

Fanshawe Road Resident Queries

Question	Response
<p>1. Could you explain your role in this process and your role at this meeting. Are you representing the Cambridge Investment Partnership as well as Cambridge City Council? Are you here only as liaison or can you offer answers?</p>	<p>The council was represented by Jake Smith, Project Manager and Ben Binns, Assistant Director both of the Council's development team.</p> <p>The Council is in a 50%-50% investment partnership with Hill Partnerships. Ben Binns as Assistant Director of Development sits on the Investment team, and Investment Board and as such represents both entities.</p> <p>The council's Development team has a target to build 1,000 council homes by 2030 to help reduce the councils housing waiting list of 2,729 as of 8 March 2024.</p> <p>The Fanshawe Road estate is part of the council's wider programme of work across Cambridge to improve accommodation standards for people living in existing council homes; to build additional council homes to meet local need; and to address wider housing supply issues, including much-needed larger family homes.</p> <p>The Fanshawe Road estate was identified for assessment because some of the homes have significant maintenance issues and are well below the current standards the council applies to new developments.</p> <p>The council has a duty either to invest in refurbishment works to improve the quality of homes, or to invest in partial or full redevelopment to build new, high-quality homes for its tenants, and, where feasible, increase the overall number or size of affordable homes to help meet local housing need.</p> <p>The council Housing Revenue Account (HRA) Business Plan means we can only develop within financial constraints. As national government support has been reduced then rental incomes over 40 years need to fund the upfront costs of building new homes. As build cost inflation has increased and with the commitment to higher sustainable standards, the council has to use a mixture of different rents to ensure that its house building programme is developed in a financially prudent way.</p>
<p>2. What consultation has there been and why has this been so poor?</p>	<p>There have been three consultations as well as regular engagement with residents.</p> <p>There have been the following consultations on the proposed development – two by CIP and one by the planning team. A dedicate website was also set up: www.fanshaweroad.co.uk</p>

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	<p>Initial Consultation to Develop May 2022 (CIP) Residents of the site itself were consulted on potential redevelopment of the site in May 2022. 72% of those who responded either agreed or strongly agreed that the site should be redeveloped.</p> <p>Pre-Planning Consultation March 2023 (CIP) A further consultation was held in March 2023 at Flamsteed Road Scout Hut. Residents from the surrounding streets were invited. The address included area indicated on the attached Distribution Area document.</p> <p>We were made aware by a small number of residents that their neighbours had not received the flyer so we sent follow up letters to these residents and contacted them.</p> <p>Residents' views were sought via surveys at the event and online. 58% of residents who responded were in support of the proposals at the time. 25% were neutral. 17% were opposed.</p> <p>Following a significant period of design and consultation with planners and the wider planning team as well as independent experts, a full application was submitted in December 2023.</p> <p>Statutory Planning Consultation There is a standard, formal consultation period which is undertaken by the Greater Cambridge Shared Planning Service after the point of planning submission. This is carried out in accordance with their policies and is managed as per their normal practices.</p> <p>The Planning Authority have displayed 4 notices at the site and posted notices at local addresses on Fanshawe Road, Coleridge Road and Rustat Road as shown on the attached Map of Notified Neighbours from the planning portal.</p> <p>Residents were able to comment on the Planning Portal up to the determination deadline of 5 March. The planning reference is 23/04686/FUL and can be found at https://applications.greatercambridgeplanning.org/online-applications/</p>

