

April 2025

CBC GCSP LOCAL PLAN HOUSING PAPER

Purpose:

- 1.1 To support the proposed allocation of an expanded CBC in the forthcoming Local Plan process, GCSP has asked for a brief piece of work which sets out how the Campus can meet some of its housing accommodation requirements on-site as the campus develops. The work should comprise:
 - i. Baseline: what are the current levels of on campus provision
 - ii. Principles: a basic statement of principles concerning the objectives served from future accommodation (ie. genuine affordability; focus on single units)
 - iii. Quantity: a high-level estimate of the net change in the number of units/beds/people accommodated
 - 1.2 This paper draws existing work undertaken on housing needs arising from the campus now and into future via the CUH housing needs study from 2020 as well as the 2024 report commissioned by CBC Ltd and produced by Lichfields. It is also informed by data from the existing housing provider on campus, Sanctuary Housing.
-

2.0. Current Housing Provision

Current accommodation on Campus

- 2.1 Cambridge University Hospitals contract with Sanctuary Housing. There are currently 12,700sqm (1,092beds) units on the campus split between the north (3,400 sqm/292 beds) and the south (9,300 sqm/800 beds) sides of Puddicombe Way.
- 2.2 The accommodation units on the northern site (Phase 2) have been completed around 2010 to modern specifications to support Junior doctor requirements at the time. The accommodation ranges from single ensuite flats, to 2,3,4,5,6 bedroomed flats for shared occupation, each ensuite rooms, with shared kitchen and lounge facilities. The accommodation stock on the south side (Phase 1) were built in the 1970's and are mainly 4 bedroom flats with shared sanitary facilities and kitchen. Limited accommodation is available for couples; staff that are on-call, and for students (Harston House) is set out as student halls. The earlier phase accommodation now does not meet modern requirements in relation to their overall design, mix of units or standard of accommodation.
- 2.3 Both phases are managed under different property and service agreements with Sanctuary Housing by CUH Part of the accommodation is managed on behalf of the CUH for Trust use. A number of units in phase 1 have been converted to offices, clinics and also patient hostels, given the less lucrative standard of accommodation for residents.
- 2.4 Royal Papworth Hospital NHS Foundation Trust have long term contractual agreements in place to provide 233 accommodation units in Waterbeach, which are clustered in four beds, with shared sanitary facilities and multiple clusters sharing

common kitchen facilities. This accommodation comprises 28 ensuite units with 205 standard singles.

Waiting list and need

- 2.5 Campus housing surveys demonstrate substantial demand for accommodation on the campus from staff members given the sub-market rent, who are unable to access suitable homes on the open market.
- I. See Appendix 1 for Plan showing location of existing accommodation provision on campus
 - II. See Appendix 2 for masterplan of proposed accommodation on campus

3. Principles of proposed on-site housing

Typology

- 3.1. The accommodation is proposed on existing areas of the campus towards its northern boundary. This suggests that the appropriate type of accommodation is relatively high-density apartment blocks. These would comprise the following major groups of accommodation:
- Studio and 1 bed units for 1 or 2 people per unit.
 - Co-living – several blocks comprising units catering for professionals sharing facilities.
 - Patient related accommodation: redevelopment of the site to the South of Puddicombe Way will need to re-provide existing patient, family and carer accommodation for those needing to stay on the campus for long periods during treatment. This includes accommodation managed by the Sick Children's Trust.

Cost

- 3.2. Predominantly subsidised rent to a level which makes it genuinely affordable for the NHS workforce (circa 60% discount on market rents). The profile of this, including specific price points and the ratio alongside a market level offer is subject to further information which will become clearer as the feasibility study, subsequent business cases and definition of operating model are confirmed over coming years. Market housing will only be sought where needed to subsidise the affordable provision. There will be ranging levels of rent subsidy to reflect needs across the campus and ensure financial viability across the total stock of accommodation.

Allocation – who qualifies?

- 3.3. At present, Sanctuary manage access on three broad categories:
- i. Units reserved for CUH staff
 - ii. Units open to staff working on campus
 - iii. Patients & Carers
- 3.4. This may need to be revisited for new units. In any event it is expected that the accommodation will only be available to those working (or being treated) on the campus, with an arrangement reflecting the financial contribution and landownership of CUH, both of which underpin the current arrangements.

