

REPORT TITLE: NEW SITES DEVELOPMENT AND HOMES ENGLAND UPDATE.

To: Cabinet July 2026

Lead Member: Gerri Bird, Cabinet Member for Housing

Report by:

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Wards affected:

East Chesterton, Trumpington, Cherry Hinton, Coleridge, Romsey

Director Approval: Director Lynne Miles confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to Cabinet for decision.

1	Recommendations
1.1	<p>For the following sites,</p> <ul style="list-style-type: none"> a. Queens Meadow Phase 2 b. The Hawthorns, Haviland Way c. Horizons <p>It is recommended that Cabinet:</p> <ul style="list-style-type: none"> I. Approve the three sites above for inclusion within the Housing Capital Programme, with an indicative capital budget of £37,401,454 to fund all site assembly, construction costs, professional fees, and further associated fees, to deliver a 100% affordable – council - housing scheme which meets the identified need in Cambridge. This budget will be funded from resources previously approved by Council for investment in new homes and not yet allocated. II. Authorise the Assistant Director, Development in consultation with the Cabinet Member for Housing to approve variations to the scheme including the number of units and mix of property types, sizes, and tenure. III. Delegate authority to the Assistant Director, Development to make a Compulsory Purchase Order (CPO) in respect of any leasehold interests at Horizons and Hawkins development sites, identified for possible redevelopment that cannot be acquired by private treaty within a reasonable timescale and at a reasonable cost subject to the Director of Economy and Place 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 IV. Delegate authority to the Assistant Director, Development to serve initial Demolition Notices under the Housing Act 1985. V. Delegate Authority to the Assistant Director of Housing and Homelessness to approve a local lettings plan for the proposed developments.
1.2	<p>It is recommended that Cabinet:</p> <ul style="list-style-type: none"> I. Notes the updates and next steps for the councils Small Sites Programme for the following sites: <ul style="list-style-type: none"> a. Kendal Way b. Paget Road c. St Thomas Road

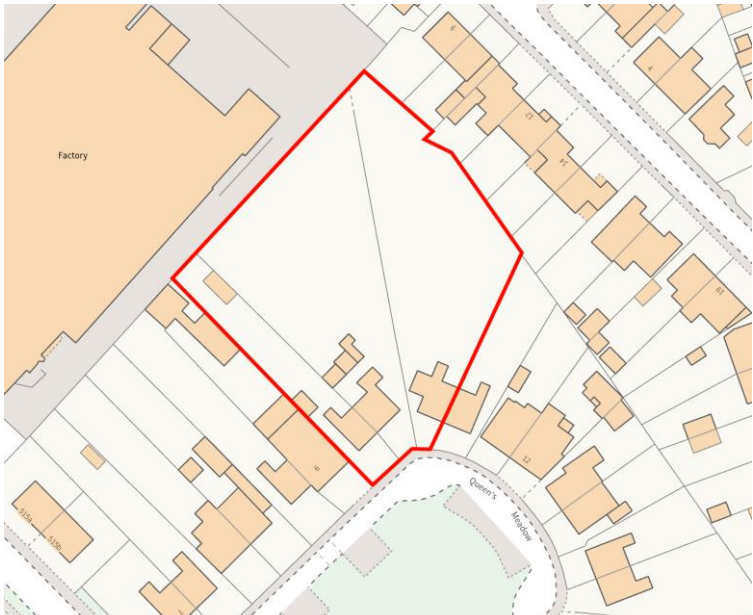
2	Executive Summary
2.1	<p>This report provides an update on the Council's Small Sites Programme; an initiative focused on bringing forward underutilised and infill sites across Cambridge to deliver new Council housing. This programme is designed to provide opportunities for the Small to Medium (SME) sector in the region particularly architects, consultants, and SME contractors.</p> <p>These proposals aim to deliver 100% affordable – council - homes including the provision of larger family homes and accessible accommodation, which remain in short supply locally. The total number of new council homes is 91 new homes a net gain of 88 predominantly 3 and 4 bed houses.</p> <p>With Homes England funding, the council will be able to offer more of the new council homes on the lowest level of council rent – ‘social rent,’ which is discounted to around 40-45% of market rents.</p> <p>The report outlines progress on three existing schemes (Kendal Way, Paget Road, and St Thomas Road) and seeks approval to progress three additional sites – Queen's Meadow Phase 2, The Hawthorns at Haviland Way, and the Horizons Community Centre site. The indicative combined budget for these proposals is £37.4 million drawn down from allocated budgets.</p> <p>All homes will be designed in line with the Cambridge Sustainable Housing Design Guide, supporting the Council's objectives on sustainability, energy efficiency, and tackling fuel poverty.</p>

