

# Housing the Cambridge sub-region

A housing strategy for the Cambridge sub-region 2008-11

## Index

1.	More than just numbers .....	1
2.	The national policy agenda.....	5
3.	The regional policy agenda .....	9
4.	Sustainable community strategies.....	13
5.	Environmental impact .....	16
6.	A changing economy .....	19
7.	Understanding our housing markets .....	21
8.	New homes, new growth .....	25
9.	Existing homes and communities .....	32
10.	Housing options, housing choice.....	34
11.	Vulnerable people and supporting people.....	36
12.	Gypsies and Travellers .....	41
13.	Future actions .....	43

# 1. More than just numbers

Housing plays a key role in peoples' lives.

A decent home at an affordable price which is easy, safe and cost-effective to live in makes a world of difference. It needs to be in the right place for work and for schools, to keep ties with friends, families and networks strong – and in the community where a person wants to live. This holds true whether a person rents or buys their home. The way it is paid for is not as important as feeling secure, of belonging.

A telephone, an address, a place to rest and recover, a place to belong, somewhere friends can visit all become more vital. Homelessness and rough sleeping are the extremes we must prevent wherever possible - but if it's unavoidable, we must work to reduce its impact.

Homes affect our environment, so we need them to make best use of the resources available to us - water, energy and land – and should help reduce car use, where there are alternatives. Part of this work involves the way people use their homes, and part of it involves how and where homes are built, and how they are run and maintained.

“A home is a place where you like to go back, a place you feel comfortable, a place you have your loved ones, a place you can rest.”

## **Why do we need a sub-regional strategy?**

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Housing directly affects issues like how safe people feel, the cost of living, a sense of community, and enabling people who are vulnerable to get the support they need.

This strategy aims to highlight links between housing and these other agendas, to show how partners can make more difference by working together. It focuses especially on the issues partners can work on together, across boundaries and across organisations. This will help us achieve efficiencies and better value on our most promising projects.

## **About this strategy**

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This strategy is the third to be produced: our first was published in 2003, our second ran from 2004 to 2008/9, and this one runs from 2008 to 2011. It:

- Provides a picture of housing across our sub-region and identifies areas for action where sub regional working can make a difference.
- Identifies resources for housing, and where there are gaps in resources.
- Highlights our priorities for action and investment.
- Sets out our plans for 2008 to 2011 to address these priorities.

Naturally, our action plans for 2008 and 2009 will be more robust than those for 2011, as they are more immediate. So the action plan will be monitored every 3 months and refreshed each year, to make sure we achieve our sub-regional priorities. In 2011 the whole strategy will be reviewed. The sub-regional housing board will manage the progress and delivery of this strategy, as it did for the 2004 action plan, outcomes of which are summarised in Appendix 1.

Each district council may continue to produce a local housing and homelessness strategy in the future, which will link closely with their Sustainable Community Strategies. All these strategies will be developed in consultation with local residents and are summarised in Appendix 2, 3 and 4 respectively.

To develop this strategy we have worked with a variety of partners and agencies who are listed in Appendix 5, through a special workshop in July 2007, through involvement in the sub-regional housing board and its sub-groups, and by developing the strategic housing market assessment.

## The Cambridge housing sub-region

Cambridge is one of nine housing sub-regions across the East of England.

The sub-region works together to develop joint, collaborative approaches to strategic housing issues and the delivery of housing growth targets. To do this, a board of senior officers from each of the seven local authorities meets monthly. Partners include the Housing Corporation, GO-East, EERA, three RSLs representing the sub-region, Cambridgeshire County Council and Cambridgeshire Horizons. More information about the Board is included in Appendix 6.

The maps on the right show the area covered by the housing sub-region: from the top, showing

- District boundaries for the seven local authorities.
- The geography of our sub-region.
- Housing and planning sub-regions and the boundary between Cambridgeshire and Suffolk counties.

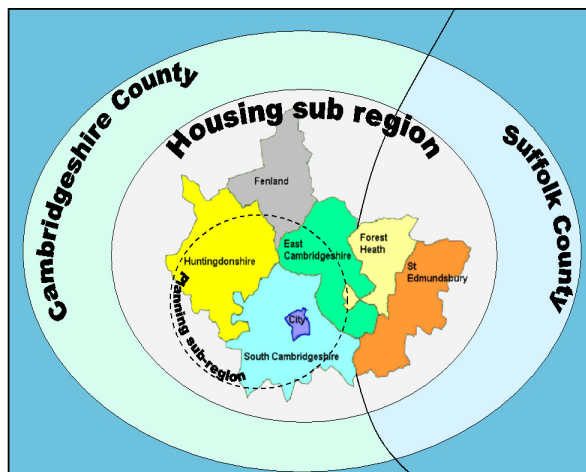
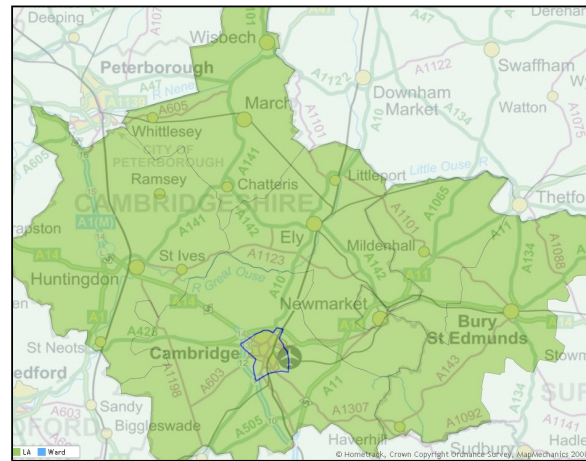
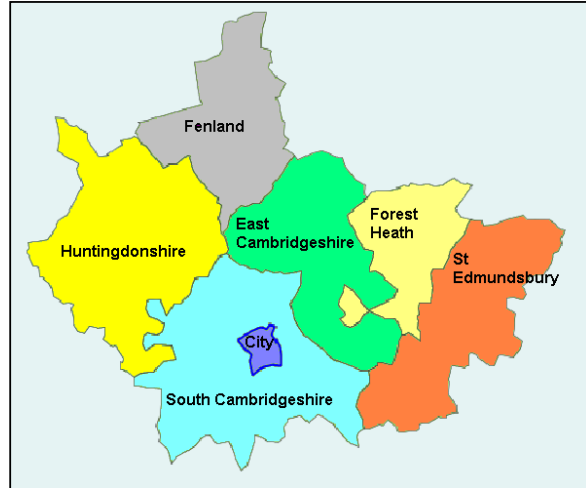
## Our vision

In an area of significant housing and economic growth the Cambridge housing sub-region takes a positive, creative approach to building homes, neighbourhoods and communities.

For Cambridgeshire this includes high-quality, cost-effective public services that meet the needs of local people, tackling climate change, building sustainable communities and ensuring strong and inclusive communities.<sup>1</sup>

For Suffolk it means creating outstanding environments and quality of life for all; a place where everyone can realise their potential, benefit from and contribute to Suffolk's economic prosperity, and be actively involved in their community.<sup>2</sup>

The following table shows how housing can help achieve these priorities...



<sup>1</sup> From *Cambridgeshire's Vision 2007-2021*

<sup>2</sup> From *Transforming Suffolk: Suffolk's Community Strategy 2008-2028*

<b>A summary of Cambridgeshire and Suffolk strategic priorities<sup>1,2</sup></b>	<b>How housing delivers these priorities</b> (with section to read for more detail in brackets)
<b>Environmental sustainability</b>	
<p>Building a sustainable environment includes reducing traffic congestion and promoting alternatives to car travel, through location of homes and employment, and through access to alternative and more sustainable transport methods. A sustainable environment also means protecting our natural and built environment, supporting local biodiversity and making sure homes are developed sustainability both in construction and in use.</p>	<p>We want to minimise commuting distances and car use, by locating new development well, close to facilities and with good transport links – growing the new town of Northstowe with a guided bus way to Cambridge, then the sites on the fringes of Cambridge City, then in market towns depending on their sustainability. Rural housing is developed to meet local need and to support our rural economies (Sections 5 and 8).</p>
<b>A vibrant economy</b>	
<p>Districts want to support economic development, made possible through careful location of homes to accommodate the workforce. Economic prosperity helps encourage people into work, supports innovation and enterprise locally, and enables prosperous and sustainable economies across the sub-region.</p>	<p>There are pilot projects running across the sub region to help us learn about sustainable and modern methods of construction. Major new sites can help people gain construction skills and help local employment – we need to take full advantage of this opportunity (Section 6). In our changing economic climate we also need to keep up with changes in the housing market (Section 7).</p>
<b>Housing growth</b>	
<p>Across the sub-region we want to ensure that growth benefits all residents, enhancing the environment and helping make sure more people can afford housing. This includes creating successful new communities which have a sense of place and purpose, developing the appropriate infrastructure (with funding) and ensuring developments use high quality, sustainable design.</p>	<p>Growth meets needs both of existing residents, and of people moving in to our area. It will help youngsters sharing homes with their families, struggling to find a place they can afford, and people who are in homes which are too small for their needs. Facilities like schools, transport improvements and new jobs created will all benefit both newcomers and existing residents. Careful design and planning of new developments can enhance feelings of safety and community, especially where communities are involved in the process (Section 8).</p>
<b>Safe, healthy and inclusive communities</b>	
<p>We want to help people to live healthy, independent lives, and to build a stronger sense of community. This includes improving access to services, especially for disadvantaged groups, planning for the needs of older people, and involving everyone (especially young people) in planning and delivering services. Strong and active communities can help reduce crime and the fear of crime, and through participation and information, help promote health and well-being.</p>	<p>Decent homes can support and improve health and well-being, reducing energy use while keeping residents warm. Decent homes make a significant contribution to the public health agenda. Ongoing work and investment to improve standards in existing homes, whether owned or rented, and to bring empty homes back into use, all help make the best use of our existing stock (Section 9). By offering residents choice about where they live and making the system open and transparent, we support stronger communities which accommodate the people who want to live there – tapping into work, family and support networks which all help to build safer, healthier and more inclusive neighbourhoods. By offering housing options to people who are struggling to remain in their homes, we want to prevent homelessness and, where it is inevitable, reduce its effects. The cost of homelessness is huge, particularly when measured in terms of a persons' health, happiness, opportunities and inclusion (Section 10).</p>

<b>A summary of Cambridgeshire and Suffolk strategic priorities<sup>1, 2</sup></b>	<b>How housing delivers these priorities</b> (with section to read for more detail in brackets)
	Housing options and choices are particularly important for hard-to-reach communities, including Gypsies and Travellers. We must make sure all communities are equally able to access the homes and support they need in the right locations, throughout the sub-region (Section 12). For people who may be vulnerable, support in the home can make the difference between a successful tenancy and homelessness, which is funded by the Supporting People programme (Section 11).
<b>Learning and skills for the future</b>	
Across the sub-region we want to improve skills and learning opportunities, closing gaps in levels of skills and education across communities. We want to encourage achievement in children and young people, and to support life-long learning for all.	Making sure education and community facilities are in place, in good time, on new developments makes sure they will be well used and provide a vital resource, not only for the residents but for surrounding communities too (Section 8).

**Investment priorities for our sub-region are to:**

- 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.
- Plan for and respond to the sub-region’s changing demography, particularly the needs of a growing number of older people.
- Invest in rural homes to support vibrant, sustainable communities.
- Respond to the diverse and changing needs of our communities including migrant workers, Gypsies and Travellers and hard-to-reach groups.
- Tackle both housing and support issues for people who are most vulnerable.
- 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 live in private housing.
- Prevent and tackle homelessness, help reduce deprivation and improve health and social inclusion.

All these priorities are important for our housing agenda, though the first is a “headline” for the Cambridge sub-region.

## 2. The national policy agenda

*For links to each of the documents summarised, please see Appendix 7.*

### **Homes for the future: more affordable, more sustainable**

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Published in July 2007, priorities in the housing green paper recognise the need to provide more homes for England's ageing, growing population. It set out long-term ambitions to deliver:

- A new housing target for 2016 of 240,000 net additional homes a year to address the serious affordability issues caused by a long-term mismatch between supply and demand.
- A target to deliver 3 million new homes by 2020 and 2 million by 2016.
- £8bn investment in affordable housing, delivering at least 70,000 more affordable homes a year by 2010-11.
- At least 45,000 new social homes a year by 2010-11 and over 25,000 shared ownership and shared equity homes a year.
- 200,000 homes to be delivered on surplus public sector sites by 2016.
- More sustainable homes – all new homes to be built to zero-carbon standards from 2016, introducing mandatory ratings against the Code for Sustainable Homes and new standards for water efficiency.

*Facing the housing challenge: Action today, innovation for tomorrow* gives an update one year on, showing progress on these commitments, including almost 200,000 additional homes delivered in 2006-07, provisionally around 30,000 social rented homes delivered in 2007-08, around 24,000 households were helped into low cost home ownership in 2007-08, suitable surplus land with capacity for some 140,000 homes were identified, and 104 out of 150 Local Area Agreements include housing supply as a priority and 102 with affordable housing as a priority.

The challenges ahead include:

- A changing economic backdrop to government housing plans. Economies across the world are now facing a more difficult environment, with international economic instability and continued disruption in global financial markets means that the UK economy.
- Over the past decade the UK economy has become increasingly resilient with an unprecedented period of growth and record levels of employment. Past increases in house prices mean that many home owners now have substantial equity in their homes. Employment levels remain historically high and interest rates low. And the long-term demographic drivers of demand remain strong. This strength puts the UK economy, and the housing market, in a good position to face the current challenges.
- The reduced availability of credit has increased costs for first time buyers and those remortgaging. The turbulence in the global credit markets is creating real problems in the housebuilding sector. As a result the government is taking action to assist first-time buyers, those needing high-quality rented accommodation, those with mortgages and the housebuilding industry.
- Action to assist these groups must be combined with work to enable us to meet long-term challenges. The impact of higher life expectancy and social change on housing demand will continue – and there remains substantial unmet need for housing in Britain. In a testing economic context, we must not lose sight of the need to act now to provide for the homes and communities of the future.

