

Planning for housing delivery

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Chapter 22. Planning for housing delivery

22.1 Introduction

Having assessed various aspects of the housing market, including overall demand and need, it is vital that any assessment of the market includes the recent and future supply of homes.

In this way, the assessment can lead us to a sub regional view about the balance of demand and supply, and the likely scale of the difference between the two.

22.2 Cambridgeshire as a growth area

The economic success of the Cambridge sub region has made it one of the most attractive places to live and work in the UK. It offers a vibrant commercial network, world-famous research and academic institutions, and a high quality environment.

However, economic growth cannot take place without significant new housing and infrastructure development.

The pressure on housing and infrastructure is already acute. Housing shortages have led to high prices and increased commuting distances. First time buyers struggle to get on the housing ladder and the level of affordable and key worker housing must double to meet the local need. Employers face recruitment difficulties as the number of jobs in the private and public sector grow and local unemployment levels in Cambridgeshire remain at just over 1%.

Strategic infrastructure must be developed and improved to support existing communities and to unlock employment and housing growth. Traffic on our roads has grown by 30% over the last ten years compared with the national average of 19%, meaning that investment in public transport and trunk roads – the A14 in particular – is desperately needed.

Equally importantly, new housing must be supported by local infrastructure to ensure its viability and sustainability. This includes local transport infrastructure as well as the comprehensive provision of health, education, leisure, green spaces and other community facilities.

The Cambridge Sub-region Implementation Study, by Roger Tym and Partners, commissioned in 2001 estimated the total infrastructure cost to be over £2 billion.

Table 1: Total Expenditure by infrastructure type

Infrastructure type	Expenditure
Education	£166m
Health	£377m
Community	£73m
Transport	£1.109m
Utilities	£106m
Affordable housing	£351m
Total	£2.182m

Source: Long Term Delivery Plan, Roger Tym, 2007

At a national level, the area has been prioritised as a key location for sustainable development and is recognised by Government in the Sustainable Communities Plan as part of one of the four national Growth Areas requiring additional investment to tackle the housing shortages.

22.3 The Structure Plan 2001-2016

In response to these development challenges, the local authorities adopted the Cambridgeshire and Peterborough Structure Plan in October 2003. The Plan was based upon a study of options for accommodating growth for the period 2001-2016.

It planned for 47,500 new homes in the Cambridge Sub-region, 50,000 new jobs and more than £2.2bn of infrastructure and improvements needed to create sustainable communities where people enjoy a high quality of life. Some of these homes are already in the pipeline or planned and approximately 10,000 have already been built between 1999 and 2004.

The plan's overall approach to development in the Cambridge Sub-region made sequential provision for housing and related development at locations in the following order of preference:

- Within the built up area of Cambridge, 8,900 dwellings.
- As extensions to Cambridge on land to be removed from the Green Belt, 8,000 dwellings.
- In the new town of Northstowe, 6,000 dwellings.
- Within or as an extension of the surrounding market towns, 24,600 dwellings.

It aimed to redress the imbalance between job opportunities, earnings and affordable housing. Development was planned where good public transport services exist or where they can be provided in order to minimise the need for use of the private car.

The strategy sought to increase the proportion of affordable, including key-worker, housing to 40% or more, to protect and enhance the historic character and setting of Cambridge, and to improve access to the countryside. The strategy also identifies the necessary transport infrastructure improvements to support this development and states that developments dependent on these cannot go ahead until such improvements are in place.

Under the Government's new planning legislation the Structure Plan will be superseded by the Regional Spatial Strategy when it is adopted in 2008. However certain policies of the plan have been 'saved' and will remain in force until replaced incrementally by the local Core Strategies of each District. The saved policies include those setting out the development strategy for the Cambridge Sub-Region.

22.4 The East of England Plan (Regional Spatial Strategy) to 2021

The East of England Plan or 'RSS' (regional spatial strategy) sets out the regional strategy for planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and more.

The RSS has a key role in contributing to the sustainable development of the region. It sets out policies which address the needs of the region and key sub-regions. These policies provide a development framework for the next 15 to 20 years that will influence the quality of life, the character of places and how they function, and inform other strategies and plans.

