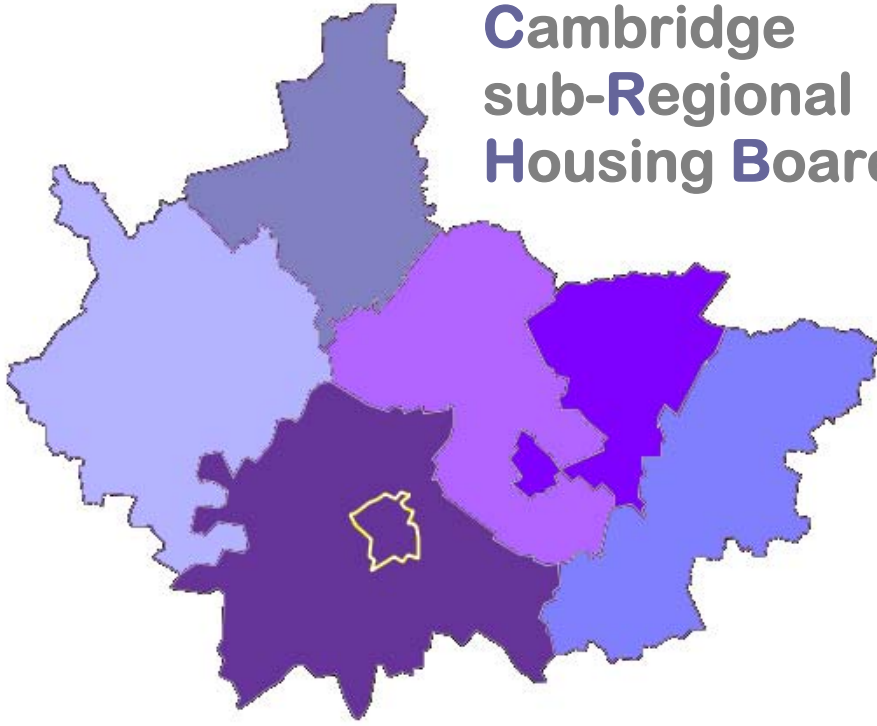


**Cambridge
sub-Regional
Housing Board**



Housing Statement

Published July 2011

Draft

Cambridge housing sub-region: 2011 statement

About the Cambridge housing sub-region

Cambridge is an area of strong economic growth, supported by an active housing market.

This leads to issues of high housing costs and high housing demand in parts of the sub-region, contrasted with areas of lower land values and significant housing need in others.

By helping to balance housing markets, meet housing need across all tenures and create good quality communities where people want to live and work, we believe our housing sub-region can generate employment opportunities and contribute to the national economy.

Conversely, if housing markets fail and housing need is not met, employers and businesses will be tempted to locate elsewhere – where they can attract both high caliber, well qualified employees, along with the lower paid support and service staff needed to keep the business running efficiently.

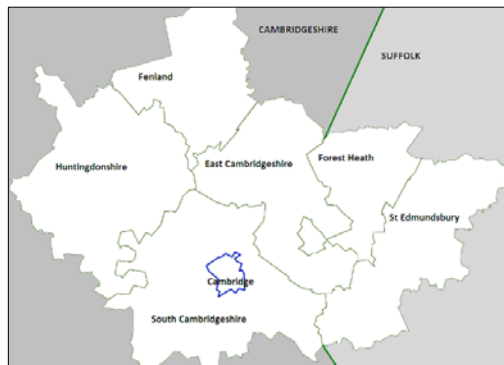
If people can live near to their place of work, commuting costs, distances and the related carbon emissions can be kept low. If people have to live far from their workplace, commuting will increase - particularly if the public transport system cannot cope with the extra strain.

Our joint approach to sub-regional housing issues affects homes of all tenures and looks at all aspects of the housing market. This includes property sales and rents, homelessness and specialist housing. It includes delivering new homes as well as works to and issues for existing homes. It also links to issues such as public health and well-being and the influence and control communities and residents have over local housing issues.

Working together

The Cambridge sub-regional housing board includes representatives from:

- Cambridge City Council
- East Cambridgeshire District Council
- Fenland District Council
- Forest Heath District Council
- Huntingdonshire District Council
- South Cambridgeshire District Council
- St Edmundsbury Borough Council



Maps showing (from top to bottom):

- Our housing sub-region's geography
- District and borough boundaries
- County areas

- Cambridgeshire County Council
- The Homes & Communities Agency
- Three housing associations; two focussing on housing development and one on housing management.