The Government's objectives over the next year are identified as:

- Provide greater help for first time buyers.
- Help existing homeowners facing difficulties due to problems in the international mortgage markets.
- Keep housing supply, particularly affordable housing supply, as high as possible to keep on track to meet our targets.
- Maintain capacity and create the right conditions for recovery and long-term growth.

This strategy highlights how the Cambridge sub-region is working to help meet these objectives.

### **National planning policy for housing**

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The Government's third planning policy statement, about housing (known as PPS3) published in November 2006 sets out the planning policy framework for delivering the Government's housing objectives across England. In PPS3, the Government's strategic housing objectives are to:

- Achieve a wide choice of high quality homes, both affordable and market, to address the requirements of the community.
- Widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, particularly those who are vulnerable or in need.
- Improve affordability across the housing market, including by increasing the supply of housing.
- Create sustainable, inclusive, mixed communities in all areas, both urban and rural.

PPS3 sets our strategic planning outcomes which the planning system should deliver. These are:

- High quality homes, well-designed and built to high standards.
- A mix of market and affordable housing to support a wide variety of households in all areas: urban and rural.
- Enough housing supply to meet need and demand, and to improve choices.
- Housing developments in suitable locations offering a range of community facilities and access to jobs, key services and infrastructure.
- A flexible, responsive supply of land, including previously-developed land.

### **Sustainable communities: settled homes; changing lives**

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Published in March 2005, the government's strategy to tackle homelessness aims to expand housing opportunities, including for those who need additional support, and for disadvantaged sections of society. We will reduce homelessness by offering a wider range of preventative measures and increasing access to settled homes, halving the numbers living in temporary accommodation by 2010. This will be achieved by:

- Preventing homelessness.
- Providing support for vulnerable people.
- Tackling the wider causes and symptoms of homelessness.
- Helping more people move away from rough sleeping.
- Providing more settled homes.

## **Lifetime Homes, Lifetime Neighbourhoods**

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Published in February 2008, this is the national strategy for housing in an ageing society published by the Department for Communities and Local Government, the Department of Health and the Department for Work and Pensions.

The ageing of the population will be one of the greatest challenges of the 21st century for housing. This strategy sets out our response to this challenge, our plan to create Lifetime Homes in Lifetime Neighbourhoods. The strategy outlines the government's plans to make sure there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services. It includes sections on:

- A better deal for older people today.
- The growing role of home improvement agencies.
- Providing for people with disabilities: modernising the disabled facilities grant, creating more flexibility and speeding up delivery.
- Ensuring the efficient use of existing accessible housing.
- Building homes to lifetime homes standards.
- Inclusive design excellence – homes, interiors and adaptations.
- Making the most of the planning system.
- Incentives and rewards: the role of housing and planning delivery grant.
- Neighbourhoods for a lifetime: present and future possibilities.
- The triangle of independence – housing, health and care.
- A new future for specialised housing.
- Where we want to be in five years time.

## **Creating strong, safe, prosperous communities**

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Published in July 2008, this statutory guidance sets out the government's thinking behind:

- A new relationship between central and local government, partners, citizens and community leadership.
- The role of Local Strategic Partnerships.
- A new duty for local authorities to involve local communities.
- The role of Sustainable Community Strategies and how they relate to other local plans and strategies.
- Establishing priorities through Local Area Agreements, and involving partners in co-operating when setting targets.
- Delivering outcomes.

Under the government's new performance framework set out in *Creating strong, safe, prosperous communities*, local authorities have adopted a new way of working together within county boundaries. The Cambridge housing sub-region includes five Cambridgeshire and two Suffolk districts, so we need to refer to two separate sets of partnerships and documents for this agenda. This framework includes:

- Forming and building local strategic partnerships (LSPs). These bring together the views of local private, voluntary and community sectors to create a sustainable community strategy, and turn this strategy into reality. LSPs can help services to be delivered in a more joined-up way by bringing together partners from the public, private and voluntary sectors. LSPs should also link neighbourhood level activity and influence strategic priorities and resource allocations.



- Creating a sustainable community strategy. This is a document setting out a long-term and sustainable vision for an area and its people, which aims to address economic, social and environmental needs. Section 4 summarises the relevant strategies.
- Forming local area agreements (LAA). Using the sustainable community strategy for its agenda, this sets out a 3-year agreement between a local area and central government. It describes how local priorities will be met by delivering local solutions, and contributes to national priorities set out by the Government. The agreement is negotiated between the local strategic partnership and the regional Government Office, and includes specific targets (see *Our LAA targets* on page 14).

## **Other important reviews**

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There are many reviews completed and in process which affect housing and which we need to respond to and act on as a housing sub-region. Many form the basis of the national and regional policies outlined in this strategy, links to the reports produced are included in the footnotes. The reviews include:

- The Taylor Review of rural housing and economy<sup>3</sup>
- The Callcutt Review of housebuilding delivery<sup>4</sup>
- The Barker Review of housing supply<sup>5</sup>
- The Cave Review of social housing regulation<sup>6</sup>
- The Hills report on the assessment of the aims of social housing<sup>7</sup>

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<sup>3</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/livingworkingcountryside.pdf>

<sup>4</sup> <http://www.callcuttreview.co.uk/default.jsp>

<sup>5</sup> [http://www.hm-treasury.gov.uk/media/E/4/barker\\_review\\_execsum\\_91.pdf](http://www.hm-treasury.gov.uk/media/E/4/barker_review_execsum_91.pdf)

<sup>6</sup> <http://www.communities.gov.uk/documents/housing/pdf/319302.pdf>

<sup>7</sup> <http://sticerd.lse.ac.uk/case/news.asp#SocialHousing>

### 3. The regional policy agenda

England is divided into nine regions. The Cambridge housing sub-region falls into the East of England region. The East of England's Regional Assembly (EERA) promotes the economic, social and environmental well-being of the region through a partnership of elected and stakeholder representatives. Along with the East of England's Development Agency (EEDA), EERA coordinates and produces a range of strategies guiding activity across a range of agendas.

*For links to each of the documents summarised, please see Appendix 8.*

#### **Regional Spatial Strategy: The East of England Plan**

By 2021 the East of England will be realising its economic potential and providing a high quality of life for its people, including by meeting their housing needs in sustainable inclusive communities. At the same time it will reduce its impact on climate change and the environment, including through savings in energy and water use and by strengthening its stock of environmental assets.

#### **Regional Housing Provision 2001 to 2021**

To summarise, local planning authorities are to facilitate delivery of at least 508,000 net additional dwellings between 2001 and 2021 across the Region. Taking account of completions of 105,550 between 2001 and 2006, some 402,540 homes still need to be built across the Region between 2006 and 2021.

District allocations (see table) are minimum targets to be achieved, rather than ceilings which should not be exceeded. Local planning authorities must plan housing delivery for at least 15 years from the date their development plan documents are adopted.

	<b>Minimum dwelling provision 2001 to 2021</b>		
	Min to build 2001 to 2021	Of which already built 2001 to 2006	Still to build 2006 to 2021
Cambridge City	19,000	2,300	16,700 (1,110 pa)
East Cambridgeshire	8,600	3,240	5,360 (360 pa)
Fenland	11,000	3,340	7,660 (510 pa)
Huntingdonshire	11,200	2,890	8,310 (550 pa)
South Cambridgeshire	23,500	3,620	21,380 (1,330 pa)
Forest Heath	6,400	810	5,590 (370 pa)
St Edmundsbury	10,000	1,960	8,040 (540 pa)

#### **Affordable Housing**

Within the overall housing requirement set out above, local Development Plan Documents should set appropriate targets for affordable housing taking into account:

- The objectives of the East of England Plan.
- Local assessments of affordable housing need, as part of strategic housing market assessments.
- The need where appropriate to set specific, separate targets for social rented and intermediate housing.
- Evidence of affordability pressures.
- The Regional Housing Strategy.

At the regional level, delivery should be monitored against the target for some 35% of housing coming forward through planning permissions granted after publication of the East of England Plan to be affordable.

A review of the Plan has now started, which considers its implementation up to 2031.

## **The Regional Housing Strategy**

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The vision of the regional housing strategy is to ensure everyone can live in a decent home which meets their needs, at a price they can afford and in locations that are sustainable. Among other aims, this means more, sustainable housing provision, in high quality homes and environments, creating inclusive communities. Themes covered by the strategy include:

- More, sustainable housing provision - bringing about a step-change in delivery and ensuring sustainable provision
- High quality homes and environments – outlines the quality deficit, the balance of quantity, quality and cost, achieving the decent homes standard in existing homes, quality environments and regeneration, empty homes, and how housing can improve health and well-being.
- Creating inclusive communities - including assessing need, inclusion and community cohesion, providing mixed communities and widening choice, factors for rural communities, homelessness and supporting people.
- Recommendations for public investment including the balance between investment in existing and new homes.
- Implementation, managing and monitoring the RHS - setting out priorities for delivery in the short-term and at a local level, how delivery will be managed and monitored, risk and contingency planning, and an action plan.

There are now plans to review and update the regional housing strategy in 2009.

## **Regional Housing Investment Plan**

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The Regional Housing Investment Plan sets out four work streams for significant investment from 2008-11, shown below:

▪ National Affordable Housing Programme	£711m
▪ Public sector decent homes	£38m
▪ Private sector renewal, regeneration and mixed communities	£49m
▪ Gypsy and Traveller site grant	£27m
▪ Total	£825m

The Housing Corporation has moved away from allocating all resources at the beginning of the national affordable housing programme but instead has introduced continuous market engagement so bidders can apply for funds to build new homes throughout the programme.

The total size of the cumulative 2008 to 2011 programme for the East of England to date is £247.1m, which will deliver 3,729 new rented homes and 3,682 new low cost home ownership homes (including 2,287 open market homebuy). Of these, some 6,227 homes will be completed in 2008 to 2011 and a further 1,184 in 2011 to 2013<sup>8</sup>.

The Regional Housing Investment Plan 2008/11 sets out the strategic framework for this new programme, indicating regional spatial and thematic targets and sub-regional priorities. The four themes for regional investment in new homes with guideline percentages are growth, rural, BME and supported.

## **Regional Economic Strategy**

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During 2006-08, the East of England Development Agency (EEDA) has been leading the development of the new, regional economic strategy (RES) for the East of England 2008-2031.

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<sup>8</sup> Housing Corporation, September 2008

The strategy sets out a vision with bold targets and priorities so that we can drive forward as a globally-competitive region. The RES shows where we want to go and how we will get there. The strategy is owned by the region and will be delivered through the collective work of political, business and community leaders and institutions.

The vision for the region is for it to be:

- Internationally competitive with a global reputation for innovation and business growth.
- A region that harnesses and develops the talents and creativity of all.
- At the forefront of the low-carbon and resource-efficient economy.

And known for:

- Exceptional landscapes, vibrant places and quality of life.
- Being a confident, outward-looking region with strong leadership and where communities actively shape their future.

### **Housing and the RES**

Highlights of the RES for housing include its key role in ensuring the region is an attractive place to live, work and do business; and in creating sustainable places for people and businesses, a priority which “focuses on the need for the region to have a balanced approach to the provision of homes and jobs to support economic growth and regeneration”. Housing’s key function in ensuring a strong, healthy and just society is acknowledged, and its importance in enabling the region to succeed as part of the Greater South East.

Housing and particularly affordability issues for our area are highlighted in the RES...

#### **Greater Cambridge sub-region - global centre for learning, technology and life sciences: Overview**

The Greater Cambridge economic footprint covers parts of no fewer than nine districts including Cambridge City, South Cambridgeshire, East Cambridgeshire, Huntingdonshire, Fenland, St Edmundsbury, Forest Heath, Uttlesford and East Hertfordshire. The sub-region provides 365,000 jobs with an employment rate of 81%. Over 43,000 people are employed in an estimated 1,400 high-technology companies, and Greater Cambridge attracted over 18% of all UK venture investment in 2007. The resident population has grown by 6% since 2000, considerably above the national rate of 2.5% for the same period. Success has brought with it the pressures of growth, notably deteriorating housing affordability and congestion. There are also warning signs that the constraints in Greater Cambridge are beginning to erode competitiveness, with minor contraction of the cluster and increased competition to the world-leading status of the University of Cambridge. Despite this, Greater Cambridge remains a learning and innovation centre of global repute.

*From RES for the East of England, final draft submitted to government June 2008, page 52*

### **What's next?**

EEDA is now working in partnership with the East of England Regional Assembly (EERA) and Government Office for the East of England (Go-East) to develop a joint implementation plan for the regional economic and spatial strategies. This implementation plan will set out how both strategies can be turned into action and will:

- Define a way forward in delivering current and agreed policy aspirations, focussing on 2021 and beyond.
- Evidence the overall scale of ambition relative to current and planned activity, and identify what is needed to fill any gap.
- Create programmes of regional-scale activity as the route map to move forward.

Housing is one of the seven themes to be developed in the implementation plan, which will initially focus on:

- Delivering a minimum of 508,000 net additional dwellings by 2020<sup>9</sup>
- Delivering the 35% affordable housing target<sup>10</sup>
- Improving the resource efficiency of new and existing housing stock<sup>11</sup>

The implementation plan will be developed in partnership with a wide group of stakeholders, including the Regional Housing Board and its Advisory Group. Plans are in place to finalise the plan early in 2009, and we look to this process as a forerunner of the process to develop our future Single Integrated Regional Strategy.

## **Supporting People East of England Regional Strategy**

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Housing-related support works with a range of vulnerable groups to help them live independently. There are twenty one different Supporting People client groups ranging from the young single homeless to older people. Some individuals have complex needs and meet the criteria for more than one client group.

Supporting People grant is used to pay for services aiming to help vulnerable people live independently in their homes, and can include:

- Life skills training, such as support to acquire domestic skills.
- Assisting people with dealing with others such as landlords, neighbours, and a range of professionals.
- Assisting people with personal budgeting.
- Support with moving to more independent accommodation.

