



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

## **HOUSING AND COMMUNITIES COMMITTEE**

**Date: Monday, 11 July 2022**

**Democratic Services**

Robert Parkin Dip. LG.  
Chief Legal Officer and Monitoring Officer

**14:00 PM**

72 Market Street  
Ely  
Cambridgeshire  
CB7 4LS

**Civic Suite, Pathfinder House, St Mary's Street,  
Huntingdon PE29-3TN  
[Venue Address]**

### **AGENDA**

**Open to Public and Press**

#### **Part 1: Governance Items**

##### **1.1 Apologies for Absence and Declarations of Interest**

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests.

##### **1.2 Minutes - 9 March 2022**

**5 - 14**

##### **1.3 Public Questions**

Arrangements for asking a public question can be viewed here  
- [Public Questions - Cambridgeshire & Peterborough Combined Authority \(cambridgeshirepeterborough-ca.gov.uk\)](https://cambridgeshirepeterborough-ca.gov.uk/public-questions)

## **Part 2: Programme Delivery**

<b>2.1</b>	<b>The Future of CPCA Housing Purpose and Function</b>	<b>15 - 78</b>
<b>2.2</b>	<b>Affordable Housing Programme - Update on Implementation</b>	<b>79 - 86</b>
<b>2.3</b>	<b>Affordable Housing Programme Loans Update</b>	<b>87 - 92</b>
<b>2.4</b>	<b>Partial Release of Legal Charge</b>	<b>93 - 102</b>
<b>2.5</b>	<b>£100 Million Affordable Housing Programme - Heylo Bayard Plaza for Replacement of Roman Fields Paston</b>	<b>103 - 108</b>
<b>2.6</b>	<b>Housing and Communities Committee Agenda Plan - July 2022</b>	<b>109 - 112</b>

## **Part 3: Date of next Meeting**

12 September 2022

### **COVID-19**

The legal provision for virtual meetings no longer exists and meetings of the Combined Authority therefore take place physically and are open to the public. Public access to meetings is managed in accordance with current COVID-19 regulations and therefore if you wish to attend a meeting of the Combined Authority, please contact the Committee Clerk who will be able to advise you further.

The Housing and Communities Committee comprises the following members:

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

Councillor Lewis Herbert

Councillor Jackie Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

Councillor Denise Laws

Councillor Tom Sanderson

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
Clerk Telephone:	01223 715668
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## Housing and Communities Committee Minutes

Meeting: Wednesday 9 March 2022

### Present:

Councillor Steve Allen - Peterborough City Council  
Councillor David Ambrose-Smith - East Cambridgeshire District Council  
Councillor Jon Neish - Huntingdonshire District Council  
Councillor Lewis Herbert - Chair and Member for Cambridge City Council  
Councillor Samantha Hoy - Fenland District Council  
Councillor Lucy Nethsingha - Cambridgeshire County Council

### Apologies:

Councillor Denise Laws - Fenland District Council  
Councillor Ryan Fuller - Huntingdonshire District Council  
Councillor Alison Whelan - Cambridgeshire County Council  
Councillor John Batchelor - South Cambridgeshire District Council

## Part 1 - Governance Items

### 45. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Denise Laws substituted by Councillor Samantha Hoy, Councillor Ryan Fuller substituted by Councillor Jon Neish and Councillor Alison Whelan substituted by Councillor Lucy Nethsingha.

Councillor Lewis Herbert declared an interest in item 2.1 on the agenda as his partner was a Board Member for Cross Key Homes.

### 46. Minutes of the Housing and Communities Committee meeting on 10 January 2022 and Actions

The minutes of the meeting on 10 January 2022 were approved as an accurate record.

The action log was noted.

### 47. Public Questions

No public questions were received.

## Part 2 - Programme Delivery

### 48. Implementation Update of the 2021-22 Affordable Housing Programme

The Committee received a report that gave an update on the implications for the revised Affordable Housing Programme for the period April 2021 to March 2022 and potential implications for the Combined Authority for its housing activity from April 2022 onwards.

Introducing the report the Director of Housing and Development updated the Committee on a number of points including:

- The 'original' Affordable Housing Programme that ended on 31 March 2021 had 37 schemes with allocated funding, totalling 733 housing units started on site with 335 of those homes now completed. The schemes in the 'original' programme had £26.1 million of grant committed to them and included the five loan schemes originally intended to be part of a revolving fund.
- For the Affordable housing programme in its new form for the period April 2021 to March 2022 there were 18 potential schemes delivering 1,188 units to be supported and financed with £18.7 million of additional grant funding. The Combined Authority expected to deliver 839 unit starts requiring approximately £6 million of additional grant funding.
- The anticipated additional affordable housing unit numbers being delivered for the original period March 2017 to March 2022 was expected to be 1,572 units. There was a risk around the six projected schemes starting on site by 31 March 2022. The Combined Authority were confident that all would start on site by 31 March 2022. The average grant subsidy per unit was approximately £40,000.
- Five schemes comprising 244 additional affordable housing units in the 2021/22 affordable housing programme had started on site.
- There were six housing schemes still to officially start on site before 31 March 2022 and the current status of each was outlined in the report.
- A paper on what the future options and what the role might be for the CPCA in housing was in the CPCA forward plan to go to Board on 1 June 2022. Prior to this it was intended to hold a workshop with CPCA constituent officers and housing delivery partners to hear views and test opinion, to be followed with a workshop with Housing Committee and Board Members. Invitations and a programme for this activity would be issued in due course.

Discussing the report Members:

- Sought further clarity on the schemes highlighted in paragraph 2.15 of the report that were still officially to start on site. In particular the Chair sought further details on the Northminster Scheme. The Director of Housing and Development explained that the Northminster grant was just over £12.5 million and the latest information that the Combined Authority had received was that the Asbestos stripping had been done and there had been some initial works starting to happen on site but had been advised that the full start would be on 14-15 March 2022.
- Queried whether the Stanground Project had received planning approval. Officers clarified that Peterborough City Council Housing Officers were still expecting to hear from the Planning Officers. The Director of Housing and Development stated that this would be followed up and an update provided to the Committee as soon as possible. **ACTION**
- Questioned how much of a risk there was with the remaining schemes still to start on site and what actually constituted a start on site. The Director of Housing and Development clarified that there did not need to be a physical start on site as long as the main contract was instructed for the initiation of the development, that this would count as a start on site.
- Queried when members would receive further information on the upcoming workshops. The Director of Housing and Development explained that there were ongoing discussions regarding the dates and format of the sessions and that the dates would be circulated to Members within the week along with some additional paperwork. He explained that relevant information from the initial officer workshop would be circulated to Members ahead of their workshop. He explained that the output from both of the workshops would then be fed into the report going to the Combined Authority Board on 1 June.

It was resolved unanimously to:

- a) Note the progress in delivering the CPCA 2021/22 Affordable Housing Programme.

## 49. Housing Loans Update Report

The Committee considered a report that provided an update on the current position concerning receipt of loan repayments that were required to fund the 2021-2022 Affordable Housing Programme.

Introducing the report officers updated the Committee on a number of points including:

- The revolving fund initiative committed a total of £51.167 million through five loans to development companies to fund delivery of 54 affordable units. In

August 2020, the Combined Authority Board approved loan extensions and interest free periods to reflect the detrimental impact upon delivery of projects caused by the Covid pandemic.

- The table at 2.6 of the report highlighted the headline detail of each loan. Officers in particular highlighted the following points with regards to each loan:
  - East Cambridgeshire Trading Company (ECTC) received a loan of £6.5 million for 19 Affordable units at West End Gardens in Haddenham. There were no anticipated problems associated with this scheme and the loan was due to be paid by 31 March 2023.
  - Laragh Development received a loan of £4.84 million for four affordable units at their scheme at Forehill in Ely. In January 2022 the Combined Authority Board agreed a further three-month extension to the loan, due to the impact of the COVID pandemic. The scheme consists of 21 market units and at 28 February 13 units had been exchanged, seven were reserved and one agreed sale had fallen through. The loan was expected to be repaid by 7 May 2022. Officers were closely monitoring the project and conducting routine inspections.
  - Laragh Developments received a loan of £5.78 million for five affordable units at Linton Road, Great Abington and the loan was repaid earlier than the redemption date of 24 May 2022.
  - Laragh Developments received a loan of £9.64 million for ten affordable units at Histon Road, Cambridge and the loan was expected to be repaid by March 2023 in advance of the loan repayment date.
  - East Cambridgeshire Trading Company (ECTC) received a loan of £24.4 million to refurbish 92 former MOD homes at the at the Former MoD site in Ely including 15 affordable units that were proposed to transfer to a Community Land Trust. On the 28 February 2022 the balance of the loan was £21.522m and that the loan was forecast to be circa £2 million behind what had been forecast and that there was a high probability that the full cash flow would not be achieved and repayment by March 2023 was considered to be at risk. Officers were informed that £410,000 had been removed from the construction project to reflect that some units were to be sold as seen, accelerate the cashflow. Additional options available to the borrower include refinancing, portfolio transfer, accelerating volume of sales with a block investment sale or utilising company reserves to clear the balance. The loan was due to be repaid by 21 March 2023 and no direct intervention could be taken by the Combined Authority unless the loan was defaulted. ECTC had been asked to confirm that they were considering other contingency measures and what they might be. Officers continued to monitor the situation and would provide updates to the Committee.



Discussing the report Members:

- Queried what actions the Combined Authority had taken to discuss with ECTC about the repayment and questioned whether they were being open and communicative with regards to their contingency plans. Officers confirmed that the situation was being closely monitored and that officers were receiving regular monitoring reports and that the Director of Housing and Development had written to the Managing Director of ECTC to enquire as to what further contingency measures were being considered and that officers would report back to Committee on the outcome of these discussions. The Director of Housing and Development clarified that the Combined Authority had also written to the Board of ECTC and they had been advised that there was a plan being developed and that the Combined Authority would be advised of the plan over the next few months. The Director of Housing and Development stated that in the last few weeks they had seen a pickup in sales and that this needed to be maintained. A Member queried whether this matter should be referred to the Audit and Governance Committee. The Chair stated that the Chief Executive was involved and that there had not been a formal report to the Board but that there was a need for a clear response from ECTC. The Director of Housing and Development explained that if there were more applications for funding and not enough money coming back in from loans, there would be enough capacity in CPCA budgets to act as a bridging mechanism to ensure that there was enough money to keep the housing programme progressing. A Member commented that this would mean that the CPCA could be in a position of subsidising loans which was not an acceptable situation. The Chair explained that historically the toolkit that was developed to support the housing programme supported these loans and the Board agreed the loans and the Combined Authority were now in the position that new affordable housing needed to be funded from the loan returns as this is what the Government had requested as the CPCA would not be receiving any additional funding for this. The Member representing East Cambridgeshire District Council explained that he had just received an update from ECTC and 55 of the units had now been sold that would bring forward £12.4 million and that it was the legal side of the sales that was taking it time and that he did not see that there would be a problem meeting the loan deadline.

In bringing the debate to a close the Chair explained that the loans needed to be monitored by the Committee on a regular two monthly basis and that in the future Housing may be combined with another activity. The Director of Housing and Development explained that he would provide a loan update to the Committee in May. **ACTION**

It was resolved unanimously to:

Note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.

50. 2021-22 Affordable Housing Programme Scheme Approvals -  
Wisbech Road, March – Sage

The Committee received a report that sought agreement to an uplift in grant funding on the Affordable Housing Scheme at Wisbech Road, March, from £4,542,000 to £5,248,700 for the delivery of 118 new homes, through the new Housing Provider Sage Housing.

Introducing the report officers updated the Committee on a number of points including:

- The site at Wisbech Road, March was given approval at Housing Committee on 11 November 2019. The site had planning consent for 118 units. The previous provider was Funding Affordable Homes Housing Association (FAHHA), which eventually could not deliver the scheme through as a result of a lack of a funding solution, putting the delivery of the scheme at risk and causing the project to be released.
- Sage Housing replaced FAHHA and were willing to deliver the housing – as 100% affordable housing scheme, at a 64%/36% tenure mix of affordable rent and shared ownership, this equated to 76 affordable rent and 42 for shared ownership homes.
- The grant rates at the time of the initial approach in November 2019, were lower and had increased to make the scheme viable. Sage had asked for a grant uplift, making the average grant rate £44.48k. As the site had planning consent and a contractor already on board, they were ready to start on site by the end of March 2022.
- All 118 homes would be delivered by support of the grant. The grant would enable the mixed tenure of the scheme for a much-needed area. The units were all over 90% of NDSS standards.
- The Department for Levelling Up and Housing and Communities (DLUHC) have agreed to the uplift in principle, pending the Housing and Communities Committee approval.

Discussing the report Members:

- Queried whether the scheme on Wisbech Road was wholly affordable housing. Officers explained that the change gave a mix of shared ownership and affordable rent and that there were other developments on Wisbech Road in March.
- Welcomed the scheme and highlighted the real need for the Scheme in Fenland and in particular the shared ownership.

It was resolved unanimously to:

Agree to an uplift in grant funding on the affordable housing scheme at Wisbech Road, March, from £4,542,000 to £5,248,700 for the delivery of 118 new homes, through the new housing provider Sage Housing. (DLUHC have agreed to the uplift in principle, pending the Housing and Communities Committee approval.)

## 51. North East Cambridge Update Report

The Committee considered a report that gave an update on the progress with the North East Cambridge area, and the Housing Infrastructure Fund programme delivery.

Introducing the report officers updated the Committee on a number of points including:

- Large 250 acre site across North East Cambridge, south of the A14, encompassing the Science Park, St Johns Innovation Park, Cambridge Business Park (jointly owned by Cambridge City Council and Anglian Water) and Cambridge Regional College. The plan was to bring forward as a preferred site for just under 8,500 homes.
- At the moment residential development in this area was very restricted because of the ozone and the Waste Water Plant. Redevelopment would be enabled by the relocation of the Plant.
- Three key projects closely related to the development of the area were;
  - North East Cambridge Area Action plan – led by Greater Cambridge Shared Planning Service. The North East Cambridge Area Action Plan was approved at draft Regulation 19 stage by both South Cambridgeshire District Council, and Cambridge City Council in January 2022. In line with the statutory requirements for this plan, it would now be paused pending the submission, and determination of the Development Consent Order for the Relocation project.
  - Cambridge Waste Water Treatment Plant Relocation Project – led by Anglian Water. The third, and final statutory stage for consultation on the CWWTP launched at the end of February and would last for nine weeks. The Development Consent Order (DCO) was expected to be submitted to the Planning Inspectorate (PINS) in Autumn 2022. Once accepted it enters an examination process where Interested Parties are invited by PINS to provide their views.
  - NEC Core Site Development – led by Cambridge 4 LLP , a joint venture between Anglian Water and Cambridge City Council (with reserved matters to Cambridge City Council and Anglian Water), with master developers U&I and TOWN. This project was in its very early stages and a public launch took place in February 2022. Focus on

communications and engagement at this early stage. This is a long - term project and housing would not be occupied until 2028.  
It was resolved unanimously to:

- a) Note the update report on the progress for North East Cambridge Core Site development.

