



HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 09 March 2020

14:00 PM

Democratic Services
Dermot Pearson
Interim Monitoring Officer

The Incubator
Alconbury Weald
Cambridgeshire
PE28 4WX

**Meeting Room 1
Incubator 2, Alconbury Weald Enterprise Campus,
Huntingdon, Cambridgeshire, PE28 4WX**

AGENDA

Open to Public and Press

- 1. Part 1 - Governance Items**
- 1.1 Apologies and declarations of interest**
- 1.2 Minutes & Action Log - 13th January 2020** **5 - 14**
- 1.3 Public Questions**
Arrangements for public questions can be viewed in Chapter 5,
Paragraphs 18 to 18.16 of the Constitution which can be viewed here
- [Cambridgeshire and Peterborough Combined Authority: Constitution](#)
- 1.4 Combined Authority Forward Plan - February 2020** **15 - 28**

1.5	Housing and Communities Committee Agenda Plan	29 - 32
2.	PART 2 - Reports to Combined Authority Board	
2.1	£100M Affordable Housing Programme (Non-Grant) - Cambridge City, Histon Road, Development Loan to Laragh Homes	33 - 38
3.	PART 3 - Programme Delivery	
3.1	£70m Cambridge City Council Affordable Housing Programme Update	39 - 60
3.2	£100M Affordable Housing Programme Scheme Approvals - March 2020 - Alconbury Weald, Parcel 4, Ermine Street, Little Stukeley	61 - 68
3.3	£100m Affordable Housing Programme Update	69 - 78
3.4	£100K Homes and Community Land Trusts	79 - 82
3.5	Housing Committee Briefing Session - £170 million Affordable Housing Programme	83 - 86
4.	Part 4 - Future meetings	
	Monday 27th April 2020 (2.00pm) - Incubator 2, Alconbury Weald Enterprise Campus, Huntingdon PE28 4WX	

The Housing and Communities Committee comprises the following members:

Councillor David Ambrose-Smith

Councillor Chris Boden

Councillor Ryan Fuller

Councillor Roger Hickford

Councillor Mike Sargeant

Councillor Bridget Smith

Cllr Irene Walsh

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact

Clerk Name: Tamar Oviatt-Ham

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The Combined Authority is committed to open government and members of the public are welcome to attend Committee meetings. It supports the principle of transparency and encourages filming, recording and taking photographs at meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening, as it happens.



Agenda Item No: 1.2

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
HOUSING AND COMMUNITIES COMMITTEE: MINUTES

Date: 13 January 2020

Time: 14:00pm to 15:28pm

Present: Councillor Steve Allen (substitute for Councillor Irene Walsh) Councillor David Ambrose-Smith, Councillor Roger Hickford, Councillor Denise Laws (substitute for Councillor Chris Boden) Councillor Jon Neish (substitute for Councillor Ryan Fuller) Councillor Mike Sargeant and Councillor Hazel Smith (substitute for Councillor Bridget Smith)

Apologies: Councillor Chris Boden, Councillor Ryan Fuller, Councillor Bridget Smith and Councillor Irene Walsh.

37. ELECTION OF THE CHAIR FOR THE MEETING

It was resolved unanimously to elect Councillor Hickford as Chairman for the meeting.

38. APOLOGIES AND DECLARATIONS OF INTERESTS

The Committee noted that as of 4 December 2019 Councillor Ryan Fuller was the Member for Huntingdonshire District Council on the Housing and Communities Committee with Councillor Jon Neish as substitute.

The Committee also noted that as of 9 January 2020 Councillor Chris Boden was the representative for Fenland District Council on the Housing and Communities Committee with Councillor Denise Laws as substitute.

Apologies were received from Councillor Chris Boden (Councillor Dee Laws substituted) Councillor Ryan Fuller (Councillor Jon Neish substituted) Councillor Bridget Smith (Councillor Hazel Smith substituted) and Councillor Irene Walsh (Cllr Steve Allen substituted).

A declaration of interest was made by Councillor Jon Neish as Executive Councillor for Strategic Planning at Huntingdonshire District Council.

The Committee noted that an urgent item had been added to the agenda under 2.2 (iv) £100m Affordable Housing Scheme - Trumpington Meadows and that under Section 100B (4) of the Local Government Act 1972, by reason of special circumstances, which would be specified in the minutes, the Chairman of the meeting was of the opinion that the item be considered at the meeting as a matter of urgency.



39. MINUTES

A Member highlighted the following corrections for the minutes:

- Page 11 of the agenda the spelling of Mare Fen should be one N
- Page 12 of the agenda on the last line of the page it should read Greater Cambridge instead of Great Cambridge.

The minutes of the meeting held on 11 November 2019 were agreed as a correct record subject to the highlighted amendments and signed by the Chairman. The Committee noted the action log.

40. PUBLIC QUESTIONS

No public questions received.

41. HOUSING AND COMMUNITIES COMMITTEE TERMS OF REFERENCE

The Committee considered a report that gave greater clarity on the Communities element of the Committees remit and outlined which bodies could make decisions on the use of the various elements of the Affordable Housing funds.

In presenting the report the Interim Monitoring Officer highlighted that the Communities element of the Committees remit included Culture and Tourism and overseeing the delivery of the Connecting Cambridgeshire Project by Cambridgeshire County Council. He explained that the table at 2.8 of the report summarised the different types of funding and the relevant decision making bodies. He highlighted that these arrangements were new and that would be subject to review in the future in terms of where the boundaries would lie as the role of the Committee developed.

It was resolved unanimously to:

- (a) Consider the clarification provided on the terms of reference of the Committee.

42. COMBINED AUTHORITY FORWARD PLAN

No comments were made on the Combined Authority Forward Plan.

43. COMMITTEE AGENDA PLAN

A Member requested an update at the next Committee meeting that provided more detail on the Communities remit of the Committee including an update on the Connecting Cambridgeshire Programme. Members then to review the



frequency of updates on the Communities remit. **ACTION**

44. £70 MILLION CAMBRIDGE CITY COUNCIL PROGRAMME UPDATE

The Committee considered a report that gave an update on the £70 million Affordable Housing Programme being led by Cambridge City Council.

In presenting the report officers explained that the update was based on the report that had been to the last Housing and Communities Committee meeting as the next update was not available until 15 January when it was being considered by Cambridge City Council's Scrutiny Committee. Officers reported that there had been 309 starts on site to date which equated to 65% of the programme. There had been 14 homes completed and there were further completions expected in January and February 2020. Schemes that were now on site, since the last update, included Cromwell Road, Akerman Street, Ventress Close and Kingsway Medical Centre. Cromwell Road Phase Two and Campkin Road were due to start on site imminently. Cambridge City Council were confident that the 2022 deadline would be achieved.

In discussing the report Members:

- Noted that there was a phasing issue with the reporting as Cambridge City Council were reporting quarterly on the programme at the City Council's Scrutiny Committee and the Housing and Communities Committee meetings were bi-monthly. The Director of Housing and Development agreed to look at how the information and timing could be better aligned so that the information in the reports was as up to date as possible. **ACTION**
- Queried whether officers could skype into meetings if they only had a short slot on the agenda. The Interim Monitoring Officer explained that this was being looked into but that the governance position currently this was that officers were required to be in attendance at the meeting.

It was resolved unanimously to:

- (a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next detailed report will be provided in March 2020.

45. £100 MILLION AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS - MIDDLEMORE, ST MARY'S, RAMSEY

The Committee received a report that sought approval to commit £509,000 of grant funding for 11 units (8 units at social rent and 3 shared ownership) at Middlemore Road, St Mary's, Ramsey by Chorus Housing Group.



In presenting the report officers explained that planning permission had been achieved, and that this site was a rural exception site and therefore concealed some significant abnormal costs in relation to the adopted highway requirements and infrastructure costs. There would be 11 homes on the site including 1 two bed bungalow for social rent, 2 two bed houses for social rent, 5 three bed houses for social rent and 3 three bed houses for share ownership.

In discussing the report :

- A Member expressed his concerns that some of the dwellings were below the national space standards and that therefore he would be abstaining from the vote. The Chairman of the Committee commented that the planning permission would not have been agreed if the dwellings were not acceptable. A Member queried whether the planning permission had been granted as they commented that there had been technical issues with the drainage on site. Members requested a note on the process of how this development had gone through planning to be circulated to the Committee. **ACTION** Officers commented that it was not mandatory for local councils to adopt the space standards. The Director of Housing and Development explained that they encouraged providers to provide housing using the space standards but that this would not be made a condition on getting a grant. A Member commented that Cambridge City Council had adopted the space standards in its local plan.
- Members requested a further explanation in relation to the abnormal costs highlighted at 3.2 of the report. Officers clarified that part of the planning application was to have the highway adopted but that it had now been agreed that the highway would be unadopted. There was a requirement for a provision of an access road and services to the site.
- Members questioned who would be maintaining the highway if it remained unadopted and if this would be a management company. Officers explained that this would be part of the planning permission going forward. Members requested a report to be presented at the next meeting to brief members on standards for residential accommodation and the Affordable Housing Programme. The Interim Monitoring Officer explained that the Overview and Scrutiny Committee had also requested a report on Standard including Building regulations and their feedback would be reported at Housing and Communities Committee. **ACTION**
- Members queried why the average grant rate had increased on this scheme and questioned whether this would be a trend going forwards. Officers explained that social rented units tended to be more expensive and therefore the cost per unit on this development where higher than average.
- A Member requested further information on what Disposal Proceeds Fund (DPF) entailed. Officers confirmed that they would provide a note



to Members on how this fund was used. **ACTION**

It was resolved by majority to:

- (a) Commit grant funding of £509,000 from the £100m Affordable Housing programme to enable delivery of 11 (8 social rent and 3 shared ownership) affordable homes at Middlemore Road, St Marys, Ramsey.

**46. £100 MILLION AFFORDABLE HOUSING PROGRAMME SCHEME
APPROVALS – STILTON 24-36 HIGH STREET**

The Committee considered a report that sought approval to commit £1,570,000 of grant funding to deliver 42 additional new affordable homes (10 affordable rent and 32 shared ownership) as part of a development of 70 new homes at the rear of 26-34 High Street, Stilton, Huntingdonshire, by Cross Key Homes. An outline planning application was achieved in May 2019. The scheme would deliver 70 properties and the site would be 100% affordable housing with a mix of affordable rented and shared ownership properties in accordance with the lettings policy agreed with Huntingdonshire District Council.

In discussing the report Members:

- Queried what the ratings G1 and V1 stood for in point 3.7 of the report. Officers explained that this was a Department for Social Housing Rating and that it stood for Governance Grading and Viability Grading of the developer. A rating of G1 and V1 was a high rating. Members requested that the ratings be included for developers in each report as standard going forwards. **ACTION**

A Member commented that the dwellings were below the national space standards so he would be abstaining from the vote.

It was resolved by majority to:

- (a) Commit grant funding of £1,570,000 from the £100m Affordable Housing programme to enable delivery of 42 (10 affordable rent and 32 shared ownership) affordable homes at Stilton, Huntingdonshire.

**47. £100 MILLION AFFORDABLE HOUSING PROGRAMME SCHEME
APPROVALS – HEYLO**

The Committee received a report that sought approval to commit £819,800 of grant funding to enable the delivery of 17 shared ownership affordable homes in Alconbury Weald and Brampton by Heylo Housing Group.