- 3.5. The expected tenure of accommodation is reflective of current arrangements and therefore focuses on shorter term tenancies, allowing time for newly relocated staff to secure longer term accommodation. Due to the unaffordability, and availability of suitable follow-on accommodation, some residents remain in onsite accommodation for extended periods which causes challenges at times when there are active and broad recruitment campaigns.
- 3.6. There is a strong commitment to ensuring access to all categories of staff with allocation managed at the direction of CUH, based on needs. This means that staff in both clinical and non-clinical parts of the workforce will continue to benefit from the provision of a subsidised, short term, rental accommodation offer on the campus.

4. Housing Quantity

How much housing is there on the campus at the moment?

- 4.1. Sanctuary manage all the existing stock: 12,700 sqm (1,092 beds). This is made up of plots on either side of Puddicombe Way (Appendix 1)
- Northern plot 3,400 sqm (292 beds)
 - Southern Plot 9,300sqm (800 beds)

How much housing is planned - Units and sqm?

- 4.2. Work to date on the updated masterplan, the details of which are set out below and at appendix 2, have been developed on the basis of sqm of residential floorspace sqm. No decision has been made on the split between the different unit sizes and across typologies. *It should be noted that proposed area 4 would not be planned ahead of 2050 given that space is currently occupied by extensive acute hospital buildings.
- 4.3. There are 3 proposed areas or zones for on-campus housing (see arrows on Appendix 2) as well as the retained units to the north of Puddicombe Way:
- 1. North of Puddicombe Way** – retain existing Sanctuary Housing
GEA 3,400 sqm.
 - 2. Redevelopment of existing units south of Puddicombe Way** – Sanctuary Housing:
GEA: 21,900 sqm (net increase of 12,600 sqm over existing 9,300 sqm)
 - 3. Northern Gateway**
GEA: 24,400 sqm (all new floorspace/units)
 - 4. Eastern Gateway***
GEA:16,600 sqm (all new floorspace/units)

Total residential floorspace proposed on campus: 66,300 sqm

- 4.4 **Net gain in on-site housing floorspace:**

Given the existing accommodation on the campus some of which is retained (site 0) and some of which is redeveloped (site 1) there is a net gain of **53,600 sqm** residential floorspace.

4.5 Note: this total includes:

- i. Existing retained site north of Puddicombe Way: 3,400 sqm staff accommodation
- ii. Plot 1 - Sanctuary: 9,300sqm existing buildings on the plot to the south of Puddicombe Way replaced with proposed 21,900 sqm – net increase of 12,600sqm.

4.6 Units:

Based on predominantly studio and 1 bed units, this would correspond to between 900 to 1,100 units depending on mix (approx. 1288 and 1342 beds).

Fig 1. Table of residential floorspace provision to beyond 2050

	North Pudd (Sanctuary Retained 0)	South Pudd (Sanctuary New & re-provided 1)	Island – Eastern Gateway (new 3) Not prior to 2050	Northern Gateway (new 2)	Totals
Existing	3,400	9,300	0	0	12,700
Proposed New	0	21,900	16,600	24,400	62,900
Total	3,400	21,900	16,600	24,400	66,300
Net additional	0	12,600	16,600	24,400	53,600

5. What does this mean in terms of what previous studies said?

CUH 2020 study

5.1. Found that there were 2,466 priority group households in need of affordable housing.

CBC Ltd - Lichfields report

5.2. In the range of 10,000 to 11,000 current CBC workers need some form of affordable housing in the future (including the 2,466 mentioned above). Which translates to an equivalent number of units.