## 52. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

## Part 3 – Date of the next meeting

- 53. Members agreed that the meeting due to take place on 20 April was no required and could be removed from the diary and that an update on the Housing Loans would be circulated to the Committee in May. The Chair explained that if there was any urgent business that needed to be heard by the Committee ahead of the next scheduled meeting, a special meeting would be called. Otherwise, there may be an informal meeting only, on future housing strategy. The Chair highlighted the difficulties in ensuring the meeting was quorate due to the number of apologies and substitutes for the meeting.

It was resolved to:

Note the date of the next meeting as 11 July 2022



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Agenda Item: 1.2 Appendix 1

## Housing and Communities Committee Action Log

Purpose:

The action log records actions recorded in the minutes of the Housing and Communities Committee meetings and provides an update on officer responses.

### Minutes of the meeting on 10 January 2022

Minute	Report title	Lead officer	Action	Response	Status
40.	Digital Connectivity Strategy 2022-25 Business Case	Noelle Godfrey	Queried whether the roll out of Public Access Wi-Fi to Village Halls and Community Centres, as part of the Access and Inclusion Workstream, could be accelerated. Officers explained that currently Public Access Wi-Fi had been rolled out to 40 village halls using funding from health to support health outcomes. Officers explained that more funding would be required to accelerate the roll out and this was a complex area. The Chair requested an update on the roll out in the next Digital Connectivity report to Committee.	To be included in the next report to Committee - TBC	Ongoing

## Minutes of the meeting on 9 March 2022

Minute	Report title	Lead officer	Action	Response	Status
48.	Implementation Update of the 2021-22 Affordable Housing Programme	Roger Thompson	Queried whether the Stanground Project had received planning approval. Officers clarified that Peterborough City Council Housing Officers were still expecting to hear from the Planning Officers. The Director of Housing and Development stated that this would be followed up and an update provided to the Committee as soon as possible.	Update email sent to Committee on Friday 11 March 2022	Complete
49.	Housing Loans Update Report	Roger Thompson	In bringing the debate to a close the Chair explained that the loans needed to be monitored by the Committee on a regular two monthly basis and that in the future Housing may be combined with another activity. The Director of Housing and Development explained that he would provide a loan update to the Committee in May.	Loan update has been added to the agenda for each Committee meeting	Complete

## The Future of CPCA Housing Purpose and Function

To:	Housing and Communities Committee
Meeting Date:	11 July 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Chair of the Housing and Communities Committee
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none"><li>a) Note the proposed role for the CA in supporting the future delivery of housing, specifically to;<ul style="list-style-type: none"><li>i) Maintain the oversight of the build out of the affordable housing programme and the re-payment of the Loan Book.</li><li>ii) Maintain a housing expertise and skills presence, retaining some housing officer capability and skills, providing capability to respond to future housing Initiatives and Opportunities, including those identified at the Member workshop.</li><li>iii) Ask the Chief Executive to consider how best to reduce and reorganise resources to deliver these functions as part of the future transformation programme.</li></ul></li><li>b) Recommend that the Combined Authority Board approves the wind up of the Combined Authority 100% owned company, Angle Developments (East) Limited.</li></ul>

- c) Recommend the Combined Authority Board approves the wind up of the Combined Authority 100% owned company, Angle Holdings Limited.

Voting arrangements: A simple majority of all Members present and voting.

## 1. Purpose

- 1.1 This paper was presented to and approved by the Combined Authority (CA) Board on 27<sup>th</sup> June 2022 and the Board is asking the Housing Committee to consider the future role for the CA on funding co-ordination, skills and community housing.
- 1.2 The Paper is seeking to present Members with the potential opportunities that may exist to carry forward progress around the delivery of housing in our geography. A number of activities are presented for consideration and discussion. It may be that some synthesis of a number of these represents the most suitable way forward.
- 1.3 The Combined Authority housing activities have been reliant on the support of government grant monies up to this point. That has been fine while money was being made available, but now decisions are required about reviewing the level of CA Housing impact and areas of focus in line with the more limited resources available in the immediate future.

## 2. Background

- 2.1 The Government funded Affordable housing programme came to an end on 31<sup>st</sup> March 2022 and a document summarizing the outcome is shown in Appendix 3. The objective now is to look ahead at what sort of involvement the Housing Committee want to have in the housing arena over the next few years bearing in mind the Board's recent approval to the paper.
- 2.2 Workshops have been held with officers from throughout the CA area and Leaders. A summary of key points from the Leaders workshop held on 6th April 2022 is shown in Appendix 1. The key housing challenges were identified as being skills, specifically including those required for modern methods of construction and housing retrofit, strategic co-ordination around specialist housing, co-ordination with infrastructure planning, development viability and funding.
- 2.3 Feedback from the officer and partners workshop held on 29th March 2022 is shown in Appendix 2
- 2.4 There is a need to be cognisant that in order to work most impactfully in the housing arena, we will have to make decisions around the capacity and capability that would need to be within the organisation and across the CA's partners to deliver a refocused and purposeful CA commitment to housing.
- 2.5 The CA holds no resources in property or land. It has, unlike other public sector bodies, no



inherited legacy of assets upon which it could use to make a direct impact on housing availability if funding could be secured.

- 2.6 Compassion, Co-operation and Community are the Mayor's priorities. Access to affordable and good quality housing is an entrenched challenge in the CA area – whether it is social housing or through home ownership. Absence of this impacts on health, well-being, economic activity and poor housing stock is typically bad for the environment (for example through high energy usage). The objective is to help those least able to afford housing, including an ambition to focus where possible on affordable rent delivery.
- 2.7 There should be increased co-operation and outward partnership working by the CA, particularly with local councils, and with the whole range of Cambridgeshire affordable housing providers.
- 2.8 The idea is to identify what sort of role the Mayor and Council Leaders, in discussion with partners, want CA to have in housing and then resource with the right skills to that through the Even Better transformation programme, including the potential to harness the expertise and support from across the partner network.

#### Context of Current Housing Challenges

- 2.9 From the housing workshops there are multiple challenges currently existing that are affecting housing development, some being;
- Control and cost of land
  - Construction materials availability and cost
  - Construction skill availability and cost
  - Forecasting in a volatile inflationary environment
  - Securing permissions
  - Achieving viability alongside modern sustainability and zero carbon standards
  - Getting developers to build in the less valuable or attractive parts of the CA area

The CA area covers very different housing markets that do have different issues. This needs to be acknowledged and any CA policy needs to be flexible to adapt to local needs or conditions.

A current pipeline of schemes in the CA area as supplied by the local council housing teams is attached in Appendix 7.

### 3. Potential CA Housing Activities

#### Maintain the oversight of the build out of the affordable housing programme and the re-payment of the Loan Book, but not do much more

- 3.1 This involves the retention of skills and capacity to support the completion of the delivery of the affordable housing programme for the housing schemes that were in the previous programme, having started on site before March 2022. That programme will require resources and skills for at least 1-2 years further to manage the delivery of grant terms and payments as grant supported affordable housing schemes are completed. This includes managing the remaining housing loan schemes through seeing the schemes completed and the loans re-paid. It is those repayments which provide much of the funding for the

future grant payments. The officer capability below Director level should be incorporated into the CA transformation programme. This resourcing may only have a modest capability to monitor and respond to any new opportunities.

Maintain a housing presence, retaining housing officer capability and potential influence with more capability to respond to future housing Initiatives, opportunities and potential impact upon stalled sites

- 3.2 In addition to 3.1, existing officer resources (excluding a Director level resource) could offer a capability to influence and impact on housing policy and delivery, including reasonable capability to react to and lead bids to any future housing initiatives or funding opportunities like a future HIF round. The CA has convening power and could act as an enabling body for local strategic housing leadership, though that needs to be further tested through more consultation with all local housing stakeholders to see if that is genuinely welcome and value adding.
- 3.3 This would involve more discussion with Homes England Directors to identify any areas where working in partnership could create more positive outcomes and add value. Cambridge City Council have also had some discussion with Homes England. Engaging that discussion at a wider CA level may present a stronger case, although up to this point there has been no suggestion that HE are prepared to offer any funding other than for individual schemes, as each scheme is presented and considered by Homes England on its own merit.
- 3.4 There is a potential role to offer skills to the CA constituent councils, specifically some strategic leadership and visibility of future bids and bid submission around that.
- 3.5 This should include engaging the wider capability of the CA transport, business and skills capabilities around the different elements involved in creating 'Places', specifically looking at what is required to engage and support the delivery of strategic schemes and if there are strategies or approaches to help unblock or accelerate difficult sites. This should be engaged as part of a transformation programme.
- 3.6 Consideration should be given on how best to enhance the existing linkage to the sub-regional housing board and also if there is a role to pick up from the Ox/Cambs Arc in promoting regional housing growth, development and any specific sites.

Enhance links to Skills, Growth and Infrastructure

- 3.7 There are linkages to be enhanced within the area of skills and economic growth. An example of this is in the area of the activities of the energy hub and the retrofitting of the housing stock via LAD2 and the sustainable warmth programme. The enhancement of these links should be structured as part of the Transformation programme. This also has overlap to the Climate change plan and seeking to articulate policy support around more efficient and sustainable housing development in the future.

Continue to Support Community Led Housing Initiatives

- 3.8 The CA has a current position to support community led housing initiatives, including Community Lands Trusts. On 10<sup>th</sup> January 2022 the CA Housing Committee approved a community led housing policy, as shown in Appendix 4. The role proposed is without great cost for the CA in continuing to support schemes and some existing officer capability should

be retained to support this.

### Apply the 8 Core Housing principles previously considered at the September 2021 CA Housing Committee

- 3.9 The chair of the Housing Committee proposed a three zone strategy for affordable housing delivery, being Peterborough, Rural Cambridgeshire and Greater Cambridge. Opportunities for funding and investment would be engaged with Councils and registered providers, with a focus on particular needs to include community housing, tackling homelessness and rough sleeping. Part of this would look at ways to identify and, where possible, address market failures in skills, offer support for modern methods of construction (MMC) and potential partnering with developers focusing on larger sites though the CA will need to consider what value it can add.
- 3.10 Without any funding source to create influence, having an impact maybe challenging and require certain expertise and skills capability to be brought into the CA so that expertise and knowledge can be offered. Encouraging MMC and zero carbon development may well link to business and skills, with potential business support and initiative through that route.

Eight draft core principles were consulted on with various councils in August 2021 and then presented, discussed but not endorsed at the Sept 2021 CA housing committee. These are listed in Appendix 5 and the previous consultation document referred in Appendix 6.

### Other Possible Options

- 3.11 We have looked at what other Combined and Local Authorities have done. This has included securing a long term housing investment fund from DLUHC (Manchester), building and acquiring affordable housing units directly themselves (Leicester City Council) and a scheme build affordable units, offer occupation and then sell for £1 after 25 yrs (West Midlands). These are only possible because access to finance was available.
- 3.12 There might be opportunities to approach market investors and there is particular investor and institutional interest in the PRS market at present. Some major employers are also considering the possibility intervening in the market to deliver supply for their own future employees, particularly where there is significant business growth. The key issue with both in the availability of land for which securing planning permission is likely to be successful and having access to capital resources.

### Background to Development Companies Angle Holdings and Angle Developments (East)

- 3.13 Angle Developments (East) Ltd was set up to act as a vehicle for the CA to engage in either direct housing development or joint ventures, using proposed revolving fund monies from the affordable housing programme to be recycled indefinitely through supporting affordable housing development. The company would manage risk and act as the vehicle for the CA housing team to enter into such activities. Schemes were considered in various locations and opportunities reported to housing committee and board in Huntingdon, Peterborough and Manea in Fenland (where approval to buy a site was given under conditions that subsequently could not be met). It has not conducted any trading (for example buying and selling land) business.
- 3.14 Angle Holdings Ltd was set up to act as a holding vehicle for a number of companies that were being considered, but is the parent company for Angle Developments (East) Ltd.

## Significant Implications

- 3.15 As part of the transformation programme, the current role of the director of housing and development should be ended. The new future housing role should be transformed into part of the brief for a future Director of 'Place'. The existing housing officer skills and resources below director level should form part of that future Directorate of Place. There are no other significant implications.
- 3.16 To reflect this new direction, the terms of reference of the Housing Committee should be reviewed to consider its functions.

## 4. Financial Implications

- 4.1 There will need to be a write off of the costs of setting up and operating the following companies, Angle Developments (East) Ltd and Angle Holdings Ltd. The total costs to be written off will be approximately £42,000 if both companies are agreed to be wound up. Checks are to be made to find out if Angle Holdings Ltd still has 1 share Growth company, before Angle Holdings would be wound up.
- 4.2 The housing team costs have been set off against the interest being received from the loan portfolio since April 2021. A re-organisation of housing officer resources without the director level resource and cost will make the retention of the 2 existing housing officer resources to maintain service and expertise more financially viable.

## 5. Legal Implications

- 5.1 As the CA has no direct route to funding, or ambition to engage in either direct development or potential joint ventures, then it has no reason to retain and maintain the internal company structure that was set up under the previous mayoral administration for that potential purpose.
- 5.2 The two companies are set up for that purpose were:

Angle Developments (East) Ltd  
&  
Angle Holdings Ltd

It is proposed that both of these companies should be wound up to avoid incurring further administrative costs in maintaining them.

## 6. Public Health implications

- 6.1 There are no immediate public health implications. Access to good and modern future standards of housing are known to produce better health outcomes for occupants. A future CA housing strategy will seek to address what types of policies and potential outcomes the CA Board might want to support.

## 7. Environmental and Climate Change Implications

- 7.1 There are no immediate Environmental or climate change implications. As part of a future CA housing strategy to be presented to the Board, ways in which the CA could seek to support and secure improved environmental and climate change outcomes from housing will be discussed.

## 8. Other Significant Implications

- 8.1 There are no other significant implications.

