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Homes for our Future

Greater Cambridge Housing Strategy 2019-2023

Consultation

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| Tell us what the housing issues are for Cambridge City and South Cambridgeshire, and what needs to be done to tackle them. |

We know from talking to local residents, employers and other organisations that housing issues are a real concern locally; whether that be around supporting the economy, or meeting the housing needs of individuals.

In light of this, Cambridge City and South Cambridgeshire District Councils have come together to develop a Housing Strategy for the Greater Cambridge area, and we need your help.

We are seeking the views of people who:

* Live in Greater Cambridge
* Work in Greater Cambridge, or
* Work for organisations or businesses operating in Greater Cambridge

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| **Chance to win a £50 high street gift voucher, or donation to the charity of your choice.[[1]](#footnote-1)** |

We also want to get the views of others with an interest in housing issues locally, including:

* Housing developers
* Registered Providers
* Local employers
* Public sector organisations operating in the area
* Landlords
* Parish Councils
* Voluntary sector organisations
* Other partners who work with, or have an interest in working with the two councils

**How to take part**

The consultation will run for approximately 6 weeks, **until 11.59pm Friday 25th January 2019.**

The survey, along with a link to the draft Strategy, is available at <http://www.cambridge.gov.uk/consultations> , and <http://www.scambs.gov.uk/consultations>

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| We are aware that the survey is quite long, so please don’t feel you have to answer every question.Part-completed responses from individuals, so long as the compulsory questions are completed, will still qualify for the prize draw. **Questions requiring a response are**:Numbers 1, 2, 3, 4 & 5, 17, 18 & 19, and 22 – *all marked in red*) OTHER THAN THIS, PLEASE JUST ANSWER WHICHEVER QUESTIONS YOU FEEL ARE MOST IMPORTANT TO YOU.  |

It should take between around 10 minutes and half an hour to complete, depending on how many questions you choose to answer.

**Paper copies should be returned to:**

Housing Strategy Manager, Cambridge City Council, PO Box 700, The Guildhall, Cambridge, CB1, 0JH, or:

Head of Housing Strategy, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

**Contact**

For further information, or questions about the consultation, please email: gchs@scambs.gov.uk

Or telephone:

Cambridge City Council: Tel 01223 457943

South Cambridgeshire District Council: Tel 01954 713352

**Privacy Notice**

Cambridge City Council and South Cambridgeshire District Council are the joint Data Controller and both are registered with the Information Commissioner’s Office.

We need your personal data to identify those that wish to participate in the prize draw and to collate general information in terms of understanding who is responding to the consultation, whether they are as an individual or organisation/business and where applicable age, ethnicity and place of residence for monitoring purposes.

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| You have rights over the information that you provide us, such as access and correction. For full details of these rights, please refer to <https://www.scambs.gov.uk/content/privacynotice> and <https://www.cambridge.gov.uk/privacy-notice> |

We will share information within and between the Councils to ensure services are provided appropriately. We may share your personal data with other agencies if the law tell us we have to.

We may process the information you provide to prevent and detect fraud in any of our systems and may supply information to e.g., government agencies or credit reference agencies to do this. We participate in the [Government’s National Fraud Initiative](https://www.gov.uk/government/collections/national-fraud-initiative).

We only keep your information as long as necessary, or in line with the law. You can find out more by looking at the Councils’ Retention Policies on the web site.

We do not routinely process any information about you outside the European Economic Area (EEA), except in rare cases, where we use all appropriate safeguards.

More information about how we handle your data is at <https://www.scambs.gov.uk/content/privacynotice> and <https://www.cambridge.gov.uk/privacy-notice>

This includes contact details for the Data Protection Officer and the regulator, the Information Commissioner’s Office.

**THE SURVEY**

The Strategy includes:

* An introduction – what the Strategy is about
* A high level vision statement – what we are trying to achieve
* The context within which the Strategy has been developed

It then goes on to show the councils’ key priorities under three main objectives:

* Building the right homes that people need and can afford to live in
* Enabling people to live settled lives
* Building strong partnerships

There are also some additional annexes giving more detail in some areas. An action plan will follow once the consultation is complete.

We are seeking your views on what we want to achieve, and on how we can work with others to do so.