Strategic objectives for supporting people across the Eastern Region are to:

- Raise the profile of supporting people.
- Ensure supported housing services meet future needs.
- Secure access to housing support services for vulnerable people.
- Support the development of shared practices across the region.
- Ensure supported housing services meet future demographic changes.
- Ensure service users have equal access to services across boundaries.
- Support providers & service users to adapt to changes in models of service.

The SPERG strategy links with other key strategies including the Regional Housing Strategy, Regional Spatial Strategy and Regional Strategic Plan for Reducing Re-offending.

More detail is provided in section 11, and actions for housing sub-regions detailed in the SPERG strategy are included in this strategy's action plan in section 13.

### **Objectives**

3.1 Contribute to implementing the sub-national review, supporting the move of funding and governance from EERA to EEDA

3.2 The new integrated regional strategy will affect, and be affected by housing issues although its initial focus is on economic and spatial issues. We need to ensure housing contributes fully to the debate.

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<sup>9</sup> Policy H1 from the East of England Plan

<sup>10</sup> Policy H2 from the East of England Plan

<sup>11</sup> The RES resource efficiency goal

## 4. Sustainable community strategies

*For links to each of the documents summarised, please see Appendix 9.*

### **Cambridgeshire's Vision 2007-2021**

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Cambridgeshire's Vision is for high-quality, cost-effective public services that meet the needs of local people. Priorities are structured around five areas: growth, economic prosperity, environmental sustainability, equality and inclusion, and communities.

#### **From *Cambridgeshire's Vision***

At a time of major growth in the economy and housing needs of Cambridgeshire, sustainability is key for the county to meet the pressures development puts on the environment, infrastructure and other supporting services such as schools and health services.

A 40% increase in the delivery rate of new housing and the doubling of affordable housing is needed to support growth. Investment in social infrastructure must also meet the demands of growth in development in order to tackle social deprivation. In addition, the potential effects of climate change are of particular significance with many areas at risk of flooding.

Cambridgeshire has already embraced a strategy for increasing the rate of housing development as set out in the Cambridgeshire and Peterborough Structure Plan 2003, reiterated and strengthened in the emerging Regional Spatial Strategy (RSS – the East of England Plan). The increase has already been witnessed by the actual housing completions of recent years.

Cambridgeshire is part of the London – Stansted- Cambridgeshire – Peterborough growth area. The strategy for growth specified in the Structure Plan and draft RSS seeks to deliver 73,300 homes between 2001 to 2021, concentrated in and around Cambridge and in the county's market towns.

Planning new communities in Cambridgeshire is fully integrated, combining infrastructure provision, housing strategy and economic growth. We have implemented a new programme designed to ensure progress is kept on track and issues are tackled in a timely manner. Partnership working between agencies is coordinated by Cambridgeshire Horizons, the local delivery vehicle.

Cambridgeshire is the home to one of Europe's leading and most dynamic high technology clusters that is also the focus of economic growth in the East of England.

### **Transforming Suffolk: Suffolk's Community Strategy 2008-2028**

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By 2028 we want Suffolk to be recognised for its outstanding environment and quality of life for all; a place where everyone can realise their potential, benefit from and contribute to Suffolk's economic prosperity, and be actively involved in their community. This ambition will be achieved through four themes: a prosperous and vibrant economy; learning and skills for the future; the greenest county; safe, healthy and inclusive communities

#### **From *Transforming Suffolk: Affordable, quality housing for all***

The East of England is the most affordable region for housing in the south of the UK, but this is declining. In Suffolk the average house price is now 7.9 times the annual income (up from 7.6 in 2005). The Regional Spatial Strategy states that affordable homes should constitute at least 30% of the total housing completions. In 2005/06 Suffolk completed just 17.4%. There is however huge variation across the county with Forest Heath exceeding the target at 39.5%.

In 2004 consultation through Suffolk Speaks Community Panel found that 47% of people strongly agreed that there area needs more affordable housing. 45% strongly agreed that

prices are too expensive for local people and 55% strongly agreed that local young people could not afford housing.

Appropriate accommodation for vulnerable people and specific groups was identified as an issue through consultation responses, particularly for:

- migrant workers
- young people
- single parents
- older people
- gypsies and travellers.

The prevention of homelessness and improving the availability and quality of housing for vulnerable young people are particular concerns for young people. The links between housing and the economy, health and well-being of individuals was highlighted through the consultation process. There are also strong links between poor housing and crime levels. Affordable housing will play a part in achieving other Community Strategy outcomes, particularly in relation to Safe, Healthy and Inclusive Communities. Access to childcare, employment and training for parents was identified as a barrier to developing our economy for the benefit of local people and communities.

Growth in the population in Suffolk is set to increase by 9.5% by 2021 and housing development set out in the Regional Spatial Strategy is 61,700 new homes by 2021. This provides a real opportunity to ensure that these new developments include more affordable homes in line with the regional standard. The county, district and borough councils will need to work together to ensure that approximately 20,000 new affordable homes are delivered across the county and this will be the key focus for Suffolk over the coming years.

Good quality accommodation is important for people from all walks of life. Supporting people with specific needs and requirements will be important to ensure everyone has access to good quality accommodation and can make informed and realistic choices about where they live.

According to the East of England Regional Assembly (EERA), there are approximately 4,000 caravans in the region, which accounts for a quarter of all Gypsy and Traveller caravans in the UK. In Suffolk, assessments have revealed that between 109 and 138 additional pitches should be identified by 2011, many of which have already been planned by local authorities.

## Our LAA targets

From a government list of 198 targets, both Suffolk and Cambridgeshire strategic partnerships have agreed on 35 top targets for their areas. All 198 are monitored, but the top 35 are a special focus on to measure and monitor, to judge the success of the local strategic partnership and of the Sustainable Community Strategies. Some of the key indicators which link to the housing agenda are shown below:

	Cambridgeshire	Suffolk
<b>NI154: Net additional homes provided</b>		
Baseline	3,451	2,204 (of which, 358 in St Ed's) <sup>12</sup>
Target 2008/09	3,860	+2,125 (of which, 540 in St Ed's)
Target 2009/10	4,450	+2,125 (of which, 540 in St Ed's)
Target 2010/11	5,320	+2,125 (of which, 540 in St Ed's)

<sup>12</sup> Baseline and targets set for Ipswich BC, Suffolk Coastal DC, and St Edmundsbury only for NI154

	Cambridgeshire	Suffolk
<b>NI155: Affordable homes delivered</b>		
Baseline	759 (22% of 3451)	Not a key PI
Target 2008/09	888 (23% of 3,860)	Not a key PI
Target 2009/10	1,112 (25% of 4,450)	Not a key PI
Target 2010/11	1,436 (27% of 5,320)	Not a key PI
<b>NI141: % vulnerable people achieving independent living</b>		
Baseline	62.2%	65.65%
Target 2008/09	65%	66%
Target 2009/10	67.5%	68%
Target 2010/11	70%	70%
<b>NI186: Per capita CO<sub>2</sub> emissions</b>		
Baseline	9.0 tonnes per capita	8.5 tonnes per capita
Target 2008/09	- 2.5 to 3.0% annual year-on-year	- 4%
Target 2009/10	ditto	- 8%
Target 2010/11	ditto	- 12%
<b>NI 188: Planning to adapt to climate change</b>		
Baseline	Level 0 <sup>13</sup>	Level 0
Target 2008/09	Level 1	Level 1
Target 2009/10	Level 1	Level 2
Target 2010/11	Level 2	Level 3

Each district also has its own local community strategy (see Appendix 2), its own housing strategy (see Appendix 3) and its own homelessness strategy (see Appendix 4). These help make the link between high-level objectives, districts priorities and the actions to help, support and strengthen local communities

## Objectives

4.1 Support LSPs in delivering the visions set out in their Sustainable Community Strategies, helping deliver more sustainable communities in Cambridgeshire and Suffolk, particularly through housing interventions

<sup>13</sup> Some LAA partners will aim to achieve level 3 by 2010/11, the target noted is a realistic countywide target but does not prevent some districts from fulfilling their higher ambition during the lifespan of the LAA.



## **5. Environmental impact**

It is vital that housing activities are assessed for environmental impact. Building homes, living in homes, creating and participating in local communities all have an impact, and as these are key themes of our sub-regional housing strategy it is crucial we consider the effect on the climate and our natural resources of each area of work outlined, and plan to reduce the impact.

The growth agenda provides a major opportunity to translate policy ambitions into deliverable actions against climate change. Despite an abundance of policy proposals there remains a gap between intention and impact. Without an understanding of how we can work together to achieve our goals and targets, policy proposals will remain ineffective.

Given challenging carbon reduction targets being set nationally and regionally, it will not be enough just for growth to be low carbon, we also need to make concerted efforts to reduce emissions from existing communities. It is estimated that over 90% of future carbon emissions will be from existing stock, and not new build homes. It is vital that the solutions we put in place in new communities help deliver low-carbon buildings, energy, water, transport, and waste, and can facilitate carbon reductions in existing communities, and that actions we take in peoples' homes contribute to this reduction.

### **Policy Context**

The most significant international, European, national and regional policies on climate change which include the Kyoto Protocol and the Bali Climate Change Conference committing the UK to reducing carbon dioxide (CO<sub>2</sub>) emissions by 12.5% by 2012 and by 50% by 2050. The Stern Review concluded that mitigation against climate change is now an essential, economically justified, investment. The Review resulted in the Climate Change Bill, which will commit the UK to a statutory target of 26% lower CO<sub>2</sub> emissions by 2020 and 60% lower by 2050. The draft East of England Regional Economic Strategy sets a target of 80% reduction in emissions to be delivered through local area agreements, which include national indicators NI186 and NI 188 (see page 14).

### **Issues closer to home**

The carbon footprint of Cambridgeshire was 5.3 million tonnes of CO<sub>2</sub> annually in 2005, and 6.5 million tonnes in 2008, which will grow to 7 millions tonnes annually by 2031 if growth follows a "business as usual" trajectory. The per head carbon footprint is 8.5 tonnes across Suffolk, and 9.0 tonnes across Cambridgeshire.

Construction is highly carbon-intensive. Development 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 efficient materials and well considered siting all help a more sustainable approach to growth.

Transport is responsible for more than a third of CO<sub>2</sub> emissions in Cambridgeshire, a percentage which will grow over coming years as population increases. One part of the solution to reducing transport emissions is to seek to locate jobs, social infrastructure and homes close to each other, or with well-connected by public transport options.

Energy used by homes, businesses and public buildings already contributes a substantial proportion of Cambridgeshire CO<sub>2</sub> emissions, approximately 60% in 2005, and "business as usual" would mean this will only increase as new communities are built. Nevertheless, a recent carbon appraisal of our Long Term Delivery Plan notes that the technical renewable energy potential of the county is almost seven times the capacity currently installed, giving us (with a strong high tech economy) an opportunity to lead the way in these sectors.

### **Balancing growth and carbon reduction**

While growth poses major challenges and offers exciting opportunities, when viewed in isolation it is only a part of the much greater challenge to make sure existing communities

can mitigate their impacts on the environment, and adapt to the climate change that is already inevitable. The Carbon Appraisal of Cambridgeshire's Long Term Delivery Plan notes that without substantial work with existing communities, Cambridgeshire's carbon footprint will increase by nearly 20%, even if all new developments are zero-carbon. This may be true of all communities across the country.

So a major challenge for all partners is how to engender changes to existing communities and behaviours. Possible changes can be demonstrated and promoted on strategic growth sites, though this will require a huge programme of innovative infrastructure for the new communities. Part of this change comes from investment, facilities, education and support to residents in existing homes on how they can help meet both climate and economic challenges.

### **Towards an action plan**

Cambridgeshire County Council has produced a Climate Change and Environment Strategy to meet the challenge in Cambridgeshire. This includes an action plan for the County and how we can achieve our LAA targets, which the housing sub-region can contribute to through the actions set out in this strategy.

A further draft action plan has been drawn up by Cambridgeshire Horizons which considers both adaptation and mitigation to climate change. Although the action plan is still to be agreed between partner agencies and looks to be embedded within the LAA to support the delivery of the climate change targets, key issues which housing partners can act on are included in Section 13.

The sub-regional housing board and its sub-groups can help tackle the issue through existing and new housing projects. Many of these involve pilot schemes which we are committed to learn from and apply the lessons in districts across the whole sub-region.

**Project:** SmartLIFE modern methods of construction demonstration project

**Geographical area covered:** Fenland demonstration project

**Partners:** Fenland District Council, Cambridgeshire County Council, the Home Group, the Building Research Establishment, English Partnerships, EEDA, Housing Corporation and Inspace

**Project dates:** Results of SmartLIFE demonstration project by autumn 2008

**Resources:** £420,000 from FDC, £999,000 from the Housing Corporation, Home private finance

**Key outputs:**

Partners were keen to host a project which would deliver detailed understanding of the benefits and disadvantages of four different construction methods in relation to cost, time, waste and performance. We want to take the lessons learnt from the project to encourage future development in the region to raise the bar in terms of sustainable high quality housing.

**The difference it will make:**

- Use knowledge from the technical report comparing the different systems to influence an increased use of modern methods of construction (MMC) in Fenland in the future, across the Cambridge sub region and beyond.
- Encourage RSLs to use the appropriate MMC systems and encourage them to build partnerships as we remain concerned that the real cost benefits will not be seen without significantly increased volumes.
- Use the comparative data on energy efficiency and living costs to better understand the key contributors, and where further efficiency can be achieved at least cost.
- The views of people living in the homes will be key to understanding how to increase acceptability of MMC systems and energy efficiency features.
- Link the work to achieve higher Sustainability Code levels in future.
- Increase the level of community planning in preparing of planning applications. The consultation we did on SmartLIFE was tremendously useful to enable a more proactive planning process, this is a technique we will continue to use in future.

## **Objectives**

5.1 Ensure homes are developed in the most sustainable way possible, and that their environmental impact of use is minimized

5.2 Promote energy efficiency and renewable energy

5.3 Minimise CO<sub>2</sub> emissions

5.4 Supporting water neutrality

5.5 Promote zero waste communities

5.6 Supporting sustainable construction and skills

5.7 Decrease the number of existing households in fuel poverty

## 6. A changing economy

The global economy is facing unprecedented challenges, especially tighter credit conditions and increases in global commodity prices, particularly oil.