For many years, leading housing professionals have met, shared and developed projects for the benefit of our residents, as a sub-regional housing board supported by issue-based groups. See *Annex 2: How sub-regional working happens* for a diagram showing the various groups. We have worked together on a number of projects over recent years, including:

- Our sub-regional housing strategy 2008-11 including delivering on the action plan.
- Our Strategic Housing Market Assessment and its updates and development, for example new Data Atlases which map key housing information, and local housing allowance data.
- Home-Link, our sub-regional choice based lettings scheme.
- Gypsy and Travellers accommodation needs assessment carried out in 2006 and updated in 2011 (add link when available).
- JSNAs, managed by Cambridgeshire County Council, which included housing input – click here for the JSNA website.
- Our key worker housing study.
- An agreed “menu” approach to Section 106 agreements for housing.
- An affordable housing viability study for four of our seven districts.
- Balanced and Mixed Communities guidance.
- The Quality Charter.
- Local investment plans for our sub-region; the CLIP for Cambridgeshire, Forest Heath’s local investment plan and St Edmundsbury’s local investment plan.
- Quarterly updates on housing delivery and on our local housing market bulletin.
- A review of the sub-regional housing groups, leading to greater efficiency, reduced commuting for participants and reduced CO₂ emissions. We have also improved the housing board's web pages to help share information across the sub-region.

By working together we strongly believe we improve quality of life and of opportunity for residents; strengthen communities and ensure residents views and preferences are listened to; and increase housing choice and housing applicants participation in meeting their own housing needs. A full list of achievements across our sub-region is set out in a separate table, available at www.cambridgeshirehorizons.co.uk/housing.

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Changes in 2011 to 2012 and their impact

New thinking over the past year has meant local authorities and partner organisations in the Cambridge area working together to respond effectively to housing and welfare benefit reforms. The points below summarise our response to some of the key changes ahead.

Creation of our Local Enterprise Partnership

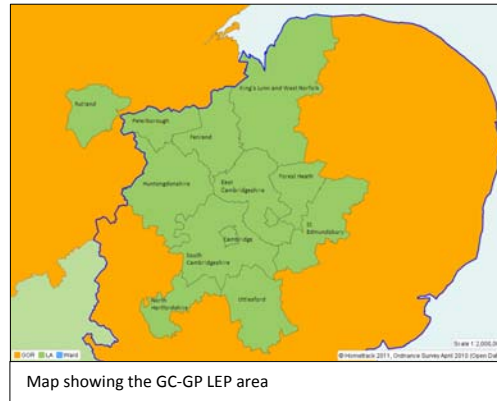
A new Local Enterprise Partnership for Greater Cambridge–Greater Peterborough area, known as the GC-GP LEP was given the green light by Government in 2010. The partnership was created to help drive forward sustainable economic growth in our area with local business, education providers, the third sector and the public sector working together to achieve this.

The Enterprise Partnership’s goal is to create an economy with 100,000 major businesses and create 160,000 new jobs by 2025, in an internationally significant low carbon, knowledge-based economy balanced wherever possible with advanced manufacturing and services.

Strategic areas of focus are:

- Skills and employment.
- Strategic economic vision, infrastructure, housing and planning.
- Economic development and support for high growth business.
- Funding, including EU funding, regional growth funding and private sector funding.

Our area currently has a population of 1.3 million people, which is estimated to grow to 1.5 million by 2031. We host a number of globally significant business clusters, world class research capacity linked to our universities, a number of thriving market towns, and is the UK's leader in agriculture, food and drink. The area boasts 700,000 jobs, 60,000 enterprises and generates £30 billion per year.



Map showing the GC-GP LEP area

This Partnership is new and will be forming and developing in 2011 and 2012. As housing is a strategic area of focus, our sub-regional partnership plans to contribute wherever possible to achieving the LEP's goals.

Introduction of the new "affordable rent" tenure.

This is a move from the current capital funding system to enable development of new affordable homes, to a new revenue-based system. "Affordable rent" will largely replace social rent on new housing developments of the future. As a partnership we will monitor peoples' housing costs and capture evidence if the tenure discourages people from moving into our area, particularly Cambridge and South Cambridgeshire where housing costs are already very high, and contributing to our local economy.