A major feature of RSS is that it identifies the significant investment that will be needed in social, environmental, economic and transport facilities ('infrastructure') if it is to achieve its desired results. That investment will come from a variety of sources, including central and local government funding and private developer funding.

The East of England Plan was first drafted in 2004, after which a complex sequence of consultations, examinations and amendments have been made. Table 2 outlines the timetable to date, but formal publication is not now expected until Spring 2008.

Table 2: RSS Review Timetable

Review Stage	Date
November 2001	Stakeholder Events
September 2002	Options Consultation Launch
5th February 2004	Extraordinary EERA Meeting
27th February 2004	RPG 14 'banked' awaiting results of additional studies
5th November 2004	Extraordinary EERA Meeting
25 November 2004	Draft Plan sent to the Deputy Prime Minister.
8th December 2004 (14 week consultation to 16th March 2005)	Draft East of England Plan Public Consultation
Mid March - mid May 2005	Analysis and consideration of all the representations received by EiP panel
1st June 2005	Draft list of matters and participants published and consulted on (28 days)
June 2005	Written statements for consideration by the EiP panel submitted by EiP participants and other interested parties
14th June 2005	1st EiP preliminary meeting
19th July 2005	2nd EiP preliminary meeting
26th August 2005	Final list of matters and participants published by the EiP panel
November 2005 to March 2006	The EiP held: Nov - Dec The Maltings, Ely Jan - Mar The Spirella Ballroom, Letchworth
1 March 2006	EiP closed.
22nd June 2006	EiP Panel Report published.
19th December 2006	The Secretary of State for Communities and Local Government published the Government's Proposed Changes to the Draft East of England Plan, for consultation.
December 2006 to 9 March 2007.	Consultation period - now closed
October to 18 th December 2007	Additional consultation regarding further proposed changes arising from the European Habitats Directive.
Spring 2008	Government to publish final RSS

The draft East of England plan text has been considered and agreed through the review process by the Regional Planning Panel. The statutory process for regional planning is set out in the Government's Planning Policy Statement 11 and associated legislation.

22.5 What does the RSS say about housing?

The latest (as yet un-adopted) revisions to the East of England Plan are summarised below, however it is important that this text is views as a summary of the main outcomes, and does not replace the full text which is available from the Go-East website at <http://www.gos.gov.uk/goeast/>

22.6 Policy H1: Regional housing provision 2001 to 2021

In the East of England as a whole provision will be made for at least 508,000 additional dwellings over the period 2001 to 2021. District allocations in this policy should be regarded as minimum targets to be achieved, rather than ceilings which should not be exceeded. Local planning authorities should seek as soon as possible to

- (a) Achieve at least the annual average development rates for the period 2006 to 2021.
- (b) Make up any accumulated shortfall.

The tabulated figures include a split between net additions 2001 - 2006 and residual figures for 2006 - 2021. The split shown relies on draft completions data for monitoring year from 2001 onwards. They should aim to exceed the annual average rates for 2006 - 2021 if more housing can be delivered without breaching environmental limits and infrastructure constraints, by:

- Increasing density, consistent with criteria in PPS3.
- Encouraging opportunities on suitable previously developed sites.
- Making best use of policies on exceptions sites to provide affordable housing in rural areas¹.

To plan for continuous delivery of housing for at least 15 years from the date of adoption, the first round of local development documents should make the assumption that the annual average rate of provision during the early years after 2021 will be the same as for 2006 to 2021 – see Table 3 below.

22.7 Policy H3: affordable housing

Within the overall housing requirement set by policy H1, Local Development Documents should set affordable housing targets taking into account of the objectives of the RSS, the outcome of local assessments of housing need, the need to set specific targets for social rented and intermediate housing, housing market considerations and the regional Housing Strategy. The expectation is that some 35% of all housing completions across the region will be affordable.

¹ Small rural settlements (also referred to in Circular 6/98 as 'settlements in rural areas with a population of 3000 or fewer') have been designated for enfranchisement and right to acquire purposes under Section 17 of the Housing Act 1996 by Statutory Instruments 1997/620 – 25 inclusive and 1999/1307. This means the rural areas that can make use of exceptions policies in LDDs are geographically designated by Statutory Instrument. The Secretary of State has discretion to amend the areas so designated.

