

A meeting of the **CABINET** will be held in **THE CIVIC SUITE 0.1A, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **THURSDAY, 18 NOVEMBER 2010** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES


**Contact
(01480)**

1. MINUTES (Pages 1 - 6)

To approve as a correct record the Minutes of the meeting of the Cabinet held on 21 October 2010.

**Miss H Ali
388006**

2. MEMBERS' INTERESTS

To receive from Members declarations as to personal and/or prejudicial interests and the nature of those interests in relation to any Agenda item. Please see Notes 1 and 2 overleaf.

3. DRAFT BUDGET 2011/12 AND MTP 2012/16 (Pages 7 - 36)

To consider a report by the Head of Financial Services.

**S Couper
388103**

4. TREASURY MANAGEMENT - REVIEW OF PERFORMANCE (Pages 37 - 42)

To consider a report by the Head of Financial Services reviewing performance for the period 1st April to 30th September 2010.

**Mrs E Smith
388157**

5. CAMBRIDGESHIRE LOCAL INVESTMENT PLAN (Pages 43 - 130)

To receive a joint report from the Heads of Housing and Planning Services on the Cambridgeshire Local Investment Plan.

**S Plant
388240
S Ingram
388400**

6. HOMELESSNESS STRATEGY: CONSULTATION DRAFT (Pages 131 - 152)

To receive a report by the Head of Housing Services detailing the outcome of a review of the Homelessness Strategy.

**S Plant
388240
J Collen
388220**

7. ST NEOTS EAST URBAN DESIGN FRAMEWORK (Pages 153 - 192)

To consider a report by the Planning Service Manager on the

P Bland

development opportunities for land east of the railway line, St Neots.

388430

Please see link for full copy of the [St Neots Eastern Expansion: Urban Design Framework Draft](#) consideration, October 2010.

8. LAND AT MILL ROAD, EATON SOCON (Pages 193 - 196)

To consider a report by the Head of Law, Property & Governance regarding an exchange of Council owned land at Mill Road, Eaton Socon.

**K Phillips
388260**

9. EXCLUSION OF THE PUBLIC

To resolve:-

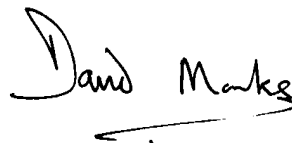
that the public be excluded from the meeting because the business to be transacted contains information which relates to individuals and is likely to reveal the identity of those individuals.

10. EMPLOYEE SELECTION PANEL APPLICATIONS FOR VOLUNTARY RELEASE

To receive notification of the recommendations and decisions of the Employee Selection Panel in accordance with the Officer Employment Procedure Rules – report to follow.

**I Leatherbarrow
388002**

Dated this 10 day of November 2010



Chief Executive

Notes

1. *A personal interest exists where a decision on a matter would affect to a greater extent than other people in the District –*

(a) *the well-being, financial position, employment or business of the Councillor, their family or any person with whom they had a close association;*

(b) *a body employing those persons, any firm in which they are a partner and any company of which they are directors;*

- (c) *any corporate body in which those persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or*
 - (d) *the Councillor's registerable financial and other interests.*
2. *A personal interest becomes a prejudicial interest where a member of the public (who has knowledge of the circumstances) would reasonably regard the Member's personal interest as being so significant that it is likely to prejudice the Councillor's judgement of the public interest.*

Please contact Mrs H Taylor, Senior Democratic Services Officer, Tel No. 01480 388008/e-mail Helen.Taylor@huntsdc.gov.uk /e-mail: if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Cabinet.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk (*under Councils and Democracy*).

**If you would like a translation of
Agenda/Minutes/Reports or would like a
large text version or an audio version
please contact the Democratic Services Manager
and we will try to accommodate your needs.**

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the CABINET held in the Civic Suite O.1A, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Thursday, 21 October 2010.

PRESENT: Councillor I C Bates – Chairman.

Councillors K J Churchill, D B Dew, J A Gray, A Hansard, Mrs D C Reynolds, T V Rogers and L M Simpson.

APOLOGY: An Apology for absence from the meeting was submitted on behalf of Councillor C R Hyams.

41. MINUTES

The Minutes of the meeting of the Cabinet held on 16th September 2010 were approved as a correct record and signed by the Chairman.

42. MEMBERS' INTERESTS

Councillor I C Bates declared a personal interest in Minute No. 10/50 by virtue of his membership of Cambridgeshire Horizons and Cambridgeshire County Council.

Councillor K J Churchill declared a personal interest in Minute No. 10/50 by virtue of his membership of Cambridgeshire County Council.

Councillor T V Rogers declared a personal and prejudicial interest in Minute No. 10/50 by virtue of a family connection with a potential development and left the meeting during consideration of this item.

43. PERFORMANCE MANAGEMENT

(Councillors J D Ablewhite, S J Criswell and P M D Godfrey, Chairmen of the Overview and Scrutiny Panels for Economic Well-Being, Social Well-Being and Environmental Well-Being respectively were in attendance for consideration of this item).

Pursuant to Minute No. 10/36, the Cabinet reconsidered a report by the Overview and Scrutiny Panels outlining their deliberations and proposals in response to the report by the Head of People, Performance and Partnerships on the Council's performance against its priority objectives.

The Chairmen of the Panels were provided with an opportunity to present the conclusions reached within their report and in so doing referred to comments of the Corporate Plan Working Group concerning expenditure on the employment of external consultants and the need to address the strategic and future direction and development of the Council. The Cabinet noted that a review of the Council's policy framework and performance management systems

were underway to take account of Government announcements on the national performance arrangements. It was intended that the review would incorporate measures to improve the understanding and transparency of the Council's performance and activities. It was noted also that the Redundancy Policy and Voluntary Release Scheme recently adopted by the Employment Panel contained clear guidance on the criteria to be used in determining proposals or applications for the release of employees.

RESOLVED

- (a) that the Panels' comments as part of its deliberations on the report by the Head of People, Performance and Partnerships be noted;
- (b) that use of expenditure on employing external consultants be referred back to the Corporate Plan Working Group for further review, including the criteria used in the appointment of and an assessment of the cost and value of using consultants;
- (c) that contributions from opposition groups, all Members, employees, local businesses and the public had been and were being sought in identifying financial savings; and
- (d) that a review the Council's priorities, aims and objectives and consequent service provision and levels was underway generally and specifically in terms of the work being undertaken to prepare budgets for 2011/12 and future years and that this review would involve the Corporate Plan Working Group, the Overview and Scrutiny Panels and take account of the views expressed during consultation exercises.

44. CAPITAL PROGRAMME MONITORING 2010/11 BUDGET

By means of a report by the Head of Financial Services (a copy of which is appended in the Minute Book) the Cabinet was acquainted with anticipated cost variations and timing changes in the Capital Programme for the 2010/11 financial year. Having received clarification on the appropriate level of borrowing compared to revenue, the Cabinet

RESOLVED

that the report be received and the expenditure variations noted.

45. FINANCIAL MONITORING - REVENUE BUDGET 2010/11

The Cabinet received a report by the Head of Financial Services (a copy of which is appended in the Minute Book) on the projected budget outturn for 2010/11 together with details of variations from the previous forecast.

The Cabinet's attention was drawn to areas of spending where there

was likely to be some level of uncertainty, particularly in respect of concessionary fares. Whereupon, it was

RESOLVED

that the contents of the report now submitted be noted.

46. DEMOCRATIC STRUCTURE REVIEW - 12 MONTHS ON

A report by the Democratic Structure Review Working Party was submitted (a copy of which is appended in the Minute Book) summarising the findings of a review by the Working Party on the impact of the changes made to the Council's democratic structure since its implementation in September 2009. The Cabinet were reminded that at the time the Working Party's recommendations were approved, the Council had requested for a review of the arrangements to be undertaken after twelve months' in operation.

Having been advised that the outcome of a consultation exercise with Members had indicated support for the changes introduced by the Council and following consideration of a proposal to retain the Working Party in its current form to consider any emerging developments which may impact upon the Council's democratic structure, the Cabinet

RESOLVED

- (a) that the Council be recommended to make no change to the current democratic structure of the Council as a result of the review of the measures approved by the Council at its meetings held in April and June 2009; and
- (b) that the Democratic Structure Working Party be retained in its current format to consider and report on an ad hoc basis legislative and other changes that may impact on the Council's democratic structure.

47. EXECUTIVE LEADER AND CABINET FORM OF EXECUTIVE

Pursuant to Minute No. 10/38, the Cabinet considered a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) outlining the implications for the Council upon its decision to change its executive arrangements to an Executive Leader and Cabinet model.

In noting that the change would come into effect three days after the day of elections in May 2011 and having drawn the Cabinet's attention to a series of consequential changes to be made to the Council's Constitution, the Cabinet

RESOLVED

that the Council be RECOMMENDED to

- (a) change its form of executive with effect from 8th May 2011 to an Executive Leader and Cabinet in accordance with Section 11(2A) of the Local

Government Act 2000; and

- (b) approve the changes to the Constitution listed in the Appendix to the report now submitted with the exception of the changes to the Council Procedure Rules which should stand adjourned without discussion, after being moved and seconded, to the next meeting of the Council to be held on 15th December 2010.

48. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

that the press and public be excluded from the meeting because the business to be transacted contains exempt information relating to terms proposed in the course of negotiation for the acquisition or disposal of property.

49. LANDING ADJOINING 4 KINGSBROOK, ST IVES

The Cabinet considered a report by the Head of Law, Property and Governance (a copy of which is appended in the Annex to the Minute Book) seeking approval for the disposal of Council owned land at Kingsbrook, St Ives. Consideration was also given to the financial limit for the approval of land sales under delegated powers. Whereupon, it was

RESOLVED

- (a) that the disposal of land at Kingsbrook, St Ives be approved on the terms set out in the report now submitted; and
- (b) that after consultation with the Executive Councillor for Leisure and Law, Property and Governance, the Director of Central Services, or in his absence, the Head of Law, Property and Governance be authorised to approve land sale transactions up to £50,000 in any particular case.

50. HUNTINGDON TOWN CENTRE RE-DEVELOPMENT

(See Members' Interests)

With the aid of a presentation and a report by Chief Officers Management Team (a copy of which is appended in the Annex to the Minute Book) the Cabinet received an update on progress with redevelopment schemes in Huntingdon town centre, together with the proposed heads of terms for agreements to secure redevelopment. In so doing, Members received also the conclusions of the deliberations of the Overview and Scrutiny Panel (Economic Well-Being) thereon.

The Cabinet considered in detail the economic benefits and opportunities that the redevelopment would bring to the town centre and were provided with an update of information by the Director of Environmental and Community Services in respect of negotiations

concerning land ownership, funding of the Huntingdon West Relief Road and the financial and commercial risks arising from the proposals in line with the comments made by the Overview and Scrutiny Panel (Economic Well-Being). With regard to the funding arrangements for the new link road, Members concurred with the view expressed by Officers and the Overview and Scrutiny Panel that it would be preferable for the County Council to be party to meeting the funding gap pending the receipt of developer contributions. Whereupon, it was

RESOLVED

- (a) that the Director of Environmental & Community Services be authorised to negotiate and conclude the Development Agreements with Sainsbury's, Churchmanor Estates and Cambridgeshire County Council after consultation with the Executive Councillor for Resources and Policy on the basis of Heads of Terms being considered;
- (b) that Medium Term Plan monies for the "Extra Car Parking, Huntingdon Town Centre" and "Huntingdon Town Centre Development" schemes for the construction of the multi storey car park and the Huntingdon West Relief Road be released; and
- (c) that after consultation with the Executive Councillor for Resources and Policy, the Director of Environmental and Community Services be authorised to agree funding arrangements for the Huntingdon West Relief Road until the future Section 106 monies are received.

Chairman

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CABINET

18 NOVEMBER 2010

**DRAFT BUDGET 2011/12 AND MTP 2012/2016
(Report by the Chief Officers' Management Team)**

1 INTRODUCTION

- 1.1 This report provides a draft budget and medium term financial plan based upon the Government's preference for no Council Tax increase next year with compensation being provided by a 2.5% government reward grant for 4 years. As far as possible it takes account of the Comprehensive Spending Review (CSR) to the extent that details have been disclosed.
- 1.2 This report will be considered by Overview and Scrutiny on the 11 November so that Cabinet can take account of their comments when deciding on its recommendation to Council on the 15 December.

2 SUMMARY

- 2.1 The changes to services proposed are expected to generate revenue savings of £6.4m per year by 2014/5. In addition it is proposed to reduce our capital programme over five years by £5.3m. Further savings are still required and may be resolved through additional Government funding from initiatives such as the New Homes Bonus or by identifying or accelerating further savings proposals. The position will be clearer by the time the final draft budget is produced in December.
- 2.2 The proposals take account of the results of the public consultation exercise involving residents, town and parish councils, local businesses and organisations and employees. They represent a substantial saving and will maintain Huntingdonshire as one of the lowest tax setting districts in England.
- 2.3 The national economic situation means that services which are undoubtedly valued by some are now unaffordable in the context of reductions in government funding and the desire to maintain a low council tax.
- 2.4 Central government has set out in its Comprehensive Spending Review an indication of the level of funding that Councils will, in total, receive over the next four years. This is a similar timescale to that previously set by this Council to rebalance its own budget. The proposals concentrate on changes to service plans over this timescale and whilst some are based on firm plans that can be implemented in the short term, others are an expression of intent

to make changes, the timing and detail of which are still to be determined.

- 2.5 The proposals prioritise maintaining a low Council Tax whilst re balancing our budget within four years, by which time our revenue reserves will be at a minimal level. Our proposals focus expenditure on the maintenance of services in key areas, although even in these areas substantial savings through efficiency and other cost reductions are also sought. Key areas include:
- Waste collection and recycling
 - Support for vulnerable people, including benefits and housing advice
 - Support for healthy lifestyles
 - Strategic planning and growth
 - Licensing, elections and regulatory functions
- 2.6 The capital programme will be scaled back. Those programmes that could be justified at a time when the Council had access to unrestricted capital reserves will be reduced or ended. Significant strategic investments required to support the development and economic wellbeing of the district and our towns, and those where an economic financial return can be obtained, are maintained in full.
- 2.7 Savings resulting from reductions in the number of senior staff and consequent reorganisations are expected to save £300k in the first 12 months. Over the course of the 4 year saving plan further reductions in senior staffing are expected to bring this total to more than £700k per year. These savings are dependent upon further reorganisations and the development of more shared working.
- 2.8 Over the period it is planned to negotiate a series of changes to pay, pay systems and allowances which are targeted to save £350k per year.
- 2.9 The impact on staff generally has not yet been determined but has been estimated. In many areas proposals will be produced over the coming months and will be subject to staff consultation. However in total we expect that the budget savings will require a reduction in headcount of 124 full time equivalents (FTE) over 4 years. This amounts to about 1 in 7 staff and will be achieved firstly through voluntary redundancy and natural wastage, but is also likely to result in some compulsory redundancies during the period. Details are given in Annex C.
- 2.10 Detailed proposals for government funding have not yet been made available to us. The new homes bonus, changes to funding of the concessionary bus fares scheme and funding arrangements for housing benefits and council tax in particular may result in further substantial changes.

3. GOVERNMENT GRANT

3.1 The Financial Forecast Report, considered in September, assumed that Government Grants:

- would fall in cash terms by 25% over 5 years
- that there would be some loss from formula changes
- that the loss re concessionary fares would not be larger than our spending saving

The Comprehensive Spending Review (CSR) has provided information on the **overall** impact on local authorities. It refers to a real terms cut of 28% over 4 years. Whilst this is equivalent to a cash reduction of around 20%, the reward grant for not raising Council Tax next year has to be funded from within this sum. The Government have also front-ended the cuts so that the **average** Council will suffer a reduction of 11% in its funding for the coming year. The tables below shows how our new forecast, based on CSR figures, requires us to make savings much earlier than previously expected:

Government Grant * - % change	Budget	MTP			
	11/12 £M	12/13 £M	13/14 £M	14/15 £M	15/16 £M
Cash reduction assumed in Forecast	-5%	-5%	-5%	-5%	-5%
CSR overall reduction	-11%	-6%	-1%	-6%	+2.5%#

assumed that there will be an inflationary increase after this spending round.

*Grant includes Revenue Support Grant and NNDR which are in aggregate distributed in line with the grant formula.

Government Grant* - Cash change	Budget	Budget	MTP			
	10/11 £M	11/12 £M	12/13 £M	13/14 £M	14/15 £M	15/16 £M
Current Approved MTP (February)	12.9	12.4	12.6	12.6	12.9	13.3
Forecast (September)	12.9	11.7	11.3	10.7	10.2	9.7
This Draft	12.9	11.1	10.5	10.4	9.7	10.0

3.2 **There are two areas of concern in this assumption.** Firstly there is a major risk that the Sparse proposal on Concessionary Fares (see below) will not be supported by the Government and secondly there is a clear expectation by commentators and the LGA that District Councils will do worse than the average position due to the protections promised on education and social services.

3.3 Since the original concessionary bus fares grant consultation document was published the section on concessionary fares has proven to be badly explained, very controversial and flawed. As a result, the DCLG revised the exemplifications. In so doing, it became clear that the figures quoted were not, as is the norm, the proposed reduction in grant to reflect the saving in expenditure but the **net impact** on the authority. The proposals were based on a major redistribution to metropolitan and London authorities (i.e. of the grant taken from Huntingdonshire and the other

Cambridgeshire Districts only a portion would be given to the County Council to fund concessionary fares). The net loss to Huntingdonshire would be between £0.6M and £1.4M depending on the option chosen. All other Cambridgeshire Districts (except Cambridge City) would also lose out significantly. Annex D illustrates the position for one set of the 24 combinations that are being considered.

- 3.4 As a result of lobbying from Sparse (a pressure group for rural authorities) a further option which reduces each Districts grant by their spending on Concessionary Fares and transfers it straight to their County has been circulated by DCLG but it is clear that the civil servants, responsible for the grant formula, are unenthusiastic because it gives them technical difficulties. The LGA response to the consultation strongly expresses their view that the impact should be neutral for District Councils.
- 3.5 On a more positive note, the Government is proposing a “New Homes Bonus” for authorities that support the growth agenda. Consultation will take place in November but it is expected that a portion of the Council Tax from new dwellings will be added to Government Grant for a fixed number of years. Unfortunately, this will predominantly be a re-allocation of grant and so will be damped, thus reducing the impact.

4 COUNCIL TAX OPTIONS

- 4.1 The Government’s preference is for Councils to freeze Council Tax for the coming year. This option has been incorporated into the plan and brings with it a reward grant of 2.5% of our 2010/11 Council Tax for four years.
- 4.2 The option to raise Council Tax is also modelled. This is based on a figure that the majority of those recently surveyed said they would accept if it meant that there would be greater protection of services. The majority of households in the District are in Council Tax band C or below and so a 2011/12 Council Tax of £147.57 is modelled which is based on a 40p per week increase for a band C property. This would still leave the Council’s tax level in the bottom third of District Councils.
- 4.3 Should the Council decide, and be permitted, to raise council tax it would defer and reduce the level of spending cuts required.
- 4.4 In each case it is then assumed that rises would subsequently be 2.5% a year.
- 4.5 Any significant increase in Council Tax could potentially be capped by the Secretary of State.

- 4.6 From 2012/13 onwards it is proposed by the Government that Council Tax increases, in excess of a limit set by the Secretary of State, will require public support from a referendum which would be costly, a significant administrative burden and universally, have an uncertain outcome.

5 INFLATION AND INTEREST RATES

- 4.7 Revisions to interest rates and the amounts that interest is earned on due to last year's outturn have been made which also reflect the Government announcement as part of the CSR that PWLB borrowing rates would immediately rise by 0.85%. Further refinements to the forecasting model have also been made to improve accuracy.
- 4.8 A much more detailed calculation of the MRP (statutory provision for repaying debt) has been introduced and the higher proportion of short life assets (e.g. vehicles and IT) increases the revenue impact of the capital programme.
- 4.9 Inflation has been revised on fuel and utilities and the assumption on increases to the employer's pension contribution % has been limited to reflect the Government's intention to make public sector pension schemes more affordable. As the savings requirement, like service spending, is expressed at 2010/11 prices there are some significant inflation adjustments when the phasing and magnitude of savings varies.
- 4.10 The results of these changes are shown in the Budget Summaries at Annex E.

6 PROPOSED SPENDING CHANGES

- 6.1 This section sets out the impact on each service of the proposed spending cuts. In order to put these into perspective it sets out the current budget (2010/11) and staffing levels. Budget figures exclude capital charges and the recharges of overheads.
- 6.2 Overview and Scrutiny members, in particular, have expressed interest in the degree to which the services we are involved in providing are statutory services. To this end a matrix has previously been made available which provided a detailed analysis of the complex relationships between discretionary, non-discretionary and regulatory services. While the Council is required to make significant savings over the coming years it is not envisaged that this will require service reductions to minimum statutory levels and discretion will be available to consider the means and level of provision across the range of services currently provided. The comments below aim to give a more

subjective view of the extent to which we have discretion over staffing numbers.

6.3 Revenue Items

REVENUE ITEMS	
Current budget & staffing	Proposed changes to service

Operations Division - £5.1M

<p>Refuse/ Recycling £1.9m of which pay cost is £1.7m 66 FTE None of these posts are wholly statutory.</p>	<p>Except for increased charges for the collection of bulky waste, generating £20k p.a., no service level changes are proposed in this area.</p> <p>Efficiency savings are targeted. A reduction of one collection round would save £100k. This may follow the purchase of round scheduling software (an example of shared working with Cambridge City and East Cambridgeshire DC).</p> <p>It is also planned to absorb growth in housing numbers anticipated at 500 p.a.</p>
<p>Markets Net income £0.1m</p>	<p>No service level changes are proposed in this area, although a £5k saving on consultant fees are proposed.</p>
<p>Street Cleansing £1.0m of which pay cost is £0.7m 29.4 FTE None of these posts are wholly statutory.</p>	<p>No service level changes are proposed in this area.</p>
<p>CCTV £0.5m of which pay cost is £278k 13.9 None of these posts are statutory</p>	<p>The budget is based on reducing CCTV staffing from April 2011, providing a basic service during 2011/2 and mothballing the service from April 2012. This could result in CCTV cameras being switched off from April 2012. The CCTV van will be disposed of and no staff would be retained.</p> <p>A basic service could be maintained for an annual cost of £300k.</p>
<p>Countryside £0.5m, of which £574k is pay cost 21.6 FTE None of these posts are statutory</p>	<p>Savings of £263k p.a. are proposed by reducing staff, ending the educational / events programme, reducing our commitment to maintenance and the Rights of Way programme and concentrating of income generating activities. Some of these responsibilities</p>

	may be taken up by volunteer groups. Further savings of £100k p.a. are targeted from 2014. This is subject to identifying further responsibilities that can be taken up by volunteer groups and trusts.
Car Parks Net Income £1.1m, of which £183k is pay cost 8.1 FTE None of these posts are statutory	Car park fees are currently only budgeted to rise with inflation. A larger rise could be considered if off street parking opportunities were managed in a manner consistent with any proposed rise. For this reason the plan assumes an additional £500k of income from 2014 resulting from a doubling of charges.
Grounds Maintenance £0.9m, of which £0.8m is pay cost 28 FTE None of these posts are statutory	A reduction of £150k is proposed. This is linked to restructuring and moving to a more integrated workforce throughout Operations. However there will also be some reductions in service (i.e. reducing the number of grass cuts).
Vehicle Maintenance £0.2m, of which £147k is pay cost 4 FTE None of these posts are statutory	No service level changes are proposed in this area.
Management Unit £1.3m, of which £1.2m is pay cost 28.5 FTE None of these posts are wholly statutory	Efficiencies of £250k are targeted in this area.

Environmental Management Services – £2.9M

Internal Drainage Boards £0.34M	This is a statutory charge placed upon the Council.
Watercourses £0.06M	No service level changes are proposed.
Public conveniences £0.03M	This budget is maintained pending discussions with Huntingdon Town Council.
Environmental Initiatives £0.15M	Savings of £50k pa are targeted.
Building Control Income £0.5M	We see no prospect of increasing revenues.
Highways & Transportation £0.2m	No service level changes are proposed.
Management Units £1.6M, of which £1.4m is pay cost 32.2 FTE. None of these	Historically some of the £0.4m pay cost relating to design and architecture services has been capitalised. £0.5m of the pay cost relates to building control.

posts are statutory although some statutory work is undertaken.	Staff reductions will be introduced in line with the reduction in the capital programme. We will continue to pursue opportunities for sharing building control services.
Facilities Management £0.9M, of which £164k is pay cost 5.8 FTE. None of these posts are statutory.	Staff reductions across the Council, and the introduction of hot desking following the promotion of home working and flexible working should release office space for letting. This may generate an income of £150k p.a.

Planning Services – £3.1M

Development Management income £0.9M	The budget assumes the same level of income but this is dependent upon economic activity. Charges for planning advice, currently free, may generate £40k p.a. additional income.
Planning Policy & Conservation £0.9M	A one off addition to the budget to fund work on the A14 has now been deleted from the budget.
Transportation £0.1M	
Concessionary Fares £0.7M	This will transfer to county.
Management Units £2.3M, of which £2.2m is pay cost 50.4 FTE, None of these posts are statutory although a significant amount of statutory work is undertaken.	Reductions in planning policy and development management posts will save £125k pa, whilst reductions in support staff, transport schemes and staff will save a further £95k pa from April 2012.

Environmental and Community Health Services – £2.7M

Environmental Health £0.2M	No changes are proposed.
Arts Development £0.1M	Proposals included in last years budget, which have now been implemented, will reduce this budget to nil for the coming year, although two community schemes will be maintained.
Leisure Development £0.2M	This matched funding will be reviewed when external grants come to an end in 2013.
Community safety £0.1m	The loss of external grants will see this service reduced by £50k.
Grants £0.4m	Cuts in grant funding will be phased in from 2012/3 which will leave around £75k pa after 2014/5.

<p>Management Units £1.6M Pay cost totals £2m across the service FTE 31.2, None of these posts are statutory although some statutory work is undertaken.</p>	<p>Staff savings of £275k pa are targeted. This will result in less health and safety advice being given and reduced capacity to investigate nuisance, noise, pollution and drainage incidents.</p>
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Housing Services – £1.4M

<p>Homelessness £0.2M</p>	<p>No service level changes are proposed.</p>
<p>Management Units 1.1M. Pay cost totals £1.2m across the service FTE 30.4 None of these posts are statutory although some statutory work is undertaken.</p>	<p>Staff savings of £100k are targeted. A slower response time will result for some enquiries and specialist advice.</p>

Financial Services – £2.0M

<p>External Audit £0.1M</p>	<p>External audit fees are currently set according to a scale of charges determined by the Audit Commission.</p>
<p>VAT partial exemption £0.1m</p>	<p>This is a statutory calculation.</p>
<p>Net interest cost £0.1M</p>	<p>Interest is largely a function of borrowing and will continue to grow.</p>
<p>Insurance Premiums £0.4M</p>	
<p>Management Units £1.2M, of which pay cost is £1.1m FTE 24.2 None of these posts are statutory although some statutory work is undertaken.</p>	<p>Efficiency savings of £120,000 are targeted. Some savings are obtained by sharing our staff with other authorities.</p>

Customer Services – £2.2M

<p>Income £1.6m</p>	<p>Currently an additional £56k of subsidy is being received. We believe that HB subsidy will be reduced by central government and that an announcement to this effect is likely around 10/11/10.</p>
<p>Management Units £2.5M of which pay cost is £1.9m FTE 63.5 None of these posts are statutory although some statutory</p>	<p>Efficiency savings of £100k are targeted some of which result from increasing benefits claims work over the internet.</p>

work is undertaken.	
Call Centre £0.6M of which pay cost is £0.4m FTE 14.7 None of these posts are statutory although some statutory work is undertaken.	Reduce opening hours at the Call Centre by 2 hours each day (Open from 9am – 5pm) will save £20k pa Following the renegotiation of system support contracts savings of £30k are expected.
Customer Service Centres £0.7M of which pay cost is £0.6m FTE 18.4 None of these posts are statutory although some statutory work is undertaken.	Closing Ramsey, Yaxley, St Ives and St Neots CSC's are targeted to save £200k. Reducing opening hours at Huntingdon CSC by 30 minutes each day (Open from 9am – 4.30pm) may save £14k pa.

Leisure Services – £1.1M

Huntingdon Leisure Centre £0.2M	Staffing efficiencies of around £300k are targeted. This will involve reducing opening hours in some centres at some times. A redevelopment of the St Ives indoor centre along the lines of the improvements in Huntingdon and St Neots is being designed with a view to generating £400k additional income net of costs. Once the above changes have been introduced investigations will commence to transfer responsibility for running, maintaining and developing the leisure business to a trust.
Ramsey Leisure Centre £0.2M	
Sawtry Leisure Centre £0.2M	
St Ivo Leisure Centre £0.1M	
St Neots Leisure Centre £0.2M	
Management Units £0.2M Total pay cost across the leisure centres amounts to £4.6m. FTE 200 None of these posts are statutory.	

IMD Services – £2.2M

Helpdesk £0.5M of which pay cost is £0.3m	Staff reductions and other efficiency savings are targeted to amount to £200k over the 4 year plan. These require moving to a virtual server and desktop system. £80k will also be generated through the sharing of our staff with other authorities. Additional staff reductions will result from a reduction in the capital programme.
Network Services £0.6M of which pay cost is £0.2m	
Development Team £0.3M of which pay cost is £0.2m	
Information Management £0.3M of which pay cost is £0.2m	
Business Analysis £0.4M of which pay cost is £0.4m	

Head of IMD £0.2M of which pay cost is £0.2m FTE 32.4 across the service. None of these posts are statutory although some statutory work is undertaken.	
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People, Performance & Partnership – £2.0m

Economic Development £0.2M	Halving, then stopping grant to Town Centre Partnerships, with subsequent reductions in employee time is targeted to save £100k. The council will be less able to support the vibrancy of town centres.
Communications and Marketing £0.1M	Moving District Wide to electronic only is targeted to save £50k and Hunts Matters will cease at a saving of £10k.
HR – Pensions, Payroll, etc £0.3m	
Management Units £1.4M, of which pay cost is £1.1m FTE 27.1 None of these posts are statutory but some statutory work is undertaken.	Staff reductions and other savings are targeted to amount to £100k over the 4 year plan period

Law, Property & Governance - -£0.9M

Property income £1.4M	Review Strategy and Portfolio to maintain income levels.
Management Unit £0.5M of which pay cost is £0.5m FTE 9.2 One of these posts is statutory and others also undertake significant statutory work.	Staff reductions and other savings are targeted to amount to £100k over the 4 year plan period

Democratic & Central Services – £1.8M

Corporate Committees & Subscriptions £0.1M	These budgets should be subject to review by a members working group.
Member Allowances & Support £0.5M	
Elections £0.2M	
Land Charges income £0.2	Government proposals may reduce this income.
Licences income £0.2	Increased charges for certain licenses may generate £35k, whilst efficiency savings are targeted to saving £15k.

Document Centre £0.6M of which pay cost is £0.3m FTE 12.4 None of these posts are statutory	Additional income from undertaking work/collaboration with other organisations and/or reduction in costs of design, printing and despatch are targeted to save £75k.
Management Units £0.9M of which pay cost is £0.8m FTE 20.9 None of these posts are statutory although a significant amount of statutory work is undertaken.	Staff reductions and other savings are targeted to amount to £100k over the 4 year plan period

The table below summarise the impact of the full list of changes which are detailed in annexes A & B.

Service Variations	REVENUE	10/11	11/12	12/13	13/14	14/15	15/16
		£000	£000	£000	£000	£000	£000
Extra Cost & Rephasing (Annex A)		139	383	405	373	340	363
Savings (Annex B)		-397	-2,280	-3,867	-4,906	-5,901	-6,442
Capital to Revenue		52	0	0	0	0	0
Revenue to Capital		-286	0	0	0	0	0
Technical #		-232	282	275	268	258	198
Total Variations		-724	-1,615	-3,187	-4,265	-5,303	-5,881

includes an increase of £250k due to the removal of the assumption that extra unbudgeted un-earmarked grants will be received each year. This is extremely unlikely now that the Government has drastically cut or removed various funding regimes.

6.4 Capital Programme

Proposals on the capital programme are outlined below and follow the order of listing and descriptions as used in the Budget/MTP approved by Council in February 2010.

CAPITAL ITEMS	
Service	Comments and proposed changes
Public conveniences	No expenditure is planned.
Huntingdon Town Centre, including car park	A one off strategic project aimed at improving retailing and car parking in Huntingdon has recently been endorsed by the Cabinet.
Huntingdon Marina	The previously planned project budgeted at £62k has been deleted from the plan.
Play Equipment	The previous budget of £60k to 70k pa has been reduced to £50k for 2011/2 and £20k pa thereafter. This budget will be used on play areas which are deemed to be of significance for the district generally rather than the immediate locality. Towns and Parish Councils will be requested to fund the maintenance and development of smaller parks unless s106 funding is obtained.

Leisure centres	Substantial investment is required in St Ives if this centre is to improve its profitability. Investment in this centre is subject to a business plan demonstrating that the investment is entirely self funding.
Community Facilities grants	The previous budget of £60k to £70k pa has been deleted from the plan in favour of requesting towns and parishes to fund this work.
Lighting	The previous budget of £23k pa has been deleted from the plan.
CCTV	The previous budget of £80k pa has been deleted from the plan. This deletion is based upon the mothballing of all CCTV operations.
Disabled Facilities Grants (DFGs)	These grants are a statutory obligation and depend upon the level of demand.
Housing Repairs assistance	The previous annual budget of £190k pa has been cut to £100k pa. This will reduce the number of unoccupied dwellings that can be brought back into use.
Social housing grants	The annual budget of £500k has been deleted from the plan.
Transport	Previous budgets totally £300k for the local transport plans, safe cycling routes, St Neots and Ramsey transport strategies, accessibility improvements and signs have all been deleted from the plan.
Public transport	Previous budgets for bus shelters and redevelopment of the Huntingdon Bus Station have all been deleted from the plan.
Car parks	The previous budgets for maintenance of the car parks and the construction of a new multi-storey car park in Huntingdon have been maintained in this plan.
Environmental improvements & strategy	The one off project relating to St Ives Town Centre (phase II) has been deleted from the plan. Previous budgets totally £220k for small scale, village residential and AJC related projects have all been deleted from the plan.
Vehicle fleet	The timing of the purchase of replacement refuse and grounds maintenance vehicles has been reviewed. Rephasing these purchases has led to a reduction of £ 750k in capital expenditure over four years.
IT	This budget relates to hardware, desktop systems and business systems.

The table below summarise the impact of the full list of changes which are detailed in annexes A & B.

Service Variations	CAPITAL	10/11	11/12	12/13	13/14	14/15	15/16
		£000	£000	£000	£000	£000	£000
Extra Cost & Rephasing (Annex A)		-327	7,627	-1,205	-286	-845	-2,526
Savings (Annex B)		-1,107	-3,769	-72	-2,011	-1,598	-87
Net Nil			45	-45			
Capital to Revenue		-52	0	0	0	0	0
Revenue to Capital		286	0	0	0	0	0
Technical		-1,233	-157	807	13	-6	-266
Total Variations		-2,433	3,746	-515	-2,284	-2,449	-2,879

Annex F shows the resulting Capital Programme.

7 OVERALL POSITION

7.1 The following tables summarise the overall position for both Council Tax options and highlight the levels of savings still required. Annex E shows these tables in additional detail and extended to the whole Forecast period.

Government Preference	Forecast	Budget	MTP			
	10/11	11/12	12/13	13/14	14/15	15/16
	£M	£M	£M	£M	£M	£M
Net Spending before savings	24.5	25.2	26.4	27.5	28.4	29.1
Proposed savings (Annex B)	-0.4	-2.3	-3.9	-4.9	-5.9	-6.4
Savings still required		-0.5	-1.6	-2.6	-3.6	-4.3
Net Spending after Savings	24.1	22.4	20.9	20.0	19.0	18.3
Funded by:						
Government support	-12.9	-11.1	-10.5	-10.4	-9.7	-10.0
Special Grant		-0.2	-0.2	-0.2	-0.2	0.0
Council Tax	-7.2	-7.4	-7.6	-7.8	-8.1	-8.4
SHORTFALL						
Met from Reserves	3.9	3.7	2.7	1.6	1.0	0.0
Council Tax	£124.17	£124.17	£127.27	£130.46	£133.72	£137.06
Increase		£0.00	£3.10	£3.18	£3.26	£3.34
Remaining Reserves EOY	12.0	8.3	5.6	4.0	3.0	3.0

40p per week rise	Forecast	Budget	MTP			
	10/11	11/12	12/13	13/14	14/15	15/16
	£M	£M	£M	£M	£M	£M
Net Spending	24.5	25.2	26.4	27.6	28.6	29.3
Proposed savings (Annex B)	-0.4	-2.3	-3.9	-4.9	-5.9	-6.4
Provision for retained services	0.0	0.3	0.5	0.5	0.5	0.5
Savings still required	0.0	0.0	-0.9	-1.9	-2.4	-3.4
Net Spending after Savings	24.1	23.2	22.2	21.3	20.8	19.9
Funded by:						
Government support	-12.9	-11.1	-10.5	-10.4	-9.7	-10.0
Council Tax	-7.2	-8.8	-9.0	-9.3	-9.6	-9.9
SHORTFALL						
Met from Reserves	-3.9	-3.3	-2.7	-1.6	-1.4	0.0
Council Tax Increase	£124.17	£147.57	£151.26	£155.04	£158.92	£162.89
		£23.40	£3.69	£3.78	£3.88	£3.97
Remaining Reserves EOY	12.0	8.7	6.0	4.4	3.0	3.0

7.2 A decision to increase the Council Tax by 40p per week in 2011/12 would defer and reduce the level of spending cuts required.

8 UNCERTAINTIES

8.1 A number of significant uncertainties remain and only some of them will be resolved before the Council has to approve the final budget and MTP in February.

8.2 The main items that will be resolved are:

- Government Grant including the impact of concessionary fares. **(Potentially adverse)**
- New reward grant for housing development **(Beneficial but damping will reduce benefit)**
- Details of the National Insurance changes **(Possibly slightly beneficial)**
- Pension Fund revaluation and impact on contributions **(probably neutral in shorter term)**
- Impact of reduction in LPSA and Area Based grants **(some allowance already made)**
- Reduction in Benefits subsidy **(Potentially adverse)**

8.3 The main items that are unlikely to be resolved are:

- The degree and speed of changes to the Pension scheme
- The speed of economic recovery including the impact on inflation, interest rates, unemployment and homelessness.
- The impact of lower levels of staff turnover.

- Remote possibility of further one-off VAT refunds or receiving compound rather than simple interest on these and the refunds already agreed.
- The potential for costs relating to “orphan” contaminated land sites.
- Difficulty delivering the savings already identified or the spending targets inherent in this plan.
- Repayment of past land charge fees.
- Increased bad debts on Council Tax collection resulting from new responsibilities on Council Tax benefit from 2013/14.

9 CONCLUSIONS

- 9.1 The public consultation results provide the Council with valuable information to address the balance between the preservation of valued services and the level of Council Tax increase.
- 9.2 Any significant increase in Council Tax could potentially be capped and so the level of savings required for 2011/12, in the “40p increase” option, have been based on this worst case scenario.
- 9.3 There remain a number of unknowns, some of which will be resolved by the final budget report, but, whatever the outcome and whatever the decision on the Council Tax increase, significant savings are required that require decisions now so that the necessary preparations can be made.
- 9.4 Council Tax increases in excess of the Secretary of States limit from 2012/13 onwards will require public support from a referendum which will be costly and universally problematic.
- 9.5 There is a need to determine the balance between Council Tax rises and service cuts to ensure an appropriate level and economic prosperity for the people of Huntingdonshire.

10 RECOMMENDATIONS

Cabinet is:

Requested to recommend to Council:

- A draft budget and MTP.
- A preferred option on Council Tax increases.

Recommended to authorise the Directors, after consultation with the appropriate Executive Councillor(s), to prepare and implement plans for changes and reductions in services to achieve targeted savings plans for 2011/12 and future years.

