

New Expenditure Proposals for the Medium Term Financial Strategy



South
Cambridgeshire
District Council

1. Service: Affordable Housing	2. Submitted by: Denise Lewis
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3. Brief Description of the proposal: Northstowe Housing Project Manager
 To appoint a dedicated and suitable qualified/experienced project manager in respect of the affordable housing to be provided within the new town of Northstowe. The person appointed will work with developers, RSLs and external agencies such as the Housing Corporation and English Partnerships to ensure delivery of the agreed percentage of affordable housing to be provided within the new town.
 The post is included as a bid for 2006/07 as external funding cannot be guaranteed at this stage although the post would enhance the limited existing dedicated resources for this strategically important role. If this post could be considered earlier than currently planned this would demonstrate the Council's commitment to building a sustainable community within the new town to its partner agencies.

Notes:
 1) It is expected that Officers will enter into discussions with Cambridge City Council re joint funding for this post which is being suggested in addition to the Partnership Projects Officer post approved in 2003/04 to project manage the major new settlements in and around Cambridge as well as the new town.
 2) It may also be possible to request funding contributions from Cambridgeshire Horizons for this new post.
 If either or both of these negotiations are successful it will reduce the cost to this Council of this proposed new post.

4. Costs (£000s)				
Detail	2004/05	2005/06	2006/07	2007/8
Salary and on costs (From June 2005)		31.5	34.5	36.2
Travelling and other employment related costs		1.5	2.5	2.8
Recruitment		2	0	0
Total Costs:		35	37	39

5. Reason for bid:

<input checked="" type="checkbox"/>	Inescapable
<input type="checkbox"/>	Related to one or more of the three priorities

6. Policy Justification:
 Not Applicable.

7. Benefit for service users/public:

Not Applicable.

8. Impact on Performance Indicators:

Performance Indicator		Estimated performance in 2004/2005	Estimated improved performance in 2005/2006
#	Description		
	Not Applicable.		

9. Implications if not approved:

The Council may lack the additional capacity to ensure the delivery of the affordable housing requirement at the new town of Northstowe. With up to 50% of the housing to be provided at Northstowe to be affordable homes the Council needs to provide strong leadership in this area and ensure effective co-ordination of the affordable housing with other section 106 obligations. The section 106 negotiations are of themselves crucial and have already commenced and whilst senior officer involvement is also key to their success project management is a vital role that needs to be undertaken by a suitable qualified and experienced individual. The Housing Strategic Services Team has recently been strengthened to ensure there is adequate capacity and skills to meet existing commitments. However, the new town is considered to be a major new project that will require additional and specific staffing resources.

The failure to deliver the affordable housing targets and enable a suitable mix of tenures at Northstowe may affect the Council's ability to meet identified housing needs and make an appropriate and timely contribution to meeting affordable housing targets within the Cambridgeshire & P'boro Structure Plan. This could result in intervention by Cambridgeshire Horizons or central government to ensure delivery which may or may not result in an affordable housing programme designed to met local rather than wider housing priorities.