3	Background
3.1	This report details the progress of the Small Sites Programme with updates on three sites and seeks approval for a budget and delegated authority for three new sites which have been brought forward by the council's development team.
3.2	The council's Small Sites Programme is a direct delivery programme led by the council to identify and deliver housing on underutilised, infill, and smaller land parcels, typically on Council-owned land, to maximise affordable housing delivery. It is wholly separate from development opportunities progressed by Cambridge Investment Partnership, (CIP), the Council's 50-50 joint venture with The Hill Group Ltd and requires the procurement of consultants and contractors by the council to deliver the sites.
3.3	These proposals aim to deliver 100% affordable – council - homes including the provision of larger family homes and accessible accommodation, which remain in short supply locally. The total number of new council homes is 91 new homes a net gain of 88 predominantly 3 and 4 bed houses.
3.4	<p>The homes in the six sites in this report form part of the council's Strategic Partnership bid with Homes England. In April, this year the council submitted a bid to Homes England to apply to become a Social and Affordable Housing Programme (SAHP) Strategic Partner.</p> <p>If successful, a Strategic Partnership would secure long-term, flexible funding of up to £96 million from Homes England to support us to achieve the council's target of 1,000 council homes by 2030 and exceed this to build 1,300 council homes by 2036. Applicants will know if their bid is successful in late summer this year.</p>
3.5	The funding through a Strategic Partnership would also enable the council to offer more of the new council homes on the lowest level of council rent – 'social rent,' which is discounted to around 40-45% of market rents. All the schemes outlined in this report will therefore target 60% of homes at social rents and 40% at 80% affordable rent making the developments financially viable for the council with mixed and balanced communities.
3.6	<p>If the council is not successful in obtaining a Strategic Partnership, it will still be able to bid for grant funding from Homes England on a scheme-by-scheme basis through the Continuous Market Engagement (CME) route.</p> <p>In the past, to help fund our housebuilding programme, the council have applied for government funding on a scheme-by-scheme basis – such as at East Barnwell, where we were awarded £7 million towards building 120 new council homes, replacing 18 ageing council flats on the site.</p>

3.7	All schemes will be designed in accordance with the Cambridge Sustainable Housing Design Guide (2021), ensuring high standards of environmental performance, energy efficiency, and design quality. This will contribute to the Council's ambitions around climate change, including reducing carbon emissions and tackling fuel poverty.
3.8	With Homes England funding, the Small Sites Programme will unlock the housing potential of small sites in Cambridge and is targeting the delivery of at least 100 highly sustainable affordable homes across the city to provide a greater variety of homes in terms of tenure, type, size, and location. This programme is designed to provide opportunities for the SME sector in the region particularly architects, consultants, and SME contractors.
3.9	It is important to note that, except for those sites where planning permission has already been granted, the proposals set out in this report are indicative and represent early-stage development assumptions. Each scheme will be subject to further detailed feasibility work, design development, and viability assessment.
3.10	Comprehensive public consultation and stakeholder engagement will form a key part of the development process. This will include engagement with existing residents, local communities, and relevant stakeholders, as well as pre-application discussions with the Local Planning Authority. Feedback received through these processes will be used to inform and refine scheme proposals to ensure they are appropriate, deliverable, and responsive to local needs.
3.11	For those sites where planning permission has already been secured, such as Kendal Way and Paget Road, statutory consultation has been undertaken as part of the planning process. However, ongoing engagement will continue during the detailed design and delivery stages to keep stakeholders informed and address any emerging issues.
3.12	For schemes that are at an earlier stage of development, a comprehensive programme of engagement will be undertaken prior to the submission of any planning applications. This will include early-stage discussions with ward members, residents, and other key stakeholders to present initial proposals, gather feedback, and understand local priorities and concerns. Sites involving existing residential properties or changes to open space will require sensitive and proactive engagement to ensure that impacts are clearly communicated and appropriately mitigated.
3.13	Section 4 outlines the updates on the three approved sites and the approval requirements for budgets on three new sites.

