



CAMBRIDGE INVESTMENT PARTNERSHIP (CIP)



BACKGROUND

Cambridge Investment Partnership (CIP) was established in February 2017, to support the Cambridge City Council in addressing its acute housing need by providing high quality brand new council homes and market sale homes, along with commercial and community facilities. As part of the £70m Cambridgeshire and Peterborough Devolution Grant, CIP committed to start on site to build 500 new council homes by March 2022.

Four years on CIP has exceeded its commitment to start on site to build 500 new council homes a year early (with an additional 400 private for sale homes). It has completed eight sites under Covid guidelines and is now working to deliver a minimum of 1,700 new homes with at least 1000 being Council homes within 10 years, including the first Passivhaus accredited Council homes in Cambridge.

CIP now has a mixed portfolio of sites from large city centre brownfield sites

providing market and council homes at Mill Road and Cromwell Road; estate regeneration schemes with existing communities and businesses who need to be moved to another location such as Anstey Way and Colville Road and infill schemes, utilising under-used parcels of council land to provide council homes.

We are continuously looking at how we can do more and do things better. Our public consultation process has improved substantially, and we are building higher sustainable homes, with all developments now gas free, four years ahead of the Government's targets and we were granted planning permission in July 2021 to build our first 'Passivhaus' council home scheme at 71-73 Fen Road, which will provide 12 low carbon new council homes for local families.

In addition to providing high sustainable new homes, we are investing in the local community in the form of community centres, open space and public art.



Currently, our programme is:

- Completed eight developments – 100 homes all affordable
- Onsite with six developments – 855 homes of which 514 are affordable
- Planning approval received on one development – 12 affordable homes
- HSC approved pipeline – five developments – 71 affordable homes

CIP's objectives are:

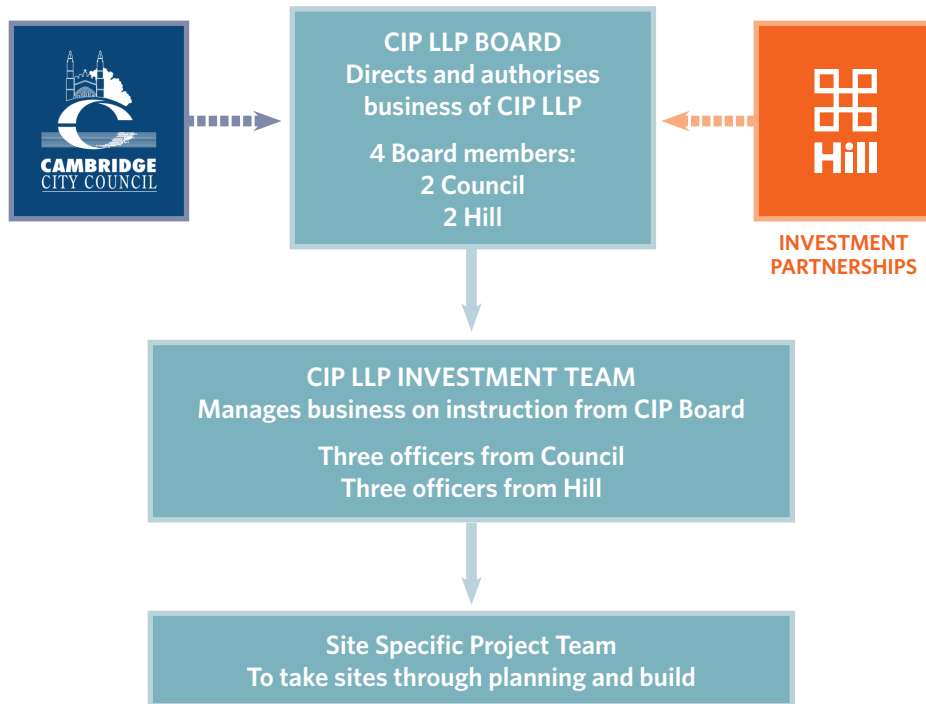
- Invest in the development of land to create successful new places
- Procure a financial return to the Investment Partners commensurate to their investment and the project risks
- Deliver a mix of new affordable and private homes, meeting or exceeding local affordable housing policies to address a shortage of housing in the city
- Improve the use of Council assets and those of other public sector bodies both within and outside Cambridge
- Improve existing estates in liaison with local communities
- Strike a balance between reducing CO2 emissions, minimising residents' heating bills and capital expenditure to complement the Council's environmental objectives

