final handovers are two blocks at the Meadows (56 council) and one accessible home at Kendal Way.
  - 2.2.2 Refer Appendix 2 for detailed programme Information.
- 2.3 the **10-year New Homes Programme**, consisting of 1172 homes with scheme approval. These include:
  - 2.3.1 Schemes on site: 433 (253 council homes), as listed in 1.3 above.
  - 2.3.2 Schemes Approved and in the planning process. Subject to final design and review ahead of formal planning submissions, this is made up of: **Hanover and Princess** (138 (82 council); **Ekin Rd** (131 (64 council); **Davy Rd** (90 (45 council); **Stanton House** (29 council); **Paget Rd** (4 council); **Eddeva Park** (32 council);
  - 2.3.3 4 market acquisitions for Refugee and Temporary accommodation use are included in the programme, with 3 purchases now complete and 1 remaining which is proceeding through Legal process.

## 3 Programme Pipeline

- 3.1 Cambridge North Framework for Change
  - 3.1.1 Consultation has finished and a cabinet report for October 2025 is planned following briefings Ward Councillors, senior Officers and Cabinet members. The report will outline the recommendations for the next steps, including potential investment.

- 3.2 Given the ongoing financial pressures with the HRA, officers continue to review opportunities and constraints around funding models for affordable housing, as well alternatives to market sale housing including Build to Rent and Co-Living.
- 3.3 Officers are continuing to develop a pipeline programme in anticipation of a bid to Homes England to secure funding from the Affordable Homes Programme (AHP). Appendix 3 outlines the current working Programme Portfolio and Delivery targets to 2032.

#### **4 Homes England Update**

- 4.1 Eamon Boyle, interim CEO of Homes England has stated that the prospectus for the new Affordable Homes Programme will be, at the earliest, available in September 2025 with bidding open by the end of the calendar year. Homes England have indicated that funding will be via the Cambridge and Peterborough Combined Authority (CPCA), with a specific focus on social rents.
- 4.2 Preparation for a Strategic Partnership bid has started and officers are working with the CPCA and Homes England.

#### **5 Issues**

- 5.1 Defects in Communal Heating
  - 5.1.1 It is recognised that there are significant faults with the heating and hot water supplies at the Meadows Centre, associated with the Energy Centre which supplies the heat network serving block C (Dykes Bower Court) and the Block D (Community Centre). Further separate faults have also been noted at L2 Orchard Park, and Fen Rd.
  - 5.1.2 AJM were appointed by Hill as part of the CIP delivery to design and install the communal heating systems on the above schemes. AJM were also subsequently appointed by the council to provide maintenance under contract. AJM experienced financial difficulties late 2024 and went into administration on 6th December 2024.
  - 5.1.3 The Council have appointed a consultant engineer who have assessed the design, installation and commissioning undertaken by AJM, and are now working with Hill to remedy faults identified. A programme is targeting completion of works by the middle of August.

#### **6 Budget**

- 6.1 The HRA Budget Setting Report approved in January 2025 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.

#### **7 Appendices:**

Appendix 1: Delivery Programme

Appendix 2: Update report tables and data

Appendix 3: Development Portfolio Update for Material Consideration

Appendix 4: Programme Risk Register