ANNEXES

- A Extra Cost Proposals**
- B Savings Proposals**
- C Staffing reductions**
- D Concessionary Fares Exemplification**
- E Financial Summaries**
- F Draft Capital Programme**

ACCESS TO INFORMATION ACT 1985

Source Documents:

1. Working papers in Financial Services
2. Financial Forecast (September 2010), 2009/10 Outturn, 2010/11 Revenue Budget and the 2011/15 MTP

Contact Officer: Steve Couper, Head of Financial Services ☎ 01480 388103

EXTRA COSTS & REPHASING		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
EXTRA COSTS																			
HIGH PRIORITY																			
	Wheeled Bins for New Properties							125	126	143	143	139	79						
	Transfer of Conveniences to other Councils	25	20	20	20	20	20												
	Ramsey Library Development		12	12	12	12	12	120						-120					
	Ramsey Community Information Centre		10	10	10	10	10												
	Parish Planning		7	7	7	7													
	Arts Development Service	-39	-52	13	13	13	13												
867	Repairs Assistance																		100
974	Decent Homes – Thermal Efficiency Improvements									64									
945	Priority Needs Scheme		-42	17	19	19	19												
844	Street naming and numbering	10	10	15	15	15	15												
850	Huntingdon West Development (HGF)							9	4,250	-1,279	-430	-750	-1,800	-209	2,027	2,500	430	750	1,800
MAINTENANCE																			
886	Vehicle fleet replacements.																		1,059
970	Telephony and ICT Network Renewal																		100
891	Business Systems																		200
380	Replacement Printing Equip.																		208
895	Multi-functional Devices																		41
891	Business Systems		24					-20	17	-10	30	15							
976	ICT Replacements and Server Virtualisation																		187
861	Leisure Centres – Future maintenance																		522

EXTRA COSTS & REPHASING (cont.)		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
UNAVOIDABLE																			
924	Additional Car Park Charges (net)	55	35	35	35	35	35												
866	Disabled Facilities Grants											950							350
892	Government Connect		11	22	22	22	22	84	12										
890	Headquarters							-60						-34					
911	House Condition Survey						55												
480	Implementation of car park strategy		14	38	48	58	24												
824	Land Charges – Extra net cost	34	48	48	48	48	48												
	Loss of Car Park Income due to VAT change	8	30	30	30	30	30												
971	Reduction in glass sales	34	34	40	40	40	40												
897	St Ivo – Outdoor energy generation (deletion)	12	12	12	12	12	12	-127											
TECHNICAL																			
	Future Capital Provision (outturn prices)												-4,682						
918	Building Effic. Imps (Potential LC proportion)		13	17			1		50	29	38	39	31						
REPHASING																			
	Rephasing	-335	532	69	42	-1	7	-458	3,172	-152	-67	-288	479	-1,275	408	172	2	2	0
	Creation/use of reserve	335	-335																
TOTAL		139	383	405	373	340	363	-327	7,627	-1,205	-286	-845	-2,526	-1,638	2,435	2,672	432	752	2,150

Summary appraisals and rephasing forms can be accessed on the Council's web site under "2010 MTP Review" except for technical items and those shown with a # which are explained in this report.

ANNEX B

SAVINGS		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
#	Reorganisation - Senior managers		-260	-400	-730	-730	-730												
#	Pay & allowances Review		-375	-375	-300	-350	-350												
#	Increased charges for bulky waste		-20	-20	-20	-20	-20												
#	Reduce refuse collection by one round		0	-100	-100	-100	-100												
969	Recycling Gate Fees	-194	-18																
965	Consultants (markets)		-5	-5	-5	-5	-5												
966	CCTV Van - remove satellite system		-8	-8	-8	-8	-8												
967	Reduction in CCTV Cameras		-15	-15	-15	-15	-15												
#	Reduce CCTV to a basic service		-129	-172	-172	-172	-172												
#	Mothball CCTV		0	-300	-300	-300	-300												
#	Countryside - reduce staff and increase income		-113	-213	-263	-263	-263												
#	Transfer Countryside to a trust		0	0	0	-100	-100												
#	Increase in car park charges		0	0	0	-500	-500												
931	St Ives Guided Bus impact on car park income	-40																	
#	Reduced grounds maintenance standards		0	-150	-150	-150	-150												
#	Operations Division Reorganisation		-100	-250	-250	-250	-250												
879	Environment Strategy Funding		-20	-20	-20	-20	35												
#	Small scale environmental improvements staff saving		0	-25	-50	-50	-50												
#	Rental of space in PFH		0	-75	-150	-150	-150												
#	A14 improvements - assumed cancellation		-100	0	0	0	0												
	Planning Enforcement - staff savings	-38	-77	-77	-77	-77	-77												
#	Planning efficiencies		-48	-48	-48	-48	-48												
#	Transport efficiencies		0	-95	-95	-95	-95												
#	Community Grants reductions		-10	-51	-234	-309	-309												
#	Environmental Health staff savings		-120	-193	-193	-193	-193												
#	Community team savings				-75	-75	-75												

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SAVINGS (cont.)		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
#	Housing staff efficiency savings		-45	-100	-100	-100	-100												
964	Internal Audit saving	-24	-24	-24	-24	-24	-24												
#	Internal Audit saving		-23	-23	-23	-23	-23												
	Procurement Support to ECDC		-7	-5	-5	-5	-5												
919	E-Marketplace		-20	-20	-20	-20	-20	5											
#	Further Financial Services savings			-18	-48	-48	-48												
813	Reduction in Benefits Admin Grant	-56	-56	-56	-56	-56	-56												
#	Customer Services - Staff savings		-80	-90	-115	-115	-115												
#	Reduce call centre hours		-20	-20	-20	-20	-20												
960	Transfer of some housing calls to call centre		-11	-11	-11	-11	-11												
#	Reduce call centre system costs		0	-10	-30	-30	-30												
#	Close Yaxley Customer Service Centre		-35	-35	-55	-55	-55												
#	Close St Ives Customer Service Centre		0	-35	-43	-43	-43												
#	Close Ramsey Customer Service Centre		0	0	-45	-45	-45												
#	Close St Neots Customer Service Centre		0	-55	-55	-55	-55												
#	Reduce hours at Huntingdon Customer Service Centre		0	0	-7	-14	-14												
957	Leisure Reception Automation		-15	-15	-15	-15	-15	60											
#	Leisure Savings		-90		-280	-390	-490												
#	Transfer Leisure Centres to a Trust		0	0	0	0	-400												
959	Network Saving		-32	-53	-53	-53	-53												
958	Help Desk Saving		-75	-75															
#	IMD Staff savings		-22	-35	-55	-65	-130												
#	IMD Contract Savings			-40	-55	-130	-55												
#	IMD Desk Top Virtualisation		-2	-12	-12	-12	-12												
#	IMD Shared Service Income			-65	-30	-30	-30												

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SAVINGS (cont.)		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
#	Town Centre Partnerships - reduced funding		-40	-80	-100	-100	-100												
#	District wide - E version only		-50	-50	-50	-50	-50												
951	Hunts. Matters - cease production	-8	-10	-10	-10	-10	-10												
968	Increased licensing income	-35	-35	-35	-35	-35	-35												
#	Licensing - efficiency and higher charges		0	-20	-30	-40	-50												
#	Document Centre - efficiency and external work		0	-25	-50	-50	-75												
825	Members Allowances Review	-2				-6	4												
#	Central Services - Reorganisation		-200	-250	-250	-300	-300												
853	Huntingdon Town Hall	-10																	
923	Extra Car Parking, Huntingdon Town Centre		20	-18	21	19	-62		-2,166	2,166								1,300	
976	ICT Replacements and Server Virtualisation	10	10	10	10	10	10	-27	58	-60	-60	-60							
380	Replacement Printing Equip.							-92		70									
895	Multi-functional Devices							-2	2	3	1	2							
948	Provision for Bin Replacements							-114	-101	-118	-157	-204	56						
886	Vehicle fleet replacements.							197	-217	-442	64	-101							
973	Housing Capital Grant (non-earmarked)							-64						64					
625	Huntingdon Bus Station							-890	190	150					-150	-150			
864	Crime and Disorder - Lighting improvements							-20	2				25						
365	Huntingdon Marina Improvements								-62										
854	Play Equipment & Safety Surface Renewal								-5	-48	-37	-33	-48						
863	Community Facilities Grants								-69	-69	-69	-69							
864	Crime and Disorder - Lighting improvements								-25	-24	-25	-25	-25						
867	Repairs Assistance								-90	-90	-90	-90							
869	Social Housing Grant								-500	-500	-500	-500							
865	CCTV - Camera replacements								-81	-81	-75	-82							
870	Local Transport Plan								-83	-83	-83	-89							
871	Safe Cycle Routes								-194	-93	-93	-95	-95						

SAVINGS (cont.)		REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
872	St Neots Transport Strategy Phase 2								-90	-90	-80								
873	Accessibility Improvement /Signs in footpaths and car parks								-35	-30	-30	-30							
363	Ramsey Transport Strategy								-80	-41									
899	Bus Shelters - extra provision								-41	-42	-42								
52	St Ives Town Centre 2 - Completion								-20	-425	-509								
876	Small Scale - District Wide Partnership								-79	-79	-80	-60		-10	-10	-10	-10	-10	
877	AJC Small scale improvements								-86	-86	-86	-86							
878	Village Residential Areas								-57	-60	-60	-76			-10	-10	-10		
302	New Public Conveniences							-100							-150				
	total	-397	-2,280	-3,867	-4,906	-5,901	-6,442	-1,107	-3,769	-72	-2,011	-1,598	-87	54	-310	1,130	-20	-20	0

Summary appraisals and rephasing forms can be accessed on the Council's web site under "2010 MTP Review" except for technical items and those shown with a # which are explained in this report.

STAFFING

Reductions in staffing levels are expected over the four year savings plan period.

	Current staffing FTE*	Indicative reduction FTE*
Directors and Heads of Service	16	7
Leisure	225	36
Finance	24	2
Customer Services	97	11
IMD	32	5
Commerce & Technology	378	54
Operations	200	33
Environmental Management Services	31	4
Planning Services	50	6
Environmental & Community Health	31	7
Housing	30	3
Environment & Community Services	342	53
Administration	33	4
Law & Estates	9	3
Policy, Performance & People	27	3
Central services	70	10
Total	806	124

* Full Time Equivalent

Where no service levels changes are proposed in a particular area, changes may still be introduced as a result of efficiency proposals, reorganisations or reconfigurations of our services or other investigations into the value of our services. The proposals require only limited further savings to be identified for the coming budget year. However further savings of £1.6m rising to £3.6m p.a. are required for the years 2012/3 – 2014/5 before the budget is balanced.

CONCESSIONARY FARES IMPACT

Concessionary Travel (Based on Option CONCF3 after damping)						
	Option CONCF5 (£ million)	Option CONCF6 (£ million)	Option CONCF7 (£ million)	Option CONCF8 (£ million)	Option CONCF9 (£ million)	Option CONCF10 (£ million)
London and Mets Gain	60.560	68.919	74.355	78.417	89.616	121.143
Shire areas Loss	-60.560	-68.919	-74.355	-78.418	-89.616	-121.143
Cambridgeshire's share of Shire area loss						
Cambridge City	0.028	0.028	0.035	0.035	0.026	0.026
East Cambridgeshire	-0.339	-0.339	-0.333	-0.333	-0.339	-0.339
Fenland	-0.612	-0.612	-0.603	-0.603	-0.612	-0.612
Huntingdonshire loss	-0.619	-0.619	-0.644	-0.644	-0.618	-0.618
South Cambridgeshire	-0.376	-0.376	-0.368	-0.368	-0.376	-0.376
Peterborough	-0.548	-0.587	-0.501	-0.506	-0.518	-0.565
County Council	-0.586	-0.697	-1.320	-1.601	-0.829	-1.205
Cambridgeshire area loss	-3.052	-3.201	-3.734	-4.020	-3.266	-3.689

FINANCIAL SUMMARY Government Preference	FORECAST	BUDGET	MTP				FORECAST									
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
2009/10 BUDGET/MTP	24,848	23,660	23,127	22,278	21,342	21,811	22,408	23,021	23,651	24,099	24,765	25,449	26,153	26,875	27,818	
Variations:																
Interest	-100	-287	-392	-188	-339	-490	-630	-751	-881	-1,013	-1,144	-1,276	-1,410	-1,543	-1,675	
Provision for Loan Repayments (MRP)	-61	166	365	505	651	774	821	854	985	1,085	1,140	1,173	1,176	1,113	1,057	
Inflation	0	22	18	58	77	-214	-361	-483	-541	-469	-518	-463	-494	-450	-511	
Unidentified Savings	0	482	1,016	1,596	2,556	2,347	2,680	2,774	2,721	2,792	2,883	2,794	2,892	2,947	2,911	
MTP Variations #	-578	-1,615	-3,187	-4,265	-5,303	-5,881	-6,046	-6,004	-5,968	-5,954	-6,000	-5,946	-5,965	-5,953	-5,953	
total	-739	-1,232	-2,180	-2,294	-2,359	-3,464	-3,535	-3,609	-3,683	-3,560	-3,638	-3,719	-3,802	-3,885	-4,171	
NEW FORECAST	24,109	22,428	20,947	19,984	18,983	18,347	18,873	19,412	19,968	20,539	21,127	21,730	22,351	22,990	23,647	
FUNDING																
Use of revenue reserves	-3,931	-3,718	-2,714	-1,604	-964	0	0	0	0	0	0	0	0	0	0	
Remaining revenue reserves EOY	12,000	8,282	5,568	3,964	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Special CT Grant	0	-184	-184	-184	-184	0	0	0	0	0	0	0	0	0	0	
Government Support	-12,939	-11,129	-10,461	-10,357	-9,735	-9,979	-10,228	-10,484	-10,746	-11,015	-11,290	-11,572	-11,862	-12,158	-12,462	
Collection Fund Deficit	35	-53	0	0	0	0	0	0	0	0	0	0	0	0	0	
Council Tax	-7,274	-7,344	-7,588	-7,840	-8,100	-8,368	-8,644	-8,929	-9,222	-9,525	-9,837	-10,159	-10,490	-10,832	-11,185	
COUNCIL TAX LEVEL	£124.17	£124.17	£127.27	£130.46	£133.72	£137.06	£140.49	£144.00	£147.60	£151.29	£155.07	£158.95	£162.92	£166.99	£171.17	
% increase		0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
£ increase		£0.00	£3.10	£3.18	£3.26	£3.34	£3.43	£3.51	£3.60	£3.69	£3.78	£3.88	£3.97	£4.07	£4.17	

Forecast Capital Spending	7,377	11,689	3,321	3,005	2,441	2,777	4,101	4,131	4,272	4,417	4,566	4,718	4,875	5,035	5,200
Accumulated "Borrowing" EOY net of MRP	17,961	28,610	30,504	31,830	32,297	32,829	34,477	35,948	37,244	38,386	39,410	40,328	41,159	41,957	42,704
Net Interest and Borrowing Costs															
- total	-57	608	1,346	2,078	2,521	2,836	3,096	3,378	3,762	4,118	4,438	4,744	5,029	5,261	5,515
- as % of total net spending	0%	3%	6%	10%	13%	15%	16%	17%	19%	20%	21%	22%	23%	23%	23%
Unidentified Spending Adjustments still required	0	-518	-1,584	-2,604	-3,563	-4,316	-4,514	-4,796	-5,341	-5,834	-6,122	-6,540	-7,099	-7,333	-7,683

includes current year forecast adjustment and rephasing reserve adjustment

FINANCIAL SUMMARY 40p per week rise	FORECAST	BUDGET	MTP				FORECAST								
	2010/11 £000	2011/12 £000	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
2009/10 BUDGET/MTP	24,848	23,660	23,127	22,278	21,342	21,811	22,408	23,021	23,651	24,099	24,765	25,449	26,153	26,875	27,818
Variations:															
Interest	-100	-289	-404	-203	-348	-490	-630	-751	-881	-1,013	-1,144	-1,276	-1,410	-1,543	-1,675
Provision for Loan Repayments (MRP)	-61	166	365	505	651	774	821	854	985	1,085	1,140	1,173	1,176	1,113	1,057
Inflation	0	22	45	130	242	-37	-132	-208	-214	-82	-80	41	67	172	183
Unidentified Savings	0	1,000	1,747	2,330	3,680	3,245	3,580	3,683	3,633	3,700	3,799	3,705	3,807	3,867	3,825
MTP Variations #	-578	-1,365	-2,687	-3,765	-4,803	-5,381	-5,546	-5,504	-5,468	-5,454	-5,500	-5,446	-5,465	-5,453	-5,453
total	-739	-466	-934	-1,004	-578	-1,888	-1,906	-1,926	-1,945	-1,765	-1,784	-1,804	-1,825	-1,844	-2,063
NEW FORECAST	24,109	23,194	22,193	21,274	20,764	19,923	20,502	21,095	21,706	22,334	22,981	23,645	24,328	25,031	25,755
FUNDING															
Use of revenue reserves	-3,931	-3,284	-2,714	-1,600	-1,402	0	0	0	0	0	0	0	0	0	0
Remaining revenue reserves EOY	12,000	8,716	6,002	4,402	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Special CT Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Government Support	-12,939	-11,129	-10,461	-10,357	-9,735	-9,979	-10,228	-10,484	-10,746	-11,015	-11,290	-11,572	-11,862	-12,158	-12,462
Collection Fund Deficit	35	-53	0	0	0	0	0	0	0	0	0	0	0	0	0
Council Tax	-7,274	-8,728	-9,018	-9,318	-9,626	-9,945	-10,273	-10,611	-10,960	-11,320	-11,691	-12,073	-12,467	-12,873	-13,292
COUNCIL TAX LEVEL	£124.17	£147.57	£151.26	£155.04	£158.92	£162.89	£166.96	£171.14	£175.41	£179.80	£184.29	£188.90	£193.62	£198.47	£203.43
% increase		18.85%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
£ increase		£23.40	£3.69	£3.78	£3.88	£3.97	£4.07	£4.17	£4.28	£4.39	£4.49	£4.61	£4.72	£4.84	£4.96

Forecast Capital Spending	7,377	11,689	3,321	3,005	2,441	2,777	4,101	4,131	4,272	4,417	4,566	4,718	4,875	5,035	5,200
Accumulated "Borrowing" EOY net of MRP	17,961	28,610	30,504	31,830	32,297	32,829	34,477	35,948	37,244	38,386	39,410	40,328	41,159	41,957	42,704
Net Interest and Borrowing Costs															
- total	-57	606	1,334	2,062	2,512	2,836	3,096	3,378	3,762	4,118	4,438	4,744	5,029	5,261	5,515
- as % of total net spending	0%	3%	6%	10%	12%	14%	15%	16%	17%	18%	19%	20%	21%	21%	21%
Unidentified Spending Adjustments still required	0	0	-853	-1,870	-2,439	-3,418	-3,614	-3,887	-4,429	-4,926	-5,206	-5,629	-6,184	-6,413	-6,769

includes current year forecast adjustment, rephasing reserve adjustment and allowance for retained services of £250k in 2011/12 and £500k thereafter

DRAFT CAPITAL PROGRAMME		NET CAPITAL EXPENDITURE						CAPITAL GRANTS & CONTRIBUTIONS					
		Revised	Budget	MTP				Revised	Budget	MTP			
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
	Refuse and Recycling												
948	Provision for Bin Replacements	30	31	33	38	48	340						
	Wheeled Bins for New Properties	125	126	143	143	139	79						
	Drainage & Sewers												
	Alconbury Householder Flood Mitigation							428					
	Environmental Health												
927	Air Quality Monitoring Equipment	25		30				7					
	Economic Development												
401	Huntingdon Town Centre Development	1	12										
224	Town Centre Developments	5	210	80									
239	New Industrial Units	825											
358	Ramsey Rural Renewal	63											
509	Industrial Estate Repairs	10	16										
850	Huntingdon West Development (HGF)	9	4,723	1,279	-430	-750	1,800	1,791	2,027	2,500	430	750	1,800
	Community Initiatives												
423	Community Information Project		11										
	Ramsey Library Development	110											
952	Loves Farm Community Centre		45	-45						345			
	Parks and Open Spaces												
808	Huntingdon Riverside	41											
854	Play Equipment & Safety Surface Renewal	155	50	20	20	20	20	45					
855	St Neots Green Corridor (HGF)	102						130					
	Leisure Centres												
857	St Neots LC Development	1,754	60				316	240					
896	St Ivo LC - Football Improvements	-86						1,500					
922	St Ivo LC Redevelopment		2,500										
861	Future maintenance	940	676	382	382	382	522	422		140	140	140	
22	CCTV Improvements	5	10										
957	Reception Automation		60										
956	Replacement Fitness Equipment	200	400		275								
	Community Facilities												
863	Community Facilities Grants	40											
	Community Safety												
864	Crime and Disorder - Lighting improvements	4											
865	CCTV - Camera replacements	159											

DRAFT CAPITAL PROGRAMME		NET CAPITAL EXPENDITURE						CAPITAL GRANTS & CONTRIBUTIONS					
		Revised	Budget	MTP				Revised	Budget	MTP			
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
	Private Housing Support												
866	Disabled Facilities Grants	1,000	800	800	800	800	950	452	600	400	400	400	350
867	Repairs Assistance	160	100	100	100	100	100						
932	Decent Homes - Thermal Efficiency and Category 1 H&S							92	101				
973	Housing Capital Grant (non-earmarked)	-64						64					
974	Decent Homes - Thermal Efficiency Improvements			64									
869	Social Housing Grant	547											
	Housing Benefits												
626	Wireless Working (Benefits and Revenues)		24										
	Transportation Strategy												
870	Local Transport Plan	73											
871	Safe Cycle Routes	100											
872	St Neots Transport Strategy Phase 2	94											
873	Accessibility Improvement /Signs in footpaths and car parks	20											
351	St Neots Pedestrian Bridges	530											
874	Huntingdon Transport Strategy	52											
362	St Ives Transport Strategy	126											
363	Ramsey Transport Strategy	6											
	Perry Cycle Scheme							60	190				
	Public Transport												
818	Railway Stations - Improvements	20	26										
899	Bus Shelters - extra provision	43											
625	Huntingdon Bus Station		40										
	Car Parks												
166	St Neots - Cambridge Road Car Park	9	80										
461	Car Park Repairs		86	60	60	31							
923	Extra Car Parking, Huntingdon Town Centre	380	900	2,450						1,550			
924	Additional Car Park Charges (net)	31											
	Environmental Improvements												
52	St Ives Town Centre 2 - Completion	12											
876	Small Scale - District Wide Partnership	78											
877	AJC Small scale improvements	86											
878	Village Residential Areas	74											
703	Heart of Oxmoor	-1,366		-169				1,366		169			
920	East of Sapley - Preliminary Costs			-15									
	Environmental Strategy												
879	Environment Strategy Funding	77	55	55	55	55							
880	Sustainable Homes Retrofit	226	-485					60	485				
918	Building Efficiency Improvements (Salix Grant)	45	55	58	77	78	62	46	30				

DRAFT CAPITAL PROGRAMME		NET CAPITAL EXPENDITURE						CAPITAL GRANTS & CONTRIBUTIONS					
		Revised	Budget	MTP				Revised	Budget	MTP			
		2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Bid No.	Scheme	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
	Operations Division												
886	Vehicle fleet replacements.	415	551	807	921	908	1,059						
	Offices												
890	Headquarters	9	2	-	1,810			150		1,810			
	IT related												
494	Voice and data infrastructure	2											
893	VoIP Telephony for Leisure Centres	67											
970	Telephony and ICT Network Renewal						100						
892	Government Connect	104	12										
	ICT Replacements	280	310	192	192	192	187						
495	Corporate EDM	25											
891	Business Systems	198	225	230	190	195	200						
842	Resourcelink - Recruitment Module	10											
900	Working Smarter	80	40										
634	Customer First	22											
	Other												
380	Replacement Printing Equip.	138		70			208						
894	Replacement Equipment Document Centre	6	78		30	54							
895	Multi-functional Devices	13	45	41	21	45	41						
919	E-Marketplace	5											
	Technical												
	Capital Inflation			57	145	177	247						
	Revenue staff charged to capital	100	50	50	50	50	50						
	Rule change re Capital Overheads	-117	-117	-117	-117	-117							
	Schemes brought forward		1,200	1,500	500	500	500						
	Schemes carried forward	-1,200	-1,500	-500	-500	-500	-500						
	VAT Partial Exemption	344	182	34	53	34	96						
	TOTAL	7,377	11,689	3,321	3,005	2,441	2,777	6,853	3,433	6,914	970	1,290	2,150

OVERVIEW AND SCRUTINY
CABINET
COUNCIL

11 NOVEMBER 2010
18 NOVEMBER 2010
15 DECEMBER 2010

TREASURY MANAGEMENT REVIEW OF PERFORMANCE (Report by the Head of Financial Services)

1. INTRODUCTION

- 1.1 In February the Council adopted the latest edition of the *CIPFA Treasury Management in the Public Services: Code of Practice*, which requires the full Council to approve a treasury management strategy before the start of each financial year and to receive a mid-year report and an annual report after the end of the year. This is the first mid-year report presented under this Code and covers the period 1st April to 30th September 2010.
- 1.2 In addition, the DCLG *Guidance on Local Government Investments* recommends that local authorities review their investment strategy in the light of any changes in internal or external circumstances.
- 1.3 This report meets the requirements of both sets of guidance by reviewing the strategy, updating the Council on the performance of investments, and identifying any concerns over the credit-worthiness of counterparties.

2. TREASURY MANAGEMENT ACTIVITY

- 2.1. In December 2008, £10M was borrowed for 50 years to fund, in advance, part of the future capital programme thus taking advantage of very attractive long term rates available at the time. This sum was then invested for the remainder of the, then, MTP period pending its use for funding capital projects. Since that time long term rates have risen whilst short term rates have continued to be very low. Given the Council's financial challenges over the next few years it is therefore appropriate, for the present, to use the Council's own revenue reserves, supplemented by mostly short term borrowing, to temporarily fund the capital programme pending the return to a more "normal" interest rate structure.
- 2.2 Therefore, during the last 6 months most activity has been managing short term fluctuations in cash flow by borrowing or investing for short periods. However £7.5M has been invested for up to 9 months to take advantage of higher interest rates.
- 2.3 Much of the activity has been in liquidity accounts where the funds are accessible without notice, thus providing more security than term deposits, but also providing a good (in relative terms!) rate of return. For example, £3m was invested with Cambridge Building Society in August at 1.25% which was comparable to a nine month fixed rate deposit.
- 2.4 There have also been deficits at some points which have required the Council to borrow temporarily from other Local Authorities at low rates and for less than a month.

2.5 The following table summarises the transactions during the period:

	£m
Investments	
- as at 31 st March 2010	20.4
- matured in period	-64.8
- arranged in period	73.4
- as at 30 th Sept 2010	29.0
Borrowing	
- as at 31 st March 2010	-14.6
- matured/repaid in period	34.2
- arranged in period	-31.2
- as at 30 th Sept 2010	-11.6
Net investments at 31st March 2010	5.8
Net investments at 30th September 2010	17.4

2.6 The rise in net investments from April to September reflects the fact that the Council Tax is predominantly collected in 10 monthly instalments from April to January thus giving an improving cash flow from mid-April to mid-January each year.

2.7 On 30 September 2010 the Council had investments of £29M and borrowing of £11.6M. Annex A gives the details.

2.8 There are no current concerns about any of the investment counterparties.

3. PERFORMANCE SUMMARY

3.1 CDCM

In September 2010 the last investment managed by CDCM matured; this ended a relationship with this Fund Manager which goes back more than 10 years. The Council has benefited from the investments because they were made when rates were higher than at present. The return on these investments until September is 2.57% compared with the benchmark of 0.35%

3.2 In-house funds

The in-house portfolio historically comprised of a mixture of short-term investments and temporary borrowing to manage cash flow but now temporarily includes the borrowing and investment of the £10m advance borrowing from the PWLB. A performance of 1.41% compared with the benchmark of 0.2% has been achieved in the half-year

PERFORMANCE FOR THE 6 MONTHS APRIL 2010 – SEPTEMBER 2010					
	Performance (for half year)	Benchmark (for half year)	Variation from benchmark	Managed Funds	
				1 April 10	30 Sept 10
CDCM *	2.59%	0.35%*	+2.23%	£5.0m	0
In-house – investments net of borrowing **	1.16%	0.20%**	+0.96%	£0.8m	£17.4m
Net Investments				£5.8m	£17.4m

* 3 month LIBID

** 7 day rate

4. PERFORMANCE AGAINST BUDGET IN 2010/11

- 4.1 The latest forecast outturn is an increase in investment interest on the net budget (investment interest less borrowing costs) of £130k. The original budget was £199k

5. TREASURY MANAGEMENT STRATEGY

- 5.1 All treasury management activity undertaken during the period complied with the approved strategy, the *CIPFA Code of Practice*, and the relevant legislative provisions
- 5.2 There are no recommendations about changing the Strategy given the current and expected continuation of the interest rate structure that existed when it was approved and the existing emphasis on the security of counterparties.

6. COST OF BORROWING

- 6.1 As part of the Comprehensive Spending Review the Government announced an increase in the PWLB rates. Previously the rates to Local Authorities were 15 basis points (0.15%) above the cost of government borrowing (gilts); this margin was increased to an average of 100 basis points (1%) above the price of gilts which has resulted in a permanent increase in the cost of borrowing.
- 6.2 The impact on the revenue budget from the future increase in borrowing costs is partially offset by reduced minimum revenue provision (MRP).
- 6.3 Your Officers are working with the Council's Treasury Management Advisors to investigate opportunities for long-term borrowing from the market rather than PWLB.

7. TREASURY MANAGEMENT INDICATORS

- 7.1 The Council measures its exposures to treasury management risks using the following indicators. Council is asked to note the following indicators as at 30th September 2010.

7.2 Interest rate exposures

This indicator is set to control the Council's exposure to interest rate risk. The exposure to fixed and variable rate interest rates is based on the amount of net borrowing.

	Limit £000	Actual		
		Borrowing £000	Investment £000	Net £000
Upper limit on fixed rate exposures (>12 months)	35,100	10,000	-10,000	0
Upper limit on variable rate exposures:				
Fixed rates but < 12months		1,500	-16,500	-15,000
Variable		100	-2,500	-2,400
	3,775	1,600	-19,000	-17,400

The limits set by the Council in February 2010 were based on the understanding that investment or borrowing at a fixed rate, even if for a short duration, was still treated as fixed rate. It has now been clarified that arrangements of less than 12 months count as variable rate.

In the circumstances it is proposed to change the limits as follows in order to maximise the flexibility to react to the perceived direction of change in interest rates in the short, medium and long term.

	Limit £000
Upper limit on fixed rate exposures >12 months	+/- 35,100
Upper limit on variable rate exposures	+/- 35,100

7.3 Maturity structure of borrowing

This indicator is set to control the Council's exposure to refinancing risk. The maturity structure of fixed rate borrowing was:

Cash flow borrowing	Upper Limit	Lower Limit	Actual
Under 12 months	100%	100%	100%
Above 12 months	0%	0%	0%

Borrowing to fund capital schemes	Upper Limit	Lower Limit	Actual
Under 12 months	25%	0%	0%
12 months and within 24 months	25%	0%	0%
24 months and within five years	25%	0%	0%
Five years and within 10 years	50%	0%	0%
10 years and above	100%	0%	100%

7.4 Investment repayment profile – limit on the value of investments that cannot be redeemed within 364 days

The purpose of this indicator is to control the Council's exposure to the risk of incurring losses by seeking early repayment of its investments.

The total principal sums invested to final maturities beyond the period end were:

	2010/11 £000	2011/12 £000	2012/13 £000
Limit on principal invested beyond year end	42,700	31,400	25,300
Actual principal invested beyond year end	10,000	10,000	5,000

8. RECOMMENDATIONS

8.1 Cabinet is requested to recommend to Council that it notes this report

BACKGROUND PAPERS

Working papers in Financial Services

CONTACT OFFICER

Steve Couper – Head of Financial Services Tel. 01480 388103

ANNEX A

Investments as at 30 September 2010

		£000	Investment date	Rate %	Repayment date
Term Deposits					
Royal Bank of Scotland	Temporary investment of PWLB borrowing	5,000	19/12/08	4.04	19/12/12
Skipton Building Society		5,000	19/12/08	4.85	19/12/13
Nottingham Building Society		2,500	24/2/10	2.22 #	23/2/11
Lloyds TSB		2,500	24/2/10	1.80	24/2/11
Lloyds TSB		2,500	17/5/10	1.40	17/2/11
Kent Reliance Building Society		2,500	16/8/10	1.30	17/3/11
Newcastle Building Society		2,500	16/8/10	1.38	17/3/11
Liquidity Accounts					
Cambridge Building Society		3,000	16/8/10	1.25	call
Alliance Leicester		800	1/9/10	0.80	call
NatWest		2,750	1/9/10	0.80	call
TOTAL		29,050			

Rate fixed for 3 months

Borrowing as at 30 September 2010

	£000	Borrowing date	Rate %	Repayment date
Long Term				
PWLB	5,000	19/12/08	3.91	19/12/57
PWLB	5,000	19/12/08	3.90	19/12/58
Short Term				
Thurrock Borough Council	800	28/9/10	0.52	15/10/10
Caerphilly County Borough Council	700	8/9/10	0.28	28/10/10
Brampton Parish Council *	100	1/4/10	0.50	
TOTAL	11,600			

* From the scheme whereby Parish Councils can deposit funds with the District

**OVERVIEW AND SCRUTINY PANEL
(SOCIAL WELL-BEING)**

2ND NOVEMBER 2010

CABINET

18TH NOVEMBER 2010

**CAMBRIDGESHIRE LOCAL INVESTMENT PLAN
(Report by the Heads of Housing Services and Planning Services)**

1. PURPOSE OF THE REPORT

- 1.1 To seek Cabinet endorsement of the Cambridgeshire Local Investment Plan (CLIP) prior to final approval by Cambridgeshire Horizons Board in December 2010.

2. BACKGROUND

- 2.1 The Cambridgeshire Local Investment Plan has been developed as part of the 'single conversation' with the Homes and Communities Agency (HCA).
- 2.2 The single conversation was launched by the HCA in 2008 and is their place-based business model designed to achieve more efficient investment delivery in line with locally determined priorities. Now known as the Local Investment Plan, the HCA produced guidelines to support Local Authorities in drafting their plans.
- 2.3 A Local Investment Plan should include:
- alignment and coherence of local strategies and targets;
 - a clear and consistent narrative "golden thread" about the rationale for the investment priorities, including a key evidence base and link with strategic challenges identified;
 - a framework for making choices and determining priorities to deliver strategic outcomes with limited resources.
- 2.4 For Cambridgeshire it was agreed that the development of the CLIP would be led jointly between the HCA and Cambridgeshire Horizons, with LAs feeding their information into the process utilising current evidence, including the Huntingdonshire Core Strategy,, Housing Strategy and Local Investment Framework. The draft CLIP has been approved by Cambridgeshire Horizons Board and is now out for consultation (Annex A) with the five district councils, the County Council and other partners prior to formal approval by the Horizons Board in December 2010.
- 2.5 Following approvals the HCA will undertake internal checking and validation of the CLIP. When the CLIP has been finalised the next stage will be the drafting of Local Investment Agreements between the HCA and LAs, which are scheduled for completion by the end of March 2011.

3. RECOMMENDATION

It is recommended that Cabinet consider and endorse the Cambridgeshire Local Investment Plan.

BACKGROUND INFORMATION

Reflections on the single conversation – HCA
Local Investment Plans – Core Elements – HCA
Huntingdonshire Core Strategy 2009
Huntingdonshire Local Investment Framework 2009

Contact Officer: **Steve Plant** **01480 388240**
 Steve Ingram **01480 388400**

Cambridgeshire Local Investment Plan



Draft for consultation
October 2010

Partner	Web address	Signature, position and date
 CAMBRIDGE CITY COUNCIL	http://www.cambridge.gov.uk	
 Cambridgeshire County Council	http://www.cambridgeshire.gov.uk	
 EAST CAMBRIDGESHIRE DISTRICT COUNCIL	http://www.eastcams.gov.uk	
 Fenland CAMBRIDGESHIRE	http://www.fenland.gov.uk	
 Huntingdonshire DISTRICT COUNCIL	http://www.huntingdonshire.gov.uk	
 South Cambridgeshire District Council	http://www.scams.gov.uk	
 Cambridgeshire Horizons driving forward sustainable communities	http://www.cambridgeshirehorizons.co.uk	
 Homes & Communities Agency	http://www.homesandcommunities.co.uk/	

Notes:

This Agreement is not legally binding upon the parties.

Nothing contained in or carried out pursuant to this Agreement and no consents given by the Agency or the Council will prejudice the Agency's or the Council's (as appropriate) rights, powers or duties and/or obligations in the exercise of its functions or under any statutes, byelaws, instruments, orders or regulations.

This Agreement is without prejudice to the Council's and/or the Agency's functions as a local planning authority and both parties may continue to exercise such functions as if they were not a party to this Agreement.

This Agreement is subject to the constitutional right of any future Parliament and/or the Agency's Sponsor Department to determine the amount of money to be made available to the Agency in any year and the purpose for which such money can be used.

This Agreement is also subject to the terms of the Framework Document between the Agency and its sponsor department, as the same may be amended or replaced from time to time.

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1 Executive summary

The Cambridgeshire-wide Local Investment Plan (CLIP) addresses the need for investment in Cambridgeshire; to deliver new homes, communities and infrastructure through high quality sustainable growth, regeneration and development schemes which represent excellent value for money.

Councils in Cambridgeshire remain committed, ambitious and resilient to the challenging agendas of housing expansion and economic development. Growth and regeneration projects in the county can succeed, despite the economic downturn and reduction in available public funding over coming years.

Local investment planning is a business process introduced by the HCA to identify and address priorities at a local level. The aim of Local Investment Plans nationally is to produce an agreement between the HCA and each local authority encompassing a range of housing, infrastructure, regeneration and community activities.

This CLIP sets out the priorities identified by Cambridge City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, South Cambridgeshire District Council and Cambridgeshire County Council. It focuses on what is needed to deliver homes and communities, including affordable housing, primarily over the next three years.

The CLIP is approved through Cambridgeshire Horizons Board and the sub-regional housing board (CRHB), following consultation with each of the six partner councils. Projects and programmes identified will be implemented by one or more partners working individually or together. Progress on the CLIP will be reported back to the two governance bodies.

The CLIP is structured as a concise framework document, with signposts to detailed work that has already been completed. It builds on a number of existing strategies and plans, as set out in the diagram below.

Our priorities

Our vision is for Cambridgeshire to be a county of strong, growing, prosperous and inclusive communities supported by excellent services where people can fulfil their potential; live longer, healthier lifestyles; and influence decision-making¹. The economic success of the county has put pressure on infrastructure capacity and housing affordability; so to deliver this vision the county is planning significant housing growth and infrastructure investment.

About Cambridgeshire Horizons

Cambridgeshire Horizons is the local delivery vehicle for the growth agenda in Cambridgeshire; its Board includes representatives from six local authorities, as well as stakeholders from housing associations and representatives from business, education, and health. The purpose of the partnership is to help deliver the vision shared by local and central government to create sustainable and vibrant new communities in Cambridgeshire.

About CRHB

The Cambridge sub regional housing board (CRHB) deals with housing issues in partnership across a long-established sub-region, comprising the five Cambridgeshire districts and two neighbouring Suffolk districts - namely St Edmundsbury and Forest Heath. Our two Suffolk partners have developed separate Local Investment Plans, following HCA guidance. For more information on the Housing Board, please visit www.cambridgeshirehorizons.co.uk/housing

¹ From Cambridgeshire's Sustainable Community Strategy 2008-11

Diagram 1: The CLIP in context



In the context of reducing public finances, the local authorities of Cambridgeshire are working together to form a Local Enterprise Partnership (LEP). This includes working with adjacent local authorities in our functional economic area, including Peterborough, King’s Lynn & West Norfolk, Rutland, Forest Heath, St Edmundsbury, Uttlesford, and North Hertfordshire. The LEP plans to lead the growth of this significant economic area, supporting businesses and creating new jobs. As part of the LEP implementation work the partnership will put together a bid for Regional Growth Fund, setting out the value to be gained by investing in this successful and innovative area, subject to government approval. For more information and updates, please visit www.yourlocalenterprisepartnership.co.uk.

Cambridgeshire faces a positive but challenging growth agenda, and the CLIP forms part of our response to pressures facing all six local authorities. The plan focuses predominantly on what is needed to deliver affordable homes and sustainable communities over the next three years. Strategic priorities for the longer term are included, where known.

How the CLIP was developed

The CLIP has been prepared by Cambridgeshire Horizons, the Cambridgeshire local authorities in partnership with the Cambridge Sub Regional Housing Board (CRHB) and the HCA. Overall governance is provided by CRHB and the Cambridgeshire Horizons Board, and naturally the individual councils involved.

Development of the Plan has been shaped by the aims of the six local authorities of Cambridgeshire and the HCA. More detailed steps taken by officers and partners to develop the CLIP are outlined in Section 9.

Next Steps

Once agreed, the CLIP will remain live and evolving in future. It will be reviewed approximately every six months to take account of changing circumstances, including

- the changing role of the HCA
- the possible development of a Greater Cambridgeshire - Greater Peterborough LEP
- bids for funding from the Regional Growth Fund.

The review process will reflect the way the plan was produced, fully involving stakeholders including the six local authorities through the Growth Partnership Board and Sub-regional Housing Board.

The role of the HCA is also expected to evolve in coming years, to become a smaller strategic enabling and investment agency with a localist approach. It will work with local authorities to achieve their ambitions, by providing support over and above what they can provide for themselves, where it represents good value for public money, and where it isn't possibly for the private sector to deliver on their own. The HCA will continue to focus on housing growth and affordability, making best use of existing stock, and place-making & regeneration.

During this period of change, the HCA will continue to deliver against core programmes, maximising affordable housing supply and creating thriving communities.