In presenting the report officers explained that the proposal enabled 17 properties built for open market sale to be sold through shared ownership. Crest Nicholson had secured full planning consent for both sites and the sites were currently under development.



In discussing the report:

- A Member commented that figure three in the report was not in the standard layout as per the previous reports and requested that the table be set out consistently across all reports with the measurements in square meters and not feet. **ACTION.** He commented that from reading the table he assumed that the houses met the national space standards.
- A Member commented that the development boosted affordable housing in this location and was welcomed.

It was resolved unanimously to:

- (a) Commit grant funding of £819,800 from the £100m Affordable Housing programme to enable the delivery of 17 shared ownership affordable homes in Alconbury Weald and Brampton, Huntingdonshire.

48. £100 MILLION AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS - TRUMPINGTON MEADOWS

The Committee considered a report that sought approval to commit £430,000 of grant funding to enable the delivery of 11 shared ownership affordable homes in Trumpington Meadows.

The Director of Housing and Development explained that this was a late report as this grant opportunity had come to the Combined Authority at short notice. The applicant had a deal where they needed to exchange on the acquisition of the units on 23 January 2020 and so the report could not wait until the next Housing and Communities Committee. He explained that the grant rates were reasonable and the Combined Authority wanted to capture this within its programme rather than the applicant going to Homes England.

In discussing the report Members:

- Queried whether there was a trend of homes moving from the market to affordable housing. The Director of Housing and Development commented that the current market had started to see an increase in these conversions due to market uncertainty
- Questioned the timescales for making the shared ownership arrangements. The Director of Housing and Development commented there were currently no timescales attached to this at the moment and the detailed business plan had yet to be finalised.

It was resolved unanimously to:



- (a) Commit grant funding of £430,000 from the £100m Affordable Housing programme to enable the delivery of 11 shared ownership affordable homes in Trumpington Meadows.

49. £100 MILLION AFFORDABLE HOUSING PROGRAMME UPDATE

The Committee considered a report that provided an update on the £100 million Affordable Housing Programme.

In presenting the report the Director of Housing and Development explained that £20.5 million in expenditure had been approved for grant funding to January 2020 with £41.1 million in expenditure approved from the revolving fund. A total of £62 million had therefore been allocated to schemes to date. He explained that the chart at 4.1 of the report outlined the number of units approved by district. He explained that in terms of starts on site there had been 202 starts on site to date with Bretton Court due to start on site in January 2020 and confirmation that in March 2020, 234 affordable housing units would start on site in Northstowe, simultaneously to the start of the Mare Fen flood remedial works. He explained that in terms of completions there had so far been 68 completions with 20 homes completed since the last report. He confirmed that at this stage the Combined Authority were confident that the programme target of a minimum of 2,000 new affordable homes would be delivered as starts on site by 31 March 2022. He highlighted that the pipeline list (the exempt appendix two of the report) expected an acceleration in starts on site, with a target of 600 by the end of March 2020. He explained that there was a healthy number of potential schemes in the pipeline with approximately 100 units. He clarified that currently that in terms of risk the programme showed as an amber risk on the CPCA register as there was currently a higher than usual market risk, with a slowdown in the market since September 2018. He explained that officers from the Housing and Development team regularly met with Homes England to discuss the market and opportunities to share intelligence.

In discussing the report Members:

- Queried when the follow up meeting was due to take place with Government as detailed in 2.5 of the report and questioned whether they were happy with the progress of the revolving fund. The Director of Housing and Development explained that he was due to have a meeting with Government at the start of February and from this meeting it was anticipated that the next tranche of funding would be released. Members requested that the following information be made available in a tabular form within the report **ACTION**
 - Amount of money and number of homes and at what stages
 - How many on site
 - How many have completed
 - How much we have spent
 - What it was last time and what it is this time



- Highlighted the response to Members enquiries at the last Committee regarding the consideration of the use of an independent company to check the viability of Grant Applications. The Director of Housing and Development explained that it was the Combined Authorities view that there was sufficient expertise within the CPCA finance and housing and development teams to review the applicant's business plans and development appraisals 'in house' without the delay and expense of appointing third party advisors every time an application was received. He explained that officers shared knowledge and cross checked schemes with District housing officers. The Chairman explained that he accepted that the Combined Authority had the expertise and had assurance that this matter would be kept under review. The Interim Monitoring Officer highlighted that the Audit and Governance Committee also had an overview of internal and external audit and that the Housing and Development Director attended this Committee.

A Member queried how additionality could be gauged in terms of whether more homes were being built in Cambridgeshire and Peterborough through the programme than if providers just relied on the Homes England Scheme. The Director of Housing and Development explained that the Combined Authority were proactive in talking to providers and that both organisations could offer funding and that more housing providers were coming in to the area.

It was resolved unanimously to:

- (a) Note the progress of the delivery of the £100m programme.

50. £100k HOMES AND COMMUNITY LAND TRUSTS

The Committee received a report that provided an update on the progress and expenditure for both the £100k Homes and Community Land Trust projects.

The Director of Housing and Development introduced the Committee to Emma Grima – Director of Commercial and Corporate Services at East Cambridgeshire District Council who was overseeing the projects on behalf of the CPCA.

In presenting the report officers explained that the update on spend to date was shown in section 2.5 of the report and that the business plan for the projects was currently in development and would be presented to the Combined Authority Board on 29 January 2020.

In discussing the report Members:

- Queried whether salary costs had been included in table of the spend to date. Officers explained that they had not been included but that they would be included in the final business plan.



It was resolved unanimously to:

- (a) Note the progress and expenditure to date on £100k Homes and Community Land Trusts.

51. DATE OF NEXT MEETING

Members noted the date of the next meeting as 9 March 2020.

Chairman



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 1.4

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY'S FORWARD PLAN OF EXECUTIVE DECISIONS

PUBLISHED FRIDAY 14 FEBRUARY 2020

FORWARD PLAN

PURPOSE

The Forward Plan sets out all of the key decisions which the Combined Authority Board and Executive Committees will be taking in the coming months. This makes sure that local residents and organisations know what key decisions are due to be taken and when.

The Forward Plan is a live document which is updated regularly and published on the [Combined Authority website](#) (click the Forward Plan' button to view). At least 28 clear days' notice will be given of any key decisions to be taken.

WHAT IS A KEY DECISION?

A key decision is one which, in the view of the Overview and Scrutiny Committee, is likely to:

- i. result in the Combined Authority spending or saving a significant amount, compared with the budget for the service or function the decision relates to (usually £500,000 or more); or
- ii. have a significant effect on communities living or working in an area made up of two or more wards or electoral divisions in the area.

NON-KEY DECISIONS

For transparency, the Forward Plan also includes all non-key decisions to be taken by the Combined Authority Board and Executive Committees.

ACCESS TO REPORTS

A report will be available to view online one week before a decision is taken. You are entitled to view any documents listed on the Forward Plan after publication, or obtain extracts from any documents listed, subject to any restrictions on disclosure. There is no charge for viewing the documents, although charges may be made for photocopying or postage. Documents listed on this notice can be requested from Dermot Pearson, Interim Monitoring Officer for the Combined Authority at Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk

The Forward Plan will state if any reports or appendices are likely to be exempt from publication or confidential and may be discussed in private. If you want to make representations that a decision which it is proposed will be taken in private should instead be taken in public please contact Dermot Pearson, Interim Monitoring Officer at Dermot.Pearson@cambridgeshirepeterborough-ca.gov.uk at least five working days before the decision is due to be made. A definition of exempt and confidential information is set out at the end of this document.

NOTICE OF DECISIONS

Notice of the Combined Authority Board's decisions and Executive Committee decisions will be published online within three days of a public meeting taking place.

STANDARD ITEMS TO COMMITTEES

The following reports are standing items and will be considered by at each meeting of the relevant committee. The most recently published Forward Plan will also be included on the agenda for each Executive Committee meeting:

Housing and Communities Committee

1. £100m Affordable Housing Programme Update
2. £70m Cambridge City Council Affordable Housing Programme: Update
3. £100k Homes and Community Land Trusts Update

Skills Committee

1. Budget and Performance Report
2. Employment and Skills Board Update

Transport and Infrastructure Committee

1. Budget Monitor Update
2. Performance Report

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
Transport and Infrastructure Committee									
1.	Wisbech Rail	Transport and Infrastructure Committee	6 March 2020	Decision	To summarise work on the Wisbech Rail project to date and outline next steps and to consider whether the report should be referred to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes, Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
2.	St Neots Foot and Cycle Bridge and Regatta Meadows	Transport and Infrastructure Committee	6 March 2020	Decision	To summarise work on the St Neots Foot and Cycle Bridge and Regatta Meadows to date and outline next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
3.	A47 Dualling: Outcome of Strategic Outline Business Case	Transport and Infrastructure Committee	6 March 2020	Decision	To summarise the outcome of the A47 Dualling Strategic Outline Business Case, outline next steps and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
4.	March Area Transport Study	Transport and Infrastructure Committee	6 March 2020	Decision	To summarise work on the March Area Transport Study to date and the outcomes of the Option Assessment Report (OAR) and agree next key milestone.	Relevant internal and external stakeholders	Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
5.	Lancaster Way A142/ A10 Roundabout Improvements	Transport and Infrastructure Committee	6 March 2020	Decision	To confirm funding to support the delivery of the A10/A142 BP roundabout and the Lancaster Way roundabout to support continued investment in the Lancaster Way Enterprise Zone, and to make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
6.	Ely Area Capacity Enhancements	Transport and Infrastructure Committee	6 March 2020	Decision	To update the committee on progress on the Strategic Outline Business	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
					Case for Ely Area Capacity Enhancements.				report and relevant appendices.
7.	Cambridge South Station Update: March 2020	Transport and Infrastructure Committee	6 March 2020	Decision	To update the committee on progress on the Cambridge South Station development.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
Housing and Communities Committee									
8.	£100m Affordable Housing Programme Scheme Approvals – March 2020 [May include exempt appendices]	Housing and Communities Committee	9 March 2019	Key Decision 2020/003	To consider and approve allocations to new schemes within the £100m Affordable House Programme	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
9.	£100m Affordable Housing Programme (Non-Grant) i. Proposed loan to Laragh Homes, Cambridge City Squash Club	Housing and Communities Committee	9 March 2020	Decision	To consider a scheme that forms a part of and will require an investment from the £40m revolving fund and to make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices.
10.	Communities remit of the Housing and Communities Committee	Housing and Communities Committee	9 March 2019	Decision	To brief the committee on its communities remit.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
11.	Standards for Residential Accommodation	Housing and Communities Committee	9 March 2019	Decision	To brief members on standards for residential accommodation and the Affordable Housing Programme.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
Skills Committee									
12.	Adult Education Budget Allocations for Academic Year 2020/21	Skills Committee	9 March 2019	Key Decision 2020/007	To outline and recommend approval of Grant and Procured Funding to Providers operating within the CPCA area for the provision of Adult	Relevant internal and external stakeholders	John T Hill, Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