## 9.0 Appendices

- 9.1 Appendix 1 – Summary of key points from member workshop on 6<sup>th</sup> April 2022
- 9.2 Appendix 2 – Feedback from Housing partner workshop 29<sup>th</sup> March 2022
- 9.3 Appendix 3 – Outcome of the revised affordable housing programme to 31<sup>st</sup> March 2022
- 9.4 Appendix 4 – Housing Committee Approved Community Homes Strategy (10<sup>th</sup> Jan 2022)
- 9.5 Appendix 5 – Housing Core Principles (Sept 2021)
- 9.6 Appendix 6 – Housing Principles Consultation Responses (Aug 2021)
- 9.7 Appendix 7 – Housing Pipeline (Commercially Exempt)

## 10. Background Papers

- 10.1 None:



## **The Future of CPCA Housing**

**Member Workshop Wednesday 6<sup>th</sup> April 9am to 11am Zoom**

### **Summary of key points**

The workshop was attended by Members and officers from each local authority plus non- voting members of the CPCA and from the Business Board.

### **Session One: Common housing challenges for Cambridgeshire and Peterborough**

The meeting split into two randomly selected breakout groups and considered the main housing challenges facing the Cambridgeshire and Peterborough area identified at the officer's workshop the preceding week. Members concluded that the key housing challenges for Cambridgeshire and Peterborough included: -

1. Skills – lack of joining up across sectors including MMC and housing retrofit
2. Specialist housing – poorly coordinated at a strategic level and missed opportunities to meet housing needs
3. Infrastructure – input necessary to unlock schemes, delaying the delivery of homes in some cases and putting pressure on finite amounts of S106
4. Viability of development – conflicting priorities of different stakeholders and preventing delivery of new homes
5. Funding – no centralised bidding to bring in additional resources from government, HE or private sector

### **Session Two: The future roles of the CPCA on housing**

The meeting separated into the same breakout groups and there was consensus on there being strategic, financial, and coordinating roles for the CPCA. This included bringing in additional government and private sector funding and in convening partners and stakeholders to overcome blockages on major housing schemes by addressing viability issues. These roles should be seen as adding value to and supporting the housing functions of individual housing authorities where the responsibility for maintaining and delivering housing clearly sat. The level of support for the CPCA carrying out the three roles in future was predicated on a need for greater confidence and trust in how the CPCA transformation programme aligns its thematic functions, how they interface with local authorities and other partners, and the cohesion of the political support for them.

It was agreed that the CPCA had an ongoing role in ensuring the remaining housing grant funding was monitored effectively and that it required a continuity of expertise in how that was managed, but also that it could be absorbed into a wider programme monitoring and/or place team. It was also suggested that the function could be carried out directly by a partner agency such as one of the local authorities. There was also support for a continuation of the Community Housing Trust programme and for the CPCA to have a coordinating and monitoring role.

Any future housing role should sit alongside the other strategic functions of the CPCA and would need to be joined up with the skills agenda, viability issues, transport, the economy and delivering on climate change priorities. Housing could sit inside a wider directorate of place and would form an integral part of the strategic approach of the CPCA rather than as a separate workstream.

Housing could form part of a wider role of the CPCA, and three roles could be foreseen:

1. Strategic. Where local authorities and other partners require intervention to bring sites forward to deliver affordable housing and other public benefits the CPCA could take on a convening and investing role.  
Where partners agree collectively that they wish to innovate and develop new ways of working then the CPCA could support this approach through funding and commissioning work i.e. Modern Methods of Construction.  
Specialist housing and difficult to build housing might be another strategic role that the CPCA convened and supported with some funding to ensure that the right type of specialist housing is available to communities in the future.
2. Finance. Linked to its strategic role the CPCA could identify opportunities for bidding and/or securing new sources of funding to deliver the housing ambitions of the CPCA partners. This could be bringing groups of authorities together to bid for funding or helping develop collaborative programmes that attract private sector finance.
3. Coordinating. Some areas that directly impact on the delivery of more housing and zero carbon are poorly coordinated across the Cambridgeshire and Peterborough areas and there could be a role for the CPCA in supporting better coordination of skills and the development of increased capacity particularly in relation to retrofit and planning.

#### Next Steps

It is proposed that this note form the basis of the paper to the CPCA Board in June and that a small group of officers from local authority and other partners support the drafting of that paper.



## **The Future of CPCA Housing Workshop 29<sup>th</sup> March 2022**

### **Summary of key points**

Attended by 39 participants including 7 local authorities, RPs, Developers, and other housing partners.

#### **Session One: what are the challenges ahead and our joint ambitions?**

1. Lack of funding and affordability is the biggest challenge both in terms of viability due to high cost and scarcity of land and building inflation, plus cost-of-living crisis for tenants of affordable housing.
2. Planning is another big challenge due to government changes including First Homes. Plus slow speed of planning decision making and other claims on S106 as costs inflate.
3. Environment and the challenge to reach carbon zero targets not just in terms of new build but retrofit in terms of existing stock.
4. Lack of skills and capacity to deliver, particularly in relation to skills for all building trades and retrofit.

Gaps highlighted included collaborative approach between housing and health and well-being, particularly provision of specialist housing

#### **Session Two: What might be the role of the CPCA?**

Consensus that whatever role the CPCA has it must add value, support and not duplicate and any policy needs to be sufficiently adaptable to have effect, in different ways, upon the different markets across the CA.

Ideas suggested included:

1. Lobbying central government and bodies on common issues and challenges, particularly planning policy changes including Net Zero.
2. Taking a coordinating role on areas not currently being addressed effectively i.e., Housing skills agenda, bid writing to lever more funding into CPCA area (Green agenda, HIF3?) coordination of specific projects on health and well-being including specialist housing and other “hard to deliver” housing.
3. Strategic liaison role with Homes England Land.
4. Connecting housing with infrastructure and transport issues plus business and skills strategies.
5. Also mentioned was the CPCA taking on a more strategic role joining up strategy. Developing a joint narrative. Taking a convening role. No suggestion of CPCA delivering housing directly.





## Note on the outturn of the 2017/22 Affordable Housing Programme

To: Housing and Communities Committee & Board Members

From: Lead Officer Roger Thompson, Director of Housing and Development

### 1. Purpose

- 1.1 This note is to update Housing Committee and Board members on the outcome of the affordable housing programme to 31 March 2022.

### 2. CPCA Programme April 2017 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme ran until 31 March 2022 with the original ambition under the devolution deal to deliver 2,000 new affordable homes from £100m of funding.
- 2.2. DLUHC determined that the programme in its previous form ended with effect from 31st March 2021. DLUHC offered a new programme of support for additional affordable housing for the period April 2021 to March 2022 with conditions that the CPCA accepted. This included the principle that no new money above the £55m originally forwarded would be made available unless the CPCA could evidence additional units having started on site to justify claiming additional housing grant monies.

#### **AFFORDABLE HOUSING PROGRAMME DELIVERY**

- 2.3. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units started on site. 451 of those homes have now completed. See schedule of schemes in Appendix 1.
- 2.4. The schemes in the programme to March 2021 have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund, repayments from which are now being used to fund the grant programme.
- 2.5. The Affordable housing programme for the period April 2021 to March 2022 had 18 potential schemes provisionally identified, looking to deliver up to 1,188 units. We have delivered 716 units from 8 schemes, evidencing to DLUHC appx £1.1m of additional grant funding above the original £55m provided. This is now in the process of being paid to CPCA by DLUHC. The programme of schemes for 2021/22 is shown in Appendix 2.

2.6 Brining the two together, **the additional affordable housing unit numbers delivered within the original period April 2017 to March 2022 is 1,449 units**. (calculation; 733 programme to Mar 2021 + 716 in the 2021/22 programme). We have therefore delivered 72.5% of the targeted additional affordable housing unit numbers and utilised 56.1% of the £100m capital that it was advised by government under the Devo deal.

2.7 The average grant rate per affordable housing unit is appx £38,700.

### **CONTEXT IN WHICH THE PROGRAMME HAS BEEN DELIVERED**

2.8. Between April 2017 and May 2018 an initial 'early win's' programme was approved. This achieved 68 units started on site in the first 18 months of the programme up until September 2018.

2.9. Between Sept 2018 to April 2019 the CPCA was not able to offer any funding support for additional affordable housing as new legislation was required to enable the CPCA to legally offer grant support for additional affordable rental and shared ownership units. This resulted in the CPCA programme incurring significant reputational damage and having to effectively try and re-launch itself from May 2019.

2.10 Brexit caused uncertainty and the loss of skilled labour and trades in the construction industry.

2.11 Covid initially shut the construction industry down from March to May 2020. It has caused significant supply chain issues and another period of severe disruption due to the Omnicom variant occurred between Nov 21-Feb 22.

2.12 For the 2021 -22 Programme DLUHC did not approve the proposed CPCA programme until Sept 22, leaving CPCA 6 months to work with partners to get schemes started on site. In addition, a cap on the grant rate of £45,000 per unit was applied which effectively restricted the geographical area in which the CPCA programme could effectively function.

2.13 Over the past 12 months there have been significant construction cost inflation implications, resulting in several medium and small sized housing schemes in our 2021-22 programme not starting on site in time because tender returns exceeded the level of pre-approved or delegated authority with the developers.

Although we have clearly encountered what might be described as 'headwinds' in seeking to deliver the programme, none of this can take away some frustration and disappointment felt by the Housing team that the full target under the devo deal has not been achieved.

## **3. Appendices**

3.1 Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period to March 2021

3.2 Appendix 3 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022

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:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
Soham	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		8				
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			5			
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			8			
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		15				
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		8				
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed			54			
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	Completed			24			
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed			21			
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2022	13	£ 618,800	£ 464,100	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Stilton complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700. 11/3/21. One plot outstanding other plots have been completed. 17/9/21. One plot still outstanding due to contractor pulling out, delay on unit. 3/2/22		14		£ 154,700	Jul-21	
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020			25			
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	19/01/2021	33	01/09/2022	01/09/2022		£ 1,430,154	£ 715,077	C	GFA signed. Contractors on site preparing site & SOS. 19/1/21. First claim in 15/3/21.			33	£ 715,077	Oct-22	
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	28/02/2022	5	£ 215,000	£ 215,000	C	First grant draw down made 1/12/2020. Paid on 23/12/20. Completions on 9/3/22, final claim approved for payment 23/3/22.			4	1 £ -	Oct-21	
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/11/2021	15	£ 600,000	£ 600,000	C	SOS 17th March 2020. £300,000 paid in grant draw down. All units completed, PC recd and awaiting final claim. 11/1/22. Second & final payment request recd 28/2/22.			15	£ -	Jul-21	
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/03/2022	31/05/2022		£ 509,000	£ 254,500	C	SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21. GFA signed 2/8/21. 1st claims recd 10/9/21. Progressing well 3/2/22.		8	3	£ 509,000	Mar-22	
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -	C	Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA final signed 25/8/21.			45	£ 1,687,500	May-21	Nov-22
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	22	£ 819,800	£ 819,800	C	GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from A/W 7/10/2020. Paid invoice 22/12/20. 16 build and complete, sale in September 21. 10/8/21			22			
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Units completed 28th of September 2020. Claim form recd 19/10/2020.			7			
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	Completed			6			
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997	£ 476,997	C	Completed docs to follow, 9 sold or STC, 1 reserved. All build complete. 7/10/20. Grant claim recd 16/3/21			10			
Whittlesey Green, Fenland/ Harriers Rest, (Lawrence Rd) Wittering & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	19	£ 1,367,766		C	completed by Aug 21, sale complete for Sandpit Road. 1 build Cromwell Fields, all build complete Oct/Nov 21. Harriers Rest completion Oct/Nov 21 and Mar 22. Whittlesey Green 6 built and sold, 1 STC and further 3 due to be built next year. 10/8/21 A further 5 signed up 18/1/22.			32	£ 1,367,766	Jun-21	Jun-22
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	23	£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21. 19 sales and complete, 1b&c in July and 1 B & C in Aug 21, 2 B & C Jan 22. 10/8/21.			23	£ 250,125		Aug-22
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	14/04/2021	10	£ 412,998	£ 412,998	C	GFA completed 10/8/2020. Devt completion 14/4/21. Claim form recd, clawback has been deducted, grant claim in for £90k+, new amended final payment is £90,123. Total sum £412,998. Completed			10	£ 90,123	Apr-21	
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	Completed			20			
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	31/10/2022	19	£ 4,425,000	£ 2,212,500	C	Signed GFA 7/1/21, units started on site. 1st half of grant claim recd. Paid towards s/o units. 3/3/21. Other claim form in, to be paid week 8/3/21. Slippage therefore PC is Oct 22. 20 tenanted plots with Longhurst. 19 CPCA funded. 19/1/22.			65	29 £ 2,212,500		Aug-22
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021	16	£ 640,000		C	Site is completing and PC next week. 22/10/22. GFA signed. 27/1/22.			11	5 £ 640,000	May / Dec 21	
More's Meadow, Great Shelford.	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/10/2022		£ 1,008,000	£ 504,000	C	GFA signed on 12/1/21. Contractors appointed, finishing design and build, site being cleared & prepared. 13/1/21. 1st Grant claim recd. 15/3/21. Some labour shortages. 11/1/22, 6 months in.			21	£ 504,000		May-22
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021	4	£ 247,999		C	Units already started on site. GFA signed 2/8/21, 4 units completed.18/1/22.			5	£ 247,999	Dec-21	
HUSK sites (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	22/03/2021	19	31/03/2022	31/03/2022		£ 665,000		C	GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. Signed GFA 25/8/21			19	£ 665,000	May-21	May-22

Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021	5	£ 237,804		C	GFA signed on 12/1/21. Units will be sales complete Aug 21. Sandpit Road completed, 18/1/22.			5	£ 237,804	Jun-21	
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	15	11/01/2021	05/03/2021	15	31/03/2022	31/05/2022	4	£ 749,000	£ 374,500	C	HCC to agree for monies to be given. 10 units have started on site, with the further 5 later this month. 5/3/21. 3 milestone payments requested. 21/4/21. <b>GFA Signed 2/8/21. 1st grant claim recd, 10/9/21.</b> Further 2 completions 3/2/22. A further 5 before March 22, one plot delayed as contractor issues. 3/2/22.	15			£ 749,000	May-21	Jun-22
Heylo 4 sites, Bayard Plaza, Pemberton Park, Alconbury Weald & Judith Gardens	Heylo	HDC,PCC, ECDC	60	60	15/03/2021	01/01/2021	60	31/03/2022	31/03/2022	27	£2,168,625		C	Approved at Committee, need to agree GFA and sign. 2 sold and complete in AW. PP - 7 completed, Judith Gardens 10 completed, B Plaza 8. 18/1/22. B Plaza not selling well.			60	£ 2,168,625	May-21	May-22
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021	22	£989,325	£989,325.00	C	Approved at Committee, need to agree GFA and sign. <b>GFA signed 30/9/21.</b> Payment made on 5/1/22.			22	£ 989,325	Jul-21	
			2309	678			678			415	£ 26,094,770	£ 14,614,674			37	368	273	£ 13,188,544		
Loan or other Toolbox Investments														Net Drawdown						
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023	14	£ 6,500,000	£ 3,922,586	C	Variation to facility completed, ongoing monthly drawdowns, 14 affordable units completed. 33 sales completed (incl affordable & plot 39), 10 others reserved,some before PC and exchanging shortly.		17	2			
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	15	£ 24,400,000	£ 19,178,307	C	Variation to facility completed. ongoing monthly drawdowns, all affordable units completed, 22 market units sold , 12 market units reserved, 6 units rented out, all 15 affordable units preparing for sale/transfer			15			
Alexander House (Forehill) Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	07/02/2022		£ 4,840,000	£ 4,840,000	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales all reserved and 13 units exchanged, 4 additional affordable homes included, completion expected May 22.			4			
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	13/12/2021	7	£ 5,780,000	£ -	C	Repayment of Loan and interest completed 13th Dec 2021		2	5			
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	07/05/2023		£ 9,647,000	£ 6,081,093	C	Ongoing monthly drawdowns, variation to facility completed.PC original target Oct 2022, now expected Mar 23.		7	3			
Sub-total Loan book Investments			213	55			55				£ 51,167,000	£ 34,021,986			0	26	29			
Programme Totals			2522	733			733			451	£ 77,261,770	£ 48,636,660			37	394	302			

Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing committee)	Target DLUHC Approval Date (ASAP or other)	Starts on Site date	Completion Date	Proposed funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for Scheme (=M/F)	Social Rented	Rented	Shared Ownership	CPCA assessed Additionality* "test" met	CPCA assessed Start on Site* achievable by 31 March 2022.	Notes
CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22																						
Wisbech Road, March	development on greenfield site	Sage/United Living	Fenlands	118	118	C	11/11/2019	11/11/2019	30/04/2021	30/03/2022	30/09/2024	£ 5,248,700	25/50/25	n/a	Yes	£ 44,481		98	20	Yes	Yes	Started on site on 30th March 22
Stanground, Peterborough	brownfield site	CKH	Peterborough	26	26	C	22/06/2020	22/06/2020	28/05/2021	31/03/2022	30/06/2023	£ 1,170,000	50/50	n/a	Yes	£ 45,000		26	0	Yes	Yes	Started on site 31st March 22
British Sugar Way, Oundle Road, Peterborough	brownfield site	CKH	Peterborough	70	70	C	09/11/2020	09/11/2020	28/05/2021	18/12/2021	01/06/2024	£ 2,830,000	50/50	n/a	Yes	£ 40,429		38	32	Yes	Yes	Started on site Dec 2021
Perkins, Phase 2, Newark Road, Peterborough	brownfield site	CKH	Peterborough	96	96	C	09/11/2020	09/11/2020	30/04/2021	10/09/2021	30/06/2023	£ 3,740,000	50/50	n/a	Yes	£ 38,958		38	58	Yes	Yes	Started on site Sept 21
Great Haddon, London Road, Yaxley, Peterborough. TO BE REVISED	urban extension	CKH	Peterborough	347	49	C	11/01/2021	11/01/2021	30/04/2021	14/03/2022	30/06/2023	£ 1,886,500	50/50	n/a	Yes	£ 38,500			49	Yes	Yes	Started on site 14th March 2022
sub-total					359							£ 14,875,200										
Northminster, Peterborough	new development	PIP	Peterborough	315	315	C	21/06/2021	21/06/2021	09/06/2021	15/03/2022	30/12/2025	£ 12,521,250	50/25/25	TBC	yes	£ 39,750		315		Yes	Yes	Started on site 15th March 22.
14-16 High Street, Girton, Cambridge. CB3 0PU	new development	CLT	South Cambs	15	15	C	21/06/2021	21/06/2021	09/06/2021	02/08/2021	30/11/2022	£ 675,000	50/50	n/a	Yes	£ 45,000		15		Yes	Yes	Started on site August 21.
Heylo 2 sites (SN Developments & Larkfleet)	new development	Heylo	ECDC, PCC & Fenland	27	27	C	06/09/2021	01/07/2021	09/06/2021	already started	30/03/2023	£ 1,209,000	25/25/25/25	TBC	yes	£ 44,700		0	27	yes	yes	Started on site Sept 21
sub-total					357							£ 14,405,250										
TOTAL					716																	

Units in 2017/21 programme

	733
Total 2017/21 & 21/22 Programme Units	1449

Total 21/22 Programme Funding	£ 29,280,450
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Average Intervention Rate for Programme (not accounting for tenure)	£ 40,894	0	530	186
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## **COMMUNITY HOMES STRATEGY**

### **Introduction – What is community-led housing?**

Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities. It can involve building new homes, returning empty homes to use and managing existing homes. These homes are usually either owned by the community or by the residents themselves.

CLH is a different approach to mainstream housing development in terms of development process, ownership of land and the end management of homes. Whilst there are several different approaches to CLH development they all have several things in common. They usually all have qualitative, social benefit and environmental features within a scheme, are not-for profit and are designed to involve residents in addressing the local and/or their own housing needs. CLH schemes are for the benefit of a community, whether that is defined geographically such as with Community Land Trusts (CLTs) or an *intentional* community of like-minded people, such as with cohousing schemes.

The national organisations representing the community-led housing sector have agreed on what constitutes a community-led housing scheme. It can be summarised as follows:

- A requirement that meaningful community engagement and consent occurs throughout the process.
- The community does not necessarily have to initiate and manage the development process, or build the homes themselves, though some choose to do so.
- The local community group or organisation owns, manages or stewards the homes and in a manner of their choosing.
- Includes a requirement that the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity; e.g. through asset lock.

### **Community Homes, CLT's and the Devolution Deal**

The devolution deal under the section on New Homes and Sustainable Communities stated that to support delivery of the commitments the Combined Authority and Government agreed under section 22.e. to:

*Work with Community Land Trusts to deliver new schemes recognising the benefits these schemes bring to the community.*

And under 22.d.

*Work with local areas' ambitions for new housing settlements. This includes .....a new Community Land Trust Scheme in East Cambridgeshire (Kennett 500 – 1,000 new homes)*

### **CPCA Policy Position and Strategy to Date**

The combined authority's Housing Strategy of September 2018 recognised a need to deliver genuinely affordable housing across the combined authority area. CLTs were referenced as a mechanism that could enable the combined authority to contribute towards meeting housing objectives.

On 27 January 2021 the combined authority board received and approved a full CLT business case. Board also approved the Medium-Term Financial Plan (MTFP) 2021 – 2025, which included a budget of £100,000 per annum for 2 years towards project costs including the provision of £5,000 community homes start-up grants and the former £100K Homes project that has now closed. The draft MTFP for 2022-23 includes a revised budget for community housing of £70K per annum until 2025 – 2026 to reflect the closure of the £100K Homes project.

### **Recent and current activity**

Potential community housing groups are recognised in the majority of constituent authority areas in Cambridgeshire and Peterborough. There are formally established CLT's in East Cambridgeshire, South Cambridgeshire, Cambridge City, and Huntingdonshire.

Following the election of Mayor Dr Nik Johnson in May 2021 East Cambridgeshire District Council (ECDC) became aware of a pending resourcing issue with all of the then CPCA Community housing team leaving in August and September 2021 and did not wish to lose impetus on the development of CLTs within their district, so they recruited a dedicated officer to continue this work themselves at local district level.

As the staff from the Community Homes team left the combined authority the CPCA put into place an interim support arrangement with an existing CPCA officer resource from the wider CPCA housing team. CPCA has looked at support options and identified that support services could be provided to an equivalent or better standard externally by Eastern Community Homes (ECH) that specialise in supporting community homes groups across eastern England. This also has the benefit of being an independent external supplier for purposes of impartiality and transparency.

Authority has been obtained to appoint ECH to provide support to Community Homes groups across the combined authority's area (excluding ECDC who still intend to offer direct support) from November 2022 to April 2023.

### **Objectives and Activities**

Eastern Community Homes are to provide support services to community groups independently from the Combined Authority.

Technical support shall be provided by an accredited community-led housing advisor to community groups from project inception to completion and typical activities shall include:

- Advising groups on establishing themselves as an appropriate legal entity.
- Promoting the community housing start-up grant of £5,000 per group available through, and administered by, the Combined Authority.
- Supporting groups to obtain further grant/loan funding to deliver community housing schemes.
- Assisting with the development and delivery of community engagement strategies.

- Providing independent informal guidance, or access to professional advice relating to planning matters and partnership building.
- Providing advice on occupation and management of properties.

The agreed objectives of the support services to be provided by ECH are summarised in the table below:

Objective	Actions	Outputs	Outcomes
Work with existing portfolio of 13 community-led housing groups and identify delivery priorities	Contact all existing community-led housing groups within the Combined Authority's portfolio.	Contact made with all groups to establish relationship and build on the work already done.	Existing groups are reassured that high quality advice and support remains available.
	Assess each group's needs and devise plan of action to support.	Identify the number of groups requiring support at each stage of the Community-Led Housing process (Group, Site, Plan, Build, Live).	Groups receive appropriate support relative to the stage of their project.
	Sign-up groups to Eastern Community Homes.	Support given to groups in priority order to ensure continued development of community-led housing schemes.	Community-Led Housing Advisor is able to prioritise workload to ensure group receive the support they need at the point they need it.
	Deliver identified support.	Quarterly Report made to Combined Authority on support provided on its behalf to existing groups.	Combined Authority is able to report on how its support for community-led housing in contributing to meeting its housing agenda.
Identify and support new community-led housing groups within the Combined Authority area	Promote community-led housing as a concept to communities so they understand how they might step forward to lead development.	Online webinar delivered to local councils and community groups within Combined Authority area to introduce them to concept of community-led housing.	New and potential CLH groups have an improved understanding of how to deliver their projects.

	Sign-up groups to Eastern Community Homes.	General advice and support provided	CLH groups are supported throughout their community-led housing journey and able to progress their projects right through to 'live' stage.
	Advise groups on how to progress their community-led housing project.	Technical advice provided to groups.	Local authorities see an increase in community-led housing development in their Districts.
	Signpost groups to relevant technical advice including legal incorporation, business planning and viability assessments.	Links made to local authority officers and members.	
	Assist groups in accessing funding to support their project.	Quarterly Report made to Combined Authority on support provided on its behalf to new groups.	
	Facilitate discussions with relevant parties e.g. local authorities, developments, registered providers.		

### **Monitoring and Review**

The out-sourcing arrangement with ECH is to be controlled by a memorandum of understanding and monitored regularly by the Housing team with reports issued by ECH each quarter and at financial year end. The overall performance of ECH and the requirement for continued support to community groups shall be reviewed at 2022 – 2023 financial year end.

### **Grant Application Process**

Community Groups interested in applying for a community homes start-up grant for up to £5,000 should contact Eastern Community Homes for initial guidance and support. A grant application can then be submitted to the Housing team and an example of an application form can be found at Annex A.

The combined authority will require a commitment for groups to form a legally incorporated organisation if they have not already done so, and funding will only be released when this status is achieved. This condition applies to ensure that funding is spent responsibly and for intended purposes.

Some community homes groups are likely to be in their infancy and may not have determined their preferred legal status when applying for a start-up grant. This presents a 'chicken and egg' complication that has been considered in detail by the combined authority.

In order to alleviate any burden to community housing projects the costs of legal incorporation are included as eligible expenditure that can be incurred from the date grants are approved by the Housing and Communities Committee. Therefore, a representative of a community housing group that is not yet incorporated can still apply for a grant. The group may then meet its own costs of legal incorporation, and these costs may be recoverable from grant funding that is paid to the group at a later stage when it becomes legally incorporated.

### **Strategic Direction**

The CPCA will be considering its wider Housing strategy in the context of updating Mayoral priorities, organisational objectives and the existing affordable housing programme coming to an end in March 2022.

As part of that new housing principles are being considered by the combined authority as part of a future strategy evolution to support housing in future years .

It is envisaged that there will be an ongoing focus on supporting community groups to deliver affordable housing, but with revised expectations on outputs and governance. Supported groups shall be community-led and focused on the greatest affordable housing challenges in their location as central objectives.

Support for community homes is already part of the existing housing strategy and this community homes strategy is likely to continue to be a significant part of the wider future CPCA Housing strategy for 2022 and beyond.

Annex A – Example Application Form.

## Annex A

### **Application Form**

#### **Community Homes Start-Up Grant Funding**

The community homes start-up grant of up to £5,000 is intended to assist with the initial stages of community housing projects. Funding can be used to contribute towards professional fees and technical costs associated with legal incorporation, developing business plans, and costs associated with preliminary investigations of potential development sites.

The Combined Authority has appointed Eastern Community Homes to provide support to community housing groups across Cambridgeshire and Peterborough except for proposals within East Cambridgeshire that are to be supported by East Cambridgeshire District Council.

Community groups interested in applying for a start-up grant should seek support from Eastern Community Homes who can provide guidance through the application process.

Eastern Community Homes can be contacted by the following means:

Telephone: 01353 860850

Email: [enquiries@easterncommunityhomes.com](mailto:enquiries@easterncommunityhomes.com)

Post: Eastern Community Homes, c/o Cambridgeshire ACRE, e-space North, 181 Wisbech Road, Littleport, Ely, Cambridgeshire, CB6 1RA.

To be eligible for a set-up grant a community-based organisation should meet the following criteria:

1. Applicants must demonstrate a clear intention to form an independent group that is legally recognised, and funding may only be released to legally incorporated organisations. Further detail on this can be found in the Community Homes Strategy.
2. The applicant group must be representative of the community, with an open democratic membership structure.
3. The applicant group must have clear objectives directed towards serving their local community.
4. Any assets that are to be retained by the CLT in the long-term are expected to be permanently affordable for local people on local wages.
5. The organisation must intend to embark on meaningful public engagement and demonstrate their proposals have general community support.

Any available supporting documentation such as a vision or mission statement, evidence of need, letters of support, etc, will assist the application process.

Applications received may then be submitted to the Combined Authority for processing where they may then be presented to the Housing & Communities Committee for a final decision.

If a grant application is approved, then funding will only be released on completion of a formal grant agreement between the Combined Authority and the applicant.