About Northstowe

The proposed new town of Northstowe is a significant project for the HCA and will be subject to a separate Local Investment Plan. For further updates, please go to;

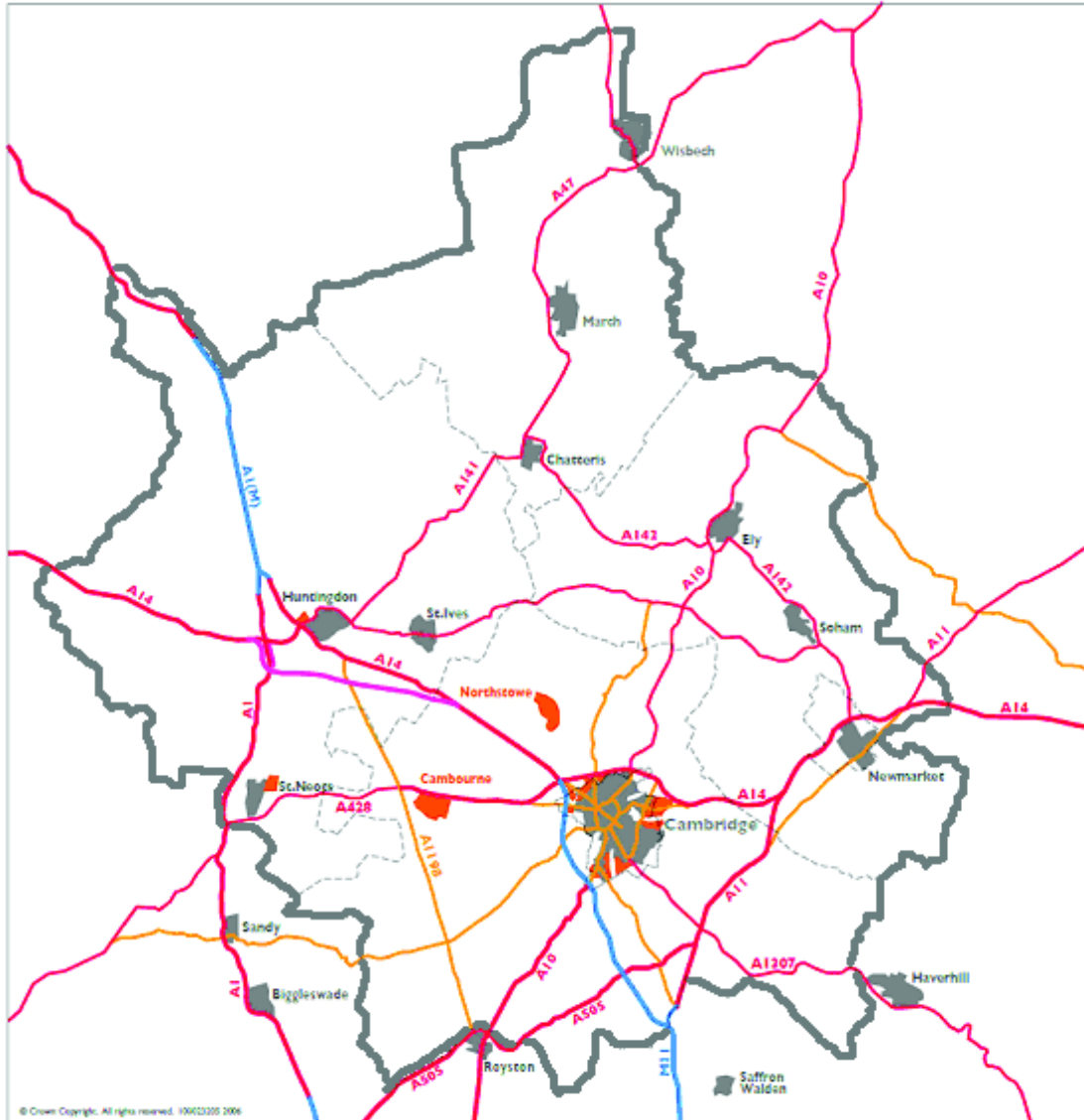
http://www.cambridgeshirehorizons.co.uk/whats_going_on/projects/project_home.aspx?ID=3

2 Cambridgeshire context

2.1 Geography and demography

The CLIP relates to the administrative county of Cambridgeshire. The six local authorities are approaching Local Investment Planning as a partnership, strong existing structures in place and the cross-boundary nature of housing growth, economic and infrastructure issues within the county.

Diagram 2: Map of LIP area



The county's settlement pattern is strongly influenced by the city of Cambridge, which accounts for nearly 20% of the total population of around 600,000. Cambridge plays an important regional role and is of national and international importance for its outstanding historic character, as a centre of learning and research, and because of its emergence as an internationally significant cluster for high technology industries. The northern part of Cambridgeshire is primarily influenced by Peterborough, which lies just outside the county boundary. The larger market towns of Wisbech and March are the main focus for economic and social life within this area of Cambridgeshire.

2.2 The growth agenda

The vision for the county, stemming from the 2003 Cambridgeshire and Peterborough Structure Plan, is:

‘to continue to develop as a centre of excellence and world leader in higher education and research, fostering the dynamism, prosperity and further expansion of the knowledge-based economy spreading outwards from Cambridge. The historic character and setting of Cambridge should be protected and enhanced, together with the character and setting of the market towns and other settlements and the important environmental qualities of the surrounding area’.

Case study: Cambridgeshire’s growth strategy - long term localism

The need for sustainable housing has been recognised and driven forward locally for many years. As far back as 1999, the County and City Councils, with other partners supported the ‘Cambridge Futures’ project, which won the RTPI award of Innovation in Planning in 2000. This looked at alternative forms of expansion and enabled an informed debate prior to the development of the Structure Plan. Public consultation showed a clear appetite for growth, with less than a fifth of respondents wanting Cambridge and its environs to remain unchanged.

The development of the Structure Plan and subsequent district local planning policy has been based on extensive community engagement with residents, local groups, businesses and other stakeholders. There has been widespread publicity and awareness-raising, public attitudes surveys and public exhibitions, alongside consultation at every step. Particular efforts have been made to involve hard-to-reach groups and consultees’ views have been taken into account as much as possible.

Through this process local consensus has emerged. Councils are working with Cambridgeshire Horizons to achieve high quality, sustainable growth with an emphasis on affordable housing, thriving communities and green spaces.

The Structure Plan includes a hierarchy of sustainable new communities, establishing that new homes should be linked into existing public transport networks, service centres, and employment opportunities wherever possible. This hierarchy states that new urban extensions to Cambridge should be developed with strong links into the city, followed by a new settlement at Northstowe with a high-quality public transport link to Cambridge and Huntingdon (the Guided Busway). Extensions to the market towns are also an important part of the growth agenda, but need to be proportionate to the infrastructure capacity and economic activity in the vicinity, in order to avoid entrenching unsustainable living and working patterns.

Transport is a key consideration within the growth agenda, as sections of existing road and rail networks are regularly at capacity. In-depth analysis of the impact of transport congestion and requirements for investment has taken place, notably the 2008 Transport Economic Evidence Study and local work on Delivering a Sustainable Transport System. This work is summarised in the Integrated Development Programme, which includes a package of strategic transport investments required to support new communities.

The growth agenda for Cambridgeshire offers a uniquely attractive package for investment in delivering sustainable communities, including:

- Acute and strongly-evidenced housing need, as shown in the Strategic Housing Market Assessment and reflected in past regional economic and spatial strategies, so that both need and demand for housing remains strong.
- An economy that is relatively resilient in the face of difficult macro-economic circumstances, with high levels of employment and good future growth potential.
- A political consensus and a shared vision across authorities and political parties to deliver high-quality growth, with clarity about where growth and infrastructure will come forward.
- A suite of major housing development sites that have made significant progress despite the downturn, and which represent excellent prospects for delivering a return on investment.
- Well-established partnership mechanisms, co-ordinated through Cambridgeshire Horizons as a well-established local delivery vehicle. Joint planning policy and development control arrangements are in place for some of the key developments in the south of the county, which draw together the County Council, City Council and South Cambridgeshire District Council.
- A track-record of innovation and flexibility, and the vision to embrace radical new solutions to delivering new homes and communities.
- A strong commitment to delivering quality in our new settlements, backed up by a strong analytical base through our quality of life studies, the Cambridgeshire Quality Charter for Growth, the sub-regional Strategic Housing Market Assessment, the Cambridgeshire Integrated Development Programme and emerging local investment frameworks and studies, which operate at the local planning authority level.

Case study: Joint planning

The Cambridge Southern Fringe is a new urban extension to the southern edge of Cambridge, spanning the administrative boundary of Cambridge City Council and South Cambridgeshire District Council. The development site is adjacent to Addenbrooke's Hospital, a growing employment hub for the City. It will provide approximately 4,000 new homes in total with 40% affordable housing, in line with local planning policy, and is next to Addenbrooke's Hospital - a growing employment hub for the city.

There will be several new neighbourhood on the southern fringe. Trumpington Meadows was the first to obtain outline planning approval, followed by Clay Farm. Glebe Farm has secured full planning permission. In addition to new housing the development will also provide secondary and primary schools; community, sport and recreation facilities; local shops; public open space, including allotments; and improved transport connections.

Planning applications for sites on the southern fringe sites have been considered by a Joint Development Control Committee, the membership of which includes councillors from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council. Joint working between the authorities has been vital to secure a sustainable new community on the site.

New growth in Cambridgeshire will take the form of major new developments as well as smaller infill housing sites. Sustainable new communities will be created on the fringes of Cambridge and will be an integrated part of the city. Extensions to the market towns around Cambridgeshire, including Ely and St Neots, are planned.

These major new developments will deliver many thousands of homes, with additional units coming forward in smaller infill sites where there is capacity around the county. Rural housing is also vital to sustainable development across Cambridgeshire, and though smaller in scale has a significant effect on local housing markets and economies.

2.3 Economy and employment

Cambridgeshire has a strong economy, with largely high levels of economic activity and skills compared to national and regional averages. However, pockets of lower attainment remain to be tackled. The vision for economic development is ambitious, as it encompasses the international pre-eminence of Cambridge as a global high tech cluster which requires investment in homes and infrastructure. At the same time, quality of life is of vital importance. Cambridgeshire must retain its unique character as a particularly attractive place in which to live and work, as this is critical for retaining and attracting firms to the area, and enabling those firms to recruit the necessary highly-skilled and mobile employees.

Although the county cannot remain immune from the impact of global economic downturn, it has demonstrated greater resilience than other areas of the country. Cambridgeshire can use this slow-down to position itself for recovery. Investments will be prioritised to promote the best environmental, social and economic outcomes, planning for the long-term sustainability of the county.

Case study: Shaping Fenland

Fenland District Council is using a holistic partnership approach to forward planning services and the social, economic, environmental and physical infrastructure that is required. It also will identify the needs and opportunities required, in order to maximise the potential of the district. The results of this will shape an enhanced Sustainable Community Strategy.

The Shaping Fenland project team are considering the evidence base work completed to date, in order to develop an overarching vision that ties together housing with other economic, social, and environmental aspects. The work will then put forward recommendations on the overall scale of growth, strategic sites to accommodate this growth, and the housing mix of these sites. Once completed, the Shaping work will also form part of the evidence base that is legally required to inform and support the statutory Local Development Framework.

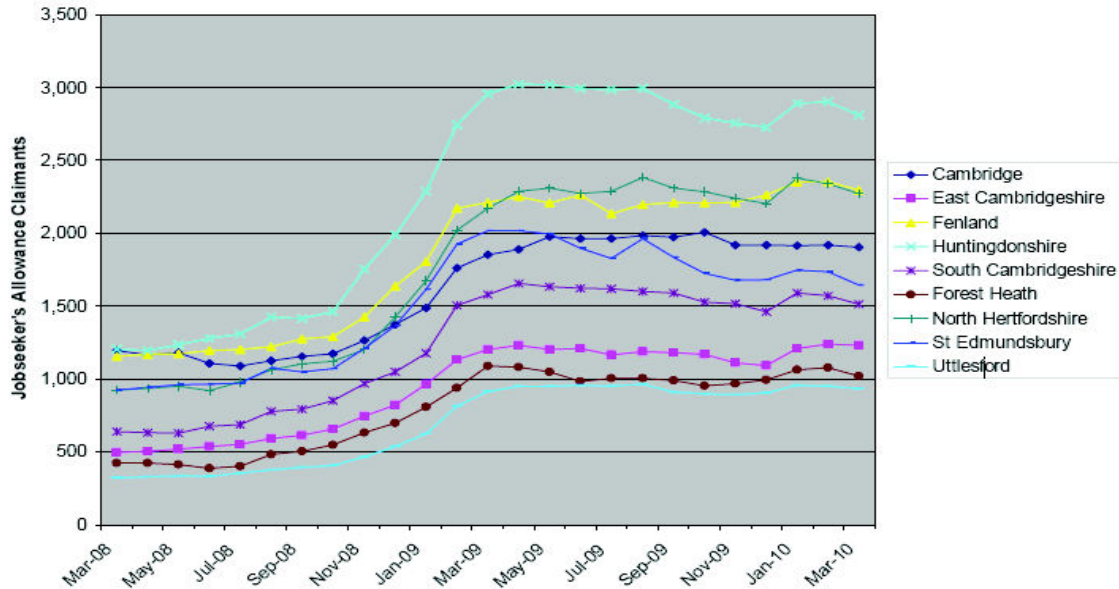
The completion of this project towards the end of 2010 will establish a growth strategy for the next 20 years. The work will then be incorporated into the LDF over the course of 2011.

For more information:

http://www.fenland.gov.uk/assets/shaping_fenlands_future/shaping_fenlands_future.pdf

The Greater Cambridge Partnership monitors employment in Cambridgeshire (and several of the surrounding districts) on a regular basis through their economic reviews. The claimant count as of March 2010 is shown in the diagram below. Although the claimant level has increased as a result of the downturn, the average of 2.6% across the economic sub-region remains significantly lower than the East of England average (3.5%) and the national average (4.2%).

Diagram 3: Claimant Count Unemployment - numbers - Greater Cambridge Districts



Source: Greater Cambridge Quarterly Economic Review - http://www.gcp.uk.net/downloads/R2RQR_0310.pdf

2.4 Skills

The table below has been taken from the Cambridgeshire Integrated Development Programme and shows a high level of skills within the Cambridgeshire workforce. This is particularly evident in districts within the high-tech cluster. However there are also areas of concern, notable the relatively low level of skills within Fenland district.

Diagram 4: Qualification levels in the Working Age Population, 2007

Area	% with NVQ4+ - working age				% with no qualifications - working age			
	number	denominator	percent	confidence	number	denominator	percent	confidence
East of England	887,200	3,413,500	26.0	0.7	425,400	3,413,500	12.5	0.6
Cambridge City	35,100	80,500	43.6	7.6	7,400	80,500	9.2	4.4
East Cambridgeshire	19,000	48,400	39.3	8.5	6,000	48,400	12.3	5.7
Fenland	8,500	53,100	16.1	5.3	5,100	53,100	9.7	4.2
Huntingdonshire	32,400	105,100	30.8	5.2	6,200	105,100	5.9	2.6
South Cambridgeshire	34,000	82,800	41.0	5.3	8,700	82,800	10.5	3.3
Cambridgeshire	129,000	369,900	34.9	-	33,400	369,900	9.0	-

Source: Annual Population Survey - <http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=15150>

Note: The lower confidence figures denote a greater sample size and thus more robust figure

3 Vision, aspirations, and policies

3.1 Vision for Cambridgeshire

Cambridgeshire's Sustainable Community Strategy known as Cambridgeshire Together sets out a shared vision for the future of Cambridgeshire, which brings together aspirations for the county:

'Our vision is for Cambridgeshire to be a county of strong, growing, prosperous and inclusive communities supported by excellent services where people can fulfil their potential; live longer, healthier lifestyles; and influence decision-making'.

Case study: The need for high quality growth

Our ambitious agenda reflects high local demand for housing, which is clearly evidenced in the sub-regional Strategic Housing Market Assessment.

In and around Cambridge, average house prices are nearly nine times the average salary. This is why the housing policies of the district councils across the county all require high levels of affordable homes to be constructed as part of new development - policies that have stood up to testing through high profile appeals in recent months.

The importance of quality within our new developments is a consistent message that has emerged through our public consultations and community engagement. As a result, we have also sought to ensure that the focus of the growth agenda is not just on numbers, but on quality, and that growth delivers benefits for existing residents as well as providing homes for those moving into the area.

In response, the councils and Cambridgeshire Horizons have developed the Cambridgeshire Quality Charter for Growth, a finalist in the 2009 RTPI awards. More detail is provided in 3.6 below

The local area agreement is a three year delivery plan covering 2008 to 2011. The delivery of this vision focuses on five key goals:

- Growth - accommodating growth, creating flagship communities and ensuring all communities enjoy the benefits of growth and infrastructure.
- Economic Prosperity - supporting the special role of Cambridgeshire as a centre of knowledge and innovation, especially in low carbon technologies.
- Environmental Sustainability - meeting the challenges of climate change while maintaining a high quality environment.
- Equality and Inclusion - supporting vulnerable groups and enabling them to participate fully in community life, and encouraging healthier and more sustainable lifestyles.
- Safer and Stronger Communities - engaging citizens in service planning and improvement and ensuring our communities enjoy good quality of life and health, with low crime, low unemployment, and free from discrimination and inequalities.

The Cambridgeshire Together Board has recently reviewed these partnerships in light of the need to radically transform the delivery of public services, to improve resident experience and do more for less.

3.2 Local planning policy

Within Cambridgeshire, local authorities have identified clear policies on sustainable growth as part of their Local Plans and Local Development Frameworks.

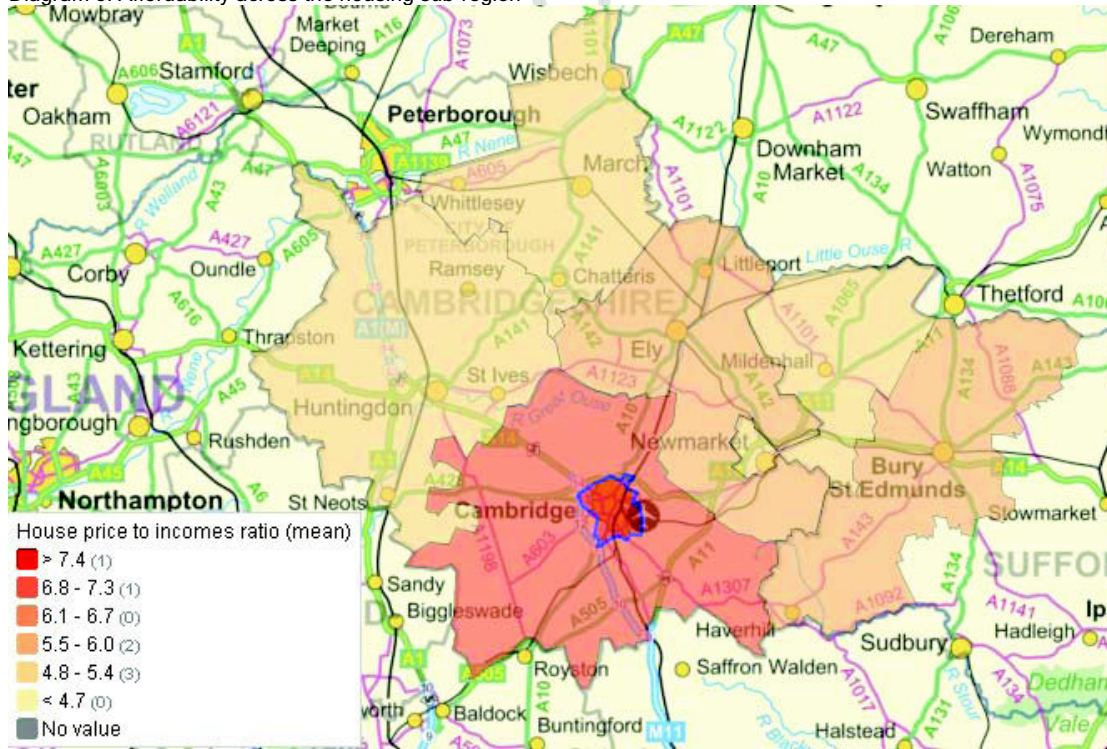
In response to changes to the planning system and the revocation of regional strategies, the councils are working together to agree a way forward that continues to recognise the on-going need for growth. For further detail, please refer to Section 9.

3.3 Housing aspirations

Historically, housing growth has not kept pace with the economic success of Cambridgeshire. The Strategic Housing Market Assessment (SHMA) and Housing Market Bulletins demonstrate the shortage of housing and affordable housing across Cambridgeshire. The economic downturn has not reduced affordability pressures for residents and in-comers. The SHMA brings together data on a variety of housing issues for Cambridgeshire (and two adjacent Suffolk districts), helping the area understand its housing markets and needs, which underpins a spectrum of policy responses.

Diagram 5 indicates that none of the Cambridgeshire districts have a ratio of average house price to average income lower than 4.8. In and around Cambridge, average house prices are nearly nine times the average salary.

Diagram 5: Affordability across the housing sub-region



Source: Hometrack, June 2010

The Cambridge Sub Regional Housing Strategy was agreed in October 2008 and demonstrates the strong awareness in Cambridgeshire of the social, environmental and economic interdependencies to be considered when planning and delivering

housing. It brings together policies for housing at all levels, condensing these into seven investment priorities:

1. Meet the challenge of significant housing growth to create mixed, balanced and sustainable communities across the sub-region while respecting our environmental assets and existing communities;
2. Plan for and respond to the sub-region's changing demography, particularly the needs of a growing number of older people;
3. Invest in rural homes to support vibrant, sustainable communities;
4. Respond to the diverse and changing needs of our communities including migrant workers, gypsies and travellers, and hard-to-reach groups;
5. Tackle both housing and support issues for people who are most vulnerable;
6. Make best use of existing homes and extend housing options by improving housing conditions, reducing risk, updating sheltered housing and bringing empty homes back into use - focusing on those who are vulnerable and living in private housing;
7. Prevent and tackle homelessness, help reduce deprivation and improve health and social exclusion.

In addition to the growth agenda, smaller rural sites will continue to be developed in rural areas where access to affordable housing is often restricted. Outside of the major settlements, there are a large number of smaller towns and hamlets across Cambridgeshire where there is a lack of housing options. In many cases, young people are leaving these areas as their access to the housing market is limited.

The lack of housing opportunities, especially affordable housing, has affected the sustainability of rural communities, which have then suffered through the loss of shops, services and schools in some areas. Therefore, development in these areas provide much-needed affordable, local housing in rural communities, enabling and supporting sustainable living in our villages and market towns.

Case study: East Cambridgeshire Housing Strategy

East Cambridgeshire District Council's Housing Strategy includes a commitment to increasing the number of homes provided on rural exception sites. The district's successful programme has benefitted from close working with Parish Councils, Cambridgeshire ACRE and Registered Social Landlords to identify potential sites in villages.

The development of rural exception sites is a priority for the local authority, and has become an important source of affordable housing during the economic downturn. East Cambridgeshire is therefore focussing its attention on developing rural exception sites, along with smaller sites in villages and towns, where there is a high housing need.

The district's Sustainable Community Strategy includes an objective for the housing service to work with Parish Councils, supporting the development of Rural Community Land Trusts as a means to continue providing affordable and sustainable new housing.

3.4 Economic aspirations

Cambridgeshire is a significant and distinctive economic area that makes a net positive contribution to the UK economy and includes a globally competitive high-tech cluster. It has a genuinely global brand in the form of the University of Cambridge, a centre of world-class learning and expertise, and a network of higher education institutes. Cambridge is a centre of net in-commuting, bringing in approximately 56,000 commuters daily. Surrounding the city is a strong network of market towns, which act as service and employment centres for rural area. In addition to businesses with national and international significance in a number of key sectors, the county has established networks of small and medium-sized enterprises.

The Greater Cambridge Sub-regional Economic Strategy for 2009-2012 has the following high level objectives:

- Grow a world class, knowledge based, low carbon economy.
- Encourage the resource efficient growth of a diverse and robust economy across the whole of greater Cambridge.
- Build a strong skills base and high levels of economic participation.
- Develop sustainable infrastructure and a high quality of life.

To date the ability of the economy to grow has been constrained by inadequate transport infrastructure capacity, skills disparities and shortages, and a chronic shortage of affordable housing. It is intended that the Greater Cambridge - Greater Peterborough Local Enterprise Partnership addresses these challenges.

3.5 Sustainability and a low carbon future

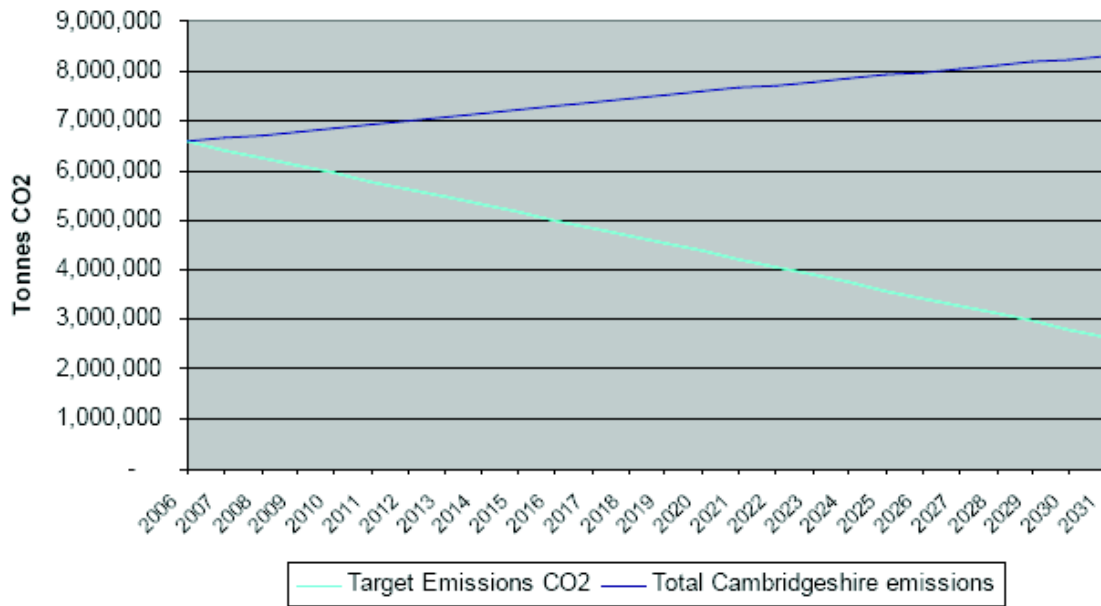
In response to the threat of climate change and the imperative of urgent transition to a low carbon future, Cambridgeshire is planning an ambitious but necessary transformation. The growth agenda will demonstrate how high quality new developments can encourage sustainable patterns of living, and this is embedding in all levels of growth strategy. Existing communities will also require considerable investment to meet these challenges.

Our carbon trajectory

The delivery of new housing must go hand-in-hand with reducing the Cambridgeshire's carbon footprint, in order to meet the statutory requirement for an 80% cut in greenhouse gas emissions by 2050. As the diagram below shows, the county's current carbon footprint is 6.5 million tonnes of CO₂ annually, and this will grow to more than 8 million tonnes annually by 2031 if growth follows a business as usual trajectory.

Construction and the built environment are highly carbon-intensive. New developments must be well planned to minimise the loss of green space and prevent unsustainable patterns of transport and consumption becoming entrenched. Careful design, use of energy efficient materials, and well considered siting can all contribute to a more sustainable approach to growth. Following the recommendations of the Carbon Appraisal of the Long Term Delivery Plan, which sought to quantify the carbon impact of the county's growth, partners are taking forward a range of projects in order to meet the ambitious emissions targets shown above.

Diagram 8: Cambridgeshire Target Emissions vs. projected BAU emissions



Source: CO₂ trajectory from the Carbon Appraisal of the Long Term Delivery Plan

3.6 The Quality Charter

A major tool for this is the Quality Charter for Growth, a high level statement of key principles for creating sustainable communities, which has been endorsed by all six local authorities. The Quality Charter is based on four principles:

- Community - Encouraging involvement with and interest in the management of the local area;
- Connectivity - Locating new developments where residents can benefit from strong transport links to jobs and services, upgrading infrastructure as necessary to ensure needs are met;
- Climate - Mitigating and adapting to climate change through innovative approaches to energy, transport, waste and water;
- Character - Creating distinctive places with an attractive public realm that encourages walking and cycling.

In order to implement the Charter, Cambridgeshire Horizons are co-ordinating a training programme for professionals involved in the delivery of the growth agenda.

Work to support the delivery of zero carbon homes is also underway, including investigation of a local Carbon Offset Fund and scoping for a Cambridgeshire Renewables Infrastructure Framework.

From an economic perspective, patterns of employment and the mixture of industries and services within the county will evolve to meet environmental challenges. Cambridgeshire is in a strong position to capitalise on opportunities to develop clean technologies, such as renewable energy and zero carbon building, as well as environmental goods and services. Local strengths in research and development, ICT and environmental networks will confer an advantage. Investments to encourage this sector are planned, including the Hive, a low carbon innovation and enterprise centre. This project is intended to act as a catalyst for further development of the clean tech sector. A low carbon building skills academy is also an aspiration for the new town of Northstowe.

Case study: A Carbon Offset Fund for Cambridgeshire

Cambridgeshire has set ambitious targets for reducing CO₂ emissions and adapting to a changing climate. To meet these, substantial investment in low carbon infrastructure (for example renewable energy and energy efficiency measures) is required. A carbon offset mechanism is a way of collecting investment from a range of different sources, including developers and private investors, which can be used to fund infrastructure that will reduce greenhouse gas emissions. The key reasons for Cambridgeshire to consider establishing a Carbon Offset Fund are:

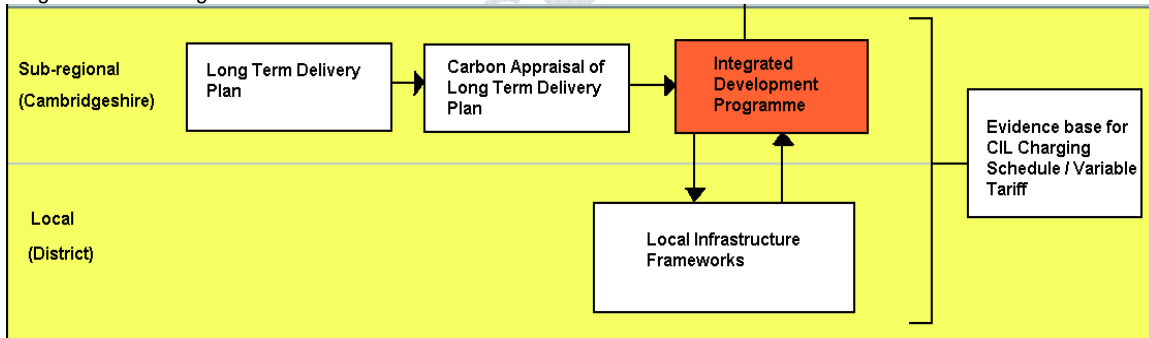
- 1 To support developers in reducing the CO₂ emissions of new housing, to meet the requirements of the Code for Sustainable Homes, as cost effectively as possible. Developments that cannot meet all their energy requirements through onsite renewables, due to technical or financial constraints, could pay into the fund in order to offset part of these requirements.
- 2 To secure investment in local carbon infrastructure in Cambridgeshire. The monies in the fund would be invested in achieving the greatest potential CO₂ emissions savings.

Feasibility work on the Carbon Offset Fund was completed in September 2010, and the next steps include putting together evidence of renewable energy need in the county.

3.7 Infrastructure

The infrastructure requirements of the growth of Cambridgeshire have been scoped by a series of studies, as summarised by Diagram 4.

Diagram 4: Cambridgeshire's Infrastructure Studies



The completion of these studies will provide an evidence base as to the local and strategic infrastructure required to grow the county whilst reducing CO₂ emissions. In December 2009 the Cambridgeshire Integrated Development Programme was endorsed by all six local authorities as a statement of strategic infrastructure requirements for growth. This is a key element of Section 8, Investment Priorities.

Each local authority is at a different stage in producing Local Investment Frameworks (see case study below). This affects the amount and clarity of detail available, particularly relating the cost and timing of infrastructure needed. They may still be “work in progress” and, as this work continues, will be needed to inform ongoing discussions with the HCA and other partners about emerging future priorities.

Case study: Huntingdonshire's Local Investment Framework

Huntingdonshire District Council has completed a study forecasting demographic trends in the district to 2026 and the associated infrastructure needs. Huntingdonshire is set for considerable housing growth during this period, and the Local Investment Framework seeks to anticipate the infrastructure required to ensure that the new communities are sustainable. The document covers physical and social infrastructure, including transport, education, health services and green space.

The LIF will form key evidence for collecting developer contributions to infrastructure, through Section 106, the Community Infrastructure Levy, or a tariff. It will inform the Local Development Framework and assist with funding bids. Viability modelling forms an important part of the work, and will assist with Section 106 negotiations and setting levels of CIL or tariff.

Over time all the Cambridgeshire local planning authorities will develop an evidence base of this kind. East Cambridgeshire District is close to completing its own infrastructure work, while South Cambridgeshire District and Cambridge City Councils have begun a joint study.

To ensure that Cambridgeshire has a well-planned, extensive network of green spaces, a Green Infrastructure Strategy was prepared in 2006 to provide an evidence base. This is currently being reviewed and updated. It is based on the Cambridgeshire Green Vision, "To create a comprehensive and sustainable network of green corridors and sites that enhance the diversity of landscape character, connect and enrich biodiversity habitats; and extend access and recreation opportunities, for the benefit of the environment as well as current and future communities".

Case study: Engaging local communities

Beyond our over-arching planning policies, we have continued to engage with our local communities and all other key stakeholders in consulting on specific area action plans, area development frameworks and planning applications. Local residents and groups have been particularly influential in decisions on the location of community facilities and how these facilities should be managed.

As proposed developments progress from the planning stage towards delivery, our efforts are increasingly focussing on setting up community forums for the growth sites (e.g. in north west Cambridge and on the City's southern fringe) and working with communities bordering the new developments in order to address their existing needs and to encourage integration with the new neighbourhoods.

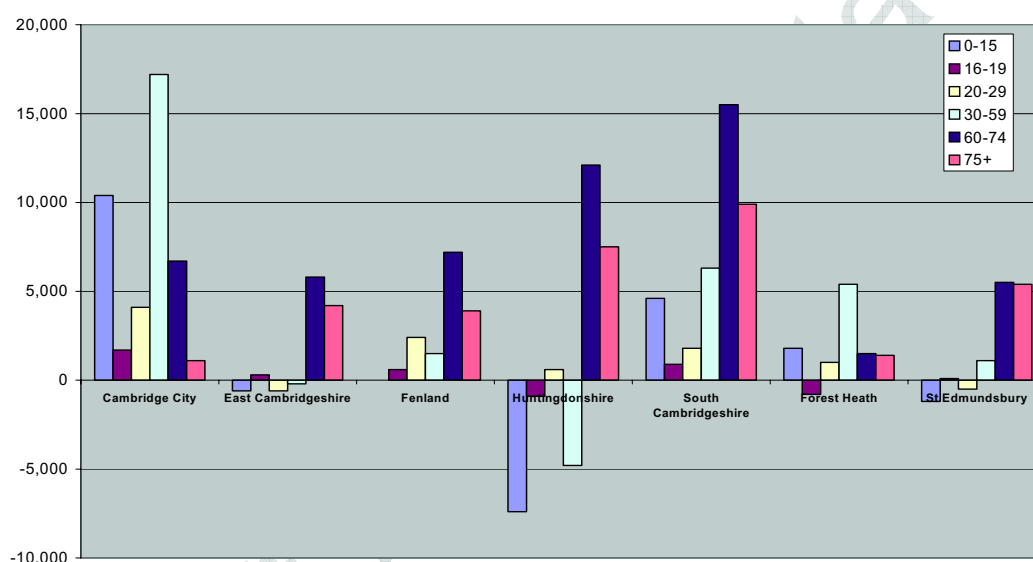
4 The local housing market

4.1 Demography

Chapter 10 of our SHMA, *Demographic Context and Forecasting*, goes into some detail about the current and future population of Cambridgeshire and the housing sub-region. Edited highlights include that:

- Cambridge City will see the largest population increase in the 30-59 age group and the greatest percentage of in migration in future years.
- Huntingdonshire will see a decrease in the 0-15, 16-19 and 30-59 age groups in future.
- Every district except Cambridge City will see an increase in the most vulnerable households i.e. the elderly. The largest increase of this type in Cambridgeshire is found in South Cambridgeshire East Cambridgeshire and Huntingdonshire.
- Single person households will increase across the piece.

Forecast Population by Age, 2001 to 2021²



Source: Cambridgeshire County Council Research Group; Anglia Ruskin University

The age group forecast to show the biggest increase overall are older people. The age group 60 to 74 is expected to grow by around 61% in just twenty years. This reflects the 'Post War bulge' entering retirement. In percentage terms there is a bigger increase in the numbers of residents aged 75 and over. This age group is expected to increase by 33,400 (66%) between 2001 and 2021.

Forecast Population aged 85+, 2001 to 2021³

	2001	2021	Change 2001-2021	% change
Cambridge City	2,180	2,400	220	10
East Cambridgeshire	1,420	2,810	1,390	97.8
Fenland	1,850	3,670	1,820	98.3
Huntingdonshire	2,360	4,220	1,860	78.8
South Cambridgeshire	2,520	5,000	2,480	98.4

Sources: Cambridgeshire County Council Research Group; Anglia Ruskin University

² Rounded to the nearest 100. Totals may not add due to rounding.

³ Rounded to the nearest 10. Totals may not add due to rounding.

The age group likely to require most support is the over 85s. The increase is forecast to be particularly high in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire, all of which can anticipate increases of 80% or more. The exception is Cambridge, where past trends suggest net out-migration of the elderly from the City. The changes in population by age clearly pose challenges for supported housing, in particular.

There will also be a considerable increase in smaller households. However, it should be noted that although single people may be counted as 'needing' only one bedroom accommodation, in practice the active demand is for at least two bedrooms.

4.2 Growth and dwelling completions

Between 1st July 2001 and 31st March 2010, a net total of 28,172 dwellings were completed across Cambridgeshire, an average of 3,220 dwellings per year. In more recent times the economy has entered a period of recession, reflected by a fall in housing completions in 2008/9 and 2009/10, compared to previous years.

Diagram 6: Dwelling completions (net) in Cambridgeshire

	2001-2	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10
Cambridge City	159	336	503	601	730	668	521	589	288
East Cambridgeshire	799	591	607	401	796	688	751	475	206
Fenland	499	696	736	636	781	758	934	312	253
Huntingdonshire	334	581	577	698	743	650	728	822	809
South Cambridgeshire	523	655	976	570	877	924	1291	615	610
Cambridgeshire	2314	2859	3399	2906	3927	3688	4256	2813	2166

Source: Cambridgeshire County Council's Annual Monitoring Return

It was widely anticipated that the number of dwelling completions in Cambridgeshire would fall in 2010/11 reflecting a falling number of starts on site in 2009, and given that in 2009 a good number of completions included homes which started on site before the recession took effect, in 2008.

The total number of housing completions in Cambridgeshire from April 2009 to March 2010 is the lowest in the last ten years, as shown in the table above. The district breakdown demonstrates that this slowdown in building rate has not been a uniform trend across the county, affecting mainly Cambridge City, East Cambridgeshire and Fenland. The number of dwellings completed in Huntingdonshire remains high.

4.3 Trajectory of actual and projected completions

Diagram 7 below shows the combined total of the five district housing trajectories published in their 2009 Annual Monitoring Reports. Recent economic concerns have led to the prediction of much lower rates of house building in the next couple of years, as indicated by the projections line. This is followed by potentially higher rates as large developments around the Cambridge Fringe, Northstowe, and St Neots start to be delivered.

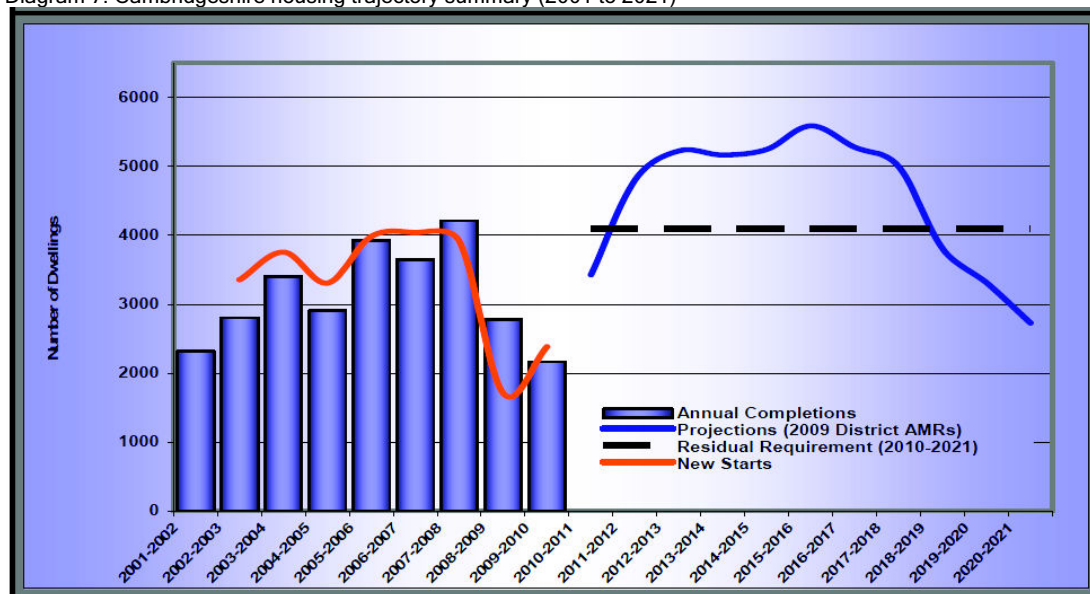
The latest trajectories provide an estimate of when new housing development is expected to be completed over the next 10 years. This is shown graphically in Diagram 7 alongside information about annual dwelling completions and annual figures for number of dwelling starts up to 31 March 2010.

This shows that the number of dwelling starts, while comparatively low, is on the increase in 2009-2010. This increase is significant as it leads to the possibility that we may see an increase in dwelling completions for this current year. This optimism is

backed up by an increase in number of dwellings currently under construction compared to the previous years.