Table 3: The minimum regional housing provision will be distributed as follows:

Area / District	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ²)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Cambridge	19,000	2,300 (460)	16,700 (1,110)
East Cambs	8,600	3,240 (650)	5,360 (360)
Fenland	11,000	3,340 (670)	7,660 (510)
Huntingdonshire	11,200	2,890 (580)	8,310 (550)
South Cambs	23,500	3,520 (700)	19,980 (1,330)
Forest Heath	6,400	810 (160)	5,590 (370)
St Edmundsbury	10,000	1,980 (400)	8,020 (530)

Source: Secretary of State's Planned Revision to East of England Plan

22.8 Past, current and future delivery of home across the sub region

Cambridgeshire County Council gathers and publishes regular updates on housing supply across the planning and housing sub regions, in partnership with the individual districts involved.

These numbers are used to create a graph showing how housing delivery is planned, monitored and managed, and this information is submitted to CLG via Cambridgeshire Horizons, the Local Delivery Vehicle for grown across Cambridgeshire. Further information about Cambridgeshire Horizons is set out in Appendix 1.

This housing trajectory is used by Cambridgeshire Horizons, CLG and Go-East, our government office, to anticipate any shortfall or over-supply of housing compared to the targets set out in our RSS.

It is also used as the basis for Housing Growth Fund bids which aim to support the delivery of homes by funding programmes of work to provide the necessary infrastructure and community facilities needed in an area of such intense growth.

22.9 Housing trajectories

Any assessment of the housing market and how balances it is, including an assessment of the need for affordable and intermediate home, must be linked closely to an assessment of housing delivery.

There is no point in conducting the kind of assessment this documents contains, if there is no hope of delivering the homes needed across our sub-region.

And yet there are many forces, including economic, social, political, historical, environmental, political and geographical, which affect where and when new homes can and will be delivered.

Factors affecting the delivery of homes are outlined in chapter 25, *Key drivers of the housing market and building industry*. This chapter looks at our delivery of homes across the sub-region, focusing on the period between 2001 and 2016, which is the plan period for the

² Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

existing RSS. Our new RSS runs to 2021, however the local authorities are currently in the process of revising their trajectories reported in the Annual Monitoring Returns, to fit with the new longer horizon for regional planning. When the SHMA is updated it will incorporate the new plans as presented by the local authorities.

22.10 The Cambridgeshire housing trajectory – all homes

Cambridgeshire sets out its programme to deliver homes in its housing trajectory. This tool is used to plan, monitor and manage our programme of delivery across the County, between 2001 and 2016.

The trajectory takes into account past completion figures published by the County Council, and future projections that have been forecast by the five district councils up to 2016 through their Annual Monitoring Reports. Information on the expected build rates and phases on major strategic sites comes from negotiations on and detailed project management of each site.

Information regarding commencement dates and build rates on the strategic development sites are robust, but likely to experience some variation as risks and issues are identified, met and overcome. This information is updated at frequent intervals as project managers receive updates from developers on projected completions.

For non-strategic and smaller sites, the trajectory uses information from district annual monitoring returns published in December 2006.

22.11 Using the trajectory

PLAN (orange line): The planned strategic allocation is set out in the current RSS. This gives an overall target of 47,500 homes to be delivered between 1999 and 2016.