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					Education Budget for academic year 2020/21.				
13.	Adult Education Budget Commissioning Strategy 2020/21 and Redistribution System	Skills Committee	9 March 2020	Key Decision 2019/055	To consider proposals for the Adult Education Budget Commissioning Strategy 2020/21 and Redistribution System.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
Combined Authority Board Governance and Finance Items									
14.	Minutes of the meeting on 29 January 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
15.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
16.	Appointment of Monitoring Officer	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To appoint the Monitoring Officer.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
17.	Designation of Scrutiny Officer	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To designate the Scrutiny Officer.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
18.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

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19.	Treasury Management Strategies 2020/21	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To review and approve the Combined Authority's draft Capital, Treasury and Investment Strategies and Minimum Revenue Provision (MRP) Statement for 2020/21.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
Combined Authority Decisions									
20.	Community Land Trusts	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To approve the business case for Community Land Trusts in Cambridgeshire and Peterborough.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Councillor Chris Boden Lead member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices.
21.	Market Towns Programme – Approval of Masterplans for Huntingdonshire	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/015	To approve Market Town Masterplans for Huntingdonshire (Huntingdon, St Ives and Ramsey)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
22.	Innovation Body Outline Business Case	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/022	To approve the Innovation Body outline business case.	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
BY RECOMMENDATION TO THE COMBINED AUTHORITY BOARD									
Recommendations from the Housing and Communities Committee									
23.	£100m Affordable Housing Programme (Non-Grant) i. Proposed loan to Laragh Homes, Cambridge City Squash Club	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/012	Requesting Board approval of a scheme that forms a part of and will require an investment from the £40m revolving fund.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices.
Recommendations from the Transport and Infrastructure Committee									
24.	Wisbech Rail	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To summarise work on the Wisbech Rail project to date and approve next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
25.	A47 Dualling: Outcome of Strategic Outline Business Case	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/025	To consider the outcome of the A47 Dualling Strategic Outline Business Case and approve next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
26.	Lancaster Way A142/ A10 Roundabout Improvements	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/028	To confirm funding to support the delivery of the A10/A142 BP roundabout and the Lancaster Way roundabout to support continued investment in the Lancaster Way Enterprise Zone.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
Recommendation/s from the Business Board									
27.	For approval as Accountable Body: Local Growth Fund Programme Management: March 2020	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Key Decision 2020/021	To review the Local Growth Fund Budget and amend as required.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
28.	Business Board Governance Review	Cambridgeshire and Peterborough Combined Authority Board	25 March 2020	Decision	To review and approve recommended changes to the Constitution and the Assurance Framework.	Relevant internal and external stakeholders	Rochelle White Deputy Monitoring Officer	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
Skills Committee									
29.	University of Peterborough – Full Business Case	Skills Committee	27 April 2020	Decision	To recommend the full business case for the new University of Peterborough	Relevant internal and	John T Hill	Councillor John Holdich	It is not anticipated that there will be any documents other than the

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
					to the Combined Authority Board for approval.	external stakeholders	Director of Business and Skills	Lead Member for Skills	report and relevant appendices to be published
30.	Careers Progression and Work Readiness (Hampton Academies Trust pilot) – Update Paper	Skills Committee	27 April 2020	Decision	To receive an update on the Careers Progression and Work Readiness (Hampton Academies Trust pilot)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
31.	Adult Education Budget Top Slice Review [May contain exempt appendices]	Skills Committee	27 April 2020	Decision	To consider a review and recommendation for the future top slice required to implement the delivery of Adult Education Budget and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
32.	Adult Education Budget Innovation Fund	Skills Committee	27 April 2020	Decision	To consider the creation of an Innovation Fund for the Adult Education Budget (AEB) and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
33.	Skills Strategy Delivery Plans	Skills Committee	27 April 2020	Decision	To report on the Delivery Plans associated to the three key interventions that underpin the Combined Authority Skills Strategy.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
Housing and Communities Committee									
34.	£100m Affordable Housing Programme Scheme Approvals – April 2020 [May include exempt appendices]	Housing and Communities Committee	27 April 2020	Key Decision 2020/004	To consider and approve allocations to new schemes within the £100m Affordable House Programme	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
35.	Housing Market Assessment Update	Housing and Communities Committee	27 April 2020	Non-Key	To receive an update on the study into the Housing Needs of Specific Groups commissioned by the local authorities	Relevant internal and external stakeholders	Roger Thompson, Director of	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
							Housing and Development		appendices to be published
Combined Authority Board Governance and Finance Items									
36.	Minutes of the meeting on 25 March 2020	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
37.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
38.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	29 April 2020 <i>[Reserve meeting date]</i>	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
Combined Authority Board Annual Meeting Governance Items									
39.	Minutes of the meeting on 29 April 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To agree the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
40.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
41.	Membership of the Combined Authority	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To note the appointment of Members of Constituent Councils and appointments to the Business Board for 2020/21 (and their Substitute Members) and to appoint any Non-Constituent Members of Co-opted Members	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
42.	Appointments to Executive Committees, appointment of	Cambridgeshire and Peterborough	3 June 2020	Decision	To approve Lead Member responsibilities and appoint such executive	Relevant internal and	Dermot Pearson	Mayor James Palmer	It is not anticipated that there will be any documents other than the

DECISION REQUIRED		DECISION MAKER	DATE DECISION EXPECTED	KEY DECISION OR DECISION	PURPOSE OF REPORT	CONSULTATION	CONTACT DETAILS/ REPORT AUTHOR	LEAD MEMBER	DOCUMENTS RELEVANT TO THE DECISION SUBMITTED TO THE DECISION MAKER (INCLUDING EXEMPT APPENDICES)
	Committee Chairs and Lead Members	Combined Authority			Committees as the Combined Authority considers appropriate, their membership and the Chair for 2020/21.	external stakeholders	Interim Monitoring Officer		report and relevant appendices.
43.	Appointment of the Overview and Scrutiny Committee	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To appoint the Overview and Scrutiny Committee, including its terms of reference, size and allocation of seats to political parties in accordance with political balance requirements, according to the nominations received from constituent councils.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
44.	Appointment of the Audit and Governance Committee	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To appoint the Audit and Governance Committee, including its terms of reference, size and allocation of seats to political parties in accordance with political balance requirements, according to the nominations received from constituent councils.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
45.	Calendar of meetings 2020/21	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To agree the calendar of meetings for 2020/21.	Relevant internal and external stakeholders	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
46.	Review of the new governance arrangements	Cambridgeshire and Peterborough Combined Authority	3 June 2020	Decision	To review the new governance arrangements introduced with effect from 1 November 2019 and agree any proposed changes to the Constitution.	Relevant internal and external stakeholders, including the Audit and Governance Committee	Dermot Pearson Interim Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
47.	Performance Monitoring Report: June 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To note performance reporting updates.	Relevant internal and external stakeholders	Paul Raynes Director of Strategy and Assurance	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

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48.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
Combined Authority Decisions									
49.	Market Towns Programme – Approval of Masterplans for East Cambridgeshire	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/018	To approve Market Town Masterplans for East Cambridgeshire (Littleport, Ely and Soham)	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
BY RECOMMENDATION TO THE COMBINED AUTHORITY BOARD									
Recommendations from the Skills Committee									
50.	University of Peterborough – Full Business Case	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/014	To approve the full business case for the new University of Peterborough.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
51.	Adult Education Budget Innovation Fund	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/024	To the creation of an Innovation Fund for the Adult Education Budget (AEB).	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
52.	Adult Education Budget Top Slice Review [May include exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To consider a review and recommendation for the future top slice required to implement the delivery of Adult Education Budget by the Combined Authority.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
Recommendations from the Business Board									
53.	Local Growth Fund Programme	Cambridgeshire and Peterborough	3 June 2020	Key Decision 2020/027	To review the Local Growth Fund Budget and amend as required	Relevant internal and	John T Hill, Director of	Austen Adams, Chair of the	It is not anticipated that there will be any documents other than the

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	Management: June 2020	Combined Authority Board				external stakeholders	Business & Skills	Business Board Councillor John Holdich Lead Member for Economic Growth	report and relevant appendices to be published
54.	Growth Service - Full Business Case [May include exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Key Decision 2020/029	To approve the Full Business Case for mobilisation of the Growth Service.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
55.	Local Enterprise Partnership Partnering Strategy	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To approve the Local Enterprise Partnership Partnering Strategy	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
56.	Strategic Partnership Agreements: June 2020	Cambridgeshire and Peterborough Combined Authority Board	3 June 2020	Decision	To recommend Memorandums of Understanding with the remaining seven neighbouring Local Enterprise Partnerships.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

**SUBMIT YOUR COMMENTS OR QUERIES TO
CAMBRIDGESHIRE AND PETERBOROUGH COMBINED
AUTHORITY**

Please send your comments or queries to Dermot Pearson, Interim Monitoring Officer at
Demot.Pearson@cambridgeshirepeterborough-ca.gov.uk

Your comment or query:

How can we contact you with a response?
(please include a telephone number, postal and/or e-mail address)

Name

Address

Tel:

Email:

Who would you like to respond?

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 28 January 2020



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 1.5

Notes

Committee dates shown in bold are confirmed.

Committee dates shown in italics are TBC.

The definition of a key decision is set out in the Combined Authorities Constitution in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11 <http://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/CPCA-Constitution-.pdf>

* indicates items expected to be recommended for determination by Combined Authority Board

+ indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.

The agenda dispatch date is five clear working days before the meeting.

The following are standing agenda items which are considered at every Committee meeting:

- Minutes of previous meeting and Action Log
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
09.03.20	£70m Cambridge City Council Affordable Housing Programme Update	Roger Thompson	No	N/A	21.02.20	28.02.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100m Affordable Housing Programme Scheme Approvals – March 2020 TBC	Azma Ahmed - Pearce	No	2020/003		
	£100k Homes and Community Land Trusts Update	Roger Thompson	No	N/A		
	Standards for Residential Accommodation	Roger Thompson	No	N/A		
27.04.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	09.04.20	17.04.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2020 TBC	Azma Ahmed - Pearce	No	2020/004		
	£100k Homes and Community Land Trusts Update	Roger Thompson	No	N/A		
	Housing Market Assessment Update	Adrian Cannard	No	N/A		
July TBC						
September TBC						

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
November TBC						
January 2021 TBC						
March 2021 TBC						
April 2021 TBC						

To be programmed:



HOUSING AND COMMUNITIEE COMMITTEE	AGENDA ITEM No: 2.1
9 MARCH 2020	PUBLIC REPORT

£100m AFFORDABLE HOUSING PROGRAMME (NON-GRANT): CAMBRIDGE CITY, HISTON ROAD, DEVELOPMENT LOAN TO LARAGH HOMES

1.0 PURPOSE

- 1.1. Subject to further information to be provided to the Committee by the Director of Housing & Development, to seek approval from the Board for the provision of a loan facility to Histon Road Development LLP for the development of a 27 unit housing scheme at 295-301 Histon Road, Cambridge, CB4 3NF
- 1.2. The loan will be used to acquire the land and develop the site of 27 housing units that will include 10 affordable residential units.
- 1.3. Through this transaction the site will be delivered, without which the developer has advised that this will not happen due to constraints of a lack of funding from traditional High Street lenders and willing equity partners in the current economic climate.
- 1.4. Providing the loan will enable 10 affordable units to be delivered under the current S106 agreement, without which the scheme will not proceed in the foreseeable future. No grant is requested or involved.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead member for Housing and Chair of the Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: n/a	Key Decision: No
<p>Subject to further information which will be provided by the Director of Housing & Development, the Housing and Communities Committee is recommended to:</p> <p>(a) Recommend that the Combined Authority Board approve the provision of a loan facility to Histon Road Developments LLP for a scheme of 27 units</p> <p>(b) Recommend that the Combined Authority Board delegate authority to the Director of Housing and Development, in consultation with the Monitoring Officer and the Lead Member for Investment and Finance, to conclude any necessary legal documentation, including the determination of the interest rate to be charged and the security for the loan by way of a first charge upon the land.</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

- 2.1. In order to have a selection of tools and a flexible approach in which housing delivery can be achieved and accelerated, on the 26th September 2018 the Combined Authority Board approved a flexible multi toolkit housing strategy.
- 2.2. The strategy included the provision of a rolling fund from within the £100m housing programme to be used for toolkit opportunities over and above just issuing traditional grant, such as a repayable loan agreement, as is being proposed in this paper.