PROJECT MANAGEMENT & DECISION MAKING

CIP Board

There is equal membership from CCC and Hill. There are currently two board members for each party. Currently, this is two Councillors and two directors from Hill.

CIP STRUCTURE



Investment team

The Investment team leads on the day-to-day running of CIP as a standalone business. The current representatives are three Council officers and three from Hill.

There is a separate Finance Sub-Group and a PR Group. The attendees are at least one member from CCC and one member from Hill.

Project Management

Projects being managed through CIP have both a Hill and a City Council lead representative Project Manager; this is to ensure effective representation from both parties. The Council Project Manager brings in other expertise from the Council at key stages e.g. liaison with streets and open spaces on adopted areas. Larger sites have their own Project Board, with smaller developments dealt with through a single group.

Highlight reports are issued through the Council's Project Management system and the projects are overseen by the Housing Project Board with escalation to the Business Transformation Board.

Quarterly reports on progress are submitted to Housing Scrutiny Committee and subsequently to the Combined Authority's Housing Committee.

- **Project Teams** are selected carefully to bring the right skills and experience and deliver high quality developments that include new facilities, e.g. community centres, generous open spaces and bio diverse landscapes that are tenure blind.
- **Efficient delivery** – efficient process of achieving planning approval, smooth transition to start on site – achieved the 500 homes funding deadline 18 months early e.g. Cromwell Road – purchased June 18, demolition and remediation March 19, planning approval June 19, s106 signed October 19, construction started December 19

- **Optimising value** – maximising value throughout the design, planning and construction process – optimised land value for the Council and profits for the partnership
- **Championing sustainability** – exceeding local plan policies, last 5 projects gas free and conducted research into best outcome for Council as our partner. Started design of first Passivhaus pilot schemes e.g. Meadows and Buchan – biodiversity net gain of 60%+ despite high density scheme
- **Community engagement** – thorough community engagement e.g. Parcel L2, Orchard Park – hoarding artwork, met stakeholders, engaged virtually, followed by open air workshop – positively received despite high density
- **CIP Affordable Home Standard** has been developed in line with the Council's design and build specification, the Cambridge Sustainable Housing Design Guide and long-term maintenance requirements that CIP's construction partners will be expected to deliver. This will ensure that the long-term life cycle costs are reduced with more planned, rather than reactive, maintenance.

AKEMAN STREET

Project Description: The development has seen the replacement of an existing older building which contained a community centre and four flats above it with 14 brand new council homes, three retail units, communal courtyard garden and new community centre which will open later in 2021

Site Address: Akeman Street, Cambridge CB4 3HG

Affordable housing: 100% council rented

Affordable homes: 14 homes

Total New Homes: 6no maisonettes, 8no apartments, 3no commercial units and 1 community centre.

Architect: Mole

Build Programme:

Demolition & remediation: Q4 2019

Start on site construction: Q4 2019

First new homes complete: Q1 2021

Nursery/community complete: Q2 2021

Build completion: Q2 2021

Wider Benefits:

- Time Capsule buried in the Community Centre Grounds.
- Temporary Community Centre formed 100m down the road during construction period



CAMPKIN ROAD

Project Description: CIP is replacing 32 post war aging flats and garages which are no longer fit for purpose with 75 new affordable homes (4 houses and 71 apartments) plus a new community facility, car parking, landscaping and associated works. Council successfully decanted residents during Covid to enable this scheme to start on site.

