

The Cambridge City Council (Fanshawe Road) Compulsory Purchase Order 2024 – Statement of Reasons

1. Introduction

- 1.1. Cambridge City Council (“the Council”) has made the Cambridge City Council Fanshawe Road Compulsory Purchase Order 2024 (“the CPO”) pursuant to section 17 of the Housing Act 1985 (“the 1985 Act”) and the Acquisition of Land Act 1981.
- 1.2. This Statement of Reasons is a non-statutory statement provided in compliance with the Department of Levelling Up, Housing and Communities Guidance on the compulsory purchase process and The Crichel Down Rules (2019) (“the 2019 Guidance”).
- 1.3. The Order Land comprises a flat at 22a Fanshawe Road, Cambridge, CB1 3QY.
- 1.4. The purpose of the CPO is to facilitate the construction of 84 dwellings (of which 45 dwellings will be affordable housing) on land including the Order Land.
- 1.5. The Council has acquired all the land required for the construction of the 84 dwellings apart from the Order Land.

2. Description of the Order Land

- 2.1. The Order Land consists of the flat at 22a Fanshawe Road, Cambridge, CB1 3QY which is subject to a leasehold interest. The Council is the freehold owner. A location plan of the Order Land is at Appendix 1.
- 2.2. The flat which is the subject of the Order Land forms part of three large blocks comprising 30 flats. These are arranged symmetrically with a longer central block (66m long) parallel to Fanshawe Road and smaller blocks (22m long) angled to it. All blocks are three storeys high with pitched roofs.
- 2.3. The blocks were built in 1954 and are of concrete construction. The Easiform Type II method was used to construct the blocks using pre-cast concrete. Issues have been identified that would require further investment and increased on-going maintenance.
- 2.4. The Order Land forms part of a rectangular shaped plot of land located to the north of Fanshawe Road (the “Development Site”). Fanshawe Road is a residential road which terminates at Rustat Road to the west and Coleridge Road to the east. It sits in Coleridge Ward, south east of

Cambridge city centre and east of Cambridge rail station. A location plan of the Development Site is at Appendix 2.

- 2.5. The Development Site is a site of 1.23 hectares. In addition to the three blocks of flats, the Development Site includes a garage block to the north east comprising around 39 garages that are no longer used. At the time of the decision to redevelop the site, 10 of the 30 flats were held leasehold and 20 were occupied by Council tenants.
- 2.6. Planning permission was granted on 27th March 2024 in respect of the demolition of the existing buildings within the Development Site and the erection of 84 dwellings (“the Scheme”) of which further details are set out in Section 4.

3. Compulsory purchase powers

- 3.1. The Council is empowered to acquire land, houses or other properties by compulsion pursuant to section 17 of the Housing Act 1985 for the provision of housing accommodation.
- 3.2. Section 17(1)(a) of the 1985 Act provides that a local housing authority, the Council in this instance, *“may for the purposes of this Part acquire land as a site for the erection of houses”*.
- 3.3. Section 17(3) provides that *“Land may be acquired by a housing authority for the purposes of this Part by agreement, or they may be authorised by the Secretary of State to acquire it compulsorily”*.
- 3.4. Section 17(4) provides that *“A local housing authority may, with the consent of, and subject to any conditions imposed by, the Secretary of State, acquire land for the purposes of this Part notwithstanding that the land is not immediately required for those purposes; but an authority shall not be so authorised to acquire land compulsorily unless it appears to the Secretary of State that the land is likely to be required for those purposes within ten years from the date on which he confirms the compulsory purchase order.”*
- 3.5. The 2019 Guidance at paragraph 146 provides that, *“Section 17 of the Housing Act 1985 empowers local housing authorities to acquire land, houses or other properties by compulsion for the provision of housing accommodation. Acquisition must achieve a quantitative or qualitative housing gain”*.
- 3.6. Further, at paragraph 147 of the 2019 Guidance it provides that, *“The main uses of this power have been to assemble land for housing and ancillary development, including the provision of access roads; to bring empty properties into housing use; and to improve substandard or*

defective properties. Current practice is for authorities acquiring land or property compulsorily to dispose of it to the private sector, housing associations or owner-occupiers”.

4. The purpose of the CPO and the Council’s justification for compulsory purchase

- 4.1. A compulsory purchase order can only be made if there is a compelling case in the public interest.
- 4.2. The Council is of the view that section 17 of the Housing Act 1985, for the reasons set out in this Statement of Reasons, is the most appropriate compulsory purchase power for the Council to use in these circumstances.
- 4.3. There is a recognised need for more affordable housing across the City of Cambridge and in the Greater Cambridge area.
- 4.4. The Cambridge Local Plan was adopted in 2018 and covers a period from 2011 to 2031. This confirmed a target for providing 14,000 additional homes over the period equivalent to 700 dwellings per year, with 520 of these homes as affordable housing.

[Source: https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf](https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf)

- 4.5. Cambridgeshire County Council has set out a Cambridge Housing Summary using comparable census data from 2011 and 2021. This confirms a slight increase in the number of social rented / other social rented properties (combined), a significant increase in those renting privately and a slight decrease in the number of properties owned with a mortgage or loan.

Cambridge Housing Tenure Breakdown	Census 2011	Census 2021
Private rented	11,170 (24%)	14,735 (28%)
Owned outright	11,639 (25%)	12,897 (25%)
Owned with a mortgage or loan	10,532 (23%)	10,234 (20%)
Social rented from council or local authority	7,109 (15%)	6,910 (13%)
Other social rented	3,914 (8%)	4,980 (9%)
Other private rented	1,088 (2%)	1,760 (3%)
Shared ownership	526 (1%)	872 (2%)
Living rent free	736 (2%)	86 (0%)
Total	46,714 (100%)	52,474 (100%)

Source:

<https://cambridgeshireinsight.org.uk/population/census-2021/topic-summaries/housing/>

- 4.6. The most recent edition of the Housing Bulletin produced by the Cambridgeshire, Peterborough and West Suffolk Housing Board confirmed the following comparative data over the 12-month period to November 2023. This confirms a significant variance between a typical Council affordable rent and the median private rent of a property in the City of Cambridge.

Cambridge housing costs (per calendar month)				
	Median private rent	Intermediate rent	Council affordable rent (exc. service charges)	Local Housing Allowance (LHA)
1 bed	£1,196	£957	£598	£771
2 bed	£1,547	£1239	£689	£849
3 bed	£1,794	£1434	£819	£949

Source:

<https://cambridgeshireinsight.org.uk/wp-content/uploads/2024/01/hmb-edition-59.pdf>

- 4.7. The Council and South Cambridgeshire District Council have adopted a joint housing strategy *Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029* (“the Strategy”). The Strategy recognises that Greater Cambridge has some of the highest rental costs in the country and there is a need for the delivery of affordable housing to provide rental options that meet a wide level of housing need.
- 4.8. The affordable housing delivery in the Scheme will include homes that are significantly below median private rent levels in the City of Cambridge. Although affordable rents are the highest priority, the inclusion of intermediate affordable rents will also make a positive contribution towards mixed and balanced communities as these meet the needs of local workers unable to afford market housing in the private sector.
- 4.9. A report examining the Housing Needs of Specific Groups (“the analysis”) was conducted by GL Hearn in October 2021, together with Justin Gardner Consulting and Icen Projects, and was commissioned by Cambridgeshire and West Suffolk Local Planning Authorities. This confirmed a need for the delivery of 658 homes per year in Cambridge, slightly lower than the 700 homes per year within the Cambridge Local Plan 2018, with 314 of those prioritised by local authorities as affordable housing to rent as viability allows.