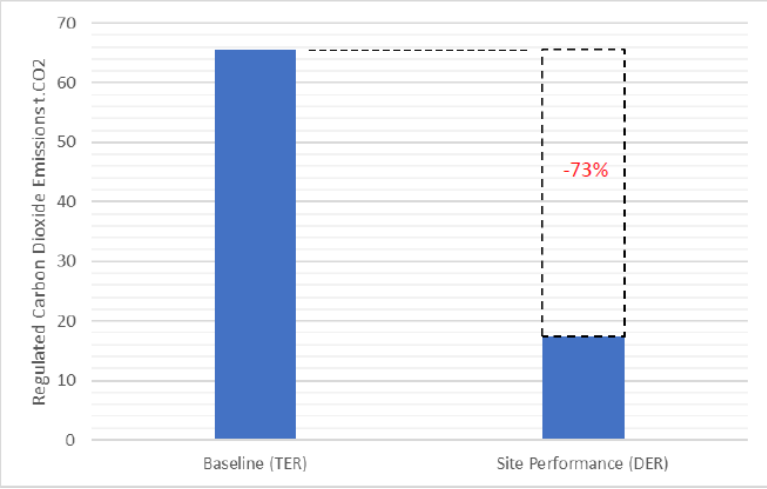
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	<p>Future Engagement</p> <p>We plan for another resident engagement meeting in June. This will provide an update on the project and there will be opportunity for residents to ask questions. Typically we hold such meetings every 3-6 months after a planning decision is made.</p> <p>Regular newsletters are also usually produced for neighbours surrounding a development to keep them updated key works and milestones.</p>																																
<p>3. Zero Social Housing Provided on development</p>	<p>This is factually incorrect.</p> <p>There are 20 existing council owned homes and this number will be more than doubled as the application proposes 45 council owned homes which is 53% and above planning policy of 40%.</p> <p>The terms social housing and council housing are often used interchangeably. They both refer to lower-cost homes provided by landlords registered with the Regulator of Social Housing.</p> <p>Traditionally these were provided by local councils, known as ‘council homes’. Today, these are often provided by housing associations rather than councils, and are known as ‘social housing’.</p> <p>In Cambridge, Cambridge City Council still owns thousands of council homes and is the landlord for council tenants.</p>																																
<p>4. Mixed community</p>	<p>The unit mix of the affordable homes proposed directly corresponds with the needs of those on the housing register i.e. there is a greater need for 1 & 2 bed properties. The housing mix is as follows:</p> <table border="1" data-bbox="645 1082 1928 1257"> <thead> <tr> <th>Tenure</th> <th>1b2p</th> <th>1b2p WC</th> <th>2b4p</th> <th>2b4p WC</th> <th>3b5p flat</th> <th>3b5p WC</th> <th>3b5p house</th> </tr> </thead> <tbody> <tr> <td>Affordable Rent (60%)</td> <td>17</td> <td>2</td> <td>11</td> <td>1</td> <td>7</td> <td>1</td> <td></td> </tr> <tr> <td>Affordable Rent (80%)</td> <td>4</td> <td>0</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td></td> </tr> <tr> <td>Market Sale</td> <td>1</td> <td>0</td> <td>30</td> <td>0</td> <td>0</td> <td>0</td> <td>8</td> </tr> </tbody> </table> <p>As can be seen from the above table, there is a diverse mix of house types, aimed at different size of the household, three different tenures, and varying accessibility requirements. The development therefore meets a broad range of housing needs.</p>	Tenure	1b2p	1b2p WC	2b4p	2b4p WC	3b5p flat	3b5p WC	3b5p house	Affordable Rent (60%)	17	2	11	1	7	1		Affordable Rent (80%)	4	0	1	0	1	0		Market Sale	1	0	30	0	0	0	8
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	<p>The development supports a mixed, balanced and sustainable community, which will be further supported by a Local Lettings Plan for the Council owned homes.</p>
<p>5. No Social rents on development</p>	<p>Unfortunately, almost no councils or housing associations are building houses for social rent anymore. According to the government only 13% of council/social housing is rented at social rent. This is mainly due to the fact that the rental incomes will not cover the build costs over 40 years. In order to develop more housing in a financially viable way, the council will charge a slightly higher rent and have different affordable rents in line with the council's rental policy.</p> <p>There are two main forms of rent charged in our council homes: 'social rent' and 'affordable rent'.</p> <p>'Social rent' is the rent most people will be more familiar with in relation to council housing. Tenants in our existing social rented council homes pay rent that is typically set on average at around 35% to 45% of the local market rent.</p> <p>'Affordable rent' is a newer form of council housing rent introduced by national government. Affordable rent is set above social rent, and at up to 80% of market rent. In Cambridge, like virtually every other council and housing association across the country, we are unable to fund house building with the income from social rents only, without cross subsidy from market sales or significant Homes England grant. Therefore, affordable rents are required as part of our house-building programme, so that the investment to build these much-needed new homes can be funded from rental incomes.</p> <p>In Cambridge, to fund our new-build programme, we have two types of 'affordable rent':</p> <p>Affordable rents (60%): the majority of our affordable rents are set at 60% of market rent (or the Local Housing Allowance level if this is lower). Although these are higher than the traditional 'social rent', tenants who receive full Housing Benefit or Universal Credit would still be eligible to have their full rent covered in an affordable rent (60%) home.</p> <p>Affordable rents (80%): some affordable rents are now being introduced at the full 80% of market rent. These support local people who may not be eligible for 'social rent', but who benefit from being able to rent at lower than average market rents. Tenants in these homes are still eligible to claim Housing Benefit or Universal Credit.</p>