Housing associations have informed the board that they bear a greater business risk as new build funding will be paid on completion of a programme rather than when the development starts on site. We understand financiers may assess the new approach as a greater risk for them, as new build programmes will depend on collecting the higher rent levels defined by the "affordable rent" programme.

Tenants moving into "affordable rent" will be charged up to 80% of the private market rent level. In most of our housing sub-region this generally means significantly higher rents than under the previous social rent system. Housing Benefit will in theory support the increased rent. However limits on the amount of housing benefit available will affect affordability of homes in different districts and across Broad Rental Market Areas.

As a board we need to closely monitor the impact from funding raised by delivering new "affordable rent" homes and possible re-investment elsewhere in the country. The funding is not limited to the area where it was generated and as a growth area we feel the case for maximum investment within the area is robust.

We will closely monitor the impact of converting existing social rented homes over to affordable rents and the ability to meet housing needs

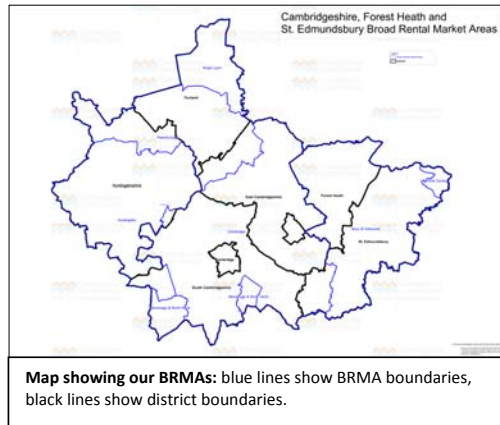
Changing Housing Benefits and Local Housing Allowances which help residents meet their housing costs

The changes announced involve:

- Limiting the amount of personal subsidy available, by size of home so a maximum rent will be supported for a 1 bed, 2 bed or 3 bed property.
- Limiting the amount of personal subsidy available by householders age, so people up to 35 years old will only get support for the cost of a single room rent.
- Reducing the increase in rent levels per year, following the Consumer rather than the Retail Price Index.
- Only supporting the housing costs of the cheapest 30% of private rented homes, rather than the cheapest 50%.

The subsidy levels are based on broad rental market areas which cover more than one district (see the BRMA map). This means that where rents are higher, for example in the City of Cambridge, the subsidy may not meet the rents being charged by landlords, as a strong market and high demand means that higher rents may be charged. However in a neighbouring settlement such as Haverhill, which falls within the same broad rental market area, housing benefit levels are set using the same average private rent level as in Cambridge. This means residents may move out of the City to access a lower rent in Haverhill and could result in increased commuting into Cambridge and increased demand in the Haverhill housing market.

We want to be sure that our housing markets can support growth and provide the best possible platform for the globally competitive firms to thrive. The UK needs areas like ours – net contributors to the Exchequer, with high growth potential to deliver private sector jobs growth to offset job losses that will result from the comprehensive spending review, but to do this we need to be able to provide and support affordable housing in the right places.



Changes to welfare benefits

The Welfare Reform Bill was introduced in February 2011. The Bill re-shapes our welfare state, uniting the tax and benefits system with the main aim of getting people off benefits and into work. The government wants to create a culture where it always pays to work, in part by removing benefit traps which make a life of work less rewarding. Some of the key changes are:

- Replacing many existing benefits including income support, income based Job Seekers Allowance and Support Allowance with the new Universal Credit.
- Limiting total “out of work” benefits paid to a household to £500 per week or £26,000 per year from 2013 onwards.
- Forcing people claiming housing benefit or local housing allowance to move to cheaper homes, as the rent supported will be capped according to the number of bedrooms (see above).
- Lone parents with children aged over five will be required to seek work and will lose benefits if they fail.

Naturally while supporting the aim of these changes, we are keen to preserve the stability and affordability of local communities and the business plans of local landlords (social or private) who operate in our area and may be affected by reducing subsidy in an area of high housing cost and demand, and increasing housing need at the lower end of the market.

Tackling under occupation

Initiatives to tackle under occupation are welcome however specifying the precise size of home a social tenant can live in if they claim housing benefit may increase churn and disruption as residents have to move home, or even area, to afford the house they need - which could in time affect community stability and social cohesion.