Source:

<https://cambridgeshireinsight.org.uk/wp-content/uploads/2021/10/CWS-Housing-Needs-of-Specific-Groups-Oct21.pdf>

4.10. The analysis estimated that there are 5,381 households living in unsuitable housing in Cambridge, to potentially include the following: -

- Homeless households and those in temporary accommodation
- Households in overcrowded housing
- Concealed households
- Existing affordable tenants in need
- Households from other tenures in need

4.11. Although the Housing Register may not include all eligible households (some may not apply if they feel there is little chance of securing a property that they need), the table below lists the number of households on the Cambridge Housing Needs Register as of 18th April 2024. There are currently 2649 households in need of a one, two or three-bedroom property across Cambridge.

Cambridge Housing Needs Register	Number of applicants by dwelling size requirement	% of applicants by dwelling size requirement
1 bed	1585	57%
2 bed	617	22%
3 bed	447	16%
4+ bed	120	4%
Total	2769	100%

4.12. The total number of substandard dwellings in the City is set out in the table below:

No of Dwellings (Census 2021)	52,474
Dwellings with category 1 hazards (HHSRS)	0
Dwellings not in a reasonable state of repair	1
Dwellings without reasonably modern amenities and services	0
Dwellings without a reasonable degree of thermal comfort	4
Fuel Poverty (Low Income and Poor Energy Efficiency rating)	6,123
LIFT Households (Low Income Family Tracker) in Fuel Poverty	2,727

- 4.13. The existing homes on the Development Site have had improvements carried out on a cyclical basis. However, the non-traditional construction flats have been identified to have met the end of their useful life with signs of cracking, poor thermal integrity, and risk of structural degradation from the effects of carbonation. Given the physical constraints of the existing buildings, the renovation of the existing built form is not an option.
- 4.14. Progressing the Scheme would make an important contribution to meeting the local need for affordable housing, reducing the number of households on the Cambridge Housing Needs Register and delivering on the priorities identified in the Strategy.

5. The Scheme

- 5.1. The Council has approved a rolling programme of affordable housing delivery through a mixture of mixed tenure schemes on brownfield sites, infill sites and regeneration of existing Council housing. The Scheme will be delivered through the Cambridge Investment Partnership (“CIP”) which is a Partnership between Cambridge City Council and Hill Investment Partnerships Limited.
- 5.2. CIP has a strong track record of delivery in Cambridge. As of 12th February 2024, CIP has completed builds on 13 sites and delivered 842 homes, of which 448 are affordable housing. Further details are available in *Update on New Build Council Housing Delivery* in Appendix 3.
- 5.3. The Development Site was listed in ‘*Report on progress toward HRA Estate Regeneration programme*’ at the Council’s Housing Scrutiny Committee on 23rd September 2021. The rationale for the demolition and redevelopment of the blocks was based on the existing condition of the blocks, the cost to replace them and the opportunity to deliver a significant number of new homes on the Development Site.
- 5.4. The Scheme will provide an increase of 54 in the total number of dwellings and an increase of 25 in the number of affordable homes.

The mix of homes at the Scheme is set out below: -

Size / Type	Market Homes	Affordable Homes	Total
1 bed/2 person	2	23	25 (29%)
2 bed/4 person	29	13	42 (51%)
3 bed/5 person	8	9	17 (20%)
Total	39	45	84

- 5.5. The Scheme provides 54% affordable housing, in excess of local policy requirements. The overprovision of new affordable housing is a clear benefit of the Scheme and meets the needs of a significant number of families on the Cambridge Housing Needs Register.
- 5.6. The rent levels for the 45 affordable homes will be set at 80% of market rent (intermediate) for 11 of the units and 60% of market rent (to not exceed Local Housing Allowance levels) for the remaining 34 units.
- 5.7. The accommodation schedule is as follows: -

Tenure	1B2P	2B4P	3B5P	Total
Affordable	23	13	9	45
Market	1	30	8	39
Total	24	43	17	84

Affordable Split	51%	29%	20%	54%
Market Split	3%	77%	21%	46%
Overall Split	29%	51%	20%	100%

- 5.8. Four blocks of flats within the Scheme will consist of 76 new homes, split as follows:

Cambridge City Council Freehold		
Tenure	Building	Total
Affordable	W1	28
Proposed Market	W2	14
Proposed Market	E1	17
Affordable	E2	17
Total		76

- 5.9. There are also 8 houses on the proposed eastern and western fringes of the Scheme as follows:

Market Freehold		
Tenure	Building	Total
Proposed Market	W3	3
Proposed Market	E3	5
Total		8

- 5.10. The Scheme includes a range of dwelling types comprising 1, 2 and 3 bedroom flats and three bedroom houses, a mix which has been specifically chosen to respond to the overriding local need for homes of

these sizes. Each home has been designed to meet the Nationally Described Space Standards.

- 5.11. The Scheme includes the provision of four M4(3) wheelchair-accessible homes on site (2 x one bedroom, 1 x two bedroom and 1 x three bedroom). All other homes on site will be wheelchair adaptable.
- 5.12. The Scheme will comprise of four separate flat blocks arranged around a large area of public open space, with two terraces to the east and west.
- 5.13. The Development Site provides 0.4448ha of protected open space within the site boundaries and the Scheme will re-provide 0.4861ha of enhanced open space which is fully accessible to the public. The open space will be much more attractive, accessible and diverse both in features and planting, in comparison to the largely private and poor-quality open space currently provided on the Development Site.
- 5.14. The Scheme will include 145 cycle spaces across the four blocks of flats in secure internal stores, a provision that is above the policy standard of one cycle space per bedroom. The Scheme will provide one on-plot car parking space for each house and communal parking bays for the blocks of flats. There will be a 0.5 car parking space allocation provided for one or two bedroom flats and one car parking space for each three-bedroom flat. In addition, four disabled parking spaces will be provided alongside EV charging points.
- 5.15. The parking provision reflects the Development Site's sustainable location and high level of accessibility by non-car modes of transport. The Development Site is within walking and cycling distance to local amenities, bus stops and the rail station. Census data shows that there is a low percentage of car ownership in the local area and that when travelling to work, the majority of residents travel by means other than private car. The level of parking provision and cycle spaces at the Scheme responds positively to both national and local transport policy and continues to promote more sustainable modes of transport.
- 5.16. The Scheme includes a series of renewable energy and sustainably measures to reduce carbon emissions, save energy and reduce fuel poverty:
 - No housing will be provided with gas boilers
 - With measures adopted in the building fabric, Exhaust Air Source Heat Pump and efficient internal fittings, a 73% reduction in CO2 emissions over Part L baseline will be targeted
 - The site is accessible via sustainable modes of transport

- Daily water consumption will be a recommended maximum of 99.21 litres per person per day
- The dwellings are not at risk of flooding, contamination, noise or overheating
- Biodiversity enhancements are proposed which lead to a 35.83% net gain

6. Alternatives

6.1. The Cambridge City Council’s Housing Scrutiny Committee report dated June 2022 (“the Report”) identified the following options for the Scheme:

“As part of the feasibility study and options analysis work undertaken in assessing the viability of delivering affordable housing on the site, two alternative options a number of options were considered which are set out below.