A flexible multi-toolkit approach



2.3. The approved Housing Strategy included the following policy commitments:

- (a) Under paragraph 3.17 to promote all housing that is in addition to the existing development pipeline.
- (b) Under section 3.18 there is a commitment to being creative and using a range of financial delivery mechanisms that have not traditionally been a public sector method to support and deliver housing.
- (c) This proposal is further supported by paragraph 3.23 to encourage the best use of all property assets
- (d) Under 3.24 to helping to accelerate schemes using financial mechanisms in the toolbox.
- (e) Under 3.25 to more enabling action including loans
- (f) Under 3.27 to taking the initiative on more direct interventions as exemplified in the toolbox above.

2.4. The site has a reserved matters planning approval from Cambridge City Council from 17th December 2019. However, to deliver the development, the developer needs a source of funding to enable a prompt delivery of the scheme. Without funding support the development of much needed affordable housing will not progress. The intention is that Laragh House Developments Ltd, having already acquired the property, will initiate the development through their LLP subsidiary created specifically to deliver this development.

2.5. The site is located to the rear of 295-301 Histon Road, Cambridge and is shown in red in Appendix 2.

3.0 PROPOSAL & CONDITIONS

- 3.1. The Director of Housing & Development will be providing further information to the Committee as to the detail of the proposal and the conditions to be attached.

4.0 FINANCIAL IMPLICATIONS

- 4.1. Subject to further information to be provided by the Director of Housing & Development, it is proposed that the Combined Authority provides a loan to Histon Road Developments LLP. Detailed financial implications will be provided in the light of that further information.

5.0 LEGAL IMPLICATIONS

- 6.1 At its meeting on the 26 September 2018, the Combined Authority Board agreed by a majority to:
- a) agree the approach to delivering the Housing Strategy set out in the 31Ten report in Appendix 1 of the report.
 - b) agree the concept of creating a revolving fund of monies from within the £100m programme for housing investment, to run within and beyond the 5 year programme.
- 6.2 The Combined Authority has the ability to lend under s.12 Local Government Act 2003 "power to invest" as well as under its general power of competence under the Cambridgeshire and Peterborough Combined Authority Order 2017 provided that it is compliant with European state aid rules.
- 6.3 In making any such investment the Authority is required to have regard to the government's statutory guidance on Local Government Investment (section 15 Local Government Act 2003) and specific guidance published by the Chartered Institute of Public Finance and Accountancy.
- 6.4 A first charge will be taken over the property and only released as sales are being completed and loan re-payments made.
- 6.5 The devolution deal of June 2016 placed no particular restrictions on the use of the £100m housing programme for such purposes. The £100m must be used for delivering housing and growth.

6.0 APPENDICES

- 6.1. None

<u>Source Documents</u>	<u>Location</u>
List background papers:	

<p>Reports and minutes of the Combined Authority Board 26 September 2018</p>	<p>Combined Authority Board 26 September 2018</p>
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HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.1
9 March 2020	PUBLIC REPORT

£70m Cambridge City Council Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' most recently presented to Cambridge City Council Housing Scrutiny Committee
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme and the next is proposed to be in March 2020.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Portfolio Holder Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director Housing and Development
Forward Plan Ref: n/a	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided in April 2020.</p>	<p>Voting arrangements</p> <p>A simple majority of all members.</p>

2.0 BACKGROUND

- 2.1. The Affordable Housing Programmes for both the Combined Authority and City Council run for five years from 1 April 2017 to 31 March 2022.
- 2.2. The Combined Authority is the Accountable Body for the Devolution Deal and all funding that comes from Government as a result. Cambridge City Council makes claims against expenditure incurred within its programme to the Authority on a quarterly basis and provides performance updates on the same frequency.

3.0 CURRENT REPORTING POSITION & PROGRAMME PROGRESS

- 3.1. Cambridge City Council have advised that they will continue to provide update reports on progress against the £70m programme. These are issued to the Combined Authority once they have been through the City Councils scrutiny process. Due to the timings of the respective meetings the latest position reported on the Cambridge City programme may not always align with the CPCA Housing & Communities meeting, so the most recent report will be presented.
- 3.2. Cambridge City Council has made claims to the Combined Authority under this programme to Jan 2019 totalling £19,293,669 of expenditure to date. The next is expected in April 2020.
- 3.3. 323 units have Started on Site with 14 Units Completed.

4.0 FINANCIAL IMPLICATIONS

- 4.1. There are no financial implications other than those set out in the body of the report.

5.0 LEGAL IMPLICATIONS

- 5.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks.
- 5.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

<u>Source Documents</u>	<u>Location</u>
Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	https://www.cambridge.gov.uk/
DCLG Approved Business Case Devolution Deal 2016 Assurance Framework Monitoring and Evaluation Framework	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA http://cambridgeshirepeterborough-ca.gov.uk/



Item

Update on the Programme to Build New Council Homes Funded through the Combined Authority

To:

Councillor Richard Johnson, Executive Councillor for Housing

Housing Scrutiny Committee 15/01/2020

Report by:

Claire Flowers, Head of Housing Development Agency

Tel: 01223 - 457928 Email: claire.flowers@cambridge.gov.uk

Wards affected:

All

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes with funding from the Combined Authority.
- 1.2 All 500 homes have now been identified and the HDA is focusing its efforts on delivering the schemes in the programme.
- 1.3 The Council now has 309 Council rented homes being built on site, and has achieved its target of getting 65% of the 500 new homes onto site by the end of financial year 2019/20.
- 1.4 14 homes of the City Council programme have now been completed across three sites, with the next handovers forecast in January 2020.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the continued progress on the delivery of the Combined Authority programme.
- 2.2 Note the funding structure for the Combined Authority programme.

3. Background

- 3.1 In September 2019, the Housing Scrutiny Committee was provided with a report showing progress against the Combined Authority target of 500 Council rented homes.
- 3.2 The report confirmed that the 500 home target is now forecast to be exceeded with a total programme outturn of 546 homes net gain.
- 3.3 The Housing Development team continue to progress this programme, with all sites now having been submitted for planning.

4. Combined Authority

- 4.1 The Council's housing programme is part funded by a £70million grant from the Cambridgeshire & Peterborough Combined Authority.
- 4.2 Quarterly grant claims are made to the Combined Authority in arrears. Cambridge City Council drew down £5,157,767 in the first two quarters of 2019/20 and is forecasting a further £14,335,507 of grant drawdown by end March 2020.
- 4.3 To date Cambridge City Council has drawn down £19,293,669 with the remaining £50,706,331 due to be drawn down by financial year end 2021/22.
- 4.4 Provision of a quarterly report from Cambridge City Council against the £70m programme is one condition of the original grant from the

Combined Authority. The most recent report to the Combined Authority was made on the 11th of November 2019 and replicated the information provided to the City Council's Housing Scrutiny Committee on the 26th September 2019.

5. Delivery Programme

- 5.1 The delivery programme provided in September 2019 included 546 (net gain) Council homes to be delivered on named sites through the devolution programme. The committee noted some minor alterations to individual scheme outturns but otherwise the programme was on track.
- 5.2 Since June the development of all named housing schemes has been progressed (see items 7 and 8) and the outturn remains steady at 546 projected homes.
- 5.3 Appendix 1 shows the current programme, which now shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.
- 5.4 In summary, the following has been achieved since the September Housing Scrutiny Committee:
 - Completion of 2 homes at the Ditchburn Place Community Rooms
 - Start on site at Cromwell Road
 - Start on site at Akeman Street
 - Start on site at Ventress Close
 - Start on site at Kingsway Medical Centre
 - Planning approval for the Colville Road Phase 2 site
 - Submission of planning application for the Campkin Road and Meadows & Buchan sites

6. Profile of Start on Sites

- 6.1 The start on site profile for the 500 devolution programme is shown in table 2. This is based on all the named schemes being delivered.
- 6.2 189 homes have started on site since the beginning of financial year 2019/20 In total therefore the number of starts achieved in total at the time of this report stands at 323, or 65% of the total programme.
- 6.3 The Kendal Way scheme has had its start on site pushed back to August 2020 to allow additional time to resolve an ongoing legal dispute with a neighbouring resident.
- 6.4 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

Table 2: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (actual)	2019/20 (forecast)	2020/21 (forecast)	2021/22 (forecast)
Number of starts	2	132	189	223	0
Cumulative total	2	134	323	546	546

7. Scheme details

7.1 Schemes Completed Total 14 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.
- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. All ten units are now tenanted and Marfleet construction will be maintaining the properties until August 2020.
- **Ditchburn Place Community Rooms:** Two additional Council homes were completed here in September 2019 as a follow-on from the largely complete Council refurbishment of the Ditchburn Place sheltered housing scheme.

7.2 Schemes on Site: Net gain 309 homes.

- **Mill Road:** This is a mixed tenure scheme formerly on the Council's Mill Road Depot site. The second phase of the scheme received planning permission in June 2019 and the total scheme will deliver 118 new build Council homes. Works are progressing on site with first completions expected to be in Quarter 2 2020.



Mill Road, October 2019

- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. 12 homes here are specifically for the over 55s. The build is on programme with internal finishes now being completed. The first homes are due to hand over in January 2020.



Anstey Way, November 2019

- **CIP small sites package:** this group of five garage and infill sites have started on site. Demolition work has now commenced on all five sites with the build programme due to complete by August 2020. In total the package will provide 15 homes, all for Council rent.;
- **Queens Meadow:** This scheme will deliver two homes.
- **Markham Close:** this scheme will deliver five homes.
- **Gunhild Way:** this scheme will deliver two homes.
- **Colville Road Garages:** this scheme will deliver three homes.
- **Wulfstan Way:** this scheme will deliver three homes.



Colville Road garages, November 2019

- **Cromwell Road:** This scheme will provide 295 homes on the former Ridgeons site on Cromwell Road. 118 of these will be new Council rented homes, with the other properties being sold on the open market. New public open space and an early years facility/community centre will be provided. Construction commenced in winter 2019 with the build contract being completed in December.
- **Ventress Close:** This estate regeneration scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Construction commenced on site in October 2019.
- **Akeman Street:** This estate regeneration scheme will replace two existing Council homes commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12 council homes. Construction commenced in October 2019 and the existing community centre has been relocated to a temporary replacement facility on the same street.