Site Address: 67 - 97A Campkin Road Cambridge Cambridgeshire CB4 2NP

Total New Homes: 75 affordable

Adaptable Homes: 4

Architect: bptw

Build Programme:

Demolition & remediation: Q3 2020

Start on site construction: Q4 2021

First new homes complete: Q1 2023

Community centre complete: Q1 2023

Build completion: Q1 2023

Public Art:

'People's Hedge' proposal in development which reflects historical hedge planting and management in Cambridgeshire. Extensive collaboration with Grove Primary School, local church and community groups.

Wider Benefits:

- Much-needed housing, replacing poor quality homes
- Highly sustainable development with gas free housing and extensive green biodiverse roofs
- Highly sustainable new community centre and associated garden area
- Additional landscaping and play equipment to retained public parks, communal garden for residents
- Part of the 500 Council Home Programme
- £50,000 towards local play areas, parks, sports centres etc
- £10,000 towards local health facilities



MILL ROAD

Site Address: Mill Road Depot, Mill Road, Cambridge CB1 2AZ

Affordable housing: 50% (Council Rented)

Affordable homes: 118

Total New Homes: 236

Adapted Homes: 5

Architect: Allied Morrison

Build Programme:

Demolition & remediation: Q3 2018

Start on site construction: Q1 2019

First new homes complete: Q2 2020

Community facility complete: Q2 2022

Build completion: Q2 2022

Affordable complete: Q2 2022



Project Description: 236 new homes, 50% affordable (118 affordable, 118 private) plus a new community centre, public open spaces and basement car park

Sustainability Features:

- **MVHR (Mechanical Ventilation with Heat Recovery)** - highly efficient ventilation systems in all new council homes to reduce energy costs and improve air quality by using heat from the extracted air to heat fresh incoming air, thus reducing condensation within the home
- **BREEAM Excellent community centre** - performing to the top 10% of UK non- domestic buildings through highly efficient fabric and electric technologies
- **Combined Heat and Power** - efficient heat distribution system

for apartments that converts unused energy into electricity to reduce energy costs

- **Fabric-first** - reduced heat loss through thicker walls/floors and better insulation, exceeding the latest standards of construction
- **PV panels** - generating electricity to light communal areas and potentially to subsidise electric vehicle charging points
- **EV (Electric Vehicle) charging points** - numerous EV charging points and future- proofed with infrastructure for future connections
- **Sustainable Urban Drainage** - rainwater gardens and attenuation features to infiltrate rainwater into soil within the site, reducing pressure on surrounding infrastructure and designing out risk of flooding from climate change

Public Art:

£200,000 allocated towards

4 commissions:

- 1) Orientation and Wayfinding
- 2) Community engagement / Temporary event
- 3) Site-specific series of artworks
- 4) Creative link between CIP sites

Wider Benefits:

- Much-needed housing, 24% of 500 council home target
- Highly sustainable new community centre
- Landscaped public parks and children’s play areas
- High quality, exceeding Council’s sustainability criteria
- Gatehouse restored to active use as cafe/restaurant/office
- £3.5 million towards local schools, parks, sports centres, Chisholm trail, NHS, open space adoption etc



ANSTEY WAY

Site Address: Anstey Way,
Cambridge CB2 9LS

Affordable housing: 100%
(Council Rented)

Affordable homes: 56

Total New Homes: 56

Adapted homes: 3

Architect: Rock Townsend

Build Programme:

Demolition & remediation: Q4 2017

Start on site construction: Q3 2018

First new homes complete: Q4 2019

Build completion: Q2 2020



Public Art:

£30,000 allocated towards 2 commissions:

- 1) Site-specific series of artworks
- 2) Creative link between CIP sites (sculptured brick art)

Artists developing proposed designs

Wider Benefits:

- Much-needed housing, replacing poor quality homes
- New housing for vulnerable elderly tenants
- Landscaped shared courtyard with new trees
- First council homes to complete as part of the 500 council home programme
- £125,000 towards local play areas, parks, sports centres etc