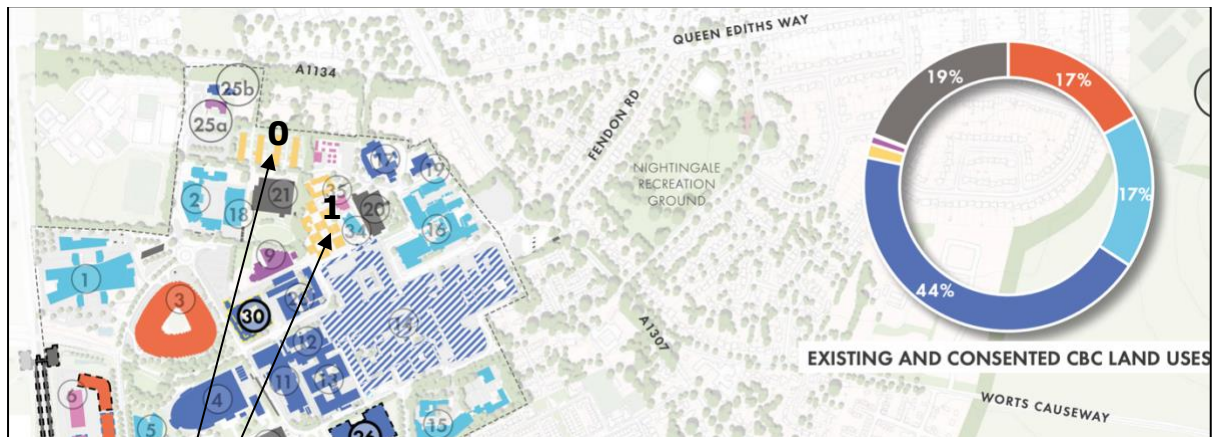
- 5.3. This would rise to 14-16,000 by 2050. This would comprise 9000 affordable and 5-7,000 intermediate units. This need would be met in part by housing units provided partly on but predominantly off-campus.
- 5.4. Recognising that the modest accommodation delivered on the hospital estate could not support the full needs of the campus, the study sets out an ask relating to the campus specific need which should be positively encouraged through planning on housing developments off-campus:
- i. A current and future need for 14,000-16,000 affordable homes, to be delivered via our 'basic ask' with a minimum of 30% social rent as well as a range of affordable and intermediate tenures to meet the 43%+ of CBC worker households in need of affordable housing.
 - ii. A need and demand for 1,600-3,600 build to rent homes available to CBC workers with flexible/incremental tenancy lengths.
 - iii. A demand for 1,200 co-living style units, which, where well designed and managed, could provide popular accommodation for some CBC workers, including young professionals and students.
 - iv. At least 3% of new homes should be wheelchair accessible (building regulations Part M4(3) optional standard) to meet the needs of CBC families.
 - v. Market housing comprising a genuine mix of flats and houses, of different sizes and at different points of the housing ladder, to provide choice for CBC workers who aspire to own.

6. Conclusion

- 6.1 By 2050 the maximum expected affordable housing need arising from an expanded campus (assuming phase 4 allocated and built out) would be up to 16,000 units.
- 6.2 Using a mix of predominantly smaller units for the on-campus sites (1-3) could provide in the region of 1,100 affordable homes. This would leave an off-site need for affordable housing of 14,900 units required in the 25 years up to 2050.
- 6.3 The majority of the need for affordable housing is driven by the health and research uses on campus such as Papworth, CUH and LMB. The majority of the long term affordable housing need on CBC exists today. This suggests that demand for truly affordable housing will be highest in early years of masterplan delivery as the majority of these uses already exist. This supports the current focus on whether and how the on-campus sites can be delivered in isolation from the discussions relating to wider campus expansion.
- 6.4 Accommodation on campus will continue to be:
- i. Managed under the control of CUH, including the criteria used for the management of allocating units
 - ii. The offer will include an expanded number of units with subsidised rent, with a proportion of market level rent used to secure overall financial viability
 - iii. Available to the full breadth of workers, with decisions on allocation reflecting needs
- 6.5 It is accepted that even with an expansion in accommodation, the plans for accommodation on campus will be insufficient to address the full extent of affordable housing needs for staff at CUH and across the campus. The short term nature of the lettings tenure is relevant to understanding the overall impact on demand for affordable and social housing across the wider city-region.