Akeman Street, December 2019

- **Kingsway Medical Centre:** this scheme is being delivered by the City Council's Housing Maintenance & Assets team. It will deliver four new Council rented homes through the conversion of a former surgery. Completion of this scheme is scheduled for April 2020.

8. Update on other approved schemes:

8.1 Schemes target to Start on site in 2020/21 with planning permission

- **Colville Road phase 2:** this regeneration scheme, replacing 20 existing homes and delivering a gain of 49 Council rented homes, received planning permission in November 2019. Construction is forecast to start on site in Spring 2020. Residents are currently being helped to move into alternative accommodation by the Housing Development team. There is a risk to the start date arising from the need to complete the decanting of the existing flats.
- **Kendal Way:** planning permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are currently reviewing the proposals. Start on Site has been provisionally pushed back to Summer 2020.

8.2 Schemes target to start on site in 2020/21, planning submission made:

- **Campkin Road:** This scheme will replace an existing Council housing block at Campkin Road with a modern scheme, increasing the Council's housing stock by 50 homes. The detailed scheme was submitted for planning approval in November 2019 and start on site is provisionally forecast for late summer 2020. Work on helping residents move to alternative accommodation and securing the surrender of leases has started.
- **Tedder Way:** this scheme comprises two homes for Council rent and was originally planned for delivery by the Council's Housing Maintenance & Assets team but has since been passed back to the Housing Development team. The target to achieve planning permission has been pushed back to February 2020 pending further feedback from the planning team. Resources are now being re-allocated to deliver this scheme and the Start on Site has been provisionally pushed back to Summer 2020.
- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Committee approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. Following discussions with the planning team, Hill will be re-submitting their planning application in December 2019 and start on site is provisionally forecast for Autumn 2020.
- **Meadows & Buchan:** this scheme, which comprises the regeneration of two community centres as well as The Meadows open space,, was approved by HSC in January 2019 and will is expected to deliver 106 Council rented homes. A detailed planning application, informed by two public consultations, was made in December 2019.

9. Delivering Accessible Housing

- 9.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires 100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings).
- 9.2 There are currently 28 fully adapted wheelchair user dwellings planned in the programme (see table below). This along with meeting the local plan of delivering all homes to be accessible and adaptable will mean the requirement to provide 5% wheelchair user homes will be met.
- 9.3 Table 2: Wheelchair user homes

	Total Council rented homes (100% M4 (2) wheelchair adaptable)	Total M4 (3) wheelchair user homes in designs
Mill Road phases 1 & 2	118	7
Anstey Way	56	3
Cromwell Road	118	6
Colville Road Ph 2	69	4
Campkin Road	75	3
Meadows & Buchan	106	5

10. Sustainability

- 10.1 The Council's commitment is for all developments that are part of the Council's Housing Programme to adhere to the 2017 Sustainable Housing Design Guide. This covers a number of areas including: energy and water; space standards and biodiversity. The Sustainable Housing Design Guide targets are now part of the 2018 Cambridge Local Plan. Currently out for consultation is the draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD).
- 10.2 The table below highlights the Council's forthcoming schemes and how they are meeting or exceeding the Sustainable Housing Design Guide (part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD.

Scheme	Mandatory Sustainability Standard	Actual Sustainability Standard	Key Sustainability components
Mill Rd Phase 1 Anstey Way Garage Sites Ventress Cromwell Rd Akeman	10% on-site renewable energy	19% reduction in carbon emissions	<ul style="list-style-type: none"> Fabric First MVHR Solar PV Battery Storage
Mill Rd Phase 2	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> Fabric First MVHR Solar PV Combined Heat and Power
Colville Road Campkin Road (proposed) Meadows & Buchan (proposed)	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> Fabric First MVHR Detailed assessments in progress

10.3 The detailed assessments that are in progress in relation to Colville Road, Campkin Road and Meadows & Buchan are seeking to determine the best mix of energy sources and technologies taking into account a range of factors:

- Carbon emissions reduction performance
- Energy consumption performance
- Resident heating bills
- Technical complexity and implications (including ultimate maintenance costs to the Council)

11. Risks

Risk	Likelihood	Impact	Mitigation
------	------------	--------	------------

Not achieving the 500 homes target	Low- current programme has 546 homes identified and approved for development.	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery. Strategy is to exceed target. All schemes have now secured a capital budget for delivery and updated in MTFS as required.
Land Assembly issues delaying start on sites	Medium - a number of the schemes in the programme require purchase of land/property from 3 rd parties	High- if vacant possession or access not achieved the scheme cannot be developed.	Council has an officer in post to support move. Process also in place to use statutory powers if required.
Cost increases on approved projects	Medium – design revisions requested as part of the planning process may increase the cost of individual housing schemes i.e. tighter air quality requirements will require more sophisticated infrastructure which will lead to higher cost.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2019 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR..

Planning	Medium - 4 schemes do not yet have planning permission	High- if planning is not achieved the schemes cannot be delivered.	Significant number of pre-apps with the planning and urban design team on 2 schemes recently submitted- Campkin and Meadows.
Sales risk – exposing Council cash flow forecast	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Mill road sales have launched regular reporting through CIP processes on sales. Strategy for Cromwell road in development.
Decanting residents / leaseholders	Low – decanting process has been agreed with City Homes and no evident delays have come up to date	High – regeneration schemes will not be progressed if residents are not decanted.	Colville Road has 3 residents remaining. This may delay start on site. Campkin Road is at an earlier stage with a number of residents still to move.

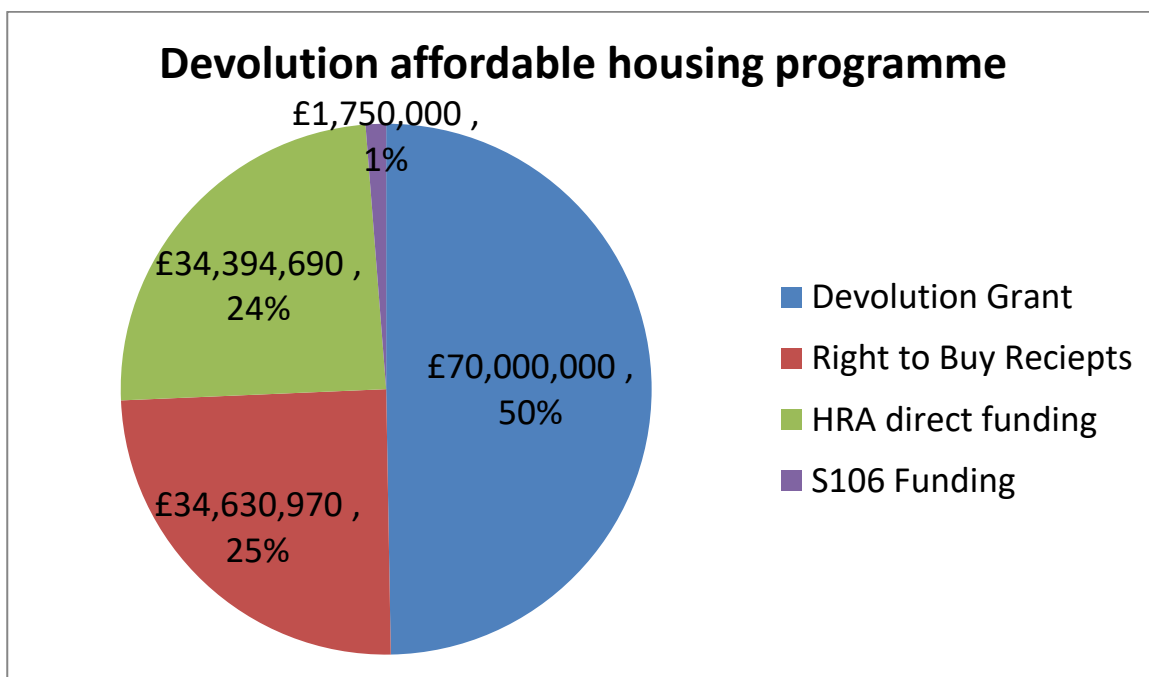
12. Implications

(A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts will be the main source of funding for schemes in the Rolling Programme that progress into development. However, scheme funding will be confirmed should a scheme be brought to the Committee for scheme specific approval.

Currently the 500 programme has a total approved HRA budget of £140,775,660. This is broken down by source:

- Funding provided by the Combined Authority grant
- Funding provided from Section 106 agreements
- Funding provided by Right to Buy receipts
- Funding provided direct from HRA Capital



(B) Staffing Implications

The scheme on the Rolling Programme will be project managed by the Cambridge City Council Housing Development Agency in liaison with City Homes; Housing Maintenance & Assets; and the Council's corporate support teams. Some of the schemes are being delivered through the Cambridge Investment Partnership.

(C) Equality and Poverty Implications

The development framework for new housing by the Council, approved at the March 2017 Housing Scrutiny Committee was informed by an EQIA. Each scheme specific approval is informed by an EQIA if current residents are required to move.

(D) Environmental Implications

There are no environmental implications of this report. Each scheme specific approval will cover any environmental implications.

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

There are no consultation and communication implications of this report. The development framework for new housing by the Council approved at the March 2017 Housing Scrutiny Committee sets out the Council's commitment to involve residents in new housing schemes.

(G) Community Safety

There are no community safety implications for this report. Each scheme specific approval will cover any community safety implications.

13. Background papers

Background papers used in the preparation of this report:

- a) 19/09/26 HSC report

14. Appendices

- (a) Appendix 1: Programme milestone summary
- (b) Appendix 2: Programme finance summary

15. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Claire Flowers, Head of Housing Development Agency, tel: 01223 - 457928, email: claire.flowers@cambridge.gov.uk.