**ABOUT YOU**

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| **Question 1:** *THIS QUESTION REQUIRES AN ANSWER***.** **Please tick one box****Are you responding to this survey:**  |
| As an individual (a resident or a small private landlord) |  |
| On behalf of an organisation or business |  |
| Other? (please specify) |  |

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| --- | --- |
| **Question 2:** *THIS QUESTION REQUIRES AN ANSWER*.**Please tick all that apply****Are you responding:** |  |
| As an individual living in Cambridge or South Cambridgeshire? |  |
| As an individual working in Cambridge or South Cambridgeshire? |  |
| As an individual living and working in Cambridge or South Cambridgeshire? |  |
| As an individual living outside, but close to, the Greater Cambridge area? |  |
| As an individual operating as a small private landlord operating in Cambridge and/or South Cambridgeshire? |  |
| On behalf of a Parish Council in South Cambridgeshire |  |
| On behalf of a Residents’ Association in Cambridge or South Cambridgeshire |  |
| On behalf of an organisation or business operating in Cambridge and/or South Cambridgeshire |  |
| Other (please specify) |  |

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| **Question 3:** *THIS QUESTION REQUIRES AN ANSWER.***Please give the first part of your postcode (eg CB1, CB24 etc).** |
| Home postcode |  |
| Work postcode |  |
| Postcode of private landlord property for let (just provide one) |  |
| Organisation or business - Greater Cambridge postcode |  |

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| **Question 4:** *THIS QUESTION REQUIRES AN ANSWER.(If you are responding as an organisation or business, please tick ‘not applicable’***Please tick one box****What is your tenure?** |
| Owner occupier |  |
| Council tenant |  |
| Council leaseholder |  |
| Housing Association tenant |  |
| Shared owner (ie part own, part rent) |  |
| Private tenant |  |
| Private landlord |  |
| Organisation/ business – not applicable |  |
| Other |  |

1. **The main housing issues for Greater Cambridge**

**Question 5: What do you think are the main housing issues affecting the Greater Cambridge (Cambridge City and South Cambridgeshire) area at the moment?**

*THIS QUESTION REQUIRES AN ANSWER*

**Please list UP TO THREE issues in order of importance**

1.

2.

3.

**Please add any additional comments *(200 words max)***

1. **Our Vision & Objectives** *(see page 6 of the draft Strategy)*

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| **Our ambitious vision for Greater Cambridge is for it to be a place where:** * Everyone has access to a suitable home, and residents are able to live as healthily, safely, and independently as possible.
* The housing market functions effectively, providing homes which are affordable to people on all incomes to meet the needs of residents and support the local economy.
* There is a wide and varied choice of good quality, sustainable homes of different sizes, types and tenures, including new provision of council homes, to meet the needs of a wide range of different households.
* Homes are energy and water efficient, with built-in resilience to climate change and fuel poverty.
* Homes are affordable to live in, located in high quality sustainable environments with access to employment, retail, leisure and other services where appropriate.
* They benefit from appropriate green space that enhances natural capital, effective transport links and other necessary infrastructure.
* People from all walks of life live in harmony, within mixed and balanced communities in which homes and communities continue to meet the needs of residents into the future.
* We have strong relationships with residents, developers and partners that enable housing and services to be delivered effectively, and to innovate where appropriate.

**Our objectives are:** * Building the right homes that people need and can afford to live in
* Enabling people to live settled lives
* Building strong partnerships
 |
| **Question 6:**a) **To what extent do you agree that our vision and objectives are the right ones?*****Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

 **b) Please add any additional comments** *(max 100 words)* |

1. **Our Priorities**

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| **Our key priorities are as follows** Priority 1: Increasing the delivery of homes, including affordable housing, to meet housing needPriority 2: Diversifying the housing market and accelerating deliveryPriority 3: Achieving a high standard of design and quality of new homes and communitiesPriority 4: Improving housing conditions and making best use of existing homesPriority 5: Promoting health and wellbeing through housingPriority 6: Preventing and tackling homelessness and rough sleepingPriority 7: Working with key partners to innovate and maximise resources available |
| **Question 7:** 1. **To what extent do you agree that these priorities are the right ones?**

***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

1. **How could we improve on these? Have we missed anything?** **Do you have any additional comments?** *(Max 100 words)*
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| **Question 8: How could you work with us to help meet some of our priorities? *(Max 100 words)*** |

1. **Delivering new homes & communities**

We know through our Local Plans that an additional 33,500 new homes are needed across Greater Cambridge up to 2031. However, with high demand for homes, and high housing costs locally, it is essential that this includes provision of affordable housing, both for those on low incomes and also for those on middle incomes but unable to access social housing for rent or market housing.

New homes need to be of high quality, and energy and water efficient, and easily adaptable as people’s needs change. Good design, planning and development of larger new communities, including early provision of infrastructure and facilities, are also important.