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	<p>At Fanshawe there will be 45 council homes which are secure tenancies.</p> <ul style="list-style-type: none"> • 34 homes rented at 60% of market rate, capped at Local Housing Allowance (LHA) • 11 homes will be aimed toward an “intermediate”/local worker housing need and are to be set at 80% of market rent <p>The table below provides a breakdown of what the rental difference entails. This is based on a current example and will vary from scheme to scheme. As such this is for guidance only.</p> <table border="1" data-bbox="719 472 1906 866"> <thead> <tr> <th></th> <th>Social Rent (approx. 35-45%) Existing Build</th> <th>60% Affordable Rent New Build</th> </tr> </thead> <tbody> <tr> <td>2bed Flat Rent per week</td> <td>£134.30</td> <td>£193.33</td> </tr> <tr> <td>2bed Flat Rent per month</td> <td>£581.96</td> <td>£837.76</td> </tr> <tr> <td>Service charge per month</td> <td>inc</td> <td>inc</td> </tr> <tr> <td>Energy Bills per month (Heat & hot water)</td> <td>£200-300(1)</td> <td>£50-£100 (2)</td> </tr> <tr> <td>Total per month</td> <td>£781.96-£881.96</td> <td>£887.76-£937.76</td> </tr> <tr> <td>Difference per month</td> <td></td> <td>£55.80-£105.80</td> </tr> <tr> <td>Difference per month for tenant on full UC</td> <td></td> <td>£0</td> </tr> </tbody> </table> <p>(1) This is based on energy use at a 2 bed flat Ekin Rd as stated by a resident. He stated £460 so we have used a more conservative estimate of £200-£300. <i>This is just a guide</i></p> <p>(2) This is based on energy use at Colville 2 new build 57m² flat – the figure is pro rata’d to 70m² and a more conservative estimate is used. <i>This is just a guide</i></p> <p>(3) Note that many households, including those in employment, are in receipt of either Housing Benefit (HB) or Universal Credit (UC). The 60% rent is covered in full by HB or UC and any shortfall will be based on an assessment of income and savings only.</p> <p>Additionally, it is worth noting that affordable rents include all service charges, while social rents are exclusive. This means that affordable rents do offer some protection to residents in the face of significant increases to these associated charges.</p>		Social Rent (approx. 35-45%) Existing Build	60% Affordable Rent New Build	2bed Flat Rent per week	£134.30	£193.33	2bed Flat Rent per month	£581.96	£837.76	Service charge per month	inc	inc	Energy Bills per month (Heat & hot water)	£200-300(1)	£50-£100 (2)	Total per month	£781.96-£881.96	£887.76-£937.76	Difference per month		£55.80-£105.80	Difference per month for tenant on full UC		£0
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<p>6. Decanted tenants' circumstances and the timeframe in which they moved.</p>	<p>Moving Process</p> <p>As soon as there is approval at HSC to redevelop, tenants are given emergency banding on the Homelink choice-based lettings system meaning they have highest priority when bidding for a new home. Tenants can place bids on properties advertised by Cambridge City Council, local housing associations and neighbouring local authorities providing they have local connection. All allocations are based on the assessed needs of the household.</p> <p>All tenants that have moved to another Council property have retained their secure tenancies. Tenants were provided with compensation (a statutory home-loss payment of £7,800, increased to £8,100 from October 2023) and their moving costs were covered. Residents also have the Right to Return to the completed development.</p> <p>The Council helped tenants to move, actively looking for suitable properties and checking in with them regularly to ensure their needs were met.</p> <p>We are confident that our approach to this difficult process helped to minimise the impact on residents and we attach 3 case studies from Fanshawe Road which evidence this.</p> <p>16 out of 20 tenants have moved to new homes in the local area (i.e. within CB1 postcode);</p> <p>8 tenants moved to new build Council properties at either Cromwell Road or Mill Road, where rents are at 60% of market rate.</p> <p>6 households have moved from a 2 bed flat to a 3 bed house, mostly as they were over occupying at Fanshawe and the redevelopment has provided an opportunity to move to a home that meets their needs.</p>
<p>7. Empty Site and Rough Sleepers</p>	<p>Empty Site</p> <p>There has been significant input from Planning on the design of the development. 9 pre-application planning meetings were held, where views were sought from Planning, Urban Design, Landscape Architects, Tree Officers, in addition to a Design Review Panel with independent planning experts. The massing, form and layout of the proposals has changed significantly with this input to achieve the current design. Due to this extended consultation and design period, the application was submitted later than anticipated, which has led to the site being almost empty for longer than planned. However, the result is</p>