HDA Delivery Programme	20/12/2019										
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETE											
Uphall Road	Romsey	2	0	2 E & F	HSC		Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	0	10 Tender	HSC		Mar-15	Aug-16	Jul-17	Jan-19	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	0	2 Tender	S & R		Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
Sub total		14	0	14							
ON SITE											
Anstey Way	Trumpington	29	0	56 CIP	HSC		Mar-17	Jan-18	Jul-18	Oct-18	Apr-20
Mill Road	Petersfield	118	118	236 CIP	S & R		Nov-17	Dec-17	Jun-18	Aug-18	Sep-21
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC		Sep-17	Sep-18	Nov-18	May-19	Jul-20
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC		Jun-17	Dec-17	Jul-18	May-19	May-20
Markham Close	Kings Hedges	5	0	5 CIP	HSC		Jan-18	May-18	Oct-18	May-19	Aug-20
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC		Jan-18	Jul-18	Oct-18	May-19	Aug-20
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC		Sep-17	Oct-18	Jan-19	May-19	Jul-20
Ventress Close	Queen Ediths	13	0	15 CIP	HSC		Mar-17	Sep-18	Mar-19	Oct-19	Feb-21
Kingsway Medical Centre	Arbury	4	0	4 E & F	HSC		Sep-17	Sep-18	Apr-19	Nov-19	Apr-20
Cromwell Road	Romsey	118	177	295 CIP	S & R		Mar-18	Mar-19	Jun-19	Dec-19	Sep-22
Akeman Street	Arbury	12	0	14 CIP	HSC		Jun-18	Apr-19	Jul-19	Oct-19	Nov-20
Sub total		309	295	635							
PLANNING APPROVED											
Kendal Way	East Chesterton	2	0	2 TBC	HSC		Mar-15	Aug-16	Feb-17	Aug-20	Aug-21
Colville Phase 2	Cherry Hinton	49	0	69 CIP	HSC		Jan-19	Jul-19	Nov-19	Apr-20	Jan-22
Sub total		51	0	71							
SUBMITTED FOR PLANNING											
Tedder Way	Arbury	2	0	2 TBC	HSC		Mar-15	Mar-17	Feb-20	Aug-20	Aug-21
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC		Jan-19	Dec-19	Jun-20	Sep-20	Oct-21
Campkin Road	Kings Hedges	50	0	75 CIP	HSC		Jul-19	Nov-19	Mar-20	Aug-20	Jun-22
Meadows and Buchan	Kings Hedges	106	0	106 CIP	HSC		Jan-19	Dec-19	Apr-20	Jun-20	Nov-21
Sub total		172	21	218							
GRAND TOTAL		546	316	938							

Progress to 500 Starts on Site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	189	223	0	0
Cumulative total	2	134	323	546	546	546

Starts on site to date
323
65%

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	73	291	168
Cumulative total	2	2	14	87	378	546



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.2
9 MARCH 2020	PUBLIC REPORT <i>This report contains an appendix which is exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)).</i>

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS –
MARCH 2020 - ALCONBURY WEALD, PARCEL 4, ERMINE STREET, LITTLE
STUKELEY, HUNTS**

1. PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. Grant from the Combined Authority Affordable Housing programme of £315,000 is sought for 9 shared ownership, Alconbury Weald, Ermine Street, little Stukely Huntingdonshire. A Business Case for this proposal is attached as **exempt Appendix 1**.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development

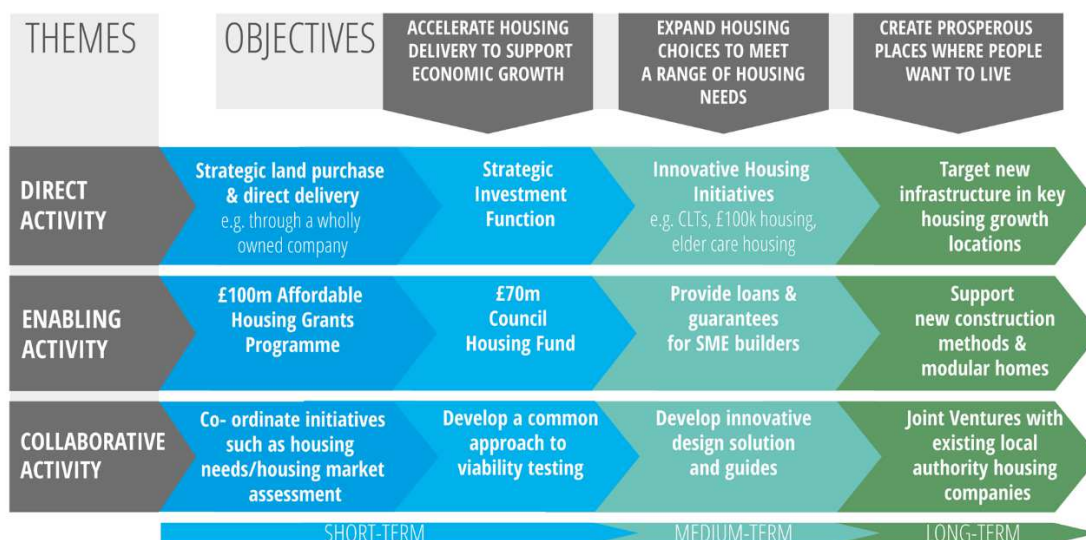
Forward Plan Ref: 2020/003 Key Decision: Yes	
<p>The Housing and Communities Committee is recommended to:</p> <p>a) Commit grant funding of £315,000 from the £100m Affordable Housing programme to enable delivery of 9 additional shared ownership homes at Alconbury Weald, Ermine Street, Little Stukeley, Hunts.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

2. BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

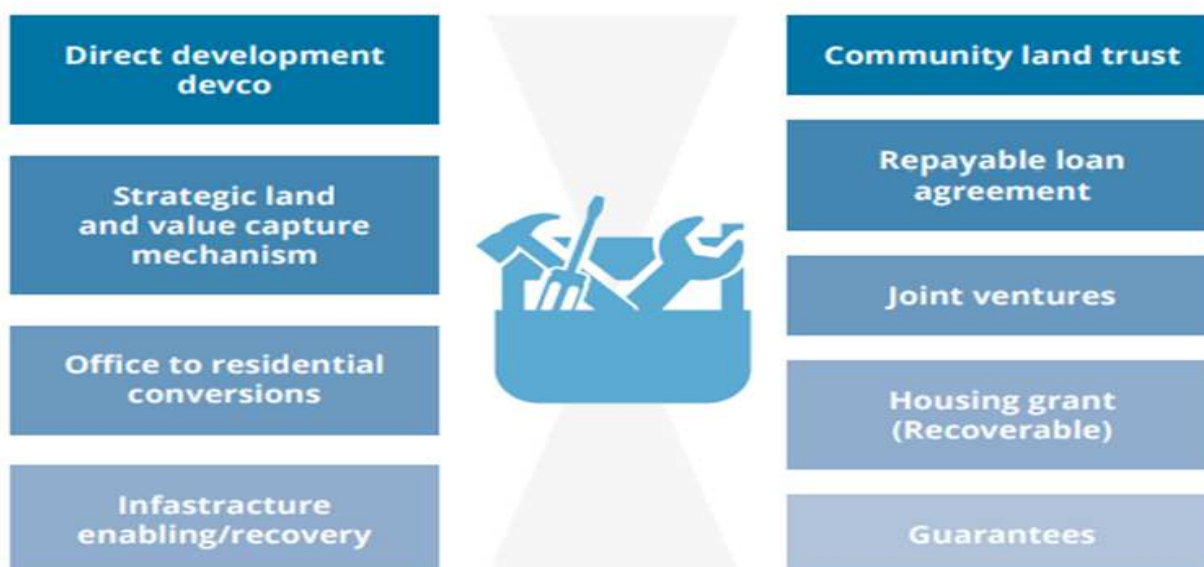
Combined Authority Housing Programme

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.5. The Combined Authority Housing Strategy was approved by the Combined Authority Board in September 2018 and included three core objectives as illustrated in the figure below:



2.6. The Housing Strategy also approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee on a quarterly basis with the most recent provided as a report on today's agenda. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3. PROPOSED SCHEME FOR APPROVAL

ALCONBURY WEALD, PARCEL 4, ERMINE STREET, LITTLE STUKELEY, HUNTS.

- 3.1. Cross Key Homes has applied to the Combined Authority for £315,000 grant to deliver nine shared ownership as part of a development site hosting approximately 101 new homes.
- 3.2. Planning has been approved Ref: 1700079REM approved on 09/08/17.
- 3.3. There are several house builders on the Alconbury Weald site, ranging from Bloor, Crest Nicholson, Redrow and Civic Living, which these units have been acquired from.
- 3.4. Alconbury Weald is a new development site within the Huntingdonshire district area, which requires much needed housing, just north of Huntingdon. This site hosts many homes which are currently occupied with a newly built school, on Ermine Street.

Figure 1: - Alconbury Weald, Huntingdonshire.



Figure 2 - Alconbury Weald site, Civic Living.



Figure 3 – Alconbury Weald site, Civic Living



- 3.5. Heads of term have been agreed with Urban & Civic to purchase the freehold interest in the properties and legals have commenced.
- 3.6. Solicitors have been instructed with exchange and completion due for March/April 2020.

Dwelling type	M2	Tenure type	quantity
3 x 3b/5p house	102	Shared ownership	3
6 x 3b/5p houses	110	Shared ownership	6
			9

About Cross Keys Homes

- 3.7. Cross Key Homes are based in Peterborough and have a G1and V1 rating.
- 3.8. Cross Key Homes covers a wider area, in and around Peterborough and beyond. CKH are one of our main providers of affordable housing in the CPCA district.
- 3.9. Currently Cross Key Homes have a few sites with CPCA, and they work closely with CPCA to ensure they provide adequate housing in the region.
- 3.10. The Housing Enabling officer for Huntingdonshire District Council was happy and supported the homes coming through. They were also happy with the mix of housing on the scheme which helps meet the need for suitable accommodation in the district. This would benefit the need for the area and for the people in Huntingdonshire.

Additionality / Case for Combined Authority funding

3.11. The proposed scheme offers the following additionality:

- Head of Terms to be agreed.
- Approval to acquire these units will be subject to approval from CKH's Growth Board on the 26th Feb 2020
- Solicitors have been instructed. Exchange and completion due for March/April 2020.
- The CPCA grant will enable an additional nine affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

Proposed Conditions of Grant Approval

3.12. It is proposed that the grant of £315,000 will help with the delivery of 9 new affordable homes at Alconbury Weald to be approved subject to the following conditions;

Pre-contract:

Confirmation of Heads of Term and CKH Growth Board agreed site ownership.

Post contract but pre draw-down of grant:

- i. evidence of site ownership.

SIGNIFICANT IMPLICATIONS

4. FINANCIAL IMPLICATIONS

4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.

4.2. Supporting this application will approve £315,000 grant from the Affordable Housing Programme at an average grant rate of £35k per unit for each unit of affordable housing.

4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board	24	1,167	23,781,506
Total Loan & Toolbox capital committed (from £40m revolving fund)	4	45	41,520,000
TOTAL PRIOR TO MARCH 2020 BOARD	28	1,212	65,301,506
PROPOSED SCHEME FOR MAR 2020 BOARD APPROVAL			
Alconbury Weald, Ermine Street, Little Stukeley, Hunts	1	9	315,000
Total Affordable Housing Grants if approved by Board	25	1,176	24,096,506
Affordable Housing: AVERAGE GRANT RATE PER UNIT*		1,176	(24,096,506/1,176) =20,490k
Loan & Toolbox capital committed (from £40m revolving fund)	4	45	41,520,000
TOTAL IF MARCH 2020 SCHEME IS APPROVED	29	1,221	65,616,506

5. LEGAL IMPLICATIONS

5.1. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

6. APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018

£100m Affordable Housing Programme Update Jan 2020	CA Board Jan 2020
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HOUSING AND COMMUNITIES COMMITTEES	AGENDA ITEM No: 3.3
9 MARCH 2020	PUBLIC REPORT Appendices 2 and 3 to this report are exempt from publication because they contain information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

£100m Affordable Housing Programme Update

1.0 PURPOSE

- 1.1. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority. Appendix 2 to this report contains commercially sensitive information and is exempt from publication.
- 1.2. The Housing and Communities Committee Currently receives performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme at every meeting of the Committee.

