

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Leader and Cabinet

9 November 2006

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WINDMILL ESTATE, FULBOURN

Purpose

1. The purpose of the report is to:
 - (a) seek approval for a redevelopment option for the Windmill Estate, Fulbourn,
 - (b) consider the terms of disposal of existing Council properties and landholdings on the Windmill Estate to Nene Housing Society (a member of the Accent Group) to facilitate a redevelopment scheme, and
 - (c) recommend the above to full Council.

Executive Summary

2. Following the 'in principle' decision made by Full Council in May 2005 that a redevelopment scheme is the preferred option for delivering improvements to the Windmill Estate, Council Officers and Nene have worked closely with local residents and other local stakeholders to deliver options for redevelopment. The options proposed aim to deliver a balanced mix of affordable and market sale housing in an environment that will look to resolve a number of the current design issues on the estate and improve the way the current estate connects with the wider community.
3. Two redevelopment options are put forward both of which should:
 - (a) meet with the original project objectives
 - (b) substantially meet the conditions attached to the Council's 'in principle' decision of May 2005
 - (c) be consistent with the emerging Local Development Framework requirements in terms of delivering approximately 50% of additional dwellings as affordable
4. Whilst both options can improve the level of affordable rented units across the site, Option A 'maximises' the number of social rented homes through increasing the target of open market sale to 35% and is less reliant upon shared ownership units across the site.
5. Consideration to an effective phasing programme will be essential to ensure that residents can, wherever possible, be afforded a one move only scenario. If a redevelopment option is approved, to minimise costs and reduce disruption to residents, it is anticipated that there will be four phases across a 4 year development programme starting in the Summer of 2007.
6. A value for money redevelopment option can be delivered with the inclusion of funding from the Housing Corporation, internal funding from Nene, and following project approval, funding from appropriate external sources. Currently both options

have a funding gap although the Accent Group have agreed to provide deficit funding at the level currently identified through the latest financial appraisal for the scheme.

7. The original proposal for a land transfer on a leasehold 125 year basis for the affordable housing across the development has been reconsidered in light of a detailed justification for a freehold land transfer at nil cost of all Council owned assets on the estate.

Background

8. The Windmill estate comprises 164 homes constructed during the 1960's using the Bison Wall Frame system of pre-cast reinforced concrete panels with concrete flat roofs. The estate layout is typical of the period; with open plan front gardens, large communal parking areas and a network of footpaths providing rear access to the predominantly terraced properties.
9. Whilst the properties are structurally sound they suffer many of the problems associated with older system built housing. The flat roofs often leak, homes suffer from condensation and are difficult and expensive to heat, car parking is not always close to homes and the communal external space does not cater for the needs of today's communities and is difficult to manage and maintain. Many residents are concerned about the quality of their physical environment, car parking areas, problems with crime, security and anti-social behaviour.
10. The majority of the homes are tenanted although 43 (26%) have been sold under Right To Buy legislation.
11. Council Officers have been working with Local Members, Resident's Group Representatives, the Housing Portfolio Holder and the Leader of the Council to consider options that could provide a sustainable housing solution for the Windmill Estate since early 2002. In 2003 Nene Housing Society were selected as an approved Registered Social Landlord partner to further develop options for the estate.
12. The original project objectives were to:
 - (a) assess the investment needs of the Council's housing stock on the Windmill Estate into the medium/long term
 - (b) gather information about tenants' views on the current housing service and their priorities for future investment/development.
 - (c) set out the implications of each of the options in terms of what they could deliver against corporate and housing priorities.
 - (d) consider how the available options can contribute to environmental improvements and enhanced community facilities.
 - (e) improve design and quality of life for residents
 - (f) maximise the provision of affordable housing to meet current and future needs and ensure an appropriate mix of tenures to provide a sustainable community.
 - (g) involve residents throughout the decision making process.