As well as bringing forward homes on larger developments, it is also important that homes are delivered on smaller sites, including in rural villages, so that as people’s housing needs change they can remain living locally if they wish to do so.

Ensuring that a wide range of housing types, sizes and tenures are delivered, as well as helping to meet individual households’ needs, can also help to speed up the delivery of new homes. We want to allow different types of developer to come forward, and promote different ways of delivering new homes.

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| **Question 9:** Pages 10 – 16 of the Strategy give details of what the councils plan to do to **help increase the delivery of homes, including affordable housing, to meet housing need.** There are some things that the councils are already committed to doing, and/or are legally required to do, including: working together to deliver a joint Greater Cambridge Local Plan and Housing Supplementary Planning Document; establishing the number of new homes required across Greater Cambridge; and assessing the housing requirements of different groups. Cambridge City Council is also committed to delivering at least 500 new council homes funded through the Cambridgeshire & Peterborough Combined Authority devolution deal. In addition, both councils aim to: * Work with registered providers to ensure homes are genuinely affordable to those that need them.
* Prioritise social and affordable rented homes as part of the wider mix of affordable housing.
* Provide choice to those aspiring to own their own home by increasing the range of intermediate housing products.
* Agree Local Lettings Plans for the affordable housing on larger sites and share those affordable housing allocations between Cambridge and South Cambs.
* Use results of new community surveys and focus groups to improve the design, planning and development of new communities.
* Work with partners to identify the housing needs of the local workforce.
* Ensure new developments provide appropriate housing for older people and other groups with specific needs.
* Require social and affordable rents, including service charges, to be capped at Local Housing Allowance rates.

South Cambridgeshire District Council will:* Work with businesses to help themselves to provide homes for their workers
* Deliver at least 200 council homes over the next 5 years
* Review what we mean by ‘affordable housing’ with a focus on ‘affordable living’
* Explore opportunities for direct commissioning of land through local authority investment, joint ventures, etc.
* Explore the potential for a retirement village
* Work to identify a site or sites for Gypsies and Travellers and Travelling Showpeople

**To what extent do you agree with our proposed approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?** *(Max 200 words)* |

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| **Question 10:**Pages 17-20 of the Strategy give details of what the councils plan to do to help **diversify the housing market and accelerate delivery.** Both councils aim to: * Carry out further research to identify need and demand for purpose-built private rented sector housing(PRS)
* Develop a set of local requirements to inform development of PRS schemes that are appropriate to the area
* Work with developers to accelerate delivery, eg through off-site and modular construction homes and supporting small to medium sized (SME) builders to bring forward smaller sites
* Review outstanding planning permissions and work with developers to ensure that schemes are built out in a timely manner

South Cambridgeshire District Council aims to:* Explore what role development of new Houses in Multiple Occupation (HMOs) could play locally in providing an affordable housing option for single people.
* Seek opportunities, where viable, for Ermine Street Housing to be an active private sector landlord for new developments in the District, including exploring the potential to deliver and manage HMOs.
* Deliver self-build and custom-build housing plots on new developments to meet identified demand.
* Work with local communities to secure the development they need.
* Implement a programme for delivering homes on exception sites in our villages.

Cambridge City Council aims to: * Seek opportunities, where financially viable, to buy back new market homes on our own developments to provide as intermediate tenure homes.
* Review our approach to self- and custom-build housing in line with statutory requirements.

**To what extent do you agree with our proposed approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?** *(Max 200 words)* |

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| **Question 11:**Pages 21-22 of the Strategy give details of what the councils plan to do to help **achieve a high standard of design and quality of new homes and communities.** Both councils aim to:* Drive up standards for environmental sustainability including onsite renewable energy and low carbon technologies.
* Develop a joint Sustainable Design and Construction Supplementary Planning Document (SPD).
* Help shape the planned update of the Cambridgeshire Quality Charter for Growth.
* Ensure that housing, in particular affordable housing, is developed alongside the provision of community infrastructure.
* Future-proof the design of new homes so that as residents age, homes can be easily adapted to meet changing needs.
* Ensure all new homes meet the nationally described space standards as a minimum.

South Cambridgeshire District Council aims to: * Work with communities to develop individual Village Design Statements.

Cambridge City Council aims to: * Use the council’s Sustainable Housing Design Guide to support good housing design in our own developments and promote amongst other developers

**To what extent do you agree with our approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?** *(Max 200 words)* |
|  |

If you are responding as an individual, please skip to question 13.