Project Description: 56 new homes, 100% affordable (replacing 23 council rented and 5 leasehold) including elderly housing and a landscaped courtyard

Sustainability Features:

- **MVHR (Mechanical Ventilation with Heat Recovery)** - highly efficient ventilation systems in all new council homes to reduce energy costs and improve air quality by using heat from the extracted air to heat fresh incoming air, thus reducing condensation within the home

- **Fabric-first** - reduced heat loss through thicker walls/floors and better insulation, exceeding the latest standards of construction
- **PV panels** - generating electricity to light communal areas and potentially to subsidise electric vehicle charging points
- **Sustainable Urban Drainage** - permeable paving to infiltrate rainwater into soil within the site, reducing pressure on surrounding infrastructure and desiging out risk of flooding from climate change



GARAGE SITES

Site Address: 5 Sites: Queens Meadow; Markham Close; Gunhild Way; Colville Road Garages; Wulfstan Way, Cambridge

Affordable housing: 100% (Council Rented)

Affordable homes: 15

Total New Homes: 15

Architect: Mole and Rock Townsend

Build Programme:

Demolition & remediation: Q2 2019

Start on site construction: Q3 2019

First new homes complete: Q2 2020

Build completion: Q3 2020



Wider Benefits:

- Much-needed housing, contributing new council homes towards the 500 net new council home target
- Making best use of poor quality garage sites
- Delivered 5 small schemes together for economies of scale over a 1 year period



Project Description: 15 new homes, 100% affordable (replacing poor quality garage sites)

Sustainability Features:

• **MVHR (Mechanical Ventilation with Heat Recovery)** - highly efficient ventilation systems in all new council homes to reduce energy costs and improve air quality by using

heat from the extracted air to heat fresh incoming air, thus reducing condensation within the home

• **Fabric-first** - reduced heat loss through thicker walls/floors and better insulation, exceeding the latest standards of construction

• **PV panels** - generating electricity to reduce heating and hot water costs to tenants

CROMWELL ROAD

Site Address: Former Ridgeons, 75 Cromwell Road, Cambridge CB1 3EG

Affordable housing: 40% (Council Rented)

Affordable homes: 118

Total New Homes: 295

Adapted homes: 6

Architect: PTE

Build Programme:

Demolition & remediation: Q1 2019

Start on site construction: Q3 2019

First new homes complete: Q2 2021

Build completion: Q4 2022

Affordable complete: Q1 2023



1. Public Art: £250,000 allocated towards three commissions (Note: The figure also includes a contribution for the required evaluation and documentation of the programme)

2. Community engagement/temporary event: Emma Smith has been contracted to undertake an artist-in-residency programme for the site. A website and series of activities people can take part in has been developed - www.phuplec.com - her project is inspired by the allotments formerly on the site and those still operating locally. She is delivering a permanent piece to be installed within the landscaped area, as part of the launch there will be a musical event to mark the opening.

NB Emma Smith is delivering 2 events as part of Open Cambridge, a talk coordinated for the Resonance-Cambridge programme and activity pack and one with Mill Rd History Group talking about the history of allotments in the area.

3. Site-specific series of artwork: This is a single piece - a pavilion 'Hood', designed by artist Michael Pinsky, it draws attention to climate change and the environment.

4. Creative link between CIP Sites: Poet and sculptor Alec Finlay has been contracted to create a series of 'living' sculptures including bird boxes, beehives (no bees), fingerposts, tree stakes and trellis with poetry located on them relating to Cambridge, the specific location and the planting.