The district trajectories were formulated with reference to the outgoing Regional Spatial Strategy targets which has recently been abolished by the Secretary of State.

Diagram 7: Cambridgeshire housing trajectory summary (2001 to 2021)



Source: www.cambridgeshire.gov.uk

4.4 Existing homes

The Strategic Housing Market Assessment details the condition of housing stock across the sub-region, compared to the Decent Homes Standard. This allows pinpointing of specific areas requiring investment. At April 2008 the vast majority of homes (over 70%) were owner occupied across Cambridgeshire. For four of the five districts, the percentage owner occupation is similar, falling between 71% and 76%. Social rented tends to provide 13% to 16% of homes, and private rented makes up between 10% and 13% of dwellings. However in Cambridge the pattern is different, with only 53% ownership, 24% social rented (including 16% council-owned) and 23% private rented or other.

Dwellings by tenure, 2007/08

	Owner Occupied	%	Social Rented	%	Private Rented/ Other	%
Cambridge City	24,704	53%	11,187	24%	10,721	23%
East Cambridgeshire	24,382	73%	4,676	14%	4,342	13%
Fenland	31,167	75%	5,818	14%	4,571	11%
Huntingdonshire	52,887	76%	9,046	13%	7,655	11%
South Cambridgeshire	44,226	76%	8,256	14% ⁴	5,897	10%
Cambridgeshire	177,366	71%	38,983	16%	33,186	13%

Source: Census, HSA 2007/08, from SHMA Ch 11 Dwelling profile.

Three of the five districts in Cambridgeshire have transferred housing stock to a Registered Social Landlord. Cambridge and South Cambridgeshire manage and maintain council properties in their districts within the Housing Revenue Account. East Cambridgeshire has transferred its homes to Sanctuary-Hereward; Fenland transferred to Roddons (part of the Circle Anglia group) in 2009, and Huntingdonshire transferred to Luminus.

⁴ Includes 9% council-owned

Cambridge and South Cambridgeshire maintain homes to the “decent homes” standard, with only 2% and 3% reported as non-decent at 1 April 2010, respectively⁵.

Renewal programmes are largely found in market towns to the North of Cambridge. Wisbech is a particular priority, as it shows relatively high levels of deprivation. The Nene Waterfront project, which will provide office space for knowledge-based businesses, has already secured some Housing Growth Funding and is a priority project included in the CLIP.

Reducing CO₂ emissions from existing homes

The Quality Charter leaning programme has provided training and resources to share information on sustainable housing. Standards on new developments are being raised and potential eco-town at Northstowe being promoted, alongside a retro fit demonstrator project at Rampton Drift.

Case studies: reducing carbon emissions and tackling fuel poverty

Cambridge aspires to achieve CSH4 for new affordable housing as a minimum. This includes the seven new council homes due to be completed in March 2011 and possible further new council homes at this level in future. Simons House in Cambridge is being redeveloped as an extra care CSH 5 exemplar scheme.

Cambridge has also secured funding for the design stage of the national 'retrofit' project for existing social housing, to reduce carbon emissions of a single home by 80%. Cambridge has also used grant funding to secure energy efficiency works in 5 private rented properties, and a further 26 in the pipeline, through the City's *Landlord Accreditation* scheme.

Some 367 vulnerable households in **Fenland** have benefitted from Warmfront works, making their homes more energy efficient. Additionally Fenland has been working with Kings Lynn and West Norfolk to pilot an external solid wall scheme, costing £1.12m.

Fenland, SmartLIFE and Roddons are currently awaiting outcomes of an ERDF bid to retrofit 14 properties with residents in situ, while measuring the social, environmental and economic aspects to the work. The technology detail and learning will be disseminated to local enterprises, encouraging them to diversify into the Cleantech industry sector (linked to priorities emerging from Greater Cambridge Partnership).

In **Huntingdonshire**, a number of energy efficiency schemes are running including Warm Front and 'Warmer Homes for Life' which is funded through the Decent Homes programme. This targets vulnerable people in the private sector alongside tackling category 1 hazards to make the homes decent.

Empty homes, overcrowding and underoccupation

Across Cambridgeshire, empty homes remain low both in numbers and as a percentage of the stock, largely due to high market pressure and need for homes in our areas. To enable turnover up to 3% vacancy is considered acceptable, which each district overall falls within.

The sub-regional strategic housing group is working to compare empty homes statistics, approaches to making useful and to consider a shared project around empty homes for those areas and partners who agree it is an issue which needs to be

⁵ CLG website, 2009/10 predicted figures

tackled. Initial work on 2008/9 data show very low vacancy rates in social tenures, averaging at 1.49% across the County⁶.

Cambridgeshire projects to tackle empty homes

In Cambridge from 2008 to 2009 some 20 private sector empty homes were brought back into use; 69 home improvement grants awarded; 18 owner-occupied homes made decent; 69 homes had category 1 hazards removed; 61 HMOs were licensed; and 9 family sized Council homes freed up through the City’s underoccupation incentive scheme

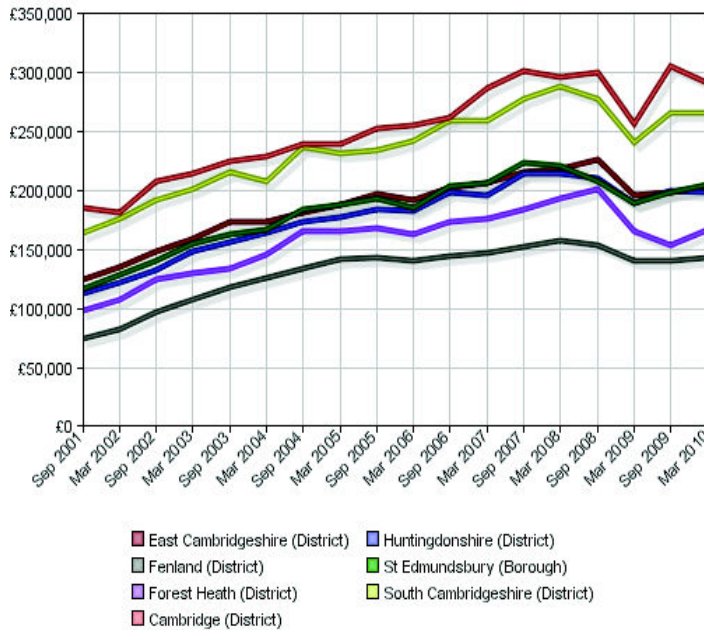
A £1.1 m pilot project is underway in Fenland to drive the costs of private sector renewal down, by offering the same improvements to vulnerable private sector residents as to Roddons stock transfer tenants, on the same estates. This includes decent homes and physical regeneration works.

Overcrowding and underoccupation are key housing issues, which districts across the County are working to investigate and tackle to make sure homes are put to best use. Underoccupation has been highlighted by proposed changes to Local Housing Allowances (September 2010). However there is a balance to be struck between 100% occupancy and balanced sustainable communities⁷. Projects on these issues are progressing in Huntingdonshire, South Cambridgeshire and Fenland.

4.5 Affordability

The significant affordability pressures in Cambridgeshire have been outlined in Section 3 above, and provide a very strong argument for pursuing the growth agenda even in a time of economic downturn. The Strategic Housing Market Assessment includes a detailed analysis of affordability by tenure and district, which is reflected in the sub-regional and local housing strategies. Local authorities have set affordable housing targets of 35-40% in recognition of these needs.

Average prices, Cambridge sub-region, as at March 2010



Source: Hometrack, June 2010 release

⁶ Source: HSSA and Dataspring 2008/9

⁷ See “Balanced and Mixed Communities – a good practice guide” available [here](#)

4.6 Home-Link: Your choice - your home

The Home-Link choice based lettings system was launched in February 2008 across the Cambridge housing sub-region. Through Home-Link, council and housing association properties which are available to let are advertised on the website and in the Home-Link magazine. Anyone can look at the adverts and decide whether they want to be considered for any of the properties. To be considered, people have to be registered and to bid for an advertised property they are eligible for, up to three properties per fortnight.

Home-Link is open to existing tenants seeking a transfer, home seekers already on the housing register and people applying for housing for the first time. It gives customers more choice about where they want to live. Customers can see how properties in previous bidding cycles were let by looking at feedback of previous lets on the website or in the magazine, including the band of the successful bidder and how long they waited to be housed. Home-link covers all available Council and Housing Association homes, including sheltered, and includes a mutual exchange scheme.

In future we hope to use Home-Link to allow customers to see privately rented properties that may be available to rent across the Home-Link region.

In addition, CLG funding has been provided for an Enhanced Housing Options programme to reinforce the role of Home-Link as a portal for improved housing advice and assistance.

4.7 Supported Housing and Supporting People

The vision for Supporting People Cambridgeshire is *to enable as many vulnerable young people and adults as possible to improve, maintain or regain their independence through a range of housing related support options.*

In its Future Vision 2010 to 2015, Supporting People sets out four priority aims, to:

- Deliver more flexible and preventative services to improve the outcomes for the residents of Cambridgeshire
- Improve the quality of services and ensure the market is developed and managed appropriately to improve the outcomes for the residents of Cambridgeshire
- Develop stronger partnership working to improve the outcomes for the residents of Cambridgeshire
- Achieve a balanced budget within 3 years (i.e. by 2012) for the achievement of the above priority aims to be sustainable⁸

Projecting future support needs

In November 2008 CIVIS Consultants were commissioned by the Supporting People Team in Cambridgeshire to develop a model to project housing support needs for each vulnerable client group within the SP programme. The model also takes account of future growth within the county. Given the anticipated growth it is expected that the need for housing support services will increase considerably over coming years. Projections from the CIVIS needs analysis show the following:

Projected need for housing support services

Year	Projected need (in household units) ⁹
2010	12,862
2015	14,360
2020	15,832
2025	17,341

⁸ Please see <http://www.cambridgeshire.gov.uk/NR/rdonlyres/0A49A322-8EEE-4D8D-BE42-A1FCBF5E4088/0/SupportingPeopleStrategy20102015draft.pdf>

⁹ A household unit equates to the unit of support required by a single person, couple or family.

In 2010 the supply of household units is around 8,500 units. The districts where the greatest growth in need for household units is anticipated to be Huntingdonshire and South Cambridgeshire. The CIVIS model takes account of growth in that it projects the need for services based on prevalence rates and links these to population projections produced by Cambridgeshire County Council's Research Team. This projects need at county and district levels but cannot give specific need for each of the growth areas within the county. Further work is being undertaken to look at the projected need for housing support services in each growth site.

Cambridgeshire's Disability Housing Strategy

Through the Cambridgeshire Disability Housing Strategy, across the County there is agreement to require 10% of homes for people with disabilities and all affordable homes to Lifetime standards, via planning process. This strategy was agreed in 2009 and is being implemented across the County.

4.8 Gypsies and Travellers

The Strategic Housing Market Assessment sets out the accommodation needs assessment undertaken in Cambridgeshire to inform planning for gypsy and traveller provision, and refers to the Horizons new Provision Project¹⁰. The Sub-regional Housing Strategy includes a chapter on of gypsies and travellers housing issues, and includes a strategic aim to:

Respond to the diverse and changing needs of our communities including Gypsies and Travellers, ensuring that Gypsies and Travellers accommodation and support needs are met.

In 2010 there are three policy developments regarding Gypsies and Travellers across Cambridgeshire and our housing sub-region.

Following the removal of the East of England Plan, districts have agreed to work together to meet the new "light touch" guidance issues in August 2010, and to continue to work to ensure temporary and permanent sites are available for these households and for Travelling Show People.

Case Study: Gypsy and Traveller related projects in Cambridgeshire

The **County-wide** Traveller Strategic Coordination Group has been reconvened, and is commissioning a county-wide Gypsy & Traveller Strategy to help facilitate joint work on provision of sites and services and capture best practice. A County-wide floating support service has been commissioned for gypsies and travellers within the Cambridgeshire Supporting People framework agreement, with a target to increase provision across the county

Cambridge has used the New Horizons report to feed into their draft site criteria.

In **Fenland** a bid was submitted to HCA in April 2010 to fund a Traveller site near Wisbech. Work is also underway to consider regularisation of tolerated sites.

Huntingdonshire's Gypsies & Travellers DPD is in progress.

South Cambridgeshire is preparing a Gypsy and Traveller Development Plan Document to identify site allocations and planning policies that will be used to consider planning applications. The plan, currently at the issues and options stage, will consider how local need for Gypsy and Traveller pitches should be addressed.

¹⁰ http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/horizons_new_provision_project.pdf

5 Challenges and opportunities

The following table is based on the assessment of challenges and opportunities to the growth of Cambridgeshire found within the Integrated Development Programme.

Challenge/Opportunity	Implications	How Cambridgeshire is responding
Positive steps need to be taken to ensure that growth in Cambridgeshire is consistent with a lower carbon economic future	Low carbon solution, including renewable energy provision, building design, and particularly, transport need to be “designed in”. New communities must be resilient to climate change impacts such as extreme weather.	<p>The partnership takes these issues seriously, and is undertaking a number of projects with regard to renewable energy, water management, and zero carbon homes. The Integrated Development Programme considers the countywide investments needed to achieve low carbon outcomes.</p> <p>A particular success has been the Cambridge North West Joint Area Action Plan, which requires housing to be built to Level Five of the Code for Sustainable Homes, in advance of this being a legal requirement.</p>
There is a need for some rebalancing of housing and employment growth in the Ouse Valley in order to effect higher levels of sustainability	Role of market towns in Huntingdonshire needs to be developed.	A number of projects and key interventions are underway to develop the economic role of the Cambridgeshire market towns. These include Shaping Fenland and the regeneration of Huntingdon town centre.
Steps need to be taken to safeguard and enhance the provision of green infrastructure	Investing in green infrastructure, both within urban areas and along key corridors needs to be a priority	The Cambridgeshire Green Infrastructure Strategy review will allow the strategy to shape planning policy. It has already driven forward a number of projects, and will support a holistic approach range of interventions.
Issues relating to water supply and flood risk management need to be appropriately managed	These issues must be embedded in planning policy so as to be fully considered by the growth agenda	Water Cycle Strategies are being produced across the county to embed water issues within new developments and planning policies. Water issues are also being considered holistically within climate change mitigation projects.
The severe transport constraints facing both Cambridge and the wider Cambridgeshire area are stifling economic growth	Addressing transport constraints must remain a priority	Transport considerations, both local and strategic, are being fully considered as the growth agenda is planned and developed. Funding is being sought from a variety of innovative sources in order to ensure adequate travel capacity and a shift towards greater use of sustainable transport.
Cambridge as a whole needs to address substantial net in-commuting by increasing housing capacity	More housing is needed in the Cambridge area in locations that are appropriate in relation to the main employment sites	Considerable volumes of additional housing are being developed on the fringes of Cambridge, including 4000 homes on the Southern Fringe and 6000 to the North West. In addition, the Cambridgeshire Guided Busway will improve links to the larger employment areas (Science Park, city centre, Addenbrooke's)
The Cambridge area has outstanding strengths linked to biomedicine and is a global centre of excellence in this	Steps need to be taken to ensure that the economic impacts linked to these assets are captured to the full	The development at Cambridge Southern Fringe is key and its rationale links strongly to nurturing the growth of this sector, notably the provision of housing appropriate to the needs of people who work on the Addenbrooke's site

Challenge/Opportunity	Implications	How Cambridgeshire is responding
There is a need to invest to support the continuing growth of the high tech cluster, recognising that recent progress has been slower than expected	There is a need to recognise the wider needs of the cluster over the long term. In this context, provision for high tech manufacturing may be especially important	The need to make provision for high tech manufacturing is implicit within planning policy, including development of the market towns, and economic development planning.
The University of Cambridge needs to grow, to maintain its global position, and to ensure that economic impacts are captured locally. The University could also contribute more to the shaping of the growth for the city as a whole.	The development plans of the University should be factored into planning policy and supported as appropriate	The North West Cambridge urban extension is key to this, making explicit provision for the expansion of university facilities and buildings, in addition to housing for university key workers
Cambridge has an important role as a regional service centre and this role needs to continue to develop	Investment in Cambridge City centre and the station area is a continuing priority: the city centre must be consistent with the needs of a growing population	The CB1 Cambridge Station Redevelopment will enhance the main gateway into Cambridge and improve connectivity to the city centre.
The role of tourism in the local economy needs to be recognised	Tourism is seen as double-edged particularly in Cambridge itself, but it is an important contributor to economic growth	Regeneration projects such as the CB1 site and Huntingdon town centre will have a key role. Tourism is a consideration of the sub-regional economic strategy.
The Fens area is performing weakly economically, and its economic growth prospects are not strong	A long term regeneration strategy is needed for the area, recognising and responding to some of the underlying challenges	Regeneration priorities and economic development projects are identified in the rural districts' planning policies, particularly for March and Wisbech. These will respond to the skills challenges in the Fens.
Cambridgeshire has an acute shortage of affordable housing, as economic and population growth has outstripped housing growth, putting pressure on house prices	The Cambridgeshire Strategic Housing Market Assessment has examined in detail affordable housing needs, local planning policy have embedded requirements for affordable housing	All the Cambridgeshire Local Planning Authorities have set ambitious but achievable affordable housing targets. Cambridge City and South Cambridgeshire require 40% affordable housing, and this policy has been supported by a recent landmark appeal decision. Delivering these policies will allow new communities to be balanced and mixed, as well as reducing commuting distances.
Cambridgeshire has considerable assets in terms of the historic environment, both in Cambridge, the market towns, and wider landscapes.	New communities must respect the existing historic environment, enhancing it wherever possible to promote a sense of place.	The Quality Charter for Growth includes Character as a key theme, highlighting the need to respect existing buildings and landforms when planning and building new communities. The Quality Charter has been endorsed by local authorities in Cambridgeshire.

6 Delivery mechanisms

6.1 Joint working

Partnership arrangements have been established to deal with cross-boundary issues for the planning and development of Cambridgeshire's new communities. Major planning applications spanning the boundary between Cambridge and South Cambridgeshire administrative areas are determined by a Joint Development Control Committee, which includes local councillors from Cambridge City, South Cambridgeshire District and Cambridgeshire County Councils, advised by the Director of Joint Planning. These arrangements are supported by a Joint Planning budget from Communities and Local Government (CLG).

To project manage and drive the delivery of the growth agenda, the Local Delivery Vehicle (Cambridgeshire Horizons) was created (see page x).

The growth partnership seeks innovative solutions to deliver housing that might otherwise be stalled, both to meet acute housing shortages and to stimulate economic activity. Whilst the economic situation necessitates a change in our realistic expectations, and suggests the need to look at different ways of delivering homes and infrastructure, it does not change the underlying arguments in favour of sustainable growth. In response to the economic downturn and deteriorating funding situation, the Cambridgeshire partners have taken a number of innovative approaches to make progress with sustainable growth.

6.2 Housing Growth Fund

Cambridgeshire has been successful in securing awards of Growth Area Fund (GAF) and Housing Growth Fund (HGF). For 2008/09 some £14.9 million of capital was made available. A further capital sum of £22 million has been made available for 2009/10 and 2010/11. As HGF is a programme- rather than project-based scheme, these monies can be used with great flexibility across the growth agenda.

The management of the Housing Growth Fund monies demonstrates how the growth agenda partnership arrangements operate effectively. Cambridgeshire Horizons co-ordinated and submitted the overall bid for funding, which was agreed by all six local authorities. As HGF is not ringfenced, once the amount of HGF had been confirmed a process of apportionment was required. Through the Horizons-chaired Growth Partnership Board, the projects to be funded were considered by all the local authorities seeking to make best use of the funding to meet agreed objectives. This proposed programme of projects was then discussed and ratified at member level by the Cambridgeshire Horizons Board. Horizons has then monitored the projects and reported progress.

The October 2010 comprehensive spending review announced an end to HGF funding and the launch of Regional Growth Funding.

6.3 Rolling Fund

As part of the growth area funding settlement in 2007/08, the growth partnership was awarded £6m to deploy as "rolling fund" to invest as a loan to developers, easing the burden of Section 106 contributions in the early stages of development. The 2007/08 Rolling Fund was invested in the Addenbrooke's Access Road and will be repaid by developers (with interest) in coming years to be reinvested in further growth projects.

More recently, the growth partnership has recognised that development viability concerns are based on current cashflow, rather than long-term lack of profitability,

and agreed to allocate a large proportion of 2009-11 HGF capital to a “flexible fund” to stimulate and enable development of the Cambridge Fringe Sites. This works in a similar way to Rolling Fund, in that the funds are used with the expectation of a return, rather than simply as grant, with the form of loan or investment tailored to suit the needs of the relevant developers. A loan of £4.5m Flexible Funding has been made to Trumpington Meadows Land Company. The interest rate applied to the repayments and repayment dates are geared to the timely delivery of homes on site.

6.4 The Variable Rate Tariff, or Community Infrastructure Levy

Cambridgeshire Horizons has been leading work to examine the potential for a countywide system of standard charging on new development, in order to fund infrastructure. This charge could take the form of the Community Infrastructure Levy, its successor should it be reviewed by government, or a Variable Rate Tariff based in Section 106 legislation. However the funds are collected, one of the aims would be to provide contributions towards sub-regional projects. Any charge would need to have varied rates to take account of differing development economics across Cambridgeshire.

6.5 Tax Increment Finance

Tax Increment Finance (TIF) is a method of borrowing funds to pay for infrastructure, on the basis that additional housing requiring that infrastructure will increase tax revenues. Although this system is widely used in America, it has not been tried yet in the UK, in part because the US has a wider range of local tax instruments, such as property tax, whereas the UK tax system is more centralised.

The use of this approach was mooted in the 2009 budget, and the Treasury confirmed on 20th September 2010 that local authorities will be granted the power to operate TIF schemes. An initial pilot scheme has been suggested for Cambridgeshire, using the increments in business rate income, which could be returned to local control. TIF offers a major opportunity to deliver new infrastructure locally, supporting economic development and sustainable growth.

6.6 Total Capital

Cambridgeshire is one of the fastest growing counties in the country. This has resulted in a growth agenda requirement to address housing needs and to facilitate future economic growth of the area. Cambridgeshire partners are committed to delivering high quality, sustainable growth which will improve the quality of life for new and existing residents. The delivery of this growth will require significant capital investment in a worsening public sector funding climate. This facilitates the requirement to get more from the public sector assets. In return, asset values would be expected to increase as the county grows.

Each of the ten public sector partner organisations in the county owns assets of some kind, including the central government estate, which is to be included in the next phase of the project. By mapping and analysing the usage of all the assets owned by each partner we can potentially yield significant savings by combining, sharing and leasing or selling disposable assets where possible. In addition, improvements to services would be possible through selective co-location of partners and reconfiguration of property assets.

The Total Capital project will lead to better asset information for decision-making and would seek to deliver a joint asset management strategy for Cambridgeshire. This would focus on rationalisation of the existing operational estate and maximising the investment potential from pooling public sector-owned land and buildings.

7 Investment priorities

This section sets out the investment priorities identified by each district in August 2010. Each district has its own planning and corporate priorities and its own intelligence regarding the resources needed and outcomes to be achieved; therefore each has taken the approach best suited to their area. The schemes identified in each district are partnership projects, and may include projects involving or put forward by the County Council. The process to gather this data is summarised in Section 9. Each summary section includes:

- The total number of schemes identified and total funding required. Some of the funding required may be provided via Social Housing Grant. Where possible, districts have identified where Section 106 developer contributions are expected to pay a proportion of the overall costs of a project. However the level of information available varies, and in some cases negotiations may have reached a delicate stage. For this reason, estimates of total cost of development have not been included in district summaries.
- Number of schemes by priority. Each district has prioritised the projects identified on a scale of one to five, with 1 being the highest priority and 5 being the lowest. This prioritisation was based largely on deliverability and strategic importance, though partners have included commentary on their approach in the introductory notes to each section. Also the number of homes and affordable homes identified as deliverable and overall % this represents.
- Number of schemes and their costs by theme. Projects have been classified into the following seven themes: infrastructure, growth sites, regeneration, rural & market towns, supported housing, gypsy & traveller, and “other affordable housing”. These are not mutually exclusive - for example growth sites will include affordable housing, as will rural and market towns projects. To clarify the theme used to classify each project, the “timing of schemes” tables identifies the theme used, in column 2.
- An outline phasing table for each project, organised by the priority (1 to 5) identified. Wherever possible, districts have identified the years they anticipate each project starting on site and completing. These dates are used within each priority group to order the projects.
- A brief summary of the priority 1 projects identified by each partner has been included. More specific information may be available upon request.

Notes on how the information has been gathered and presented

- Each district has completed its proformas independently, following guidance, which have been brought together through the CLIP process. Authorities have provided notes which are provided as an introduction to each section.
- Monetary values have been rounded up to the nearest £50.
- Some projects do not require additional funding but have been included for completeness, or to highlight the steps already in place in progressing a significant housing or community development which may require funding.
- Some cost estimates for projects which will start in the later years of this plan may be less reliable than costs for projects which are ready to start on site.
- Guidance from the HCA led us to exclude “already funded” schemes (such as the growth site at Trumpington Meadows) and to include funding required for projects underway in 2010/11, although our main focus was on the years 2011/12, 2012/13 and 2013/14. A final column for “after 2013/14” is included where the information was readily available.

7.1 Cambridge

Local context

The need for Cambridge to grow - in order to meet high demand for housing and to help the local community to continue to prosper - has been recognised locally for many years. Cambridge City Council's objectives, along with its planning policy, service strategies and commitment to the Quality Charter for Growth, reflect the importance attached to:

- high quality, sustainable design;
- housing people can afford (with 40% affordable housing on developments of 15 or more homes);
- thriving communities, with good local facilities and access to jobs;
- creating more green, open spaces, rich in biodiversity, for people to enjoy;
- making it easier to get around the city by bus or bike or on foot without having to drive.

There are plans for over 10,000 new homes in Cambridge over the next 15 years, primarily on major developments on the southern and north-west fringes of Cambridge, and also on smaller infill sites across the city. Preparations for some growth sites are already at an advanced stage, so much so that six major developments could be under construction by the end of 2011/12.

The projects listed below include affordable housing schemes (both on the growth sites and across the city) and infrastructure schemes (physical, environmental and social) needed to ensure that the new neighbourhoods become an integral part of the city and help to enhance the local quality of life for everyone.

The priority ratings for affordable housing within Cambridge give particular weight to those schemes that are: critical for the city's growth; well-situated; and/or well advanced in terms of their delivery.

- Whilst there is a fair degree of certainty about the 'gap funding' required for Priority 1 schemes, the level of certainty reduces from Priority 2 projects through to Priority 5 projects.
- Where housing 'gap-funding' has not yet been specifically identified, assumptions about the funding requirement have been made based on £50,000 per unit of socially rented housing and £25,000 per unit for Intermediate housing.
- With the exception of the NIAB frontage land site (approved prior to the adoption of the Cambridge Local Plan 2006), the residential developments on the growth sites are based on 40% affordable housing.

The infrastructure schemes listed reflect the combined efforts of a range of partners, including the County Council's inputs into (and funding requirements for) transport improvements. The list will be updated and refined regularly, not least following the completion of the joint Local Infrastructure Study being carried out by Cambridge City Council and South Cambridgeshire District Council, which is due to be reported in 2011/12.

General

	Value	Percentage
Total number of schemes detailed	57	
Total funding required	£224,205,150	
Number and % of Priority 1 schemes	9	18%
Number and % of Priority 2 schemes	14	25%
Number and % of Priority 3 schemes	13	21%
Number and % of Priority 4 schemes	1	2%
Number and % of Priority 5 schemes	20	34%
Number of homes identified as deliverable	8,314	47%
Number of affordable homes identified as deliverable	3,922	

Themes

	Projects	Total Costs	Total funding gap
Infrastructure (I)	14	£82,090,650	£59,450,000
Growth Sites (G)	7	£306,898,550	£90,235,450
Regeneration (R)	3	£11,818,800	£5,325,000
Market Towns and Rural (M)	0	0	0
Supported Housing (S)	1	£2,006,900	£932,000
Gypsies and Travellers (GT)	1	TBA	TBA
Other Affordable Housing (A)	31	£175,600,850	£68,262,700

Timing of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 1								
Glebe Farm Development Site	G	286	114					
NIAB Frontage Site	G	187	58					
Council Houses, Seymour Court	A	30	21					
CB1 Station Area	G	331	132					
Roman Court	S	9	9					
Clay Farm Development Site - Affordable housing, community facilities and open space	G	2300	920					
Eastern Gate, Newmarket Road Corridor, Cambridge	I	0	0					
Project Cambridge (railway station to city centre improvements)	I	0	0					
Kaleidoscope Phase 2	A	55	55					

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 2								
Section 106 The Fire Station	R	131	52					
Artisan Apartments	A	40	40					
Kendal Way Site	A	16						
Barnwell and Latimer Close	A	37	37					
Section 106 Eastern Gate	A	44	44					
S106 Betjamin House	A	156	63					
NIAB Development Site	G	1593	637					
Year 2 Council Houses	A	66	66					
Year 3 Council Houses	A	64	64					
Bell School	G	347	149					
City-wide community facilities	I	0	0					
City-wide recreation projects	I	0	0					
City-wide sports facilities	I	0	0					
Parks and Open Spaces	I	0	0					
Priority 3								
Cambridge Historic Core, Public Realm Improvements	I	0	0					
Section 106 Milton Road Primary School	A	71	31					
Cambridge City Football Ground	R	96	96					
Year 4 Council Houses	A	117	117					
Year 5 Council Houses	A	162	162					
Mill Road Depot	A	150	150					
North of Cherry Hinton Site	G	800	320					
New allotment provision - Southern Fringe	I	0	0					
CUP Housing Development - Off-site community facilities provision	I	0	0					
Informal Open Space - Southern Fringe	I	0	0					
Nightingale Avenue Pavillion	I	0	0					
Play Areas - Southern Fringe	I	0	0					
Sport Provision - Southern Fringe	I	0	0					
Priority 4								
East area community facilities	I	0	0					
Priority 5								
Homerton College	A	90	36					
British Telecom, Cromwell Road	A	140	56					
Downing College	A	100	100					
Section 106 Sandy Lane	A	22						
Eastfields	A	83	83					

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Peverel Road Site	A	24	10					
Henry Giles House	A	48	19					
Coldham's Lane/Newmarket Road Site	A	15	6					
Magnet Warehouse, Mill Road Site	A	50	20					
Ridgeons Site, Cavendish Road	A	28	11					
Grange Farm	A	35	14					
The Paddocks Trading Estate	A	93	37					
BT, Long Road	A	76	30					
295 Histon Road	A	22	13					
379 - 381 Milton Road	A	83	33					
Travis Perkins	A	76	30					
Willowcroft	A	67	27					
Mitchams Corner	A	43	17					
Parkside Police Station	R	131	52					
Additional New Pitches in Cambridge	GT	TBC	TBC					

Brief details of Priority 1 schemes

Glebe Farm Development Site

Delivers 114 affordable homes, made up of 86 social rented and 28 intermediate, alongside 172 private homes

Desired outputs

- 114 units of affordable housing at Code Level 4

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

NIAB Frontage Site

Delivers 58 affordable rented homes among 129 private homes, over two phases

Desired outputs

- 58 units of affordable housing.

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Council Houses, Seymour Court

Delivers 21 affordable rented homes, alongside 9 private

Desired outputs

- 21 units of affordable housing at Code Level 4
- 2% of units fully wheelchair accessible.

Desired outcomes

- Meets identified housing needs

- Increases housing choice
- Delivers a mixed and balanced community

CB1 Station Area

Delivers 331 homes of which 40% affordable. Three additional units negotiated in phase 1). Tenure mix: 75% social rented and 25% shared ownership. Provides a capital contribution to The Junction youth and cultural centre for the Station Area re-development

Desired outputs

- 133 new affordable housing units
- Mix of social rented and shared ownership
- Improved facilities at The Junction to meet local need

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Mitigates increased population.
- Helps deliver balanced community and increased social cohesion

Roman Court

Former City Council sheltered scheme divided into two wings - CCC retains ownership of one wing and is funding refurbishment to create self contained accommodation for older people. Second wing (specified in CLIP) to transfer to Papworth Trust on long lease at peppercorn rent. The wing will be refurbished to provide 9 self contained one and two bedroom flats of supported housing for young people with learning and physical disabilities. Built to full wheelchair standard incorporating high level environmental standards in line with 'Greening the Box'.

Desired outputs

- Flagship project for young people with learning and physical disabilities

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Clay Farm Development Site

Delivers 920 affordable units, of which 690 social rented and 230 intermediate on a site of 1,380 private units. Supported by equity investment through Cambridgeshire Horizons. Community facility (including health, library and community centre, Police touchdown space) serving development sites across the Southern Fringe of Cambridge. Adoption and maintenance of a large piece of open space containing: balancing ponds, school playing fields, open informal space, NEAP's, informal play areas and cycle paths.

Desired outputs

- 920 units of affordable housing at Code Level 4.
- Co-located community facilities; a community building serving all of the southern fringe developments.
- A secondary school and two primary schools.
- Extensive new open space.

Desired outcomes

- Meets identified housing needs

- Increases housing choice
- Delivers a mixed and balanced community
- Provides a focal point for balanced communities and social cohesion.

Kaleidoscope Phase 2

55 x 1 and 2 bed affordable flats

Desired outputs

- 55 affordable housing units to complete this scheme
- Includes units to wheelchair standard

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Eastern Gate, Newmarket Road, Cambridge

There is a need to improve this important route into Cambridge, and there are a number of redevelopment opportunities which will revitalise the area. These include:

- Improvements to traffic movement and circulation. Improved cycle and pedestrian routes along Newmarket Road, removal of pedestrian guardrails along Newmarket Road and East Road, re-establishment of historic links, re-connecting streets and strengthening key strategic routes and improvements to gateway/entry points.
- Improvements to open space, land use and activity. Improvements to existing open spaces and underused areas, encouragement of mixed use development, creation of active frontages onto the public realm.
- Improvements to the built environment through new development.

Projects include remodelling Elizabeth way roundabout, improvements to Newmarket Roads and East Road, remodelling of other traffic dominated junctions such as St Matthew's Street and Coldham's lane junctions. Guidance will also allow for improved quality of the built environment for new development in the area.

Desired outputs

- High quality improvements to the area through good quality design to the built environment and sustainability improvements;
- Thriving communities

Desired outcomes

- High quality public transport link from East of the city connecting to the R&R through to the city centre;
- Co-ordinated public realm and environmental improvements on Eastern Gate;
- Revitalised shops, services and businesses along the route;
- Encouraging more movements by public transport, bike and on foot.

Project Cambridge (railway station to city centre improvements)

This project seeks to improve road infrastructure and public realm between Cambridge Rail Station and the City Centre, to make it easier to get in and out of Cambridge by bus, by bike or on foot. This is a critical link in the City and such improvements are vital to the long term success of Cambridge. Key projects include:

- Widening of pavements to better cope with demand, reduce street clutter and provide improved cycle parking facilities, planting of street trees to provide the green continuity established further along the route on Hills Road
- Reallocation of space and improvements to the setting of the Our Lady of the English Martyrs Church.

- More direct pedestrian crossings and introducing cycle lanes on approaches to key junctions, to help prioritise cyclists at busy junctions.
- Opportunities to rediscover the function and vitality of the 'high street' and revitalisation of the hub at Hills Road.
- Link proposed CB station square to Hills Road, via high quality public realm
- Improve the connection into Cambridge Leisure from Hills Road.

Desired outputs

- Improved road infrastructure and public realm between Cambridge Rail Station and the City Centre in order to make it easier to get in and out of Cambridge by bus, by bike or on foot.

Desired outcomes

- High quality pedestrian and cycle link from the Station to the City Centre.
- Revitalised shops, services and businesses along the route.
- Encouraging more movements in Cambridge by public transport, bike and on foot.

Draft for consultation

7.2 East Cambridgeshire

East Cambridgeshire has made an extremely important contribution to new homes across the County over the past decade, exceeding the targets set out in the RSS. This has led to the area being recognised as being one of the fastest growing districts in the UK but has also placed enormous strain on key services and the local infrastructure.

The District has a long-term vision for further growth across its three market towns in Ely, Soham and Littleport which will be supported by investment in jobs, services and infrastructure. The new sustainable Community Strategy for East Cambridgeshire (to be published in Autumn 2010) will emphasise this commitment to further sustainable growth and expansion.

The District Council's Core Strategy was adopted in 2009 and sets out the framework for housing and employment growth up to 2025. This strategy will be reviewed in 2011 following completion of masterplans for Ely, Soham and Littleport. These plans have taken a longer-term view of the growth and development wishes of local residents, businesses and community groups and have embraced the Coalition Government's new localism agenda.

The Ely Masterplan sets out proposals for up to 4000 new homes up to 2031, the majority of which will be based in the North of the City. Elsewhere, The Soham Masterplan Vision sets out additional housing growth potential of 3100 new homes and looks to reshape the future of the town through the addition of two new gateways. The Littleport Masterplan is due for completion in May 2011 and will look to deliver an additional 1700 homes over the next 20 years as well as preserving and extending the unique natural fen setting of the town.

One of the key objectives of the revised Core Strategy will be to look to address the current imbalance between housing and employment growth. East Cambridgeshire has seen significant growth in new jobs over the past decade, but it still has one of the lowest jobs density ratios in the East of England. A large proportion of the resident workforce currently commute outside of the District to work and it will be extremely important to redress this balance in the future in order to deliver sustainable growth.

Aside from these larger longer-term developments, the District Council will be focusing its efforts on rural exception sites, smaller sites in villages and market towns where housing need is great. The District needs to develop more affordable housing and appropriate housing projects to meet the needs of a changing demography and in particular to meet the needs of a rapidly ageing population.

Although East Cambridgeshire has a strong track record of housing delivery, future success will be dependent upon funding mechanisms for infrastructure improvements. As such the District Council is in the process of finalising an investment infrastructure strategy for the District which sets out the key facilities and services required to help support the significant growth in population levels. This emerging document has informed a number of infrastructure projects which are listed in the CLIP for financial support and will be fundamental for achieving the growth levels for East Cambridgeshire Market Towns.

General

	Value	Percentage
Total number of schemes detailed	26	
Total funding required	£48,957,000	
Number and % of Priority 1 schemes	6	23%
Number and % of Priority 2 schemes	12	46%
Number and % of Priority 3 schemes	5	19%
Number and % of Priority 4 schemes	3	12%
Number and % of Priority 5 schemes	0	0%
Number of homes identified as deliverable	3,932	34%
Number of affordable homes identified as deliverable	1,337	

Themes

Theme	Projects	Total Costs	Total funding gap
Infrastructure (I)	7	£31,730,000	£28,151,000
Growth Sites (G)	2	£104,000,000	£2,000,000
Regeneration (R)	2	0	0
Market Towns and Rural (M)	3	£15,652,000	£7,321,000
Supported Housing (S)	5	£18,000,000	£4,800,000
Gypsies and Travellers (GT)	0	0	0
Other Affordable Housing (A)	7	£18,809,950	£6,685,000

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: shading denotes years identified for funding

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 1								
North of 21 Beck Road, Isleham	A	21	5	■				
A10 Public Transport Corridor	I	0	0	■				
5 Soham Road	M	32	32	■	■			
Fordham Road, Soham	A	96	29	■	■			
Improvements to A142, Angel Drove to Stuntney Causeway	I	0	0		■	■	■	
Ely Railway Station Interchange	I	0	0					■
Priority 2								
Land between Bendyshe Farm and Bell Rosad, Bottisham	A	46	9	■	■			
Rural Exception Sites - medium term	M	122	122	■	■	■		
Old Station Goodsyard, Littleport	M	20	6		■			
East Cambs DC owned sites for affordable	S	19	19		■			

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
housing								
John Beckett Court and Bedford House	S							
Rural Exception Sites - longer term	M	16	16					
Soham Railway Station	I	150						
Eastern Gateway, Soham	G	0	0					
Ely City Centre Bus Interchange	I	0	0					
Ely Country Park	I	0	0					
Lisle Lane and Princess of Wales Hospital, Ely	A	200	60					
North Ely	G	3000	1000					
Priority 3								
White Land, Highfields Farm, Littleport	A	130	39					
Station Road/The Causeway, Soham	A							
Bell Holt, Ely	S	80						
Ely Sewage Works	R	0	0					
Supported housing for people with high needs, Ely	S							
Priority 4								
Ely City Centre	R	0	0					
Ely Leisure Village	I	0	0					
Littleport Extra Care Scheme	S	0	0					

Brief details of Priority 1 schemes

North of 21 Beck Road, Isleham

S106 site - detailed consent for 21 homes including 5 social rented, 3 and 4 bed. Land sold by parish council with a "local connection" nomination criteria agreed

Desired outputs

- 5 rented homes that otherwise would not be swiftly delivered

Desired outcomes

- Large families in adequate accommodation

A10 Public Transport Corridor

To increase the bus service along this vital corridor between Ely and Cambridge by doubling the frequency and providing Real Time Bus Information. There is currently an hourly service between Ely and Cambridge, with most buses operating via the nearby villages. This gives an unattractive service. There is also no RTBI at any point along the route. Ely has exceptionally high levels of out commuting, which would be relieved by increasing the number of bus passengers, as well as reducing congestion on this major corridor.

Desired outputs

- Provision of a half hourly bus service

Desired outcomes

- Increased number of bus passengers
- Reduced congestion and reduced CO₂ emissions

5 Soham Road

100% affordable housing development, part within development envelope (10 units) and part Rural Exception Scheme (22 units).