The option to create a new “flexible tenancy” with a minimum fixed term of 2 years

This is in addition to, not replacing, secure and introductory tenancies. In future social landlords will have the option of time-limited tenancies. This enables review and renewal as appropriate – if market conditions or household circumstances have changed, the landlord may decide to end a tenancy and provide advice to the householder, who would have to move elsewhere. It is thought this will facilitate raising private finance against the asset value of the “affordable rent” homes created, however early feedback from social landlords suggest this is not yet proven and will be a key issue for Local Authorities when developing tenancy strategies.

Local authorities to publish a strategic policy on tenancies

The new form of tenancy, the ability to offer short-term “flexible” tenancies and the government’s intention to protect the rights of specific tenant groups (e.g. older and vulnerable tenant) alongside the need to convert as much social housing to the new tenure, in order to raise funding to create new affordable homes, means each local authority will need to produce a strategy to outline how it wishes to approach each of these factors.

A strategy is not required to be in place until one year after the localism bill is passed, however housing associations have put together bid packages ready for May 2011 which are and will be affected by the factors yet to be set out in the tenancy strategies. At that stage, we will need to reconcile the Registered Providers’ assumptions are in line with the local authorities’ strategic policies.

Invest in bringing empty homes into use as affordable housing.

This is a welcome move, though CLG has also announced authorities may have to wait 2 years before taking legal action, compared to the previous 6 month period.

Give local authorities the powers to manage their housing waiting lists.

From the 22,000 households on our housing needs register across our housing sub-region, approx 20% (Home-Link, Jan 2011) have requested a transfer within social housing. This enables tenants to meet their housing needs, for example reducing overcrowding and under occupation, meeting medical needs by moving to a more suitable home, or moving across boundaries to live nearer to work or family networks. If this change provides more flexibility about prioritizing transfer and new applicant moves, could enable more “beneficial” transfers which may have been more difficult to prioritise in the past

Enable local authorities to fully discharge a duty to secure accommodation by arranging an offer of suitable accommodation in the private rented sector, without the applicant’s agreement.

This may lead to less stable housing solutions for the applicant, with changes to the local housing allowance its possible homeless households may have to leave at the end of 2 years and simply re-apply as homeless. This sounds simple but increases hardship for the applicant, and has cost implications for the local authority in finding temporary accommodation for the applicant while a more settled housing solution is being arranged. It also assumes a ready supply of private rented at suitable rent levels and acceptable quality, which may not be forthcoming if prices are high and there is a lot of competition for rented homes in an area. Landlords may simply not let to these households if they have the choice. A key future action for the sub regional partnership will be to encourage private sector landlords to meet a minimum standard of property and tenancy management with the reward of being able to access the Homelink system to advertise their properties.

Affecting private rent levels

Government policy aims to decrease private rent levels to help meet housing needs, but in our area it is likely that private rent levels will remain high due to a combination of high housing demand and limited supply. This reduces affordability and the possible supply of private rented housing that could be used to meet housing need. Trying to attract and retain the best staff is even more difficult for employers when potential employees are finding it hard to find suitable, affordable accommodation. Private rented housing may be available, however there is a lot of competition, meaning landlords can charge high rents and still let their homes.

Priorities

In light of these issues our sub-regional housing priorities are to:

- Support the creation of mixed, balanced and sustainable communities across the sub-region; respecting our environmental assets and involving our existing communities.
- Make sure new homes support economic growth and economic activity, carefully locating new housing developments to help reduce the need for long distance commuting, and helping employers meet their workforce and recruitment needs. Wherever possible, promote employment and training opportunities through housing initiatives.
- Support better health for our residents through the combination of good quality affordable housing and the support needed so residents can continue to enjoy and make best use of their homes – focusing especially on our most vulnerable residents.
- Respond to the diverse and changing needs of our communities including migrant workers, Gypsies and Travellers and hard-to-reach groups.
- Make the best use of all existing homes by improving housing conditions; improving energy efficiency including through retrofitting, reducing the risks posed by poor quality and unsuitable housing particularly for vulnerable people in private housing; bringing empty homes back into use; and reducing under occupation.
- Extend and encourage housing choice to help people secure affordable, good quality and suitable homes in the right locations, to meet their housing needs.
- Prevent and tackle homelessness, working to reduce deprivation and improve social inclusion.
- Work together, sharing learning and experiences across our sub-region.