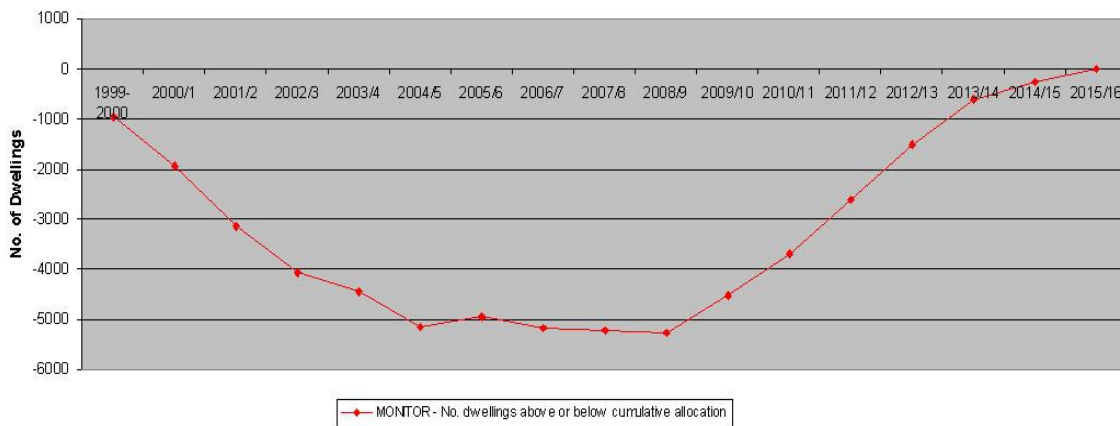
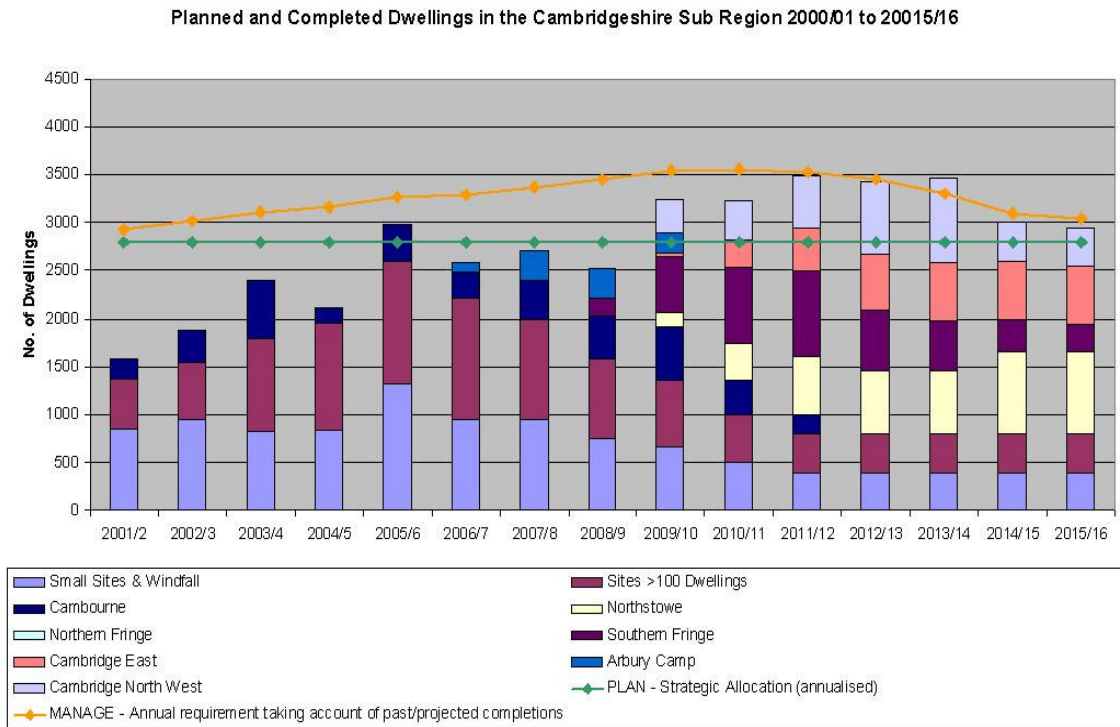
MANAGE (green line): This line represents the numbers of homes still to be delivered up to 2016.

MONITOR (red line): Taking into account the number of homes we have completed already and plan to complete each year, the monitor line signifies the number of dwellings above or below the annual planned target i.e. compares our annual completions and planned numbers to our annual target.