Desired outputs

- 32 affordable homes including 26 social rented and 6 new build homebuy.
- Rural homes, including 12 larger (three and four bed) homes
- Additionality: this scheme delivers 7 more affordable homes than our policy requirement

Desired outcomes

- Improved housing conditions for those in need
- Improved sustainability of rural community

Ely Railway Station Interchange

To improve transport interchange facilities at Ely rail station, between rail and all other modes. Ely rail station is seen as an important gateway to the city and the current situation is very poor and unwelcoming, particularly for pedestrians.

Desired outputs

- Improved interchange

Desired outcomes

- Increased use of sustainable transport methods

Fordham Road, Soham

S106 site - 96 housing units including 29 affordable homes

Desired outputs

- 29 affordable units in accordance with policy, comprising 21 rented and 8 intermediate. The mix has been agreed with ECDC

Desired outcomes

- Improved housing conditions for those in need
- Improved sustainability of this rural market town's community

Improvements to the A142 between Angel Drove and Stuntney Causeway

To construct a link road connecting Station Road and Angel Drove, with a new bridge spanning the railway line to take HGVs and other large traffic away from the level crossing.

Desired outputs

- Provision of a link road

Desired outcomes

- Removal of congestion from the station area.
- Removal of through traffic from much of Ely.
- The opportunity to create a new station gateway area for Ely.

7.3 Fenland

The Shaping Fenland's Future Project (precursor to the Fenland Investment Plan)

Our Corporate Plan demonstrates that we want to improve the quality of life for all of our residents. We already work in partnership to address the needs of the local community, but we now want to look at the really big picture which is why we've launched 'Shaping Fenlands Future'.

The aim of this project is to create a vision that will inform the activities and investment of key public and private sector businesses over the next 20 years and into the future.

It is accepted that to address all the issues Fenland faces FDC can not do it alone, therefore key partners such as Cambridgeshire County Council (CCC), East of England Development Agency (EEDA), HCA, Cambridgeshire Horizons, National Health Service Cambridgeshire (NHS Cambs), Government Office for the East of England (Go East), Partner Registered Social Landlords, the Police Authority and the Fenland Strategic Partnership (FSP) are supporting the Shaping Fenland Future project.

A holistic partnership approach to forward planning services and the social, economic, environmental and physical infrastructure is required to identify the needs and opportunities required in order to maximise the potential of the district. The results of which will shape an enhanced Sustainable Community Strategy (SCS). We have been able to commission AECOM Design and Planning to support and deliver the project.

The Shaping Fenland consultant (made up of a professional and experienced multi disciplined team) will take forward a visioning exercise to develop a settlement hierarchy and establish broad locations for growth. Set in this context, with an infrastructure delivery plan, this will inform the future SCS and the evolving Local Development Framework (LDF).

Shaping Fenland is about developing an integrated approach to spatial planning including social, economic and environmental issues. The concept ensures that the future growth of Fenland is set within an overall context that is sustainable and that delivers real benefits for the local community.

The Shaping Fenland project team are considering the evidence base work completed to date to develop an overarching vision that ties together housing with other economic, social and environmental aspects. The work will then put forward recommendations on the overall scale of growth, strategic sites to accommodate this growth and the housing mix of these sites. Once completed, the Shaping work will also form part of the evidence base that is legally required to inform and support the statutory Local Development Framework.

The development of a strategy for affordable housing including the mix and viability of sites is an important part of the Shaping Fenland Project. The completion of this project towards the end of 2010 will establish a growth strategy for the next 20 years, giving confidence that we have a confirmed approach to deliver affordable housing as part of that process. We expect to be able to develop a fully costed long term plan and approach for affordable housing when this project is complete. We will firmly embed this approach into our Local Development Framework during 2011.

It is important to note that the Shaping Fenland project is effectively a single conversation for Fenland District. Unlike more conventional LDF delivery the process fully involves all our key stakeholders (as discussed above). Each stage of the process will be fully signed off by the Partner Steering Group to ensure that everyone is working to the same approach.

To find out more, and to hear from some of the key public organisations backing the Shaping Fenland project have a look at the Shaping Fenland DVD and booklets:

http://www.fenland.gov.uk/assets/shaping_fenlands_future/shaping_fenlands_future.pdf

<http://vimeo.com/11302277>

Structure of Fenland's LIP

- Cambridgeshire Local Investment Plan
- The Shaping Fenland Project
- Summary Table of Development (Pre Shaping Fenland Investment Plan)
- Nene Water Front Regeneration Project
- Sites with Planning Permission
- Sites with Planning Permission Anticipated in the near Future
- Specialist Housing - Rural Exception Sites
- Specialist Housing - Supported Housing

Draft for consultation

General (Based on two potential options for the Nene Waterfront site)

	Value (NWF option 1)	Value (NWF option 2)	Percentage
Total number of schemes detailed	56	56	
Total funding required	£26,541,770	£25,147,366	
Number and % of Priority 1 schemes	18		33%
Number and % of Priority 2 schemes	5		9%
Number and % of Priority 3 schemes	2		4%
Number and % of Priority 4 schemes	30		55%
Number and % of Priority 5 schemes	0		0%
Number of homes identified as deliverable	2,133	2,363	
Number of affordable homes identified as deliverable	952	943	
Average percentage affordable this represents, across the district	45%	40%	

Themes

Theme	Projects	Total Costs (NWF Option 1)	Total Costs (NWF Option 2)	Total funding gap (NWF Option1)	Total funding gap (NWF Option2)
Infrastructure (I)	TBC	TBC	TBC	TBC	TBC
Growth Sites (G)	TBC	TBC	TBC	TBC	TBC
Regeneration (R)	2	£10,930,800	£3,870,000	£3,395,404	£2,001,000
Market Towns and Rural (M)	4	£2,099,320	£2,099,320	£2,955,000	£2,955,000
Supported Housing (S)	3	£23,400,000	£23,400,000	TBC	TBC
Gypsies and Travellers (GT)	1	£2,200,000	£2,200,000	£2,200,000	£2,200,000
Other Affordable Housing (A)	46	£32,469,860	£32,469,860	£17,991,366	£17,991,366

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Site Address	Theme	Total plots	AH Generated	2010/11	2011/12	2012/13	2013/14	2014/15+
Priority 1								
Grounds Ave, March	A	27	27	■				
Tinkers Drove, Wisbech	A	5	5	■				
Former Playing Field Kingsfield Treeway, Chatteris	A	65	65	■				
Land North Of 148 - 150 Stonald Road, Whittlesey	A	34	34	■				
Tern Gardens, Chatteris	A	20	7		■			
Acacia Ave, Wisbech	A	31	31		■			
Storbeck Garages, Wisbech	A	8	8		■			
Land south of Elliot Rd, Fishermans Drive, March	A	63	33		■			
Land West Of Ramsey Road (Aliwal Site), Whittlesey	A	24	8		■			
Fenland Park Lerowe Road, Wisbech	A	83	29		■			
Harrys Way, Wisbech	A	40	40		■			
Exception Site, Parson Drove	M	10	10		■			
Nene Waterfront, Wisbech Option 1	R	100	52			■	■	
Nene Waterfront, Wisbech Option 2	R	330	43			■		
Old Field Lane, Wisbech	A	42	13			■		
Land North-west Of Saldean High Road, Guyhirn	A	15	5					
Highways Depot, Queens Street, March	A	24	7					
Young Peoples Foyer, March	S	17	17					
Priority 2								
228- 230 Stonald Road, Whittlesey	A	24	8					
Land South West Of Williams Way, Manea	A	15	5					
Extra Care, Wisbech	S	50	50					
Extra Care, Whittlesey	S	50	50					
Priority 3								
Leverington	M	9	9		■			
Priority 4								
Exception Sites, Various	M	40	40			■		

Brief details of Priority 1 schemes

Grounds Ave, March

Backland to former council housing now transferred to a Registered Social Landlord, which can accommodate circa 65 dwellings.

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 65 mixed tenure homes
- Delivery of homes on backland plot, making best use of the available land

Tinkers Drove, Wisbech

Delivery of 5 houses on scrubland owned by Cambridgeshire County Council in the Waterlees area of Wisbech. This is the area of a regeneration pathfinder project where the focus of the council neighbourhood team is to build social capacity and improve the environment.

Desired outputs and outcomes

- 5 affordable homes
- In addition to the social housing the scheme will release land required by the adjacent Community Centre for parking, improving accessibility and relieving congestion on surrounding streets. This will in turn help with letting the community rooms, making the Centre more sustainable.

Kingsfield Treeway, Chatteris

Delivery of 65 houses and flats on County owned land in Chatteris. Likely tenure mix: 60% social rented, 40% intermediate.

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- A mix of affordable homes
- Making best use of County land assets

Land North Of 148 - 150 Stonald Road, Whittlesey

Delivery of 34 homes

Desired outputs and outcomes

- A proportion of housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 34 mixed tenure homes

Tern Gardens, Chatteris

Delivery of 20 dwellings, of which 7 affordable units resulting from S.106 agreement with the developer, Construct Reason. Will comprise four 2 bed and three 3 bed houses.

Desired outputs and outcomes

- A proportion of housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 20 mixed tenure homes

Acacia Ave, Wisbech

Will deliver 31 houses and flats on derelict land owned by Roddons HA in partnership with Wisbech Town Council. The scheme includes the provision of a community allotment site to be managed by Wisbech Town Council.

Desired outputs and outcomes

- 31 mixed tenure homes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Community allotment site
- Derelict land brought back into use

Storbeck Road, Wisbech

8 houses and flats on a brownfield site, owned by FDC

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 8 affordable homes
- Making best use of this unused council-owned site

Land south of Elliot Rd, Fishermans Drive, March

Residential development of up to 63 residential units. Affordable housing anticipated as 33 houses on a mixed tenure site, to be developed in partnership with Lovells

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 63 mixed tenure homes
- Mixed, balanced community
- Joint venture with a private developer, assisting private housing market

Land West Of Ramsey Road, Whittlesey

Delivery of 24 dwellings comprising;

- 2 x 2-bed terraced houses
- 4 x 3-bed terraced houses
- 1 x 2-bed semi-detached house
- 3 x 3-bed semi-detached houses
- 1 x 2-bed detached bungalow
- 5 x 3-bed detached houses
- 8 x 4-bed detached houses

All with associated garages and parking, involving demolition of existing buildings.

Assuming 30% to 35% affordable housing which equates to 7 or 8 units

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 24 mixed tenure homes
- Mixed, balanced community

Fenland Park Lerowe Road, Wisbech

Delivery of 40 affordable homes

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Facilitate delivery of a further 43 open market dwellings

Harrys Way, Wisbech

Delivery of 40 mixed tenure houses

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Joint venture with an RSL to help release this stalled site

Exception Site, Parson Drove

10 houses on a rural exception site

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 10 affordable homes
- Delivery of affordable rural homes for local people
- Improved sustainability of a rural community

Nene Waterfront, Wisbech Option 1

The first phase of the £50 million regeneration project - the Boathouse Business Centre, Foyer Project, Yacht Harbour, Boatlift and Slipway - has been completed.

Three remediated and serviced sites have stalled. This option proposes the purchase of land and building 100 mixed open market, social rented and shared ownership homes, based on the 'Kickstart' approach to unlocking the site.

Desired outputs and outcomes

- Get Phase 2 of the Wisbech Nene Water Front Regeneration Project going
- This will lead to the release of 330 homes in Wisbech
- 100 mixed tenure homes

Nene Waterfront, Wisbech Option 2

The first phase of the £50 million regeneration project - the Boathouse Business Centre, Foyer Project, Yacht Harbour, Boatlift and Slipway - has been completed.

Three remediated and serviced sites have stalled. This option proposes the purchase of 43 social rented and shared ownership homes. The Kickstart approach is not part of this option.

Desired outputs and outcomes

- Assist with the completion of Phase 2 of the Wisbech Nene Water Front Regeneration Project
- 43 affordable homes

Gypsy/traveller site sustainability project

Will allow for the refurbishment of 40 pitches and provision of 5 additional pitches

Desired outputs and outcomes

- Upgrade of 40 pitches to decent standard and securing the life of the pitches for an additional 30 years
- 5 additional pitches

Other Priority 1 schemes without specified dates:

Old Field Lane, Wisbech

Land North-west of Saldean High Road, Guyhirn

Highways Depot, Queens Street, March

Young Peoples Foyer, March

7.4 Huntingdonshire

Housing Strategy and the Strategic Context for Huntingdonshire's Local Investment Plan

Introduction

The completion of Local Investment Plans in Cambridgeshire is taking place at a Countywide level with Cambridgeshire Horizons leading the process, compiling a joint plan with each District providing information on their areas as required. This paper provides the strategic context for Huntingdonshire.

Background to Huntingdonshire

Huntingdonshire has been assessed under the Audit Commission's CPA framework as an 'Excellent' Council. The Council understands its role in helping to balance the housing market and to assess and plan for the future needs of the population. The Council no longer has housing stock as this was transferred through LSVT in 2000. We have a clear vision and ambition for Huntingdonshire and are committed to using our powers to intervene in the market to improve people's lives and make Huntingdonshire a better place to live. We aim to do this by improving housing conditions, balancing housing need and supply across tenures, offering help and assistance when people are in housing crisis and enabling opportunities for vulnerable people to live independently. We view all of these things as an important part of our place shaping role and are committed to working in partnership to achieve them.

The Council uses a range of information sources to help drive its plans and inform investment decisions including:

- Strategic Housing Market Assessment (SHMA) - this has been carried out in accordance with central government guidance
- Private sector stock condition survey - this was updated by desk-top study in 2008 and a new survey is currently being commissioned.
- Census statistics and other demographic projections
- Trends in our services and customer feedback

A few headlines from these information sources suggest:

- Huntingdonshire has an estimated population of 162,000. The population is projected to increase to 164,500 by 2021. Looking to the future, Huntingdonshire will see a decrease in the 30-59 and the 0-15 age group, and a significant increase in older people aged 65+ in addition to a general increase in single person households.
- Overall, Huntingdonshire is a fairly prosperous district where people enjoy a good quality of life. According to 'Huntingdonshire Today¹¹', deprivation in Huntingdonshire overall is relatively low although the ward of Huntingdon North, which includes a concentration of social housing has particularly high levels of deprivation. Unemployment remains relatively low at 4.0%, compared to the UK average of 5.7%, but has increased since 2006, when unemployment was calculated to be 2.9% and 5.1% respectively.
- 86% of the housing stock in Huntingdonshire is within the private sector so the Council's work on planning and developing new housing, improving existing housing conditions, and supporting owner-occupiers, tenants and landlords is

¹¹ Huntingdonshire District Council, 'Huntingdonshire Today', March 2008

important, particularly in the economic downturn when people have less disposable income to maintain or improve their homes.

- There is a significant affordability problem in the district with average house prices of £208,500 and average earnings of just £22,640 per annum. Huntingdonshire has the lowest proportion of social housing (12%) in the county, and one of the lowest proportions in the Eastern Region. It is estimated that 60% of the population do not presently earn enough to buy a lower quartile home. As a result of this there are nearly 3,718 (at 20 August 2010) households on the Housing Register, and the housing needs assessment in the SHMA states that there is a need to build between 738 new affordable homes each year to meet the need.
- There is a small BME population of about 3% in the district. Research leads us to believe that on the whole the BME population are better educated and skilled and hold better paid employment than the population overall. This varies between BME groups with Asian - Pakistani and Black - African groups facing higher levels of disadvantage. Approximately 4% of people on the Council Housing Register are from BME groups but statistics on the ethnicity of people re-housed show that people from BME groups receive housing allocations broadly in proportion with their representation on the register. Whilst this remains the case, the Council does not believe there to be a case for specialist BME housing schemes.

The Strategic Context: Huntingdonshire Sustainable Communities Strategy ¹²

The Huntingdonshire Strategic Partnership has a Sustainable Community Strategy for Huntingdonshire, which sets out how, by working together, we can meet local and national priorities. The Community Strategy's long term vision is based on what local people have told us is important for them now and in the future, which is: Huntingdonshire is a place where current and future generations have a good quality of life and can:

- Make the most of opportunities that come from living in a growing and developing district;
- Enjoy the benefits of continued economic success;
- Access suitable homes, jobs, services, shops, culture and leisure opportunities;
- Realise their full potential;
- Maintain the special character of our market towns, villages and countryside; and
- Live in an environment that is safe and protected from the effects of climate change and where valuable natural resources are used wisely.

The Strategic themes are:

- Growth and infrastructure
- Health and well being
- Environment
- Children and young people

¹² Huntingdonshire Sustainable Community Strategy can be found at:
http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Business%20and%20Economic%20Development%20Documents/Huntingdonshire%20Strategic%20Partnership/hps1017_-_sustainable_community_strategy_booklet_web.pdf

- Inclusive safe and cohesive communities
- Economic prosperity and skills

Growing Success, the Council's Corporate Plan¹³

To support the Huntingdonshire Community Strategy aims (see above), the Council will strive to:

- make the most of the opportunities that come from growth by promoting the development of sustainable communities;
- enable people to realise their full potential and have access to suitable homes, jobs and services;
- work towards achieving a balance between social, economic and environmental needs; and
- maintain 'excellent' standards.

The Community aims are:

- A clean, 'green' and attractive place
- Housing that meets individual needs
- Safe, active and inclusive communities
- Healthy living
- Developing communities sustainably
- A strong, diverse economy

The Council aims are:

- To improve our systems and practices
- To learn and develop
- To maintain sound finances

Housing Strategy

The Council's Housing Strategy is currently being refreshed and new emerging priority outcomes further develop two of the community aims.

Developing Communities Sustainably

Priority Outcome 1. To ensure an appropriate supply and mix of new housing to meet future needs	
Brief commentary on how we achieve objective	The Local Development Framework sets out our planning policies and proposals for the area. This details our long term vision and overall approach to managing change up to 2026. The LDF Core Strategy was subject to an Examination in Public in March 2009 and adopted by the council in September 2009. The LDF allocated land for housing to meet our targets for growth. This was initially set to comply with the East of England Plan but following the Government's decision to revoke Regional Spatial Strategies the Council is minded to continue with this level of growth in support of population and economic growth. Supporting

¹³ Growing Success can be found at:
<http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Business%20and%20Economic%20Development%20Documents/Best%20Value/Growing%20Success%202010-11.pdf>

	<p>policies aim to influence the development industry to build a range of house types sizes and tenures to meet the needs of the local population. The Strategic Housing Market Assessment is continually updated and provides our evidence base for housing need within the district.</p> <p>Selective regeneration is underway in Ramsey and in Oxmoor, Huntingdon where a regeneration initiative started some years back funded by the Single Regeneration Budget. Progress has been made with upskilling the local population, encouraging community development and improvements to the local area. There are further proposals for selective demolition and re development which would be of interest to the HCA.</p>
HCA investment areas	<p>Kickstart funding to stimulate the house building industry in the current market downturn</p> <p>Regeneration of Oxmoor</p>

Objective 2. To enable the provision of the social and strategic infrastructure to meet current and future needs.

Brief commentary on how we achieve objective	<p>Huntingdonshire District Council commissioned a joint consultancy team, led by EDAW plc, to undertake an in-depth study into the various physical and social infrastructure needs arising from the LDF Core Strategy. This informed the preparation of the Local Investment Framework (LIF) designed to assist the Council in delivering the Local Development Framework. A significant role of the LIF has been to determine the scope and scale of public sector and landowner / developer contributions required to deliver the supporting physical and social infrastructure, together with a broad agreement on a 'route map' for the way forward.</p> <p>Government guidance is awaited on proposals to introduce a Community Infrastructure Levy that would be applied to all new housing to help fund the infrastructure costs associated with housing growth.</p> <p>Even with the proposed levy, there is a significant deficit in funding to pay for the infrastructure required to support housing growth. This has been quantified at the Spatial Planning Area level (see development schedule) consistent with the LDF Core Strategy.</p>
HCA investment areas	<p>Opportunities to fund infrastructure to enable housing growth to be delivered. This funding could be on a 'pump priming' basis. Depending upon site economics, the funding could be re-cycled once the development revenue starts to flow.</p>

Objective 3. To enable the provision of affordable housing

Brief commentary on how we achieve objective	<p>The Council seeks to maximise the land available for affordable housing with the recent LDF Core Strategy securing a target of 40% affordable housing on eligible sites. A tenure split of 70% social rented housing and 30% low cost home ownership is set out in the Policy to meet the needs identified in the Council's SHMA. These targets have been subject to a rigorous viability assessment by Drivers Jonas in 2009.</p> <p>There is very little land within HDC's ownership that has not already been transferred for affordable housing. The Council invests approximately £500k per year in new affordable homes and is willing to discuss with the HCA how this can be strategically targeted in conjunction with HCA's funding.</p>
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HCA investment areas	New affordable housing to fund 40% on eligible sites to a tenure split of 70% social rent 30% LCHO HomeBuy - local demand demonstrates a need for Open Market HomeBuy products, should funding become available.
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Housing which meets local needs

Objective 4. To promote well maintained and managed housing stock and bring empty homes back into use	
Brief commentary on how we achieve objective	<p>The Council encourages property owners to keep their stock in good condition through education, encouragement, targeted funding and where necessary, enforcement. RSLs have informed us that all their homes will meet the Decent Homes standard by the end of 2010.</p> <p>The Council has a number of initiatives to help improve energy efficiency and tackle carbon emissions. Examples include the Council's Warmer Homes for Life scheme which is funded entirely through the Government Decent Homes grant. This scheme provides insulation and heating controls to the homes of vulnerable people on low incomes. The grant is also used to tackle category 1 health and safety hazards. The number of vulnerable people occupying Decent Homes in the private sector exceeds the Government target but investment in this area remains an important tool in supporting vulnerable people to live independently, particularly given that the majority of people are over the age of 65. HCA support in this area is requested.</p> <p>A programme of retrofitting energy efficiency measures to existing stock is proposed and is subject to an exemplar demonstration project in the district. The Council would like to roll this programme out to more housing if funding were to become available.</p> <p>Although not a significant problem in Huntingdonshire, bringing empty homes back into use is a priority as empty homes are a wasted resource. If funding were available, more homes could be brought back into use and in return, through nomination agreements with the Council, households in housing need could be accommodated.</p> <p>An under-occupation project is being considered to ensure RSLs make most effective use of the homes they manage and support from the HCA is requested in this area.</p>
HCA investment areas	<p>Retro-fit eco scheme - the council has acquired two existing properties and working together with The Building Research Establishment, these are being converted to incorporate the latest energy efficient technologies. This will be a demonstration project to show the potential to show best practice in environmentally friendly renovation of existing stock.</p> <p>Decent homes for vulnerable people in the private sector - to continue to tackle energy efficiency and category 1 hazards for vulnerable people in the private sector.</p> <p>Tackling empty homes - to bring empty homes back into use and through nomination agreements, house households in need.</p> <p>Under-occupation project will require some HCA funding but is likely to provide excellent value for money in making larger units of accommodation available.</p>

Objective 5. To support opportunities for the vulnerable to live independently	
Brief commentary on how we achieve objective	The Council's approach is to support NHS Cambridgeshire in enabling people to remain fit and healthy in their own homes for as long as possible thereby reducing the reliance on more expensive institutional forms of care. Provision of adaptations, community alarms, and floating support are all ways we contribute towards this objective. Where people cannot live independently we aim to enable a range of supported housing to meet identified needs. We have a pipeline of supported housing projects that have been worked up in partnership with statutory agencies and Supporting People.
HCA investment areas	Adaptations - The Council invests significant levels of resource in DFG each year. Funding for adaptations in the RSL and private sector is about £1.2m per year. Supported housing - there is unmet need for certain client groups in the district and unfunded proposals include: Frail elderly - 2 extra care schemes with more planned Mental health - supported housing scheme Learning disability - shared living scheme Safer homes / handyperson scheme - to enable people to remain in their own homes for as long as possible by assessing their needs and ensuring that hazards in the home are eliminated.

Objective 6. To achieve a low level of homelessness	
Brief commentary on how we achieve objective	The Council aims to prevent homelessness wherever possible. Where homelessness cannot be prevented the Council and partners aim to provide adequate housing and support to meet needs.
HCA investment areas	Provide new or remodel the existing homeless hostel and enhance the provision to replace the existing outdated shared-living hostel with self-contained temporary accommodation (Coneygear Court).

Future Growth. The Planning Position and Potential Scenarios

Introduction

The purpose of this note is to provide an informed commentary on the current strategic planning policies, and the emerging and potential future growth scenarios, that could impact upon Huntingdonshire.

The District Council's view is that all of the emerging options for future growth should be predicated upon, and therefore able to support, the Council's aspiration to continue to deliver appropriate levels of high-quality sustainable growth within Huntingdonshire.

This paper initially outlines the basis of the current and emerging planning policy position and the scale of the related growth options. It then goes on to provide more of a commentary 'in detail' regarding the emerging growth scenarios in respect of the various different locations/geographic areas of the district.

The Strategic Planning Policy Position

The current strategic planning policy position is set out in the Adopted Huntingdonshire Core Strategy 2009 which covers the period to 2026. The Council is now preparing other local development documents which will augment, support and deliver the strategies and proposals as set out in the Core Strategy.

In terms of the statutory 15 year housing supply targets, Huntingdonshire needs to deliver a minimum of 14,000 new homes (this equates to an annual target of at least 560 dwellings per year) and related scale of employment growth, which equates to about 85 ha of new employment land, and appropriate retail growth, amounting to about 25,000m² of new floor space, in the period 2001 - 2026. The additional employment proposed will help to address the current levels of out-commuting, thus making the District a more sustainable place. Similarly, the proposed retail development will help retain local expenditure and revitalise the market towns.

These substantial developments will have to be supported by the related provision of additional infrastructure including green infrastructure and new and improved community facilities. To this end the Council has developed a Local Investment Framework (LIF) as part of its work on preparing the Core Strategy. The Council is working with its partners to identify the key roles and responsibilities for delivering the LIF. This may include the adoption of a 'tariff' approach towards the collection of developer contributions.

Huntingdonshire is already hugely committed to the delivery of significant amounts of that planned growth, with about 9,500 of those additional homes and significant amounts of that employment land already in the development pipeline. The Adopted Core Strategy makes provision to deliver the remainder of these minimum growth requirements through its directions of growth and it also points to opportunities for sustainable additional growth beyond 2026.

These developments will also assist in bringing forward much needed Affordable Housing. The Adopted Core Strategy has confirmed that it is appropriate that qualifying developments should seek to achieve a target of 40% affordable housing delivery.

The Huntingdon Area

The Huntingdon Spatial Planning Area, as defined in the Adopted Core Strategy, encompasses both Huntingdon itself and the close-by Key Service Centres (KSCs) of Godmanchester and Brampton. The Core Strategy directs strategic growth to appropriate locations within the SPA with mixed use development, mainly comprising further residential (1,800+ homes) and employment growth (18ha), to be delivered on key brown field sites in Huntingdon West and at the former RAF Brampton, and in a sustainable urban extension to the south-east of Godmanchester. Housing will also come forward via the current 'Northbridge' allocation (1,050 dwellings), which is the subject of various planning applications currently under consideration, and from other redevelopment and infill schemes on appropriate brown field and infill sites across the SPA.

Employment growth of some 33 ha, is to come forward on green field land to the north-west of Huntingdon. It is envisaged that the attractiveness and vitality of the town centre will continue to be strengthened with the on-going redevelopment of the Chequers Court area, which could deliver around 14,000m² of new and enhanced retail floor space, and via complementary retail development within Huntingdon West (which will deliver around 6,000m² of new retail floor space).

Additional infrastructure will need to be provided to support these developments, particularly recognising the need to increase road capacity for the town centre, within Huntingdon West and in Hinchingsbrooke as a result of the planned A14 upgrading. Considerable progress, including the granting of planning permission and a resolution to pursue CPO powers if necessary, is now being made with regard to the delivery of the West of Town Centre Link Road.

Huntingdon has also been the focus for considerable regeneration efforts with progress being made with regard to the regeneration of the town centre, the delivery of new and enhanced community facilities and in respect of wider scale estate regeneration. The Oxmoor estate has been the location for some significant positive regeneration proposals, which have been supported by applicable Governmental and

local funding mechanisms, schemes which have delivered real tangible service and environmental improvements and other welcome related outcomes. This innovative work is on-going.

Alconbury Airfield lies a few miles to the north-west of Huntingdon. At the moment the site is in use for various temporary employment and storage purposes. Whilst it benefits from a current large scale extant employment permission (for a road/rail freight interchange and storage), its long term potential use remains uncertain. The site has been unsuccessfully promoted as a 'new settlement location' via the 'eco-towns' agenda and by various submissions to both the RSS and the RSS Review. The Council is currently engaging with the new owners of the airfield in order to learn more about their longer-term aspirations for the redevelopment of this important strategic site.

The St Neots Area

The St Neots Spatial Planning Area encompasses St Neots and the close-by KSC of Little Paxton. The Core Strategy directs large scale, strategic growth to a sustainable urban extension on green field land to the east of the Main East Coast Railway Line. It is envisaged that this sustainable urban extension could eventually deliver over 5,000 new dwellings, including the already commenced Loves Farm development, some 25 ha of new employment land, and new local shopping and community facilities. The Council's aspiration is that this development should be delivered in accordance with the highest environmental standards, and using the opportunity to utilise CHP, in-line with the emerging eco-quarter initiative. Capacity issues on the A428 will need to be addressed before the Highways Agency will support the delivery of the later elements of this additional growth. Other residential provision will continue to come forward via the development of existing commitments, and the bringing forward of redevelopment and infill schemes on appropriate sites within the SPA.

The employment element of the sustainable urban extension to the east of the town will also make St. Neots a more sustainable location. It is also proposed to improve the quality of the town centre in terms of shopping (with around 9,000m² of new retail floor space to be provided) and the range of available community and leisure facilities.

The St Ives Area

The St Ives Spatial Planning Area encompasses St Ives itself and the immediate area to the south of the river within the parish of Hemingford Grey. The adopted Core Strategy acknowledges that there are currently considerable outstanding commitments, both in terms of residential and employment land within St Ives and these, combined with considerable flood plain and landscape constraints have limited the scale of directions of growth in the Core Strategy to a modest urban extension to the west. Other limited residential provision will continue to come forward through redevelopment and infill schemes on appropriate brown field and infill sites within the SPA.

The Ramsey Area

The Ramsey Spatial Planning Area encompasses Ramsey itself and its immediate environs including Bury and part of the former RAF Station at Upwood. Ramsey is acknowledged to be the most remote and least sustainable of our market towns and it is currently suffering from considerable out-commuting and a decline in retail choice and local service provision. Accordingly the adopted Core Strategy focuses upon stimulating and bringing forward employment led, rather than residential led, regeneration.

There is planning permission for mixed use growth in the Gateway development to the north of town and the Adopted Core Strategy proposes the reuse and regeneration of part of the former RAF Upwood site for predominantly employment

led purposes. There will also be limited developments on brown field and infill sites elsewhere within the SPA. In total it is envisaged that about 300 homes and around 9ha of new employment land would be delivered within the Core Strategy period.

The Other Parts of the District

In the other parts of the District there are, and will continue to be, very limited opportunities to deliver any sustainable strategic growth. This was clearly endorsed by the Core Strategy Inspector. Even the District's KSCs are at the margins of sustainability and so there will be very limited additional growth in a few of the KSCs, at Sawtry, Yaxley and Fenstanton. Any other larger scale schemes that may come forward will need to be assessed on the basis of whether they are supportable departures from the agreed strategy.

The Council also acknowledges that it needs to put in place proposals to meet the defined needs of our Gypsy and Traveller community and work is on-going, in consultation with all interested parties, to prepare a targeted Development Plan Document. In accordance with the requirements of the Regional Plan Huntingdonshire needs to make provision for an additional 46 permanent pitches by 2021 plus potentially also take a share of the 'Cambridgeshire' requirement for transit and show peoples sites.

Local Infrastructure

Introduction

The Local Investment Framework (LIF) has identified a range of strategic and local infrastructure requirements over each of the Spatial Planning Areas (SPAs) defined in the LDF Core Strategy. This strategic infrastructure will be required and delivered by a combination of development proposals in each SPA. However, it is possible that the council may require assistance to unlock the delivery of specific development sites by early investment in strategic infrastructure and the HCA's assistance in such projects will be sought as necessary.

As a result, we have not, at this stage, identified specific infrastructure projects which will require HCA funding.

The information provided in this section refers to the Local Infrastructure Framework (LIF) work which is ongoing and which will inform the new Community Infrastructure Levy system which, it is envisaged will, eventually replace the historic planning obligation practices.

We have throughout provided information on an SPA basis - (including in the project pro-formas at Appendix 4). It is possible therefore to see the relationship between the infrastructure requirements for each SPA and individual projects.

Local Infrastructure Needed to Deliver the Core Strategy

PPS12 requires that a core strategy is supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area taking account of its type and distribution. It should identify:

- Infrastructure needs and costs
- Phasing of development
- Funding sources
- Responsibilities for delivery

And in doing so it should draw on and influence any strategies and investment plans of local authorities and other organisations.

Consultants engaged by the council in 2008 (EDAW) prepared a Local Investment Framework (LIF) which took a snapshot of what infrastructure and investment would

be required to meet the needs of PPS12. It went further and produced a series of spreadsheets containing this information which enables HDC to update the data in order to maintain an accurate picture of the situation at any one time .

Further work was undertaken as part of the LIF to consider the economics of development within Huntingdonshire to arrive at a viable draft charge (tariff) per unit of development to eventually replace section 106 negotiations currently undertaken for planning obligations.

It is intended that the infrastructure needs and costs identified in the LIF will be amended from time to time in consultation with stakeholders and partners . The phasing of development (housing trajectory) needs to be updated each year in line with the annual LDF monitoring exercise. Additional information on funding resources from other organisations needs to be added to the model and a refinement of the tariff to keep it in line with land values is required in order to reassess the extent of the funding gap.

The LIF identifies the total transport, utility and social infrastructure required. The growth projections devised by Cambridgeshire County Council and EDAW were discussed with Anglian Water , EDF, the Environment Agency and the Independent Drainage Boards to identify the constraints and triggers to the growth locations in the District. There are a considerable number of transport infrastructure improvements identified in the three principal market towns. Not all of these represent a constraint to further development but many seek to provide and improve transport networks and would contribute to more sustainable travel patterns . They have been costed but, unlike social infrastructure, would not necessarily be funded by development (exceptions would be Market Town Transport Strategy contributions for cycling, footpaths, bus provision).

In geographical terms, social infrastructure is shown within identified Spatial Planning Areas and Key Service Centres. The local areas used in this report are as follows:

- Huntingdon Spatial Planning Area
- Ramsey Spatial Planning Area
- St Ives Spatial Planning Area
- St Neots Spatial Planning Area
- Yaxley, Sawtry and Fenstanton Key Service Centres.

The following tables detail the gross demand for social infrastructure for each local area, based on information from the 2008/9 LIF. The first table for each area provides a potential social infrastructure delivery option, alongside justification for the proposals. The second table suggests an appropriate phased programme for these delivery options based on population growth rates.

Explanatory Notes

General

The pro-formas summarise future projects (identified through the Annual Monitoring Returns and discussion with Registered Providers) that have the potential to provide a significant level of development which includes affordable housing.

Priority

We have assessed the priority of each project (priority 1 being the highest) according to its importance to the sustained development of the district and how well it meets priority need. Projects that have a good prospect of being delivered, usually those that are more advanced in the planning process, have been scored higher as have those having strategic importance (see also following note).

Immediate or Strategic

Given the approach we have taken in defining priority, we have not used the 'Immediate' definition since this introduces inconsistencies and lack of clarity in some instances. It will be clear which are immediate by considering the timescales indicated for each project. For field 3 therefore, we indicate only the priority and whether the project has strategic importance.

Status or Stage

The most helpful and simple measure of the status of these projects is their progress in the planning system.

Total Costs

We have interpreted this heading as the overall cost of the affordable housing in each project. We have not attempted to estimate the cost for every project, only those few where we have reliable information (from a Registered Provider closely involved with the project, for example).

Funding Gap

This field shows the capital grant required to deliver the affordable housing at the level and mix required by current policy. For Huntingdonshire, that is: 40 percent of new homes should be affordable and 70 percent of the affordable homes should be social rented. We have either used figures provided by Registered Providers or estimated that a rented home will need £45,000 in grant and an intermediate home would require £15,000. These assumptions do not take into account the level of capital funding that is likely to be available in the future. Current need and policy remain in force and our responses to changing markets and public funding conditions will evolve over time.

Funding Gap Years

We have assumed equal tranches at the start and end of each project. The tranches for larger projects have been profiled on the assumption that the affordable homes will be built in phases.

General

	Value	Percentage
Total number of schemes detailed	59	
Total funding required	£179,852,000	
Number and % of Priority 1 schemes	15	25%
Number and % of Priority 2 schemes	17	29%
Number and % of Priority 3 schemes	26	44%
Number and % of Priority 4 schemes	1	2%
Number and % of Priority 5 schemes	0	0%
Number of homes identified as deliverable	7,898	
Number of affordable homes identified as deliverable	3,196	
Average percentage affordable this represents, across the district	40%	

Themes

Theme	Projects	Total Costs	Total funding gap
Infrastructure (I)	35	£64,500,000	£64,500,000
Growth Sites (G)	6	£7,310,000	£68,940,000
Regeneration (R)	4	TBA	£3,744,000
Market Towns and Rural (M)	2	TBA	£4,320,000
Supported Housing (S)	1	£8,100,000	£3,400,000
Gypsies and Travellers (GT)	0	TBA	TBA
Other Affordable Housing (A)	41	£16,965,000	£34,948,000

Profiling of schemes scheduled for 2010/11 to 2013/14+¹⁴

Note: Shading denotes years identified for funding required

Scheme name	Theme	No of homes	No of affordable homes	2010-11	2011-12	2012-13	2013-14	2013-14+
Priority 1								
32 High Street, Brampton	A	21	3	■				
Christie Drive, The Glades, H'brook	A	19	7	■				
North of Houghton Road, St Ives	A	102	29	■				
Former Retail, Barford Rd, Eynesbury	G	220	64	■	■	■	■	
Golf Club, St Ives	A	128	37	■	■	■		
London Road, St. Ives (Jewson)	A	191	76	■	■	■		
Potential Rural Exception sites	M	60	60		■	■	■	■
Windmill Row, St Neots	A	24	10		■	■		
Whaddons/Buttsgrove Regen, H'don	R	55	55			■	■	
East Sapley, Oxmoor, Huntingdon	R	60	24			■	■	
St Neots Eastern Expansion	G	2370	948				■	■
Bearcroft Farm, Godmanchester	G	700	280					■

¹⁴ HDC specified projects in detail up to 2024/25. More detail is available in the individual proformas. For this table, any project starting in 2014/15 or after is noted in the final column.

Scheme name	Theme	No of homes	No of affordable homes	2010-11	2011-12	2012-13	2013-14	2013-14+
Under Occupation Project	A							
Priority 2								
115 High Street, Brampton	A	12	5					
West Street, Tan Yard, St Neots	A	23	9					
Smaller Rural Sites	M	150	60					
Parcel MXD C, Loves Farm, St Neots	S	58	58					
42 Huntingdon Street, St Neots	A	24	10					
Former Youth Centre, Priory Road, St Neots	A	27	11					
Land N. East of Regional College, Huntingdon	A	195	68					
Houghton Grange, St. Ives	A	90	36					
Corpus Christie Farm, GMC	A	25	10					
Gidding Road, Sawtry	A	190	76					
Northbridge Ermine Street	G	1057	423					
Primrose Lane, Huntingdon	A	30	12					
Ramsey Gateway	A	70	21					
Undeveloped Parcels, Loves Farm	A	100	40					
Loves Farm Reserve, St Neots	A	45	18					
Priority 3								
The Old Granary, Sawtry	A	10	4					
Kings Lane Garage, St Neots	A	12	5					
Land S. of Bus Garage, Huntingdon	A	68	37					
52 Chapel Street, Yaxley	A	14	6					
Unit 5 Bury Road, Ramsey	A	19	8					
Whytefield Road, Ramsey	A	35	14					
Bydand Lane, Little Paxton	R	49	14					
Earning Street, GMC	A	15	6					
Adj Leisure Centre, St Neots	A	15	6					
South of New Road, St Ives	A	20	8					
Ivy Nurseries, Fenstanton	A	45	18					
Regional College, Almond Road, St Neots	A	55	22					
Golf Club Extension, St Ives	A	380	152					
Car Park, Samuel Pepys School, St Neots	A	20	8					
RAF Upwood	A	100	40					
RAF Brampton	G	300	120					
Huntingdon West, Area Action Plan	G	200	80					
Coal Yard, Yaxley	A	25	10					
Snowcap Mushrooms, Yaxley	A	65	26					
Clyde Farm, GMC	A	60	24					
Bowls and Golf Clubs, Ramsey	A	15	6					
Football Club, St Ives	A	50	20					
Minnars Site, Earith	R	140	56					
Cambridge Road, Fenstanton	A	80	32					
Huntingdon Street, St Neots	A	25	10					
Priority 4								
Upwood Hill House	A	35	14					

Brief details of Priority 1 schemes

32 High Street, Brampton

North of Brampton High Street. The site consists of an unoccupied detached dwelling, set well back from the road and in a state of disrepair. The garden is overgrown but contains trees protected by Tree Preservation Orders some of which provide an important boundary between the site and the Memorial Playing Field.

Desired outputs

- This project would provide 21 units of which 3 would be affordable.

Desired outcomes

- Create local jobs
- Maintain a balanced community mix
- New affordable homes
- New homes

Christie Drive, The Glades, Hinchbrook

The site, owned by Cambridge County Council, is opposite the Forensic Science Laboratory. Hinchingbrooke Country Park is to the south and new residential development is to the west.