Suggested simplified / alternative wording for our priorities:

CRHB:

- Supports creation of mixed, balanced and sustainable communities
- Supports economic growth and economic activity
- Makes best use of existing homes
- Prevents and tackles homelessness
- Helps people secure affordable, good quality homes to meet their housing needs
- Supports better health through good quality housing and support
- Shares learning and experiences across our sub-region

Or:

CRHB shares learning and experiences across our seven districts, to:

- Deliver new homes which support economic success
- Create mixed, balanced, sustainable communities
- Improve standards in existing homes
- Meet housing needs and tackle homelessness
- Enable better health through housing and support

Our action plan

This statement is not a full, traditional housing strategy. It forms a one-year plan while we continue to work on our priorities set out above, and while we consider developing a new strategy for 2012 onwards.

This statement is supported by an action plan (see Annex 1: Our action plan for 2011-12) which sets out our joint efforts to tackle the most pressing issues facing the sub-regional housing partnership and our residents, over the coming year. The action plan helps us keep a focus on our priorities and helps us work together effectively to deal with new challenges arising.

Some of the actions may lead to specific reports being produced during the course of the year, which will complement the sub-regional housing statement. This enables the sub-regional statement to evolve and develop, and will help all partners respond quickly to change, creating new plans and reporting on our progress on shared projects over the coming year.