	Redevelop	Retain	Retrofit
No. of dwellings	93 (now 84)	32	32
National guidelines for space standards	✓	x	x
Amenity space – balcony or private garden	✓	x	x
Accessibility for wheelchair users	✓	x	x
Wheelchair user adapted homes	✓	x	x
Security – crime designed out	✓	x	x
Heating	Air Source Heat Pump	Gas	Air Source Heat Pump
Energy bills	Low	High	Low
Ventilation	Mechanical	x	Mechanical
Bike storage	✓	x	x
EV charging	✓	x	x
Water LPD (litres per person per day)	90	>110	>110
Biodiversity net gain	+20%	0%	0%

Underground bins	✓	x	x
Improvements to car parking, landscaping and external works	✓	x	x
Fire safety above building regulations	✓	x	x

Retain as existing:

The layout of the existing flat blocks is poor and there is a considerable amount of underutilised space in the current layout. The existing flat blocks do not meet current new build standards in terms of internal space, amenity spaces, accessibility, security, heating, ventilation, bike storage, EV charging, water conservation, biodiversity, refuse, external landscaping and fire safety.

Much of the day-to-day repairs and planned replacement where building elements have the end of its serviceable life and have Health and Safety implications require immediate attention.

Retrofit the estate:

To reach equivalent performance standards of Passivhaus to those of the Council’s new build delivery programme would require the installation of triple-glazed windows and doors, air source heat pumps, additional insulation, mechanical ventilation heat recovery and solar PV.

The 2021 Feilden and Mawson report to the Council on achieving net zero has identified an estimated cost per unit of these installations as £65,000 per unit, or £2,210,000 in total. This figure excludes additional fire safety improvements, external works improvements and decanting costs.

Whilst there would be significant improvements to the energy and carbon performance of the existing flat blocks, there will be no improvements in internal space standards, amenity spaces, accessibility, security, heating, ventilation, bike storage, EV charging, water conservation, biodiversity, refuse, external landscaping and fire safety. A significant decanting programme would also be required to move residents out whilst works take place and back in when complete.

The applicability of these measures (for example additional insulation) is reliant on structural integrity of the buildings and viability of such an improvement route would require validation through detailed surveys”.

7. The Development Site and interests to be acquired

- 7.1. The Council is seeking to assemble in its ownership the land required for the implantation of the Scheme.
- 7.2. The freeholder for the Development Site is Cambridge City Council. The freehold property is registered at HM Land Registry with title absolute under CB287197.
- 7.3. The Development site comprises 30 two-bedroom flats. The tenure mix is listed below:

Property number	Tenure	Rehoused / Sold through agreement
12	Secure tenant	Yes
12A	Secure tenant	Yes
12B	Leasehold	Yes
14	Secure tenant	Yes
14A	Secure tenant	Yes
14B	Secure tenant	Yes
16	Secure tenant	Yes
16A	Secure tenant	Yes
16B	Leasehold	Yes
18	Leasehold	Yes
18A	Secure tenant	Yes
18B	Secure tenant	Yes
20	Secure tenant	Yes
20A	Secure tenant	Yes
20B	Leasehold	Yes
22	Secure tenant	Yes
22A	Leasehold	No
22B	Secure tenant	Yes
24	Leasehold	Yes
24A	Secure tenant	Yes
24B	Leasehold	Yes
26	Secure tenant	Yes
26A	Leasehold	Yes
26B	Secure tenant	Yes
28	Secure tenant	Yes
28A	Secure tenant	Yes
28B	Secure tenant	Yes
30	Leasehold	Yes
30A	Secure tenant	Yes
30B	Leasehold	Yes

- 7.4. The Council has rehoused 20 secure tenants and all have moved to homes of their choosing. Of the 10 leasehold flats, the Council has acquired nine of the flats through agreement. The Order Land is the

only remaining property in the Development Site that has not been acquired by the Council.

- 7.5. The Order Land comprises the following residential lease granted pursuant to the right to buy provisions pursuant to the 1980/1985 Housing Act:

Title Number CB204107

22a Fanshawe Road, Cambridge

First floor 2-bedroom flat and ground floor store

Registered proprietor: Jonathan Leon Broomfield

- 7.6. The Council has been in contact with the leasehold owner of the Order Land from July 2022 to the present day. No progress was made with a view to acquiring the Order Land by agreement until the Council offered to sell an existing property where notice had been received to terminate the shared ownership lease. Agreement could not be reached on suitable financial terms and the offer was declined on 20th March 2024.
- 7.7. A chronology of the Council's contact with the leasehold owner is set out in Appendix 4 of this Statement of Reasons. The Council is satisfied that support has been offered to help secure suitable alternative accommodation on reasonable terms to the leaseholder at 22a Fanshawe Road.
- 7.8. It is clear that acquisition by agreement has moved at a slow pace although the leasehold owner has recently appointed a valuer to undertake negotiation regarding compensation with a view to reaching settlement.
- 7.9. At the time of this Statement of Reasons, one meeting has been undertaken with the valuer and a further meeting scheduled. Although the meeting has been positive, a successful outcome is still uncertain.
- 7.10. The existing blocks of flats at the Development Site are now substantially vacant. The aim is to start on site in September 2024 and this timetable is under threat as the Council has not been able to acquire the flat which is the subject of the Order Land.
- 7.11. The Council considers that there is a compelling case in the public interest for making the CPO. Unless the Council is able to acquire the Order Land (and the only realistic way of doing so is by way of compulsory acquisition), the Council will not be able to deliver the Scheme and accompanying public benefits as outlined in this Statement of Reasons.

8. Delivery of the Scheme

- 8.1. In July 2016, the Council's Strategy and Resources Committee approved the setting up of the Cambridge Investment Partnership (CIP) which was subsequently established in January 2017.
- 8.2. Cambridge City Council and Hill Investment Partnerships Limited have formed the Cambridge Investment Partnership with the objective of delivering growth and regeneration in the City of Cambridge and the wider Cambridgeshire area.
- 8.3. The Council's Housing Scrutiny Committee ("HSC") gave approval in June 2022 to proceed with a scheme of 100% affordable housing at Fanshawe Road. The report to the HSC also included a second option (referred to as Option B) to provide a mixed tenure scheme of 47% market homes and 53% affordable homes.
- 8.4. To maintain the balance of overall tenure delivery across the Council's ten-year housing programme, a report was presented at HSC in September 2023 for the Development Site to be taken forward as a mixed tenure scheme.
- 8.5. Mixed tenure schemes provide greater opportunities for mitigating against risks than a 100% affordable scheme. Sales values can offset potential build cost increases and overall risk exposure is shared through the Cambridge Investment Partnership.
- 8.6. The budget for the scheme has been amended and reduced from £28,587,000 to £13,000,000 which includes decant costs and other on-costs and assumes a discounted purchase price for the affordable housing units.
- 8.7. The total development costs will be met through equity investment by the CIP partners (that is 20% Council and 20% Hill Investment Partnership). This equity investment by the Council received formal approval in the Council's November 2023 General Fund Medium Term Financial Strategy.
- 8.8. The residual 60% will be met by borrowings as agreed by CIP partners and approved in the Council's November 2023 General Fund Medium Term Financial Strategy.
- 8.9. The Scheme will be constructed by Hill Partnerships Limited. To construct the scheme Cambridge City Council will contract directly with Hill Partnerships Limited through a framework agreement. The planned

start on site is September 2024. Completion is projected for March 2026.