4	Proposals
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4.1	New sites have budgets that will be funded from resources previously approved by Council for investment in new homes and not yet allocated.
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4.1.1	<p>Queens Meadow Phase 2</p> <p>The land at Queen’s Meadow, Cherry Hinton, comprises three existing Council-owned homes which have very large gardens. The gardens will be combined to provide a single larger site, two of the properties will remain with smaller adequate gardens, and one property will be demolished to provide access. Two properties have been kept vacant for redevelopment; the third and final property has now also become vacant, enabling the scheme to progress.</p> <p>Proposals are to prioritise delivery of twelve 2, 3 and 4-bedroom homes, addressing a critical shortage of larger affordable homes within Cambridge.</p> <p>The total budget for the scheme is estimated to be £5,210,384 including site assembly, construction costs, professional fees, and further associated fees which will be drawn down from the sum already approved for investment in new homes and not yet allocated. No new budget requests are associated with this request for approval.</p> <p>The council is appointing a design team to proceed with the planning submission and in due course will appoint a contractor.</p> 
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4.1.2	Indicative programme	
	Planning Submission	July 2027
	Start on Site	February 2028
	Practical Completion	July 2029


4.1.3 The Hawthorns, Haviland Way

This land at Haviland Way is in King’s Hedges. The Council has reached agreement with the County Council to acquire this land subject to due diligence and contract for £1,125,000 plus on costs.


Subject to approval and following legal purchase, development proposals will commence to consider optimum capacities and housing mixes. The site is expected to deliver up to 30 council homes and could form part of a wider approach to regeneration as part of the North Cambridge Framework for change.

There are no decanting requirements for this site and officers are seeking approval for a budget of £13,797,945 including site assembly, construction costs, professional fees and further associated fees which will be drawn down from the sum already approved for investment in new homes and not yet allocated. No new budget requests are associated with this request for approval.

At this stage delegated authority is requested so that officers can either add this to a wider CIP proposal being developed at Arbury Court or if more appropriate to be added to the Small Sites Programme. If part of the Small Sites Programme the council will appoint a design team to proceed with the planning submission and in due course will appoint a contractor.



4.1.4	<p>Indicative programme</p> <table border="1"> <tr> <td data-bbox="252 264 890 304">Planning Submission</td> <td data-bbox="893 264 1528 304">July 2027</td> </tr> <tr> <td data-bbox="252 309 890 349">Start on Site</td> <td data-bbox="893 309 1528 349">February 2028</td> </tr> <tr> <td data-bbox="252 353 890 389">Practical Completion</td> <td data-bbox="893 353 1528 389">August 2029</td> </tr> </table>	Planning Submission	July 2027	Start on Site	February 2028	Practical Completion	August 2029
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Start on Site	February 2028						
Practical Completion	August 2029						
4.1.5	<p>Horizon Resource Centre, Coldhams Lane</p> <p>The Horizons Community Centre in Romsey is owned and operated by the County Council and provides services for people with learning difficulties. The current site includes a substantial building footprint along with associated facilities such as multiple car parks and open space.</p> <p>Both the service occupier and the County Council are seeking a more modern, energy-efficient facility. This could potentially be delivered through a redeveloped mixed-use scheme on the existing Horizons site, which remains a suitable location for the service, or through relocation to an alternative site. Both options will be explored to determine the most appropriate solution.</p> <p>Redevelopment of the current site presents an opportunity to optimise land use while continuing to meet service needs, with initial considerations suggesting capacity for new housing alongside a replacement community facility.</p> <p>While the site is currently owned by the County Council, a collaborative approach is being taken to ensure the best long-term outcome, particularly in the context of potential local government reorganisation. If Local Government Review does not proceed, alternative leasing arrangements will be considered.</p> <p>Officers are seeking approval for a budget of £18,402,720 which will be drawn down from the sum already approved for investment in new homes and not yet allocated. This excludes the decanting costs due to the relocation of the community centre.</p> <p>At this stage delegated authority is requested so that officers can either add this to a wider CIP programme or if more appropriate to be added to the Small Sites Programme. If part of the Small Sites Programme the council will appoint a design team to proceed with the planning submission and in due course will appoint a contractor.</p>						