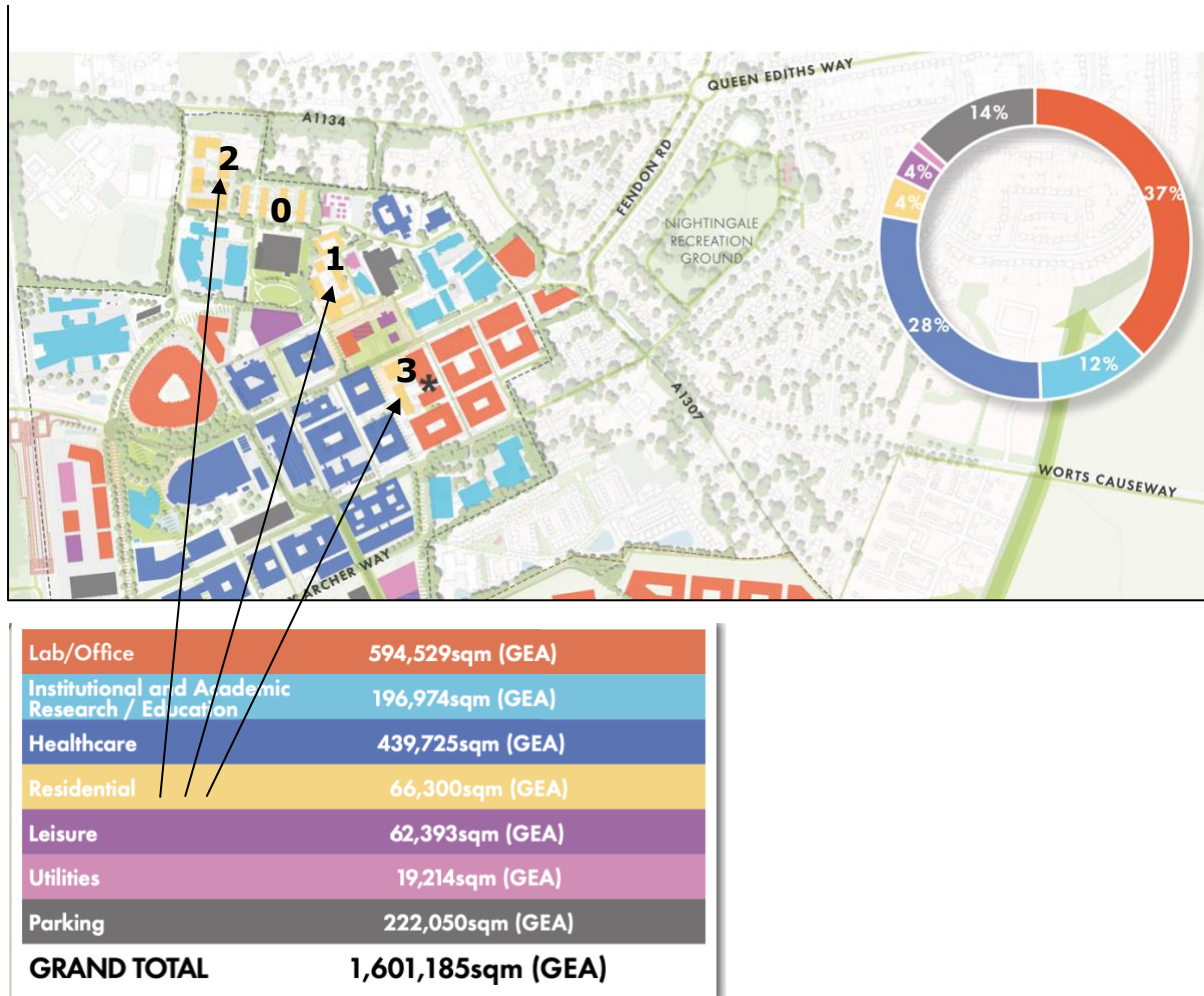
- 6.6 The appetite for truly affordable rented accommodation from the market, when operators are unable to cross subsidise market rents on the hospital estate will be a key enabler or limiter of delivering truly affordable accommodation and so can only ever form part of the solution for providing adequate housing to the workers on-campus.
 - 6.7 The Eastern Gateway site will not become vacant for development until all hospital buildings have been re-provided, and will not contribute to a medium term additional building stock.
 - 6.8 The high level principles set out in this paper provide a clear direction for the expanded accommodation on campus. Operational detail will become increasingly clear over coming years as work on feasibility studies, business cases and operational management is undertaken.
-