- 8.10. The dwellings constructed as part of the Scheme will be let in accordance with the Council rent policy. Homes will be owned and managed by Cambridge City Council and let on Cambridge City Council secure tenancies.
- 8.11. There are no known impediments to the delivery of the Scheme once land assembly is completed.

9. The planning position

- 9.1. Planning permission was granted on 27th March 2024 (reference 23/04686/FUL) for the demolition of the existing buildings on the Development Site and the erection of 84 residential units, car parking, landscaping and associated works which make up the Scheme.
- 9.2. At the time of this Statement of Reasons, the planning decision has not been published. A layout plan for the Scheme is attached in Appendix 5.
- 9.3. The Planning Statement within application 23/04686/FUL sets out the planning policy background against which the Scheme was considered. This identified the relevant planning policy and guidance contained with the statutory Development Plan (formed by the Cambridge Local Plan (2018)) and the National Planning Policy Framework (“the NPPF”).
- 9.4. As defined by the Cambridge Local Plan Policies Map (2018), the Development Site is partly designated as ‘white land’ inferring that the site is not designated under any specific policy allocation, and partly “protected open space”. This protected area extends over Coleridge Recreation Ground, the allotments to the west of the site and the amenity space to the rear of the flats.
- 9.5. The use of the Development Site is residential and the redevelopment of the same use on this site is considered acceptable. Paragraph 19 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The Scheme will provide a meaningful increase in the delivery of affordable housing within the City of Cambridge, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge.
- 9.6. The Scheme will utilise sustainable materials and construction, and in doing so will far exceed the requirements of Policy 28 of the

Development Plan, thus ensuring that the proposed redevelopment is highly sustainable and energy efficient. This is supported by paragraph 154 of the NPPF which states that new development should help to reduce greenhouse gas emissions through suitable design and location.

- 9.7. Policy 67 states that proposals will not be permitted which would lead to the loss of open space which is of environmental and/or recreational importance unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard. The existing layout of the Development Site provides 0.4448ha of protected open space within the site boundaries, and the Scheme will re-provide 0.4861ha of enhanced open space which is fully accessible to the public. This can be broken down as:
- 3,800sq.m of informal open space
 - 520sq.m of children and teenage play space
 - 430sq.m of food growing areas
- 9.8. The landscaping within the Scheme makes a positive contribution to the sustainable credentials of the development and delivers a mature and pleasing landscaped setting. The Scheme therefore complies with Policy 56, 57 and 59 of the Local Plan.
- 9.9. The Scheme has been informed by comments and feedback received from the Local Planning Authority and other key stakeholders through a series of pre-application meetings. The design evolution process has been used to inform and enhance the design of the Scheme. This includes a layout which allows the retention of existing trees and associated canopy cover, as well as the positioning of the new building footprint to be at an appropriate separation distance from existing surrounding development. This demonstrates the Scheme is compliant with Policy 71 and Policy 56 of the Local Plan.
- 9.10. The Scheme comprises two blocks of two storey terraces which relate to the scale and orientation of the surrounding residential buildings and front the two new access roads to the Scheme. Four blocks of flats are positioned off these access road and surround a large area of central open space.
- 9.11. The layout within the Scheme ensures active frontages to the new access routes, both vehicular and pedestrian, and that all areas of parking and open space are overlooked. Parked cars do not dominate the space or conflict with key pedestrian and cycle routes that extend through the centre of the site and east-west between the terraces.

- 9.12. The space around the buildings will be of particularly high quality, with a range of landscapes provided, including children's play equipment, food growing areas, natural features, pergolas and public artwork.
- 9.13. The Scheme will deliver a high-quality public realm and in doing so will respond positively to the local context as required under Policy 55. Furthermore, it would follow the design principles set out under Policy 56 including successfully integrating with the surrounding area, creating an attractive and appropriately scaled built frontage using materials suitable to the location and context, and increasing natural surveillance. It would also follow the design principles set out within Section 12 of the NPPF.
- 9.14. Policy 60 (Tall Buildings) of the Local Plan requires the submission of a visual impact assessment where a structure breaks the existing skyline and/or is taller than the surrounding built form. Following a collaborative process, pre-application discussions have established that although two of the blocks are taller and more visible than the existing buildings on site, the level of harm has been reduced through careful detailing, broken up and stepped building forms, and the enhancement of views across the site to Coleridge Recreation Ground. The central open space will be overlooked, with natural surveillance of Coleridge Recreation Ground increased. The built form within the Scheme will appear well integrated with the buildings which surround the site, and well-integrated within the Scheme's landscaped setting. The Scheme therefore accords with Policy 60.
- 9.15. The Scheme complies with Policy 45 and Policy 50 of the Local Plan and the Nationally Described Space Standards.

10. Human Rights considerations and the Public Sector Equality Duty

- 10.1. The compulsory acquisition would interfere with the owner of the Order Land's rights under Article 1 of the First Protocol to the European Convention on Human Rights ("the ECHR") and Article 8 of the ECHR.
- 10.2. In determining whether or not to confirm the Order, the Secretary of State must have regard to any interference with the provisions of the Human Rights Act 1998 and the ECHR. The Secretary of State must consider whether, on balance, the case for compulsory purchase justifies interfering with the human rights of the owners and occupiers of the Order Land. The Secretary of State also has to be satisfied that the land included in the Order is necessary to secure the delivery of the Scheme and does not include land which is not required for that purpose.

- 10.3. Article 1 of the First Protocol to the ECHR states that "...every natural or legal person is entitled to peaceful enjoyment of his possessions" and "no one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law...". Whilst owners and occupiers in the Order Land will be deprived of their property if the Order is confirmed and the powers are exercised, this will be carried out in accordance with the Human Rights Act.
- 10.4. The Order is being pursued in the public interest as required by Article 1 of the First Protocol. The public benefits associated with the Scheme are set out earlier in this Statement of Reasons. The Council considers that the Order will strike a fair balance between the public interest in the implementation of the proposals and those private rights which will be affected by the Order.
- 10.5. Article 6 of the ECHR provides that: "In determining his civil rights and obligations...everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law". The regeneration proposals, including those associated with the Order Land, have been extensively publicised and consultation has taken place with the communities and parties that may be affected by the Order. All those affected by the Order will be notified, will have the right to make representations and/or objections to the Secretary of State, and objecting parties will have the right to be heard at a public inquiry. It has been held that the statutory processes are compliant with Article 6 of the ECHR.
- 10.6. Article 8 of the ECHR states that: "Everyone has the right to respect for his private and family life, his home and his correspondence...interference is justified however, if it is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for its prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others." The Council considers that any interference with this right that would result from the exercise of the powers conferred by the Order will be in accordance with the law (namely the Act), give effect to a legitimate aim (namely bringing about quantitative and qualitative housing gain associated with the Scheme), and will be proportionate having regard to the public benefit to be secured.
- 10.7. Those whose interests are acquired under the Order will also be entitled to compensation which will be payable in accordance with the compulsory purchase Compensation Code, assessed on the basis of

the market value of the property interest acquired, disturbance (i.e., reasonable moving costs and costs/losses directly related to the compulsory acquisition) and statutory loss payments. The reasonable surveying and legal fees incurred by those affected in transferring interests to the Council will also be paid by the Council. The Compensation Code has been held to be compliant with Article 8 and Article 1 of the First Protocol to the ECHR.