22.12 Outputs

- By 2006/7 we had delivered some 18,971 homes. (2,292 of these were complete at the end of 2001/2).
- Between 2007/8 and 2016 we plan to deliver 47,500 new homes (and provisionally 57,274 additional homes to 2021 subject to the outcome of the RSS).
- Looking further into the future, our projections total 76,245 homes being delivered overall to 2021, which would mean we would exceed the draft RSS target of 73,500 by some 2,745 homes.

Fig 1: Housing trajectory to 2016



22.13 Strategic and non-strategic sites

To 2021, overall some 45,038 homes (59%) will be provided on “non-strategic” sites, and 31,207 (41%) will be on our strategic sites. According to the housing trajectory, up until 2010/11 the non-strategic sites will deliver over half the new homes within the sub region.

From 2011/12, the strategic sites will start to deliver a significant proportion of our programme, building up to 70% of our trajectory in 2013/14.

Ⓜ It is important to understand that the delivery of the housing numbers anticipated in the housing trajectory of each district and strategic site is dependent upon many factors, which

can lead to a need for revisions. Accordingly, the housing trajectory will need regular updating in future editions of this Strategic Housing Market Assessment.

Ⓡ Other factors such as the forthcoming review of the RSS, the Sub-National Review and the possible effects of boundary changes, may all affect our trajectories in future. It is essential that local authorities respond to these changes and their plans and projections are used to create future trajectories. All these influences will be monitored and their effects assessed as part of District, County and Cambridgeshire Horizons' work, to affect development and agreement of future housing trajectories.

22.14 The East of England Regional Housing Strategy 2005-10

In July 2005 EERA produced a new regional housing strategy, for 2005 to 2010. The Vision of the RHS is:

To ensure everyone can live in a decent home which meets their needs, at a price they can afford and in locations that are sustainable.

Among other aims, this means:

More, sustainable housing provision, in high quality homes and environments, creating inclusive communities.

To quote from the Strategy:

“The East of England is set to experience a large growth in the number of households resident in the Region. This is partly due to expansion within the existing population, and partly a result of in-migration. These pressures cannot be avoided, and indeed they are considered necessary to support the economic growth of the East of England, as set out in the RES, and to ensure the sustainability of the Region's communities. While the East of England Plan has established the broad strategic location of where the new housing should be developed to accommodate the household growth, it is one purpose of this RHS to provide clear guidance on the type of housing to be provided.

For the foreseeable future, most of the Region's households will be living in the present housing stock. While the provision of new housing appears to be the most pressing issue for the Region, it is therefore still the case that what happens to the existing stock is likely to be of much greater long-term importance. For this reason, another key purpose of the RHS is to set out an approach to the improvement and maintenance of the existing housing stock.

The RHS provides a framework for decision-making and other actions at sub-regional and local levels. The true test of its value will be the extent to which those operating at these levels find the framework useful in providing confidence that their actions will be complementary to others' operating at different levels and in other geographical areas. Sitting between national and local policies, the RHS should be able to act as a link to ensure that experience at local level can feed upwards into national decisions.

Similarly, through its ability to be linked directly to all other strategies for the East of England, the RHS also provides a means for housing to be taken fully into account in future planning of the Region's economy, transport, health services, and so on. This is an area in which potential conflicts can be readily recognised: between additional housing and protection of open countryside; in the trade-off between quality and quantity of new housing; in decisions on spending limited public resources on either housing or infrastructure; and so on. The RHS

addresses these issues pragmatically, on the basis of current evidence; but these are clearly areas which will need to be kept under constant review.”

22.15 The East of England Regional Investment Plan 2008-11

In June 2007 the regional housing strategy was supplemented by a new East of England Housing Investment Plan 2008-11 to provide the basis for EERA's advice to Ministers on the East of England's housing investment priorities for 2008-11. This text provides a brief summary, the full plan can be found at www.eera.gov.uk

New, Affordable Housing

The delivery of new, affordable housing is the region's top priority in meeting the identified need for 11,000 homes per year. The Housing Corporation and its partners within the region have a track record of delivery with the lowest grant rate in the country. During 2006-07 the region was able to take up national slippage in resources and spent an additional £6m. This delivered 412 additional homes in the region, 10% ahead of our target. Overall, the Affordable Housing Programme (AHP) is projected to deliver over 10,450 new, affordable homes by 31st March, 2008, making significant progress towards achieving a step change in delivery and meeting the challenges of the Barker report and the growth agenda.