*"It must be remembered that the East of England is economically successful and has many strengths on which to draw."*

*The East of England Economy*

### **The East of England Economy**

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A briefing note *The East of England Economy* issued by EEDA, BERR and HM Treasury in August 2008 warned that we can expect difficult times for the UK economy in the coming months, and charged all regions to prepare themselves for a "more challenging economic climate". It also highlighted that while times may be harder over coming months, the East of England region has sustained significant growth in recent years, and "the many strengths of the East of England economy will help it through this difficult period".

The credit crunch is just one part of the story: high commodity prices, high fuel prices, high food prices, the low value of sterling and a shortage of credit at a higher cost, with lenders much more risk averse, all lead to major changes for householders, whether moving home, buying for the first time, or staying put.

In the first half of 2008, the note remarks that our region has "held up well to the challenges". There was little indication of employment restructuring or increases in unemployment at the times of its publication.

However there has been a fall in business confidence across a range of measures, with many businesses expecting their rate of growth in turnover and profits to slow, and many indicating that new orders for goods and services are falling below 2007 levels.

### **The property market**

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We have seen redundancies in the construction sector, and some local offices closing down.

Volumes of transactions have decreased in line with the national situation - halved from 13,200 in July 2007 to 6,700 in May 2008 across the region. However regional average house prices have continued to increase in the past year, partly because many lower value sales have stalled while higher value sales, where buyers have existing equity and can raise deposits, have completed.

Market uncertainty and tightening credit availability is affecting the viability of new property deals, and there are examples of developments stalling. The commercial office market has continued to experience low growth in rental and yield levels. However, growth is static or slight in the retail and industrial markets.

### **The labour market**

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The East of England labour market remained remarkably robust in the first half of 2008. Despite some increase in redundancies and jobs at risk of redundancy, changes in economic conditions have yet to translate into the region's main labour market indicators. Unemployment levels are stable within the region and there were no marked changes to levels of unemployment benefit claimants between February and August 2008.

### **"The East of England is an economic success story..."**

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Its strengths include:

- Significant economic growth in recent years.
- One of UK's highest long-term economic growth rates.
- Among Europe's three most R&D intensive regions.

- Share of people on key benefits well below national average at 10% - South Cambridgeshire is as low as 4%.
- Fastest-growing population, though bringing associated challenges.
- Higher than average businesses and start-ups.
- Important gateway to global markets.
- Below national average for skill levels, but increasing markedly.
- £110bn economy, the fourth largest in the UK.
- Country's top location for private sector research.
- Employment rate of 78% - one of highest in UK.

To keep up with a rapidly changing economy and housing market, we plan to continually update our SHMA to monitor house prices, availability and affordability, and the effect of national trends on our local housing markets. We are also planning a Housing Market Bulletin to summarise trends and provide comment on changes to our sub-regional markets.

Two specific projects aim to help residents improve their economic opportunities...

**Project:** New Horizons  
**Geographical area covered:** Cambridgeshire  
**Partners:** Cambridgeshire County Council, Long Road Sixth Form College, Greater Cambridge Partnership, East of England Development Agency, Cambridge Housing Society  
**Project dates:** July 2007 to July 2009, further funding to be sought from Big Lottery and various other funding streams after July 2009.  
**Resources:** £90,000 from EEDA; Skills for Life provision secured from Learning and Skills Council via LRSFC. Big Lottery application in June 2008.  
**Key outputs:**  
 New Horizons comprises an integrated package of:  
 (a) Access to ICT equipment and the internet  
 (b) Home tuition in ICT  
 (c) Referral into advice on learning and work  
 (d) Referral into home tuition in literacy and numeracy.  
**The difference it will make:**  
 Aimed at unemployed and economically inactive residents. Aims to equip people with the confidence, to pursue their medium to long term work goals  
 The project was launched July 2007. Up till April 2008, 95 people had benefited from the service. 83% of customers said it had increased their confidence; 47% said it had made them more ambitious; 38% said it had increased their chances of getting a job.

**Project:** New Horizons Saving and Loan Scheme  
**Geographical area covered:** Cambridgeshire  
**Partners:** Cambridge Building Society, Granta Housing Society and Wherry Housing Association in Cambourne.  
**Project dates:** Ongoing, though widened access to the service in Nov 2007 to social housing tenants living in Cambourne.  
**Key outputs:**  
 Delivery of affordable credit and enhanced saving accounts via a mainstream financial service provider.  
**The difference it will make:**  
 Aimed at residents who have limited choices around affordable credit.

**Objectives**  
 6.1 Test relevance, usefulness and access to new CLG housing market measures for our sub-region and take full advantage of them  
 6.2 Improving s106 agreements in future, in light of market slow down  
 6.3 Learn lessons from new housing developments

## 7. Understanding our housing markets

In June 2008 our first strategic housing market assessment, or SHMA, was published. Covering the whole Cambridge housing sub-region, the assessment was created through a project team including district housing and planning colleagues, English Partnerships, the Housing Corporation, developers and land owners reps, GO-East, EERA, steered by a wider partnership group of around 120 stakeholders.

Three key outputs were:

- **Building Sustainable Communities:** understand the dynamics of our housing markets, guide investment in new housing across all tenures and build communities which people value and can afford to live in, in the long term
- **Powerful Evidence:** a powerful evidence base to plan and prioritise with, and to build upon in future
- **Working Together:** partner involvement to use and share the benefits as widely as possible

The SHMA enables us to provide more secure planning policy across the sub-region, and consistently evidenced decisions. It also provides a foundation of data, which we can grow and learn from in future. The SHMA contains 36 chapters and 16 appendices, each giving a wealth of detail about our housing markets, housing needs, past delivery of homes and plans for the future. We have gathered data across 7 districts, however in some cases data was only available and comparable across the 5 Cambridgeshire districts. Please go to Appendix 9 for a link to the full SHMA.

### Key messages from the SHMA

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Cambridge is a large, varied housing sub region, covering seven districts with a wide range of market characteristics—from isolated rural communities, through thriving market towns, to a major City.

Towns are relatively self-contained in terms of live-work areas, and Cambridge does not seem to show as large a commuter “pull” as people commonly believe.

There are nearly 316,000 homes across the sub-region of a variety of types, sizes and tenures. Detached homes make up the largest share by type and flats the smallest, except in the City. New information on stock condition will add to this picture.

### Economy and demography

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Economic plans for the sub-region are positive and ambitious. Employment forecasts aim for 86,500 more jobs across the sub-region between 2001 and 2021.

Demographic change will be significant in future. The forecast increase in population of over 134,000 in twenty years requires a faster rate of growth than experienced in the past. It is equivalent to a 19% increase compared to the 2001 ‘baseline’ population.

The predicted increase in households will include a mix of existing households growing and forming, alongside people moving into the area supporting economic growth.

There will be an increase in single person households, and older households, including the frail elderly.

### Housing prices

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Across the sub-region, housing affordability continues to create huge pressures. At current incomes rates, some 74% of existing Cambridge City residents could not afford to buy a lower quartile (that is, an entry-level priced) home. This percentage drops to 68% in South Cambridgeshire, 60% in East Cambridgeshire, 56% in Fenland and 54% in Huntingdonshire - indicating significant pressures when trying to purchase a home.

House prices are high and have risen significantly between 2001 and 2006, though this data needs refreshing in the light of more recent market changes. Over these years, average prices have increased by between 55% in South Cambridgeshire and 118% in Fenland, with lower quartile prices rising even more sharply.

Average house prices reach 7.75 times average earnings in the City, and for new purchasers (at the lowest end of the house price and income ranges), the ratio varies between districts from 6.5 to 8.8 times.

Comparing prices in Spring 2006, the lowest average house price was found in Fenland at £144,510 and the highest in Cambridge City at £252,410 closely followed by South Cambridgeshire at £248,090. The average price across the sub region was £194,151.

Looking at current incomes and current prices, for most of the sub-region the average cost of shared ownership is greater than lower quartile private rents, but less than average private rents, which challenges the view that 'affordable' tenures by definition occupy the lowest price end of the market. This needs further investigation with our partners help.

### **Private renting**

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Across the sub-region, some 13% of households rent privately, though 22% rent privately in the City. The average private rent was £755 per month in late 2006, though this varied from £965 in Cambridge City to £566 in Fenland. The new Local Housing Allowance system which replaces the existing housing benefit system, is likely to affect the affordability of private rents.

The buy-to-let market has grown considerably, and in 2007 could have represented as much as 18% to 29% of sales across the sub region. We look forward to working closely with partners to monitor and analyse these trends in future.

### **Social housing**

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Some 15% of homes are socially rented - that is, from a council or a housing association. While overall housing stock has increased by 5% in the past 5 years, social housing has increased by just 0.3% in the same period. Meanwhile, the number of households waiting for these homes rose from 15,000 to almost 21,000, while relets held about steady at 2,586 in 2001/2 to 2,663 in 2006/7, an overall change of only 77 across the sub-region.

### **Homelessness**

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National policies expanding the definition of homelessness helped lead to an increase in the number of households being accepted, but due to an emphasis on homelessness prevention there has been a drop in the number accepted over the long term in most areas.

In the sub-region as a whole, households accepted as homeless represent between 0.3 and 0.5% of the district populations. This figure has been reasonably stable over the last five years, though the percentage is slightly higher in Cambridge City and East Cambridgeshire.

The number of households in temporary accommodation has fallen or stayed roughly the same in all districts except Huntingdonshire. The number of people housed temporarily in bed and breakfast has fallen since 2002, as districts are using a range of temporary accommodation options to avoid using bed and breakfast.

Households accepted as homeless and in priority need account for between 5% and 9% of the total housing needs register. Over a quarter (27%) of new social lets in 2006 were to households who were accepted as homeless.

### **Housing need**

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Following CLG guidance the SHMA identifies high levels of need for affordable homes in the five districts fully assessed. These levels of need support current policies for delivering homes.

Using registers of expressed need, we have projected the affordable tenures needed in future. This will benefit from continual refinement and added new research in future.

The overall need for new affordable homes for the first 5 years (expressed per year) is

- 1,509 homes in Cambridge City.
- 797 homes in East Cambridgeshire.
- 639 homes in Fenland.
- 1,205 homes in Huntingdonshire.
- 1,424 homes in South Cambridgeshire.

On the sizes of homes needed, we are keen to support mixed and balanced communities. Housing registers show a large proportion of applicants needing of 1 and 2 bedroom homes, however it is interesting to note that the pattern of housing choice in Cambourne would emphasise less preference for 1 beds and more for 2 beds or more.

Further research is needed to compare this to English Partnerships' plans for new research into patterns of housing consumption, comparing the Cambourne survey to other new development surveys, initially in Huntingdonshire, and looking at the new information available through the HomeLink, our Choice Based Lettings system.

### **Specific groups**

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We acknowledge there is still more to do to look at housing issues for specific groups, bringing together existing evidence and setting a foundation for future research and analysis. We have identified housing data and issues for each specific group, including housing issues for black and minority ethnic populations, migrant workers, Gypsies and Travellers, young people, students, older people, people with disabilities and finally, rural housing including Park Homes.

### **Response: Growth**

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Building plans aim to stem the increase in long-distance commuting into Cambridge, through the careful location of new homes. Housing development is proposed at a number of locations on the edge of the City, at a new settlement north-west of Cambridge (Northstowe) connected by the guided busway, and in existing market towns. Other village development is guided by measures of sustainability, linked to the range of services provided.

The delivery of new homes and communities depends on a number of factors, including the construction industry, builders and landowners; appropriate levels of infrastructure; a flexible and responsive planning system; land availability and macro economic factors. These are acknowledged in the SHMA and we need to do more work with partners to analyse their effects, in future.

### **Response: The future of the SHMA**

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Our first SHMA forms a firm foundation for future research and work with our partners. It has been developed in consultation with these partners, and we are confident it is a robust and credible assessment of our housing markets. The approach we have taken closely follows the clear steer from CLG to encourage and embed local knowledge, understanding and development of the SHMA over time.

Our first SHMA has led us to an ambitious and challenging work programme for the future, involving updates of secondary data, more consultation with our partners, new primary research and further analysis. Appendix 10 provides some key facts and figures from the SHMA.



## **Links to other needs information - Joint Strategic Needs Assessments**

A Joint Strategic Needs Assessment (JSNA) is a method of gathering information about the current and future health, care and well-being needs of the population. The information helps bring together the evidence on what support services are needed, and where. A JSNA is not about identifying the needs of an individual, but looks at the 'big picture' of the local population. It helps identify groups where support services are not being delivered to an adequate level, and which areas are doing better or worse than others. This way, health commissioning can be improved.

In Cambridgeshire there are three existing JSNAs around issues for children, mental health and older people. Further JSNAs are planned on learning disability, new communities and homelessness. In Suffolk one JSNA for 2008 to 2011 has been published which covers:

- Population.
- Health needs.
- Health and social care.
- Health inequalities and well being.
- Children and young people.
- Environment, transport and access to services.
- Voice (the views of people in Suffolk on key service issues).
- Key cross-cutting issues across rural and urban areas.

Housing colleagues will be working with partners in health who have produced JSNAs and who plan further ones, to ensure we link them with the SHMA and ensure housing and health agencies work together to support the best outcomes for all our residents.

Links to Suffolk and Cambridgeshire's' summary JSNAs are provided in Appendix 9.

## **Objectives**

7.1 Continue to encourage and embed local knowledge, understanding and development of the SHMA over time

7.2 Improve information and information-sharing around the current economic slowdown

7.3 Good information on homes delivered across the sub-region

7.4 Work with partners to develop Joint Strategic Needs Assessments, highlighting the links and contribution housing and support can make to the health agenda.

## 8. New homes, new growth

Growth Areas work to achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions while protecting valuable countryside around our towns, cities and in the green belt and the sustainability of towns and cities. In the East of England, these are:

- London-Stansted-Cambridge-Peterborough.
- Luton and Bedfordshire, part of the Milton Keynes South Midlands Growth Areas.
- The Thames Gateway.