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Practical Completion	February 2030						
4.2	<p>Approved schemes – an update</p> <p>Budgets are already drawn down and been approved by previous committees. All budgets will be updated in line with the budget setting procedures.</p>						
4.2.1	<p>Kendal Way</p> <p>This single 3-bedroom, 5-person, single-storey wheelchair-accessible council home in East Chesterton was approved at Planning Committee on 1st February 2017 and planning permission was granted on 20th June 2022. A section of the foundation has already been constructed to preserve the planning consent prior to its expiry in June 2025.</p> <p>The council is appointing a contractor to proceed with the build. This development is currently within the budget parameters.</p>						
4.2.2	<p>Paget Road</p> <p>This development of four 3-bedroom, 5-person council houses at Paget Road in Trumpington was approved at Planning Committee on 23rd September 2021 and planning permission was granted on 14th August 2024. At least three of these council homes will be at social rent.</p> <p>The council is appointing a contractor to proceed with the build. This development is currently within the budget parameters.</p>						

4.2.3

St Thomas Road

This development of eleven homes at St Thomas's, Coleridge, was paused. The council is now reviewing whether a smaller development of no more than four 3 and 4 bed council homes with biodiversity enhancements to the park is possible. At least three of these council homes will be at social rent.

Proposals for these council houses will review what is possible in utilising the garage space area only and to minimise impacts on the park. The team will work with local residents to ensure that any changes to the green space are clearly agreed before designs are progressed to planning. Officers will also look at how the space can be adopted as a park as part of the council's portfolio.

The council has already made some biodiversity improvements to the park including the planting of new trees and the team will work with the council's biodiversity officer to look at further improvements.

This project will also include working with local residents to improve the playground area looking at the flooring and what other enhancements could be made.

The council is appointing a design team to review designs and, if agreed, will proceed with the planning submission and in due course will appoint a contractor. This development is currently within the budget parameters.

4.3	Consultation and Engagement
4.3.1	<p>Engagement with directly affected residents will be particularly important for schemes where development proposals involve the demolition of an existing vacant property to enable access. In such cases, residents will be engaged on an individual and collective basis to ensure that their views are considered and that any agreed changes are transparently managed. Similarly, for sites involving existing uses, such as the Horizons community facility, engagement will be undertaken with service users, operators, and partner organisations to support the successful relocation of services to improved accommodation with the minimum possible disruption to services.</p> <p>All schemes will also be subject to pre-application consultation with the Local Planning Authority, allowing design proposals to be reviewed and refined prior to formal submission. This process helps to identify and address planning considerations at an early stage, reducing risk and improving the quality and deliverability of the final proposals. Public consultation exercises, which may include exhibitions, online engagement, and targeted communications, will be undertaken in line with best practice and the Council's adopted consultation protocols.</p> <p>The feedback gathered through these engagement activities will be carefully considered and used to inform the evolution of each scheme. Where appropriate, proposals will be amended to respond to stakeholder input, while maintaining the overall objective of delivering high-quality, affordable homes. This iterative approach ensures that development is both community-informed and aligned with the Council's broader strategic priorities, supporting more successful and sustainable outcomes</p>

