



CAMBRIDGESHIRE & PETERBOROUGH
COMBINED AUTHORITY

£170 million Affordable Housing Programme Briefing Session March 2020

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Housing Team

- Director of Housing & Development- Roger Thompson
- Residential Development Manager - Nick Sweeney
- Housing Programme Manager - Azma Ahmad-Pearce
- PA to Roger - Alison Playle
- Lead Officer on £100k homes - Emma Grima
- Community Housing Programme Manager - Emily Mulvaney
- Community Housing Programme Administrator – Amber Gordon



Our role

- To encourage the development of housing, specifically additional affordable housing and developing innovative ways of achieving this
- To achieve 2000 starts on site by March 2022
- To work closely with our RP partners, Homes England and LAs to encourage the delivery of housing
- To provide grants and loans to potential sites for development
- We are a strategic organization with an overall viewpoint
- Cambridge City Council have £70m to deliver with SOS of 500 homes by 2022
- From a housing and development perspective we have no development control or planning powers

Issues we face

- Slowing down of the housing market
- Growth and an increase of the population (older population in the UK)
- Better housing solutions e.g. better insulated, better built, greener homes
- Local plans need continuous updating
- Often planning consents are granted but not subsequently implemented for a variety reasons
- Strategic Partners taking grant from Homes England because of their national frame work agreement.

BUILDING REGULATIONS

1. CURRENT BUILDING REGULATIONS CONSIDER PERMITTED DEVELOPMENTS, ENSURING PROPERTIES ARE BUILT TO A CERTAIN STANDARD AND CHECKED BY BUILDING CONTROL

2. ACCESSIBILITY IS KEY

3. BUILDING REGULATIONS REFERS TO M4 (CATEGORY 1,2 AND 3)

4. CATEGORY 1 – VISITABLE UNITS – TEND TO HAVE RAMPS, LIFTS, ACCESSIBLE TOILETS WITH GRAB RAILS

5. CATEGORY 2 - RESIDENTIAL DWELLINGS (MORE LIKE LIFETIME HOMES WITH RAMPS, WIDER DOORS, GRAB RAILS , WET ROOMS etc

6. CATEGORY 3 - WHEELCHAIR ADAPATABLE DWELLINGS – MOVEABLE KITCHEN WORKTOPS, THROUGH THE FLOOR LIFTS, WETROOMS, WIDER DOORS FRAMES. etc

7. CATEGORY 2 & CATEGORY 3 HOMES NUMBERS ARE NOTED IN SOME LOCAL PLANS, AS PERCENTAGES IN SOME CASES SUCH AS 5%.

8. THEY MAY ADHERE TO OTHER REGULATIONS SUCH AS NDSS STANDARDS, AND HAVING ALL CAT 2 PROPERTIES, DEPENDENT ON THE LOCAL PLANS

ADAPTABLE HOUSING (Cat 2)



CATEGORY 2 HOUSING – IS VERY SIMILAR TO LIFETIME HOMES STANDARDS



WIDER DOOR FRAMES, GRAB RAILS, CIRCULATION SPACE, LOWER LEVEL HANDLES ON WINDOWS, DOORS & HEATING CONTROLS. WETROOMS DOWNSTAIRS



BEDROOM SPACE AND BATHROOM SPACE ALLOWING FOR CIRCULATION SPACE



SECONDARY DOWNSTAIRS ROOM WHICH COULD BE MADE INTO A SPARE BEDROOM



REINFORCED WALLS AND CEILINGS FOR HOISTS



STAIR FREE ACCOMMODATION FOR PEOPLE WITH DISABILITIES AND MOBILITY ISSUES

ACCESSIBLE HOUSING (Cat 3)



CATEGORY 3
HOUSING



WHEELCHAIR
ACCOMMODATION IS
USUALLY BUILT
AROUND A PERSON.



REINFORCED WALLS
AND CEILINGS TO
ACCOMMODATE WITH
LIFTS & HOISTS.



KITCHENS CAN BE
MADE ADJUSTABLE



WETROOMS HAVE
BETTER SPACE WITH
WIDER DOORS AND
ACCESSIBLE TOILETS



REACHABLE
CONTROLS AND
ACCESS TO
WONDOWS AND
DOORS



CAR PARKING
FACILITIES

Planning

SHMA – STRATEGIC HOUSING MARKET ASSESSMENT WHICH LOOKS AT HOUSING NEED FOR THE REGION, MARKET AND AFFORDABLE HOUSING AND OTHER FORMS OF SPECIALISED HOUSING REQUIREMENTS, (South Cambs & Cambridge City is currently in progress)



LOCAL PLANS– PROVIDE A LIST OF POLICIES RANGING FROM HOUSING, ENVIRONMENT, TRANSPORT, NEW TOWNS ETC (some councils have adopted plans recently)



SPD – SUPPLEMENTARY PLANNING DOCUMENT WHICH SUPPORTS POLICIES IN THE LOCAL PLAN WITH PROCEDURES

Carbon Neutral Homes - Aspirations



Increase in building efficiency helps reduce the cost of heating homes. By ensuring that less heat is wasted through windows, walls and roofs, less fuel is used.



Zero carbon homes has been the way forward. A zero carbon house is one that does not increase the amount of carbon dioxide (CO₂) into the atmosphere



A zero carbon home will also need an efficient mechanical ventilation system. The flow of air around and out of a building will be a large factor in determining the amount of additional heating needed.



We encourage better heating systems and more greener energy sources such as solar panels, heat pump sources. Insulation of new homes is paramount and increasing insulation of previous build

Any questions



Information

- NDSS National designed space standards
- <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>
- Cat 2 and Cat 3
- <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>
- Renewable energy – solar, air/wind, biomass, hydro power, geothermal and biofuels, which will help with lowering carbon emissions.
- <https://energysavingtrust.org.uk/renewable-energy>