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	<p>that we have an improved design which meets planning policy requirements and planners are happy to support and recommend for approval.</p> <p>Rough Sleepers The Development Team was made aware of potential for rough sleepers occupying the blocks on w/c 19th Feb. Through our Communities Team we engaged with the external Street Outreach service to investigate if there were people in need of support. They attended that week but did not find evidence that there were rough sleepers staying there for a prolonged period.</p> <p>The site has been further secured and a cleanup operation has been carried out by the Council's Operations team in order to reduce harm to the public and anti-social behaviour.</p>
<p>8. Why not use for temporary accommodation or property guardians</p>	<p>The council's housing team make judgement calls on how long they may have to offer temporary accommodation (TA). In this case it was felt that the cost to bring the homes up to a minimum standard for TA was prohibitive.</p> <p>As above, however the council is actively considering property guardianship as a way of providing homes and a rental income for the council on development sites. It should be noted that this does mean the council would have to spend money to ensure the homes are at a minimum standard and it will need to be comfortable with the legal agreements. This cost needs to be balanced against any benefits.</p>
<p>9. Fossil Fuel Alternatives and Future Proofing</p>	<p>The site is entirely gas free</p> <p>Heat and Hot water Every home will have hot water and heat through:</p> <ul style="list-style-type: none"> • Air source heat pump • Mechanical ventilation and heat recovery • Hot water cylinder <p>Energy Generation - Solar panels are being considered, decisions on this are usually made during technical design stage, after planning.</p> <p>Electric Vehicles - Electric vehicle charging points will be provided in line with building regulation requirements.</p>

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	<p>Energy Efficiency - All of the council homes onsite will be benchmarked against Passivhaus standards of energy efficiency. We are targeting space heating demand of 15kWh/m² or lower, meaning that carbon reduction on building regulations is approximately 73% across the whole site. Instead, there is a focus passive measures within the fabric of the building to manage heating and cooling.</p> <p>The graph below shows the proposed carbon reduction compared with building regulations:</p>  <table border="1" data-bbox="640 469 1404 959"> <caption>Regulated Carbon Dioxide Emissions (t.CO2)</caption> <thead> <tr> <th>Category</th> <th>Value (t.CO2)</th> </tr> </thead> <tbody> <tr> <td>Baseline (TER)</td> <td>65</td> </tr> <tr> <td>Site Performance (DER)</td> <td>18</td> </tr> <tr> <td>Reduction</td> <td>-73%</td> </tr> </tbody> </table> <p>Water efficiency Policy 28 of the Local Plan sets a water efficiency target of 110l litres per person per day (lppd). This development is targeting 99 lppd.</p> <p>Grey water harvesting has been considered but the cost and space requirements mean this is not viable for this scheme in the current financial climate.</p>	Category	Value (t.CO2)	Baseline (TER)	65	Site Performance (DER)	18	Reduction	-73%
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<p>10. Amenity Space</p>	<p>Reconfigured Protected Open Space Significant input was sought from the Planning Service on the Protected Open Space, and it was agreed that reconfiguring and enhancing the area, whilst ensuring there is no loss of open space is an acceptable solution.</p> <p>The designs have considered the use and quality of the existing open space and provide improvements in quality, value to the community, size and biodiversity.</p>
<p>11. Biodiversity</p>	<p>A net increase of 35% compared with existing. An ecology survey has been undertaken to assess the quality of the existing biodiversity. They use standard metrics to quantify what is at the site, and landscape designs are measured against this to assess the proposed net gain or loss. The proposals for this particular site are shown to provide a net increase of 35% compared with existing.</p> <p>Expert advice is sought on biodiversity, including the assessment of existing species, how a development might impact them and how this can be managed.</p> <p>Bat and Swift surveys have been carried out and further surveys are due to be undertaken. Nesting and migration seasons are always adhered to. All work will be carried out in accordance with the law, planning policy and guidelines.</p> <p>Temporary solutions for swifts will be provided at the site during construction as recommended by the Council's Biodiversity Officer.</p> <p>Some of the permanent features which will contribute to the biodiversity of the site include:</p> <ul style="list-style-type: none"> • Swift and Bat boxes • Wildflower meadows • Rain gardens • 27 additional trees <p>There will also be raised beds for community food growth, as well as lawns and small play features for residents and the wider public to enjoy and promote community.</p>

