

## Appendix 2 – Scheme Details

### 1. Summary

500 Homes Programme	Completed	On site	Approved	Totals
Total Homes	874	57	0	931
Replacement homes	76	0	0	76
Market Sale	318	0	0	318
Net new Affordable HRA homes	480	57	0	537
% of target				108%

10 Yr New homes programme	Completed	On site	Approved	Totals
Total Homes	271	433	468	1172
Replacement homes	49	30	206	285
Intermediate (80% of market rents)	104	105	45	254
Acquisitions (LAHF) See Below	24	1	0	25
Market Sale	8	180	168	356
Net new Build Social and 60%/LHA(CCC)	86	117	49	248
Net new 3rd Party Affordable	Breakdown below - Modular			4
Total Net New held in HRA	Includes all net HRA rental			527

Modular Homes Project	Completed	On site	Approved	Totals
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	20	0	0	20

LAHF Refugee Housing	Completed	In process/ On site	Approved	Totals
Total homes	40	1	0	41
Existing pipeline (accounted separately)	16	0	0	16
Acquisitions	24	1	0	25
Net new Affordable HRA homes	24	1	0	25

### 2. Key updates

#### 2.1. Completed Schemes

Scheme	Delivery	Completion Date	Update
Uphall Road	E&F	Jan-18	Defects Period Complete
Nuns Way & Wiles Close	Tender	Aug-19	Defects Period Complete
Ditchburn Place	Tender	Sep-19	Defects Period Complete
Queens Meadow	CIP	Jun-20	Defects Period Complete
Anstey Way	CIP	Jun-20	Defects Period Complete
Colville Garages	CIP	Jul-20	Defects Period Complete

Gunhild Way	CIP	Jul-20	Defects Period Complete
Wulfstan Way	CIP	Sep-20	Defects Period Complete
Markham Close	CIP	Sep-20	Defects Period Complete
Ventress Close	CIP	Feb-21	Defects Period Complete
Akeman Street	CIP	May-21	Defects Period Complete
Mill Road	CIP	Mar-23	Open Space now formally handed over to Council for ongoing maintenance.
Cromwell Road	CIP	Dec-23	Basement leak investigations ongoing. Public open space handover targeted for Oct 2025
Colville Phase 2	CIP	Aug-24	All homes now completed and in defects period
Meadows and Buchan	CIP	Nov-24	Buchan Residential and commercial complete. Meadows Block C complete
Campkin Road	CIP	Jul-23	Completed homes and community centre handed over in July 2023 and defects period complete
Clerk Maxwell Road	S106 CIP	Jul-23	Defects Period Complete
The Mews, Histon Road	S106 Laragh	Sep-23	Council working collectively with private owners to resolve issues following developer liquidation.
Fen Road	CIP	Feb-24	Heating issues now resolved.
Ditton Fields	CIP	Feb-24	Heating issues now resolved.
Borrowdale	CIP	Feb-24	Heating issues now resolved.
L2 Orchard Park	CIP	Mar-24	Plant room review/remediation in progress.
LAHF Refugee housing net new	CCC	Feb-24	Acquisitions Completed
Colville Road Phase 3	CIP	Feb-25	Now within 1-yr defects period
Aragon Close	CIP	Dec-24	Now within 1-yr defects period
Sackville Close	CIP	Dec-24	Now within 1-yr defects period
Hills Avenue Roughsleeper Pods	ITAC	Dec-24	Under It takes a City management.
Queen Ediths Way	CIP	Feb-25	Market sale - all sales agreed
Aylesborough Close Phase 2	CIP	May-25	Successfully handed over. Now within 1-yr defects period

## 2.2. On Site Schemes

<b>Scheme</b>	<b>Delivery</b>	<b>Completion Date</b>	<b>Update</b>
Meadows and Buchan	CIP	Aug-25	Build complete. Handover of Block A and B awaiting rectification of heating/plant defects.
Kendal Way	Tender	Sep-26	Groundworks commenced. Construction cost and programme under review ahead of entering into formal build contract.
Fanshawe Road	CIP	Jun-27	Started on site. Build progressing well. Homes England funding request submitted and in process.
East Barnwell	CIP	Nov-28	Work on site progressing well following start on site
Newbury Farm	CIP	Mar-28	Work on site progressing well following start on site
ATS Murketts	CIP	Apr-27	Work on site progressing well following start on site