In spite of the region's excellent performance in terms of delivery against grant, the Affordable Housing Programme is still only meeting half the identified need for affordable homes. Supply chain data suggests that 22,037 new, affordable homes could be delivered over 3 years (7,345 p.a.) at a cost of £778m which equates to approximately 120% of the total indicative RHP. The region seeks to meet the challenge of the investment gap by maximising public subsidy through planning gain/section 106, drawing on the good practice emerging from the region's Pipeline Task Group. Yet, it is clear that under-investment is a barrier to delivery. Furthermore, inadequate investment in the supporting infrastructure seriously risks undermining the region's efforts to achieve and deliver sustainable communities.

It is recommended that 87.83% of the indicative RHP is allocated to the provision of new, affordable housing and new and refurbished Gypsy & Traveller sites.

Spatial Distribution of Resources

The spatial distribution of resources has been guided by the Sub Regional Allocation Model developed within the region by the Housing Corporation. This balances projected housing need and national and regional spatial priorities for new housing with the cost and deliverability of potential housing supply. The methodology distributes resources to where housing growth is planned reflecting the Government Growth Areas, Growth Points and Key Centres for Development and Change (KCDCs) identified in the East of England Plan.

Thematic targeting of resources

The thematic targeting of resources has been guided by the Regional Housing Strategy and advice received from the housing sub-regions. More information on each of the investment themes – Growth, Rural Needs, Supported Housing, BME – is contained within the Investment Plan.

Growth

It is recommended that 71% of the AHP is allocated to Growth. Strategic Sites are included within the Growth theme and have been identified by regional stakeholders and the housing sub-regions. Key criteria in identifying the sites included: size, location, infrastructure provision, impact within a community, strategic partnerships and, most importantly, timeframe for delivery.

Rural Needs

It is recommended that 10.25% of the AHP is allocated to delivery in rural communities to achieve delivery of a minimum of 1,000 new homes – a 10% increase on the minimum target during 2006-08. Delivery will be targeted 75% in settlements with a population of less than 3,000 and 25% in market towns with a population between 3,000 and 10,000. The region's excellent track record on delivery – the 2006-08 Programme is projected to deliver over 1,200 rural homes in the region – places it in a strong position to contribute to the recently announced DEFRA funded feasibility study to consider the case for a new time limited funding programme for the provision of affordable homes in rural areas.

Supported Housing

It is recommended that 10.25% of the AHP is allocated to Supported Housing. In 2006 the Housing Corporation and Supporting People East Regional Group (SPERG) undertook a joint commissioning pilot to test whether a strategic process synchronising capital and revenue funding streams achieves better outcomes for vulnerable people. Following the successful outcome of the pilot, stakeholders have agreed that to use the same methodology for the evaluation of projects in 2008-11 to improve consistency.

BME

To support more socially cohesive communities and the priorities set out in the report of the recent Commission on Integration and Cohesion, Our Shared Futures, it is proposed that part of the BME allocation is targeted at housing sub-regions that can demonstrate a culturally sensitive approach to new housing provision. The standards of evidence will be based on the Commission for Racial Equality's statutory code of practice on racial equality in housing (2006).

The indicative allocation for provision of new and refurbished sites for Gypsies and Travellers has been included within the BME theme of the NAHP. The CLG research identified a regional requirement of 240 new pitches per year up to 2011 but at present the proportion of that number requiring a level of public subsidy and/or contributions from s.106 planning agreements (the equivalent of affordable housing) is unknown. Options for the delivery of new pitches form part of the Single Issue Review consultation currently underway which includes consultation with the Gypsy and Traveller community. It is expected that responses to the consultation, due to conclude on 31st July, will provide a firmer foundation on which to gauge the required level of public subsidy for pitches than is possible at present. It is also recommended that the investment is phased across the three years, weighted to reflect the anticipated slower delivery during the first two years of the investment period owing to planning delays.