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| **Question for those responding on behalf of an organisation or business.** We want to explore whether we should be doing more to help bring forward new tenures of homes and support new types of housing delivery.  |
| **Question 12: For each of the following, please tell us about:** 1. **Any evidence you have which might support the need for these types of homes or methods of housing delivery**
2. **How you could work with us to help us in exploring these issues further**
3. **Whether you have any other comments to make**

*(Max 200 words for each area of work)*  |
| Exploring the need for new tenure models, including Private Rented Sector housing and HMOs. *(Max 200 words)* |
| Bringing forward a wider range of tenures in our villages, on rural exception sites *(Max 200 words)* |
| Supporting the economy through housing in South Cambridgeshire aimed at essential workers *(Max 200 words)* |
| Supporting small and medium size builders (SMEs) to deliver new homes. *(Max 200 words)* |
| Promoting the use of new modern methods of construction and delivery of modular homes. *(Max 200 words)* |
| Improving the design and quality of new homes*(Max 200 words)* |
| Ensuring more housing options are available for older people *(Max 200 words)* |
| Bringing forward accommodation for Gypsies and Travellers *(Max 200 words)* |

1. **Enabling people to live settled lives**

Our Housing Strategy is not just about delivering new homes. It is really important that people are able to live in good quality, well managed homes and environments, and that they receive any support they might need to help them to live independently. It is also important that they are able to live in strong, supportive and stable communities. Poor housing and lack of community can have a real impact on people’s physical and mental health.

Both councils work closely with partners to help prevent people from becoming homeless through early intervention, and in supporting those who have become homeless and/or are rough sleeping. As well as providing assistance in finding accommodation we also have a role in enabling individuals to get the support they need to help themselves to get back on their feet.

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| **Question 13:**Pages 23-25 of the Strategy give details of what the councils plan to do to help**improve housing conditions and make best use of existing homes.** Both councils aim to:* Promote greener and energy efficient solutions for home-owners and where necessary take action where private landlords fail to meet expected standards.
* Ensure council homes continue to be well managed and maintained.
* Invest in the fabric of our council homes for optimum energy and water efficiency, and ensure they remain good quality homes that people want to live in.
* Support tenants through the implementation of Universal Credit.
* Work to ensure HMOs are licensed where required.
* Support private landlords in managing their homes, and take enforcement action against the minority of landlords who do not meet required standards

Cambridge City Council aims to: * Continue to be pro-active in bringing empty homes back into use.

**To what extent do you agree with our approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?** *(Max 200 words)* |

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| **Question 14:** Pages 26-27 of the Strategy give details of what the councils plan to do to help **promote health and wellbeing through housing.** Both councils aim to: * Work with partners to improve the integration of housing, health and social care and support service transformation.
* Work with partners to ensure that there is appropriate support and provision available to meet increasing demand from those suffering with complex health issues.
* Implement the proposed Cambridgeshire-wide repairs and adaptations policy to help improve housing conditions and deliver health and social care outcomes.
* Support the new Cambridgeshire Housing Options for Older People scheme and monitor the impact on existing services.
* Promote digital inclusion through training up ‘champions’ to help others get online.
* Work with partners to help tackle loneliness and isolation.
* Explore opportunities for joint inter-generational work, particularly across the Councils’ sheltered housing schemes.
* Work with health and social care partners to develop a sustainable approach to revenue funding for our shared Home Improvement Agency.
* Continue to engage with the Cambridgeshire Community Safety Partnership in tackling crime and anti-social behaviour.

**To what extent do you agree with our approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?** *(Max 200 words)*  |

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| **Question 15:** Pages 28-30 of the Strategy give details of what the councils plan to do to **help prevent and tackle homelessness and rough sleeping.** Both councils aim to:* Work with partners to prevent homelessness.
* Continue to lobby government around impact of welfare policy on affordability in the private rented sector.
* Review the impact of the Homelessness Reduction Act on our lettings policies.
* Prepare for the roll out of Universal Credit and assess what further actions may be needed to prevent homelessness following implementation.
* Help shape the county-wide review of housing related support, to ensure that the districts can continue to effectively meet their homelessness prevention obligations.
* Improve our understanding of the issues faced by people discharged from prison, and our approach to preventing homelessness amongst ex-offenders***.***

South Cambridgeshire District Council aims to:* Review existing information available to those facing homelessness.
* Review the Rent Deposit Guarantee Scheme.
* Increase the number of homes available to rent through the Council’s private sector leasing scheme - Shire Homes Lettings.
* Publish a Homelessness Strategy in 2018.

Cambridge City Council aims to: * Keep our strategic approach to homelessness and our homelessness strategy action plan under ongoing review.
* Extend the Housing First training flats scheme by sourcing additional homes with live-in support, including through our own housing development programme.