- 10.8. The ECHR has recognised in the context of Article 1 of the First Protocol that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties. Similarly, any interference with Article 8 rights must be “necessary in a democratic society” i.e., proportionate.
- 10.9. In promoting this Order, the Council has carefully considered the balance to be struck between the effect of acquisition on individual rights and the wider public interest in the redevelopment of the Order Land. Interference with the ECHR is considered by the Council to be justified here in order to secure the economic regeneration, environmental and public benefits which the proposals will bring.
- 10.10. The requirements of the Human Rights Act 1998 and the ECHR, particularly the rights of property owners, have therefore been fully taken into account. There is a compelling case in the public interest for the Order to be made and confirmed, and the interference with the private rights of those affected that would be the inevitable result of the exercise of the compulsory powers conferred by the Order would be lawful, justified and proportionate.
- 10.11. The circumstances of the leasehold owner of the Order Land have been fully considered and there has been notification of a potential alternative property following lengthy communication, of which the Council constitutes as reasonable. The Council will continue to work with the owner of the Order Land to achieve a voluntary purchase if possible.
- 10.12. The Council has also had regard to its Public Sector Equality Duty under Section 149 of the Equality Act 2010. The Council has given consideration to any protected characteristics in the Equality Act 2010 and thus ensure that any potential impacts of the proposed CPO on any people with these characteristics have been considered and where possible mitigated.

11. Special considerations affecting the order site

11.1. The Order Land is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.

11.2. The Council is not otherwise aware of any special considerations affecting the Order Land

12. Details of any views which may have been expressed by a government department.

12.1. While no government department has commented specifically on the Scheme, the Scheme meets many of the Council's key priorities for the development of new housing:

- Increase the supply of new homes, including affordable housing, contributing to healthy and sustainable communities
- Enabling the housing market to meet a wide range of local housing needs and to support sustainable growth
- Mitigating and adapting to climate change through good design and quality of new homes
- Improving housing conditions, management, safety and environmental sustainability of homes, and making best use of existing homes
- Promoting health and wellbeing, tackling poverty, and promoting equality and social inclusion
- Preventing homelessness
- Working with partners to innovate and maximise resources

13. Consultation

13.1. A letter was sent to inform residents of the HSC "Report on progress toward HRA Estate Regeneration programme" on 16th September 2021 with details of how the report could be accessed. The letter confirmed that options were being considered for estate areas including Development Site and the potential for retrofit such as the introduction of new materials, products or technologies to improve a building or the potential for redevelopment.

- 13.2. A letter was sent to residents on 18th May 2022 to advise that, following a review of potential options for the estate area, the Council would like to present a report at the HSC recommending redevelopment as the preferred option. As part of this process, the letter invited residents to attend an open evening to discuss the proposals in more detail and to provide feedback. The letter also provided means of contact for residents to discuss any other concerns outside of the open evening.
- 13.3. A further letter was sent to residents on 22nd June 2022 to advise that the proposed redevelopment of the estate area was approved at the HSC. The letter confirmed a timescale starting from follow-up resident engagement meetings through to the proposed date for practical completion of the redevelopment. The contact details of a lead contact from the Council were provided alongside details of in-person appointment sessions and an information sheet with frequently asked questions.
- 13.4. Residents were invited by letter to a public consultation on the redevelopment design proposals to be held on 4th March 2023. The proposals could also be viewed in detail on a consultation website (www.fanshaweroad.co.uk) and questionnaires were available to provide feedback.
- 13.5. There has been continuous engagement with both tenants and leaseholders on the estate as part of the decant process. This was via a named lead contact, dedicated email address, phone number, website messaging facility, home visits and office appointments.

14. Documents

Appendix 1: Communications Log

Appendix 2: Location plan of the Order Land

Appendix 3: Location plan of the Development Site

Appendix 4: Update on new build housing delivery

Appendix 5: Layout plan of the Scheme

Appendix 1

Communications Log

Date	Description
16 th Sept 2021	Letter sent to inform residents t to inform residents of the HSC “Report on progress toward HRA Estate Regeneration programme” with details of how the report could be accessed.
18 th May 2022	Letter sent to inform residents that the Council would like to present a report at HSC recommending redevelopment as the preferred option for the estate. As part of this process, the letter invited residents to attend an open evening to discuss the proposals in more detail and to provide feedback.
22 nd June 2022	Letter sent to confirm to residents that the proposed redevelopment of the estate area was approved at HSC. The letter confirmed a timescale starting from follow-up resident engagement meetings through to the proposed date for practical completion of the redevelopment. The contact details of a lead contact from the Council were provided alongside details of in-person appointment sessions and an information sheet with frequently asked questions.
24 th June 2022	Email received from leasehold owner requesting meeting on 1 st July 2022 as part of open evening.
1 st July 2022	Meeting held with leasehold owner. Discussion on how market value was assessed and the ‘red book’ standard of valuation. Requested valuation is undertaken as soon as possible.
19 th July 2022	Email received from leasehold owner requesting letter from the Council (as had been supplied to other leaseholders) as evidence that he would be a ‘chain free’ buyer.

22 nd July 2022	Email sent with letter requested on 19 th July 2022 attached.
2 nd August 2022	Email sent to leasehold owner confirming the valuation report had been received and a copy sent in the post alongside an offer to repurchase the leasehold interest of the property.
3 rd August 2022	Valuation report sent to the leasehold owner with an offer to purchase the property.
17 th August 2022	Email received from leasehold owner to advise that he would like to gain a second valuation of the property. Advised that more detailed discussions around individual circumstances could commence once a further valuation and professional advice received.
17 th August 2022	Email response sent to acknowledge the update provided. The Council confirmed a 90 day validity period for market valuation reports and the arrangements for a second valuation.
1 st September 2022	Email received from leasehold owner to query if accountancy fees would be reimbursed by Cambridge City Council regarding Capital Gains Tax.
1 st September 2022	Email response sent to confirm that the Council will reimburse any reasonable fees incurred. Clarification requested as to whether property is the leasehold owner's main home.
1 st September 2022	Email received from leasehold owner to confirm that the property is his main home since January 2020. He advised that he would be liable for a significant Capital Gains Tax bill and the accountant would provide the detailed figures.
10 th October 2022	Invoice received for the property valuation.