Tenure Split

New affordable housing in the region will aim to provide a tenure ratio of 70% homes for rent and 30% for intermediate sale (net of Open Market HomeBuy). This distribution is underpinned by the region's Affordable Housing Studies (2003, 2004).

Larger Family Homes

Delivering family homes that meet the changing needs of the region's diverse communities is a key priority for the region. It is recommended that 23% of social rent and 10% of intermediate sale homes allocated with 2008-11 funding should have 3 bedrooms or more. However, we would stress the importance of fully considering local housing need in allocating resources to deliver this target.

Priority Groups for HomeBuy

EERA welcomes the opportunity to revise the priority groups for HomeBuy in the region. In order to meet this request, during the summer we will undertake a small study drawing on data held by the HomeBuy agents and data emerging from the Strategic Housing Market Assessments (SHMAs). The advice of the housing sub-regions reflects the region's growing problems of affordability, with many stressing the need for a much broader definition as illustrated by the following extract:

"The priority groups are people in housing need who are unable to access homes to buy on the open market, but who have some ability to acquire house purchase finance, including key workers"

Pending the outcome of the study, suggested priority groups include:

- buyers unable to purchase without assistance;
- those already assisted into Low Cost Home Ownership (LCHO) who are in need of larger or smaller accommodation or require a transfer for other reasons and would make available a LCHO property for re-sale to another household in one of the priority groups;
- statutorily homeless households.

Decent Homes (Local Authority Stock)

The region is on track to meet the 2010 Decent Homes Standard for public sector housing. At 13 June, 2007 there were 40,954 non-decent homes in the public sector. Current projections suggest a required level of investment of £38.2m up to 31 December, 2010. However, we would stress that the uncertainty over ALMO funding may jeopardise the region's efforts to achieve the target, necessitating negotiation to extend the deadline. The region will continue to monitor the position.

Private Sector Decent Homes

Recent work undertaken by EERA and GO-East suggests that between 60% and 76% of vulnerable households in the region are living in decent homes; the level of investment required to achieve the target equates to 7% of the indicative RHP. Given that not all vulnerable households are without equity, EERA recommends that 5.17% of the indicative RHP is allocated to achieve the 70% PSA7 target and that the region seeks to maximise the resource by drawing on models of national and regional good practice. It is proposed to establish a regional fund to support regional interventions such as loan/equity release

schemes that enable the recycling of funds. A proportion of the fund will also be used to support sub-regional bids with a strong emphasis on the prevention of non-decency and the wider Decent Homes Plus agenda. The new programme will be launched in April 2009. In terms of 2008-09, allocations to local authorities will be in proportion to the number of non-decent homes occupied by vulnerable households within the authority. EERA is also minded to provide an element of match funding to those authorities demonstrating commitment of resources to achieving the PSA7 target. The proportion of funding available in 2008-09 will be no more than one-third of the overall allocation for 2008-11.

Neighbourhood Regeneration

Given the overlaps between this activity and the objectives of the Innovative Projects programme (see below), it is proposed to focus the investment on Innovative Projects to promote mixed communities.

Leaseholders in Hardship

Advice received from the housing sub-regions suggests that this is not a priority for the region.

Innovative Projects to Promote Mixed Communities & Research

It is proposed to allocate 1.09% of the RHP to Innovative Projects and Research. The Innovative Projects will focus on the promotion of mixed communities, drawing on the learning and good practice emerging from the Mixed Communities demonstration projects in other regions. The design and launch of the Innovative Projects programme will take place during 2008-09, with funding available from April 2009.

In terms of research, the planned programme will enable the region to better support the revision and alignment of the East of England Plan and RHS. Proposed studies include: revision of the Affordable Housing Studies, research into the housing implications of the region's ageing population, a review of private sector decent homes data collection and monitoring systems and a review of Gypsy & Traveller pitch procurement to improve cost effectiveness. It is estimated that approximately 0.09% of the SRHP will be allocated to research projects, a small portion of which will be used to support the work of the Task Groups in the implementation and delivery of the Regional Housing Strategy. It is proposed that any under-spend is allocated to the NAHP.