### 2.3. *Approved Schemes*

<b>Scheme</b>	<b>Deliver y</b>	<b>Completi n Date</b>	<b>Update</b>
Paget Rd	Tender	TBD	Awaiting repricing
East Road	CIP	TBD	Under review due to viability
Hanover and princess	CIP	Mar-28	Final design being completed ahead of target planning submission
Eddeva Park	S106 This Land	Jul-27	Awaiting County Approval of This Land's selected Construction Management delivery route
Ekin Road	CIP	Sep-28	Final design being completed ahead of target planning submission
Davy Road	CIP	Jul-28	Progressing through design and Pre-app discussions with Planning Authority
LAHF Refugee and TA R3	CCC	Jun-25	Final acquisition now agreed and with Legal for completion.
Stanton House	CIP	Sep-27	Progressing through design and Pre-app discussions with Planning Authority

### 3. Delivery profile – 10yr programme

10-year new homes programme - Unit size mix as at June 2025																						
Scheme	Units	Social				60% Median/LHA				80% Median				Private				Decant/Replacement				Accessible
		1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+	1bed	2bed	3bed	4bed+					
The Mews, Histon Road	10					3	7															
L2 orchard park revised	75	25	5							35	10										0	
Colville 3	48	12	18	2						7	9							3	13		2	
Fen Road	12		8	3	1																2	
Ditton Fields	6		2	4																		
Borrowdale	3		3																			
Aragon and Sackville	14											14										
Aylesborough Close	70	24	14	3						13	15	1						22	11		3	
Paget Road	4			2								2										
Fanshawe	84					18	7	9		5	6	2		1	30	8			20		3	
East Road	40	10	6							16	6	2									TBD	
Hanover and Princess Ct	138	51	31											25	31			47	35		TBD	
ITAC Modular Homes	4					4																
LAHF acquisitions	25						1	17	7													
East Barnwell	129	17	25	6						26	36	10			9				9	1	4	
Eddeva Park	32					13	5	5	1	4	4										2	
Queen Ediths Way	8																8					
Newbury Farm	150					23	16	6		12	3				4	43	43				4	
ATS Murketts	70					8	9	4		7					4	26	12				2	
Ekin Road	131	13	14	30	7											48	19	15	62	14	TBD	
Davy	90			5		8	19	2		7	4			11	30	4			33		TBD	
Stanton House	29					14	15															
TOTAL	1172	152	126	55	8	91	79	43	8	132	107	15	0	37	108	129	82	87	183	15	0	22
		1bed	2bed	3bed	4bed+	Percentage				1bed	2bed	3bed	4bed+	Net % M(4)3								
Total social /60% LHA	562	243	205	98	16	Total social /60% LHA				43%	36%	17%	3%	4.26%								
Total all affordable	816	375	312	113	16	Total all affordable				46%	38%	14%	2%									
						Strategy Target				35-45%	30-40%	15-25%	0-10%									
Pre-planning schemes unit and tenure subject to change in line with existing HSC Approvals																						

4. Sustainability

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. For Schemes being directly delivered on Council Land, the CamStandard is being adopted as per the addendum to the Sustainable Housing Design Guide adopted in September 2024.

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; The Mews and Eddeva Park are off the shelf Section 106 schemes not designed by the council and are to a variable standard.

Newbury Farm and ATS/Murketts are delivered through CIP as part of market-led schemes being delivered on sites acquired for this purpose. As stated in the respective HSC approvals, viability constraints on these sites meant that the energy targets in the SHDG were not met but other sustainability metrics such as water usage were.