17 th October 2022	Letter sent to leasehold owner to request completion of the 'request for information' questionnaire as part of the pre-CPO process.
28 th October 2022	RFI questionnaire and signed title map received from the leasehold owner.
4 th November 2022	Email sent to the leasehold owner to advise that telephone contact had been attempted although this was going to voicemail. Confirmed that the second property valuation was significantly different to the first and therefore both valuers had agreed to confer. The valuation figure agreed by both valuers would be confirmed in writing with a formal offer letter to repurchase the leasehold interest of the property.
7 th November 2022	Email response received from the leasehold owner that he may require a solicitor to guide through the negotiation process. Requested confirmation of current status of CPO process and if the Council would cover the cost of a legal advisor from this point onwards until a satisfactory outcome is reached by both parties.
7 th November 2022	Email response sent to the leasehold owner to confirm that the Council has not made a CPO at this stage as the Council is working with leaseholders on an amicable basis to repurchase the leasehold interests through mutual agreement. Confirmation provided that the Council would meet the cost of professional advice but this would be limited at this stage i.e., on a one-off basis or capped. The leasehold owner was advised that the Council could not offer more than the agreed market value for the property.
19 th December 2022	Email sent to leasehold owner to request clarification on two points in the RFI response. Queried with leasehold owner if matters had progressed with gaining some external professional advice and if there was any assistance the Council could provide going forward.
20 th December 2022	Email response from leasehold owner providing clarification on the RFI questions. Advised that he

	would like a face to face meeting in the new year and if he would be eligible for legal advice. At this point he would then be able to explain current position and concerns.
20 th January 2023	Email received from leasehold owner asking if a meeting could still be arranged as stated in last email on 29 th December 2022.
20 th January 2023	Email response sent to provide apologies for the delay. Confirmed that a face to face appointment could be arranged and requested preference for dates and times.
23 rd January – 9 th February 2023	Several emails exchanged to make arrangements for meeting face to face given existing commitments around work and partner's availability.
13 th February 2023	<p>In-person meeting held at Council offices. The leasehold owner advised that it was not possible to purchase a replacement property in the vicinity of Fanshawe Road as the market valuation figure was insufficient. Confirmed the total offer to repurchase the leasehold interest including statutory home-loss was £343,750.</p> <p>Leasehold owner queried the Council's position in terms of an 'equivalence principle'. Advised that the amount of compensation received should be no more or less than the market value of the property with the associated statutory home-loss payment.</p> <p>Discussed typical disturbance payments to include payment of legal fees, stamp duty land tax, removal costs etc.</p> <p>Reiterated that the Council's approach at this stage is to repurchase the leasehold interest through agreement. Costs regarding professional advice could be met on a 'reasonableness' basis on production of quotes, however the Council would not give full indemnity for work on an unlimited basis.</p>

	Confirmed that it is best to speak with a Tax Advisor regarding Capital Gains Tax and to assess liability and any potential 'rollover' relief.
27 th February 2023	<p>Email sent to leasehold owner to recap on points discussed and also to provide examples of sold STC properties in the vicinity.</p> <p>Rustat Ave – 2 bed, 2 bathroom, top floor flat with balcony - £350,000</p> <p>Rustat Ave – 2 bed, 2 bathroom top floor flat with balcony and allocated parking - £350,000</p> <p>Rustat Ave – 2 bed, 2 bathroom top floor flat with balcony and allocated parking - £335,000</p> <p>William Smith Close – 2 bed, top floor flat with allocated parking and share of freehold - £315,000</p> <p>Suggested meeting again in 3-4 weeks' time.</p>
2 nd May 2023	Email sent to leasehold owner to query availability for a catch-up meeting.
11 th – 17 th May 2023	Emails exchanged to make arrangements for meeting in-person at Council offices.
18 th May 2023	<p>In-person meeting at Council offices. Discussed property searches and the leasehold owner and partner confirmed this was difficult as both work full-time. Offered to email advertised sale properties if this would help matters. Leasehold owner advised that the most important part of this was the financial package and assurance that all costs would be covered.</p> <p>Confirmed that the Council can cover reasonable disturbance costs and the scope of this is fairly wide as much depends on the household and circumstances. The overriding point is that the costs are relevant to the move and are based on what is reasonable. Advised that the Council cannot exceed the market value of the property as determined by a RICS valuer.</p>

	<p>Reiterated to speak with a Tax Advisor regarding Capital Gains Tax liability, as there may be potential to 'roll over' any gain into a replacement property purchase or offset any other costs.</p> <p>Discussed option of a potential property that is located close to the leasehold owner's workplace. This is a shared ownership and the Council is expecting to receive notice to terminate the lease. Confirmed that more information will be provided once more details are known.</p> <p>Agreed to meet again in 4-8 weeks' time.</p>
19 th June 2023	Email received from leasehold owner to ask if any further information was known regarding the potential property mentioned in the most recent meeting.
20 th June 2023	Email response sent confirming that the property is subject to probate but more information will be provided regarding timescale once this is known. Recap provided on last meeting and if there are any other points that the leasehold owner would like to discuss.
6 th July 2023	Email sent to leasehold owner to advise of break-ins at two empty properties within the flat blocks at Fanshawe Road. As a result, contractors will be entering the communal areas of 12-30b Fanshawe Road to secure the front doors and windows of the empty properties.
22 nd August 2023	Email from leasehold owner to advise that the flat below is insecure as the tenants locked the door from the inside and exited the property from the window, leaving this open. There are also non-residents gaining access / entering the estate area in the evenings.
22 nd August 2023	Email response sent to acknowledge and request particulars of the property in question.
3 rd September 2023	Email sent to leasehold owner to query if would still like a further catch-up meeting. Queried if a review of the

	<p>most recent valuation would be beneficial as it has expired i.e., passed the 90 day validity period.</p>
4 th September 2023	<p>Email response received confirming that would like to make arrangements to meet again.</p>
13 th September 2023	<p>Email sent to leasehold owner to advise that the property of interest is still subject to probate. Advised that it may be beneficial for the next meeting to focus on finances and their costs with a view to moving forwards.</p>
13 th -15 th September 2023	<p>Emails exchanged to make arrangements for meeting in-person.</p>
18 th September 2023	<p>Meeting in-person at Council offices. Talked through the costs that can be covered and that an indicative breakdown can be provided. Reiterated that the Council has to be fair and consistent when assessing disturbance costs for each household. Confirmed that it would be helpful to understand the Capital Gains Tax liability and that the Council can assist in the cost of this assessment. This instruction would need to come from the leasehold owner, not the Council, and there is no reason for this to be delayed any further.</p> <p>It may also be worthwhile to revisit the property valuation in light of any market changes.</p> <p>The leasehold owner advised of an amount that they would regard as reasonable as a compensation payment. Advised that this would not be acceptable given the significant difference between the market valuation of the property and the amount requested. The leasehold owner expressed reluctance to discuss matters any further regarding finances.</p>
20 th September 2023	<p>Email sent to leasehold owner to confirm what was discussed at meeting and next steps regarding the assessment of Capital Gains Tax and if the leasehold owner would like to revisit the property valuation.</p> <p>Reiterated from previous contact that there is still the option to instruct a valuer to undertake both valuation</p>