**To what extent do you agree with our approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any further comments to make on this?**  *(Max 200 words)* |

1. **Working with key partners to innovate and maximise resources available**

Partnership working is key to the success of our strategy. We are already engaged in a number of close and successful partnerships across the whole range of our housing work. As well as continuing to strengthen existing partnerships we are also keen to develop new ones to help achieve our objectives.

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| **Question 16.** Pages 31 - 34 of the Strategy give details of what the councils plan to do toaround **working with key partners to innovate and maximise resources available.** Both councils aim to:* Work proactively to build on existing and new relationships with key organisations, housing associations and developers.
* Work closely with the Greater Cambridge Partnership and the Cambridge & Peterborough Combined Authority to secure investment into the area to support infrastructure and affordable housing.
* Explore investment opportunities with the Greater Cambridge Partnership to directly commission housing development that will specifically help address the affordability challenges facing essential local workers.
* Actively engage with partners through the Housing Board and other key forums.
* Support the Combined Authority in the development and delivery of their new housing strategy.

South Cambridgeshire District Council aims to:* Work with the Combined Authority to ensure that schemes are identified locally for the Combined Authority’s £100m Housing Fund.

Cambridge City Council aims to:* Continue to work through Cambridge Investment Partnership to deliver new affordable homes on some of the council’s own sites.

**To what extent do you agree with our approach?** ***Please tick one box***

|  |  |
| --- | --- |
| Strongly agree |  |
| Agree |  |
| Neither agree nor disagree |  |
| Disagree |  |
| Strongly disagree |  |

**Do you have any additional comments to make on this?** *(Max 200 words)* |

1. **MORE ABOUT YOU**

***If you are responding on behalf of an organisation or business, please skip to question 21.***

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| **Question 17.** **If you are responding as an individual please tell us your age.***For monitoring purposes. THIS QUESTION REQUIRES AN ANSWER****Please tick one box*** |
| **Under 18** |  |
| **18-24** |  |
| **25-34** |  |
| **35-44** |  |
| **45-54** |  |
| **55-64** |  |
| **65-74** |  |
| **75 or over** |  |
| **Prefer not to say** |  |

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| **Question 18: If you are responding as an individual, what term best describes your ethnicity?** *For monitoring purposes. THIS QUESTION REQUIRES AN ANSWER****Please tick one box*** |
| **White British** |  |
| **White Irish** |  |
| **White Gypsy/Traveller** |  |
| **White Other** |  |
| **Mixed/ multiple ethnic group** |  |
| **Asian/Asian British** |  |
| **Black/ African/ Caribbean/ Black British** |  |
| **Other ethnic group (please specify)** |  |
| **Prefer not to say** |  |

***Please tick one box***

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| **Question 19. If you are responding as an individual, do you consider yourself to have a disability?** *For monitoring purposes. THIS QUESTION REQUIRES AN ANSWER* ***Please tick one box*** |
| **Yes** |  |
| **No** |  |
| **Prefer not to say** |  |

**Individuals only:**

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| **Question 20. If you are responding as an individual and wish to enter our prize draw, please give us your contact details.** |
| **Name** |  |
| **Address** |  |
| **Postcode** |  |
| **Email** |  |
| **Telephone (optional)** |  |

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| **Question 21: If you are responding on behalf of an organisation or business, what is the role of your organisation/business?** |
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**All respondents:**

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| **Question 22. How did you hear about the survey?***THIS QUESTION REQUIRES AN ANSWER****Please tick one box*** |
| **Email** |  |
| **Council magazine** |  |
| **Local newspaper** |  |
| **Local radio** |  |
| **Website** |  |
| **Twitter** |  |
| **Facebook** |  |
| **Word of mouth** |  |
| **Other (please specify)** |  |
|  |  |

**All respondents**

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| **Question 23: If you would like to discuss any of the issues raised, please include your contact details here** |
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| **Question 24: Is there anything else you would like to add?** |
|  |

**What happens next**

The results of the consultation will be used to review our draft Strategy. The Strategy will then need to be formally approved through both councils’ formal decision making processes before it can be adopted.

We will publish details of how the consultation has been used to shape the final Strategy on the councils’ websites:

Cambridge City Council: [www.cambridge.gov.uk](http://www.cambridge.gov.uk)

South Cambridgeshire District Council: [www.scambs.gov.uk](http://www.scambs.gov.uk)

**Thank you for completing our survey**

1. \* *Prize draw available to individuals to enter, not for those responding on behalf of businesses or organisations.*  [↑](#footnote-ref-1)