Desired outputs

- This project would provide 19 units of which 7 would be affordable.

Desired outcomes

- New affordable homes
- New homes

North of Houghton Road, St Ives

Flat agricultural land with trees and hedgerows along the western boundary. The northern boundary leads onto the St Ivo Outdoor Centre playing field. To the east is residential development and to the south is Houghton Road.

Desired outputs

- This project would provide 102 units of which 29 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Former Retail, Barford Rd, Eynesbury

West of a superstore and north of the A428 road. The land is currently without any significant landscape features. It was allocated for retail but now for housing.

Desired outputs

- This project would provide 220 units of which 64 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Golf Club, St Ives

The site is on the western edge of the town south of the main road. St Ivo School to the east forms the current edge of the built up part of the town.

Desired outputs

- This project would provide 128 units of which 37 would be affordable.

Desired outcomes

- New affordable homes
- New homes

London Road, St. Ives (Jewson)

South of St Ives and east of London Road, mainly previously developed industrial land which is now mostly cleared.

Desired outputs

- This project would provide 191 units of which 76 would be affordable.

Desired outcomes

- Brownfield remediation
- New affordable homes
- New homes

Potential Rural Exception sites

Potential exception sites in the district. This assumes that we will deliver 6 schemes of about ten homes each by 2017.

Desired outputs

- This project would provide 60 units of which 60 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Windmill Row, St Neots

This site should be looked at in conjunction with record 21 St Marys Urban Village. The site is bounded to the north by the High Street, to the South by Brook Street, and to the East by Church Walk. The land is in multiple ownership.

Desired outputs

- This project would provide 24 units of which 10 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Whaddons / Buttsgrove Regen, Huntingdon

Regeneration proposal to replace outdated RSL stock. The proposals would increase the number of homes by 10. All the new homes would be affordable. The grant estimate is for these 10 extra homes.

Desired outputs

- This project would provide 55 units of which 55 would be affordable.

Desired outcomes

- Brownfield remediation
- New affordable homes
- New homes
- Regeneration

East Sapley, Oxmoor, Huntingdon

Regeneration of Oxmoor estate using LA land for housing, an enterprise centre and a possible ExtraCare scheme. Two churches and a pub will be relocated. Development brief is published

Desired outputs

- This project would provide 60 units of which 24 would be affordable.

Desired outcomes

- New affordable homes
- New homes

St Neots Eastern Expansion at Wintringham Road and Land North of Cambridge Road
 Significant urban extension including 25 ha of employment opportunities and related community facilities.
 Desired outputs
 • This project would provide 2370 units of which 948 would be affordable.
 Desired outcomes
 • New affordable homes
 • New homes

Bearscroft Farm, Godmanchester
 Large strategic site in Godmanchester, south of Cardinal Park distribution depot. It is separated from the rest of the town by the A1198.
 Desired outputs
 • This project would provide 700 units of which 280 would be affordable.
 Desired outcomes
 • New affordable homes
 • New homes

Under Occupation Project
 The council estimates in the region of 400 affordable housing tenants are under-occupying their current home. Further research involving seeking these tenants' views on incentives that would induce them to move is to be carried out in the next six months. The project will be developed jointly with South Cambs District Council. The council anticipates that any interventions required to deal with this issue will require resources from HCA.
 Desired outputs
 • This project would provide units of which would be affordable.
 Desired outcomes
 • More efficient use of existing stock

Brief details of Strategic Infrastructure projects

St Neots Renewable Energy Project
 Creation of commercial business (ESCO) providing a broad range of comprehensive energy solutions including designs and implementation of energy savings projects and study work
 Timeframe: 2011 - 2016

Lt Barford Heat Off-take Project
 Opportunity to capture heat off-take created by Lt Barford Power Station to supply a District Heating network.
 Timeframe: 2016-2021

St Neots Town Centre Regeneration, including waterfront
 Development and economic intervention programme for redevelopment of retail centre and waterfront
 Timeframe: 2016-2021

St Ives to Huntingdon Bus Priority Measures
 Creation of bus priority measures between Guided Busway at St Ives to Huntingdon
 Timeframe: 2011-2016

Huntingdon Town Centre Regeneration

Redevelopment and economic intervention programme for revitalised retail centre

Timeframe: TBC

Summary of infrastructure costs

Project	Priority	Cost
St Neots Renewable Energy Project	2	£500,000
Lt Barford Heat Off-take Project	3	£49,000,000 ¹⁵
St Neots Town Centre Regeneration, including waterfront	1	£5,000,000
St Ives to Huntingdon Bus Priority Measures	2	£5,000,000
Huntingdon Town Centre Regeneration	1	£5,000,000
Total		£64,500,000

Note:

A further 30 infrastructure projects are identified which may need investment but are not proposed as bids in this CLIP (October 2010).

¹⁵ This is the total anticipated cost, some of which may be borne by others.

7.5 South Cambridgeshire

South Cambridgeshire District Council have prioritised growth area schemes jointly with Cambridge City Council, as these sites cross the boundary between the two local authorities. Other schemes have been prioritised according to deliverability, as set out below:

Priority 1 and 2: Deliverable within the next 12 to 24 months.

Priority 3 and 4: Details currently being worked up.

Priority 5: Scheme is at an early stage.

General

	Value	Percentage
Total number of schemes detailed	44	
Total funding required	£112,178,000	
Number and % of Priority 1 schemes	9	20%
Number and % of Priority 2 schemes	10	23%
Number and % of Priority 3 schemes	8	18%
Number and % of Priority 4 schemes	11	25%
Number and % of Priority 5 schemes	6	14%
Number of homes identified as deliverable	8,518	
Number of affordable homes identified as deliverable	3,201	
Average percentage affordable this represents, across the district	38%	

Themes

	Projects	Total Costs	Total funding gap
Infrastructure (I)	1	£1,000,000	0
Growth Sites (G)	6	£203,796,200	£59,553,500
Regeneration (R)	0	0	0
Market Towns and Rural (M)	18	£29,616,600	£12,656,500
Supported Housing (S)	2	£18,035,000	£17,347,500
Gypsies and Travellers (GT)	2	£4,200,000	£4,200,000
Other Affordable Housing (A)	15	£42,195,400	£18,420,500

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010-11	2011-12	2012-13	2013-14	2014+
Priority 1								
The Valley, Comberton	M	11	11	■	■			
Meldreth Road, Shepreth	M	12	12	■	■			
Cambourne GC26	G	3300	1100	■				
Cambourne UC11	G			■	■			
Windmill Estate, Phase 2a, Fulbourn	A	30	30	■				
Challis Green, Barrington	A	39	39		■			
Cambourne Extra 950	G	950	380		■	■	■	■
2 new Gypsy/Traveller sites at new major development	GT	20	20					■
Site Refurbishment and additional pitches, New Farm, Whaddon	GT	2	2					■
Priority 2								
Orchard Close, Harston	A	7	7	■	■			
Wellbrook Way, Girton	A	11	11	■	■			
Ashwell Road, Steeple Morden	M	8	8	■	■			
Unwins Site, Impington Phase 1	A	13	13	■	■			
Walnut Farm, Landbeach	M	8	8	■	■			
Cambridge Road, Fowlmere	M	10	10	■	■			
Unwins Site, Impington Phase 2	A	14	14	■	■			
Station Road, Foxton	M	16	16	■	■			
Butt Lane, Great Wilbraham	M	4	4		■			
Orchard Park	G	220	89		■		■	
Priority 3								
New Road, Haslingfield	A	6	6	■	■			
Wellbrook Way, Girton Accent Nene	A	14	14	■				
Rural Exception Site, High Street, Babraham	M	11	11	■	■			
155 The Causeway, Bassingbourn	A	9	3		■			
Cambridge Road, Fulbourn	S	21	21		■	■		

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010-11	2011-12	2012-13	2013-14	2014+
Land to the East of 18-28 Highfields, Caldecote	A	97	40					
NIAB Extra	G	1,000	400					
Trumpington Meadows Cycle Route	I	0	0					
Priority 4								
Rural Exception Site, Cottenham	M	5	5					
Church Street, Whaddon	M	8	8					
Haddows Close, Longstanton	M	8	8					
Comberton Road, Toft	M	14	14					
12 Green Street, Willingham	A	9	4					
Dry Drayton	A	18	18					
Aspinalls Yard, 2 Station Road, Willingham	A	4	4					
Great Eversden	M	10	4					
Hurdleditch Road, Orwell	M	15	15					
Former Police Station Site, Melbourn	M	16	16					
Former Police Station Site, Linton	M	18	18					
Priority 5								
Moores Farm, Foxton	M	4	4					
Rural Housing on Exception Sites	M	136	136					
Section 106/Council Owned Land Affordable Housing Schemes	A	150						
Supported Housing Schemes	S	372						
Allocated Sites for Future Development	A	148						
Marshalls North of Newmarket Road	G	1750	700					

Brief details of Priority 1 schemes

The Valley, Comberton

Mixed tenure affordable rural scheme for 11 units.

Desired outputs

- Quality homes, including Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 11 homes for affordable rent or shared ownership
- Homes for local people

Meldreth Road, Shepreth

Rural Exception site providing 12 affordable units and new play facilities for the parish

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 12 homes for affordable rent or shared ownership
- Homes for local people

Cambourne GC26

Part of the original planning application to deliver a new settlement of 3300 new homes of which 30% is affordable

Desired outputs

- Additional units of affordable housing including, Code Level 4.

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.

Cambourne UC11

Part of the original planning application to deliver a new settlement of 3300 new homes of which 30% is affordable

Desired outputs

- Additional units of affordable housing including, Code Level 4.

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.

Windmill Estate, Phase 2a, Fulbourn

Mixed tenure scheme offering 30 affordable units

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 30 homes for affordable rent or shared ownership
- Homes for local people

Challis Green, Barrington

Mixed tenure affordable rural scheme for 39 units.

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 39 homes for affordable rent or shared ownership
- Homes for local people

Cambourne Extra 950

380 affordable units: 266 social rented and 114 intermediate (570 private units)
Increase in community facilities (including health, library and community centre) to serve the 950 planning application.

Desired outputs

- 380 units of affordable housing including, Code Level 4.
- Increase the size of the current community building provisions

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.
- A focal point for balanced communities and social cohesion.

Two new Gypsy/Traveller sites at new major development

Gypsy/Traveller sites each providing 10 affordable pitches

Desired outputs

- 20 quality Gypsy/Traveller pitches for rent

Desired outcomes

- Addressing the urgent accommodation need for local Gypsy and Traveller people

Site Refurbishment and additional pitches, New Farm, Whaddon

Upgrading of current LA owned site and addition of two new pitches to provide additional provision

Desired outputs

- Upgrade existing pitches to decent standard

Desired outcomes

- Addressing the urgent accommodation need for local Gypsy and Traveller people

Draft for consultation

7.6 County-wide infrastructure

In order to meet the needs created by new growth and ensure that communities offer a high quality of life, key infrastructure and services will need to be provided by Cambridgeshire County Council as set out below:

- 1) **Educational Infrastructure:** A range of children's services and infrastructure is necessary to meet the needs of a growing population. This includes:
 - Early Years and Childcare Facilities
 - Children's Centres
 - Primary schools for pupils age 4-11
 - Secondary Schools for pupils age 11-16
 - Post 16 facilities
 - Youth facilities

- 2) **Cultural Infrastructure:** The strength of the range and reach of cultural services can enhance the experience of new residents and it is integral to the creation of links within and between different communities. Cultural services are important to maintaining growth and economic prosperity and ensuring that all our communities are active and healthy. These services include:
 - Libraries and Information Services
 - Archives and Local Studies Services
 - Museum Development and Support Services
 - Sports Development and Support Services
 - Arts Development and Support Services

- 3) **Waste Management Infrastructure:** In order to ensure population growth in Cambridgeshire does not put additional pressure on existing waste management facilities, and to ensure Cambridgeshire maintains its high levels of waste recycling, waste diversion and waste prevention, additional waste management infrastructure will be required. This will take the form of either new sites, upgrades to the existing waste recycling centre network or to operations which serve the population needs of Cambridgeshire.

- 4) **Transport Infrastructure:** The collective impact of the growth agenda will mean that transport upgrades and improvements are required. These can range from large-scale interventions which cross district boundaries to more localised infrastructure solutions and improvements. Fundamental to the success of sustainable new developments is the inclusion and improvement of sustainable transportation routes and infrastructure, to promote a cultural shift away from car use. These include:
 - Measures to join up, extend and improve the cycle network and pedestrian routes;
 - Better access to buses and trains through improvement to bus and train routes and services.

When new developments place increased demands on services and infrastructure they will be expected to make the following financial contributions (further contributions, in terms of money and/or land/space, may also be sought as and when appropriate):

- 1) **Education Contributions:** Towards early years, primary, secondary and post-16 education. Contributions will be collected to address the cumulative impacts of small to medium scale development. For larger scale developments, developers will be expected to make contributions for specific building work, such

as extensions to existing school buildings or for the provision of new schools. Education revenue contributions are also likely to be sought from large scale developments.

- 2) **Libraries, Learning and Culture, and Life Long Learning Contributions:** Required for provision to keep pace with growing demand and usage. This may be through a new library, extensions to existing libraries or the provision of additional resources and equipment.
- 3) **Waste Management Contributions:** Required for the capital cost of new waste recycling facilities or upgrades to the existing waste recycling centers or waste service provision.
- 4) **Rights of Way Contributions:** Growth will mean increased usage of footways and cycleways. Contributions for ongoing maintenance to improve and enhance the network will be necessary, plus new routes to encourage sustainable modes of travel.
- 5) **Transport and Highway Scheme Contributions:** Required to help mitigate any negative impacts that may be associated with development, and to ensure road safety.
- 6) **Archaeological Contributions:** Required for the storage of uncovered artifacts and/or interpretation boards for the local community.
- 7) **Adult Social Care Contributions:** Space may be required within buildings for the adult social care service to perform their required function.

Where a gap in funding exists, alternative funding sources, such as HCA support, will be required.

Further Reading

Cambridgeshire Arts and Culture Strategy (recognises the importance of access to quality cultural services)

http://www.cambridgeshirehorizons.co.uk/documents/publications/horizons/arts_and_culture_strategy.pdf

Major Sports Facilities Strategy (recognises the importance of access to quality cultural services)

http://www.cambridgeshirehorizons.co.uk/documents/publications/horizons/major_sports_facilities_strategy.pdf

Cambridgeshire Libraries, Archives and Information Service; Service level policy (recognises the importance of access to quality cultural services)

http://www.cambridgeshire.gov.uk/NR/rdoonlyres/17C5E4DB-49BB-4C24-84B2-D3202B114C86/0/service_levels_specification_summary.pdf

Cambridgeshire County Councils Household Waste Recycling Centre Strategy (sets out principles for the recycling centers network in the county)

<http://www.cambridgeshire.gov.uk/environment/recycling/about/policies/Recycling+Centre+Strategy.htm>

The RECAP Waste Design Guide SPD (sets out the mechanism for calculating developer financial and land contributions for waste management)

<http://www.cambridgeshire.gov.uk/environment/planning/mineralswasteframework/recapwastemanagementdesignguidespd.htm>

Two specific infrastructure projects have been identified by Cambridgeshire County Council, which cover more than one district geographically. These are summarised below:

General

	Value	Percentage
Total number of schemes detailed	2	
Total funding identified ¹⁶	£142,000,000	
Total funding required	£49,000,000	
Number and % of Priority 1 schemes	2	100%
Number and % of Priority 2 schemes		
Number and % of Priority 3 schemes		
Number and % of Priority 4 schemes		
Number and % of Priority 5 schemes		

Summary of schemes

Cambridgeshire Guided Busway, St Ives Park and Ride to Trumpington Park and Ride

The Guided Busway will provide a reliable, fast and frequent public transport alternative along the A14 corridor to St Ives and Huntingdon and from Cambridge railway station to Addenbrooke's Hospital and Trumpington Park & Ride. It passes through Huntingdonshire District, South Cambridgeshire District and Cambridge.

Buses will travel on a dedicated guideway for much of their journeys, with on-road bus priority measures in the remainder.

The need for the scheme was initially identified through the 2001 CHUMMS (Cambridge to Huntingdon Multi-modal Study).

Lack of transport investment would have wider negative economic and environmental impacts. According to the TEES study, if additional transport upgrades do not come forward then the cost of congestion in the East of England will rise to £2.2billion per annum by 2021). Cambridgeshire, already suffering serious congestion and anticipating unprecedented growth, would be particularly hard hit.

Desired outputs

- Environmental benefits
- Socio-economic benefits
- Transportation benefits

Desired outcomes

- Decreased CO₂ Emissions (Buses will run on biofuel, anticipated use of CGB will reduce car use)
- Enables significant housing growth.
- The CGB will alleviate congestion in the centre of Cambridge and improve access to market towns.
- Faster, more frequent, more reliable and more sustainable than existing bus services.

¹⁶ Please note, schemes costs and SHG requirements may not be known at this stage

- Cost of congestion in East of England will rise to £2.2b per annum by 2021 without additional transport upgrades.
- Extends the choice of transport modes for all, in particular for private car drivers to encourage a shift to public transport.
- Improves access to public transport in areas that currently have poor provision
- Promotes social inclusion by improving access to employment, retail, community, leisure and educational facilities

Chesterton Interchange

A three platform station serving the north of Cambridge, the Cambridge Science Park, neighbouring business parks and linking to the Cambridgeshire Guided Busway, with associated car and cycle parking, and segregated bus, pedestrian and cycle access.

The Cambridge area has been identified as an engine of growth with significant potential for accelerated economic development and GDP growth. Much of the areas economy is knowledge based in the north Cambridge area.

The scheme would improve sustainable access to the Cambridge Science Park, the Cambridge Business Park and the Cambridge Regional College. The station will be linked to these centres via the Guided Busway, and within short cycling and walking distances. The project will become the station for the Cambridge Science Park.

Desired outputs

- Forecast 2,600 trips per day from Chesterton to other rail destinations.
- Improved air quality in city centre due to reduction in traffic.

Desired outcomes

- Improved access to employment and education in the north of Cambridge by sustainable modes
- Reduced vehicular trips to employment locations in the north of Cambridge.
- Reduced traffic through the city centre to access the rail network.
- Additional capacity for trip making on the Cambridge - Ely corridor.

8 Conclusion

Cambridgeshire welcomes the opportunity to work with the Homes and Communities Agency to achieve our aims and invest in the future of the county.

The Cambridgeshire Local Investment Plan sets out our vision for the future of the county, and the investment in housing and infrastructure required to achieve that vision. In the coming years, Cambridgeshire will experience considerable housing growth, will grow economically, and will move towards a low carbon future. Despite the reduction in public sector funding, Cambridgeshire remains committed to an ambitious but realistic growth agenda. There is a clearly demonstrated need for more housing of all tenures, the local economy is resilient, and there is a strong appetite for low carbon development.

Next Steps

The goal of the Cambridgeshire Local Investment Plan is to share with the HCA key funding priorities across the Cambridgeshire local authorities. Once agreed by all the local authorities, the CLIP will form the context for specific investment agreements. The document remains live and evolving, and will be reviewed approximately every six months to take account of changing circumstances. The review process will reflect the way the plan was produced, fully involving stakeholders including the Growth Partnership Board, Sub-regional Housing Board, and Housing Enablers.

As future funding streams become clearer following the October 2010 Comprehensive Spending Review more effective targeting and prioritisation within the CLIP will be possible. Future updates to the Plan will reflect these changes.

The role of the HCA is also expected to evolve in coming years, to become a smaller strategic enabling agency that facilitates delivery. Subject to further announcements, the Greater Cambridge - Greater Peterborough Local Enterprise Partnership may have a role to play in Cambridgeshire's future, including further development of the CLIP.

9 Developing the CLIP

The HCA asked that local authorities prepare investment plans to guide their funding decisions, providing context and evidence of need, sustainability and value for money. Initial guidance stated that:

The Single Conversation will make connections between housing and regeneration need, market opportunity, planning policy, land supply and development viability. It will move from strategy and the identification of opportunities for intervention, to the required investment, and capacity for delivery. The aim is to reach agreement on the content of a Local Investment Plan. The Plan will articulate the shared priorities of the local partners, the HCA and other partner agencies [...] as a single local plan.¹⁷

Initial meetings were held in December 2009 and February 2010 where partners agreed that Cambridgeshire already has a robust evidence base for housing and infrastructure needs; and established joint working structures provide a strong basis for delivery, providing a firm basis for the CLIP. It was decided to structure the CLIP as a framework document, with signposts to more detailed work than repetition of existing material.

The Growth Partnership Board, a group including representatives from all six local authorities, and CRHB both discussed an outline CLIP in March 2010 and provided comments. Once the outline had been developed the process of populating the document with local authority strategic priorities began. A pro forma was produced with input from partners, and in June 2010 Chief Executives of each local authority in Cambridgeshire were asked to provide information on priorities for investment using a pro forma for each project. The authorities then completed the proformas in consultation with partner agencies, Registered Providers, colleagues in planning, economic development, housing and community involvement teams. During this period, further work on the framework and evidence base of the document.

All the local authorities met the deadline for proformas, towards the end of August 2010. The preparation of proformas required rapid co-ordination of a number of disciplines and policy areas within local authorities, and the impressive effort that this required should not be underplayed. Once complete, the proformas were amalgamated into spreadsheets so as to provide summary information for the CLIP. A meeting was held with the HCA to discuss the contents of the proformas and it was agreed to divide them into themes for clarity.

After the CLIP had been populated with summaries of priorities for each local authority, an updated draft was circulated to officer stakeholders; the Growth Partnership Board, Sub-regional Housing Board, and Housing Enablers Group. This provided a further opportunity for comment in advance of the Cambridgeshire Horizons Board, held at the end of September 2010. At this meeting, the Board approved consultation of the current draft through internal local authority processes subject to some further amendment. Once all comments had been incorporated from this consultation process, the CLIP would be approved by the Horizons Board in December 2010. The finished CLIP provides context for future funding discussions with the HCA. Once the plan has been agreed by each local authority, work can begin on district level agreements regarding specific levels of future investment.

¹⁷ The Single Conversation Guidance Framework - http://www.homesandcommunities.co.uk/public/documents/HCA_single_conversation240709.pdf

10 Background documents

Document Name	Produced	Review	Responsible body	Key purpose
Sub-regional and Countywide				
Strategic Housing Market Assessment	2008	Annual	CRHB	Assesses the housing market and housing demand and housing need across the sub-region
Greater Cambridge Sub-regional Economic Strategy	2009	2012	Greater Cambridge Partnership	Sets out the key economic development priorities for greater Cambridge
Cambridgeshire Together's Local Area Agreement	2008	2011	Cambridgeshire Together	Sets out long term vision for the well being of local people, the economy and the environment in Cambridgeshire
Cambridge Sub-regional Housing Strategy	2008	2011	CRHB	Addresses the key housing issues facing the Cambridgeshire sub-region
Cambridgeshire Quality Charter for Growth	2008	-	Cambridgeshire Horizons	Describes our aspirations for quality growth for the sub-region, focussing on Community, Connectivity, Climate and Character
Cambridgeshire's Long Term Delivery Plan	2007	-	Cambridgeshire Horizons	The LTDP has four principle areas of focus: looking at infrastructure requirements up to 2021; strengthening the approach to funding infrastructure; considering potential longer term requirements to 2031; and considering a broader implementation framework.
Low Carbon Appraisal of the Long Term Delivery Plan	2008	-	Cambridgeshire Horizons	Appraisal of the above to help quantify investment needed to meet growth and economic targets in a low carbon age
Integrated Development Programme	2009	2011	Cambridgeshire Horizons	Identifies and costs strategic infrastructure projects across the county to help meet growth and economic targets
Green Infrastructure Strategy	2008	-	Cambridgeshire Horizons	Provides a strategy for the provision of large-scale green infrastructure across the Cambridge Sub-region
Cambridgeshire Local Transport Plan	2006	2011	Cambridgeshire County Council	Sets out how we plan to spend Government capital funding allocated to us for transport, and how this will enable us to meet local and national targets

Document Name	Produced	Review	Responsible body	Key purpose
Growing Cambridgeshire - our Programme of Development	2009	-	Cambridgeshire Horizons	Sets out shared goals to deliver housing targets whilst ensuring new development meets the highest quality standards and minimises carbon impacts, supporting our county-wide bid for Housing Growth Funding
Arts and Culture Strategy	2006	-	Cambridgeshire Horizons	Sets out the challenges for the sub-region and proposes viable future steps to ensure that culture and the arts make valuable contributions to all of its communities
Green Infrastructure Strategy	2006	2010	Cambridgeshire Horizons	The Green Infrastructure Strategy for the County is a 20-year masterplan to enhance the natural environment for both residents and wildlife. It is currently under review (2010).
Balanced and Mixed Communities	2006	-	Cambridgeshire Horizons	Balanced and Mixed Communities: A Good Practice Guide sets out guidelines for achieving a wide mix of housing and tenure types that will enable people to set down roots, mature and grow old within the same community as their circumstances change.
Major Sports Facilities Strategy	2006	-	Cambridgeshire Horizons	To create a network of high quality community and specialist sports facilities within the Cambridge Sub-region that will enhance the quality of life of existing and new communities
Facilities for Faith Communities in new Developments	2008	-	Cambridgeshire Horizons	"Facilities for Faith Communities in new Developments in the Cambridge Sub-Region" offers guidance on how faith groups can be helped to obtain premises and settle in the new communities and contribute to social and community cohesion.
Cambridgeshire's Local Economic Assessment	Planned Dec 2010	Annual	Cambridgeshire County Council	To create a common understanding of the economic, social and environmental issues affecting economic growth across our functional economic area. Scoping and outline available here
Cambridge City				
Local Plan	2006	-	Cambridge	Sets out policies for development
Local Infrastructure Study	Due 2011/12	-	Cambridge / SCDC	Study being carried out jointly with SCDC to set out what physical, social and green infrastructure is needed to enable the amount of development proposed for an area

Document Name	Produced	Review	Responsible body	Key purpose
Affordable Housing SPD	2008	-	Cambridge	Outlines the objectives to delivering affordable housing in Cambridge
Cambridge East Area Action Plan	2008	-	Cambridge / SCDC	Identifies the site for a sustainable new urban quarter of approximately 10,000 to 12,000 dwellings and associated development as well as the off-site infrastructure across Cambridge and SCDC
North West Cambridge Area Action Plan	2009	-	Cambridge	Plan to develop predominantly for the University of Cambridge, including key worker housing for university staff, student housing, new faculty buildings and research facilities, together with a significant amount of private housing and associated community facilities.
Housing Strategy 2009 - 2012	2009	2012	Cambridge	Identifies progress made against the Council's previous Housing Strategy; Provides a picture of housing within the City and identifies areas for action working in partnership with residents and other agencies; Highlights our medium-term priorities for action and investment; and Sets out our plans to address these priorities and how they will be resourced.
Strategic Housing Land Availability Assessment	Due early 2011	-	Cambridge	Identifies potential sites in order to meet housing targets to 2021 and beyond which will be allocated through the Local Development Framework process.
Sustainable Community Strategy 2008 - 2011	2008	2011	Cambridge's LSP	A strategy to improve the quality of life for everyone in Cambridge now and in the future.
East Cambridgeshire				
Local Development Framework - Core Strategy	2009	-	ECDC	Sets out policies for development
Local Infrastructure Framework	Draft due 2010	-	ECDC	To deliver the ECDC Local Development Framework, and to support collection of development contributions via Section 106, CIL or tariff
Strategic Housing Land Availability Assessment Site Allocations	Draft due Dec 2010	-	ECDC	Identifies potential sites in order to meet housing targets to 2021 and beyond which will be allocated through the Local Development Framework process.
Local Economic Audit	2010	-	ECDC	Provides a review of local economic conditions and trends within the

Document Name	Produced	Review	Responsible body	Key purpose
Housing Strategy 2008 - 2010	2008	2010	ECDC	district and an indication of the issues and opportunities faced by the district Recognises the importance of good quality housing that is affordable to its occupants along with the role that housing plays in the wider community and the contribution it makes to people's quality of life. It is closely linked to the Sustainable Community Strategy, which aims to address the wider issues that residents of East Cambridgeshire associate with their 'home'.
Housing Strategy (BME / Gypsies and Travellers / Migrant Workers)	2007	-	ECDC	Provides an overview of the housing circumstances of BME groups, migrant workers, gypsies and travellers in the district
Housing Strategy (Older People)	2009	-	ECDC	Cover actions from the review of sheltered housing, disabled facilities grants and home improvements, aids and adaptations for people with disabilities and other priorities relating to the ageing population of the district
Ely Masterplan	2010	-	ECDC	Provides details of actions to deliver the Core Strategy and the long term vision for Ely
Soham Masterplan Vision	2010	-	ECDC	Sets proposals for growth of Soham in terms of new housing, employment and facilities
East Cambridgeshire's Community Strategy	2004	-	East Cambridgeshire's LSP	To bring together plans from local agencies into an overarching plan to increase the environmental, social and economic well-being of the district
Fenland				
Local Development Framework - Core Strategy (Preferred Options 2)	September 2007	-	FDC	Sets out the emerging planning policies for development. Currently being reviewed in conjunction with the Shaping Fenland project. Shaping Fenland will help determine the broad locations for growth, the Settlement Hierarchy and key items of infrastructure to inform the LDF.
Local Infrastructure Framework	Due Nov 2010	-	FDC	Study will establish what infrastructure is required in the area as part of the Shaping Fenland project

Document Name	Produced	Review	Responsible body	Key purpose
Strategic Housing Land Availability Assessment- Site Allocations	2008	-	FDC	Identifies land that is likely to become available for housing development up to 2024. An update is currently being completed to support the revised Core Strategy.
Housing Strategy 2009 - 2012	2009	2012	FDC	A strategic approach to deliver a strong housing market meeting the varied needs of the population and economy
Sustainable Community Strategy 2007 - 2010	2007	2010	Fenland's LSP	To achieve the vision: Fenland is a district where there is a high quality of life for all, now and in the future and that Fenland is known as a great place to live, work, learn and visit.'
Huntingdonshire				
Local Development Framework - Core Strategy	2009		HDC	Sets out policies for development
Local Infrastructure Framework	Due Autumn 2010	-	HDC	Ongoing project to identify infrastructure requirements in Hunts, which will update 2008/09 Local Infrastructure Framework to deliver the HDC Local Development Framework, and to support collection of development contributions via Section 106, CIL or tariff.
Housing Strategy 2006 - 2011	2006	2011	HDC	A working document with a plan of action to address identified needs in the District. It highlights key changes and developments that will affect the achievement of our strategic objectives
BME Housing Strategy 2006 - 2011	2005	2011	HDC	Aims to examine the housing issues facing BME groups and set an action plan for meeting identified needs. It sets out the demographic profile of the district and then looks at access to and outcomes from the Council's Housing Service.
Sustainable Community Strategy 2008 - 2028	2008	2028	Huntingdonshire's LSP	Shows how HDC will build a better future for Huntingdonshire through six key strategic themes, reflecting on key strategies
South Cambridgeshire				
Local Development Framework -Core Strategy	2007	-	SCDC	Sets out policies for development
Housing Strategy 2007 -	2007	2010	SCDC	The Housing Strategy document brings together all aspects of the

Document Name	Produced	Review	Responsible body	Key purpose
2010				Council's comprehensive housing role and is fully integrated with the Council's wider community objectives, and takes full account of national, regional and sub-regional priorities
Cambridge East Area Action Plan	2008	-	SCDC / Cambridge	Identifies the site for a sustainable new urban quarter of approximately 10,000 to 12,000 dwellings and associated development as well as the off-site infrastructure across Cambridge and South Cambs
Cambridge Southern Fringe Area Action Plan	2008	-	SCDC	Identifies the site within South Cambs for approximately 600 dwellings and associated development at Trumpington West, in the parish of Haslingfield, as well as the off-site infrastructure needed to deliver and serve the urban extension as a whole
Local Infrastructure Study	2011/12, TBC	-	SCDC / Cambridge	Study being carried out jointly with Cambridge to set out what physical, social and green infrastructure is needed to enable the amount of development proposed for an area
Affordable Housing SPD	2010	-	SCDC	Details the Council's approach to securing affordable housing through the planning process by securing the provision of an appropriate level, mix and size of affordable housing so that new housing in the district addresses the identified housing needs
Sustainable Community Strategy 2008 - 2011	2008	2011	South Cambridgeshire's LSP	Outlines the LSP's long-term vision for the area

11 References, further reading and links

Section 2: Cambridgeshire context

- Strategic Housing Market Assessment - Chapter 6: Profile of the Cambridge Sub-region
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_6_profile_of_the_cambridge_sub-region.pdf
- Greater Cambridge Sub-regional Economic Strategy
<http://www.gcp.uk.net/downloads/SRES09-12.pdf>
- Greater Cambridge Quarterly Economic Review - October to March 2010
http://www.gcp.uk.net/downloads/R2RQR_0310.pdf
- Greater Cambridge Annual Profile 2009
http://www.gcp.uk.net/downloads/GC_Profile_09.pdf
- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_cambs_idp_dec_09.pdf
- Transport Economic Evidence Study
http://www.eeda.org.uk/files/TEES_Final_Report.pdf

Section 3: Vision, aspirations and policies

- Cambridgeshire's Vision 2007 - 2021 - Countywide Sustainable Communities Strategy
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/8707CA50-DEC9-4A7F-87E4-C8C108452C5D/0/CambsVision20072021.pdf>
- Cambridge Sub-region Strategic Housing Market Assessment
http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/shma.aspx
- Cambridge Sub-regional Housing Bulletins
http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/crhb_publications.aspx
- Cambridge Sub-regional Housing Strategy
http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/cambridge_sub-region_housing_strategy_2008-11.pdf
- Greater Cambridge Sub-regional Economic Strategy
<http://www.gcp.uk.net/downloads/SRES09-12.pdf>
- Cambridgeshire Quality Charter for Growth
http://www.cambridgeshirehorizons.co.uk/documents/quality_panel/quality_charter_2010.pdf
- The Hive website
<http://www.talktothehive.org>
- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_cambs_idp_dec_09.pdf
- Carbon Appraisal of the Cambridge Sub-region Long Term Delivery Plan
http://www.cambridgeshirehorizons.co.uk/documents/publications/research/ltdp_carbon_appraisal.pdf

Section 4: The local housing market

- Cambridgeshire Annual Monitoring Report 2009
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/551D91D2-377A-4D0A-9A55-ACB8E1F34C67/0/FinalRSSAMR.pdf>
- Strategic Housing Market Assessment - Chapter 12: Housing Stock Condition
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_12_housing_stock_condition.pdf
- Strategic Housing Market Assessment - Chapter 21: Affordability in the Current Market

http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_21_affordability_2009.pdf

- Strategic Housing Market Assessment - Chapter 33: Gypsy and Traveller Housing Issues
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_33_gypsies_and_travellers_housing_issues.pdf

Cambridgeshire Sub-regional Housing Strategy 2008 - 2011

http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/cambridge_sub-region_housing_strategy_2008-11.pdf

- Nene Waterfront
<http://www.nenewaterfront.com/>

Section 5: Challenges and opportunities

- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_camb_s_idp_dec_09.pdf

This draft CLIP for consultation was published Tuesday, 26 October 2010.

To provide comments please contact:

Sue.Beecroft@cambridgeshirehorizons.co.uk

Anna.Keyes@cambridgeshirehorizons.co.uk

http://www.cambridgeshirehorizons.co.uk/our_challenge/funding/lip.aspx

**CAMBRIDGESHIRE LOCAL INVESTMENT PLAN
(Report by the Overview and Scrutiny Panel (Social Well-Being))**

1. INTRODUCTION

- 1.1 At its meeting held on 2nd November 2010, the Overview and Scrutiny Panel (Social Well-Being) considered a joint report by the Heads of Housing and Planning Services on the content of the draft Cambridgeshire Local Investment Plan (CLIP), which is currently subject to consultation. This report sets out the Panel's discussions.

2. COMMENTS

- 2.1 The CLIP has been prepared by Cambridgeshire Horizons in conjunction with Cambridgeshire local authorities for submission to the Homes and Communities Agency (HCA). It aims to facilitate the delivery of investment in a range of housing, infrastructure, regeneration and community activities taking into account locally determined priorities and a number of existing Countywide strategies and plans. The document identifies investment needs and will primarily be used as evidence to support bids to draw in external funding to the local area.
- 2.2 In discussing the complex structure of partnerships that exists across the County, the Panel has been informed that the establishment of a Local Enterprise Partnership (LEP) will assist in streamlining the current framework and will promote the adoption of cross boundary working practices. Members of the Panel have, however, expressed differing views on the extent to which the Council should engage in collaboration with other authorities and on the benefits it brings. While some Members are of the view that the funds that are being allocated by the HCA should be devolved to local authorities as they are best placed to use them to meet local needs, others argue that there are advantages in undertaking co-ordinated working on a geographical basis greater than that covered by individual local authorities. The latter gives the Council greater influence regarding the plans of other local authorities as, as present, the Council often is only consulted on them. As the HCA will receive 50% less funding as a result of the Comprehensive Spending Review, it is ever more important that the CLIP effectively competes for these resources. In addition, the Panel has drawn attention to potential problems associated with variations in boundaries according to the context and level of activity.
- 2.3 A particular manifestation of this debate surrounds the local road network infrastructure. Members are concerned at the way upgrades or improvements to the A14, A428 and A1 are being prioritised. This has implications for housing growth and economic development. The failure to view the road network infrastructure in the national context is of greatest concern. Having regard to the A428, the Panel has been advised that work to compile a master plan for the St Neots area will be undertaken in conjunction with the Highways Agency and East Coast Mainline Rail Service in the future. The Panel also has highlighted the importance of upgrading the A14 as it plays a significant part in the road network infrastructure on local, national and European levels.

- 2.4 The Panel has questioned whether realistic targets have been set for Huntingdonshire in respect of the completion of housing schemes scheduled for 2010/11 to 2013/14. The main purpose of the HCA and, therefore, of the CLIP, is to deliver affordable housing. The Panel suggest that a more realistic approach should be adopted as they are considered to be too low. Arising from this, the Panel has questioned the reliability of the data generally presented by the County Council in the CLIP on population projections for the District. It is recommended that the data employed should be updated.
- 2.5 Finally, the Panel has requested a further report at a future meeting on the implications of the CLIP for local housing. While all the housing schemes referred to in the Plan will proceed, the nature of the affordable housing may vary. The report will, therefore, include an assessment of potential shortfalls in the delivery of affordable housing within the District.

3. CONCLUSION

- 3.1 The Cabinet is invited to consider the comments of the Overview and Scrutiny Panel (Social Well-Being) as part of its deliberations on the report by the Heads of Housing and Planning Services.

BACKGROUND PAPERS

Minutes and Reports of the meeting of the Overview and Scrutiny Panel (Social Well-Being) held on 2nd November 2010.

Contact Officer: Miss H Ali, Democratic Services Officer
☎ (01480) 388006
✉ Habbiba.Ali@huntsdc.gov.uk

Homelessness Strategy, Consultation Draft (Report by the Head of Housing Services)

1. INTRODUCTION

- 1.1 The Council's Homelessness Strategy forms part of the suite of strategies that informs the strategic direction of Housing Services. The Council has to produce a Homelessness Strategy at least every five years and it is now due for a renewal.
- 1.2 The Council has produced a consultation draft that puts homelessness within the district in context, explains the successes achieved in the lifetime of the previous strategy and outlines the future strategic direction of homelessness prevention. Feedback is to be sought on the draft strategy from the wider range of partners, stakeholders and customers so that this consultation can shape the final strategy for adoption by the Council.

2. BACKGROUND INFORMATION

- 2.1 Statutory homelessness nationally and locally has been reducing over the last few years up until the beginning of this year. The homelessness prevention measures and initiatives introduced have led to significant increases in the number of households that have managed to avoid the homelessness route through positive interventions by the Council. This in turn had led to a reduction in the number of households placed in temporary accommodation by the Council.
- 2.2 The start of 2010 has seen an increase in homelessness applications, in turn leading to an increase in the number of households in temporary accommodation. Prevention measures still remain effective but the increase in households requiring help, a number of these being cases where prevention is not possible, means that those accepted as statutorily homeless are increasing. This is happening at a time when the resources available, both in terms of government grants given to the Council to combat homelessness, as well as the Council's own resources are under increasing pressure.
- 2.3 A further complication is that the availability of the private rented sector (the most successful prevention tenure utilised by the Council) is likely to be reduced through imminent changes to the Housing Benefit system by central government. Together with the reduction in resources this is likely to reduce the Council's prevention options, potentially leading to higher rates of statutory homelessness and the number of households placed into temporary accommodation.

3. CONCLUSION

- 3.1 Homelessness prevention remains a priority so that the affects of homelessness, together with the use of temporary accommodation, are minimised. The outcomes achieved through the previous strategy show that

prevention works. The revised strategy focuses on maintaining and increasing these services in light of higher levels of demand.

4. RECOMMENDATIONS

4.1 That Cabinet:

- i) comment on the content of the draft strategy; and
- ii) approve the draft Homelessness Strategy for wider consultation with partners, stakeholders and customers.