- (h) ensure that all internal and external stakeholders are well informed on the Windmill project and able to answer questions or signpost people to appropriate sources of information.
13. In the earlier report a number of benefits that redevelopment could potentially deliver when compared to the other options for the estate were outlined which included:
- (a) An opportunity to increase the number, type and mix of affordable housing
 - (b) Full involvement of residents to maintain the strong community spirit on the estate
 - (c) The project will deliver quality homes that will maximise the life span of the housing and be more efficient to heat and manage
 - (d) A multi-agency approach could deliver enhancements to local services and amenities such as a joint proposal for the development of a new health/community centre
 - (e) Eradicate current issues on the estate through careful design
 - (f) Opportunities for local residents being involved/employed in the project
14. Following an evaluation of all available options at Cabinet and then Full Council in May 2005 Members agreed 'in principle' for Nene Housing Society to progress redevelopment as the preferred option for delivering housing and environmental improvements for the Windmill estate. The following conditions would, however, need to be satisfied:
- (a) that redevelopment will maximise the number of affordable homes to be provided with no more than 30% to be open market housing
 - (b) that the Council will only transfer the freehold interest in the land required for the open market dwellings at nil cost that the land on which any new affordable dwellings are provided (social rented and shared ownership units) will be leased under a 125 year term to Nene Housing Society at nil cost with the Council retaining the freehold interest. However, an option within the lease will enable Nene Housing Society to acquire the freehold interest at an independent open market valuation that reflects the use of the land i.e. for affordable housing
 - (c) that Nene Housing Society will meet any legal costs and home loss/disturbance payments incurred by the Council in respect of the Windmill estate in 2004/05 and future years
 - (d) that a value for money scheme can be developed to enable appropriate funding from external sources to be secured,
 - (e) that any new affordable housing is tailored to meet identified housing needs as agreed by the Council,
 - (f) that the Council will be entitled to receive nomination rights of 100% of initial lets and 75% of subsequent lettings of all social rented units provided through refurbished and new build affordable housing on the sites
 - (g) that the Council will receive 100% nomination rights in perpetuity to any shared ownership and/or other intermediate tenures
 - (h) that the Council will not seek to use compulsory purchase powers to facilitate the redevelopment
 - (i) that as far as possible the wishes of all residents (tenants, owner-occupiers and leaseholders) should be accommodated without compromising the wishes of others on the Windmill Estate
 - (j) that Nene Housing Society will contribute towards the cost of any additional staffing resources that may need to be identified within Shire Homes to manage the redevelopment scheme

Considerations

15. Following extensive consultations with affected residents and key stakeholders two redevelopment options have been proposed which aim to include as much of the existing area of the estate together with the adjoining Health and Community Centres to deliver a scheme that:
 - (a) Meets as far as possible existing resident's housing needs and aspirations
 - (b) Improves quality of life
 - (c) Delivers local service enhancements
 - (d) A quality built environment
16. Both options enable an overall increase in the level of affordable housing although open market sale will be needed to offer alternative homes for existing owners and also provide cross subsidy for the social rented units. In terms of public subsidy the Housing Corporation will not fund replacement affordable homes which places more importance on cross subsidy and other sources of funding, including subsidised/free land.
17. In terms of initial feasibility Nene has maintained that the existing site would have capacity for approximately 250 units. Whilst it has always been clear that this is seen as a substantial increase Nene have now advised that without the inclusion of both the PCT and County Council sites, a total of approximately 238 units would be proposed for the existing area of the estate only. This means that should the other sites be successfully purchased then the extra cleared land area and the lower proposed densities on the existing site will enable the project to deliver a more sustainable phasing and relocation strategy for residents.
18. An Architect selection process carried out earlier this year with participation of key stakeholders, including the Council and the Windmill Residents Group, resulted in the appointment of Hunter & Partners as the scheme designers. Their design team have explored a number of issues, some of which had been highlighted by residents, at Planning For Real (PFR) sessions. Resident involvement throughout the design stage has been integral to the entire process and feedback from residents included:
 - (a) The estate is poorly laid out.
 - (b) Isolation from the rest of the village.
 - (c) Unclear spatial structure.
 - (d) Blind corners and alleyways.
 - (e) Unsightly concrete parking courts.
 - (f) (In areas) the estate is aesthetically displeasing
19. Both redevelopment options seek to tackle these challenges and deliver a balanced, sustainable and quality design that has and will continue to fully involve residents.
20. Each option will include improved local service enhancements into the overall plan for redevelopment of the Windmill Estate in accordance with the emerging Local Development Framework (LDF). Both options have outlined detail for the inclusion of a new community facility and 'fit for purpose' Primary Care GP practice. This is, however, subject to a successful outcome of negotiations with the PCT and County Council which are currently ongoing. Should agreement not be reached with one or both parties then alternative provision for enhancement of community facilities will need to be provided for, such as a commuted sum. Further the scale of development will be restricted in the event that the current sites accommodating the Health and Community Facilities cannot be incorporated in any redevelopment proposal.

