

<b>Partnership:</b>	<i>Managing Growth Partnership</i>
<b>Lead Officer:</b>	Councillor D Bard / John Onslow
<b>Date of last meeting:</b>	24 September 2009
<b>Summary of outcomes (please record tangible and measurable achievements)</b>	
<p>The Horizons Board was made aware of the Update on Managing Growth report which was presented to the Cambridgeshire Together Board on 22 September 2009.</p> <ul style="list-style-type: none"> <li>• Year-end figures were confirmed by the County Council's Research Group which show we have exceeded targets on delivering homes (NI154) – some 2,810 homes were delivered in 2008/9 compared to our revised target for 2,344.</li> <li>• However a significant drop in the number of home started on site since quarter 3 of 2008/9 still leads us to believe there will be a significant drop in completions still to come in future. This information should be considered alongside signs of re-vitalisation on sites such as Orchard Park and Cambourne, where developers are back on site.</li> <li>• Horizons Board has asked for more detail on this point, and on the effect of reduced starts on site for districts' housing trajectories, which are revised in consultation with housing developers in the Autumn each year, ready for submission in December. This will contribute to our preparations to re-negotiate targets with Go-East for 2010/11 for NI154, which have been initiated.</li> <li>• Some 924 affordable homes were delivered in 2008/9, compared to our revised target of 820. This number is above target, and is supported by funding from the Homes and Communities Agency (HCA) and by the ongoing efforts of our housing association (RSL) partners. We continue to support bids for funding from the HCA to enable future delivery of affordable homes. However much of our current affordable housing programme depends on s106 agreements, which means the delivery of affordable homes depends on the delivery of private housing. So in the same way that NI154 may drop in 2009/10, so may affordable housing, unless funding is dislocated from the tradition s106 model. Another factor to be aware of, is that around 100 homes reported for the end of 2008/9 were delivered via the open market homebuy scheme, which has since been withdrawn by the government. This may further affect future delivery on NI154.</li> <li>• So far in 2009/10, some 545 homes have been delivered on sites of more than 100 homes (280 between April and end June, 265 between July and end September).</li> <li>• The HCA is directing energy into pushing forward construction of affordable housing sites, particularly those that were 'oven ready' with all planning permissions, in order to stimulate the market – known as "kickstart". This aims to support employment in construction and related areas, and help stimulate the economy as a whole.</li> <li>• At the time of writing this update, we have just heard that one scheme in Huntingdonshire (Sapley Square, Oxmoor) has been successful as part of</li> </ul>	

Kickstart 1 – one of only four successful schemes in the East of England Region - while a second round of funding (Kickstart 2) has recently been launched.

- Tackling homelessness and supporting Gypsy and Traveller site provision remain high priorities for the Partnership. These are being progressed, for example, through publication of the homelessness Joint Strategic needs Assessment (JSNA), an exemplary partnership document, and through work to progress Gypsy and Traveller site provision through both a county-wide planners' group and one of the Making Cambridgeshire Count enquiry work streams.
- Work is also continuing to develop an Integrated Development Plan for growth in Cambridgeshire and to explore the new ways of funding growth in the longer term.

#### **Local issues identified by the partnership**

- The recession continues to affect our work, but by linking our remaining funding streams (for example, HGF and Kickstart) on specific sites, and continuing to work co-operatively with all partners, we have clear plans in place that are designed to maintain as much growth as possible across Cambridgeshire. However, Government is now consulting on a proposal to withdraw some of the funding allocated to growth areas, which if confirmed, would lead to up to £6m of HGF being taken back for 1010/11. A reduction in HGF capital of this magnitude is certain to have an effect on delivery of homes.
- There is evidence, through Home-Link (our Choice-Based Lettings scheme), that demand for social housing remains strong.
- Outline planning permission for Trumpington Meadows has been signed, which includes a loan agreement for HGF funding.
- For infrastructure, work on a new electricity grid station for Cambridge North is now complete and the Guided Busway between Cambridge and St. Ives is due for completion in the near future. Development activity at Orchard Park and Cambourne is showing some positive signs.
- Outcomes of the Planning Inquiry for Clay Farm / Glebe Farm are expected in the new year. However, work continues to seek progress on this site, pending the Inspector's decision, using Housing Growth Fund (HGF) and other potential HCA support.
- HGF is also funding work for Northstowe (e.g. early infrastructure on drainage and renewable energy), to implement the Green Infrastructure Strategy, implement projects to help deliver low carbon growth and improved connectivity, and move forward key housing and regeneration schemes in the market towns. Immediate priority is being given to schemes in Huntingdon and Wisbech, with proposals also being prepared for March and Ely. Discussions have started around North West Cambridge with the University and other partners, to prepare for a planning application in Autumn 2010. Work continues on other major sites and their related infrastructure.

#### **Recommendations to the partnership board**

- To note that targets have been exceeded for the number of homes delivered in 2008/9, both private and affordable.
- To note progress being made on infrastructure and growth projects.
- To note that further progress would be severely affected by the proposed Government withdrawal of approximately half the HGF allocated in 2010/11.