Draft 13 May 2011

Annex 1: Our action plan for 2011-12

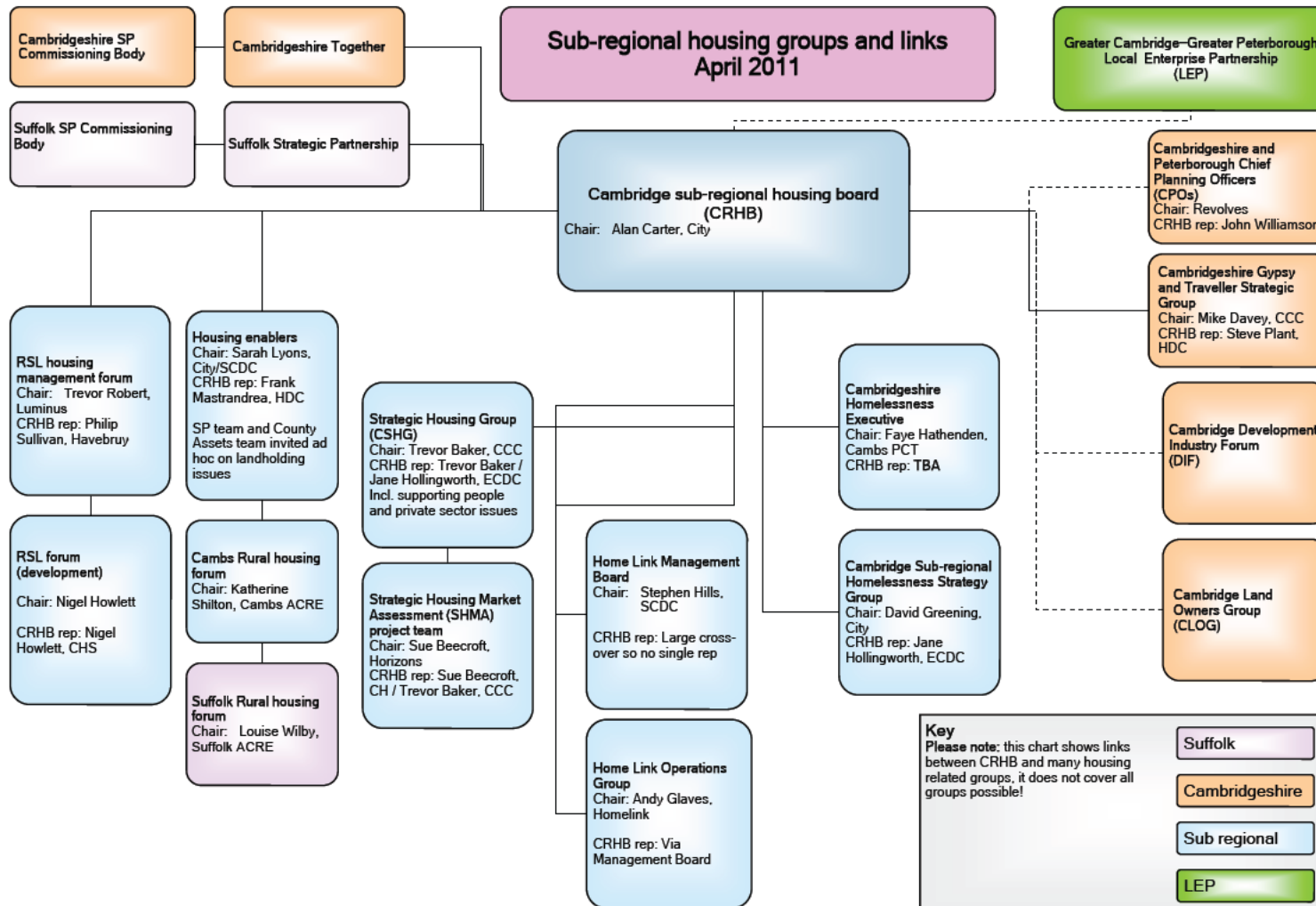
Priority	Objective	Action	Dates	Key partners / Lead	Desired outcome
1. Support the creation of mixed, balanced and sustainable communities across the sub-region; respecting our environmental assets and involving our existing communities.	1.1 Maintain delivery of affordable housing, particularly on growth sites, across the sub-region	Review s106 agreements in light of new products Review viability in light of new tenure products	September 2011	LAs, HCA, housing associations, planners Lead: Housing enablers with RSL development forum	Continued supply of affordable housing in balanced, sustainable communities which meets local need.
	1.2 Support vibrant and sustainable rural communities in our villages and market towns.	Ensure funding is secure for our two rural housing enablers for 2011/12 Monitor rural homes delivered which were supported by RHEs	Ongoing	Cambs ACRE, Suffolk ACRE, housing associations Lead: Housing enablers with Cambs and Suffolk Rural Housing Fora	Continued supply of new housing in rural communities which meets local need.
	1.3 Investigate feasibility of new community-led housing schemes	Invite HCA to present proposal on co-operative and mutual housing	April 2011	HCA, CCH, LA enablers, housing associations, community organisations and housing co-operatives Lead: Housing enablers	Cooperative and mutual housing investigated as potential model. Expressions of Interest presented to CCH as appropriate.
		Investigate community land trusts, self-organised and self-commissioned housing models	March 2012		Self-build, self-commissioned and community housing delivery models investigated
2. Work to make sure new homes support economic growth and activity, reducing the need to commute long distances through careful location, and helping employers meet workforce and recruitment needs. Wherever possible, promote employment and training	2.1 Housing and infrastructure priorities identified across our sub-region	Refresh the CLIP and review the SEBC and FHDC LIPs.	July 2011	LA enablers, HCA, county councils, housing associations Lead: Housing enablers with RSL development forum	Priority schemes identified and funded.
		Assess if can work more closely on these plans across the sub-region.	March 2012		One sub-regional LIP refresh process.
	2.2 Identify common themes in individual district tenancy strategies	Review districts' interim statements	Summer 2011	CRHB, Home-Link board, housing associations Lead: CSHG	If appropriate, sub-regional statement to support district tenancy strategies, to be completed one year from implementation of the Localism Bill.
		Report on similarities and differences and assess usefulness of a sub-regional "umbrella" document	Autumn 2011		