APPENDIX 1 – Existing Campus Housing



Lab/Office	139,962sqm (GEA)
Institutional and Academic Research / Education	135,239sqm (GEA)
Healthcare (Consented)	361,117sqm (GEA)
Residential	12,700sqm (GEA)
Leisure	7,693sqm (GEA)
Utilities	2,114sqm (GEA)
Parking	157,050sqm (GEA)
GRAND TOTAL (Ex. & Con)	815,875sqm (GEA)

APPENDIX 2 – Proposed Housing in 2024 Masterplan



APPENDIX 3 - Breakdown of Campus Accommodation from Sanctuary Housing

Phase 1

Buildings A, B, C, D, E, F, G, H. These are leasehold properties. Only CUH staff are allocated these properties. Harston House is used for Overseas Nurses intake, ARU students, placements (3 months or less) and Trust apprentices.

Phase 2

Includes buildings K, L, M, N. These are freehold. Any Biomedical Campus Staff can be allocated these properties.

Abington House

At normal occupancy: Number of residents	30
Number of building floors:	6
Number of apartments:	15 - One bedroom flat, Couples, 12 months fixed)
Number of bedrooms:	15
Offices	5 Flats

Barton House

At normal occupancy: Number of residents	0
Number of building floors:	6
Number of apartments:	0
Number of bedrooms:	0
Offices	20 Flats

Coton House

At normal occupancy: Number of residents	0
Number of building floors:	6
Number of apartments:	0
Number of bedrooms:	0
Offices	20 Flats

Duxford House

At normal occupancy: Number of residents	64
Number of building floors:	6
Number of apartments:	16 - 4 x bedroom, Shared facilities, Solo, Short term, Maximum 6 months
Number of bedrooms:	64
Offices	5 Flats

Elsworth House

At normal occupancy: Number of residents	64
Number of building floors:	6
Number of apartments:	12 - 4 x bedroom, Shared facilities, Patient and relative, Maximum 27 nights
Number of bedrooms:	43
Offices	4 Flats

Foxton House

At normal occupancy: Number of residents	48
Number of building floors:	6
Number of apartments:	12 - 4 x bedroom, Shared facilities, (11 x on call, 1 x Solo, Short term, Maximum 6 months)
Number of bedrooms:	48
Offices	8 Flats

Grantchester House

At normal occupancy: Number of residents	212
--	------------

Number of building floors:	15
Number of apartments:	53 - 4 x bedroom, Shared facilities, Solo, Long term, Minimum 6 months)
Number of bedrooms:	212
Offices	3 Flats

Harston House

At normal occupancy: Number of residents	240
Number of building floors:	6
Number of apartments:	20 – 12 x bedroom, shared facilities, 6 or 12 months fixed
Number of bedrooms:	240
Offices	0

Kingston House

At normal occupancy: Number of residents	86
Number of building floors:	5 (Front + Middle) 3 (Rear)
Number of apartments:	25 - All ensuite, shared kitchen, 2 x 1 bedroom, 16 x 2 bedroom (7 P&R), 1 x 3 bedroom, 1x 5 bedroom, 5 x 6 bedroom
Number of bedrooms:	72
Offices	0

Linton House

At normal occupancy: Number of residents	73 (2 x couples + KMMT 2 flats, 2 rooms 4 occupants)
Number of building floors:	5 (Front + Middle) 3 Rear
Number of apartments:	24 - All ensuite, shared kitchen, 2 x 1 bedroom, 16 x 2 bedroom

	(2 P&R), 1 x 3 bedroom, 1x 5 bedroom, 5 x 6 bedroom
Number of bedrooms:	73
Offices	1 Flat

Milton House

At normal occupancy: Number of residents	71/72 (1 x couples)
Number of building floors:	5 (Front + Middle) 3 Back
Number of apartments:	22 - All ensuite, shared kitchen, 2 x 1 bedroom adapted, 1 x 1 bedroom 9 x 2 bedroom, 6 x 3 bedroom, 5 x 6 bedroom
Number of bedrooms:	71
Offices	3

Newton House

At normal occupancy: Number of residents	78/79 (1 x couples)
Number of building floors:	5 (Front + Middle) 3 Back
Number of apartments:	25 - All ensuite, shared kitchen, 2 x 1 bedroom, 12 x 2 bedroom, 6 x 3 bedroom, 1x 5 bedroom, 5 x 6 bedroom
Number of bedrooms:	78
Offices	0