

**REPORT TO:** Development Control and Conservation Committee      5<sup>th</sup> January 2005  
**AUTHOR/S:** Development Services Director

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**CAMBOURNE: LACK OF DEVELOPER APPROVAL  
FOR AFFORDABLE HOUSING SCHEMES**

**Purpose**

1. This report updates Members on progress since it was decided at the last meeting that no further action should be taken.

**Effect on Corporate Objectives**

2.	Quality, Accessible Services	N/A
	Village Life	Affordable housing is an integral part of the life of a village, ensuring homes are available to all sections of the community.
	Sustainability	A range of housing is necessary to sustain a community, especially in the long term.
	Partnership	The Council's partnership with RSLs will be jeopardised if these schemes lose funding, as there will be a knock-on effect for future funding of affordable housing.

**Background**

3. The Cambourne Section 106 Agreement includes clause 17.4 which requires all development schemes, including housing, to be approved by the developers before any construction can commence. The RSL consortium were concerned that developer approval has not been forthcoming for their affordable housing within four housing pods, GC16, GC20, GC21 and GC22. Continued delays would seriously risk the delivery of these and future schemes in terms of funding from central Government.
4. The Council leader and senior Council officers met with the developers on 24<sup>th</sup> November 2004. The developers gave assurances that they would issue their formal approval after their internal meeting on 3<sup>rd</sup> December 2004, and we also agreed a better procedure for the future, whereby developers will issue a conditional developer approval if they have concerns that go beyond their powers under the Section 106 Agreement. On the basis of this I changed my recommendation at the December DCCC meeting to no further action at that point in time, but to report further to you if the developers did not live up to their assurances.
5. At the time of writing, 10<sup>th</sup> December 2004, developer approval has still not been forthcoming. In an email of 9<sup>th</sup> December to officers, the RSL Consortium's project manager states: "I spoke to David Chare again and tried to impress upon him that if the approvals were not out by the end of this week it would make matters worse," and "that he couldn't guarantee a response by the end of the week".

**Considerations**

6. It would appear that the developers have given no assurance to the RSL consortium as to their formal approval of the four schemes. It is only a week since the developers' internal meeting from which the approvals were to arise, so I shall update Members at this meeting on any further progress.

#### **Options**

7. To be reported verbally if necessary.

#### **Financial Implications**

8. To be reported verbally if any.

#### **Legal Implications**

9. To be reported verbally if necessary.

#### **Staffing Implications**

10. Officer time.

#### **Risk Management Implications**

11. None.

#### **Consultations**

12. None.

#### **Conclusions/Summary**

13. The situation regarding the provision of affordable housing affects a major corporate objective of the Council and the actions of the developers consortium are currently raising concern regarding the delivery of affordable housing within Cambourne. It is unfortunate that the developers appear to be causing problems with a group who do not have a means to instigate formal arbitration under the Section 106 Agreement, and are therefore powerless to alleviate the situation. It may be necessary for the Council take a strong stance with the developers in order to assist in the delivery of this important sector of housing. I shall update members on the matter verbally at the meeting.

#### **Recommendation**

14. To be reported verbally.

**Background Papers:** the following background papers were used in the preparation of this report:

Cambourne Section 106 Agreement  
Planning applications – S/6225/03/RM (GC16)  
  S/6232/03/RM (GC20)  
  S/6226/03/RM (GC21)  
  S/6227/03/RM (GC22)

Email from Dianne Page, 9-12-04.

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