5	Corporate Plan.
5.1	<p>The Corporate Plan for 2022-2027 sets out 4 key priorities.</p> <ul style="list-style-type: none"> I. Leading Cambridge’s response to the climate and biodiversity emergencies and creating a net zero council by 2030; II. Tackling poverty and inequality and helping people in the greatest need; III. Building a new generation of council and affordable homes and reducing homelessness; IV. Modernising the council to lead a greener city that is fair for all
5.2	<p>In response to this all sites in this report pave the way for:</p> <ul style="list-style-type: none"> I. A more sustainable built environment – both residential and commercial buildings II. Investment in an area which includes some of the most deprived LSOAs in Cambridge III. Building new council homes

6	Implications			
6.1	Relevant risks			
6.1.1	Risk description	Severity (1 = little, 5 = huge)	Likelihood (1= low, 5= high)	Mitigation
	Planning refusal or delays for early-stage schemes	5	2	Early engagement with the Local Planning Authority; pre-application submissions; iterative design development to ensure policy compliance
	Construction cost inflation and market volatility	2	4	Robust cost planning; contingency allowances; market testing; use of framework contractors where appropriate; regular viability reviews
	Land acquisition delays or failure	5	3	Ongoing negotiations; due diligence; clear legal agreements; alternative options considered if required
	Stakeholder / resident objections, particularly where open space or gardens are affected	3	3	Early and transparent engagement; consultation events; design amendments to respond to concerns; clear communication strategy
	Programme delays due to procurement or contractor availability	3	3	Forward procurement planning; use of established frameworks; realistic programme scheduling; active contract management
	Site constraints (e.g. access, ground conditions, demolition complexity)	2	3	Detailed site investigations; feasibility studies; contingency budgeting; specialist technical input
	Risks associated with relocation of existing uses	4	2	Close partnership working; clear relocation strategy; funding and programme alignment; stakeholder engagement
	Financial viability pressures impacting deliverability	5	2	Regular financial review; securing grant funding (Homes England); exploring additional funding streams; phased approvals
	Impact on residents during construction	2	4	Construction management plans; communication with residents; restricted working hours; contractor performance monitoring
	Programme-level coordination risks across multiple sites	3	3	Strong programme governance; regular monitoring and reporting; resource planning across the Small Sites Programme
	6.2			

6.3	Financial Implications
6.3.1	<p>The financial implications of the proposed schemes are currently being assessed and will be subject to more detailed appraisal as each site progresses through the development pipeline. At this stage, indicative cost estimates are being developed, considering site-specific factors such as demolition requirements, infrastructure provision, abnormal ground conditions, and access arrangements. These early assumptions will be refined through feasibility design work, procurement, and market testing to ensure that each scheme is deliverable and represents value for money.</p> <p>For sites requiring relocation of existing uses, such as the Horizons community facility, the cost of re-provision will need to be incorporated into overall financial planning.</p> <p>It is recognised that the schemes set out in this report are at varying stages of development, and as such, financial assumptions remain indicative at this stage. All proposals will therefore be subject to ongoing review, including detailed viability assessments, cost planning, and risk analysis as designs evolve. If required, further reports will be brought back to members where required to seek approval of scheme-specific budgets, funding allocations, and procurement routes. This staged approach ensures robust financial governance while enabling the Council to progress a pipeline of deliverable schemes that support its strategic housing ambitions.</p>
6.3.2	<p>For sites developed by CIP, development costs are established through Hill’s tendering of sub-contractors and supply chain packages, with the final contract sum incorporating construction costs, preliminaries, fees, and agreed overheads and profit. The Council’s investment is typically funded through the Housing Revenue Account (HRA), with costs and risks shared in accordance with the partnership agreement. CIP delivery benefits from established procurement routes, market expertise, and economies of scale, providing cost certainty and programme efficiencies. In addition, schemes delivered through CIP are subject to independent scrutiny, including Value for Money assessments by the Employer’s Agent, ensuring that the Council’s investment achieves competitive pricing and aligns with its financial and strategic objectives.</p>
6.4	Legal Implications
6.5	<p>Where proposals may affect residential tenants, leaseholders, and other property owners. The Council seeks advice on these issues on a regular basis. At this stage proposals will be very high level and the Council see seek to ensure that the process and any proposals are effectively communicated and that there are consultation opportunities.</p>