<u>DECISION REQUIRED</u>		
Lead Member:	Councillor Chris Boden, Portfolio Holder Housing and Chair of Housing and Communities Committee	
Lead Officer:	Roger Thompson, Director Housing and Development	
Forward Plan Ref: n/a	Key Decision: No	

<p>The Housing and Communities Committee is recommended to:</p> <ol style="list-style-type: none"> 1. Note the report outputs for the £100 million Affordable Housing Programme, and the next report will be provided in April 2020. 		<p>Voting arrangements</p> <p>A simple majority of all members.</p>
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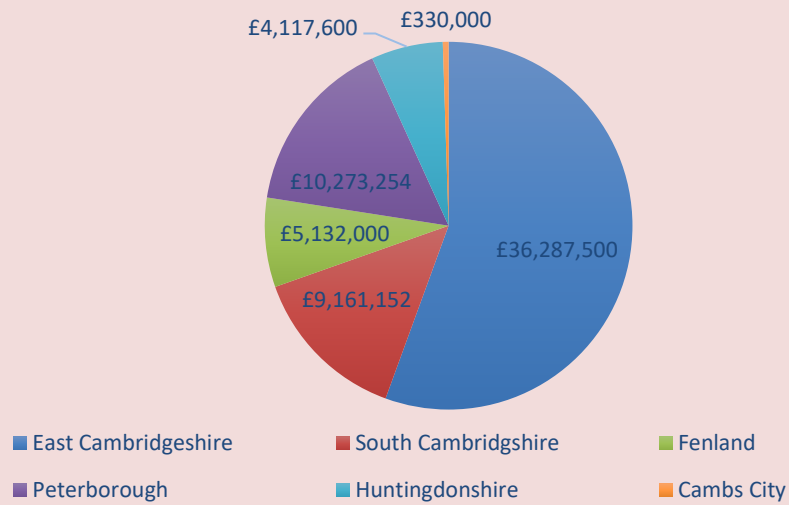
2.0 BACKGROUND

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The Affordable Housing Programme currently has 28 schemes with allocated funding, of which 15 are in contract.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to Committee or the Combined Authority Board when ready. This includes opportunities for Combined Authority investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.
- 2.5. As part of monitoring arrangements for the Devolution Deal, Government undertakes an annual review of progress with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). The first meeting for the 2019/20 Annual Review took place in September, following which additional information has been provided and a follow up meeting took place on 11th February.

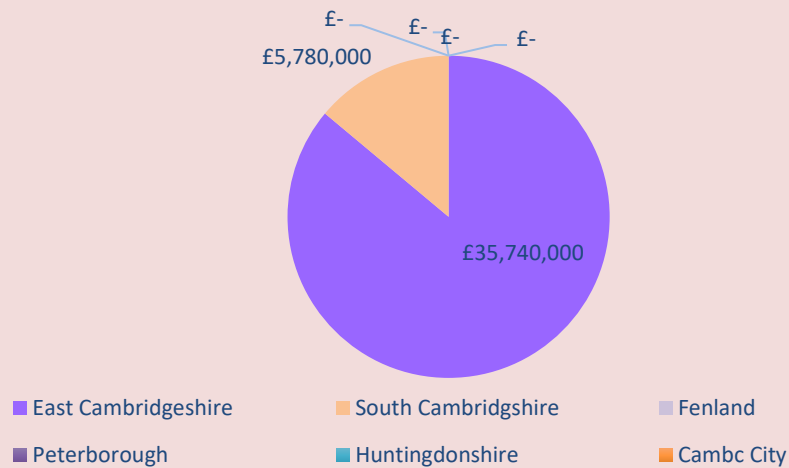
3.0 FINANCIAL PERFORMANCE

- 3.1. Grant investment approved for Affordable Housing schemes to date is £23.8 million, with a further £41.5 million approved as loans via the revolving fund. A total of £65.3 million has therefore been allocated to schemes to date, most on a recycling basis. A list of the 28 schemes with CPCA Board or Committee approval is attached as Appendix 1.

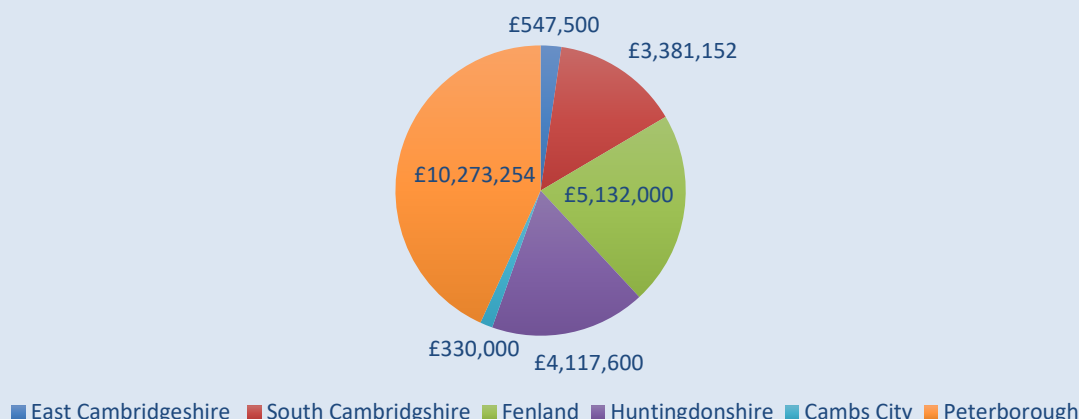
£100m approved expenditure



£100m Expenditure approved from Revolving fund to Feb 20



£100m Expenditure approved for grant to Feb 20

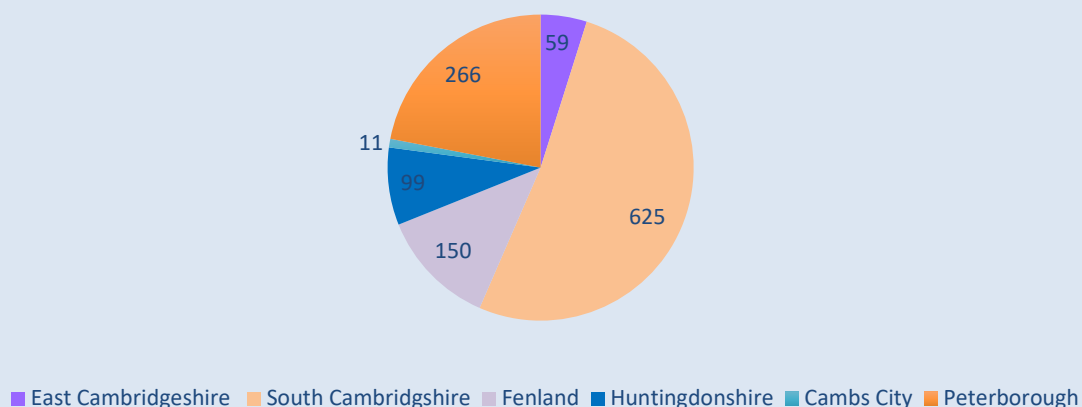


- 3.2. £47 million has been contractually committed, comprising £5.5 million in grants and £41.5 million in loan funding. £18.3 million is in the process of being contracted.
- 3.3. £2.9 million in grant and £29.7 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.
- 3.4. We also provide in Appendix 3 a summary cash flow of the anticipated drawdown of the schemes that have been approved by board to come from the £40m revolving fund. At present the maximum drawdown is forecast to be approximately £35m, so there is still opportunity with headroom to find and deliver more revolving fund schemes.

4.0 PROGRAMME DELIVERY

- 4.1. The Affordable Housing Programme currently has 24 schemes with allocated funding, of which 15 are in contract. Seven schemes have completed in some form, with another scheme due to complete in the next few months. 472 housing units have started on site to date and 89 homes delivered. In total 1,210 units have been approved by Committee or Board and we are chasing those schemes and providers to deal with pre-construction issues as quickly as possible, to commence starts on site.

£100m Prog Units Approved up to Feb 20



4.2. Scheme approvals since the last presentation to the Housing & Community Committee;

- (a) Middlemore Road, St Mary's, Ramsey – Chorus will deliver 11 new homes. Grant from Combined Authority approved £509,000
- (b) Rear of 26-34 High St, Stilton, Peterborough – Crosskeys Homes will deliver 42 new homes. Grant from Combined Authority approved £1,570,000
- (c) Manderville place, Alconbury Weald – Heylo will deliver 17 new homes. Grant from Combined Authority approved £819,800
- (d) Trumpington Meadows, Cambridge – Sage will deliver 11 homes. Loan from Combined Authority approved for £330,000

4.3. Scheme Withdrawals since last presentation:

None

4.4. In total £3,228,900 has been approved since last reporting to deliver an additional 81 new affordable homes.

Starts on Site

4.5. There have been 472 Starts on Site to date.

4.6. We have had confirmation that 243 affordable housing units will start on site at Northstowe, simultaneous to the starting of the Mare Fenn flood remediation works, for which the contract has now been placed.

4.7. We anticipate more starts on site up to the Combined Authority year end March 2020, where we expect the total to be appx 525 units started on site.

Completions

- 4.8. The programme has so far delivered 89 completed units.
- 4.9. Since last reporting a further 42 homes have completed, 8 homes in Burwell, East Cambridgeshire delivered by Hastoe, 12 homes at Snowley Park, Fenland delivered by Cross Keys Homes and 21 homes at Stanground Peterborough delivered by Medesham Homes.

Forward Programme and Pipeline Development

- 4.10. There are appx 3,300 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 70% of those units not actually getting to the point of coming into the Combined Authority programme, around a further 1000 units could be delivered from this pipeline using devolution funds.
- 4.11. Therefore at this stage we are still confident that the programme target of a minimum of 2,000 new affordable homes will be delivered as starts on site by 31st March 2022. The pipeline list is attached as Appendix 2 (Exempt). We are expecting an acceleration in starts on site into financial year 2020/21.
- 4.12. In addition to identified schemes, there may be opportunities for Combined Authority investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example potential affordable units at Wyton Airfield and the Community Land Trust scheme at Kennett in East Cambridgeshire.
- 4.13. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We monitor housing sites that are currently on the market and upon which we review if any housing toolbox action might be considered appropriate if the market might be considered as failing to deliver.

£100k Homes & Communicating the Opportunity

- 4.14. The Mayoral £100k Homes home ownership initiative has now been launched and the Combined Authority housing team is supporting this through housing toolbox activities as referred in the Sept 2018 Housing Strategy. Further info is available at www.100khomes.co.uk.
- 4.15. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing

Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.