21. Granta Housing Society currently lease four properties on the existing Windmill Estate as part of their supported housing service. Following an initial dialogue with Granta they have confirmed their interest in 10 one-bedroom flats on the new development to provide for the needs of their existing and any future residents with mental health needs. Ideally flats that are located within close proximity of each other would be preferred in order to assist with the provision of support services.
22. An effective phasing programme will be essential to ensure that residents can, wherever possible, be afforded a one move scenario. If a redevelopment option is approved to minimise costs and reduce disruption to residents it is anticipated that there will be four phases across a 4 year development programme starting in the Summer of 2007.
23. As properties have become vacant on the Windmill Estate these have been transferred to Nene on short term leases to enable them to continue to be let whilst ensuring that properties can be released for redevelopment if/when required. As at 31October 38 Council properties have been leased to (or are vacant) and 10 owner-occupied homes have been acquired by Nene. This means that 48 (29%) of all existing properties are currently managed by Nene on the Windmill Estate and are potentially available for redevelopment upon expiry of existing short term lets. For information this leave 83 secure tenants and 33 owner occupiers who are still resident on the Windmill Estate for whom suitable options need to be identified to facilitate a redevelopment scheme.
24. All respective site surveys and background studies have been completed. The current project programme is now on target to develop detailed proposals (subject to Full Council approval and further resident consultation) with submission of a full detailed planning application in early January 2007. This will enable the Council to work with Nene to identify and manage temporary or permanent relocation opportunities for existing residents whilst a selected contractor can begin to prepare for site clearance/demolitions in early Summer 2007.

Options

25. Option A would enable:
- (a) 270 Units across three sites [total area 6.2 ha] with a scheme mix that includes 124 general needs social rented units, equivalent to the current number on the estate, as summarised in the following table:

Dwelling Type	Social Rented	Shared Ownership	Open Market	Totals	%
4 Bed houses	5		12	17	6
3 bed houses	29	20	16	65	24
2 bed houses	44	26	22	92	34
2 bed flats	14	6	26	46	17
2 bed Bungalows	11		1	12	5
1 bed flats	21		17	38	14
TOTALS	124	52	94	270	100
	46%	19%	35%	100%	

- (b) compliance with emerging LDF requirements – approx. 50% of additional units to be ‘affordable’
- (c) with resident involvement, innovation in housing design, better defined private and public space, and dedicated car parking provision across the site
- (d) delivery of local service enhancements with the inclusion of a new Primary Care GP surgery and Multi-use community facility subject to a satisfactory outcome of ongoing negotiations with the County Council and PCT
- (e) high quality environment with well landscaped open spaces and clearer spatial structure
- (f) Programme of four phases – flexibility linked with 4th phase

26. Option B would enable:

- (a) 260 Units across three sites [total area 6.2 ha] with a scheme mix that includes 113 general needs social rented units, equivalent to 11 fewer than the current number on the estate, as summarised in the following table:

Dwelling Type	Social Rented	Shared Ownership	Open Market	Totals	%
4 Bed houses	15		1	16	6
3 bed houses	28	32	14	74	28
2 bed houses	31	36	31	98	38
2 bed flats	16		24	40	15
2 bed Bungalows	11		1	12	5
1 bed flats	12		8	20	8
TOTALS	113	68	79	260	100
	43%	26%	30%	100%	

- (b) Compliance with emerging LDF requirements – approx. 50% of additional units to be ‘affordable’
- (c) Meets with target for no more than 30% of all additional units to be for open market sale

27. The following is a summary of the principle differences between the two options that need to be taken into consideration:

- (a) Option B delivers fewer (11) social rented units than Option A although the ‘additionality’ is primarily in provision of more one bed flats (21 compared to 12)
- (b) There are fewer larger properties within Option A (5 four bed homes compared to 15) and more two bed units (58 compared to 47)
- (c) Option B meets the 30% target for open market sale dwellings as set out in the ‘in principle’ decision to pursue a redevelopment option for the Windmill Estate by Full Council in May 2005
- (d) Option B requires a higher percentage of shared ownership which may affect the marketability of these dwellings

- (e) Option A utilises more space saving flats to use the development site land as efficiently as possible
 - (f) Due to the reduction in rented units Option B produces a smaller funding shortfall overall
28. In summary, although Option A would require an increase in the number of open market sale units to 35%, this option will deliver:
- (a) The maximum possible number of affordable rented units
 - (b) Less reliance upon shared ownership dwellings across each phase
 - (c) Improvements in design through the innovative use of flats across the development and 'corner' design features
29. Having considered the options, on balance therefore, the Windmill Estate Steering Group agreed to support Option A at the meeting held on 17th October.