Completed applications are to be submitted by email to: [housing@cambridgeshirepeterborough-ca.gov.uk](mailto:housing@cambridgeshirepeterborough-ca.gov.uk)

<b><u>ABOUT THE ORGANISATION</u></b>		
COMMUNITY GROUP		
<b>LEGAL STATUS</b> <p>Please confirm whether the group is legally recognised as an independent organisation, and if so, provide those details below. If the group is not yet legally recognised, please provide details of the principal representative acting as Applicant.</p> <p>The group <b>is / is not</b> legally recognised as an independent organisation.            (Please delete as appropriate)</p>		
APPLICANT		
ADDRESS		
MAIN CONTACT		
TELEPHONE		
EMAIL ADDRESS		
POSITION HELD		
GROUP MEMBERSHIP  (if not yet incorporated)	NAME	POSITION

<b><u>ABOUT THE PROJECT</u></b>	
LOCATION	
PARISH COUNCIL	
DOES A NEIGHBOURHOOD PLAN EXIST?	
<b>BRIEFLY DESCRIBE YOUR PROJECT</b> Please specify the number and type(s) of affordable community homes your organisation is looking to deliver.	
<b>PROJECT JUSTIFICATION</b> Please describe why the project is necessary and provide any supporting documentation, e.g., the results of a housing needs survey.	



**INITIAL SHORT-TERM OBJECTIVES**

Please indicate your objectives for the first six months following the award of a funding allocation.

**MEDIUM TERM OBJECTIVES**

Please indicate your objectives from the first six months until a period of three years following the award of a funding allocation.

**FUNDING REQUIRED**

Please state the amount of funding required and describe the anticipated items of expenditure.

<b>POTENTIAL DEVELOPMENT SITE OPPORTUNITIES</b>
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Please advise if any potential development sites have been identified; and if so, provide ownership, occupier and current site use details.
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<b><u>COMMUNITY ENGAGEMENT</u></b>
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<b>ACTIVITIES</b>
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Please provide details of any previous or proposed activity that demonstrates active engagement with the local community.
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**LOCAL SUPPORT**

Please provide detail to demonstrate how the proposal is supported by the general local community, e.g., expressions of support from an external body such as a Parish Council.

**ADDITIONAL INFORMATION**

Please list additional documents submitted as part of this application.

--

Please add any further relevant information in support of this application.

<b><u>DECLARATION</u></b>	
I confirm that all information provided in support of this application is accurate and correct.	
Name	
Signature	
Date	
Position	

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## Appendix 5

### Housing Principles

#### ISSUE

Although the Principles listed below as a whole were not approved by housing committee in September 2021, many of the individual principles did appear to have majority support. With further variation and consultation many of these principles could help form the basis for a future housing strategy;

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

a) funding opportunities and requirements, including any support from DLUHC to assist from the original 2017 funding allocation if not fully expended if DLUHC are prepared to agree

b) the adoption of an updated and revised CA housing strategy

c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning DLUHC confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from DLUHC, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can support real additionality.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals

- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping and make use of land which would not otherwise be available for housing, permanently or temporarily.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

This might be tied in to supporting the Great Homes Upgrade to seek to lower energy bills and Reduce carbon emissions



## APPENDIX 6

### DRAFT AFFORDABLE HOUSING PRINCIPLES

#### CONSULTATION RESPONSES FROM THE SEVEN CA LOCAL AUTHORITIES

10 August 2021

The Combined Authority's (CA's) current Affordable Housing Programme will expire in April 2022. At a recent leader's strategy meeting it was proposed that the CA should adopt eight affordable housing delivery principles that will support a bid for Government funding to deliver affordable housing from 2022 to 2025.

Constituent authorities were consulted about the proposal on 29 June 2021 using an internet platform called 'Smart survey'. Subsequent informal workshop meetings were then offered to each consultee to ensure that issues and observations were understood and recorded clearly. Final responses were invited by 30<sup>th</sup> July 2021.

The table below summarises the responses that were received and the content of each response can be found in this document.

<b>Consultee</b>	<b>Officer Contact</b>	<b>Written response</b>	<b>Workshop</b>	<b>Pages</b>
Cambs County	Emma Fitch	Received	16 July 2021	2-7
SCDC	Peter Campbell	Received	Not requested	8-11
Cambridge City	Claire Flowers	None submitted	22 July 2021	12-14
FDC	Dan Horn	Received	Not requested	15-19
HDC	Frank Mastrandrea	Received	Not requested	20-23
ECDC	Kim Langley	Received	Not requested	24-26
PCC	Michael Kelleher	Received	Not requested	27-30

## **CONSULTATION RECORD**

### **DRAFT AFFORDABLE HOUSING PRINCIPLES**

Consultee: Cambridgeshire County Council

A written submission was received from Cllr Nethsingha, Leader of the Council and a follow up workshop was attended by Emma Fitch, Assistant Director – Planning, Growth and Environment, Place and Economy.

The following comments were made in response to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Consultee comments:

A balance will need to be made to address housing needs across all those unable to afford housing, rather than just those on low income. The mix of tenure will also influence the level of associated infrastructure requirements, which will in turn impact on the Section 106 (S106) contribution provision sought (see our response to Principle 2 'Additionality' and Principle 4 'Reviews and developer contributions in other areas of the CA' below).

It would be helpful to understand what is meant by 'quality of new indoor environments', as this could relate to minimum space standards and / or accessibility standards – including access to digital infrastructure etc.; so it would be helpful to clarify.

The County Council is committed to addressing social immobility, eradicating poverty, and ensuring there is equality of opportunity for our residents to thrive. Fundamental to that is the ability for residents to live in warm, affordable, permanent, and secure housing, in communities that feel, and are, safe and connected. We want all of our residents to live in a community that gives them security and social interaction, and where they can access services and support locally in ways that make most sense to them.

This proposed core principle is key to achieving this ambition. Those on the lowest incomes are often in vital frontline roles, including those in the health and care sectors, the hospitality industry, and in the distribution and supply chain sector. These sectors require a stable and secure workforce spread across all of the CPCA footprint, with genuinely affordable housing being at the very core of achieving this.

Affordability must also cover Fuel Poverty. If the Affordable Housing (AH) provision is not viewed from the lens of energy efficiency and decarbonised heating systems, the vulnerable and poor in our society will have unnecessary future costs for fuel.

In principle 8 below on Net-Zero Carbon, we suggest it is ranked the highest priority in this list. The vulnerable and poor are the most at risk communities from the costs and impacts of climate change impacts yet the least able to pay.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

- a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed
- b) the adoption of an updated and revised CA housing strategy
- c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Consultee comments:

This is something that Cambridgeshire County Council officers have been suggesting for some time on S106 sites in Fenland, where the District Council prioritises affordable housing over infrastructure. We have seen this most recently with the Wisbech Road, March development, where the Education service is being asked to cross-subsidise the Housing Association to provide affordable housing in excess of policy. In cases like this it is entirely right, as we have suggested, that agencies like the Combined Authority (CA), Homes England (HE) and local housing authorities step up and provide the grant and gap funding to deliver projects and their policy objectives and not pass the cost to other organisations; particularly where the S106 contributions increase based on the tenure and can deem projects unviable.

To help clarify what is being proposed and in what circumstances it would also be helpful to understand if the reference to 'major developments' in point c) will be taken from the planning definition for housing set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) i.e. (c)(i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); or whether this has an alternative meaning in this context? Also, whether the driver is seeking to address under provision levels in some areas or more to address viability?

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Consultee comments:

In addition to the eight key core principles set out and the opportunities that exist within them to support the viability and delivery of affordable housing, we would recommend that six more areas are considered by either building them into the existing eight core principles or creating additional ones. These six areas are described at the end of this document\*.

In addition to the above it would also be helpful to understand what is meant by 'only where the CA can provide real additionality' – once defined how will this be measured, and how will it influence what parts of Cambridgeshire will receive such support?

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Consultee comments:

The County Council is often in a position where there is a challenging viability balance between

- (i) policy compliant affordable housing, and
- (ii) infrastructure requirements to enable sustainable/safe/capacious development.

A key example is Waterbeach, where officers have dealt with this challenge in two different ways, the first consent (Urban and Civic) leaning more to Affordable Housing (AH), and the second (RLW) providing mechanisms to help restore the infrastructure balance.

Our officers certainly support the AH mission and do what we can to unlock sites that can facilitate AH. However, we would emphasise that the planning gain pie is finite, and the County Council cannot avoid the other infrastructure cost burdens (transport/education) that are essential to enable credible development. Close work with the Local Planning Authorities (LPAs) and the CA will be key to ensure we all strike the right balance and deliver across the priorities.

Noting the challenge on viability set out above in relation to this core principle, the suggestion that the AH % can be increased in areas of high value is too simplistic. If the % is increased that is a cost to the developer. More affordable housing will not be paid for by increasing gross development value (GDV) on market units and will only be achieved by lower margins (which are effectively protected) or with a reduction in other planning gains. Perversely increased AH would lead to more school aged children than market housing but with less planning gain to mitigate, making “Additionality” important in high and low value areas, as already noted under core principle two above.

The delivery of AH should be the key emphasis here and support to the viability issues already set out in principle two above, to avoid the County Council needing to pick up the infrastructure bill as a result of this outcome. The Government methodology for viability economics for new developments are outdated, they do not reflect the existential crisis of Climate Change and Biodiversity Emergencies. It will be important to discuss with government a new model for development economics starting with AH.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Consultee comments:

Reference is made to homelessness, rough sleepers and key workers, but there is currently no mention of Special Needs housing (elderly persons, dementia care, care leavers, disabled and mental health etc), all of which fall to some extent within the social care elements within the County Councils remit. More effort is therefore needed on delivering accessible and adaptable housing standards.

We welcome the commitment set out in this principle to work alongside and as part of existing partnership arrangements that seek to address and prevent homelessness. This is a complex area, with many people facing multiple challenges which, combined, result in their homelessness. For others, the impact of the pandemic on their employment, and the impending reduction in Universal Credit payments, will likely lead to a rise in homelessness presentations to local housing authorities. For some, the direct and immediate support of their local housing authority is sufficient to address their situation, but for many a more collaborative approach across the public and not for profit sectors is often required, and the CPCA's role in supporting this through the attraction of inward investment to increase housing supply, the support of the system to increase employability and earnings, and investment in community infrastructure to create opportunities would be very welcome.

The County Council also has statutory responsibilities for both adults and children's social care. For children, this includes those being cared for as they transition into adulthood and independence, and those with special educational needs and disabilities. For adults, this includes older people, people with additional needs or disabilities, victims of domestic abuse, and carers. In all cases, a joined-up strategy to meet the long term housing needs of these vulnerable groups is vital if we are to establish strong, diverse and resilient communities, and a county where all of our residents have an equal set of opportunities to succeed.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Consultee comments:

Community Land Trusts (CLTs) represent just one option available to deliver AH, so alternative delivery opportunities should not be ignored at this stage. Furthermore, it would be helpful to understand what the 'new set of principles' is likely to include and if these will include access to green infrastructure and connectivity to existing community services etc.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Consultee comments:

All forms of modern methods of construction should be explored and linked in with principle eight below and the need to ensure that digital connectivity for such projects is not missed. This is closely linked to supply chain capability and capacity. Investment into the skills agenda, in particular for low carbon and environmental services for new developments as well as greater numbers of off-site manufacturing facilities, along with a better understanding of the carbon emissions reductions this can bring for the construction industry.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Consultee comments:

This core principle is fully supported and should appear higher up the list to avoid it being considered as a bolt on or lower priority, especially given the climate change aspirations of the County and the declared climate change emergency in our area. Local Area Energy Planning, including connections to district heating should be scoped for new AH. How will housing design and construction reduce energy demand, for example, passivhaus energy standards for AH to reduce future fuel poverty and where and how will low carbon energy supplies be planned and delivered on-site. It will be important to look for the opportunities to link to existing and proposed energy developments being brought forward by the County Council, and other organisations, through private wires; especially as it is noted that reducing the carbon footprint of new houses is expensive. The cost of carbon must be included in the economic models for AH and their development. This core principle must be factored into the other seven core principles. An understanding of how this core principle will be balanced with 'additionality' for example, particularly in areas of the county where viability is already an issue, will need to be explained further and new models found.

\*Continuation of response to principle 3 above:

In addition to the eight key core principles set out and the opportunities that exist within them to support the viability and delivery of affordable housing, we would recommend that six more areas are considered by either building them into the existing eight core principles or creating additional ones:

1. Reference to digital infrastructure is currently missing. Without the inclusion of this important element of infrastructure delivery there would be a lost opportunity; especially as there is already poorer connectivity for social housing, which is why it should be specifically referenced. As the Housing and Communities is the overseeing Committee for Connecting Cambridgeshire, this important element of work needs to be added, and emphasis placed on its delivery.
2. Using our environment to create great places. Fundamentally people want to live in nice places. That means greening and culture. The County Council has had some great experiences with U&C planning to use heritage to develop a sense of place at Alconbury and Waterbeach. We would therefore also suggest promotion of open space, tying into the social and green prescribing agendas that are becoming more important by the day. The pandemic has also shown the importance of green and open spaces in peoples' physical and mental health and wellbeing, and this needs to be available to all if we are to deliver a sustained economic and social recovery. Adding high quality Natural Capital, e.g. trees and planting into places also helps manage heat island effect from Climate Change (urban areas overheating such as experienced in Canada this summer) which is likely to become more prevalent. This also helps with the natural capture and storage of carbon emissions.

3. Managing flood risk and climate change. We're being told that in the future most of our rainfall will come in two months of the year. Houses incorporating property level resilience (PLR) for example and natural flood risk management on major developments will therefore be key and link into our climate change emergency principles. Increasing foul drainage capacity, stopping development where the systems cannot handle it and stopping shared drainage solutions are also key to ensuring that we get the right infrastructure, in the right place, at the right time to support these AH principles.
4. Water. We need to manage our water resources properly and need to ensure our housing stock delivers this, with water capture, differentiation between grey and drinking water etc. We need a way of capturing heavy rainfall events for use, not shoving it all out to sea, so should all developments in future have large scale rainwater capture and storage as part of their flood management and natural capital such as trees and planting to capture and hold as much rainwater as possible to benefit locally. Given that many of the occupants of AH will be on lower incomes it is even more important to ensure that we get this element right from the outset.
5. The Biodiversity Emergency applies to all development. AH has a role delivering into biodiversity net gain and the 'Doubling Nature' commitment. This is an important element that must not be ignored when planning for the delivery of AH.
6. At present the core principles do not reference 'climate change' or the need to ensure that the AH delivered takes account of this.

## **CONSULTATION RECORD**

### **DRAFT AFFORDABLE HOUSING PRINCIPLES**

**Consultee: South Cambridgeshire District Council**

A written response was received from Peter Campbell, Head of Housing that was copied to Cllr John Batchelor, Lead Cabinet Member for Housing.

The consultee hopes these comments are helpful and seen as constructive, and looks forward to developing these issues further.

The following general comment was made:

Whilst we are pleased to see a set of principles for the Affordable Housing Programme and are pleased to be able to contribute to the consultation we feel that the principles presented are a mix of principles and potential policy actions.

We would prefer that the principles of the policy are set out initially and the policy actions derived from these.