To find out more about these areas, go to GO-East's website, click here: [Growth Locations](#)

The Cambridge sub-region falls within the London–Stansted–Cambridge–Peterborough growth area. The strategy for growth specified in the Regional Spatial Strategy seeks to deliver 73,300 homes between 2001 to 2021, concentrated in and around Cambridge and in the county's market towns.

We have already embraced a strategy for increasing the rate of housing development. This increase has been witnessed by actual housing completions over recent years. Growth Area Funding plays an essential role in ensuring delivery of large numbers of new homes in sustainable communities.

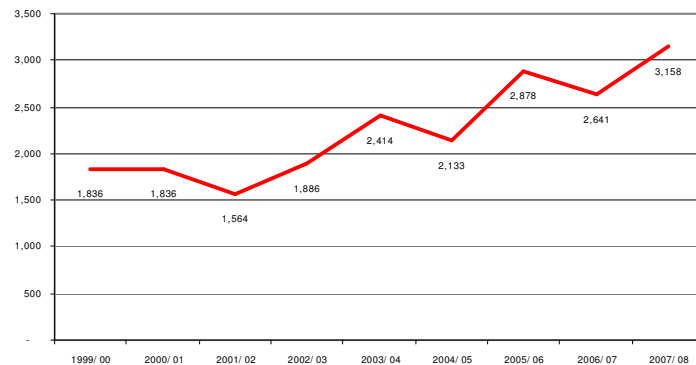
Cambridge is a major engine for growth, with a buoyant economy. Jobs have increased by 15,000 between 1999 and 2004, and are proposed to grow to 75,000 by 2021 placing further demands on local housing and infrastructure to support sustainable growth. The growth in jobs in the knowledge sectors, and in science and technology in particular, means that Cambridge and its surrounding area are of regional, national and international significance.

The continuing success of the local economy leads to job growth in other sectors, especially in service industries. This in turn has led to a strong demand for housing and related infrastructure. Climbing house prices, reducing affordability and difficulties accessing mortgage finance all add to the urgency to deliver new homes of a range of tenures and types, with appropriate support for first time buyers.

The overall aim for growth is to increase the provision of housing close to jobs and learning opportunities. A mix of private market, intermediate and social rented housing is planned. A key objective for new developments is to achieve very high standards of design and sustainability, improving the quality of life of both existing and new residents. To help achieve this, a Quality Charter has been prepared by the local partners and stakeholders. Please see Appendix 9 for a link to Cambridgeshire's Quality Charter.

Work has also been undertaken on renewable energy; provision and management of community facilities including civic buildings; and communications technology. We welcome steps taken by Government to improve the sustainability of new developments. Climate change is now widely acknowledged as a threat to future generations, and recent events have reinforced the need to address travel, air quality, energy, water and waste in particular.

Actual housing completions



From: Agenda Item 14, Cambridgeshire Horizons Board, 17 September 2008

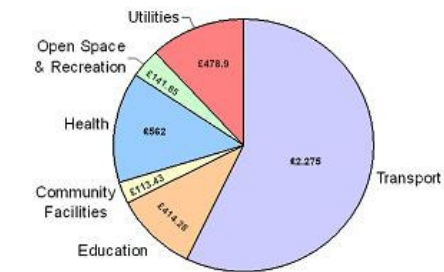
There are considerable opportunities for growth both on major strategic sites, our market towns and other major settlements; building on their existing strengths while requiring investment in and their infrastructure if they are to grow as sustainable communities.

**Resources for infrastructure - the gap to 2021**

In August 2007, Cambridgeshire Horizons and partners received a Long Term Delivery Plan from Deloitte which quantifies the scale of infrastructure provision needed to match housing and employment growth across the sub-region. Please see Appendix 9 for a link to the Plan.

It considers the infrastructure required to support development on sites over 100 homes including the five major schemes at Northstowe and the Cambridge urban fringes. It categorises findings into four areas: requirement to 2021, longer term requirements to 2031, strengthening our approach to funding infrastructure and considering a broad implementation framework.

The additional investment needed to support growth from 2001 to 2021 is shown in pie chart 1, and totals £3,985,700,000. On top of this, significant investment in affordable housing is required (estimated at around £1billion).



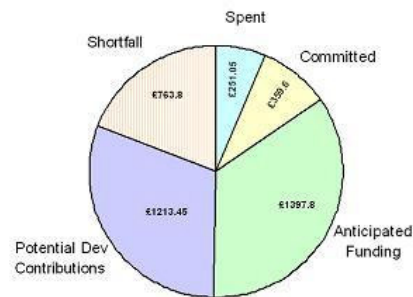
Pie chart 1

Pie chart 2 shows progress already made on meeting this gap. Some £251m was spent on infrastructure between 2000 and 2006, and on top of this some £83m was invested by the Housing Corporation for affordable homes.

Pie chart 2 shows a deficit of £763.8m, and assumes the sub region bids for and secures Transport Innovation Funding of around £500m. If this is not the case, the gap extends to a total of £1263m.

**Housing Growth Fund**

In 2008/9 we secured some £14.2 million for 2008/09 in the first wave of Housing Growth Fund with a further £20 million expected over the next two financial years and an initial £8 million to establish a “rolling infrastructure fund” for Cambridgeshire. This will provide money to help deliver the Addenbrooke’s Access Road, a key project providing a link to around 4,000 new homes on the Cambridge Southern Fringe. The nature of the fund will allow money to be provided up front for necessary infrastructure projects, such as the access road, before it is replenished through contributions from housing developers as new homes are built.



Pie chart 2

The projects benefitting from the initial settlement include:

- Cambridge Southern Fringe, which will receive £4 million to help enable 40% affordable housing and the provision of the Addenbrooke’s Access Road.
- Northstowe will be given nearly £3 million for a variety of schemes to benefit the proposed new town and existing villages, including community facilities, cycle routes and improved access to the countryside.
- Cambourne, along with the market towns of Huntingdon, Ely, St Neots and March will together receive nearly £4 million
- A further £4 million will go towards a range of sustainable infrastructure and sports related projects across the county.

In 2009 we have refreshed our programme of development, and submitted an updated bid for 2009/10 and 2010/11. Links are provided in Appendix 9.

**Project:** The Cambridge Challenge

**Geographical area covered:** Three sites at Northstowe, a new town of around 10,000 homes planned near the village of Longstanton just outside Cambridge; the Southern Fringe of Cambridge where 4,000 homes are planned; and the NIAB site in North West Cambridge where 1,400 homes are planned.

**Partners:** The successful bidder is Cambridgeshire Partnerships Limited (CPL).

**Project dates:** Partner selection was announced in August 2007

**Resources:** The Cambridge Challenge is a national pilot investment process which may see up to £60 million invested in 3,300 new homes.

**Key outputs:**

The pilot selection process involved a partnership approach between the Housing Corporation and key local stakeholders including local councils, English Partnerships, Cambridgeshire Horizons, land owners and developers. This pilot will test the benefits of identifying a strategic partner for affordable housing provision at the earliest stage in the design and development of new communities.

**The difference it will make:**

Cambridge is an area of high housing growth, being in the middle of one of the government's four Growth Areas, there is high demand and an acute shortage of affordable homes. This made it an ideal location for an exciting national pilot into new methods of investment. CPL's vision is "to build thriving new communities". The delivery partners have an ambitious vision for the future with three clear objectives to:

- Establish new, well-managed, balanced and thriving communities in Cambridgeshire.
- Create well-designed, high quality homes, with design features that set standards for the future.
- Offer the best value for public investment.

The plan is not simply about providing high quality housing. Success will be measured by our ability to create well thought-out, sustainable communities that address the aspirations of the people who will live there. The partnership will work with existing communities and will engage with people who come to live in the developing communities, making sure we understand their needs, welcome and involve them as they arrive.

For more on CPL, see [www.cambridgeshirepartnerships.org.uk](http://www.cambridgeshirepartnerships.org.uk)

**Project:** s.106 affordable housing improvement project

**Geographical area covered:** the Cambridge housing sub-region

**Partners:** Local authorities enablers, planners and solicitors; Improvement East team at EERA, ARK consultancy

**Project dates:** In March 2008, EERA published a good practice guide, "Delivery of affordable housing through Section 106 agreements" (see Appendix 8). This project builds on the outcomes of the report and runs from July 2008 with the full report delivered by Feb 2009.

**Resources:** Funded by Improvement East

**Key outputs:**

- A summary of learning from elsewhere across the UK, within the region and the sub-region on s106 affordable housing wording.
- Gap analysis of existing s106 agreements used by districts for affordable housing, and a new proposed framework for a menu-system to "pick and mix" clauses including cascade clauses.
- A training guide and "learning from each other" sessions for future use and further development by all the professions involved.

**The difference it will make:**

- Develop the regional good practice further locally, and to commission further consultant-led work around section 106 agreements for affordable housing.
- Promote measurable and sustained improvement in performance across our seven districts, and to enable all the other 47 districts across the region to benefit from this project and its outcomes.
- Improve our effectiveness and efficiency in leading and delivering services to all communities by securing affordable housing on new development sites across our sub region in fair, transparent and consistent ways, building on existing good practice.
- Improve the legal agreements used to deliver affordable housing, achieve a better understanding each others' roles and objectives, use an agreed framework and develop a training tool to help people remember, learn or have a sound introduction to the issue.

## Resources for new homes: the National Affordable Housing Programme

From 2008 onwards, the Housing Corporation adopted a new regular market engagement (RME) system, which means that bids for funding new affordable homes can be proposed when there is a high certainty of delivery between 2008 and 2011, rather than having one big programme decided at the start of 2008.

The 2008-11 programme is different from previous years, given that more than half the region's expenditure will flow from schemes that are not identified at the outset of the programme. The RME process has now been superseded by the Continuous Market Engagement (CME). This change has come about to enable greater flexibility in the programme to allow for the changes in the housing market. CME has now started and bidders can submit a bid at any time and will receive a decision within four weeks.

### Cambridge sub-region's affordable housing programme for 2008 to 2011

The total size of the Cambridge sub-regions programme for the new 2008 to 2011 programme excluding open market homebuy is set out below:

	Rent		LCHO		Total	
	Homes	Grant	Homes	Grant	Homes	Grant
Cambridge City	98	£4,862,000			98	£4,966,000
East Cambridgeshire	129	£6,448,269	39	£324,537	168	£6,772,806
Fenland	106	£4,226,353	3	£108,000	109	£4,334,353
Forest Heath	58	£2,576,000	2	£40,000	60	£1,134,000
Huntingdonshire	228	£7,835,432	84	£518,328	312	£8,353,680
South Cambridgeshire	112	£4,500,500	73	£742,750	185	£5,243,250
St. Edmundsbury	112	£3,185,000	47	£180,000	159	£3,365,000
<b>Total</b>	<b>843</b>	<b>£32,651,774</b>	<b>248</b>	<b>£1,913,655</b>	<b>1091</b>	<b>£35,677,089</b>

This represents an allocation of 42% of the total resource available to the Cambridge sub-region with the remaining 58% to be allocated through the CME process. Additionally this has a 77:23 split between rent and LCHO homes.

### Investment Theme Analysis

It is important to remember that it is possible for a scheme to satisfy more than one investment theme – for example a scheme may satisfy both the rural and growth theme. This means that total thematic allocations may be greater than total spatial allocations. The allocations by theme for the Cambridge sub-region are:

Investment Theme	Thematic Allocations
Growth	£34,130,000
BME	£520,000
Rural	£9,080,000
Supported	£6,730,000

### Growth

The growth theme embraces schemes which meet new housing need in government growth areas, growth points and key centres for development & change. It includes regeneration schemes, new build homes for key workers and homes meeting identified local housing needs. The majority of the Cambridge sub-region is in a growth area and the regional housing strategy recommended 75% of funding be allocated to this theme. The Cambridge sub-region's growth theme can be seen below:

	Rent	LCHO	Total
Homes	800	238	1,038
Allocation	£32,450,000	£1,680,000	£34,130,000

## Black and minority ethnic (BME)

The Region is working towards an approach where BME funding will 'top-up' those sub regions demonstrating a culturally sensitive approach to new housing provision as well as retain funding for provision of specialist schemes designed to meet the needs of particular communities. One BME bid has been accepted in the Cambridge sub-region which is part of a larger supported housing bid, at £520,000.

## Rural

Rural investment was split between settlements with a population of less than 3,000 and market towns with a population between 3,000-10,000. It is here where there is a marked overlap between the themes in the Cambridge sub-region as Cambourne fits the definition of a rural market town yet more properly sits in the growth theme. The Cambridge sub-region's rural allocation can be seen below:

		Rent	LCHO	Total
Markets towns (3-10,000)	Homes	120	40	160
	Allocation	£4,720,000	£100,000	£4,820,000
Villages (0-3,000)	Homes	106	50	156
	Allocation	£3,590,000	£670,000	£4,260,000
<b>Total</b>	Homes	226	90	316
	Allocation	£8,310,000	£770,000	£9,080,000

## Supported Housing

The sub-region was able to bring forward into the 06/08 programme the top SP priority from the 08/11 programme. Nevertheless the sub-region has secured a substantial amount of funding to date for supported housing in the 08/11 programme. The Cambridge sub-region's programme is shown in the table below:

	Rent	LCHO	Total
Homes	109	24	133
Allocation	£6,580,000	£1,160,000	£6,740,000

## Larger Family Homes

This is a particular priority for the sub-region and it was encouraging to see 24% of rented homes being larger family homes, notwithstanding the cost pressures. We will continue to focus on this, reflecting the wishes of the sub-region.

	Total new homes	Larger homes	%	RHS target
Rent	843	199	24%	23%
Sale	247	58	23%	10%
<b>Total</b>	1,090	257	24%	

## Quality

The Housing Corporation's new 2008-11 design and quality standards have set out clear benchmarks for bidders to achieve. For sustainability these are Code for Sustainable Homes Level 3, for the external environment the achievement of a Building for Life assessment scoring 12 out of 20 (10/20 for rural below 3,000 population and street fronted infill) and on the internal environment the achievement of minimum Housing Quality Indicators which specify standards of size, layout and services. Almost all schemes within the Cambridge sub-region are fully compliant with the new quality standards and many significantly exceed them.