Implications

Financial

30. The current redevelopment options have been appraised by Nene in four phases based on current construction costs and include tender price inflation throughout each phase of the project.
31. Following the completion of site related surveys the current cost plan proposal is now more indicative to the exact requirements of the project. This includes allowances for:
- (a) Overlapping phasing programme
 - (b) Provisional sums for demolition including asbestos removal
 - (c) General enhancements to existing site services
 - (d) Provisional allowance for bird and bat boxes throughout the site
 - (e) Provisional allowance for traffic calming measures in accordance with engineers recommendations
32. The current appraisals account for funding from the 2006-08 Housing Corporation National Affordable Housing Programme (NAHP) for 20 units of shared ownership housing at £15,000 per unit. All units would need to be incorporated into Phase 1 of the proposed redevelopment to secure this funding allocation. An expectation of grant for shared ownership units has been included in both financial appraisals for all future phases.
33. Both redevelopment options include the anticipated legal costs and home loss/disturbance payments that have been/will be incurred by the Council in respect of the Windmill estate since 2004/05.
34. Based upon Option A the headline financial breakdown of the redevelopment option assumes:
- (a) Transfer of existing Council properties and land by the Council at nil cost
 - (b) Purchase of the County Council site
 - (c) Purchase of the PCT site
 - (d) Acquisition of owner occupied homes but recognising that some do not wish to participate at this time

Redevelopment	£
Option A	
Land	2,795,100
Construction	28,141,290
[Including demolition]	
Sub Total	<u>30,936,390</u>
On costs* [13%]	<u>4,125,279</u>
TOTAL SCHEME COST	<u>35,061,669</u>

Funded by:-

Capital receipts	
- outright sales	14,099,000
- shared ownership sales	6,252,000
Grant for Shared Ownership units	780,000
Residual Loan	<u>11,836,754</u>
TOTAL INCOME	<u>32,967,754</u>
<i>Funding Shortfall</i>	<u>2,093,915</u>

The financial breakdown is for summary information at this stage.

* Costs incurred to deliver the redevelopment option and include allowances for home loss payments and disturbance payments.

35. Both financial appraisals acknowledges that there is a short fall for each scheme which is greater under Option A because of the higher number of social rented units.
36. The Accent Group have agreed to provide deficit funding for this scheme in order to enable it to proceed although other alternative sources of funding will be explored to minimise the shortfall:
37. Example of how this funding gap could be bridged include the following:
 - (a) Further funding from the Housing Corporation Approved Development Programme for 2008-10 for the additional rented units being provided in the redevelopment option – this source of funding is being explored by Nene currently
 - (b) BIG Lottery Fund for community enhancements across the redevelopment option
 - (c) EEDA – Nene continuing to explore funding options given the Cambridge ‘growth area’ status
38. The rents assumed for the redevelopment options aim to comply with the requirements of the rent restructuring regime and so a target rent will be calculated for each property type. The target rent will be calculated in accordance with the

formula published by the Housing Corporation, which links 30% of the target rent to local property values and 70% of the target rent to local earnings. This is similar to the formula used to calculate Local Authority rents which with the expectation that rents for like for like properties in the same area will be the same for Local Authority and RSL tenants by 2012.

39. It should be noted that rents for existing Council properties on the Windmill Estate are likely to be lower than the rents calculated for new properties but that this reflects the difference in age, condition, amenity and design of the properties. Further whilst rent, and potentially, Council Tax costs will be higher for occupiers of any new homes provided on the Windmill Estate this should be balanced against the cost savings that should be achieved eg reduced utility bills as a result of more energy efficient homes together with other benefits of a more modern home and other improvements including parking.