NB Alec Finlay will be taking part in Open Cambridge (as part of an event for the Meadows site)

Wider Benefits:

- Much-needed housing, 24% of 500 council home target
- Highly sustainable new nursery to meet local need
- Large public park and courtyards with children's play areas
- High quality, exceeding Council's sustainability criteria
- £3.6 million towards local schools, parks, sports centres, Chisholm trail, NHS, open space adoption etc

Project Description: 295 new homes, 40% affordable (118 affordable, 177 private) plus a new nursery / community facility, public open spaces and basement car park

Sustainability Features:

- **MVHR (Mechanical Ventilation with Heat Recovery)** - highly efficient ventilation systems in all new council homes to reduce energy costs and improve air quality by using heat from the extracted air to heat fresh incoming air, thus reducing condensation within the home
- **BREEAM Very Good Nursery/ community facility** - performing to top 25% of UK non-domestic buildings through highly efficient fabric and electric technologies
- **Combined Heat and Power** - efficient heat distribution system for apartments that converts

unused energy into electricity to reduce energy costs

- **Fabric-first** - reduced heat loss through thicker walls/floors and better insulation, exceeding the latest standards of construction
- **Green Wildflower Roofs and PV panels** - generating electricity to light communal areas and providing opportunities for local ecology
- **EV (Electric Vehicle) charging points** - EV charging points for every house and 10% communal spaces, future-proof with infrastructure for future connections
- **Sustainable Urban Drainage** - rainwater gardens, swales and wetland to infiltrate rainwater into soil within the site, reducing pressure on surrounding infrastructure and designing out risk of flooding from climate change



MEADOWS / BUCHAN

Project Description: Two existing community facilities are being replaced with a modern, highly sustainable community hub, along with brand new council rented apartments, new open space, a public plaza, and retention of a café and shop space. The Meadows site will provide 78 new one and two bedroom apartments for council rent and the Buchan Street site will see 28 one and two bedroom council rented flats built. Four of the flats at The Meadows and one at Buchan Street will be for wheelchair users.

Site Address: 1 St Catherine's Road, Arbury, Cambridge CB4 3XJ

Affordable housing: 100% Council Rented

Affordable homes: 106

Total New Homes: 106 one and two bedroom apartments

Adapted homes: 5

Architect: PTE

Build Programme:

Demolition & remediation: Demolition of Existing Community Centres Q3 2022

Start on site construction: Q4 2020

First new homes complete: Q3 2022

Nursery/community complete: Q3 2022

Build completion: Q2 2024

Wider Benefits:

- New Community hub with a family centre, youth wing and café.
- Car Parking facilities
- Open Space will include a new play area, improved Sports England pitch, woodland walk and multi-use games and skate area.
- Phased build to assist decant of Community Centre.
- Engagement with community and both Orchard Park Primary School and St Laurence Catholic School.



COLVILLE ROAD PHASE 2

Project Description: The development replaces two housing blocks containing 24 post war aging council homes, garages and outbuildings with 67 brand new council homes and apartments. Landscaping will also be used to create areas of play, communal gardens and routes through the site with generous flower beds and tree planting to minimise the visual impact of car parking.

Site Address: Colville Road, Cambridge CB1 9EJ

Affordable housing: 100% council rented

Affordable homes: 69

Total New Homes: 69

Adapted homes: 4

Architect: bptw

Build Programme:

Demolition & remediation: Q3 2020

Start on site construction: Q4 2020

First new homes complete: Q2 2022

Build completion: Q4 2022



Public Art:

£65,000 across Phase 2+3 (£40k Ph2 and £25k Ph3)

Wider Benefits:

- Much-needed housing, replacing poor quality homes
- Net gain of 47 Council homes
- Highly sustainable development with gas free housing and extensive green biodiverse roofs
- Sustainable Urban Drainage integrated into landscaping with soakaways and permeable paving
- Part of the 500 Council Home Programme
- New car park will be provided for public use
- Assisted decants/phased Colville 3 to commence
- Engagement with Colville Primary School



ORCHARD PARK L2

Project Description: Cambridge Investment Partnership has been granted planning permission by South Cambridgeshire District Council for 75 new homes, including 40% council rented homes to be built on Parcel L2, Orchard Park after a revised planning application was submitted by CIP and Mole Architects to improve the design of the site.