## Efficiency

The East of England Region is required to make efficiency savings of between 4.5% and 6.5% measured on a grant per home basis. This has been achieved on the proposed programme set out here for the Cambridge sub-region and across the region as a whole.

## Strategic Sites

There are a number of strategic sites in the Cambridge sub-region as set out in the Region's Housing Investment Plan. Cambourne and Love's Farm have both received allocations and it is expected that the further strategic sites identified by the sub-region will come through during the CME process.

## Focus on rural housing

In 2008, *Living Working Countryside, the Taylor Review of Rural Economy and Affordable Housing* was published. Matthew Taylor MP made recommendations around the themes of the countryside, market towns, villages, rural economies and unblocking the system. The housing sub-region needs to consider these recommendations to ensure we are supporting thriving rural economies and housing (see section 2 for a link to the full review).

We currently work with and support the Rural Housing Enablers positioned within Rural Community Councils. We value the RHEs' work and are committed to continuing to develop affordable homes in villages and market towns, where they are sustainable, meet a local housing need or enable a community to continue to thrive. Funding for these enablers is vital and we must work together to ensure more secure, long-term funding is put in place if they are to continue their vital work and to help local communities deliver what is most needed locally.

## Evolving Partnerships

The Housing Corporation is the government agency that funds new affordable housing and regulates the work of nearly 2,000 housing associations in England. Working in partnership, they ensure that more than two million homes nationally are well managed. The Corporation helps meet the housing needs of people from a wide range of backgrounds, investing in new homes for rent and helping people, including many first-time buyers, get a foot on the property ladder.

The Corporation was set up in 1964 and over the past 44 years has seen the housing sector change enormously. Back then, council housing was the most common form of social housing, but many former council homes have now swapped over to housing association ownership. In fact, in 2006, the millionth home was transferred from a local authority to a housing association. Plus, housing associations now offer a range of services beyond housing alone. Many provide their residents with help into training or employment schemes and can help people part-buy their homes.

In 2008 the Housing Corporation is changing, helping to set up the Homes and Communities Agency and the new social housing regulator, known as the Tenant Services Authority. The Homes and Communities Agency will bring together investment strengths with the Academy for Sustainable Communities' and English Partnerships' experience in regeneration and Communities and Local Government's delivery functions to create an organisation that can be even more ambitious in its efforts to help build better homes and stronger communities.

The TSA will take forward the regulatory functions of our work, ensuring that residents have a say in the work of their housing associations and have access to the best possible services.

*"Housing is about more than homes. We're working to deliver decent, sustainable communities that people want to live in"*

From: *What is the Housing Corporation?* [http://www.housingcorp.gov.uk/upload/pdf/What\\_is\\_the\\_HC.pdf](http://www.housingcorp.gov.uk/upload/pdf/What_is_the_HC.pdf)

## Objectives

8.1 Draw up infrastructure investment plans, clarifying how partners will deliver commitments supporting infrastructure needed for housing growth

8.2 Create new communities people want to live and work in, which are healthy and safe.

Share the benefits of new development with existing communities.

8.3 Tackle issues of an ageing population so as to ensure a safe, healthy and settled future for older people, including need for housing and support across the sub-region

8.4 Agree new ways of working together across the sub-region by implementing our sub regional LA/HC action plan

8.5 Invest in rural housing and support vibrant, sustainable communities, in order to balance action and investment over all housing delivery sites across the sub-region

8.6 Support implementation of the Cambridge Challenge and ensure CPL, our strategic partners, have the tools and resources to deliver homes on three of our strategic growth sites

8.7 Work together to improve s106 agreements across our sub region and possibly the region



## 9. Existing homes and communities

This strategy is not all about building new homes and creating new communities. Existing homes are a huge resource for our sub region - some are in use, some are empty, but all have the potential to meet housing need in some way. There are nearly 316,000 homes across the sub-region of a variety of types, sizes and tenures. Detached homes make up the largest share by type and flats the smallest, except in the City.

### Social rented housing

Five of the sub-regional districts have transferred their council housing stock to housing association partners, and one is going through the stock option process as this strategy is being written. The transfer of homes to such partners has enabled increase investment in homes, and all seven districts are on track to meet the decent homes standard by 2010. Some districts are looking to extend this work to surrounding environments.

### Private homes

One of the actions each district can take, is to work with its neighbours to make best use of the homes available, reduce the number of empty homes, encourage renovation of homes in poor repair, particularly if there is a vulnerable person in residence, and make sure everyone is living in decent homes and decent neighbourhoods.

Some of the more difficult issues we can work together on, include:

- Homes in Multiple Occupation
- Overcrowding
- Home maintenance in times when finances are stretched
- Empty homes
- Improving standards in homes, particularly for vulnerable people
- Fuel poverty (see section 5).

**Project:** BRE stock modelling

**Geographical area covered:** Housing sub-region (except Fenland)

**Partners:** Local authorities, Building Research Establishment

**Project dates:** 2007/2008 onwards

**Key outputs:** The BRE provides information on key housing indicators using the BRE housing stock models, and will provide information on:

- Dwellings which fail the Decent Homes Standard
- Dwellings which fail the Decent Homes Standard due to:
  - The presence of a Category 1 Rating System Hazard
  - Inadequate thermal comfort
  - Disrepair
  - Non-modern facilities and services
  - Non decent homes occupied by a vulnerable household
- Dwellings with a SAP rating less than 35
- Fuel poverty

**The difference it will make:**

The stock modelling helps identify areas of poorer housing conditions within each district, to inform local stock condition surveys and enable better targeting of resources. It enables districts to compare information with each other, and assess the feasibility of joint work on specific issues.

The modelling can be used to improve data on key housing indicators at district, statistical ward and census output area level. It provides information in map format which will help assess stock condition geographically.

Link: Find out more about BRE by visiting [www.bre.co.uk](http://www.bre.co.uk)

**Project:** Social and private integrated improvement programme.

**Geographical area covered:** Fenland Links neighbourhood management pathfinder area.

**Partners:** Fenland District Council, Roddons Housing Association, Apollo contractors.

**Project dates:** April 2009 to April 2011.

**Resources:** Bidding for £1.2 million to EERA's private sector decent homes, regeneration and mixed communities fund.

**Key outputs:**

- Secure works to 100 vulnerable private sector households to meet the decent homes standard and improve the external environment through fencing and driveway programmes.
- Comprehensive regeneration of the Fenland Links area.
- Improved SAP ratings of properties.
- Outcomes and lessons learnt report to develop good practice for future cross-tenure improvement programmes across the region.

**The difference it will make:**

- 100 vulnerable households living in a home that meets the decent homes standard, improving quality of life including a healthier, warmer environment and more affordable warmth.
- Improved physical regeneration of the external environment to match the improvements undertaken by Roddons Housing Association in the social housing sector to help achieve a better quality environment across tenures.
- A pilot project working across public and private homes, for other sub-regional districts to assess and learn from as appropriate.

## Resources

EERA manages a pot of funding for private sector decent homes, regeneration and mixed communities which can be bid for, and used to tackle poor conditions in private homes and neighbourhoods. While we await the outcome of the BRE stock modelling, districts have been bidding for EERA funding either individually or in small partnership groups in 2008. Once the stock modelling is available, we will be more able to target actions and resources at those issues across the sub-region which require our joint intervention.

## Objectives

9.1 Ensure homes are made decent, across the sub-region, increasing the number of people living in homes which are decent

9.2 Make best use of existing homes through the Homelink system

9.3 Learn from the integrated improvement project in Fenland, as well as their Solid Wall Insulation pilot – both subject to successful bid outcomes.

## 10. Housing options, housing choice

### Preventing homelessness and tackling its effects

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Each district has produced a new homelessness strategy in 2008. Tying these together will be a sub-regional action plan (due to be produced in Autumn 2009) which draws together shared and cross-boundary actions. This action plan will look to adopt new quality measures for homelessness services, based on the HQN value for money review completed in March 2008, and learning lessons from it. The sub-regional homelessness and housing options group leads on this work, and the sub-regional housing group (CRHB) will consider and support this developing sub-regional work.

### Choice based lettings

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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.

Partners include Cambridge City Council, East Cambridgeshire District Council, Sanctuary Hereward, Fenland District Council (from Nov 08), Roddons Housing Association (from Nov 08), Forest Heath District Council, King's Forest Housing, Huntingdonshire District Council, Luminus Group, South Cambridgeshire District Council, St Edmundsbury Borough Council, Havebury Housing Partnership, Locata.

### Outputs from CBL at Sept 2008

HomeLink has been running successfully since February 2008, headlines to date<sup>14</sup> include:

Total number of 'Live' applicants across the sub region <sup>15</sup> :	21,416
Number of people actively bidding	5,178 (24%)
Number in band A	833 (4%)
Number in band B	1,980 (9%)
Number in band C	9,996 (45%)
Number in band D	9,002 (42%)
Number of adverts placed	1,153
Number of people housed	869
Number housed who were in band A	397 (46%)
Number housed who were in band B	239 (28%)
Number housed who were in band C	194 (22%)
Number housed who were in band D	29 (4%)

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<sup>14</sup> Correct as at September 2008

<sup>15</sup> Excluding Fenland DC who do not 'go live' until November 2008

**Project:** Value For Money Project

**Geographical area covered:** Housing sub-region

**Partners:** District housing authorities, Housing Quality Network.

**Project dates:** Ran from August 2007 to March 2008. In future want to continue the work with ongoing benchmarking for strategic housing service costs within the sub-region and beyond, and setting quality measures as part of our sub-regional homelessness action plan.

**Resources:** £2,000 per authority was provided to enable HQN consultants to facilitate the project.

**Key outputs:**

To establish a model for assessing value for money within strategic housing services that can be used by HQN and the Audit Commission to assess value for money as part of the assessment of KLOE 32 throughout the country

**The difference it will make:**

Will ensure that services are able to compare and achieve value for money through comparison and learning good practice from other authorities and may achieve savings for Council Tax payers

**Project:** Enhanced housing options project

**Geographical area covered:** Housing sub-region

**Partners:** District housing authorities, Home-Link, CLG, CHS's New Horizons scheme (see page 20)

**Project dates:** Recruit an Enhanced Housing Options service development manager from April 2009

**Resources:** Bidding for £240,000 over 2 years from Homelessness, Overcrowding and Worklessness Division at CLG, attracting £312,000 match-funding and self funding after the first 2 years.

**Key outputs:**

- Develop the Home-Link website as a portal to the Enhanced Housing Options service, improving systems and developing new schemes such including: promoting **mutual exchanges**; linking **homeless applicants** more effectively into the system; creating a "mutual link" to **Key Homes East**; developing a process enabling private homes (owned and rented) to be advertised through Home-Link where **adapted** for people with disabilities; advertising employment-related advice along with jobs or **employment initiatives**, building on the New Horizons project.
- Ensure vulnerable people have fair and equitable access to the choice-based lettings system.
- Learn from St Edmundsbury's link to supported lodgings schemes, possibly extending across the sub-regional and groups such as returning Forces, asylum seekers and migrant workers. Look to extend Fenland's initiative to promote low cost home ownership for people with disabilities.
- Develop good practice to prevent homelessness, minimizing mortgage repossessions through money advice and lay advocacy schemes at county courts, and investigating feasibility of a telephone hot-line for private landlords.
- Review of Tenants Incentive Schemes across the sub-region which aim to free up larger social rented homes, and widen these tenants' housing options
- Investigate how the Government's *Saving Gateway* scheme, which begins in 2010, can link in.
- Extend promotion of Home Improvement Agencies across the sub-region, through Home-Link.

**The difference it will make:**

- Extends the usage and coverage of Home-Link, and ensures fair and equitable access for all.
- Promotes services directly to customers to promote employment opportunities; encourage mutual exchanges; increase access to adapted homes; improving services for homeless applicants; promoting low cost homes ownership options.
- Possible extension of links to supported lodgings and LCHO for people with disabilities; prevention of homelessness through advice and advocacy; review of TIS schemes; possible link to the *Saving Gateway* scheme in future.

## Objectives

10.1 Increase residents housing choices and improve access to housing in a clear and equitable way.

10.2 Prevent and tackle homelessness - tie together districts' homelessness reviews and strategies, and work together to achieve maximum benefit for our residents

10.3 Develop Sustainable lettings plans, ensuring a balance of lettings on all sites, particularly large strategic sites, within the CBL system.

## 11. Vulnerable people and supporting people

Supporting People (SP) is a partnership programme, set up in 2003, to monitor the quality of existing housing-related support services for vulnerable adults and to plan what needs to be done to meet their needs. Housing-related support services are services which help people to continue living independently. SP pay staff to help people with:

- Managing their money.
- Developing the skills to look after their home.
- Liaising with social care, health, police and other professionals.
- Arranging minor repairs.
- Understanding the needs of neighbours.
- Improving life skills.

'Vulnerable adults' describes people who, for a variety of reasons, need extra support to live in the community. The government has put together a list of those we should treat as vulnerable adults.

In 2008 the Supporting People East Region Group (SPERG) published a regional strategy to provide a direction of travel and strategic priorities needed to meet the housing related support needs of vulnerable people in the East of England from 2008 to 2011. Each administering authority has a local five-year strategy. The Regional Strategy provides a link between local and national policy and enables Supporting People to work strategically at a regional level. The three key issues in the region are:

### **1. Government has identified the East Region as an important growth area.**

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Growth and the increase in numbers of people and affordable homes in the region is likely to lead to an increase in demand for supported housing, while funding for SP is reducing in real terms. This raises concerns about the sustainability of new housing projects and our ability to provide support services to meet need. The region has argued for additional SP funding in light of growth, and CLG has commissioned research to establish whether and to what extent increased housing development in growth areas will result in increased need for housing support, which we will participate in fully.

### **2. The face of local government is changing with the emphasis now clearly on local decision making.**

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From 2008, local area agreements will become the main delivery agreement between the local area and central government (see page 14). Supporting People will be integrated within the new performance framework and from April 2009 funding for SP will be aligned through LAAs. We must make sure that the value of the SP programme is recognised and that the housing related support needs of vulnerable people continue to be met.