Priority	Objective	Action	Dates	Key partners / Lead	Desired outcome	
opportunities through housing initiatives.	2.3 Promote development of sustainable construction skills	Explore options to promote and support The Hive, and implement the preferred option.	December 2011?	CRHB, Housing associations, The Hive, residents Lead: CRHB	Improved skills to enable both sustainable housing development and sustainable retro-fit of existing homes by our residents.	
3. Work to support better health for our residents, through good quality, affordable housing and the support people need to enjoy and make best use of their homes – focusing especially on the most vulnerable.	3.1 Ensure capital and revenue funding for housing schemes is aligned	Undertake a review of the new HCA “package” approach to bidding, and guidance, against previous system for SP schemes	June 2011	LAs, Cambs and Suffolk SP, HCA, housing associations Lead: Housing enablers	Consistent and connected decisions on capital and revenue funding.	
		Report outcome of review to CRHB and SP Commissioning Bodies (x 2)				
	3.2 Health and housing professionals work together to identify needs and develop new joint projects	Identify a rep from CRHB to attend the Health and Wellbeing Board, to attend meetings and report back on issues		Ongoing	LA enablers, CRHB, PCT, SP teams, housing associations Lead: Housing enablers	Focus resources on schemes for shared health and housing agendas.
			Housing enablers and PCT brainstorm ideas on needs and opportunities	May 2011		
Report back to CRHB			July 2011			
3.3 Plan for our sub-region’s changing demography, particularly the growing number of older people	Deliver one new Extra Care scheme in 2011/12 as identified in Cambridgeshire Extra Care Commissioning Strategy	By March 2012	Cambs PCT, CRHB, housing associations Lead: Extra Care Strategy Group	Extra Care schemes promoted and delivered.		
4. Respond to the diverse and changing needs of our communities including migrant workers, Gypsies and Travellers and hard-to-reach groups.	4.1 Understanding accommodation needs of local Gypsies and Travellers	Complete review of our 2006 Gypsy and Traveller Accommodation Needs Assessment (GTANA).	June 2011	CRHB, CCRG, Chief Planning Officers, Peterborough and KLWN Lead: CSHG / SHMA project team	Informing number of sites/pitches needed to feed into district LDFs. Planners confident process and results will stand up to scrutiny /inspection.	

Priority	Objective	Action	Dates	Key partners / Lead	Desired outcome
5. Make best use of existing homes by working to improve housing conditions; reduce the risks posed by poor quality and unsuitable homes, with an emphasis on vulnerable people living in private housing, bringing empty homes back into use and reducing under occupation.	5.1 Enable vulnerable people to remain living in their own homes	Gain formal Member approval for shared Home Improvement Agency (HIA) service	End June 2011	Cambridge, HDC, SCDC Lead: Cambridge City Council	Consistent and robust HIA service delivered across three districts.
		Develop shared service	End March 2012		
	5.2 Reduce under occupation in existing social housing	Pilot HDC's under occupation scheme	September 2011	HDC, HCA, Luminus Lead: HDC	Scheme in place and used. Under occupation reduced.
Review pilot and consider wider action		December 2011			
5.3 Reduce the number of empty homes across the sub-region	Consider expressing interest in the HCA's empty Homes funding	May 2011	LA enablers, HCA, CRHB, housing associations Lead: CSHG	Strategy to bring empty homes back into use, in place by April 2012.	
6. Extend and encourage housing choice to help people in housing need to secure suitable, affordable, good quality housing in the right locations.	6.1 Ensure Home-Link is fit for purpose in light of the new products	Review Home-Link in light of the new products	September 2011	Home-Link board, Locata, housing associations Lead: Home-Link board	Allocation system reviewed. System updated and amended as needed Link outcomes to tenancy strategy work (see 2.2).
7. Prevent and tackle homelessness, reduce deprivation and improve health and social inclusion.	7.1 To ensure that current service provision is maintained for people who are homeless or threatened with homelessness	Continue to implement sub-regional homelessness action plan	March 2012	Local authorities, voluntary sector, Probation, Police Lead: Homelessness strategy group	No increase in homelessness or rough sleeping in the sub-region
8. Work together, sharing learning and experiences	8.1 Maintain housing's profile and contribution to the wider geographical and economic agenda	CRHB, or a rep, to work with the Greater Cambridge-Greater Peterborough LEP	September 2011	CRHB, GC-GP LEP, Local authorities, 2 counties, HCA, housing associations Lead: CRHB	Housing included in the LEP business plan and recognised as a key issue for the LEP. HCA access local data and advice for our sub-region; LAs access HCA skills and knowledge to support housing delivery.
		Work with the HCA in its new enabling role	Ongoing		