We suggest that the principles of the Programme should be explicit and be based around:

1. Transparent Decision Making
2. Decision making backed by evidence.
3. Developing a strategy that establishes the priorities for the CA housing programme
4. Demonstrable value
5. Increased quality of new homes, and
6. Focussing on projects where the CA investment can make a difference.

In order to meet these principles, we suggest the following actions:

1. That priority is given to developing a CA housing strategy which will identify the priorities for the next five years. This recognises that differences exist across the CA region and look at a more flexible approach
2. That a scoring matrix (based on the agreed priorities of the CA and a common financial assessment) is developed for all requests for funding to ensure that all bids are assessed on the same basis.
3. That clear business cases are developed using a standard template and metrics and these, together with the scoring matrices, are presented to members to assist the decision making
4. Consideration should be given to a funding model that moves away from fixed grant funding and towards a more flexible system that considers gap funding to make supported schemes viable.
5. That the CA develop a standard minimum specification for new housing this could include, for example space standards, an assessment of accessibility and energy efficiency measures. This specification should be above any standards contained within local plans.
6. There needs to be consideration given to what is considered as additionality, does this just mean additional number of properties, or could it mean more energy efficient, more affordable (for example social rent rather than affordable rent) etc.



The following comments were made in response to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Consultee comments:

Yes we agree there should be a focus on lowest income. We are unsure what is meant by indoor environments, but if this suggests a move towards higher quality homes, we support this.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

- a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed
- b) the adoption of an updated and revised CA housing strategy
- c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Consultee comments:

- a. Agree
- b. Agree
- c. Assume that this means focussing on additionality above what can be achieved through s.106 agreements we agree, but please see the point above that additionality may be more than just an increase in numbers.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Consultee comments:

Agree, great communication and developing a joint vision are essential.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Consultee comments:

Whilst we support a move to increase the number of s106 affordable housing on schemes it is unclear what role the CA is proposing for itself. Further clarification is required.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Consultee comments:

Agreed. However, in many cases there are established partnerships and joint working across the CA area. We welcome the opportunity to work with others, but recommend that where possible this is done through existing structures.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Consultee comments:

It is unclear why CLTs are given particular attention. More clarification is required.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Consultee comments:

Whilst we agree that modular housing is a solution that can work to provide accommodation quickly and easily especially in confined sites in urban areas and meanwhile use, it is not always the best option for all locations. We are also aware that there are several organisations offering this solution (including building their own homes) across the region.

Our preference would be to reword this issue along the line of “we will aim to support innovation solutions that offers accommodation to groups of people who have high or complex needs”. This feel this will give more flexibility.

The proposed new housing strategy should draw out the groups of people with high and unmet housing needs, but these may include people who are homeless, rough sleepers, gypsy and travellers and people fleeing domestic violence

We are also very aware that in some cases that capital spend on innovative new housing also needs to be matched by revenue funding to keep services running.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Consultee comments:

Agreed, reducing carbon use is increasingly important and we would hope that the standard minimum specification referred to earlier would reflect this.

## **CONSULTATION RECORD**

### **DRAFT AFFORDABLE HOUSING PRINCIPLES**

**Consultee: Cambridge City Council**

A workshop was attended by Claire Flowers, Head of Housing Development.

The following comments were made in response to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Consultee comments:

This principle is agreed. Cambridge City Council (Cambridge CC) would be willing to assist in developing an appropriate assessment methodology if required.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed

b) the adoption of an updated and revised CA housing strategy

c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Consultee comments:

This principle is agreed.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Consultee comments:

This principle is agreed.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Consultee comments:

This principle is agreed.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Consultee comments:

This principle is agreed.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Consultee comments:

Cambridge CC officers consider that it may be appropriate for the Combined Authority (CA) to lead on CLT issues across the whole of the CA's area.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Consultee comments:

Cambridge CC officers agree the principle but identify a need to address construction skills as recognised in the construction agenda.

Cambridge CC has provided modular units on former garage sites to provide accommodation for homeless people and is willing to share knowledge of these initiatives.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Consultee comments:

This principle is agreed.

Cambridge City officers emphasise the need to support such schemes from pre-planning stages as costs have to be factored into initial design work.

Cambridge City have developed schemes that far exceed mandatory energy standards and would be willing to share knowledge.

## CONSULTATION RECORD

### DRAFT AFFORDABLE HOUSING PRINCIPLES

Consultee: Fenland District Council

A written response was received from Dan Horn, Head of Housing and Community Support and this was copied to Cllr Boden, Leader of the Council and Cllr Hoy, Portfolio Holder for Housing.

The following comments were made in response to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Consultee comments:

This principle is not agreed.

Fenland is pro housing growth and have ambitious plans to drive housing of all tenures in the area to raise the quality of life and ensure the growth is inclusive. the Combined Authority's principal remit is to achieve GVA Growth. The most effective way within the CPCA's Housing Policy to achieve that growth is not to give top priority to those on lowest incomes, but to give priority to those unable to access suitable housing who are in employment or seeking to move into or within the area for employment, which is a very different (although not mutually exclusive) target group. Such prioritisation would mean providing a broad range of affordable housing types, from social landlords and affordable rented products and below market rate private landlords, through part own-part purchase schemes, through to low cost affordable housing for purchase. Quality matters, including utilisation of space standards, are absolutely matters for each individual authority to decide upon, within the law. It should not be the function of the CPCA to seek to override those local decisions. Housing development in Fenland is more difficult to deliver than other parts of Cambridgeshire despite lower land values because house prices are lower alongside rapidly increasing construction costs remaining as high as other parts of the CPCA area. Therefore, cross subsidy is harder to achieve than other areas within CPCA and results in developers successfully reducing planning gain % levels for new affordable housing on new permissions. Despite the lower average house prices, we have great demand for affordable housing. This is because the average wage level in Fenland is lower than other parts of the CPCA area, so home ownership remains as out of reach for many Fenland residents as areas with much higher house prices. Many residents are on zero hours contracts, therefore, demand for affordable housing is growing rapidly as evidenced with our housing waiting list figures (HomeLink). In June 2020 there were 1682 Fenland HomeLink applicants (live and pending) rising to 2082 HomeLink applicants (live and pending) in June 2021, an increase of 24%. There is also significant pressure on residents being supported by the Council as they are at risk of homeless. At the time of writing we have over 24 households in bed and breakfast which is further evidence of the need for new supply to help meet the growing demand pressures. We are also concerned on new homelessness pressures falling out of the ending of the Furlough scheme leading to an increase in unemployment alongside the ending of the suspension of court action for rent arrears. As the grant supports investment over and above the planning gain obligations the grant is also important to our smaller to

medium size developers as they can risk manage the build out better through improved cash flow and reduced peak debt by a partnership with a Registered Provider partner who has secured CPCA grant. So alongside helping to meet significant demand pressures for Fenland residents in housing need it also helps drive our wider growth ambitions to deliver more market housing in the district. In summary CPCA grant investment helps speed up delivery of housing of all tenures.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

- a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed
- b) the adoption of an updated and revised CA housing strategy
- c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Consultee comments:

This principle is neither agreed nor disagreed.

Fenland District Council has difficulties in securing policy level affordable housing % on new development for the viability issues highlighted above. As part of the local plan development the Council have received a viability report that concludes asking for any contribution for affordable housing north of the A47 at Guyhirn is not viable. Even in the rest of the District, contributions for affordable housing were shown by the viability report to be viable only at minimal levels. This reality needs to be accepted as our starting point. It's not a starting point which may be liked by anyone, but it is a reality. The only way in which any significant affordable housing of any type will be delivered in Fenland is through subsidy using cold, hard cash, whether that is generated via the CPCA or Homes England. Insistence upon developer funded policy compliant affordable housing contributions will only result in schemes not going ahead at all, or refusals being successfully appealed on viability grounds. The current co-operation between FDC Officers and CPCA Officers in identifying developments where additionality may be achieved through selective financial intervention is the most effective way to continue.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Consultee comments:

This principle is agreed.

Any funding available through the combined authority is welcome and in Fenland there are opportunities for additionality to be achieved through your funding to assist the Council and partners to increase the number of affordable homes to offset those lost through successful section 106



viability challenges. The low land / property values combined with build costs that are the same as elsewhere in the CPCA area sometimes means assessment of schemes in Fenland represent poor value for money by way of average grant rate compared to higher value areas. However the need is as great if not greater when linked with some of the deprivation challenges we face compared to higher value areas. Some form of weighting for Fenland schemes to offset such a disadvantage would help mitigate against this. A one-size-fits-all approach to the assessment of the financial viability of affordable housing support schemes across the CPCA area is clearly inappropriate given the massive differences in housebuilding viability across the Combined Authority area.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Consultee comments:

This principle is neither agreed nor disagreed.

In Fenland, there are relatively few large strategic residential development sites where this approach would potentially be helpful. Nevertheless, continuation of support from the CPCA on large strategic sites in Fenland would be welcome to assist the Council on achieving its policy objectives.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Consultee comments:

This principle is agreed.

Co-operation with constituent Councils is always welcomed. CPCA to recognise that there are impending changes in the planning system that will lead to more home ownership products that constitute affordable housing for the purposes of the planning system and the resultant S106 agreements. We welcome that although this will contribute to meeting some need, and we wish to see such provision expand. However, there is also significant of the housing need in Fenland is for affordable rented as shown in the large waiting list number. The consequences of not providing enough new affordable rented is pressure on Fenland council financially to meet the needs of those threatened with homelessness, through silting up of our temporary accommodation through lack of

affordable homes supply coming available to rehouse. Therefore consideration of how additional CPCA funding can contribute to meeting this need would be welcome. We do not believe that the Housing Association Social Rented Model is the only route that should be used to address these pressures.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Consultee comments:

This principle is neither agreed nor disagreed.

As yet we have no CLT activity in Fenland...instead we have had success in securing exception site development through support from RPs and parish councils. If a community would like to explore a CLT opportunity it is something the council would support through our enabling work.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Consultee comments:

This principle is not agreed.

The Council is currently working with an RP and a charity to develop 6 modular homes for rough sleepers and those at risk of rough sleeping and would be welcome to share the learning (subject to funding submission being successful). We have also been working with the CWA to explore new training centre to create opportunities for our residents to develop skills in MMC / green skills etc.

However, and contrary to the implication within this question, we do not view so-called "modular homes" as being second-class alternative housing provision for use of those excluded from all other housing opportunities. Modern Methods of Construction extend well beyond mere modularity. For example, for those areas with potential flooding issues, now or in the future, consideration needs to be given to homes constructed from metallic pre-constructed waterproofed shell-elements.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Consultee comments:

This principle is neither agreed nor disagreed.

Although supportive of the principle , the challenge in Fenland is that as a result of the viability issues mentioned earlier in this response, this principle will cost more and therefore will place pressure on average grant rates and therefore lead to further viability challenges. We would therefore suggest exploring what can be done towards net zero as an ambition rather than an absolute requirement to ensure the ability to maximise new affordable housing is not constrained.

## **CONSULTATION RECORD**

### **DRAFT AFFORDABLE HOUSING PRINCIPLES**

**Consultee:** Huntingdonshire District Council

A letter was sent directly to the Mayor from Cllr Ryan Fuller, Executive Leader of Huntingdonshire District Council who made the following comments:

Huntingdonshire welcomes proposals that will deliver additional affordable housing in our district but there is significant concern regarding some of the principles below, particularly where statements are made without the provision of evidence, such as achieving up to 50 per cent affordable housing.

The Combined Authority must recognise that planning powers sit with the individual local authorities, and the primacy of Local Plans in decision making. For that reason, the Combined Authority must be realistic in its ambition, ensure principles are deliverable and recognise the viability challenges across the whole geography in delivering much needed affordable housing and the necessary infrastructure to support our new and existing communities

The letter included an appendix with responses to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Response: Other - partial agreement

We would agree that there is a need for good quality affordable housing (AH) in the region. To achieve the level of numbers required to meet housing demand it is essential that we are not only supporting rented units, whether social or affordable, but recognising that low cost home ownership schemes including first homes and shared ownership play a role here. We also need to establish balanced communities, and this will not be achieved by purely supporting applications from the lowest income households.

We support the need for good design for internal and external environments, although not all authorities have adopted the optional space standards so there could be inconsistency in interpretation of this principle across the area; the optional standards need to be adopted through the local plan process. It will be important to understand how schemes will be assessed on this basis and whether there will be any similarity between other existing or evolving guides. For example, the NHF have published design guides, there are the HAPPI principles, and Homes England announced on the 29<sup>th</sup> June that they will be working with BRE and the Design Council (formerly CABE) to develop a framework of design principles. It would be helpful from a delivery perspective that there are not too many principles or design codes to follow, especially if this prevents the schemes that are brought forward by acquiring open market housing, which are then converted to AH that may not have satisfied these principles from the beginning.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

- a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed
- b) the adoption of an updated and revised CA housing strategy
- c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Response: Agree

We agree that there would be a benefit in reviewing the CA Housing Strategy but would query the practicality and resource implications of proposal 2c) for reviewing upwards the AH percentage on major developments in terms of revisions to S106 agreements and the willingness of developers to commit to increasing the percentage of AH in a permitted scheme unless this can be achieved through securing the additionality before planning permission is granted.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Response: Agree

We are supportive of this principle although would need further detail to fully understand what is meant by additionality.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Response : Other- partial support

We are uncertain about the cross-over between this and principle 2c) and what the 'other development' being referred to is. We would welcome understanding your definition of larger sites and seeing evidence that 50 per cent affordable housing on open market sites is achievable in Huntingdonshire while also delivering necessary infrastructure. We would welcome reviews of large scale proposed developments with the CA whilst still in the outline planning stage to maximise opportunities for delivery of AH and where the CPCA can provide additionality whilst recognising the need to ensure viability of delivery and the balance between providing AH and other essential infrastructure necessary to support future residents. However, the Local Plan Viability Assessment for Huntingdonshire indicated that sites in large areas of the district, particularly previously developed ones, were not viable when seeking 40 per cent AH we therefore believe that the statement regarding 'potential for higher percentages in most other CA areas too' needs to be evidenced. The rephrasing of schemes to allow for earlier AH delivery needs to take into account the desirability of balancing AH

provision with delivery of infrastructure and community facilities these are essential to start establishing new communities and sustainable transport patterns amongst residents; AH residents tend to be the bearer of issues in relation to build quality and defect management if they are the first to move on a new development and also have to live on a building site for longer than private residents.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Response: Other – partial support

We support the emphasis on additional cooperative working where this can maximise effective AH delivery. We generally welcome points raised in this section but would need further clarity on the scope of the proposed dataset to avoid duplication of existing resources. The proposal for additional focus on ‘opportunities for employers with land directly to assist their staff’ raises issues of concern regarding the sustainability and suitability of where such homes might be located, their relationship with surrounding existing land uses, access to other services and facilities for potential residents and the potential impact on surrounding locations where these are free-standing employment sites in the countryside.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Response: Other – partial support

We are supportive of CLT's in principle albeit take up in the district has been low as Huntingdonshire supports the innovative delivery of affordable housing through our rural exceptions policy. We are concerned that additional assessment against a new set of principles will further discourage their delivery. Neighbourhood plans (NP) provide an alternative route for community-led identification of sites for AH but despite encouragement to explore this option no NP group in Huntingdonshire has yet wished to take on the workload involved in site selection and promotion. We would suggest that it would be sensible to commit the new principles to only new CLT's after a stated date. We would also need to be involved in the establishment of the new set of principles.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples

- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Response: Other – partial support

Local Planning Authorities, and Registered Providers are encouraged to support use of modular homes to speed up housing delivery, so this would be supported in principle but districts will need to be involved in the procurement process in selecting a modular contractor. We believe that a framework rather than one individual contractor would be best for this, there are already organisations that have set up frameworks that contractors can be pulled from for example LHC or National Framework Partnership (supported by the G15). We also need to understand the planning implications, especially in the siting of any modular homes and quality of the residential environment provided which should be reflected as a priority. Use of modular forms of housing construction as a method of expediting housing delivery is being investigated by the Modern Methods of Construction Taskforce established through the Budget in March 2021; outcomes from this should be explored to assist with finalising the principle. The last element of the principle is of great concern where it refers to ‘make use of land which would not otherwise be available for housing’, this would lead to direct conflict with Local Plan development strategy policies throughout the CA area and could result in housing vulnerable people in less suitable locations.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Response: Agree

We would agree with this principle and be supportive of its implementation, it is in line with national carbon reduction commitments. The requirement for low energy usage will help reduce the running costs of the AH provided which will be of significant benefit to residents and help with fuel poverty initiatives. As stated in our response in Principle 4 we would not wish the AH residents to be the sole “guinea pigs” of new technology initiatives.