BACKGROUND INFORMATION

Homelessness Code of Guidance for Local Authorities

Contact Officer: Steve Plant, Head of Housing Services
☎ 01480 388240
Jon Collen, Housing Needs & Resources Manager
☎ 01480 388220

HOMELESSNESS STRATEGY

October 2010

CONSULTATION DRAFT



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Introduction

This is the Council's third Homelessness Strategy. It looks back at the successes that have been achieved following the 2006 Strategy and looks forward to the way in which the Council aims to further develop services for households threatened with homelessness. The Homelessness Act 2002 requires all Councils to formulate a Homelessness Strategy at least every five years. Councils are required to carry out a homelessness review of their area and produce a strategy to:

- address the causes of homelessness in the area;
- introduce initiatives to prevent homelessness wherever possible;
- provide sufficient temporary accommodation for those households that are or may become homeless; and
- ensure that appropriate support is available for people who have previously experienced homelessness in order to prevent it happening again.

These strategic requirements sit neatly with one of the Council's six community aims: the provision of 'housing that meets individuals' needs'. There are in turn four corporate objectives that sit beneath this community aim, with the Council's work in all of these areas contributing directly or indirectly to the prevention of homelessness. The four corporate objectives are:

- to promote a well-maintained housing stock;
- to support opportunities for the vulnerable to live independently;
- to achieve a low level of homelessness; and
- to process Housing Benefit and Council Tax claims accurately and efficiently.

The Council will attempt to achieve a low level of homelessness by:

- helping prevent people from becoming homeless; and
- housing homeless people where appropriate.

This strategy reviews the successes achieved in contributing to these outcomes and highlights areas where further action is still needed. It incorporates all of these factors into a revised Action Plan.

Homelessness in Context

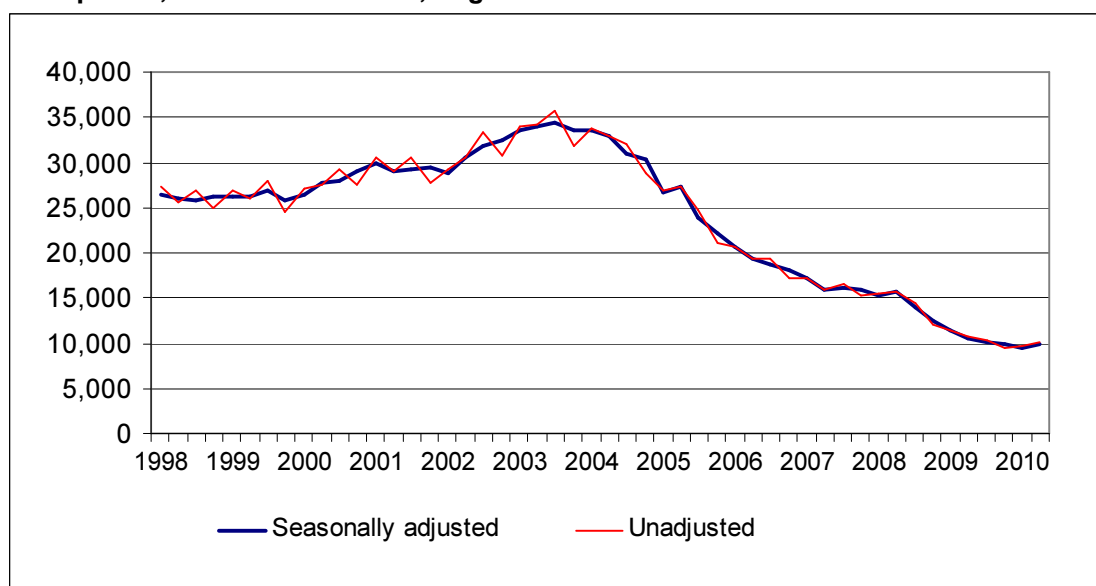
The National Picture

The number of households accepted as statutorily homeless by Councils in England peaked in 2003/04 at 135,430. Between 1997 and 2004 the number of households accommodated by Councils in temporary accommodation doubled, breaking the 100,000 mark in 2004. Homelessness moved further up the political agenda with the recognition that urgent action had to be taken to address the housing crisis, in particular the rate of homelessness within the country and the number of households in temporary accommodation.

The government's policy briefing released in June 2005 focused on ways of achieving this target, particularly the increased use preventative measures and utilising the private rented sector as a source of settled accommodation. This drew together the examples of good practice where Councils had successfully introduced homelessness prevention measures and increased access to the private sector for many clients who may otherwise have been reliant on the limited stock of social rented housing.

We are now five years down the line since this change in emphasis. The trend of increasing numbers of households faced with homelessness was reversed and since 2003/04 the number of households accepted as homeless by Councils in England has dramatically decreased. The concern now is that nationally in the first quarter of 2010/11 there has been a reversal in the downward trend achieved over the last seven years. The big question is whether the current economic downturn will lead to significant increases in homelessness despite the prevention measures that have to date been very successful in reducing homelessness. The chart below illustrates the trend of reducing numbers of homeless households being assisted through the legislative safety net because they had no other alternative.

Graph 1: Households accepted by local authorities as owed a main homelessness duty each quarter, 1998 to March 2010, England



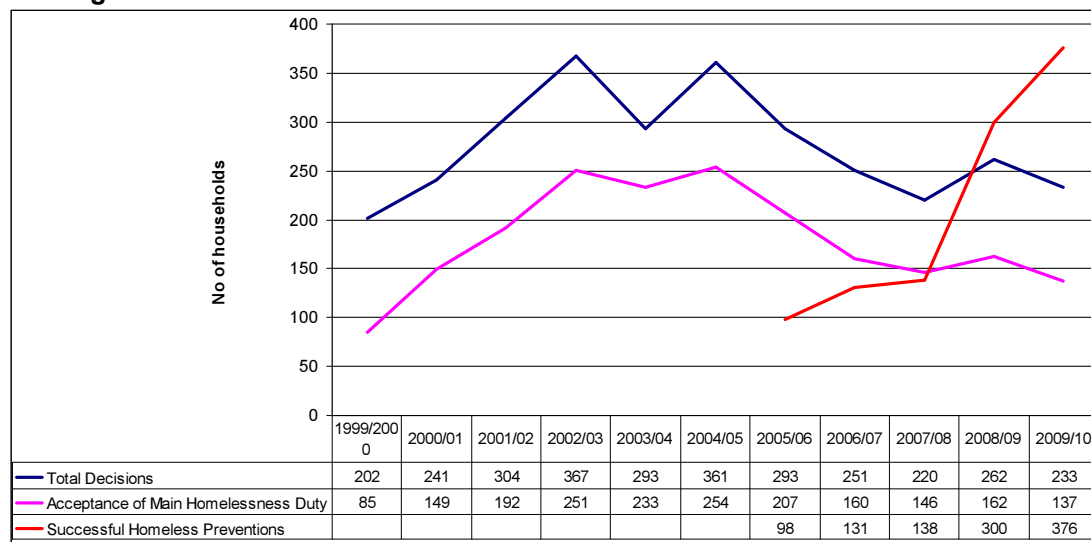
Source: CLG Housing Statistical Release June 2010

The Local Picture

Huntingdonshire has seen a similar trend to the national picture in terms of homelessness, although actually experiencing a peak in the actual number of homeless households a year earlier in 2002/03. Like the national picture, Huntingdonshire was successful in reducing the number of people experiencing homelessness in the subsequent years. The number of households accepted as homeless reduced by 45% from 251 in 2002/03 to 137 in 2009/10.

The graph below illustrates the success of reducing the number of households experiencing actual homelessness in Huntingdonshire, mainly achieved by an increasing number of successful homelessness prevention measures.

Graph 2: Total homelessness decisions, those that were accepted as statutorily homeless and successful homelessness preventions – no. of households for Huntingdonshire between 1999/2000 & 2009/10



The position in 2010 has now changed with the current economic climate starting to have a significant impact on homelessness within the district. The starkest of these statistics shows that the increasing threat of homelessness within the district has led to significantly higher numbers of households seeking advice about their housing difficulties. The Council's housing advice and options service has seen a 31% increase in customers (from 671 households seeking help with their housing between April and September in 2009/10 to 877 during the same period in 2010). The local Citizens Advice Bureaux have also seen an increase in the number of housing enquiries they have received in 2010 (an increase from 416 households in the first half of 2009/10 to 491 in the same period 2010/11).

This increasing number of customers inevitably leads to a higher number of households needing help through the legislation process as homelessness will not be prevented in all of these cases. The period from April to September 2010 has seen a 50% increase in the number of households considered as homeless compared to the previous year (167 households compared to 111 previously). Of these the Council accepted a full

homelessness duty towards 95 households, a 48% increase on the 64 households accepted in the same period for the previous year.

Temporary Accommodation

The Council has a duty to provide certain homeless households with temporary housing whilst it attempts to help them resolve their housing difficulties. As with many high demand areas, the limited number of social rented properties available for letting and the increasing demands on these properties leads to homeless households having to spend longer than would be hoped for in temporary accommodation. Reducing the use of temporary accommodation and minimising the length of time households have to stay in this accommodation will remain a key priority for the Council in this Strategy.

The successful preventative measures led to a reduction in the number of households having to be placed in temporary accommodation from a peak of over 120 households in 2004 to 61 at the beginning of April 2009. The recent increase in homelessness has led to 90 households housed in temporary accommodation at the end of September 2010.

As well as concerns about the increasing numbers of households placed in temporary accommodation a further issue is that Council's ability to ensure that these households have the opportunities to move on into permanent housing, avoiding bed blocking of the temporary accommodation. Under normal circumstances this is through households accepted as homeless bidding for housing through the Home-Link scheme for available social rented properties. A proportion of households have issues that they firstly need to resolve before they are able to go through this route. They may have issues such as former tenant arrears with a housing association or support issues where a support package needs to be put in place for them to live independently. The Council works with households in these circumstances to make sure that their issues are resolved so that housing associations are willing to consider them for an offer of permanent housing. There is an increasing proportion of households with these types of issues potentially adding to bed blocking of temporary accommodation and requiring ongoing casework by the Council. At the end of September 2010 there were 36 households out of a total of 90 households in temporary accommodation that had issues that meant they were not able to nominate these households for permanent housing.

Case study 1: Mr and Mrs P and their two children had been privately renting a house in St Neots for two years when their landlord gave them notice to leave. It was the landlord's only property and he no longer thought it worthwhile renting out the property and he wanted to release the equity that he had in the property. Despite working with the family to try and find an alternative privately rented property we were unable to do this before the landlord required possession and so we had a duty to provide the family with temporary accommodation. They were placed in bed and breakfast in Huntingdon whilst we tried to find them more suitable temporary housing and continued to try and help them find a new home in the privately rented sector. The placement in B&B meant the family were moved away from Mr P's job and the family support network they had in St Neots. As well as the social

cost, although the family were eligible for some help with Housing Benefit the financial cost was not insignificant. This was also a costly option to the Council as it was not able to recover through the subsidy arrangements with central government all the Housing Benefit it paid to Mr and Mrs P.

The Causes Of Homelessness.

The main causes of homelessness within the district are consistent with the national picture: eviction by parents, other relatives and friends; end of private sector tenancies; and relationship breakdown (violent and non-violent) being the main causes. Eviction by parents, other relatives or friends asking people to leave their home continues to be the single largest cause of homelessness in the district. This accounts for almost a third of all homelessness, both nationally and at a local level.

Almost a quarter of homelessness is as a result of relationship breakdown with a proportion of this being as a result of domestic violence. Households losing their private sector tenancies are the third largest cause of homelessness in the district although this figure has been reducing over the last three years. The break down of causes of homelessness within the district is shown in the table below.

Table 1: Causes of homelessness In Huntingdonshire – No. of households accepted by actual cause of homelessness.

Year	Eviction by parent, other relative or friend	Relationship breakdown (of which involve violence)	Mortgage arrears	Loss of private rented housing	Other causes	Total
2008/09	59	28 (17)	15	37	23	162
2009/10	48	32 (20)	6	27	24	137
2010/09 Apr-Sept	38	15 (6)	5	30	6	94

In terms of the type of households faced with homelessness, both nationally and locally approximately 70% are families either with children or where they are expecting their first child. This may lead to family upheaval with children being placed into temporary accommodation a distance from schools and families being moved away from their support networks.

Single people with mental health issues make up on average 8 to 10% of the households accepted as homelessness, with young people (16 and 17 year olds) making up 6 to 7%. There are no discernable trends with homelessness amongst differing household types and this picture is mirrored nationally. However, anecdotal evidence locally suggests that there are an increasing number of young people facing the threat of homelessness but successful prevention work with them, for example helping them into a placement in an appropriate supported housing scheme means that they may not appear in the homelessness statistics mentioned above.

Huntingdonshire has in recent years attracted significant numbers of migrant workers to the area. A concern was that given the economic downturn and increasing unemployment the migrant worker population may suffer the knock on effect of homelessness if they did become unemployed. Anecdotal evidence suggests that the migrant worker population’s first tenure of choice appears to be privately renting. There have been relatively few migrant worker households that have ended up becoming homeless as they have managed to resolve their own needs in the private rented sector, some with the help of the Rent Deposit Scheme. The first half of 2010/11 has seen a slight increase in homelessness amongst these households. The table below gives the figures and this will continue to be monitored to see if migrant workers appear to be having a disproportionate problem with homelessness in the district.

Table 2: No. of households accepted as homeless in Huntingdonshire by nationality – 2008/09 onwards.

Year	UK nationals	Other nationals	EEA*	Non nationals	EEA	Total
2008/09	155	5		2		162
2009/10	126	10		1		137
Apr-Sept 10/11	93	8		2		103

*EEA: European Economic Area is member states of the European Union plus Iceland, Liechtenstein and Norway.

Delivering a successful housing advice and options service

The lifetime of the previous strategy witnessed times of economic growth followed by recession leading to higher unemployment, lower property prices but restrictions in lending by the banks. A housing advice and options service is in demand in prosperous economic times as well as times of economic downturn. When times are good a prosperous property market leads to higher prices meaning that many people on lower incomes are priced out of the market, unable to get their feet on the first rung of the property ladder. Their housing options may be limited because of this and if faced with housing difficulties they may see social rented housing as the only affordable option open to them.

In times of recession, particularly when the availability of credit and mortgage products are limited, combined with higher levels of unemployment, affordability is also an issue for many households. The difference is that those faced with housing difficulties may be struggling to afford to keep their existing home for example if they become unemployed or struggling to find a new home if previously readily available credit for mortgages becomes limited. In these circumstances many may see social rented housing as their only affordable option and so approach the Council for help.

The Council has a legal duty to ensure that there is a free advice and information service about homelessness and the prevention of homelessness in the district. It also has a duty to take reasonable steps to make sure that

accommodation continues to be available for someone who is threatened with homelessness and is likely to have a priority need under the terms of the homelessness legislation. The Code Of Guidance that accompanies the homelessness legislation goes further in that it states that Councils should offer a broad range of advice and assistance and not wait until homelessness is a likelihood or imminent before taking action.

The housing advice and options approach adopted by the Council is similar to that used successfully by many Councils over the last few years. The first step is to consider whether the Council is able to work with the household to resolve whatever the issue may be and try and help them stay in their current home. This could be by:

- Negotiating with family and friends, including use of mediation
- Negotiating with private landlords and agents
- Negotiating with mortgage lenders
- Referral to the mortgage support and rescue schemes
- Assisting with maximising their income, for example help with applying for benefits
- Property improvements, for example through the Sanctuary scheme, or adaptations

Where a person's homelessness cannot be prevented we consider what their other housing options are. This will include a full range of advice on the different tenures available including privately renting, low cost home ownership options and socially renting, and what assistance may be available to help them with the most appropriate of these options.

Within this structure of 'prevention followed by alternative housing options' the Council decided to introduce a range of initiatives that it believed would be most appropriate to help customers. The following are the most successful initiatives used with case studies of how these have helped particular households:

1. **The Court Advocacy Service** – the Council provides an advocacy service at the County Court to help households defend possession claims, for example on grounds of mortgage arrears and rent arrears. The purpose of the service is to ensure that all steps are taken to try and resolve the issues so that the household can remain in their home and that eviction and repossession are the very last resort. The Council has taken on a greater role with this work since the independent law centre in the district that previously attended the Court went out of business. The Council was able to recruit one of the law centre's specialist advisors to continue with this work with the help of the Homelessness Prevention Grant from central government. This grant is only guaranteed until the end of 2010/11 and additional funding may need to be identified to continue with this service if government withdraws the grant funding.

Negotiations with landlords and mortgage lenders through the Court Advocacy Service, or earlier where possible, may require relatively small payments to be made in the form of a grant or a loan. The Council

considers making these types of payments through its Homelessness Prevention Budget where homelessness can be prevented and this provides the best outcome for the family and provides a longer term, affordable solution for the household.

Case study 2: Mr A from St Ives is a construction worker who suffered a downturn in earnings due to a reduction in work at the same time as his partner required a serious operation and became too ill to work. As their income dropped they fell into mortgage arrears totalling £15,000. We negotiated with their lender, prepared a financial statement and manageable budget, we then represented them at the court hearing and achieved a suspension of a warrant of eviction. A homelessness situation was avoided that would have been through no fault of their own. The family were able to remain in their home and as Mr A is confident of getting more work over the coming months their income and financial position should improve further.

- 2. The Rent Deposit / Rent In Advance Scheme** – where it is not possible to help a household remain in their current home this is the most successful initiative that helps them find a new home. The scheme provides either an interest free loan or bond to cover the costs associated with taking on a private sector tenancy. These costs can often be restrictive for many and as privately rented accommodation tends to be the most readily available tenure in the district, the Council's helping hand to secure this type of property means that households are able to find a new home, avoiding actual homelessness altogether.

Where a household is not able to afford other associated costs with taking on a tenancy, such as the administration or credit check fees, the Council is able to make further payments from its Homelessness Prevention Budget if this is the only barrier to helping a household into a tenancy and avoids the need for a homeless situation.

Case study 3: Mr and Mrs B fell into mortgage arrears when Mr B's business failed and he was declared bankrupt. Their mortgage lender threatened Court action and their property was in the process of being repossessed when they sought advice and help from the Council. Unfortunately there was nothing that could be done to save their home but we were able to help them find a privately rented property with a private landlord. The landlord's property had been brought back into use with the assistance of a Repairs Assistance Loan from the Council. The Council helped Mr and Mrs B through the Rent Deposit scheme by offering the landlord a bond and the family moved into the property avoiding an actual homelessness situation.

- 3. Young Persons Mediation Service** – the Council funds Cambridge and District Mediation Service to provide a service for young people threatened with homelessness as a result of a breakdown in their relationship with their parents. The aim is to reconcile the young person with their parent so that they can return/remain at home and address the issues that led to the break down in the first place. Mediation can be very difficult as the breakdown in relationship has often reached such a severe

stage that full reconciliation is not possible. Where this is not possible the service may help with a more managed move away from home for the young person so that an emergency homelessness situation is avoided by the parent agreeing to keep the young person for longer.

Case study 4: Miss T was a 17 year old whose relationship with her parents deteriorated to the extent that they asked her to leave home. The family were willing to try and rebuild their relationships and accepted the offer of mediation. As a result of talking through their differences and accepting compromises Miss T was able to go back home and maintain a more constructive relationship with her parents. This avoided an unnecessary homelessness situation.

Unfortunately where the Council is unable to prevent a household's homelessness situation, or help them find alternative housing through the other options outlined above, then the safety net of the homelessness legislation means that the Council may have a duty to help them through the social rented housing route. As mentioned earlier, in 2009/10 a total of 137 households were owed the full housing duty through this route and from April to the end of August 2010 there have already been 103 households owed this duty.

Case study 5: Mrs P lived in Ramsey with her three children. She had been left with a number of debts since her husband's death some years previously and had been struggling to manage the mortgage for some time, falling into mortgage arrears. She was reliant upon Widow's Allowance and could not work due to a disability. The Council worked with her to try and prevent an outright possession order on her home but it was not an affordable option and so repossession was inevitable. The Council therefore considered what help it could offer her under the terms of the homelessness legislation. She was owed a full housing duty under the legislation as she had become homeless through no fault of her own and she is been assisted into social rented housing through the Home-Link scheme.

Achievements since the last Strategy

The previous Strategy action plan had four main objectives:

1. Preventing homelessness by maintaining households in their current home wherever possible.
2. Providing a range of accessible and affordable housing options across all tenures.
3. Reducing the number of households in temporary accommodation.
4. Improving performance management, organisational efficiency and cross boundary collaboration.

Achievements against this action plan include:

- Introducing a homelessness prevention budget that allows advisors to make relatively small payments in their proactive work to prevent homelessness.

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- Improving links with the County Court and expanding the court advocacy service to cover mortgage repossessions as well as social rented possession hearings.
- Jointly funding a specialist debt advisor at the local Citizens Advice Bureau and establishing a referral process to this service.
- Increasing the number of households assisted into private rented tenancies through the Rent Deposit/Rent In Advance scheme.
- Introducing help with payments for credit and reference checks for homeless households trying to secure private rented accommodation who do not have the funds available.
- Maintaining a Sanctuary scheme in partnership with other Councils in the county to assist victims of domestic violence.
- Converting a proportion of temporary properties to permanent homes, allowing settled families to remain in properties where they may have lived for sometime.
- Establishing an emergency crash bed provision for young people at Paines Mill and funding move on units for residents of the scheme.
- Jointly funding a Family Intervention Project for families that require intensive support to break the cycle of anti social behaviour, offending and potential homelessness.
- Introducing a sub regional Choice Based Lettings scheme (the Home-Link scheme) to provide a more transparent means of accessing social rented housing and ensuring this assists homeless households and those threatened with homelessness.
- Enabling the delivery of 660 new social rented properties over the last from April 2008 to the end of September 2010.
- Enabling move on opportunities for residents of the various supported housing schemes within the district, such as the young persons and ex-offenders schemes.
- Successfully jointly bidding for Enhanced Housing Options programme funding through government, to develop the Home-Link scheme to provide a wider range of options and services.
- Participating in the development of a sub regional homelessness action plan and Joint Strategic Needs Assessment on homelessness to improve multi agency and cross boundary working to tackle homelessness and its effects.

Redefining the aims and objectives of the Strategy

There were many successful achievements within the lifetime of the previous strategy as outlined in earlier sections of this document. These contributed to the four high level objectives of:

1. Preventing homelessness by maintaining households in their current home wherever possible.
2. Providing a range of accessible and affordable housing options across all tenures.
3. Reducing the number of households in temporary accommodation.
4. Improving performance management, organisational efficiency and cross boundary collaboration.

These objectives remain very relevant in the current climate. The provision of proactive services to help households avoid homelessness altogether, or minimise the detrimental affects should homelessness be unavoidable, remain at the heart of what the Council aims to achieve for the residents of the district. The challenge will be to continue, and build on the successes of what has already been achieved, within a harsher economic climate where resources have to be stretched even further.

The Council recognises the significant social hardship that homelessness has on the households affected. It also recognises that there is a significant monetary cost to households as well as to the Council via its statutory duties towards the homeless. Many of the services and initiatives provided by the Council can offer better value in terms of preventing homelessness compared to dealing with the aftermath of actual homelessness. The Council therefore recognises the importance of achieving positive outcomes for households threatened with homelessness. To keep the focus squarely on the prevention of homelessness or minimising its impact if this is unavoidable, the four outcomes from the previous strategy have been carried forward to this strategy.

Considering some of the key aspects of each of these objectives in turn:

1. **Preventing homelessness by maintaining households in their current home wherever possible.**

We currently have in place:

- **A Court advocacy service** for housing association tenants facing eviction due to rent arrears and home owners facing repossession due to mortgage arrears. This service is provided by a specialist advisor through short term grant funding.

We aim to:

- Identify funding & resources to be able to continue with this valuable service that offers both last minute and early interventions for households facing court action.

- **A Homelessness Prevention Budget** to be able to make relatively small payments that prevent homelessness. This is funded through a grant provided by central government that may not continue beyond 2010/11.
- **A young persons' mediation service** for those threatened with homelessness because of a relationship breakdown with parents.
- **Discretionary Housing Payments** through the Housing Benefit department to help with the shortfall in entitlement in certain circumstances so that a claimant has time to find more affordable alternative housing.
- Identify funding to be able to continue with this grant should the payment from central government no longer be available.
- Review the provision of this service, considering commissioning the service with neighbouring Councils as well as Children's Services at the County Council.
- Review with the Housing Benefit department any increase in DHP grant that the Council may receive can be best used to minimise the threat of homelessness on households affected by changes in the Housing Benefit system

Our other priorities in this area are to:

- Review the success of the new operational arrangements of the Young Persons' Protocol with Children's Services following changes made to it in early 2010 in light of new caselaw.
- Implement a vulnerable persons' protocol with housing providers to ensure a joined up approach to the prevention of homelessness amongst, for example, vulnerable housing association tenants.

2. Providing a range of accessible and affordable housing options across all tenures.

We currently have in place:

- **A Rent Deposit / Rent In Advance scheme** that provides an interest free loan or bond to help with the upfront costs associated with taking on a private tenancy.
- **Payments for credit & reference checks** for households threatened with

We aim to:

- Ensure the scheme continues to be available to households threatened with homelessness as this scheme has been the most successful means of preventing homelessness.
- Identify funding to be able to continue with this scheme should the grant from central

homelessness who have found a private sector tenancy. This is funded through a grant provided by central government that may not continue beyond 2010/11.

government no longer be available.

Our other priorities in this area are to:

- Develop the Home-Link scheme to provide a wider range of options and services. This forms part of the Enhanced Housing Options programme mentioned earlier in the strategy that aims to use the Home-Link scheme and website to deliver:
 - A private rented website that allows landlords to advertise their available properties
 - Links to information on low cost home ownership options as well as rented options
 - Links to employment advice
 - A personalised front page to the website that considers a person's circumstances and provides them with relevant and targeted advice to meet their needs
3. **Reducing the number of households in temporary accommodation.** This will be achieved by reducing the number of households requiring temporary accommodation through successful prevention and options work outlined above. This is not always possible and temporary accommodation is frequently required and so this objective will be redefined to include work on ensuring that appropriate accommodation is provided wherever possible.

We currently have in place:

- **Crash bed units** that provide emergency accommodation for homeless young people at Paines Mill Foyer in St Neots. This is far more appropriate emergency accommodation than the use of B&B.
- Coneygear Court that provides 26 units of temporary accommodation. The scheme has shared facilities and is an outdated model of provision

We aim to:

- Replicate this model of provision at Kings Ripton Court in Huntingdon by working in partnership with the Salvation Army, the provider at that scheme. This will mean ensuring that the resources are available to deliver and maintain this type of provision.
- Investigate the options for updating the scheme so that each of the units has use of its own facilities.

Our other priorities in this area are to:

- Introduce a supported lodgings scheme in partnership with the City and District Councils in Cambridgeshire as well as the County Council. The aim will be to recruit a range of host landlords willing to provide emergency temporary accommodation to a variety of different homeless people.

4. Performance management, organisational efficiency and cross boundary collaboration.

The current economic climate places even greater pressures on the housing advice and options service, not only because of greater numbers of customer relying on it for advice and help but also due to imminent funding cuts as a result of government's Comprehensive Spending Review. Improved performance, better organisational efficiency and collaborating with other Councils to deliver services and achieve better value for money are vitally important in light of these funding restrictions.

Our priorities in this area are to:

- Continue to participate in the development of the Home-Link scheme and investigate what efficiencies can be delivered through sub regional working.
- Review the performance data produced to ensure that it is most relevant to use as a tool to analyse efficiency and value for money against the outcomes achieved for customers.

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Action Plan

Objective 1 - Prevent homelessness by maintaining households in their current home wherever possible

Action	Target	Resources
Maintain a Court advocacy service to assist households faced with possession action.	Ensure that the service continues beyond June 2011 when the current funding may end.	To be identified
Maintain a homelessness prevention budget for advice and options officers to make use of in their proactive work.	Ensure that the budget continues beyond March 2011 when the current funding may end.	Budget from existing Homelessness Prevention Grant. Bid made for HDC resources if government cuts the grant.
Review the provision of a young persons' mediation service.	Review the service and consider commissioning with the other Cambridgeshire Councils. Current agreement runs to June 2011	Budget from existing Homelessness Prevention Grant. To be identified if this ends.
Review the Discretionary Housing Payment policy with the Housing Benefit Department to ensure it is targeted at households most likely to be under threat of homelessness.	To complete the review by April 2011	Within existing resources
Review the operational arrangements of the Young Persons' Protocol with Children's Services.	To complete the review by April 2011	Within existing resources
Implement a vulnerable persons' protocol with housing providers to ensure a joined up approach to homelessness prevention	By September 2011	Within existing resources

Objective 2 – Providing a range of accessible and affordable housing options across all tenures

Action	Target	Resources
Maintain the Rent Deposit / Rent In Advance scheme for households accessing private rented tenancies. Review the budget requirements to maintain the scheme.	Ensure that the budget continues beyond March 2011 when the current funding may end.	Budget from existing Homelessness Prevention Grant. To be identified if this ends.
Develop the Home-Link scheme to provide a	To be delivered in line with the Home-Link	Budget provision already identified and

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wider range of options as part of an Enhanced Housing Options service. To include: A private rented property website Low cost home ownership options Employment Advice A personalised website offering targeted advice		Enhanced Housing Options sub regional work plan.	committed.
Objective 3 – Reduce the number of households in temporary accommodation			
Action		Target	Resources
Work with the Salvation Army to introduce emergency crash bed units at Kings Ripton Court		To have in place by December 2011	Budget from existing Homelessness Prevention Grant. To be identified if this ends.
Investigate the options for the remodelling or reprovision of Coneygear Court to provide self contained temporary accommodation.		To investigate options and feasibility by March 2010	Resources to be identified.
Introduce a supported lodgings scheme in partnership with the other Cambridgeshire Councils, including the County Council		To have in place by December 2011	Resources to be identified.
Utilise the direct let options within the Council's Lettings Policy to ensure sufficient households move through temporary accommodation.		To have in place by 2010	Within existing resources.
Objective 4 – Performance management, organisational efficiency and cross boundary collaboration			
Action/Aim		Target	Resources
Investigate what efficiencies can be achieved through working sub regionally on the development of the Home-Link housing options scheme.		To be delivered in line with the Home-Link sub regional work plan.	Resources or efficiencies to be identified.
Review the performance data produced to ensure efficiency and value for money against outcomes achieved for customers.		Complete review of performance data and potential for benchmarking by December 2011	Resources or efficiencies to be identified.

**HOMELESSNESS STRATEGY: CONSULTATION DRAFT
(Report by the Overview and Scrutiny Panel (Social Well-Being))**

1. INTRODUCTION

- 1.1 At its meeting held on 2nd November 2010, the Overview and Scrutiny Panel (Social Well-Being) considered a report by the Head of Housing Services seeking endorsement of the Council's draft Homelessness Strategy for the purposes of consultation. This report sets out the Panel's discussions.

2. COMMENTS

- 2.1 The Panel has been informed by the Executive Councillor for Housing and Public Health of the statutory duty the Homelessness Act 2002 places on the Council to review the Homelessness Strategy. The draft Strategy outlines the future strategic direction of homelessness prevention, which is a matter of growing concern for the Council. Increased financial and resource pressures and changes by the Government to housing benefit, which will start to come into effect next year, will further add to already increasing levels of demand for housing advice and homelessness within the District.
- 2.2 The Panel's attention has been drawn to trends in homelessness in Huntingdonshire in the last ten years. Members have been advised that reductions in homelessness are the result of the introduction of various measures, including the Court Advocacy Service, Young Persons Mediation Service and Rent Deposit/Rent In Advance Scheme. The latter has been the most effective measure and opportunities are being taken to maximise its use. The only limit on its use is the debt allowance and the only cost to the Council arises from defaults on loans.
- 2.3 The Panel has discussed the financial and other resources required to achieve the Strategy's Action Plan. Members are concerned that the Homelessness Prevention Budget might not continue beyond 2010/11. In addition, the Panel has also registered concern at the need to identify funding and resources for a number of actions identified within the Strategy. The Strategy document had been compiled in advance of the Government's Comprehensive Spending Review announcement, at a time where there was a number of uncertainties surrounding the Council's future budget process and efficiency programme. The Strategy will need to be updated to reflect these developments. The challenges of identifying resources will remain.
- 2.4 Other matters discussed include the types of accommodation available, migrant workers and the factors that constrain the Council from using exception sites within the District to tackle homelessness. At the conclusion of these discussions Members have expressed their satisfaction with the content of the Strategy.

3. CONCLUSION

- 3.1 The Cabinet is invited to consider the comments of the Overview and Scrutiny Panel (Social Well-Being) as part of its deliberations on the report by the Head of Housing Services.

BACKGROUND PAPERS

Minutes and Reports of the meeting of the Overview and Scrutiny Panel (Social Well-Being) held on 2nd November 2010.

Contact Officer: Miss H Ali, Democratic Services Officer
☎ (01480) 388006
✉ Habbiba.Ali@huntsdc.gov.uk

Agenda Item 7

COMT	2ND NOVEMBER 2010
O&S	9TH NOVEMBER 2010
CABINET	18TH NOVEMBER 2010
ST NEOTS EASTERN EXPANSION URBAN DESIGN FRAMEWORK	
(Report by HEAD OF PLANNING SERVICES)	

1. INTRODUCTION

- 1.1 The St Neots Eastern Expansion Urban Design Framework (UDF) outlines the main planning and design factors, and the other requirements that the prospective developers, will need to address in order to deliver a sustainable urban extension to the east of St Neots.
- 1.2 Cabinet is asked to consider the principles, and consequent detail, contained within the document, to take into account the consultation responses received, and to thereby approve the revised document as Supplementary Planning Guidance.

2. BACKGROUND

- 2.1 The St Neots Eastern Expansion area has been identified in the Adopted Huntingdonshire Core Strategy (2009) as the District's major development opportunity in the plan period to 2026 and beyond. The total area has the capacity for the development of up to 5,000 new dwellings (including Loves Farm), of which some 40% will be affordable dwellings, plus associated community facilities and services such as schools, shops, recreation areas and open space. It will also provide at least 25 hectares of new employment land.
- 2.2 The area is located to the east of the East Coast main line railway track, and is bounded to the south and east by the A428 trunk road and Priory Hill. Open countryside lies beyond the development area boundaries. The area is currently in mainly arable agricultural use, with some hedgerows and streams forming field boundaries. There are also some planted shelter belts.
- 2.3 The area is mostly within the ownership of two major landowners, neatly divided into an area to the north of Cambridge Road (approximately 1/3 of the site) and an area to the south of the site (the remaining 2/3rds of the site).
- 2.4 Proactive local governance arrangements have already been put in place with a dedicated steering group, made up of elected representatives from HDC, Cambridgeshire County Council and St Neots Town Council being charged with guiding the development process.

3.0 THE URBAN DESIGN FRAMEWORK

- 3.1 The purpose of the UDF is to ensure that appropriate design principles are firmly established in order to ensure that the Eastern Expansion Area is a well planned new place that is designed from the

outset as a positive, and to be very well integrated, part of the town and community of St Neots.

- 3.2 The UDF has been prepared in conjunction with the major landowners, and the potential developers of the area, and this interaction has helped to ensure that the principles in the UDF are achievable and deliverable.
- 3.3 The UDF sets broad design parameters for the successful development of the site although they are intended to be flexible enough to be able to accommodate creative solutions. The UDF provides a platform for the detailed design coding and master-planning exercises that the landowners and developers will now take forward as the next stage of the development process. These in turn will provide the basis for the preparation by the developers of subsequent outline and detailed planning applications.

4. CONSULTATION

- 4.1 A great deal of public engagement has taken place since April 2010 to support the formulation of the UDF. This has involved a wide range of local community, business and other interest groups as well as the main statutory agencies. A number of detailed presentations have been given to the Town Council and its sub-groups.
- 4.2 A formal consultation on the Council's Consultation Draft UDF took place between 1st and 31st October 2010, and this included a staffed consultation exhibition at the Priory Centre. The Draft UDF was also presented to the Council's Development Control Panel on 18th October, St Neots Town Council on 7th October, and the Council's Overview and Scrutiny Committee on 9th November.
- 4.3 The responses received to the consultation have commented in respect of the following themes:
- Impacts on the town centre
 - Impacts on existing town services
 - Transport and congestion concerns
 - Dealing with flood risk
 - The need to create local jobs
 - The need to protect certain natural features within the area
 - The need to enable the development / operation of community facilities including premises for faith communities

The attached schedule of responses indicates how, where appropriate, these will be incorporated into the finalised document.

5. CONCLUSIONS

- 5.1 The production of the draft UDF has enabled a large number of individuals and community / official organisations to comment on and influence how the development and planning principles for the St Neots Eastern Expansion area.
- 5.2 The UDF will now play an important role in bringing forward the delivery of this highly sustainable urban extension.

6. RECOMMENDATION

- 6.1 That the Cabinet authorises the revisions to the document as presented in Annex 1.
- 6.2 That the Cabinet delegates adoption of the revised document, incorporating minor consequential amendments, as Council Planning Policy, to the Executive member for Planning Strategy, in consultation with the Head of Planning Services.

BACKGROUND INFORMATION

Huntingdonshire Core Strategy 2009

Huntingdonshire Design Guide SPD 2007

Huntingdonshire Landscape & Townscape Assessment SPD Sept 2007

Contact Officer: Mike Huntington
 **01480 388404**

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Annex 1
St Neots East urban design framework
 Summary of Written Comments

The table below details the comments received in general letters and from comments or attachments from the public questionnaires.