- 4.16. The Housing and Development Team meets with landowners, housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 4.17. The Combined Authority programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and providers are keen to take up and deliver on their full obligations within that programme, as their performance will impact on future funding allocations.
- 4.18. There is market risk, with a slowdown in the market since September 2018 making registered providers more nervous about making decisions to proceed, particularly with schemes that involve shared ownership units.
- 4.19. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

5.0 FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications other than those covered in the body of the report.

6.0 LEGAL IMPLICATIONS

- 6.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance Framework and Monitoring and Evaluation Framework.
- 6.2. The Combined Authority has a general power of competence by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

7.0 APPENDICES

- 7.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes February 2020

7.2. Appendix 2 – exempt from publication – Affordable Housing Programme Pipeline

7.3. Appendix 3 – £40m revolving fund summary cashflow forecast

<u>Source Documents</u>	<u>Location</u>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment) Regulations 2019	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA http://cambridgeshirepeterborough-ca.gov.uk/

APPENDIX 1 - £100 million Affordable Housing Programme Approved Schemes

24/02/2020

Affordable Housing Grants

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:
Scham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed Dec 2019 - Awaiting PC claim. PC received completion 25th Oct 2019. Payment in progress 27/1/2020
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/04/2020		£ 1,700,000	£ 1,190,000	C	1st units completing Jan 2020, final units Apr 2020
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	First 12 units completed, second 12 units completed 9/12/19, PC received. Awaiting photos. Payment in progress. 27/1/2020
Papworth	Flagship	South Cambs	61	9	26/07/2017	01/04/2019	9	31/12/2020	31/03/2021		£ 114,000	£ -		Flagship SOS in April 2019. Community hall refurbished instead. Grant Form Agreement is not found, need to issue a new GFA. 4/2/20
Whittesford	possibly L&G AH or FAAHA (was clarion)	South Cambs	60	43	31/10/2018	31/03/2021		TBA	TBA		£ 1,634,000	£ -		Alternative provider is now seeking to progress site, awaiting outcome of their interest, and see if they will proceed (FAHHA)
Springfield Ave March	Clarion	Fenland	40	8	27/02/2019	31/05/2020		TBA	TBA		£ 440,000	£ -		Planning now secured draft grant agreement issued, SOS delayed due to Gas Main - advised SOS delayed by 6 months (from 27/1/19). Further delays anticipated 18/2/20.
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 367,500	C	Funding agreement completed 08/10/19, started on site, first payment claim received, first set of handovers in Jan 2020. Completed 14/2/20, waiting on final claim.
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	TBA	31/12/2021		£ 618,800	£ -	C	Funding agreement completed and started on site, awaiting first claim
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	31/01/2020	243	TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SoS for infrastructure & 243 AH units confirmed contracted Jan 2020, balance most likely 2021
Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	88	88	01/07/2019	01/09/2020		TBA	01/04/2022		£ 3,845,600	£ -		Planning Application being prepared, draft grant agreement issued, Planning in for Feb 20. 29/1/20.
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	30/01/2020	31/03/2021		£ 875,000	£ -	C	Grant agreement completed, 21/01/2020, expecting first claim
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	01/10/2020		TBA	01/10/2021		£ 1,430,154	£ -		Planning application being prepared by CKH, Draft grant agreement issued
Whaddon Road, Meldreth	Settle (NH)	South Cambs	5	5	09/10/2019	31/03/2020		TBA	30/11/2020		£ 215,000	£ -		Draft funding agreement issued, surveys may delay SOS to early 2020
34 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	31/03/2020		TBA	31/03/2021		£ 600,000	£ -		Draft grant agreement issued, delays still with CIL exemption. Due to SOS March 2020 4/2/20
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	30/11/2020		TBA	31/03/2022		£ 1,687,500	£ -		Draft agreement issued, potential change in strategy to larger new build being considered
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	31/07/2020		TBA	31/07/2022		£ 4,542,000	£ -		Subject to Planning decision in March 2020, draft grant agreement issued
Middlemoor Road, St Mary's, Ramsey	Chorus (Luminus)	Huntingdonshire	11	11	13/01/2020	30/09/2020		TBA	30/09/2021		£ 509,000	£ -		Subject to planning decision, going to Planning Committee, as all objections now resolved, grant agreement to be drafted and sent out
Rear of 26-34 High Street, Stilton, Peterborough, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	30/09/2020		TBA	31/07/2022		£ 1,570,000	£ -		subject to legal agreement, draft grant agreement to be sent out
Alconbury, Alconbury Weald, Manderville Place, Brampton	Heylo	Huntingdonshire	17	17	13/01/2020	31/03/2020		31/01/2020	30/09/2020		£ 819,800	£ -		draft grant agreement issued, Q about Designated Protected Area, our funding agreement has no issue, but Heylo want something in writing.
Trumpington Meadows, Cambridge	Sage	Cambridge City	392	11	13/01/2020	31/03/2020		31/03/2020	30/04/2020		£ 330,000	£ -		draft grant agreement sent out.
			4770	1167			434			89	£ 23,781,506	£ 2,913,000		
Loan or other Toolbox Investments														
Hadfieldham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	30/05/2021		£ 6,500,000	£ 2,211,519	C	Completed Facility Agreement, First drawdown made 31/05/19, now ongoing monthly drawdowns
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/07/2021		£ 24,400,000	£ 23,854,706	C	Completed Facility Agreement, First drawdown made 31/7/19, now ongoing
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	31/03/2021		£ 4,840,000	£ 2,236,869	C	Completed Facility Agreement, First drawdown made 07/1/20, now ongoing
Canton Road, Great Abington (Loan)	Laragh Developments	South Cambs	15	5	27/11/2019	31/03/2020		31/03/2021	31/05/2021		£ 5,780,000	£ 1,385,820	C	Facility Agreement, completed 24 Feb 20, Start on site March 20, may go to 7 Aff units pending
Sub-total Toolbox Investments			186	43			38				£ 41,520,000	£ 29,688,914		
Programme Totals			4956	1210			472			89	£ 65,301,506	£ 32,601,914		



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.4
9 MARCH 2020	PUBLIC REPORT

£100K HOMES AND COMMUNITY LAND TRUSTS

1.0 PURPOSE

- 1.1 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Combined Authority Board approved the inclusion of £100k Homes and Community Land Trusts in the 2019/20 Business Plan and approved a budget allocation of £250,000 towards these projects.
- 1.2 The purpose of this report is to provide committee with an update on progress and expenditure for both the £100k Homes and Community Land Trusts projects.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden
Lead Officer:	Emma Grima
Forward Plan Ref: N/A	Key Decision: No
The Housing and Communities Committee is recommended to; (a) note the progress and expenditure to date on £100k Homes and Community Land Trusts	Voting arrangements Simple majority of all members

2.0 BACKGROUND

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to deliver genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing are out of reach.
- 2.2 £100k Homes and Community Land Trusts are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet the current demand. It is recommended within the strategy to explore and deliver

the £100k Homes project. Community Land Trusts are referenced as a means not only to deliver genuinely affordable housing but also to utilise the mechanism of land value capture.

- 2.3 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of these projects in the 2019/20 Business Plan as key projects and further agreed a budget allocation of £250,000 to progress these projects. Decision making on business cases for key projects is a matter reserved to the Combined Authority Board.

2.4 Community Land Trusts

- 2.4.1 The business plan, which will be presented to the Combined Authority Board on 25 March 2020, is in development. The business plan will set out details of the approach that the Combined Authority will take to working with all communities across Cambridgeshire and Peterborough.

- 2.4.2 There has been no expenditure, other than the ongoing staff structure costs associated with the Community Housing Team.

2.5 £100k Homes

- 2.5.1 On 29 January 2020 the Business Plan was approved by the Combined Authority Board. On the 30 January 2020 the Mayor hosted a developers launch to introduce the £100k Homes product. So far the development industry has been receptive to £100k Homes and Officers are working proactively with developers to deliver schemes.

- 2.5.2 In addition, since the approval of the Business Plan, the £100k Homes website has been launched and at the time of writing this report there were 1,100 registrations for further information.

- 2.5.3 Officers are currently developing a pipeline of sites which will be brought to committee, at a future date, for noting progress.

- 2.5.4 There has been no spend other than that reported to committee previously and the Combined Authority Board in January 2020.

3.0 FINANCIAL IMPLICATIONS

- 3.1. £250,000 has been allocated from the Non-Transport feasibility budget. This was approved by Board on 25 September 2019 (Agenda Item 2.1). The expenditure to date is within this allocation.

4.0 LEGAL IMPLICATIONS

- 4.1 There are no direct legal implications arising from this update report.

5.0 GOVERNANCE AND CONTROL

- 5.1 Both projects will follow the usual reporting requirements for key priorities identified in the Combined Authority's 2019/20 Business Plan.

6.0 EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS

- 6.1. Any equalities or health and safety implications will be addressed as they arise in the implementation of the strategy.

7.0 APPENDICES

- 7.1. None

<u>Source Documents</u>	<u>Location</u>
Combined Authority Board reports:	
25 September 2019	<u>25 September 2019</u>
29 January 2020	<u>29 January 2020</u>
25 March 2020 (when published)	<u>25 March 2020</u>



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 3.5
09 March 2020	PUBLIC REPORT

Housing Committee Briefing Session

1.0 £170 million Affordable Housing Programme, Briefing Session

- 1.1. This report supports the briefing session provided for Overview & Scrutiny Group on 24th February 2020 and was agreed to be cascaded down to members of the Housing and Communities Committee to help them become more informed of the issues they may face when making decisions about housing grant applications.
- 1.2. This is a one of session presentation provided by the Housing Team of CPCA informing the Members of the challenges and pitfalls facing the Combined Authority, and how they in some cases be overcome.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden
Lead Officer:	Roger Thompson, Director of Housing & Development
Forward Plan Ref:	Key Decision: No
The Housing and Communities Committee is recommended to: (a) To understand the concept behind the decisions	Voting arrangements Simple majority of all Members

2.0 BACKGROUND

- 2.1. A presentation from Housing Team was requested to understand the issues raised at O&S in November 2019. O&S thought it would be helpful if the Housing Committee Members viewed this presentation to understand the issue raised.

- 2.2. A presentation was drafted to look at the issues relating to building regulations, adaptable and accessible housing and planning issues, all problems which the Combined Authority face when looking at housing grant applications
- 2.3. During the first meeting at Housing Committee, Members wanted to be sure of due diligence, which was in practice. The CPCA is trying to overcome possible barriers and to encourage housing development in the region but is looking at Value for Money on the product that it will endorse.
- 2.4. Slides will include Building Regulations, Planning and Accessible and Adaptable homes, and a climate challenge agenda.
- 2.5. Overview and Scrutiny wanted to consider whether the Combined Authority should only fund developments that include homes that meet the criteria of creating a lifetime accessible home and minimising CO² emissions; or whether the Combined Authority adopt an approach whereby a percentage of investment funding for additional new homes is allocated to lifetime accessible and CO² reduction homes. This would be too restrictive, and developers would go to Homes England for funding because of the restrictions made on units to be of a particular type in the Combined Authority.
- 2.6. Furthermore, the Combined Authority does not have any planning or development Control departments to ensure these can be delivered. The Combined Authority is reliant on the Local Authorities planning and development control departments to deliver the necessary homes for their communities.
- 2.7. To look at collating data on the number of dwellings which the Combined Authority has invested in and plans to invest in, a) are accessible dwellings; and b) contribute to CO² emission reduction including quantifiable analysis of the annual direct (gas) and indirect (electricity) emissions from housing in which the combined authority had invested, with an indication of how this fits into local and national 2050 decarbonisation targets.
- 2.8. The Combined Authority will update their grant application form to request if units are accessible in line with Category 2 and Category 3 of building regulation Documents M but are unable to go back on historical data. However, these criteria are all optional unless specified in local plan documents by Local Authorities.
- 2.9. With regard to CO₂ emissions reduction this is a planning issue, and these criteria are optional unless specified in Local Authorities local plans, therefore the Combined Authority has not power to insist on the homes to comply. We will however encourage such developments to change to zero carbon emissions homes.

SIGNIFICANT IMPLICATIONS

3.0 FINANCIAL IMPLICATIONS

3.1. None

4.0 LEGAL IMPLICATIONS

4.1. None

5.0 OTHER SIGNIFICANT IMPLICATIONS

5.1. None known

6.0 APPENDICES

6.1. Appendix 1 – £170 million Housing Programme presentation, Briefing session