6.5.1	<p>The Council's approach to the Horizons site is to work in a pragmatic and collaborative manner with partners, recognising the wider context of forthcoming Local Government Reform. This includes maintaining constructive dialogue with Cambridgeshire County Council to identify the most appropriate and deliverable solution for the site and the relocation of existing services. At the same time, the Council will continue to take appropriate legal and professional advice to ensure that any proposals, agreements, and delivery arrangements are robust, compliant, and in the best interests of residents and service users.</p>
6.6	<p>Equalities and Socio-economic Implications</p>
6.6.1	<p>The proposed programme of development has been shaped with careful consideration of the Council's obligations under the Equality Act 2010 and its wider commitment to promoting equality, diversity, and inclusion. The Small Sites Programme is expected to deliver cumulative equality benefits, particularly through the consistent provision of 100% affordable housing across multiple locations in the city.</p> <p>A key equality benefit of the programme is the provision of a broader range of housing types that respond to identified gaps in existing stock. This includes the delivery of larger family homes which will help meet the needs of larger households who are currently underserved. The provision of appropriately sized homes will contribute to improved living conditions, health outcomes, and overall wellbeing.</p>
6.6.2	<p>In addition, the inclusion of accessible and adaptable housing - such as the wheelchair-accessible dwelling proposed at Kendal Way - will directly support residents with disabilities or mobility impairments. Ensuring that new homes are designed to a high standard of accessibility is integral to enabling independent living and reducing barriers to suitable accommodation. Across all schemes, the Council will seek to apply inclusive design principles in line with adopted policies and design guidance, improving usability for a wide range of residents, including older people and those with additional needs</p>
6.6.3	<p>The programme also has the potential to deliver positive impacts in relation to fuel poverty and health inequalities. By adhering to the Cambridge Sustainable Housing Design Guide (2021), the new homes will achieve high standards of energy efficiency and environmental performance. This will support lower energy costs for tenants, reduce exposure to cold or poorly heated homes, and contribute to improved physical and mental health outcomes, particularly for vulnerable households.</p>

6.6.4	<p>At the same time, it is recognised that some schemes may give rise to localised impacts, particularly where development involves changes to existing open space, garage areas. There may also be impacts on residents during the construction phase. These effects will be carefully considered and mitigated through design, engagement, and construction management processes. Specific attention will be given to ensuring that vulnerable or affected groups are appropriately supported and that any disruption is minimised.</p>
6.6.5	<p>An Equality Impact Assessment (EqIA) will be undertaken and maintained for each scheme as it progresses, allowing for a detailed understanding of both positive and negative impacts on different groups. This will inform decision-making throughout the development process, ensuring that equality considerations remain central to scheme design, delivery, and occupation.</p>
6.7	<p>Climate Change and Environmental Implications</p>
6.7.1	<p>The design ambition is to deliver all affordable units on the scheme to low energy standards close to Passivhaus levels of sustainability performance and to be gas free. There are also sustainability targets for water, biodiversity, car park ratios which are all significant improvements on the current Local Plan. This will follow principles of the updated Sustainable Housing Design Guide (SHDG) which was approved at January 2024 HSC.</p>

6.7.2

The sustainability targets for the affordable portion of these sites are set out on the matrix below. The majority of the schemes are at design stage, and the actual performance of the buildings/details will be developed over time against this aspiration. There may be financial, viability or technical constraints which will mean the exact targets set out cannot be met; they may also be exceeded.