## CONSULTATION RECORD

### DRAFT AFFORDABLE HOUSING PRINCIPLES

**Consultee:** East Cambridgeshire District Council

The following comments were made directly to the Mayor by Cllr Anna Bailey, Leader of East Cambridgeshire District Council:

Thank you for giving East Cambridgeshire District Council the opportunity to respond to your proposed Affordable Housing Delivery Principles 2022-2025.

The Council is committed to ensuring that the widest range of tenures is available throughout the district and supports affordable rent, social rent, shared ownership and discounted market sale housing products. The district has a wide range of housing needs and it is not practical or appropriate to elevate one type of need above others. We also have a focus on delivering mixed communities, ensuring that our affordable housing is delivered alongside open market housing.

This is why the Council's preferred method of delivering affordable housing is through community led development. The land value capture mechanism enables the community to decide how that value should benefit their community and provides for well balanced developments with appropriate infrastructure as well as a wide range of affordable housing tenures to suit the needs of the local community.

Stretham is an excellent example of how Community Land Trusts (CLTs) work locally. It was the first genuinely community led development in East Cambridgeshire. It is a low density, high quality scheme providing additional open space, business space, a GP surgery and affordable housing that is genuinely affordable and prioritises the needs of the people of Stretham – providing them with an opportunity to live and work locally at prices they can afford. It provides housing for the local nurse, the postman, the local farm worker. Notably, it is done with no subsidy or grant from the public purse. The CLT charge rents that are lower than the Local Housing Allowance (social rent) level and the CLT has never increased the rent to their tenants. In recognition that their tenants had a difficult year because of COVID they gave a rent free December 2020 and they did this without any grant. The significant income from the CLT owned homes is used to benefit the local community and is available in perpetuity.

Kennett will be the largest CLT in the district. A high quality, low density, near carbon neutral, infrastructure first scheme that will deliver 150 mixed tenure affordable housing units with at least 60 of the units being owned and managed by the CLT. The scheme will deliver major highway infrastructure, a local centre, business use, a new primary school, protected space to improve visibility of an ancient monument, garden village principles and many other benefits. The infrastructure will commence ahead of the housing, ensuring that this is a true infrastructure first scheme.

There are many more examples of the fantastic work that is being done by our communities; Soham Thrift CLT, Haddenham CLT, Swaffham Prior CLT. Each community doing it the way they want to because that is the entire point, it is Community Led Development. The Council does not dictate to the community, they tell us what they want and we have a planning policy to support it. Our only requirement is that they demonstrate to us that the community is involved.



East Cambs was the first Local Authority in the country to adopt a Community Led Development policy through the local plan process and is undoubtedly leading the way on Community Led Development.

We have gone one step further as a Council. There are communities out there that want to do it but simply do not have the capacity or expertise within the community to bring about community led development. So, we enabled the establishment of East Cambs CLT. This is an umbrella CLT that operates for the benefit of people in need in East Cambridgeshire and the purpose is to support affordable housing to be secured for people who live and work locally. It does not operate in competition with other CLTs but supports areas that want to benefit from community led development. ECTC, our (Trading Company that is 100% owned by the District Council and includes the development arm Palace Green Homes), has transferred its affordable housing stock to East Cambs CLT from their developments in Ely because there isn't a CLT incorporated in Ely.

I could go on - there is much more to say - about CLTs and the many benefits that this model provides. I am a passionate advocate for Community Led Development, which is why it is frustrating, and I have to be honest Nik, also insulting to read in one of the proposed principles, that 'there will be an ongoing focus on Community Land Trusts...but with revised expectations on outputs and governance, so they are community-led...' This statement demonstrates that the author has absolutely no understanding of the actual principle of **Community** Led Development, (my emphasis). It is bottom up, not top down. The statement also implies that the existing CLTs are not community led which is wholly incorrect.

The Council recognises the importance of securing affordable housing but is realistic about what can reasonably be expected from a development. We build communities that have a balance of housing mix and infrastructure need. The latter is equally important. A well served development that enables people to live and work locally plays a huge part in reducing pressure on other aspects of social need.

Increasing affordable housing levels in a development would need huge levels of subsidy to off-set the loss of value from turning an open market house into an affordable housing unit and the level of subsidy required would depend on the tenure of the affordable housing unit; shared ownership needing the least amount and social rent needing the highest amount. The loss of open market value would make it difficult, if not impossible, to deliver other priorities within a given site, for example, community centres, GPs, green initiatives, cycleways, open spaces, etc. All of these things help us to deliver healthier more vibrant communities that cater to the needs of residents and we know it is what our residents expect and deserve.

I am sure that you are aware of the First Homes Policy, which in essence replaces the £100K Homes initiative as it is a broadly similar mechanism to secure discounted market sale housing. There is a mandatory requirement that 25% of the affordable housing to be delivered on-site must be a First Home and there is no discretion, it must be done. So, on a development delivering 4 affordable housing units, 1 of these must be a First Home. This will inevitably have an impact on scheme viability and delivering the differing priorities of a given site.

We already work closely and well with our development community to achieve balanced communities in East Cambridgeshire.

I just wanted to touch on a reference in the principles to homelessness and rough sleepers. Both of these issues pose a challenge for local authorities across the country and we must do all we can to address this challenge and end the problem for good. Indeed, back in 2013 my own authority was spending more than half a million pounds a year on bed and breakfast accommodation representing a significant percentage of our total budget. I am pleased to say that since 2013 we have not placed a single person in bed and breakfast accommodation. We have done this by focusing on prevention - getting to the route of the issue as early as possible and supporting people holistically and intensively, helping them to deal with the underlying issues in their lives, including support with financial issues that require licensed financial advice. We already have a strong and regular prevention presence in

our communities in all sorts of locations, where our approach is to find and support people and families early on, before they hit crisis. We are just about to go even further with this approach, and will soon be on the road visiting our communities with our new East Cambs Community Advice Bus. I would welcome the opportunity to share our prevention approach with you in more detail as it has been hugely successful in East Cambridgeshire.

As you are aware from my recent correspondence, the Council intends to present to you and your Chief Executive, a prospectus for joint working across our priorities, which will include how we can collectively deliver genuinely affordable housing across our District, housing that is right for East Cambridgeshire residents and communities.

We note your recent request for constituent Councils to put forward new schemes for possible funding from the future Affordable Housing Programme and of course we will consider submission of schemes in East Cambs as they come forward.

In addition to presenting this response to your consultation on your principles, my Council's representatives on the Housing and Communities Committee and myself, on the Board, will of course actively engage in discussions regarding the formulation of your revised Housing Strategy.

I do believe that collectively we should not lose sight of the vision that Cambridgeshire and Peterborough local authorities, businesses, and universities set out to achieve. Our collective bold vision includes doubling GVA and accelerating the delivery of the mix of new homes and sustainable communities that Cambridgeshire and Peterborough residents demand.

## **CONSULTATION RECORD**

### **DRAFT AFFORDABLE HOUSING PRINCIPLES**

Consultee: Peterborough City Council

A written submission was received from Michael Kelleher, Assistant Director of Housing. The following comments were made in response to each of the proposed draft principles:

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

Consultee comments:

Housing for people on low income is important, but this shouldn't be a priority over housing for people in greatest need. Whilst low income and housing need are often linked, they are not the same, and there are many people on medium incomes who cannot afford to buy or rent accommodation for multiple complex reasons for whom subsidised housing is essential. It is important, therefore, for affordable housing to be available for people at all price points.

It would be helpful to understand what is meant by 'quality of new indoor environments', as this could relate to minimum space standards and / or accessibility standards – including access to digital infrastructure etc.; so it would be helpful to clarify.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

- a) funding opportunities and requirements, including any support from MHCLG to assist from the original 2017 funding allocation if not fully committed
- b) the adoption of an updated and revised CA housing strategy
- c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

Consultee comments:

Agree that additionality is crucial but what does this mean in practice over such a large geographic area given local cost differentials, existing delivery programmes and local housing need? Would a different metric, such as “return on public investment” or “cost to the public purse” be better?

What is meant by point c)? Is the reference to 'major developments' referring to the planning definition which means 10 or more dwellings or is it referring to large scale schemes like urban extensions? Is this relating to schemes where the intended affordable housing provision level is falling below policy compliant levels due to viability or just about increasing the % on schemes generally where this would be beneficial? Presumably, the assistance to local authorities would be grant funding although the funding would go to the relevant provider.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning MHCLG confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from MHCLG, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can provide real additionality.

Consultee comments:

How will the CA determine what it can best add given that the local knowledge of housing markets and what is needed in local areas sits with each local authority? Yes, the CA will know how much funding is available and it will have funding criteria to follow, but it is only by having a mechanism of measuring the impact of its intervention at a local level that transparency on investment can be achieved. In other words, £1m in one location will not have the same impact as £1m in another location – how will these be measured and compared on an equal basis. Will local councils have the opportunity to inform how these decisions are made?

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

Consultee comments:

I am unclear how this principle is different from 2c) Also it talks about maximising the % of AH as a central part of developer contributions. If an increase is achieved as part of developer contributions, then the additional affordable dwellings achieved will not be eligible for grant so how will this work?

On site delivery of affordable housing should be the stated preferred position. Where a developer can demonstrate on an open book basis that viability is a block to on site provision, the off-site contributions should be ring fenced for that local authority area. As calculations for off-site contributions can, and often do, differ across local authority areas with each policy reflecting local needs and conditions it is unfair passport this to other areas. In extreme circumstances there could be time limits applied where, if off site contributions cannot be spent within the local authority in a specified time (e.g. three years) then it can be passported to another area.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals
- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

Consultee comments:

Agree with the additional focus on this. A CA wide strategy is essential for the success of this and the strategy should be developed in partnership with all local authorities and key delivery partners. This sounds as if the CA is looking to develop a more enabling role which could be beneficial. More detail on what this would involve would be helpful.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

Consultee comments:

CLTs represent just one option available to deliver affordable housing and should be supported where local communities identify a need, however, if local communities reject the concept in favour of other models those areas should not be penalised. I would, therefore, recommend a wider review of local management options such as co-housing, tenant management organisations etc.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, including tendering for a lead modular production and skills development partner, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping

and make use of land which would not otherwise be available for housing, permanently or temporarily.

Consultee comments:

Alongside all forms of modern methods of construction, modular housing should be explored. Whilst MMC units are often more expensive to build (between 5% and 15%) they are often delivered in far shorter timeframes thereby generating income sooner and are built to precision standards which can help reduce fuel bills and the carbon footprint.

Schemes of modular units for homeless households, while a useful additional option and an attractive option in the short term. Over time if there are high concentration of such units in one area, issues with ASB and negative attention could follow. Schemes should be considered carefully and kept small.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

Consultee comments:

This ambition – or core principle - is supported and should, in fact be the number one principle that feeds through everything else. Because reducing the carbon footprint of new houses is expensive, the cost implications of this core principle must be factored into the other seven core principles. So, for example, how will the principle of additionality compare to the principle of net zero carbon? If, for example, the CA can get more additionality by building traditional compared to the number it can achieve through MMC (which will have a lower carbon footprint), what will it aim for?

## Affordable Housing Programme – Update on Implementation

To:	Housing and Communities Committee
Meeting Date:	11 July 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is required to:  note the report.
Voting arrangements:	No vote required.

## 1. Purpose

- 1.1 This report is to update Housing Committee members on the outcome of the affordable housing programme to 31 March 2022.

## 2. CPCA Programme April 2017 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme ran until 31 March 2022 with the original ambition under the devolution deal to deliver 2,000 new affordable homes from £100m of funding.
- 2.2. DLUHC determined that the programme in its previous form ended with effect from 31st March 2021. DLUHC offered a new programme of support for additional affordable housing for the period April 2021 to March 2022 with conditions that the CPCA accepted. This included the principle that no new money above the £55m originally forwarded would be made available unless the CPCA could evidence additional units having started on site to justify claiming additional housing grant monies.

### **AFFORDABLE HOUSING PROGRAMME DELIVERY**

- 2.3. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units started on site. 481 of those homes have now completed. See schedule of schemes in Appendix 1.
- 2.4. The schemes in the programme to March 2021 have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund, repayments from which are now being used to fund the grant programme.
- 2.5. The Affordable housing programme for the period April 2021 to March 2022 had 18 potential schemes provisionally identified, looking to deliver up to 1,188 units. We have delivered 716 units from 8 schemes, evidencing to DLUHC appx £1.1m of additional grant funding above the original £55m provided. This has now been paid to CPCA by DLUHC. The programme of schemes for 2021/22 is shown in Appendix 2.
- 2.6. Brining the two together, **the additional affordable housing unit numbers delivered within the original period April 2017 to March 2022 is 1,449 units.** (calculation; 733 programme to Mar 2021 + 716 in the 2021/22 programme). We have therefore delivered 72.5% of the targeted additional affordable housing unit numbers and utilised 56.1% of the £100m capital that it was advised by government under the Devo deal.
- 2.7. The average grant rate per affordable housing unit is appx £38,700.