40. The Council has incurred the following costs to date in connection with the proposed redevelopment of the Windmill Estate

	£
Home Loss payments	40,500
Legal fees	12,500
*Special Projects Officer	20,000

* 2006/07 contribution to 2 year fixed term post to manage this and other redevelopment schemes. A similar level of contribution has been committed in principle by Nene for 2007/08.

41. In the event of formal approval for a redevelopment option these and any future such costs will be met by Nene. The Council will, however, be liable for these costs should a redevelopment scheme not proceed.

42. Where properties have been purchased under the Right to Buy and are subject to the discount repayment liability period the Council is able to exercise discretion available under the Right to Buy provisions of the Housing Act 1985 (as amended by the Housing Act 2004) to waive any such liability in such cases. It is suggested that where the waiver of any outstanding liability would help facilitate acquisition of existing owner occupied homes by Nene that this should be given favourable consideration.

43. For information records indicate that the maximum repayable by purchasers still subject to a discount repayment liability is as detailed in the following table:

Date of purchase	Discount Repayment Liability End Date	Discount	Repayment Liability as at 31 October 2006
		£	£
31 October 2005	31 October 2010	34,000	27,200
16 February 2004	16 February 2007	31,680	10,560
26 April 2004	26 April 2007	31,280	10,427
Total			48,187

44. Any such waiver should not necessarily be viewed as a 'lost' capital receipt since in normal circumstances RTB purchasers would not usually consider selling their home until the expiry of any discount liability period and receipts from this source are, therefore, rarely realised.
45. For information the Housing Act 2004 incorporated changes to the Right to Buy (RTB) which enable Landlords to serve Demolition Notices where areas are identified for regeneration and redevelopment. Therefore, to contain any further Right to Buy applications Initial Demolition Notices have been served in respect of affected tenanted properties on the Windmill Estate.

Legal

46. It is proposed that properties would only be transferred to Nene with vacant possession therefore the rules relating to mini-stock transfers would not apply in this case. Further, it is suggested that vacant possession would only be achievable where tenants are willing to relocate to suitable alternative accommodation and that there would be no recourse to legal powers available to enforce moves.
47. In accordance with the conditions attached to the Council's 'in principle' decision to pursue a redevelopment option for the Windmill Estate it had been agreed to transfer land/property at less than best consideration by way of a 125 year leasehold interest at nil premium at a peppercorn rent.
48. Any *gratuitous benefit* derived from transfer of land at less than best consideration will require Secretary of State consent as the proposed scheme includes open market sales and also because the Estate valuation as provided by the District Valuer is in excess of £10m and, therefore, does not fall within the criteria within the available Housing General Consents.
49. The legal considerations for transferring the land at nil value to Nene on a freehold basis as an alternative to leasehold have since been evaluated by respective legal advisors engaged in the project on behalf of the Council and Nene.
50. The conclusions of this joint legal work are as follows:
 - (a) Residents who have exercised their Right to Buy and now own the freehold of their home are unlikely to be satisfied with a leasehold alternative dwelling. This will not be seen as replacing "like for like".
 - (b) If Nene were to be granted a lease of the land then purchasers could only receive sub-leases which would be legally cumbersome and less attractive.
 - (c) Plans would be a major problem as it will be impossible to accurately predict where a leasehold/freehold boundary of proposed dwellings will lie. Deeds of Rectification will be expensive and difficult to settle.
 - (d) Adoption of roads and services will require involvement of the Council as freeholder, increasing cost and complexity.
 - (e) The Council's involvement could easily be enforced through covenants on the freehold or planning agreements, this need not be within a lease.
 - (f) Nene have received independent valuation advice that demonstrates a reduced market value of up to 2.5% for shared ownership properties where

the freehold cannot be acquired via staircasing provisions. The overall cost of this to the project is estimated at between £240,000 and £400,000 depending on the recommended redevelopment option. A reduction in the level of shared ownership values could adversely affect scheme viability and may reduce the amount of affordable rented housing that can be provided.