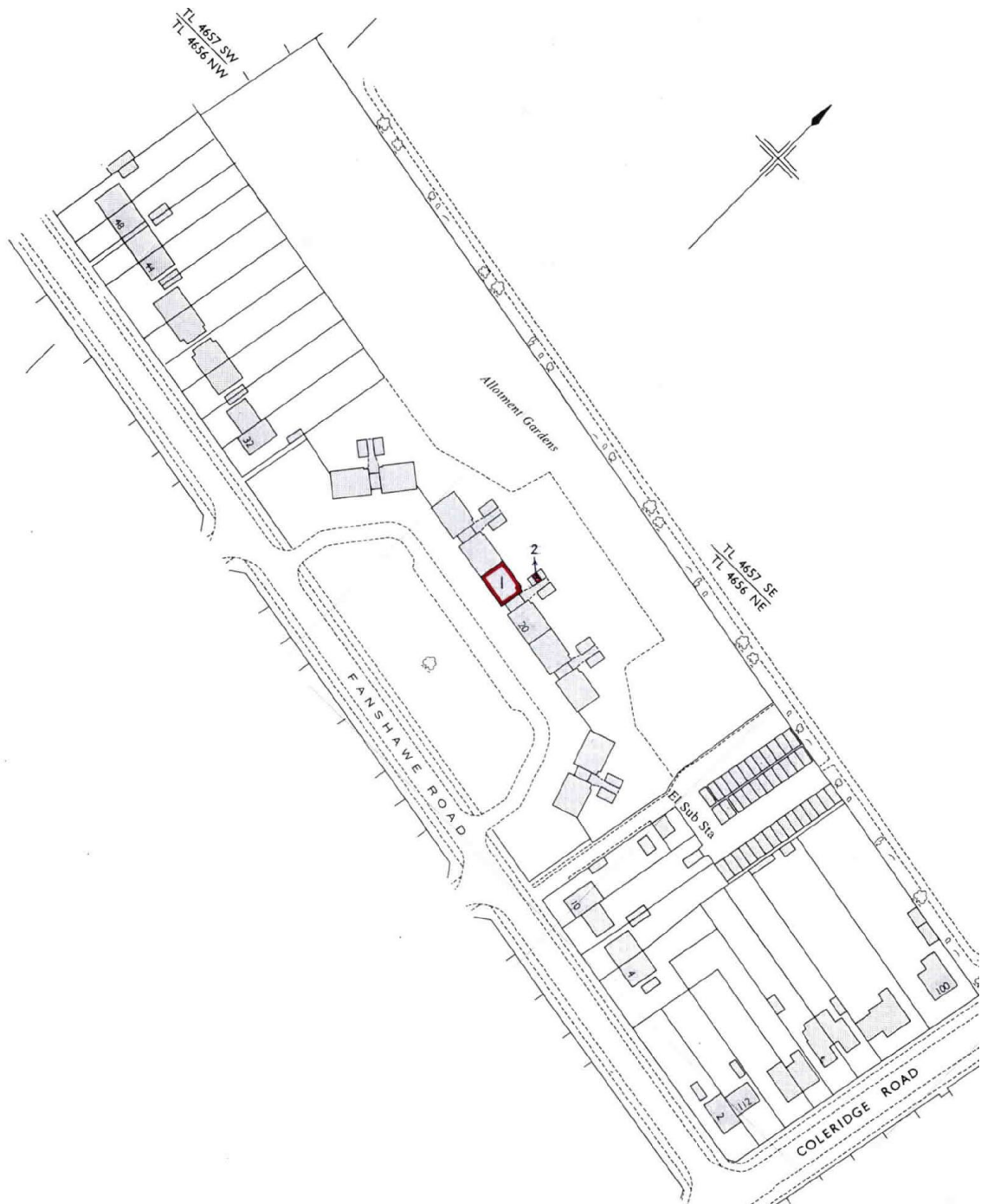
	and negotiation of compensation on the leasehold owner's behalf. Directory of valuers provided.
29 th September 2023	Quote provided for Capital Gains Tax assessment.
2 nd October 2023	Response sent to confirm costs and to proceed with the instruction.
13 th October 2023	Email sent to leasehold owner to query if the Capital Gains Tax assessment was in process as payment can be made direct once confirmed.
21 st November 2023	<p>Email sent to leasehold owner to confirm that probate matters had been settled with the potential property for purchase. Asked if this was still of interest as the valuation of this property would soon be received and a viewing could be arranged. Update requested on the Capital Gains Tax assessment.</p> <p>Advised that a further in-person meeting would be beneficial but this may be better scheduled once a viewing has been undertaken.</p>
2 nd December 2023	Letter sent to leasehold owner to reiterate the points raised via email on 21 st November and to request contact.
4 th December 2023	Email response received confirming that previous email had been missed. Leasehold owner confirmed that they were very interested in arranging a viewing of the potential property for purchase.
6 th December 2023	Acknowledged email and requested the leasehold owner provides preferred dates/times for viewing based on their availability.
6 th December 2023	Email received from leasehold owner. Confirmed that they would respond with preferred dates/times for viewing. Leasehold owner advised that he was pursuing a desktop review of the previous property valuation.

	Also confirmed that the Capital Gains Tax instruction had not happened as of yet but would do this once the desktop valuation is received. Asked if both sets of costs would be reimbursed by the Council.
7 th December 2023	Email sent to leasehold owner to confirm the notice of planning submission for Fanshawe Road.
18 th December 2023	Email sent to leasehold owner to confirm viewing time of potential property for purchase and property particulars.
19 th December 2023	Property viewing undertaken and leasehold owner expressed positive interest in property.
22 nd December 2023	Email sent to leasehold owner to confirm valuation of the potential property for purchase. Confirmed that this can be purchased on a shared ownership basis or outright. Reiterated that the leasehold owner can proceed with the instruction regarding Capital Gains Tax liability.
29 th December 2023	Email received from leasehold owner confirming that they are interested in this property for purchase and are in process of making appointments to take this forward.
5 th January 2024	Email received from leasehold owner to confirm that the accountant has begun to calculate potential Capital Gains Tax liability.
19 th January 2024	Email from leasehold owner to confirm that Capital Gains Tax figure has been received and to schedule a further catch-up appointment.
23 rd January – 5 th February 2024	Several emails exchanged to arrange next catch-up meeting.
6 th February 2024	In-person meeting at Council offices. Leasehold owner confirmed the strong interest in taking the purchase forward and suggested financial terms for consideration. Confirmed that this would be considered and an email

	sent to advise of the costs that could be met by the Council.
9 th February 2024	Email received from leasehold owner confirming the Capital Gains Tax liability figure.
7 th March 2024	Email sent to leasehold owner to confirm the costs that could be covered by the Council regarding the property purchase. Requested that this be considered by the leasehold owner.
15 th March 2024	Email received from leasehold owner confirming that they would like to purchase the freehold of the property offered with reference to their finances and potential borrowing implications. Further information was also requested by the leasehold owner in respect of the property.
18 th March 2024	Email sent to leasehold owner with the information requested. Confirmed that the Council could not meet the level of costs requested and for the leasehold owner to communicate final decision by 21 st March.
20 th March 2024	Email received from leasehold owner to confirm that after much consideration they have decided to not pursue the property purchase.
15 th April 2024	Confirmation from valuer received to confirm instruction received from leasehold owner to negotiate compensation on his behalf.
16 th April 2024	Email sent to valuer to confirm instruction and schedule meetings.