### **3. Reduced funding for local government and SP in addition to the increasing need to make efficiency savings.**

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The Gershon Efficiency Review signalled a change for local government with a drive towards year on year efficiencies of 2.5% cashable and 2.5% non-cashable savings. Building on this, the Comprehensive Spending Review 2007 called for least 3% value for money savings per year across central and local government. The CLG grant settlement puts increased pressure on SP teams to continue to deliver high standards of housing related support services and improved outcomes for service users with less money. We are keen to see the outcomes of two regional Value Improvement Projects, investigating the opportunity for common procurement and joint contracting of services with Social Care.

## **Supporting People, Cambridgeshire**

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### **Vision**

The vision of the SP programme in Cambridgeshire is to 'improve the quality of life and well-being by ensuring housing and housing support is available that reduces risk and enables vulnerable people to live as full a life as possible'.

### **Context**

The 2005-10 Cambridgeshire SP strategy needs updating. A Commissioning Strategy has been produced to update and amend the 2005-10 strategy, but does not replace it entirely. Highlights of the commissioning strategy include intentions to:

- expand both generic and specialist floating support services
- increase resettlement support
- make changes to accommodation for people with substance misuse, mental health, victims of domestic violence and young people at risk.

It includes requirements for more extra care for older people, and greater equity of sheltered housing across the county.

Due to the wide range of vulnerable people the SP programme supports from young people leaving care to frail elderly people the Commissioning Strategy is important to a broad group of statutory and voluntary agencies.

The SP budget in Cambridgeshire will continue to be cut annually (see page 39), so services will continue to be benchmarked to ensure value for money. Increasingly, outcome measures will be used to determine what is being achieved for the money invested.

The strategy sets out future aims to

- move into a performance management relationship with SP services providers, following the client group review programme.
- continue to work closely with the Housing Corporation to join up SP revenue with Housing Corporation capital
- strengthen the links between SP and the Local Area Agreement as we prepare for SP to become part of the LAA.
- undertake fresh needs analysis to ensure that our needs information continues to be up to date and shapes the full revision of the forthcoming SP Strategy.

### **The future**

A full review of the 2005-10 SP Strategy will begin in 2009. The Commissioning Strategy will be the main strategic reference document for SP in Cambridgeshire until the full review of the strategy takes place. For a link to the Commissioning Strategy, please go to Appendix 9.

### **Best value review of sheltered housing across Cambridgeshire**

Back in 2003/4 a joint SP and best value review of sheltered housing was carried out. The review included an action plan which sets out responsibilities at County wide, locality and provider levels. The vision set out through the Best Value Review of Sheltered Housing supports developments in health and social care in increasing independence and choice. We need to:

- Recognise that more older people are choosing to remain in their own homes.
- Ensure range of provision is available to meet needs, rather than our existing reliance on sheltered housing.
- Ensure extra care is available to meet needs of a growing elderly population, particularly for those aged 80+.

- Provide alternatives to residential care and explore alternative models of extra care provision particularly in rural settings, and widen the range of accommodation on offer, including leasehold options.
- Explore the potential to provide extra care as part of sheltered housing schemes, extending provision into the community and encompassing people's cultural needs. Existing sheltered schemes could act as a base for services and as a community hub.
- Ensure a fair distribution of sheltered housing across Cambridgeshire so it is available on a more equitable basis.
- Integrate Dementia/EMI provision within mainstream extra care.
- Develop a greater potential range of options, delivering in a more flexible way and exploiting the use of new technology.

An Extra Care Commissioning Strategy is now being developed to help implement the BVR, see Appendix 9.

### **Suffolk Supporting People - the vision**

- We believe that providing housing-related support is important for many vulnerable people so they can continue living independently in the community and not need more specialist care.
- We want to give people real choices in where they live and what support they get.
- Some may also have health problems or need personal care (help with washing or dressing) and we want to work with other professionals to make sure they can stay independent.
- We want to buy quality services which meet people's needs and provide value-for-money.

Before Supporting People, vulnerable people received help in a variety of ways. We need to understand what happened in the past before we can progress.

We already know we don't have enough money to do everything we would like and have decided the following should be priorities:

- Making sure older people can stay in their own home if they want to;
- Reducing the number of people who are homeless, and breaking the cycle of becoming homeless time and time again; and
- Making sure people can move out of long-term institutional care and are given the choice of where they live.

Our concern is that the reductions in our grant would mean we may not be able to achieve our long term aims as we would have to focus all our attention on balancing the budget in the short term. Please go to Appendix 9 for a link to the Suffolk Supporting People strategy.

**Project:** Home Improvement Agency Review

**Geographical area covered:** Cambridgeshire

**Partners:** Strategic housing and environmental health, Supporting People, Home Improvement Agencies, PCT, County Council, Foundations.

**Project dates:** Review completed May 08. Consultation May to Aug 08. Recommendations to be implemented 2009-2010.

**Resources:** Considering joint commissioning of HIA services.

**Key outputs:**

- Review and modify the specification to ensure it meets strategic needs and priorities of partner agencies
- Consider the efficiencies of the current arrangements
- Consider good practice
- If scope to improve, working up practical options for realising these

**The difference it will make:**

- Ensure consistent, fair and secure funding arrangements
- Enable HIAs to have a firm footing from which to continue to provide excellent services to vulnerable households.
- Ensure value for money for commissioners

**Resources**

At the start of the 2008/11 Housing Corporation capital was secured for supported housing schemes, comprising 56 rented and 23 LCHO homes at a total capital cost of £3.15m (13% of our NAHP).

However Supporting People funding is vital to make these, and other schemes, work as SP provides revenue funding needed for staffing and day-to-day support costs. Across the Region, the Housing Corporation and SP teams liaise on capital and revenue funding allocations through a matrix system, which the Cambridge sub-region helped to develop. This involves prioritising supported housing schemes for both capital and revenue purposes, and working together on the priority schemes as they progress through both the HC and SP bidding and commissioning systems.

**Supporting People Grant allocations for 2008-11**

In February 2008 Baroness Andrews announced the national budget for the Supporting People programme. From 2008/09 the Administration Grant will be paid through Area Based Grant. The reduction in administration grant reflects the intention that the provision of housing support should now be a mainstreamed activity for authorities.

Originally the administration grant was provided to help authorities implement Supporting People and then to enable authorities to carry out the review of all their Supporting People Services. Now that stage of the programme is complete the focus going forward is on the continued drive for efficiencies and improved quality and value for money.

**Indicative programme grant allocations**

	2008/09	2009/10	2010/11
Cambridgeshire	£11,965,723	£11,367,437	£10,799,065
Suffolk	£18,444,845	£17,522,603	£16,646,473
National	£1.686bn	£1.666bn	£1.636bn

**Administration grant allocations**

	2008/09	2009/10	2010/11
Cambridgeshire	£390,949	£360,084	£308,644
Suffolk	£614,866	£566,324	£485,420
National total	£38,000,000	£35,000,000	£30,000,000

In 2008 the sub-region participated in new Civis research about the level of need for SP funding specifically in growth areas. The Cambridgeshire response to this research included the following quote:

*“Cambridgeshire is the fastest growing authority in the Eastern Region yet out of the 10 authorities it stands to get the largest cut in SP grant of 11.3% of additional cuts over the next three years.*

*The population in Cambridgeshire is forecast to grow by 12.5% by 2016 compared to only 5.7% across the whole of the East of England.*



*Based on Office of National Statistics projections out of 87 areas Cambridgeshire has the 7<sup>th</sup> highest predicted growth rate by 2016 yet in SP terms its 125<sup>th</sup> worst off out of 150 areas in the latest version of the distribution formula.”*

## **Link to LAA targets**

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The outcomes of SP, and other programmes will be monitored via local area agreements. The key national performance indicator being targeted in Cambridgeshire and Suffolk for this area is the percentage of vulnerable people achieving independent living, see page 14.

### **Objectives**

- 11.1 Learn from the joint Home Improvement Agency review once completed
- 11.2 Pursue joint procurement where it leads to improved value for money
- 11.3 Secure resources for people with disabilities to create lifetime homes and lifetime neighbourhoods, including through DFGs
- 11.4 Support implementation of the SPERG strategy
- 11.5 Respond to the diverse and changing needs of our communities including migrant workers and hard-to-reach groups. Ensure housing provision and services are accessible and reach those who most need them, and homes are let fairly and equally
- 11.6 Work with partners to create and implement appropriate strategies with housing input

## 12. Gypsies and Travellers

### Cambridge Sub-Region Traveller Needs Assessment 2005-10

This assessment, carried out by Anglia Ruskin University and Buckinghamshire Chilterns University College in May 2006 identified the district Gypsy/Traveller accommodation need for pitches.

District	Need for pitches 2005-2010
Cambridge City	15
East Cambridgeshire	25-45
Fenland	160-205
Huntingdonshire	15-25
South Cambridgeshire	110-130
Forest Heath	15-20
St Edmundsbury	10-20

A link to the Assessment is provided in Appendix 9.

### The regional perspective

The regional spatial strategy sets out an urgent need to address the shortage of sites for Gypsies and Travellers and the problems that arise from this lack, such as Gypsy and Traveller families not being able to gain access to housing, education, health, employment and other opportunities - as well as conflicts which arise locally over unauthorised encampment and use of sites without planning permission.

This is a national issue, but is at its most intense in the East of England, which has the largest number of caravans of any region, and the highest level of caravans on unauthorised sites. Bedfordshire, Cambridgeshire and the Fens, and the southern half of Essex are particularly important areas for the Gypsy and Traveller population, but increased site provision is required across the East of England.

EERA submitted a revision to this RSS in February 2008, setting out a framework to meeting these accommodation needs and the additional pitch numbers required per district, as below. There will be an Examination in Public in October 2008 with the revision issued in 2009. For more detail, a link is provided in Appendix 8.

	Authorised pitches in 2006	Additional pitches required 2006-11	Proposed pitches at 2011
Cambridge City	0	15	15
East Cambridgeshire	105	35	140
Fenland	183	89	272
Huntingdonshire	20	20	40
South Cambridgeshire	215	59	274
Forest Heath	35	18	53
St Edmundsbury	2	15	17
Total	560	251	811

**Project:** New Horizons Project

**Geographical area covered:** Cambridgeshire

**Partners:** County Council, consultants, gypsy and traveller communities, and liaison officers

**Project dates:** Completed in autumn 2008

**Key outputs:**

Based on the needs assessment, the Provision Horizons project was set up to establish:

- A knowledge base of local (initially County) land holdings for potential consideration by districts in the preparation of their LDF documents.
- A set of criteria to use when considering land or pitches, in light of national planning policy and guidance, discussion with district planners and the needs and priorities of the local Traveller populations.
- A mechanism to enable districts to apply the criteria to land searches in future as appropriate.

**The difference it will make:**

Districts are now working with the County to review the outcomes of the project and assess their application to site selection in future.

Aim for a transparent and clear set of criteria to assess potential sites and to initiate consultation with residents and neighbours.

A link is provided in Appendix 9.

**Objectives**

12.1 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.

### 13. Future actions

Individual authorities participation in each element will vary with their available resources and local priorities. These actions are sub-regional and do not aim to replicate the actions set out in individual housing or homelessness strategies – only those which benefit from joint action, resourcing or research are included here. A review of our previous sub-regional strategy actions is included in Appendix 1.

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
<b>3. The regional policy agenda</b>						
3.1 Contribute to implementing the sub-national review, supporting the move of funding and governance from EERA to EEDA	A gap analysis of joint working arrangements with EERA and EEDA to ensure the sub national review can be implemented efficiently	2008-2009	EERA, EEDA, local authorities, HCA, CLG, Go-East	Within existing	Ensure new governance arrangements enable sub-regional partners to have appropriate scrutiny and influence.	
3.2 The new integrated regional strategy will affect, and be affected by housing issues although its initial focus is on economic and spatial issues. Must ensure housing contributes to the debate.	Help draft the new strategy as appropriate Contribute to updating the regional housing strategy to "key in" with the IRS in future.	2008-2009	EERA, EEDA, local authorities, HCA, CLG, Go-East	Within existing	Ensure housing issues feed into the new regional strategy and links with housing, are fully considered.	
<b>4. County-wide sustainable community strategies</b>						
4.1 Support LSPs in delivering the visions set out in their Sustainable Community Strategies, helping deliver more sustainable communities in Cambridgeshire and Suffolk, particularly through housing interventions	Focus actions on issues which tackle needs and meet the priorities of the SCS's, though housing and homelessness interventions	2008-11	County-wide LSPs District LSPs CRHB	Within existing	Sustainable communities as defined by our two relevant LSPs	All
<b>5. Environmental impact</b>						
5.1 Ensure homes are developed in the most sustainable way possible, and that their environmental impact of use is minimized	Achieve the highest CSH levels possible on all developments. Learn from Huntingdonshire's eco-home project and Fenland's MMC project with Smartlife Share learning from project outcomes.	Continual process	HDC, FDC Housing Corporation RSLs Developers	Depends on technology and viability for each site. Good practice to share	More sustainable and affordable homes to live in, using most effective technologies	NI186, NI188
5.2 Promote energy efficiency and renewable energy	Promote energy efficiency and use of renewable energy in all communities	2008 to 2021	Renewables East Cambridgeshire Horizons, Cambridgeshire's Climate Change Partnership	Feasibility of an SPV to be investigated Clean technology cluster to be investigated	Zero carbon delivery on new housing sites Greater use of renewable energy in all communities across the sub-region	NI186, NI188