- (g) Other agencies involved, e.g. the Primary Care Trust or commercial bodies, will not view a leasehold interest favourably.
 - (h) Administratively a freehold will be easier than a lease for all parties.
 - (i) Financially a freehold will represent less cost for all parties.
51. Whilst it is Council policy for site disposals to be agreed on a 125 year leasehold basis, the policy does enable exceptions to be made where such a business case can be demonstrated. In this case it is considered that exceptional circumstances exist due to:
- (a) The scale and complexity of the proposed project
 - (b) The opportunity to truly engage residents about design considerations and afford them choice in the proposals
 - (c) Overall scheme cost – in excess of £30 million
 - (d) Scheme viability requires further subsidy – any further costs could result in the project not maximising the number of affordable rented units being provided
52. In the interests of maintaining a management 'link' with the Council the concept of an Estate Liaison Board has been put forward for further consideration. The Board could work closely with the Council, residents, Nene and the local Parish Council on local community and environmental issues.
53. In view of the detailed justification that has now been provided the Steering Group agreed to support the disposal of Council owned land/property at the Windmill estate on a freehold basis at nil cost to Nene at their meeting held on 17th October.

Risk Management

54. There is an expectation amongst residents of the estate and the wider community that redevelopment will be the preferred option.
55. The redevelopment options are deliverable on the assumption that funding will be attracted to the scheme from the Housing Corporation for the shared ownership units. An allocation of £300,000 for a total of 20 units has been made by the Housing Corporation within the NAHP for 2006-08 but this will only be secured if the units can be delivered within the contractual arrangements for payment of grant. In order to attract future funding the scheme will need to demonstrate its contribution to regional housing objectives as well as be deliverable within set timescales.
56. The redevelopment options provided both identify a funding 'gap' even with Housing Corporation funding but the Accent Group have agreed to provide the projected level of deficit funding required for the project.

- 57. If the redevelopment option is not approved and/or is not viable then the Council would need to identify appropriate funding within the housing capital programme to be able to meet the Decent Homes Standard (DHS) and/or provide additional improvements including environmental works for the estate to address current management and community safety as well as maintenance. Issues. At present available resources are being prioritised for works needed to achieve the DHS across the district only.
- 58. The redevelopment option is key to the success of community projects in Fulbourn that are being developed in partnership with other agencies eg LPSA for Young People and have the support of the South Cambs Strategic Partnership because of the contributions that can be made to the delivering priorities within the Community Strategy.
- 59. Other linked potential partnership projects such as the provision of new/improved joint health centre/community facilities can only be further investigated as part of a redevelopment scheme.
- 60. The redevelopment options proposed in this report are subject to the successful outcome of negotiations with both the PCT and County Council regarding the disposal of the existing Health and Community facilities sites and re-provision of suitable facilities as part of the redevelopment. However, in the event that either one or both of these sites cannot be incorporated into a scheme a revised scheme encompassing only the existing area of the estate could be progressed that could provide 238 units overall.
- 61. Any delay in reaching a decision on whether to give formal approval for a redevelopment option is likely to increase costs and, therefore, impact on the financial viability of any scheme.
- 62. **Other**

Staffing	A number of Officers have been and will continue to be involved in the project and are members of the Windmill Estate Steering Group. The Special Projects Officer, a role part funded by Nene, provides project management for this and other redevelopment schemes eg Aireys.
Equal Opportunities	The redevelopment scheme will take into account the needs of all members of the local and neighbouring communities.

Consultations

- 63. Following the ‘in principle’ agreement to explore a redevelopment option for the current Windmill Estate, full resident involvement has been central to the detailed working up of proposals.
- 64. Both the Council and Nene Housing Society have commissioned a number of consultations events and surveys on the options available to residents since 2003. The most recent consultation survey was carried out on behalf of the Council by Fulbourn Parish Council in September 2006.
- 65. Of the 116 residents eligible to participate in the survey 51 responses (44%) were received. The headline results are summarised in the following table:

	Tenant	Owner Occupier	Total	%
Total Responses	33	18	51	44
Support the redevelopment				
Yes	18	9	27	53
No	8	5	13	25
Unsure	7	4	11	22
(Q.1) Remain in present property as owner	0	6	6	
(Q.2) Take up one of the options applying to owner occupiers as outlined by Nene Housing	0	11	11	
(Q3.) Become a tenant of a new home with Nene as my new Landlord	16	1	17	
(Q.4) Remain in my present home as a tenant of SCDC	11	0	11	
(Q.5) Remain as a tenant of SCDC but willing to move to another property on the estate with similar amenities	7	0	7	
Unspecified	2	1	3	