Assessment of the Relative Impact of EERA's Advice on Black & Minority Ethnic Groups

Overall, the recommendations are likely to have a positive impact on BME groups, which account for 5% of the population in the East of England. This will be achieved in particular through the investment targeted at new, affordable housing and provision of new and refurbished pitches for Gypsies and Travellers. BME groups will also benefit from the region's proposal to use a proportion of the BME allocation within the NAHP to reward sub-regions that can demonstrate a culturally sensitive approach to new housing provision.

It is acknowledged that an effect of focusing investment on new, affordable housing is to reduce the resources available to tackle other priorities such as achieving the PSA7 target. This may have an adverse and disproportionate impact on those groups living in non-decent private sector accommodation, commonly low income and vulnerable households very often from BME communities (regional research shows¹⁰ that there is a greater tendency for

mixed ethnicity households to live in private rented accommodation). However, the recent work undertaken by EERA and GO-East suggests that between 60% and 76% of vulnerable households are living in decent homes. The estimated level of investment required to achieve the PSA7 target is 7% of the total indicative RHP compared to EERA's recommended level of 5.17% given that not all vulnerable households are without equity.

22.16 Planning for housing delivery: summary

- The Cambridge Sub-Region is planning for a step-change in housing delivery, but this will need to be accompanied by significant infrastructure investments if this development is to be sustainable.
- The development Strategy for the Sub-Region remains primarily as established by the Cambridgeshire & Peterborough Structure Plan 2003 which plans for significant growth in and close to Cambridge before 2016 and including a major new town at Northstowe.
- The East of England Plan (RSS), which will shortly replace the Structure Plan, maintains its strategy for accommodating growth whilst increasing the dwelling target significantly and making it a minimum target, but subject to environmental limits and infrastructure constraints. This will need careful consideration and further work on trajectories once adopted.
- In setting targets for the delivery of affordable housing regard must be had to the outcome of Strategic Housing Market Assessments. The expectation already expressed is that across the region, 35% of all housing completions will be affordable over the plan period.
- Housing trajectory information is collected which shows when development will take place and where. This will need to be updated and projected further into the future as appropriate, and in agreements with County and District Authorities.
- Some 41% of our planned delivery of some 76,245 new homes to 2021 will take place on large strategic sites, and in the period after 2011/12 strategic sites will assume ever-greater importance to housing delivery rising to around 70% of all completions by 2013/2014.
- EERA takes a strategic lead on housing delivery across the region, currently expressed through the regional housing strategy and regional housing investment plan. These are key documents which enable housing authorities and sub regions to understand the broader context and the direction of travel for the whole region around housing.

Appendix 1: What is Cambridgeshire Horizons?

The Cambridge Sub-region is one of the UK's fastest growing areas and the Cambridgeshire Structure Plan identifies growth as a means of achieving continued economic success and meeting the area's housing and infrastructure shortages.

At a national level, the area has been prioritised as a key location for sustainable development and is recognised by Government in the Sustainable Communities Plan as part of one of the four national Growth Areas (the London-Stansted-Cambridge-Peterborough Growth Area) requiring additional investment to tackle housing shortages and to deliver continued economic growth.

Cambridgeshire Horizons is the local delivery vehicle responsible for implementing the Structure Plan targets and sustainability standards, including 47,500 new homes, 50,000 new jobs and over £2.8 billion infrastructure by 2016. The company brings together the six Cambridgeshire local authorities, English Partnerships, EEDA and other partners from the public and private sectors.

Cambridgeshire Horizons' objectives are:

- To co-ordinate development and infrastructure implementation.
- To overcome barriers to development projects.
- To secure funding commitments for infrastructure.
- To ensure developments are high-quality and sustainable.
- To communicate the benefits of the planned development to the wider community.

Cambridgeshire Horizons is a company limited by guarantee; as a partnership it does not have any statutory powers of its own, but will deliver on its objectives through the collective powers vested in the partners and the work they carry out. The company acts as a focal point through which partner members can establish the most effective structures and ways of working together in order to achieve the sustainable and high-quality development required. Cambridgeshire Horizons is overseen by its Board, which comprises representatives from all its founding members and a broad spectrum of organisations across the public, not-for-profit and private sectors.