4.1. Sustainable Housing Design Guide

Aspect	Water use	Car Park Ratios	Biodiversity	Energy Usage
Target	90l/pp/pd	0.5 spaces per home	20% net gain	<ul style="list-style-type: none"><li>Meets or exceed local Plan 2018</li><li><b>CamStandard – 2024 onwards</b></li><li>Net Zero delivery from 2030</li></ul>

4.1.1. CamStandard- from September 2024

REQUIREMENT	Passivhaus certified	CamStandard
	Limiting Value	Limiting Value
Annual space heating demand	≤ 15 kWh/(m².a) or peak heating load of 10 W/m2	<b>Up to 40 kWh/(m².a)</b>
Annual space cooling demand	≤ 15 kWh/(m².a)	<b>≤ 15 kWh/(m².a)</b>
Primary energy renewable (PER) demand	≤ 60 kWh/m²a (up to 75 kWh/m²a with PVs)	<b>60 to 75 kWh/m²a (up to 75 kWh/m²a with PVs); or a project specific PER calculated using the PHPP for high occupancy density buildings</b>

Airtightness	$\leq 0.6$ Air Changes per Hour @50Pa	<b>Up to 1.0 Air Changes per Hour @50Pa</b>
Overheating	< 10% occupied hours above 25°C	<b>&lt; 10% occupied hours above 25°C</b>
Design temperature (winter)	20°C	<b>20°C</b>
Design temperature (summer)	25°C	<b>25°C in conjunction with Building Regulations Part O assessment for residential buildings</b>
Window installed U-value	$\leq 0.85$ W/(m <sup>2</sup> K)	<b><math>\leq 0.85</math> W/(m<sup>2</sup>K)</b>
MVHR efficiency	$\geq 75\%$ (unit to be certified by the PHI)	<b><math>\geq 75\%</math></b>
MVHR Specific Fan Power (SFP)	$\leq 0.45$ Wh/m <sup>3</sup> (1.62 W/l/s)	<b><math>\leq 0.45</math> Wh/m<sup>3</sup> (1.62 W/l/s)</b>
Passivhaus Consultant	Applicable	<b>Passivhaus or AECB Consultant</b>
Passivhaus Certifier	Applicable	<b>Not applicable</b>
Passivhaus Institute (PHI) Assessment	Applicable	<b>Not applicable</b>
<b>QUALITY ASSURANCE</b>		
PHPP Model	Required for all schemes	<b>Required for all schemes</b>
Evidence	Certificates, delivery notes, photographs, confirmation of performance specification, declarations	Certificates, delivery notes, photographs, confirmation of performance specification, declarations
Independent Certification	Applicable	<b>Not applicable</b>

#### 4.3 Performance against targets – Affordable Homes

Scheme	Energy and carbon	Water Use	Biodiversity gain
L2	Exceeds 2018 LP and BR	110	10% - offsite credits
Colville Road Phase 3	Exceeds 2018 LP and BR	100-110	10%
Mews Histon Rd	Exceeds 2018 LP and BR	110	n/a
Fen Road	Passivhaus Certified	100	10%
Ditton Fields	Passivhaus Certified	100	10%
Aragon Close	Passivhaus Uncertified	100	10%
Sackville Close	Passivhaus Uncertified	100	10%
Borrowdale	Passivhaus Certified	100	10%
Aylesborough	Passivhaus Uncertified	99	20%
Paget Road (Net Zero)	<b>CamStandard</b>	80	20%
Fanshawe	<b>CamStandard</b>	99	20%
East Rd Garage	<b>CamStandard</b>	99	20%
Hanover and Princess Court	<b>CamStandard</b>	99	20%
Eddeva Park	Meets 2022 Building Regs and exceeds Local Plan	110	10%

East Barnwell	<b>CamStandard</b>	99	20%
Newbury Farm	Meets 2022 Building Regs and exceeds Local Plan	99	20%
ATS/Murketts	Meets 2022 Building Regs and exceeds Local Plan	99	20%
Ekin Road	<b>CamStandard</b>	90	20%
Davy Rd	<b>CamStandard</b>	90	20%
Stanton House	<b>CamStandard</b>	90	20%

## 5. Decant Progress

Scheme	Tenants to decant	Tenants Decanted	Lease/ Freeholders	Lease/ Freehold sales completed	Lease/ Freehold sale agreed	Comment
<b>Stanton</b>	29	29	0	0	0	Completed
<b>Fanshawe</b>	20	20	10	10	0	Completed
<b>Hanover/ Princess</b>	82	80	45	34	3	Risk of delay to programme
<b>East Barnwell</b>	10	0	8	0	0	Significant lead time remains.
<b>Ekin</b>	82	59	12	2	2	Risk of delay to programme
<b>Davy</b>	30	16	10	3	3	Significant lead time remains. Good progress to date