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	Further to this, drainage improvements to the site include the use of sustainable urban drainage systems such as swales (shallow, broad and vegetated channels designed to store and/or convey runoff and remove pollutants) and rain gardens, in addition to permeable paving on all hard landscaping.
<p>12. Impact on local services</p>	<p>As part of the planning process, local services are consulted on the development's impact. For example, Cambridgeshire County is contacted for transport and Education impacts; the NHS is contacted for Health service impacts. The development team have been informed that schools have capacity whereas for other services, a contribution will be made.</p> <p>Developers as part of the Approvals are required to make contributions to local services and these are set by the relevant authorities to ensure that there is no negative impact on service delivery</p>
<p>13. Secondary school places</p>	<p>It was confirmed by the statutory consultee – Cambridgeshire County Council - that there is enough capacity in the area to accommodate the children expected from this re- development, so no education contributions will be required.</p>
<p>14. Old traffic survey</p>	<p>It was confirmed by the statutory consultee – Cambridgeshire County Council - that 2011 census data was acceptable in this instance as the 2021 Census took place during the COVID pandemic which would have skewed the data due to lockdowns.</p> <p>Data is provided from parking surveys which were carried out by a Transport consultant. They attended the area twice at approximately 04:00, when the most parked cars are expected. They reported on the exact number of observed spaces that were either vacant or occupied. This data is from November/December 2022.</p>
<p>15. Labour club – why not develop that?</p>	<p>The Labour Club is not owned by the City Council</p>
<p>16. Height of buildings</p>	<p>Local architects Mole who designed the award winning Marmalade Lane have been employed to provide a high quality design that considers the context and surroundings of the site. Two storey houses with pitched roofs are provided either side of the site and these provide a link to the surrounding semi-detached homes which are similar in scale and shape.</p>

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	<p>The retention of the majority of the trees along Fanshawe Road frontage provides natural screening. The frontages facing Fanshawe road are three storeys in height, which is the same as the existing buildings and this ties the front of the development in with the context of the terraced homes. They then step up to four storeys to the rear. The five storey elements are to the rear of the development.</p> <p>As stated above, there has been significant input from Planning on the design of the development. 9 pre-application planning meetings were held, where views were sought from Planning, Urban Design, Landscape Architects, Tree Officers, in addition to a Design Review Panel with independent planning experts. The massing, form and layout of the proposals has changed significantly with this input to achieve the current design. Due to this extended consultation and design period, the application was submitted later than anticipated, which has led to the site being almost empty for longer than planned. However, the result is that we have an improved design which meets planning policy requirements and planners are happy to support and recommend for approval.</p>

Additional Questions Asked During Fanshawe Neighbours' Group Meeting on 6th March 2024

Question	Response
<p>1. How will the Council ensure that new trees will survive?</p>	<p>Tree planting proposals have been reviewed and approved by the Council's Streets and Open Spaces, who will maintain them, to ensure they are suitable for the location. Advice has been given on the performance of species in the local area and designs were amended accordingly.</p> <p>They have also been reviewed and approved by Tree Officers and Landscape Architects through the Planning Process for suitability. In addition, there will be a planning condition on the landscape and biodiversity designs.</p> <p>When the trees are planted, they will be maintained for the first 12 months by the contractor, according to the contract. After the 12 months is up, the condition of trees and other planting will be reviewed by Streets and Open Spaces before they accept maintenance responsibility. They will not accept handover until they are happy with the standards.</p>
<p>2. Will a community building be provided?</p>	<p>The Council is exploring opportunities around community building provision in the north-east corner of Coleridge Rec. Some initial consultation on this was carried out at the Fanshawe Road pre-planning consultation in March 2023. Further consultation will be carried out prior to any submissions related to this, and this will include park users and residents.</p>

3. Please provide data for bills at old and new developments	See above for bill information
4. What is market rate?	The current market rate for a 2 bed flat in Fanshawe is £1,570 per month. This is subject to change and is valued by an external surveyor
5. How many people from the housing list are moving into the Council's new build homes?	The council has handed over 630 homes to date as part of its 500 and 1,000 council home programme which are all provided to individuals and families on the housing register.