Priority	Objective	Action	Dates	Key partners / Lead	Desired outcome
	8.2 Learn lessons from new housing developments	Complete New Development Surveys in SEBC and FHDC	Summer 2011	CCCRG, FHDC, SEBC, City, housing associations, housing developers Lead: SHMA project team	Applying lessons from recent housing developments, to improve and inform new developments planned.
		Complete final New Development Survey in Cambridge	By end March 2012		
		Bring together all 7 surveys to identify common lessons	2012-13		
	8.3 Understand our local housing market(s)	Complete 2010 review of SHMA	Spring 2010	SHMA partnership team Lead: SHMA project team	All four elements completed by March 2012.
		Undertake 2011 review of SHMA, including improved accessibility and understanding	Spring 2011		
		Project selected SHMA data 10 years ahead	Summer 2011		
		Continue to produce quarterly housing market bulletins	2011-2012		
	8.4 Understand, apply and communicate key policy changes, including their impact on housing, social and economic circumstances across the housing sub-region	Keep up to date with changes, reasons and local implications through reports from relevant sub-groups and housing co-ordinator to CRHB	Throughout the year to March 2012	CRHB and CRHB sub-groups Lead: CSHG	Understanding the effects and implications of national changes on our housing sub-region.
		Devise communication plan	July 2011	Housing co-ordinator	Better communication by CRHB
	8.5 Work with and support local housing providers	Produce a review of the housing association movement's contribution to our local area and local communities	July 2011	Housing association development and management groups Lead: CRHB	Strengthened partnership working Clear message explaining the benefits of partnership working for organisations, individual and communities

Annex 2: How sub-regional working happens



Annex 3: Guide to abbreviations with links to relevant web pages

Abbreviation	In full	Relevant web pages¹
BRMA	Broad Rental Market Area	www.voa.gov.uk/LHADirect/index.htm
ACRE	Action with Communities in Rural England	
	Cambridgeshire ACRE	www.cambsacre.org.uk/
	Suffolk ACRE	www.suffolkacre.org.uk/main.php/info/links
CBL	Choice Based Lettings (or Home-Link)	www.home-link.org.uk/
CCCRG	Cambridgeshire County Council Research Group	www.cambridgeshire.gov.uk/business/research/
CCH	Confederation of Co-operative Housing	www.cch.coop
City	Cambridge City Council	www.cambridge.gov.uk
CRHB	Cambridge sub-Regional Housing Board	www.cambridgeshirehorizons.co.uk/our_challenge/using/crhb.aspx
CSHG	Cambridge Strategic Housing Group	
ECDC	East Cambridgeshire District Council	www.eastcambs.gov.uk
FDC	Fenland District Council	www.fenland.gov.uk
FHDC	Forest Heath District Council	www.forest-heath.gov.uk/
GC-GP LEP	Greater Cambridge–Greater Peterborough Local Enterprise Partnership	www.yourlocalenterprisepartnership.co.uk/
HCA	Homes and Communities Agency	www.homesandcommunities.co.uk/
HDC	Huntingdonshire District Council	www.huntingdonshire.gov.uk
Home-Link	Cambridge sub-region's choice based lettings scheme	www.home-link.org.uk/
JSNA	Joint Strategic Needs Assessment	www.cambridgeshiresna.org.uk/
KLWN	Borough of King's Lynn and West Norfolk	www.west-norfolk.gov.uk/
LA	Local authority	
LDF	Local Development Framework	
LIP	Local Investment Plan:	
	Cambridgeshire (CLIP)	www.cambridgeshirehorizons.co.uk/documents/crhb/CLIP%20FINAL%20Approved%20March%202011.pdf
	Forest Heath	www.forest-heath.gov.uk/downloads/file/948/local_investment_plan
	St Edmundsbury	www.stedmundsbury.gov.uk/sebc/live/documents/reports/B143%20Approval%20of%20Local%20Investment%20Plan.pdf
PCT	Primary Care Trust:	
	NHS Cambridgeshire	www.cambridgeshire.nhs.uk/
	NHS Suffolk	www.suffolk.nhs.uk/
RHE	Rural Housing Enabler	See ACRE (above)
SCDC	South Cambridgeshire District Council	www.scambs.gov.uk
SEBC	St Edmundsbury Borough Council	www.stedmundsbury.gov.uk/
SHMA	Strategic Housing Market Assessment	www.cambridgeshirehorizons.co.uk/shma
SP	Supporting People:	
	Cambridgeshire	www.cambridgeshire.gov.uk/social/supportingpeople/
	Suffolk	www.suffolk.gov.uk/CareAndHealth/SupportingPeople.htm

¹ Please note web pages and locations can change over time so these links may become out of date.