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
5.3 Minimise CO2 emissions	Work with partners to minimise CO2 emissions from growth-related transport and encouraging existing communities to benefit from new transport measures.	2008 to 2011 2008 to 2016	Cambridgeshire Horizons Northstowe Community Trust Cambridgeshire Horizons	Cambridge Guided Busway	Minimise CO2 emissions from growth-related transport Healthy residents, lower carbon emissions	NI186, NI188
5.4 Supporting water neutrality	Support water neutrality through water cycle strategies, and working to apply lessons on extending water neutrality to existing homes.	2008 to 2016	Cambridgeshire Horizons	TBC	Minimal water stress through new development	NI188
5.5 Promote zero waste communities	Work with partners to promote zero waste communities and contributing to a code of conduct with developers to minimise construction waste.	2008 to 2011	Development Industry Forum and other development partners Cambridgeshire Horizons	TBC	Zero waste communities, in construction and in use	NI188
5.6 Supporting sustainable construction and skills	Support sustainable construction, encouraging plans for growth sites to apply zero-carbon methodologies Identify best practice construction methods to minimise carbon in products & processes. Work with the new International Climate Exchange Project to develop new skills in the construction industry. Work with partners to help deliver a national academy for sustainable construction at Northstowe and encourage residents to develop skills and benefit from the opportunity available.	2008 to 2016	Cambridgeshire Horizons International Climate Exchange Project	HGF funding	More sustainable methods and materials used. Hub for sustainable construction methods and training. Improved skills and opportunities for our residents. Better employment prospects	NI186, NI188
5.7 Decrease the number of existing households in fuel poverty	Work together to ensure measures and advice are available and being taken up by residents. Share good practice and projects for retro fitting. Monitor outcomes of pilots and implement the good practice identified	2008 onwards	HC SmartLIFE ICE project? HECA contacts	Existing Warm Front resources	Reduced fuel poverty	NI186, NI188
<b>6. A changing economy</b>						
6.1 Test relevance, usefulness and access to new CLG housing market measures for our sub-region and take full advantage of them	Investigate how the proposed new measures announced by CLG in September 2008 may help residents in the credit crunch – whether by subsidy to private homes purchases for first time buyers, or the new HC mortgage rescue package.	2008 onwards	CLG, GO-East, HC, LAs	CLG and HC resources committed nationally	Reduced effect of economic slowdown on Cambridgeshire's' residents, particularly entry level purchasers and people at risk of homelessness.	NI154

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
6.2 Improving s106 agreements in future, in light of market slow down	Learn lessons from development at Arbury Park and applying these lessons to other s106 agreements in future.	As part of s106 project (see line x)	All RSLs, developers, enablers, planners and solicitors, ARK consultancy	s106 project budget (see line 8.7)	Agreements written to avoid these pitfalls	NI154, NI155
6.3 Learn lessons from new housing developments	Undertake new development surveys of residents, and apply the lessons learned to future developments.	First in 2007 (Cambourne), second in 2008 (Huntingdonshire), more to follow	County Research Group, RSLs, residents	From districts as and when	Sharing effects of policy and practice on new housing developments. Improved quality of life for residents	NI154, NI155
<b>7. Understanding our housing markets</b>						
7.1 Continue to encourage and embed local knowledge, understanding and development of the SHMA over time	Update secondary data Continuing consultation with SHMA partners New primary research Further analysis of our first SHMA Strengthen links to other needs information, particularly Joint Strategic Needs Assessments	Ongoing	All SHMA stakeholder group	Existing SHMA budget	Continuing improvement and development of the SHMA	NI154
7.2 Improve information and information-sharing around the current economic slowdown	Monitor the effects of economic change on our housing sub-region and work with partners to ameliorate its effects and prepare for its recovery. Work with partners in other agencies to produce a bulletin on market conditions and market changes. Share the information gathered across a broad range of partners.	From Autumn 2008	EERA, EEDA, Cambridge Chambers of Commerce, DIF, CLOG, GO-East, HC, districts, Hometrack	Hometrack	Share information and understanding and encourage problem-solving approaches sub regionally	NI154
7.3 Good information on homes delivered across the sub-region	Continue to monitor housing delivery on all sites annually, and on larger sites quarterly. Work with EERA on AMR and HSSA and LAA monitoring, and relationship to SHMA	Quarterly reports	County Council, districts	Existing	Effect of market changes and success of strategies tested regularly	NI154
7.4 Work with partners to develop Joint Strategic Needs Assessments, highlighting the links and contribution housing and support can make to the health agenda.	Review published, draft and forthcoming JSNA's, linking data used to our SHMA and where necessary, providing feedback from a housing perspective.	Process of launch and creation from August 2008 to April 2009	NHS Cambridgeshire and Suffolk PCT 2 County Councils	Within existing SHMA	Strengthened links between housing and health partners. Improved commissioning.	NI154
<b>8. New homes, new growth</b>						
8.1 Draw up infrastructure investment plans, clarifying how partners will deliver commitments supporting infrastructure needed for housing growth	Refresh our Programme of Development supporting HGF bid for 2009-11 and incorporate into relevant plans	POD submitted Oct 2008	Cambridgeshire Horizons	Supported by Cambridgeshire Horizons	More integrated plans and bids for resources	NI154

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
8.2 Create new communities people want to live and work in, which are healthy and safe. Share the benefits of new development with existing communities.	Learn lessons from new housing development, including Cambourne, and apply to other housing developments across the sub-region. Incorporate outcomes in SHMA update	2008 and ongoing as surveys carried out (max. 1 every 6 months)	County Research Group Joint planning structures	Existing for Cambourne and Huntingdonshire – new surveys to be resources as applicable.	Output reports from new development surveys received Report outcomes incorporated into SHMA and discussions for new developments	NI154
8.3 Tackle issues of an ageing population so as to ensure a safe, healthy and settled future for older people, including need for housing and support across the sub-region	Develop SHMA on housing for older people. Consider relevant JSNA and implications for housing. Ensure housing development accommodates older people. Secure support and adaptations for existing homes. Continue to implement BV review of sheltered housing, increasing extra care and re-balancing supply of sheltered housing.	Ongoing	PCT Older peoples strategy group Planners Housing Enablers HIAs Supporting People	Existing SHMA and JSNA data Existing partnerships Growth agenda Best value review of sheltered housing	Development of SHMA on older people. Links to JSNA. Funding for adaptations and support. Homes developed to meet needs Achieve outcomes of BV review	NI154
8.4 Agree new ways of working together across the sub-region by implementing our sub regional LA/HC action plan	Implement and develop the action plan and continue to work closely with RSL and development partners to deliver new homes across the sub-region CRHB to monitor implementation of the action plan	2008/09 onwards	HC, Housing enablers group, RSLs and developers, CRHB	No additional resource	Continued joint work with HC and HCA in future	NI155
8.5 Invest in rural housing and support vibrant, sustainable communities, in order to balance action and investment over all housing delivery sites across the sub-region	Continue to support and work with Suffolk and Cambridgeshire Rural Housing Enablers to delivery rural housing sites, particularly exception sites. Work with partners to ensure more secure, long-term funding for these posts. Learn from the Taylor review and apply lessons in our rural settlements	Ongoing	RHEs, RCCs, ECDC, CLTs	Within existing	Continuing development of homes and affordable homes in our rural settlements	NI154, NI155
8.6 Support implementation of the Cambridge Challenge and ensure CPL, our strategic partners, have the tools and resources to deliver homes on three of our strategic growth sites	Work with CPL and others to create new s106 agreements and deliver the desired outcomes on these three sites. Learn lessons from the pilot procurement process to apply elsewhere	Ongoing	HC, CPL, districts, developers and landowners on the 3 sites	HC resources to delivery the affordable housing.	Funding and delivery of affordable homes and infrastructure on the 3 strategic sites	NI154, NI155
8.7 Work together to improve s106 agreements across our sub region and possibly the region	Engage consultants to help assess varying s106 practices across the sub-region and suggest improvements for future affordable housing negotiations.	July 2008 to Feb 2009	Local authorities enablers, planners and solicitors; Improvement East team at EERA, ARK consultancy	Funded by Improvement East	Consistent good practice, training guide, learning, more effective delivery of homes across the sub-region	NI155

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
<b>9. Existing homes and communities</b>						
9.1 Ensure homes are made decent, across the sub-region, increasing the number of people living in homes which are decent	Districts bidding for funding to make homes decent in 2008/9	Bids submitted Autumn 2008 Work ongoing	Private sector housing team BRE EERA	Bids submitted, awaiting outcomes	Monitor success of the bids Secure outcomes from BRE stock modelling, build a focussed bid for sub regional projects to tackle the need	NI155 (reduced need for additional affordable homes)
9.2 Make best use of existing homes through the Homelink system	Encourage residents to move (as appropriate) to make best use of the available affordable homes, reduce underoccupation and ensure homes meet the needs of residents, particularly older people.	2008 onwards	Homelink, social landlords, residents	Existing	Better use of homes Safe, healthy residents More housing needs met	NI155
9.3 Learn from the integrated improvement project in Fenland.	Assess outcome of bid and, subject to it's success, the implementation of this new cross-tenure improvement programme	Autumn 2008 onwards	Fenland District Council, Roddons Housing Association, Apollo contractors.	Subject to outcome of bid to EERA	Improvements to homes in private and public ownership, for vulnerable people. Improved SAP ratings.	NI186, NI188
<b>10. Housing options, housing choice</b>						
10.1 Increase residents housing choices and improve access to housing in a clear and equitable way.	Continue to monitor the implementation of HomeLink across the sub-region, and the effects on residents housing choices and outcomes. Feed outputs into the SHMA to develop our information on housing need. Subject to outcome of bid to CLG, implement the sub-regional Enhanced Housing Options project	Ongoing from Feb 2008, review of policies due Nov 2008.	HomeLink, CBL implementation board, Locata	Existing	Improve housing choice and transparency. Increase resident satisfaction. Better data.	NI155
10.2 Prevent and tackle homelessness - tie together districts' homelessness reviews and strategies, and work together to achieve maximum benefit for our residents	Create a sub-regional homelessness action plan	Complete Autumn 2008, agreed at CRHB, then implemented and monitored.	Homelessness strategy group CRHB	Existing	Deliver a sub-regional action plan and implement across the sub-region	NI154, NI155
10.3 Develop Sustainable lettings plans, ensuring a balance of lettings on all sites, particularly large sites, within CBL system.	Sustainable lettings plan being developed for strategic growth sites in City and SCDC	Ongoing	CBL management and operational groups CRHB, City / SCDC joint enablers	Existing	Deliver sustainable lettings plans. Support balanced communities	NI154, NI155
<b>11. Vulnerable people and supporting people</b>						
11.1 Learn from the joint Home Improvement Agency review once completed	Once accepted, work together to implement any sub-regional actions and recommendations as appropriate in each district and with our partner agencies	Subject to acceptance, late 2008	HIAs and districts	Possible efficiencies, subject to outcomes		NI141



Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
11.2 Pursue joint procurement where it leads to improved value for money	Investigate the possibility and feasibility of joint procurement across the housing sub region	2008-11	Districts, service providers, customers	Provide improved and more accessible services within existing resources	Improved efficiency, improved customer access to services, Gershon targets	Gershon
11.3 Secure resources for people with disabilities to create lifetime homes and lifetime neighbourhoods, including through DFGs	Continue to bid DFG resources and ensure funds are well used and recycled wherever possible	Ongoing	HIAs, OTs, PCT, RSLs	To be bid for	Residents living in homes suited to their individual needs	NI141
11.4 Support implementation of the SPERG strategy	Participate in a review of the 'Prioritisation Matrix' to ensure that it remains fit for purpose in RME & CME	Nov 2008	SP, Housing Corporation, Housing Sub-Regions	HC and SP resources		NI154, NI155, NI141
	Ensure supported housing services meet future needs and strengthen supported housing services in the region. Help collate evidence of need for additional development/ revenue funds for supported housing in the region	Apr 2009	SP, Housing Corporation, Sub-Regions	HC and SP resources		NI154, NI155, NI141
	Ensure that services for older people are relevant and what people want. Consider options to facilitate improved use of existing housing stock for older people including <ul style="list-style-type: none"> <li>• Under occupation strategies</li> <li>• Evidence/needs of older people</li> <li>• Under-used Sheltered Housing stock</li> </ul>	June 2009	SP, Housing Corporation, Sub-Regions	HC and SP resources		NI155, NI141
	Secure access to housing support services for vulnerable people, so all vulnerable people have equitable access to housing. Contribute to a regional working group to promote move-on, and...	November 2008	SP, Housing Corporation, Sub-Regions	HC and SP resources		NI154, NI155, NI141
	Monitor how vulnerable people in the region are accessing choice-based letting systems and rent deposit schemes	November 2009	SP, Housing Corporation, Sub-Regions	HomeLink data HC and SP resources		NI154, NI155, NI141
11.5 Respond to the diverse and changing needs of our communities including migrant workers and hard-to-reach groups. Ensure housing provision and services are accessible and reach those who most need them, and homes are let fairly and equally	Continue to participate in BME monitoring pilot with EERA. Use this monitoring and other research needed to extend and develop our SHMA.	Monitoring exercise in Autumn 2008 and annually to assess outcomes for BME residents	EERA HC BME communities	Existing for monitoring. New schemes within s106 and NAHP resources as appropriate	Mixed, balanced communities reflecting districts' ethnic breakdown. Ensure BME residents have fair access to homes.	NI154, NI155

Objective	Action	Dates	Key partners	Resources	Desired outcome	Link to LAA/NPI
11.6 Work with partners to create and implement appropriate strategies with housing input	Work with partners to create and implement strategies particularly for older people and people with disabilities, linking to data from JSNAs and our SHMA and ensuring housing issues are fully incorporated and housing interventions included and promoted	Ongoing	County Councils Partners and stakeholders	Existing	Effective strategies including housing needs and interventions. Effective planning and targeting of resources	NI141
<b>12. Gypsies and Travellers</b>						
12.1 Respond to the diverse and changing needs of our communities including Gypsies and Travellers, working to ensure Gypsies and Travellers accommodation and support needs are met	New Horizons provision project launched in 2007 to identify criteria for potential sites. Work to agree and implement these criteria as appropriate across the sub-region. Identify sites and bid for funding to meet these needs. Share good practice approaches across the sub-region in future. Support repeat of sub-regional Needs Assessment.	Ongoing	HC, Gypsy and Traveller communities, Gypsy and Traveller Liaison at CCC	Existing needs assessment, criteria for sites. New resources TBA.	Meet the need for pitches as identified in the single issue RSS review, and agree criteria to identify and assess suitable sites in future	NI154, NI155, NI141