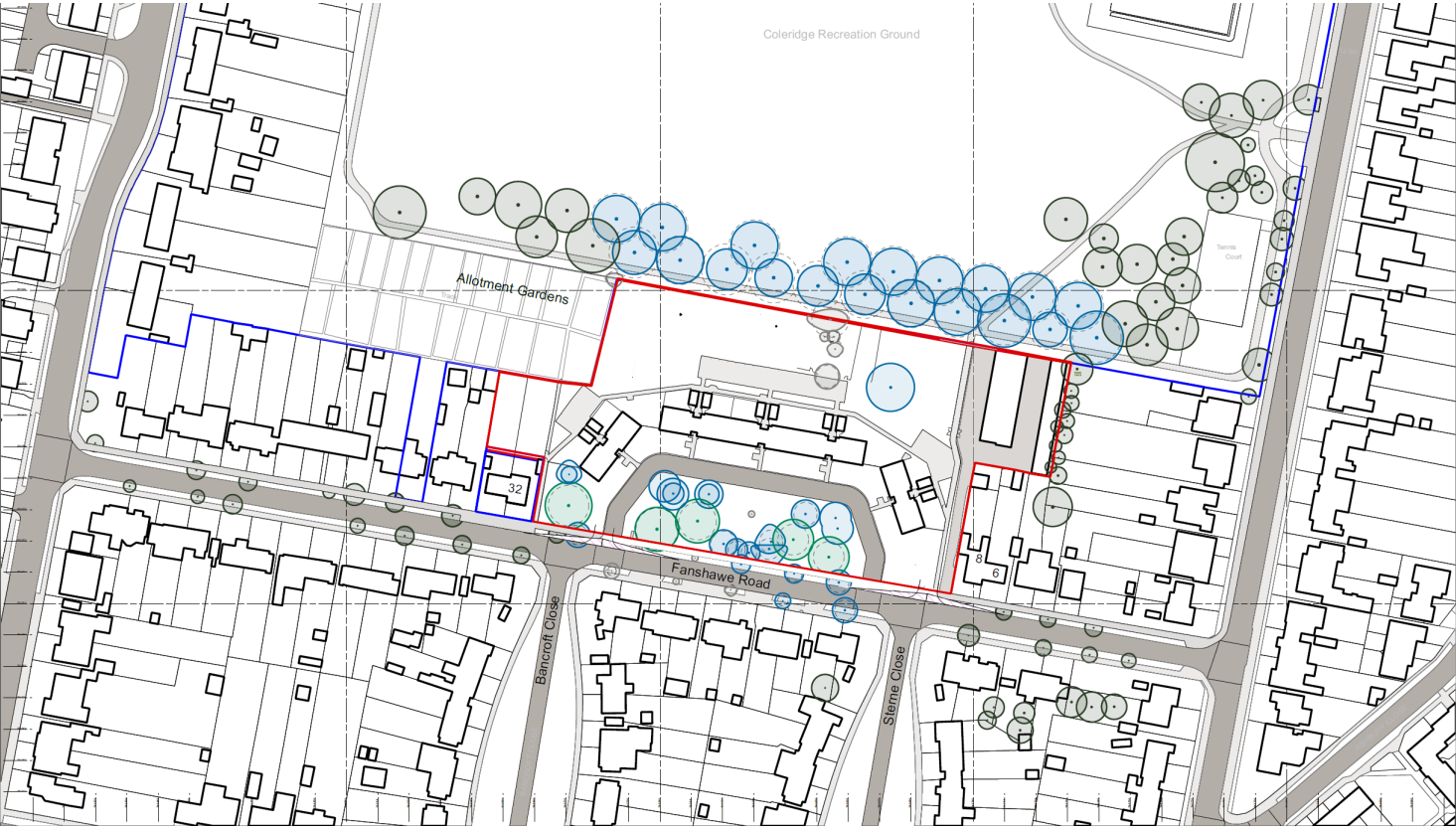
Appendix 2

Location plan of the Order Land



Appendix 3

Location plan of the Development Site



Appendix 4

Update on new build housing delivery

HSC Approved New programme schemes		12/02/2024												
Scheme Name	Ward	Social Rent	LHA/60%	80% of market rent	Replacement homes	Market	Total Homes	Delivery	Committee	Committee Approved	Planning Submitted	Planning Resolution	Est. SOS	Practical Completion
Completed														
The Mews, Histon Road	Arbury	0	10	0	0	0	10	S106 Laragh	HSC	Sep-20	May-19	Feb-20	May-21	Sep-23
In process														
L2 Orchard Park	SCDC	30	0	45	0	0	75	CIP	HSC	Sep-20	Aug-20	May-21	Apr-22	Feb-24
Colville Road Phase 3	Cherry Hinton	32	0	16	16	0	48	CIP	HSC	Sep-20	Jun-21	Dec-21	Sep-22	Jan-25
Fen Road	East Chesterton	12	0	0	0	0	12	CIP	HSC	Jan-21	Feb-21	Jul-21	Aug-22	Feb-24
Ditton Fields	Abbey	6	0	0	0	0	6	CIP	HSC	Jan-21	Feb-21	Oct-21	Sep-22	Feb-24
Borrowdale	Arbury	3	0	0	0	0	3	CIP	HSC	Jan-21	Jul-21	Nov-21	Oct-22	Feb-24
Aragon Close	Kings Hedges	0	0	7	0	0	7	CIP	HSC	Jan-21	Jan-22	Oct-22	Jun-23	Dec-24
Sackville Close	Kings Hedges	0	0	7	0	0	7	CIP	HSC	Jan-21	Jan-22	Oct-22	Jun-23	Dec-24
Aylesborough Close Phase 2	Arbury	41	0	29	33	0	70	CIP	HSC	Sep-21	Apr-22	Oct-22	Jul-23	Oct-25
Paget Rd	Trumpington	2	0	2	0	0	4	Tender	HSC	Sep-21	Jan-24	Apr-24	Oct-24	Oct-25
St thomas Rd	Coleridge	0	8	0	0	0	8	Tender	HSC	Sep-21	Feb-24	May-24	Nov-24	Apr-26
Fanshawe Road	Coleridge	0	34	11	20	39	84	CIP	HSC	Jun-22	Dec-23	Apr-24	Sep-24	Sep-26
East Road	Petersfield	16	0	24	0	0	40	CIP	HSC	Jan-23	Feb-24	Jul-24	Dec-24	Dec-26
Hanover and Princess	Market	82	0	0	82	56	138	CIP	HSC	Mar-23	May-24	Sep-24	Jun-25	Jan-28
Hills Avenue Roughsleeper Pods	Queen Edith	0	4	0	0	0	4	ITAC	HSC	Mar-23	Apr-23	Aug-23	Apr-24	Jul-24
LAHF Refugee housing net new	ALL	0	21	0	0	0	21	CCC	HSC	Feb+Jun23	NA	NA	NA	See below
Eddeva Park	SCDC	0	32	0	0	0	32	S106 This Land	HSC	Sep-23	Jun-22	Jun-23	Sep-24	Apr-26
Queen Ediths Way	Cherry Hinton	0	0	0	0	8	8	CIP	CIP Board	Aug-22	Nov-22	Sep-23	Dec-23	Nov-24
East Barnwell	Abbey	48	0	72	10	9	129	CIP	HSC	Nov-23	Dec-23	Jun-24	Aug-24	Sep-28
Newbury Farm		0	45	15	0	90	150	S106 CIP	HSC	Jan-24	Mar-24	Aug-24	Oct-24	Jul-27
Total		272	154	228	161	202	856							
Net new affordable housing		493												
Net new Council - social and 60%/LHA		261												
Net new Council - 80% of Market		228												
Net new third party affordable housing		4												

Appendix 5

Location plan for the Scheme