Action Code:

- 1 Action Taken
- 2 Not within remit of planning guidance document
- 3 No action required

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Abbotsley Parish Council	1	Express concern over possible impact of traffic issues, particularly in relation to the limited options for vehicular access to St Neots.	Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network.	3
Anglian Water	2	<p>WATER SUPPLY There is not enough capacity in the network to supply the development, the Priory Hill booster station will need to be upgraded to serve 3200 dwellings, and a new main will be required for any more dwellings.</p> <p>FOUL SEWERAGE The existing combined network serving St Neots is close to or at capacity. Any new development would need to drain separately to the wastewater treatment works as does the Loves Farm site</p>	<p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>WASTEWATER TREATMENT</p> <p>The wastewater treatment works is operating near to capacity. As a result there will need to be additional treatment capacity at the wastewater treatment site.</p>	Noted.	3
<p>Bidwells (on behalf of Connolly Homes, David Wilson Estates, and the Chancellors, Masters and Scholars of the University of Oxford</p>	3	<p>INTRODUCTION</p> <p>The quantum of development should not include the numbers from Loves Farm, and should also remain flexible. Suggest that the text be changed to read 'about 3500 new dwellings, rather than a ceiling.</p> <p>Object to the text relating to 40% affordable housing. Suggest changing text to read 'of which a target of 40% affordable housing will be sought subject to viability testing'.</p> <p>Object to the wording that focuses on the heat main, and that the text is reworded to read 'there is an opportunity to link parts of the development (eg employment areas and schools) to deliver green forms of energy</p> <p>Object to reference to Loves Farm in development timescales. Para 1.4 should be deleted and replaced with the words 'the sustainable urban extension will be delivered in the period to 2026 and beyond.'</p> <p>Object to elements highlighted in the vision. The green landscaped edge should be extended along the eastern and northern edge of the land parcel. The large arrow indicating eastward extension of town centre is confusing and lacks clarity. It should either be removed or explained more.</p> <p>CONTEXT</p> <p>Object to reference to expecting 'good quality town services, especially a</p>	<p>Agree, the document needs to be clearer in separating Loves Farm from the rest of the St Neots urban extension.</p> <p>Agree. Change text as suggested.</p> <p>Agree with the general comment, but not the suggested wording, as it suggests that other parts of the development would not deliver green forms of energy.</p> <p>Agree with additional wording.</p> <p>Agree. Make changes to make the vision plan more readable.</p> <p>The document needs to relate to the town</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>vibrant town centre' is vague and misleading as it refers to land not included within the development area.</p> <p>CONSTRAINTS Reference to the northern and southern site should be clearly depicted in figure 1.</p> <p>The annotation describing flood plain is incorrect as there is no designated flood plain on the site, and should be corrected to flood risk.</p> <p>Reference to the overhead power cables should be changed, change 'cause visual blight' to 'could reduce the visual attractiveness'.</p> <p>Needs to add flood constraints to northern part of the site as well, and also need to highlight area on north eastern ridge as an area unsuitable for built development.</p> <p>PLACE MAKING PRINCIPLES Climate para 5.4 change highest environmental standards to highest prevailing national standards</p> <p>SITE SPECIFIC URBAN DESIGN GUIDANCE Delete pink area from figure 7 page 26, suggested changes to some of the</p>	<p>centre. However the document will need to clarify that the Council is exploring ways to make the town centre a more vibrant location that will provide better facilities for the residents of the town.</p> <p>Agree.</p> <p>Agree.</p> <p>Disagree. Will change the words, but to 'will reduce the visual attractiveness...'</p> <p>Agree, add this information</p> <p>Agree other than the word national, as this precludes any local standards that may be prevalent.</p> <p>Agree, make changes to figure 7</p>	<p></p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>land uses, ie extending an area of mixed use</p> <p>6.7 Energy – object to many elements of the energy section, particularly in relation to changes to some of the technical aspects of renewable energy.</p> <p>6.10.3 Reference to a science park is too specific, and remove reference to green travel plans.</p> <p>Area for warehousing and distribution.</p> <p>Para 6.11.2 object to the requirement for additional playing fields at the local centre</p> <p>Figure 23 – delete pink area on map</p> <p>Para 6.12 - community facilities – the list of community facilities has not yet been considered in detail, and so the text must be updated to recognise this. Suggest change to 'These may include on site provision or financial</p>	<p>Agree. The section on energy needs to be clearer and simpler, with more clarity as to what the Council wants to achieve together with more flexibility in allowing developers to achieve this aim.</p> <p>Agree that reference to a science park is too specific, however transport movements, including those of staff in employment areas will need to be the subject of consideration through the green travel plan.</p> <p>The Council's aim is to provide a significant amount of high quality new employment opportunities in this area. Warehousing is unlikely to fulfil this aim.</p> <p>Clarification to note that the playing fields will be associated with the primary school in this local centre</p> <p>Agree</p> <p>Agree the wording could change, but suggest the following- 'The list of community facilities that will be required</p>	<p>1</p> <p>3</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>contributions towards off-site provision for... ‘</p> <p>Para 6.13 – change ‘public right of way’ to ‘transport’</p> <p>SECTION 7 PHASING AND DELIVERY Typos</p> <p>SECTION 8 PLANNING POLICY Typos</p>	<p>on the urban extension has not yet been considered, but there will be a presumption for on-site provision and this could include the following:- ‘</p> <p>Agree</p> <p>Noted and agree to changes</p> <p>Noted and agree to changes</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p>
Cambridgeshire County Council	4	<p>Supports principle of development as a sustainable urban extension subject to a number of suggested changes and additions.</p> <p>INTRODUCTION Suggests an overarching climate change objective should be included to take into account Policy C2 of Development Management Policies Development Plan Document.</p> <p>Should give greater emphasis to the provision of green infrastructure, and suggests some amended words for objective 5.</p> <p>CONTEXT Some of the section on the origins of the town are incorrect and need amending.</p>	<p>Noted</p> <p>Agree. Will add relevant objective that reflects Policy C2.</p> <p>Agree. Amend document to provide greater emphasis on the provision of green infrastructure.</p> <p>Agree, will make amendments to clarify the origins of St Neots.</p>	<p>3</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>CONSTRAINTS Reference is made to existing public rights of way. Reference should be made to the relevant legal process (s257 of the TCPA 1990).</p> <p>There is an Air Quality Management Area in the town centre. New development will have an impact on this area, and should be marked up on the map.</p> <p>The Southern Site is within a Waste Management Consultation Area for two existing sites on Marston Road. These areas extend for 250m around an existing or allocated waste management site, and must be consulted on planning applications that fall within these areas.</p> <p>PLACE MAKING PRINCIPLES Should have reference to sustainable waste systems, and refer to the RECAP Waste Management Design Guide.</p> <p>LAND USE Two sites are identified as locations for proposed primary schools, these will have to be revisited to take account of the County Council's comments in relation to education provision. It would also be helpful to refer to Lifetimes Homes standards as set out in policy H2</p> <p>THE URBAN LANDSCAPE CCC supports the green ladder idea.</p> <p>CCC is proposing to upgrade the Hen Brook footpath to bridleway, and should be to a suitable standard for cyclists to use.</p>	<p>Agree, will make amendments relating to s257 of the Town and Country Planning Act.</p> <p>Agree, will amend the constraints map.</p> <p>Agree, will amend the constraints map.</p> <p>Agree, will refer to the RECAP Waste Management Design Guide.</p> <p>Noted, see comments later on.</p> <p>Noted.</p> <p>Noted.</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>There is a need to consider how the emerging Cambridgeshire Green Infrastructure Strategy is reflected in the framework.</p> <p>Suggests additional wording to reinforce the biodiversity elements of the site.</p> <p>MOVEMENT CCC has been working with landowners to develop a detailed plan for improving the public path network in the area east of the site, with significant additions of public bridleway. Section 6.4.5 includes a strong commitment to connectivity, and therefore it is expected that the existing agreements that CCC has reached with landowners will be supported. Also needs to consider potential for links to the Ouse Valley Way.</p> <p>ENERGY CCC believes that the development should seek to reduce energy demand and reduce energy efficiency before we look at low carbon energy sources.</p> <p>Where a district heating system scheme is unavailable or not viable, the framework would benefit from outlining a series of alternative options for delivering low carbon energy supply.</p> <p>The framework needs to be more explicit in adapting to and mitigating for the effects of anticipated climate change.</p> <p>CAMBRIDGE STREET Supports the idea, but this relies on the Highways Agency allowing access off the A428.</p>	<p>Noted. Will make reference to the Green Infrastructure Strategy.</p> <p>Noted, other consultees have made the same point, see later comments.</p> <p>Noted. Make comments relating to CCC working with landowners to improve the public path network in the area east of the site.</p> <p>Noted.</p> <p>Agree, we can outline a series of alternative options for delivering low carbon energy supply.</p> <p>Noted. The Core Strategy is explicit on this matter.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>EMPLOYMENT AND MIXED USE AREAS No reference is made to existing traveller site in the County Council's ownership. There is a need to explain how this site will relate to the range of uses proposed within the adjacent employment area.</p> <p>Reference to travel plans needs to include a requirement for residential developments in excess of 60 dwellings, as well as for non residential institutions.</p> <p>DISTRICT AND LOCAL CENTRES Reference has been made to local centre having a recycling point at para 6.11.2. The RECAP waste management design guide suggests a 'bring point' will be required for every 800 dwellings.</p> <p>Para 6.13 references are not clear.</p> <p>COMMUNITY FACILITIES The framework needs to highlight that CCC will seek developer contributions for additional primary and secondary school places. Also needs to refer to need for additional nursery places and post 16 provision.</p> <p>CCC would like more flexibility at this stage in terms of layout of primary schools. Para 6.12.2 should be renamed 'education provision'.</p> <p>Para 6.12.3 reference is made with regards to contributions for library facilities. A number of potential options could be considered, and these could be listed in the framework.</p>	<p>Agreed, reference to the existing traveller site will be added.</p> <p>Noted. Add the reference</p> <p>Noted. Add to document.</p> <p>Noted. These are to be made clearer.</p> <p>Noted, will amend as suggested.</p> <p>Noted. Already added that this will involve consultation with relevant service providers.</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>DRAINAGE Drainage strategy appears to be reliant on the creation of a number of ponds. It is considered that the full range of sustainable drainages systems (SUDS) should be considered for inclusion. It would also be helpful to clarify the Huntingdonshire Stage 1 Water Cycle Study has been published and that the second stage is currently underway.</p> <p>CONNECTIONS Enhancement will be needed to the underpasses that serve public footpaths 55 (Hen Brook) and 52 (Winteringham Brook). There also needs to be safer routes to school provided.</p> <p>PUBLIC ART This should reflect any archaeological finds during the excavation.</p> <p>PUBLIC REALM Public realm should include interpretation materials.</p> <p>PHASING AND DELIVERY The framework needs to clarify the scale of development that can come forward by 2026. The location of the second school to the south may not be in the optimum location in relation to phasing of residential development, and may need to be located further north into the site.</p> <p>PLANNING POLICY Policy E4 of the Development Management DPD needs referring to.</p> <p>OTHER USEFUL DOCUMENTS Reference should be made to the following:-</p>	<p>Noted. Reference has already been made to SUDS.</p> <p>Noted.</p> <p>Agree, will add these comments.</p> <p>Agree, will add these comments.</p> <p>Agree. Will add a note that states that 'about 2500 of the approximately 3500 dwellings that will be delivered in St Neots East will be provided up to the plan period 2026.'</p> <p>Noted, will add.</p> <p>Noted, will add.</p>	<p>3</p> <p>3</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		1 Cambridgeshire Historic Environment Record 2 Cambridgeshire and Peterborough Minerals and Waste Development Plan 3 RECAP Waste Management Design		
Cambridgeshire Primary Care Trust	5	<p>Objectives are broadly correct but should be checked against the objectives of the Sustainable Community Strategy, with more emphasis on the quality of life.</p> <p>Important to recognise the potential impact of climate change on health and therefore some of these principles should be strengthened further.</p> <p>The Joint Strategic Needs Assessment for New Communities (JSNA) has been developed in partnership between NHS Cambridgeshire and CCC, and is due to be approved by CCC Cabinet in November 2010. Particular emphasis on Lifetime Homes should be made as a mechanism for enabling homes to evolve as their occupants grow older and frailer.</p> <p>Open space recommendations are broadly in line with the JSNA.</p> <p>Would wish to see further modelling and analysis of health impact of road and transport proposals on both the new development and the existing town. With limited connectivity, it is essential that public transport provision is supported and facilitated.</p> <p>Within the district centre, the phrase 'health facilities' is a broad enough definition so dentistry does not need to be mentioned specifically. Supports</p>	<p>Noted. Will make reference to the HDC Sustainability Strategy in the introduction.</p> <p>Noted.</p> <p>Agree, greater emphasis on Lifetime Homes required.</p> <p>Noted.</p> <p>Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		the location of the district centre as a location for such services. Concern over impact of development on Cambridge Road.	Noted.	3
Churches Together in St Neots	6	Have met for first time as part of the Cambridge Ecumenical Council who have been involved in other similar sized developments. Would welcome opportunity to be part of the discussions and would like to think about the opportunity for some sort of 'faith' building on the development site.	Noted. Will add reference to a faith building when discussing community facilities.	1
CPRE Cambs	7	Welcomes the UDF and the clear objectives it gives. Concerned that it is being produced ahead of the Planning Proposals DPD and before the boundaries of the site have been defined. CPRE concerned that the extent and timing may need to be reappraised through a review of the Core Strategy given the significant change in circumstances since it was adopted (such as revocation of the RSS, the Comprehensive Spending Review and the proposed Localism Bill). Seek assurances that housing and employment land will be developed simultaneously along with other infrastructure commitments, to ensure that the site meets local needs. Community facilities and other infrastructure must be phased to match	Noted The boundary of the site has been defined with the help of the Strategic Housing Land Availability Assessment (SHLAA). Noted. The Core Strategy has only just been adopted (late last year), and presents the planning strategy up to the year 2026. The delivery of the development may take place over an extended time period. Noted. This will be dealt with through the next phases of the master planning process. Noted. See comment above.	3 3 3 3 3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>housing development.</p> <p>Serious consideration for a new secondary school close to or on site, and question the ability of the existing schools within St Neots to be able to meet the needs of the housing proposed.</p> <p>Public transport connections between St Neots and Cambridge should be established in phase 1.</p>	<p>Noted. Education provision is the responsibility of the County Council to implement. The District Council are working closely with the County Council to ensure that the necessary education provision is being met.</p> <p>Noted. This will be dealt with through the next phases of the master planning process.</p>	<p>3</p> <p>3</p>
Environment Agency	8	<p>There are constraints to the Water Treatment Infrastructure within St Neots, both in terms of Waste Water Treatment Works and foul sewer network. Discussions are underway in this regard, recognised through the HDC Water Cycle Strategy. This may affect the phasing and delivery of the development.</p> <p>Support principle of rainwater harvesting, and will help to reduce the use of potable water on the development.</p> <p>Have concern over any proposals that create or increase the abstraction of groundwater.</p> <p>If any cemetery was to be provided then there would need to be an appropriate assessment of potential risk to controlled waters.</p> <p>Supports Development Management policy C5</p>	<p>Noted. This will be dealt with through the next phases of the master planning process.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Eynesbury Village Association	9	<p>Concern over scale of development in relation to the existing infrastructure, particularly effect of traffic into the town</p> <p>The links to the existing Eynesbury community are not adequate, a couple of dark railway underpasses and a dangerous track crossing. The underpasses should be upgraded to make them safer in the dark etc.</p> <p>Concerned about amount of social housing and the pressure on services.</p> <p>A lack of any perceived strategy to get employment organised.</p> <p>Protection for the area of meadow land and elm trees</p> <p>A new community facility for Eynesbury, shared with the new residents would be a positive effect of the development, and would like the possibility of Brickhills to be used for a site for this.</p>	<p>Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network. Other infrastructure, such as sewage and electricity will have to be expanded at the developers's cost to enable development to take place.</p> <p>Agree. More text added to relevant section clarifying the improvements to these crossings that will be required.</p> <p>Noted. The Core Strategy seeks 40% social housing.</p> <p>Noted. The District Council will be actively engaging the business sector to try and attract business to St Neots.</p> <p>Agreed. This will be reinforced.</p> <p>Agreed. Para 6.11 reinforces this issue, and the masterplanning process will address this in more detail.</p>	<p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Overriding concern over the sheer scale of the development and a concern and reassurance that the town will be a better place for the development and not a worse one.</p> <p>Concern over the High Street and how investment could be used for the benefit of the whole town. There are few decent shops in the town.</p>	<p>Noted.</p> <p>The Council is exploring ways to make the town centre a more vibrant location that will provide better facilities for the residents of the town.</p>	<p>3</p> <p>3</p>
Friends, Families and Travellers and Traveller Law Reform Project	10	<p>Disappointing to read that there was no reference to the accommodation requirements of gypsies and travellers.</p> <p>Recommend that in para 5.17 traveller provision where possible should be made as part of mainstream residential development, contributing to any local requirement for affordable housing provision.</p> <p>Recommend adding an additional element to paragraph 5.17 to strengthen the use of policy H4 in development control negotiations by clarifying the definition of major development opportunities.</p>	The Council intends to safeguard the existing site, though the requirement for providing large sites will fall away with the revocation of the Regional Spatial Strategy policies.	
Gallaghers	11	<p>Concern about the impact of the location of the proposed District Centre on Cambridge Road in relation to the delivery of the existing proposed Loves farm local centre, and the suggestion that the proposed District centre should be relocated to the north of Cambridge Road.</p> <p>Suggestion that the development area to the north of Cambridge Road be extended eastwards to include Tithes Farm complex to create range of small office buildings and assure the restoration of the grade II listed building.</p>	<p>The Council considers that the proposed location for the District centre best serves the whole development area.</p> <p>The Council considers that the proposed mixed use employment area to the north of Cambridge Road is in the most</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
			appropriate location, and that further expansion of the UDF area is not necessary.	
Huntingdonshire Fauna and Flora Society – Barry Dickerson	12	<p>Concern over potential plans to show potential education provision on the land known as Railway Meadow situated alongside the railway line between Hen Brook and the pedestrian level crossing at Marston Road. The plan shows development on the large stand of elm trees which provide a habitat for a Biological Action Plan moth, and the meadow also supports a rich and varied flora including three species of orchid as well as other locally rare plants and spiders.</p> <p>The meadow is ideally situated to act as buffer between the railway line and any housing areas, and would also provide an amenity for people to walk in and enjoy.</p>	<p>Agree. Plans to be altered to ensure that this area is protected and acknowledge / highlight the habitat that this site provides.</p> <p>Agree.</p>	<p>1</p> <p>1</p>
John Martin Associates (on behalf of Banks Trust, owners of triangle of land to the SW of Potton Road)	13	<p>Welcome publication of draft urban design framework.</p> <p>Object to the exclusion of their land from the area subject to the draft framework. It has been the subject of many representations through the respective stages of the Core Strategy development, and with regard to the SHLAA 2010, the Council considered that the site should be 'brought forward in conjunction with the development of phase 2 of STNE2 (the southern part of the site)'. There is no explanation or clarification provided as to why this site is excluded from the draft consultation document.</p> <p>The exclusion of the site is considered illogical given the Council's previous acknowledgement that the site should be brought forward as part of a comprehensive development of the overall area.</p>	<p>Noted.</p> <p>The draft urban design framework was produced by the District Council with input from landowners' agents representing the two major sites to the north and south of Cambridge Road. The land to the SW of Potton Road should be brought forward in a way that is compatible with the objectives of the UDF.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		In order to maximise and achieve best use of land it is important that our client's additional area of land is considered from the outset in the context of the framework now emerging.	Noted, see above.	3
Little Paxton Parish Council	14	<p>There is real potential for a vast increase in the volume of traffic in the Cambridge Road / Cromwell Road / Barford Road area. Inevitably commuters will seek rat runs through Little Paxton onto A1.</p> <p>This is an overdevelopment of the countryside that has given St Neots a pleasing and pleasant aspect as it was approached from the A428.</p>	<p>Noted. HDC is working with County Council as Highway Authority to minimise the potential impacts of the development.</p> <p>Noted. The principle of development has been established by the HDC Core Strategy, adopted in 2009.</p>	<p>3</p> <p>3</p>
Loves Farm Community Association	15	<p>With experience of living on Loves Farm, a more coordinated approach will be required for future development east of the town, to ensure that phasing is developed in a more structured manner, and that facilities are provided in a timely manner (such as bus service being able to operate effectively, no play areas yet in place, no post box, no retail on site etc).</p> <p>There is no indication of what employment will be generated and the Council will need to have some radical thought to provide enough attractive employment. There is a real danger that St Neots will grow into an even larger commuter town.</p> <p>Thought needs to be given to a use for the large area of unoccupied industrial land along Station Road.</p> <p>Concern that Anglian Water has not been fully consulted on the scale of development.</p>		

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Concern over scale of development and impact on schooling in the area.</p> <p>Provision of date infrastructure deficient.</p> <p>Car parking provision should reflect the semi rural nature of the development site, and should be more generous, as currently there are instances of not enough car parking.</p> <p>Has the balancing pond sufficient capacity to deal with the new development to the east of Loves Farm.</p> <p>The provision of a Community Development Officer has had tremendous benefits for the growth of community cohesion, and has helped to generate some enthusiasm to comment of this proposal.</p> <p>The Community Organisation would like to get involved in future development and masterplanning proposals, in particular how the Cambridge Road are is developed and how open space is designed and used.</p>		
Natural England	16	<p>Retaining the vales as part of the 'green ladder' will provide positive landscape features within the site and will help to create a distinct sense of place.</p> <p>Natural England have produced guidance for the provision of natural green space in the form of Accessible Natural Green Space Standards (ANGSt). Land use within the site would fall within first tier of the ANGSt standard.</p>	<p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Natural England recommends that a minimum of 30% green space should be included within sustainable urban extensions. Would need to seek reassurance within the masterplanning process that sufficient areas of open space will be publicly accessible.</p> <p>Another potential concern is the need for good north – south links to connect the rest of the ladder, and that the green spine is of sufficient width.</p> <p>It would prefer to see community use of such facilities like school playing fields.</p> <p>Would like to see improved provision is made along the eastern edge of the site though providing links over or under the A428.</p> <p>Detailed masterplanning should take into account the review of the Cambridge Sub region Green Infrastructure Strategy (2006). This identifies the site linking to other green corridors.</p> <p>The framework should also include a specific requirement for the creation of National and Local Biodiversity Action Plan (BAP) priority habitats as part of the development.</p> <p>Other useful documents to look at include:- Nature Nearby – Accessible Natural Greenspace Guidance Green Infrastructure by Design – Adding Value to Development Natural England’s Green Infrastructure Guidance</p>	<p>Noted. The master planning process will look at this in more detail.</p> <p>Noted. The master planning process will look at this in more detail.</p> <p>Agree.</p> <p>CCC is currently looking at how the public rights of way can be improved across the A428.</p> <p>Noted.</p> <p>Agree. Will add this information.</p> <p>Agree. Add this info to the list of useful documents.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Network Rail	17	No objection in principle, however an increase in usage will result in pressure on existing facilities and would therefore expect to see station improvements to be provided by the developer to meet increased demand.	Noted. Add this comment to the document.	1
Police Architectural Liaison Officer	18	<p>Page 40, para 6.7. Request that the 'Carbon Cost of Crime' is highlighted.</p> <p>Page 73, Policy H7. Reference to a planning appeal decision that refers to 'Secure by Design'.</p> <p>Appendix – can two further documents be referenced in the appendix – i) Safer Places – the planning system and crime prevention, and ii) Secured by Design</p>	<p>Agree, add reference to the Carbon Cost of Crime</p> <p>Noted.</p> <p>Agree, make changes to the appendix.</p>	<p>1</p> <p>3</p> <p>1</p>
Sport England	19	<p>In general terms pleased to see the strong over riding commitment to the development meeting the need for both formal indoor and outdoor sports facilities</p> <p>Sport England has produced detailed guidance in the form of 'Active Design' published in March 2007. Seeks to add this to the list of relevant supporting documents in the Appendix.</p> <p>Greater prominence for the need for indoor and outdoor community facilities</p> <p>Support for the reference to the Sports Facilities Strategy for Huntingdonshire and the standards contained in the HDC Open Space, Sport and Recreation Needs Assessment and Audit.</p> <p>Further work should be carried out to see whether demand will be met by</p>	<p>Noted.</p> <p>Agreed. Add to annex.</p> <p>Noted. Will add comment giving greater prominence to this requirement.</p> <p>Noted.</p>	<p>3</p> <p>1</p> <p>1</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>expanding the indoor facilities at St Neots Community College. Sport England could assist through planning tools such as Active Places and the Sports Facilities Calculator.</p> <p>Sport England will be happy to assist with the process of assessing any off site contributions that may be necessary.</p>	<p>Noted. A bit early at this stage.</p> <p>Noted.</p>	<p>1</p> <p>3</p>
Sustrans	20	<p>Para 1.1, 1.8 and 1.9. Think that the purpose, process and status of the document should be explained together, more clarity is needed and the final document should be made mandatory on the developers.</p> <p>Think there is some repetition of content. Would like to suggest amendments to the paragraph order so that for example the place making principles in chapter 5 are relocated to chapter 2, and that it be made clear that this abridged chapter should refer to the original Cambridgeshire Quality Charter for Growth.</p> <p>What environmental, economic and social circumstances will exist during the life of the proposed development. The Council needs to make clear what it foresees the economic and environmental future will be, and thus how the design principles will match these future conditions. The design framework should anticipate and require a development which is designed to cater for low levels of car usage and out commuting, and high levels of walking, cycling and public transport use. Sustrans are happy to propose some wordings.</p>	<p>Noted. Will add some more text to add more clarity to the document.</p> <p>Noted. Will add text to the document that explains that chapter 5 is abridged.</p> <p>Noted. Will discuss with Sustrans some preferred wording that helps to 'futureproof' the development in terms of cycling and pedestrian usage.</p>	<p>1</p> <p>1</p> <p>1</p>
St Neots Town Centre Initiative – Transport Group	21	Welcomed the opportunity to be involved in the early stages of addressing the big issues.	Noted.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>The Winteringham Park part of the site (the southern part) is heavily constrained by the railway line and the A428. There are a limited number of crossing points under the railway line. One has considerable potential as a pedestrian / cycle route to the centre of town. This looks the most practical, as opposed to vehicle passage.</p> <p>Vehicle access onto Potton Road looks like the least worst option in this part of the development, with links to the newly refurbished leisure centre, community college and links to the green corridor.</p> <p>Access into town will be problematic with unsustainable traffic volumes leading to congestion. More research is needed to investigate options to address this issue.</p> <p>The new development must make full use of the proximity to the rail station, and provide linkages from the furthest away parts of the development to the rail station.</p>	<p>Noted. Add some wording to effect that it seems that cycling and pedestrian access would be the most practical use of this crossing point.</p> <p>Noted.</p> <p>The Council is working with the County Council on this issue.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>3</p> <p>3</p>
St Neots Town Centre Initiative – Redevelopment and Environment Group	22	<p>The site has environmental assets that can be protected.</p> <p>The site is very visible from the railway line and the bypass, and so the green ladder design approach will help to create a green view.</p> <p>The employment sites that are spread out in separate areas could help reduce travel to work impacts.</p> <p>Cambridge Road will be an important gateway to the town so its use of open spaces and visual enhancements will be important.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		A high quality science park could act as a gateway feature.	Noted. There is debate as to whether a science park is viable in St Neots. Further guidance will be sought.	1
		Community facilities could be either small and dispersed or concentrated in a hub area.	Noted.	3 3
St Neots Town Centre Initiative – Retail Club	23	The club had a clear view that there had been no new investment in retail for many years, and there was a lack of large sites in the town centre to offer more retail variety.	Noted. The Council are currently working on options to enable growth to take place in the town centre.	3
St Neots Town Centre Initiative – Manufacturing Club	24	The Club looked at how the 25 hectares of employment land could be developed. One key idea was that of a Science Park, particularly with the main landowner being the Nuffield Trust and their agent being Bidwells (the agent for the Cambridge Science Park). This would be advantageous as it would be near to the train station and create an attractive entrance to the town. This could be a reasonable alternative to the three way split of employment land that although would have some green advantages, would forego the option of a more ambitious and commercially more interesting approach. Sites for high value manufacturing should be attracted to the town. St Neots currently has a solid manufacturing base and this could be built on. Even though we are in a good logistics location, distribution was not a favoured employment offer.	Noted Noted, further guidance will be sought to see whether such a facility could be achievable in St Neots, see response 8. Noted. It is agreed that medium to large scale logistics operations would not provide the high quality employment sites that are needed here. Make amendment	3 1 1

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Employment locations also offer the potential for district heating schemes and these should be investigated.</p> <p>Wyboston Lakes currently provides a large number of employment opportunities with others in the pipeline. This, together with the 25 hectares planned for St Neots East, offers the opportunity to create a better balance between jobs and houses.</p>	<p>to that effect.</p> <p>Noted. The Council is investigating this aspect of the development.</p> <p>Noted. The document will be amended to note the existing employment uses and commitments in the Wyboston Lakes area.</p>	<p>3</p> <p>1</p>
St Neots Evangelical Church	25	<p>This is an independent church that is considering a number of options to accommodate future growth, and requires a building that seats at least 300 people. The eastern expansion of the town is a challenge as it may lead to further growth in the congregation as well as providing an opportunity to provide suitable modern premises for a growing congregation.</p> <p>For para 6.12, suggests that the section includes the need for places of worship and should encourage developers to discuss future needs with local churches.</p>	Agree, add comments to paragraph 6.12	1
Theatres Trust	26	Pleased to see at para 6.12.1 on page 56 that a new community building could include a performance space. Recommend that the inclusion of a performance space with associated facilities will enhance the new community.	Agree, add comments to paragraph 6.12	1
Wyboston Lakes Business Park	27	Plans need to highlight the existing, proposed and other available employment land at the Wyboston Lakes site.	Agree. It is important to highlight all the existing and proposed employment land in the area around St Neots, highlight on	1

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
			figure 3.	
Resident 1 P. Shaw	28	<p>Combined heat and power from Little Barford will not work because the power station only runs intermittently.</p> <p>New development need more land set aside for employment to redress the balance</p> <p>Cycle paths need sorting out before proper integration with development east of the railway line can work well.</p>	<p>Noted. The Council is working with Renewables East to produce a business plan for a District Heating Project for this area.</p> <p>Noted. The document will be amended to show other areas of employment land with and adjacent to St Neots.</p> <p>Noted.</p>	<p>3</p> <p>1</p> <p>3</p>
Resident 2 Dr Ian Kirkby	29	Cannot see how a town of this size can support another 5000 homes. There are barely any facilities in the town, and the roads are jammed.	Noted. The Council is working with the County Council regarding transport issues, and the Council is currently looking at options for the town centre.	3
Resident 3 Roger Skillen	30	Objects to the building of 5000 more homes. Needs a complete town centre overhaul.	Noted. The Council is committed to bringing forward regeneration and enhancement of the town centre.	3
Resident 4 Ms S Dance	31	Object to scale of development. Train station at capacity, lack of infrastructure.	The principle of development has been enshrined in the Core Strategy.	3
Resident 5 Daniel Cornwell	32	<p>What will be done to enhance the rail station</p> <p>What will be done to ease links over the river.</p>	Noted. The Council is working with the County Council regarding transport issues.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		What links are proposed with Cambridge.		
Resident 6 Margaret Forde	33	Concerns about the next phase of development. There are some redundant factory buildings in the town, is St Neots attracting new business? What is the capacity of the railway station? Concern over whether the flood drainage system will cope. Concern that not enough facilities are provided for teenagers and asks whether they are being consulted.	Noted. It is intended that there will be a balance of jobs and houses. It may be appropriate to note the Noted. Network Rail have been consulted on the framework document Noted. The Environment Agency are the statutory body responsible for flood prevention and will ensure that any flood prevention scheme is fit for purpose. Noted. A process is currently being set up to include teenagers in the consultation process throughout the life of the development.	3 3 3 3
Resident 7 Nick Leach	34	The local road network will be overwhelmed. For example the roundabout from the A428 into Cambridge Street will be overwhelmed.	Noted. The Council has liaised with the Highways Agency regarding the amount and type of development. A Highways Agency regarding the amount and type of development. A certain amount of development will be allowed in advance of improvements to the A428.	3
Resident 8 David Gadenne	35	Provision needs to be made for an open air swimming pool.	Noted. Appropriate amenity and sports	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>There should be no pylons running through the site. Pylons should be underground along the A428 or in cut and cover where they are.</p> <p>There should be no provision for wind power on the site.</p> <p>Objects to the use of community centres attached to schools. Thinks that there only needs to be one community hall.</p> <p>Objects to the provision of a cemetery.</p>	<p>provision will be incorporated into the new development.</p> <p>The Council is currently encouraging the developers to do this.</p> <p>Noted. The Council is working with Renewables East to produce an energy strategy for the area.</p> <p>Noted. The Council will be negotiating the appropriate provision of community buildings for the development site.</p>	<p>3</p> <p>3</p> <p>3</p>
Resident 9 Ian Doran and Tara Skey	36	<p>Concern over run off to Hen Brook.</p> <p>Think that this urban extension should be cutting edge in terms of environmentally friendly technology.</p> <p>Rights of way need to be preserved and enhanced.</p> <p>Due consideration needs to be given to parking and other improved facilities at the railway station.</p>	<p>Noted. The Environment Agency will be involved in assessing any detailed measures to deal with the increased run off from the development.</p> <p>Noted. This development should use the most up to date environmental and eco friendly standards.</p> <p>Agreed. These will be preserved and enhanced.</p> <p>Agreed. It is anticipated that the facilities at the railway station will be improved.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		Concern over impact on traffic flow, particularly as there appears to be no viable northern by pass.	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
Resident 10 Bill Fradin	37	Houses should be built with roofs facing north / south, so they can use solar panels	Agreed, add this presumption.	1
		Concern over the capacity of the Cambridge Road bridge	The Council is working with the County Council regarding transport issues.	3
		Concern over links to the A428	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
		Power of supermarkets needs to be challenged to ensure that this is a local centre and remains that way	Noted.	3
		Need to be very careful about creating a claustrophobic environment and needs to look at how car parking will work	Noted.	3
		Has there been enough to incorporate the development within the rest of the town	Noted.	3
Resident 12 David Hawkey	38	Object to impact on existing wildlife	Noted. The principle of development has been established by the HDC Core Strategy, adopted in 2009.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		Objects to scale of development and impact on the town	Noted, ditto above	3
		Impact on infrastructure of the town	Noted, ditto above	3
		St Neots will become a dormitory town as most of the employers have left the town	Noted, ditto above	3
		Too much social housing is being proposed, and this will lead to an increased burden on local services, and there is no mention of facilities for the elderly.	Noted, this will be more explicit as the master planning process moves forward	3
		Any infrastructure should be in place in line with the development. There are instances on Loves Farm where facilities have not been delivered at the appropriate time.	Noted.	3
		At Loves Farm the promised infrastructure has not been delivered, such as community centre, footbridge over the railway line, bins etc.	Noted.	3
		Needs to be more practical when suggesting the types of renewable energy generation are proposed within the development.	Noted.	3
		Lack of communication by the Council.	The Council have used many different ways of communicating with members of the public and other agencies	3
		Concerned that the whole process is flawed and that the major development should take place around major towns.	Noted. The principle of development has been established by the HDC Core Strategy, adopted in 2009.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Resident 13 Carl Jones	39	<p>A few clarifications and contradictions on the document that can be corrected (such as clarifying that the Council is the District Council and that Loves Farm is not part of this framework).</p> <p>How can the development be truly sustainable, can this be achieved if public transport is so poor and employment opportunities are so distant?</p> <p>How will you ensure that there will be sufficient financial provision for community buildings, this was not the case with Loves Farm.</p> <p>How will parking controls discourage car usage? Do we need to provide more car parking provision. Eynesbury Manor doesn't work in this regard.</p> <p>Issues regarding sharing facilities with schools during school hours</p> <p>Youth, recreation and allotment facilities have been overlooked at Loves Farm, must not repeat mistake here.</p> <p>Is it realistic to expect improvements to access points under and over the railway?</p> <p>What about the bridge over the railway line at Priory Hill?</p>	<p>Noted, the Council is the District Council</p> <p>The development will have to provide improved public transport links and will provide 25 hectares of employment land.</p> <p>This will be established at the next stages of the planning process.</p> <p>A review of how Loves Farm works will form part of the masterplanning process for this development.</p> <p>Agree that this should happen.</p> <p>A review of how Loves Farm works will form part of the master planning process for this development.</p> <p>Yes this will be expected.</p> <p>The Council will be investigating wider transport issues with the County Council.</p>	<p>3</p> <p>3</p> <p>3</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p>
Resident 14 Nicholas Berry	40	Reality is many residents will commute to Cambridge, and the A428 is	Noted. The Council is working with the	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		already intolerable at peak times. New development should only go ahead in partnership with central government road widening / dualling programmes.	County Council and the Highways Agency to assess the capacity of the highway network.	
Resident 15 Ann Thomas	41	Pressure on roads, there are already queues getting onto A1. St Neots needs extra shops otherwise the town will become a dormitory. Railway parking will need to improve	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
Resident 16 Jane Thompson	42	Would be beneficial to have a bypass around St Neots, and this would stop traffic going through the main High Street. Perhaps if the High Street was closed on a couple of days then the bottlenecks could be identified. More car parking around the railway station will need to be provided, by other operators as well to provide completion. Need to provide longer trains for potential increase in commuter volume. Ensure that younger generation get involved in the design and landscaping of the new expansion, and could get schools and sports clubs to get involved , ie run competitions etc.	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network. Agree. Add comments to movement section. Noted. Network Rail will be involved in the wider masterplanning process. Agree. Note to be added to the document.	3 1 3 1
			Also typos and clarifications as highlighted by colleagues.	

Comment by:	Res pon dent no.	Nature of Comment	Response	Action

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Development Management Panel

Report of the meeting held on 18th October 2010

URBAN DESIGN FRAMEWORK: ST NEOTS EASTERN EXPANSION

Following a presentation on the proposed urban design framework for the development of land east of the railway line in St Neots and discussion on the objectives to be achieved, the Panel has made a series of comments for consideration by the Cabinet prior to adoption of the framework document.

Principally these comments relate to –

- ◆ the impact of the development on local traffic in Little Paxton and Priory Park and on the A428;
- ◆ the importance of the improvement (dualling) scheme for the A428 Caxton to the A1 Black Cat roundabout and the desire that this should proceed in the short-term;
- ◆ the establishment of a new secondary school for the town;
- ◆ the integration of the new development by footpath, cycleway and road with the existing town;
- ◆ the provision of much-needed community facilities;
- ◆ awareness of the potential impact of a retail unit in the “district centre” which could have a detrimental effect on the vitality and vibrancy of the town centre;
- ◆ the need to take account of the findings of the St Neots health check; and
- ◆ the need to consider carefully the planning of the development in terms of phasing and size albeit accepting that the latter could generate Section 106 contributions which could achieve the facilities considered to be desirable by the Panel

Notwithstanding these views, the Panel accepted the potential design parameters and objectives contained in the design framework.

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CABINET MEETING

18th November 2010

LAND AT MILL HILL ROAD, EATON FORD

(Report by the Head of Law, Property and Governance)

1 PURPOSE

To approve the development of Council land in conjunction with the adjoining owner.

2 BACKGROUND

2.1 The land edged red on the attached plan is owned by the Council and is leased to the Scout Association Trust Corporation as Trustee for the 1st Eaton Socon Scout Group. The scout group have occupied this site since at least 1969 and the current 10 year lease is due to expire at the end of 2012. The site contains a wooden scout hut dating from the 1960s which has been improved in recent years, with parking at the front and a grassed area for activities

2.2 The land edged blue, comprising a dwelling fronting Mill Hill Road and a large area of land at the rear (about 0.2 ha), is in single ownership and the owner is interested in developing the land. Although the land already has access a better scheme could be provided if some of the scout land was incorporated. The owner's architect is currently in discussions with the planning section regarding a residential scheme and it is likely that part of the scout building would be affected

2.3 The scouts have indicated their willingness to co-operate by surrendering the land in advance of the expiration of the lease subject to securing some benefits from the proposals including replacement facilities, perhaps some funding for future maintenance and a longer lease. Ward Councillors have been consulted and, while there are no objections in principle, concerns have been raised about highway issues, ground conditions and long term use of the building.

2.4 If the scouts were agreeable and a suitable site could be found, an alternative option is to seek to relocate the scouts thus releasing the whole of the existing site for development. Investigations will, therefore, look at this possibility including the financial ramifications.

3 PROPOSED TERMS

3.1 The transaction would include the following terms:

- i) Some or all of the land leased to the Scouts would be sold to the developer in order to provide a new access to the land edged blue and for development purposes
- ii) The developer to provide replacement facilities plus some additional storage for the Scouts
- iii) The developer to pay to the Council a sum which would take into account the full financial implications of the scheme

- iv) The scouts to receive a small payment to be used for future repairs or improving facilities for surrendering the land
 - v) The existing lease to be surrendered by the scouts and a new lease granted on the existing site, or on a suitable alternative, for 25 years
- 3.2 Completion of the sale will not take place until planning consent has been granted.

4 IMPLICATIONS

- 4.1 From the community perspective, the scouts will benefit from improved facilities and the security of a new longer lease at a time when scouting is expanding.
- 4.2 The Council will receive a financial payment for the land.
- 4.3 The only significant risk at this stage would be a failure to obtain planning consent.

5 CONCLUSION

The proposal offers a number of mutual benefits including the provision of improved facilities for a local scout group and a capital receipt for the Council.

6 RECOMMENDATION

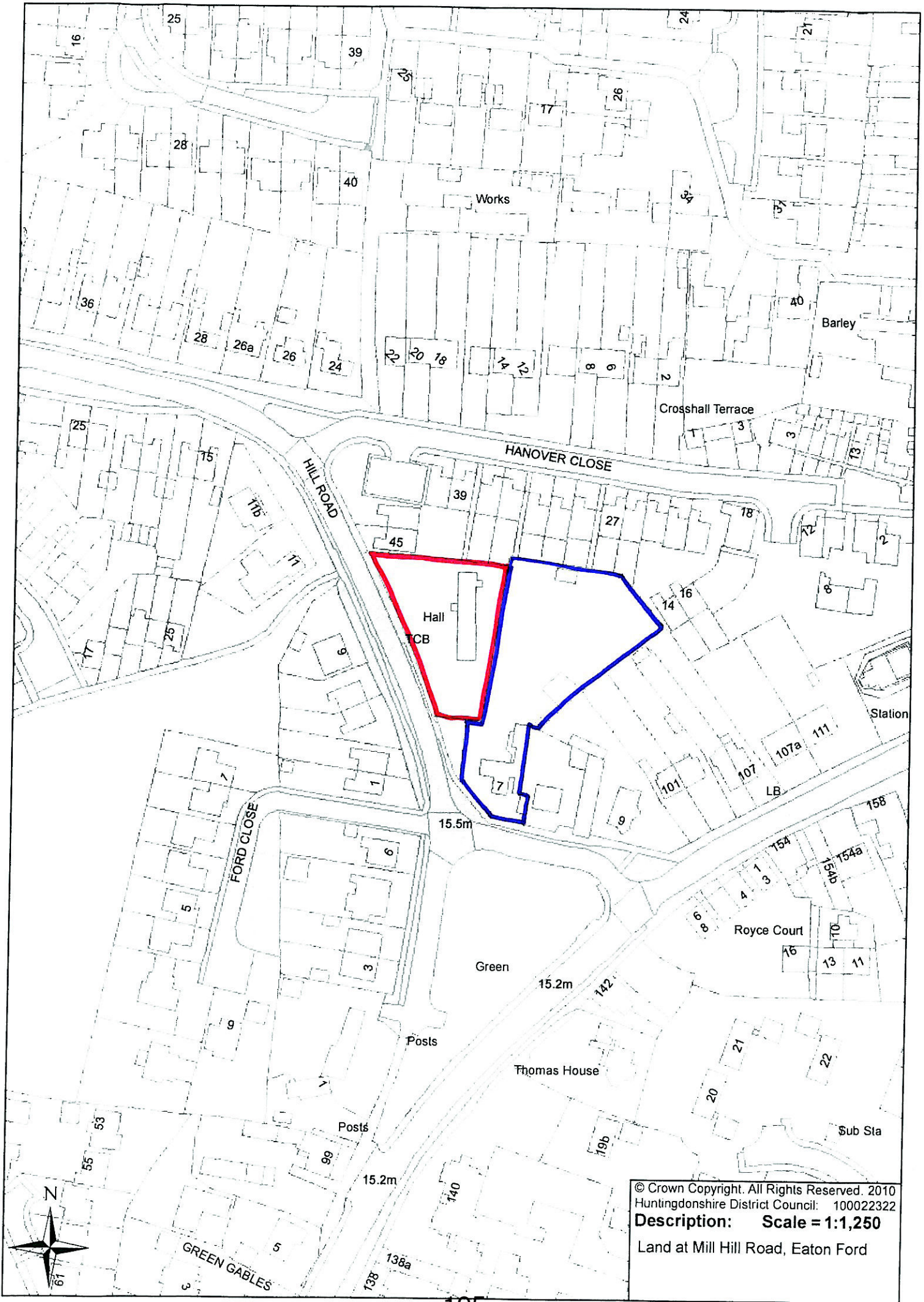
It is recommended that:

- (i) approval to the sale of Council land be granted in principle on the terms set out in paragraph 3.1; and
- (ii) the Director of Central Services be authorised to approve the detailed terms after consultation with the Executive Councillor for Leisure and Law, Property and Governance

BACKGROUND INFORMATION

Estates file M/436/1

Contact officer: Keith Phillips, Estates and Property Manager
01480 388260
Keith.phillips@huntsdc.gov.uk



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 Huntingdonshire District Council: 100022322
Description: Scale = 1:1,250
 Land at Mill Hill Road, Eaton Ford

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