66. For comparison purposes the results of the previous survey carried out by the Council in February 2005 were that of those residents from whom a response has been received 69 (58%) were in favour of redevelopment, 34 (29%) against and 15 (13%) undecided or who did not express an opinion on this option. On that occasion the number of respondents were 97 out of 136 (71%).
67. In accordance with the projects agreed communications/PR strategy residents have been engaged with the redevelopment proposals in a number of ways. The role of the Windmill Estate Residents Panel has been integral to the success of this approach.
68. The Residents Panel were involved in the Architect/Designer selection process carried out earlier this year and will also be involved in the selection of a preferred contractor for the scheme.
69. Throughout the outline design stage local Planning for Real (PFR) sessions involving residents have been held as follows:
- (a) 18 April 2006 – Understanding what the real issues are with the existing estate

- (b) 7 July 2006 – Following resident feedback – First draft proposals
- (c) 24 August 2006 – Further chance for residents to see the latest draft plans and comment upon property type design

70. Further events involving residents will continue should approval for a redevelopment scheme be agreed as the outline design process is almost completed. Residents will be invited to discuss the more detailed design considerations such as internal layouts, car parking provision, site lighting, use of green spaces and renewable energy sources as part of the ongoing design process ahead of and after a planning application.

Effect on Annual Priorities and Corporate Objectives

71. Affordable Homes	A redevelopment scheme would enable an overall increase in the number of affordable homes available within the village of Fulbourn and provide a better mix of tenure and house types/sizes to meet existing and future housing needs.
Customer Service	
Northstowe and other growth areas	
Quality, Accessible Services	Improvements to the estate could address issues around housing standards and community safety concerns that would provide better services and quality of accommodation for existing and future residents.
Village Life	A long term housing solution for the Windmill Estate will build on the existing sense of community on the estate. A redevelopment scheme could also provide an opportunity to look at integration of design and community issues that can enhance village life.
Sustainability	To achieve good quality sustainable homes and living environment for existing and future residents of the Windmill Estate that will also address the needs of the wider community of Fulbourn and contribute to meeting identified housing needs in the district of South Cambridgeshire.
Partnership	This project has closely involved local representatives eg Local Members, Parish Council and residents as well as a Housing Association partner and community based organisations working in Fulbourn. There is also an opportunity with a redevelopment scheme to investigate the provision of new and improved joint health and community facilities in partnership with the County Council and the South Cambs PCT.

Recommendations

72. It is recommended that Cabinet recommends to Council that,
- (a) formal approval be given for a redevelopment scheme for the Windmill Estate, subject to necessary planning consents and Secretary of State approval.
 - (b) the scope of any redevelopment scheme should, as far as possible, include all the existing area of the estate **subject to** existing tenants and owner occupiers being willing and/or able to participate. Where necessary plans should be amended over time to cater for changing needs and provide flexibility to accommodate as far as possible the wishes of all the existing residents.

- (c) the preferred tenure mix and house types be as outlined in Option A which will provide 65% as affordable housing (comprising 124 rented and 52 shared ownership units) together with 35% as open market sales within an overall target of 270 homes
- (d) the following conditions be attached to the approval of a redevelopment scheme:
 - (i) that Nene meet all legal costs and home loss/disturbance payments incurred by the Council in respect of the Windmill estate since 2004/05 to date as well as any future payments
 - (iii) that any amendments to the scheme mix in terms of tenure and/or house types/sizes are agreed in consultation with the Council
 - (iv) that the Council will be entitled to receive nomination rights of 100% of initial lets and 75% of subsequent lettings of all social rented units provided through refurbished and new build affordable housing on the sites that the Council will receive 100% nomination rights in perpetuity to any shared ownership and/or other intermediate tenures
 - (v) that the Council will not seek to use compulsory purchase powers to facilitate the redevelopment that as far as possible the wishes of all residents (tenants, owner-occupiers and leaseholders) should be accommodated without compromising the wishes of others on the Windmill Estate
 - (vi) that Nene confirm and make provision to meet contributions previously agreed in principle to the Special Projects Officer role for 2006/07 and 2007/08 and will consider future contributions if this post is considered to be essential by both Nene and the Council to delivery of the project beyond 31 March 2008
- (e) the Council exercise its discretion to waive any discount repayment liability in respect of any Right to Buy sales caught within such provisions as this would enable affected owners to participate in the redevelopment scheme.

Background Papers: the following background papers were used in the preparation of this report: Report to Cabinet 12 May 2005

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