The highly sustainable development has been designed to feature two apartments blocks and a row of coach houses and will be 'gas free' with air source heat pumps, biodiverse green roofs, six electric charging spaces, one hybrid/electric car club vehicle and above policy cycle parking provision for 124 bike spaces.

Scheme purchased in open market - working with local residents- improvements to green area

Site Address: Orchard Park, Topper Street, Cambridge CB4 2WQ

Affordable housing: 40% council rented

Affordable homes: 30 homes

Total New Homes: 76 homes (two apartment blocks, row of coach houses)

Architect: Mole

Build Programme:

Demolition & remediation: N/A Bought by CIP as empty site

Start on site construction: Q4 2021

First new homes complete: Q2 2023

Build completion: Q3 2023

Wider Benefits:

- Highly sustainable development with gas free housing and biodiverse green roofs.
- Six electric charging spaces
- Provision for 124 cycle spaces.



SOLOHAUS

These precision engineered modern homes have been designed to provide stepping-stone accommodation to people who have been homeless or living in unstable accommodation. Cambridge City Council provided three sites from its land across the city in Abbey, East Chesterton and King's Hedges. Jimmy's now manage the Solohaus as three move-on schemes, working with the Council to allocate residents who will benefit from a period of stability and independence.

The three completed schemes are the first of their kind in the UK, and are designed to provide a pleasant living environment, well integrated with their local neighbourhoods. The schemes provide communal space and bikes stores in addition to the homes themselves. The Solohaus is designed to be accessible and safe for residents with mobility issues - they are all manufactured to M4(2) (Wheelchair adaptable) standards under the Building regulations. Homes are provided fully furnished with electric hob, fridge, microwave and washing machine as well as a change of clothes in every home. Jimmy's have provided broadband service for residents' use as well.