SHDG Range of Targets		This Development targets
	Local Plan	Passivhaus or equivalent level of sustainability
Units		120
PHPP kWh/m ²	N/A	Annual Space Heating Demand up to 40 – Cam Standard Primary Energy Renewable (PER) demand between 60-75 – Cam Standard (or project specific if high-density)
Water l/d	110	90
Biodiversity Net gain	10%	20%
Car Parking ratios across schemes	N/A	<0.5 per affordable dwelling
Are there technical constraints?	PHPP: This scheme will aim to deliver Cam Standard	
	Water: The target is 90lppd but the detailed design to deliver this has not yet been developed.	
	Biodiversity: A 20% improvement is being targeted	
	Car Parking: Car parking provision for residential is below 0.5	
Are there financial constraints	Estimated costs have included a cost allowance for Passivhaus or equivalent standards and not certification	
Recommended Sustainability Target	Cam Standard	
Additional measures included to meet Net Zero Carbon in the future	Future proofing - Measures in future are likely to include Solar PV and battery storage	

6.8	Procurement Implications
6.8.1	<p>Consultants will be procured and commissioned by the council, or CIP where relevant within our existing procurement procedures.</p> <p>For schemes delivered through the Cambridge Investment Partnership (CIP), procurement is led by Hill as development partner. Hill undertakes the competitive tendering of sub-contractors and consultant packages, which forms the basis of the overall construction cost. Sub-contractor tenders are used to build up a detailed Contract Sum Analysis, to which Hill adds further cost components including preliminaries, provisional sums, and allowances for overheads, profit, and management fees. Following completion of the tendering process, Hill undertakes a cost settlement exercise to agree the final contract sum. This is independently reviewed by the Employer’s Agent, who prepares a Value for Money assessment to ensure the proposed costs are robust, competitive, and represent good value for the Council.</p> <p>For schemes delivered outside of CIP, the Council adopts a traditional main contractor procurement route. This begins with a pre-tender stage, where selected contractors are invited to submit Pre-Tender Enquiries, including pre-qualification information where required. Following evaluation, a final tender list is agreed, and a comprehensive tender pack is issued by the Employer’s Agent, including contract documentation, employer’s requirements, and technical design information. The tender period typically runs for four to eight weeks, during which clarifications are managed to ensure a fair and transparent process. Returned tenders are rigorously assessed by the Employer’s Agent, who prepares a detailed tender report including cost analysis, risk assessment, and a recommendation for contractor appointment. Subject to Council approval, a preferred bidder is selected, the contract is finalised following a standstill and negotiation period, and formal contract award is undertaken in accordance with procurement regulations.</p>
6.9	Community Safety Implications

6.9.1	<p>Secured by Design is a standard approach used to ensure that design of new homes does, as far as possible, mitigate against crime and anti-social behaviour.</p> <p>New developments are designed out crime by working to Secure by Design standards. This means that designs are checked by experts from the police service to make sure that safety and security of residents is considered in the schemes, and any adjustments to improve these are made accordingly. Safety and Security improvements to the estate will include:</p> <ul style="list-style-type: none"> I. Increased overlooking II. Better lighting III. Internal, secure bike parking IV. Improved security of properties V. Improved fire safety measures, such as sprinklers to all residential dwellings VI. Reduced carbon emissions per property VII. Focus on sustainable transport
7	Background documents
7.1	<p>HSC 23 September 2021: Report on Net Zero Carbon Pilot Schemes at Paget Road and St Thomas Road</p> <p>HSC 19 January 2020: Update on the Programme to Build New Council Homes Funded through the Combined Authority (Kendal Way)</p> <p>HSC 21 October 2025: North Cambridge Framework for Change</p>
8	Appendices
8.1	Not applicable
	<p>To inspect the background papers or if you have a query on the report please contact: Benedict Binns Ben.binns@cambridge.gov.uk</p>