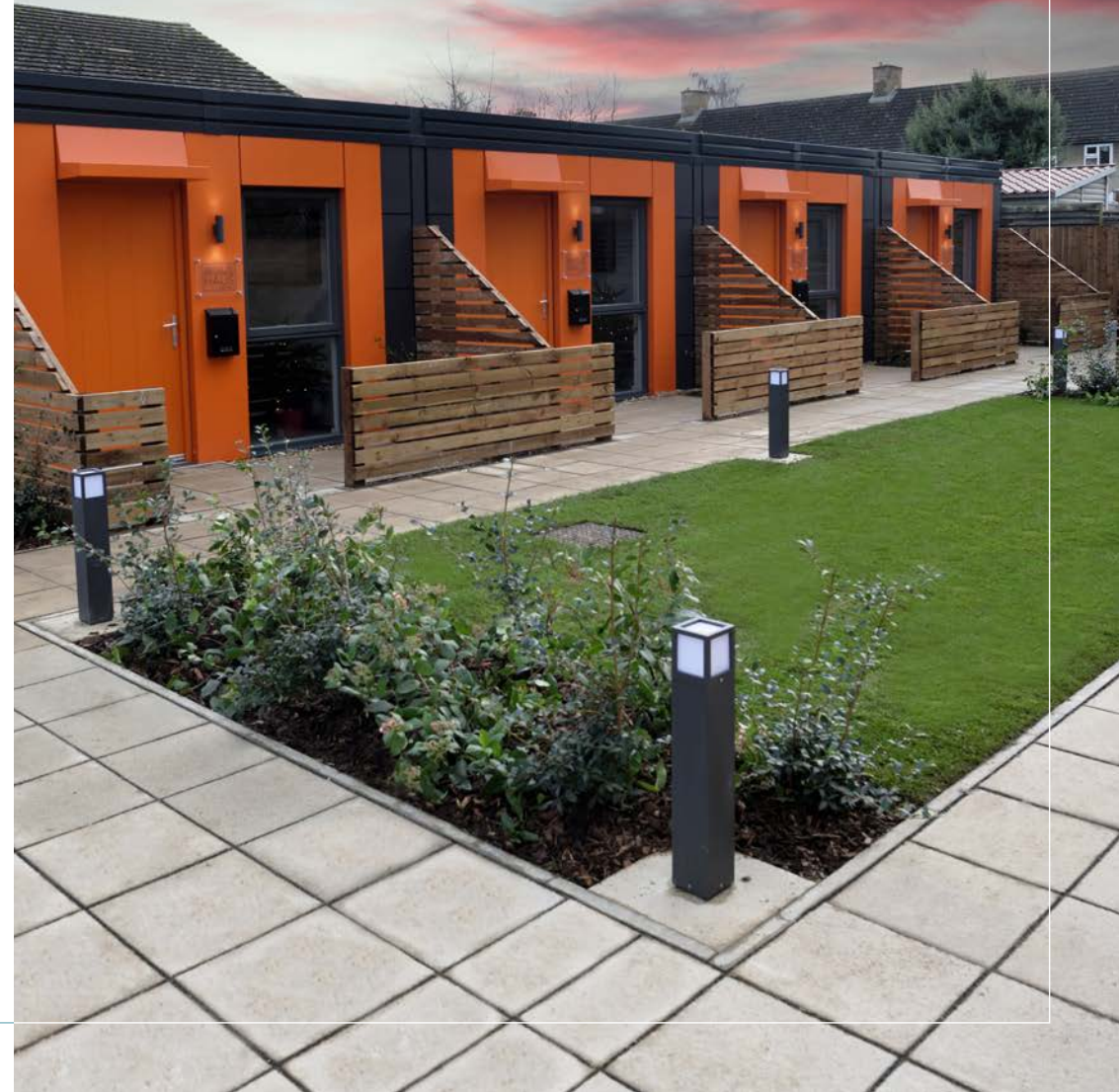
The Solohaus homes are donated by the Hill Foundation as part of Andy Hill's Foundation200 project. This project aims to provide charities across the UK with the groundbreaking resource of new Solohaus homes free of charge. Hill works closely with local charities to ensure that the finished scheme will integrate well into existing social housing efforts in the area where we are bringing the Solohaus.



Residents have now moved in to all three Cambridge Solohaus schemes and are settling in well.

SOLO
HAUS

Created by Hill



Cambridge Investment Partnership *Successes*



<p>8 sites completed, 6 sites under construction</p>	<p>£8M</p> <p>£8 million worth of S106 money committed to local schools, parks, sports centres, NHS and The Chisholm Trail</p>	<p>649 new council homes already achieved planning</p>	<p>Additional 44 new council homes expected to start on site by the end of 2021</p>	<p>584 new council homes started on site</p>	<p>1052 overall homes in programme</p>	<p>Target of 5% for workforce from local community</p>	<p>8 sites already completed</p>
<p>Bird and Bat boxes on every site</p>	<p>A brand new nursery in Romsey and on Cromwell Road and enhanced pre-school in Arbury to meet a critical local need</p>	<p>The Chisholm Trail will see a new leg added, opening up a route for pedestrians and cyclists in the town centre which has been closed to the public for over 100 years</p>	<p>The entire Meadows open space is being replanted and landscaped, with existing recreation facilities being preserved and enhanced</p>	<p>New parks being created at Mill Road and Cromwell Road</p>	<p>£700,000 invested in public art commissions</p>	<p>Five new community centres across four different wards</p>	<p>124 brand new council homes already completed</p>
<p>Over 200 new trees planted</p>	<p>Electric car charging points</p>	<p>Generous cycle storage</p>	<p>Solar Photovoltaic panels to supply power to communal areas and homes</p>	<p>Battery storage saving energy from Solar PV</p>	<p>Six new shops/cafes/offices that will also provide flexible facilities to meet local demand</p>	<p>First 21 pilot Passivhaus accredited council homes in Cambridge achieved planning permission</p>	<p>295 private sale homes being built</p>