### **CONTEXT IN WHICH THE PROGRAMME HAS BEEN DELIVERED**

- 2.8. Between April 2017 and May 2018 an initial 'early win's' programme was approved. This achieved 68 units started on site in the first 18 months of the programme up until September 2018.
- 2.9. Between Sept 2018 to April 2019 the CPCA was not able to offer any funding support for additional affordable housing as new legislation was required to enable the CPCA to legally offer grant support for additional affordable rental and shared ownership units. This resulted



in the CPCA programme incurring significant reputational damage and having to effectively try and re-launch itself from May 2019.

- 2.10 Brexit caused uncertainty and the loss of skilled labour and trades in the construction industry.
- 2.11 Covid initially shut the construction industry down from March to May 2020. It has caused significant supply chain issues and another period of severe disruption due to the Omnicom variant occurred between Nov 21-Feb 22.
- 2.12 For the 2021 -22 Programme DLUHC did not approve the proposed CPCA programme until Sept 22, leaving CPCA 6 months to work with partners to get schemes started on site. In addition, a cap on the grant rate of £45,000 per unit was applied which effectively restricted the geographical area in which the CPCA programme could effectively function.
- 2.13 Over the final 12 months there have been significant construction cost inflation implications, resulting in several medium and small sized housing schemes in our 2021-22 programme not starting on site in time because tender returns exceeded the level of pre-approved or delegated authority with the developers.

Although we have clearly encountered what might be described as 'headwinds' in seeking to deliver the programme, none of this can take away some frustration and disappointment felt by the Housing team that the full target under the devo deal has not been achieved.

## Significant Implications

### 3. Financial Implications

- 3.1 There are no additional financial implications. The return of the loan monies from the 5 loans in the housing programme are being recycled into providing the grants in the grant funded schemes. The progress of the loan recovery is reported to Housing committee in a separate paper, but we can confirm that 2 of the 5 loans have now been fully re-paid with interest.

### 4. Legal Implications

- 4.1 There are no new legal implications.

### 5. Public Health implications

- 5.1 There are no additional public health implications

### 6. Environmental and Climate Change Implications

- 6.1 There are no additional environmental or climate change implications

### 7. Other Significant Implications

7.1 None.

## 8. Appendices

8.1 Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period to March 2021.

8.2 Appendix 2 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.

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 & Contract d (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards	
Soham	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		8					
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			5				
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			8				
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		15					
Burwell	Hasloe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed		8					
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed		54					
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	Completed		24					
Belle Vue Slaground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed		21					
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2022	14	£ 618,800	£ 464,100	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Siltton complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700. 11/3/21. One plot outstanding other plots have been completed. 17/9/21. One plot still outstanding due to contractor pulling out, delay on unit. 3/2/22. <b>COMPLETED SITE, need grant claimed. 23/5/22.</b>	14			£ 154,700	Jul-21		
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020		25					
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	19/01/2021	33	28/02/2023	28/02/2023		£ 1,430,154	£ 715,077	C	GFA signed. Contractors on site preparing site & SOS. 19/1/21. First claim in 15/3/21. New PC dates moved to Feb 23. 23/6/22.		33		£ 715,077	Oct-22		
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	28/03/2022	5	£ 215,000	£ 215,000	C	First grant draw down made 17/12/2020. Paid on 23/1/2021. Completions on 9/3/22. <b>final claim approved for payment 23/3/22. COMPLETED</b>		4	1	£ -	Oct-21		
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/11/2021	15	£ 600,000	£ 600,000	C	SOS 17th March 2020. £300,000 paid in grant draw down. All units completed, PC recd and awaiting final claim. 11/1/22. Second & final payment request recd 28/2/22. <b>COMPLETED</b>		15		£ -	Jul-21		
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/03/2022	31/07/2022		£ 509,000	£ 254,500	C	SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21. <b>GFA signed 2/8/21.</b> 1st claims recd 10/9/21. Progressing well 3/2/22. <b>Issues with services, completion July 22.</b>	8		3	£ 509,000	Mar-22		
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -	C	Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. <b>GFA final signed 25/8/21.</b>		45		£ 1,687,500	May-21	Nov-22	
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	22	£ 819,800	£ 819,800	C	GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from AW 7/10/2020. Paid invoice 22/1/2020. 16 build and complete, sale in September 21. <b>10/8/21</b>			22				
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Units completed 28th of September 2020. Claim form recd 19/10/2020. <b>COMPLETED</b>			7				
Brampton Park, Brampton, Hunts	ReSi	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	<b>COMPLETED</b>			6				
St Thomas Park, Ramsey, Hunts, (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997	£ 476,997	C	Completed docs to follow, 9 sold or STC. 1 reserved. All build complete. 7/10/20. Grant claim recd 16/3/21			10				
Whittlesley Green, Fenland/ Harriers Rest, (Lawrence Rd) Wittering & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2023	23	£ 1,367,766		C	GFA signed and dated 19/11/2020. <b>14 units completed by Aug 21, sale complete for Sandpit Road. 1 build Cromwell Fields, all build complete Oct/Nov 21.</b> Harriers Rest completion Oct/Nov 21 and Mar 22. Whittlesley Green 6 built and sold, 1 STC and further 3 due to be built next year. 10/8/21 A further 5 signed up 18/1/22. A further 4 completed. 23/5/22.			32	£ 1,367,766	Jun-21	Jun-22	
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/07/2022	23	£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21. 19 sales and complete. 1b&c in July and 1 B & C in Aug 21. 2 B & C Jan 22. 10/8/21.			23	£ 250,125		Aug-22	
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	14/04/2021	10	£ 412,998	£ 412,998	C	GFA completed 10/8/2020. Devt completion 14/4/21. Claim form recd, clawback has been deducted, grant claim in for £90k+, new amended final payment is £90,123. Total sum £412,998. <b>COMPLETED</b>			10	£ 90,123	Apr-21		
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	<b>COMPLETED</b>			20				
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	31/10/2022	19	£ 4,425,000	£ 2,212,500	C	Signed GFA 7/1/21, units started on site. 1st half of grant claim recd. Paid towards s/o units. 3/3/21. Other claim form in, to be paid week 8/3/21. <b>Slippage therefore PC is Oct 22. 20 tenanted plots with Longhurst. 19 CPCA funded. 19/1/22.</b>		65	29	£ 2,212,500	Aug-22		
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021	16	£ 640,000		C	Site is completing and PC next week. <b>22/10/22. GFA signed. 27/1/22.</b>		11	5	£ 640,000	May / Dec 21		
More's Meadow, Great Shelford.	CLT/Parochial Charly	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/12/2022		£ 1,008,000	£ 504,000	C	design and build, site being cleared & prepared. 13/1/21. 1st Grant claim recd. 15/3/21. <b>Some labour shortages. 11/1/22. 6 months in. Longstop date extended to Dec 22.</b>		21		£ 504,000		May-22	
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021	5	£ 247,999		C	Units already started on site. <b>GFA signed 2/8/21.</b> 4 units completed 18/1/22. All 5 completed and sold or exchanged. 23/5/22. Grant claim due.			5	£ 247,999	Dec-21		
HUSK sites (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	22/03/2021	19	31/10/2023	31/10/2023		£ 665,000	£ 332,500	C	GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Meas. Signed <b>GFA 25/8/21.</b> first grant payment made 6/4/22. PC dates changes due to changes in construction. 26/8/22.		19		£ 665,000	May-21	May-22	
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021	5	£ 237,804		C	<b>GFA signed on 12/1/21</b> Units will be sales complete Aug 21. Sandpit Road completed, 18/1/22. Site complete and grant payment due, some clawback required. 23/5/22.			5	£ 237,804	Jun-21		
PFH HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	15	11/01/2021	05/03/2021	15	31/03/2022	31/05/2022	14	£ 749,000	£ 374,500	C	HCC to agree for monies to be given. 10 units have started on site, with the further 5 later this month. 5/3/21. 3 milestone payments requested. 21/4/21. <b>GFA Signed 2/8/21. 1st grant claim recd, 10/9/21.</b> Further 2 completions 3/2/22. A further 5 before March 22, one plot delayed as contractor issues. 3/2/22.		15		£ 749,000	May-21	Jun-22	
Heylo 4 sites, Bayard Plaza, Pemberton Park, Alconbury Weald & Judith Gardens	Heylo	HDC,PCC, EDCD	60	60	15/03/2021	01/01/2021	60	31/03/2022	31/03/2022	32	£2,168,625		C	Sold and complete in AW. PP - 7 completed, Judith Gardens 10 completed, B Plaza 8. 18/1/22. B Plaza not selling well. <b>GFA signed 25/8/21. 28 units will be changed in delivery tenure. 23/5/22.</b>			60	£ 2,168,625	May-21	May-22	
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021	22	£989,325	£989,325.00	C	Approved at Committee, need to agree GFA and sign. <b>GFA signed 30/9/21.</b> Payment made on 5/1/22.			22	£ 989,325	Jul-21		
			2309	678			678			436	£ 26,094,770	£ 14,947,174		variation to facility completed, ongoing monthly drawdowns, All affordable units completed. 35 sales		37	368	273	£ 13,188,544		
Loan or other Toolbox Investments																					
Haddenham CLT (Loan)	ECT/CPGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023	19	£ 6,500,000	£ 4,545,088	C	variation to facility completed, ongoing monthly drawdowns, all affordable units completed. 40 units sold, 34 units reserved, 18 units not reserved or sold			15				
Ely MOD Site (Loan)	ECT/CPGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	15	£ 24,400,000	£ 14,586,063	G	Repayment of Loan and interest completed 20th June 2022				4			
Linton Road, Great Abington (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	13/12/2021	7	£ 5,780,000	£ -	C	Repayment of Loan and interest completed 13th Dec 2021			2	5			
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	07/05/2023		£ 9,647,000	£ 6,348,774	C	Ongoing monthly drawdowns, variation to facility completed PC original target Oct 2022, now expected Mar 23.				7	3		
Sub-total Loan book Investments			213	55			55				£ 51,167,000	£ 25,479,924			0	26	29				
Programme Totals			2522	733			733			481	£ 77,261,770	£ 40,427,098			37	394	302				



Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing committee)	Target DLUHC Approval Date (ASAP or other)	Starts on Site date	Completion Date	Proposed funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for Scheme (=M/F)	Social Rented	Rented	Shared Ownership	CPCA assessed Additional ity* 'test' met	CPCA assessed Start on Site* achievable by 31 March 2022.	Notes
CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22																						
Wisbech Road, March	development on greenfield site	Sage/United Living	Fenlands	118	118	C	11/11/2019	11/11/2019	30/04/2021	30/03/2022	30/09/2024	£ 5,248,700	25/50/25	n/a	Yes	£ 44,481		98	20	Yes	Yes	Started on site on 30th March 22
Stanground, Peterborough	brownfield site	CKH	Peterborough	26	26	C	22/06/2020	22/06/2020	28/05/2021	31/03/2022	30/06/2023	£ 1,170,000	50/50	n/a	Yes	£ 45,000		26	0	Yes	Yes	Started on site 31st March 22
British Sugar Way, Oundle Road, Peterborough	brownfield site	CKH	Peterborough	70	70	C	09/11/2020	09/11/2020	28/05/2021	18/12/2021	01/06/2024	£ 2,830,000	50/50	n/a	Yes	£ 40,429		38	32	Yes	Yes	Started on site Dec 2021
Perkins, Phase 2, Newark Road, Peterborough	brownfield site	CKH	Peterborough	96	96	C	09/11/2020	09/11/2020	30/04/2021	10/09/2021	30/06/2023	£ 3,740,000	50/50	n/a	Yes	£ 38,958		38	58	Yes	Yes	Started on site Sept 21
Great Haddon, London Road, Yaxley, Peterborough. TO BE REVISED	urban extension	CKH	Peterborough	347	49	C	11/01/2021	11/01/2021	30/04/2021	14/03/2022	30/06/2023	£ 1,886,500	50/50	n/a	Yes	£ 38,500			49	Yes	Yes	Started on site 14th March 2022
sub-total					359							£ 14,875,200										
Northminster, Peterborough	new development	PIP	Peterborough	315	315	C	21/06/2021	21/06/2021	09/06/2021	15/03/2022	30/12/2025	£ 12,521,250	50/25/25	TBC	yes	£ 39,750		315		Yes	Yes	Started on site 15th March 22.
14-16 High Street, Gilton, Cambridge. CB3 0PU	new development	CLT	South Cambs	15	15	C	21/06/2021	21/06/2021	09/06/2021	02/08/2021	30/11/2022	£ 675,000	50/50	n/a	Yes	£ 45,000		15		Yes	Yes	Started on site August 21.
Heylo 2 sites (SN Developments & Larkfleet)	new development	Heylo	ECDC, PCC & Fenland	27	27	C	06/09/2021	01/07/2021	09/06/2021	already started	30/03/2023	£ 1,209,000	25/25/25/25	TBC	yes	£ 44,700		0	27	yes	yes	Started on site Sept 21
sub-total					357							£ 14,405,250										
TOTAL					716																	

Units in 2017/21 programme

733  


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 Total  
 2017/21 &  
 21/22  
 Programme  
 Units  


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 1449

Total 21/22  
 Programme  
 Funding  
 £ 29,280,450

Average Intervention Rate for Programme (not accounting for tenure)	£ 40,894	0	530	186
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**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.3

## Affordable Housing Programme Loans Update

To:	Housing and Communities Committee
Meeting Date:	11 July 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	Standing item
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.</p>
Voting arrangements:	No vote required.

## 1. Purpose

- 1.1 This report seeks to inform the Housing and Communities Committee of the current position concerning receipt of loan repayments that are required to fund the 2021-2022 Affordable Housing Programme.

## 2. Background

- 2.1 As part of the Devolution Deal, the Combined Authority secured funding from Government to deliver an affordable housing programme that ended in March 2021.
- 2.2 The Combined Authority's Housing Strategy approved by Board in September 2018 divided the funding into two parts. £60M was allocated for traditional grant funding and £40M was to be used for the then Mayor's plan for a revolving fund to support the delivery of additional affordable housing.
- 2.3 The revolving fund initiative committed a total of £51.167M through 5 loans to development companies to fund delivery of 55 affordable units. In August 2020 the Combined Authority's Board approved loan extensions and interest free periods to reflect the detrimental impact upon delivery of projects caused by the Covid pandemic.
- 2.4 In March 2021 Government conditionally agreed to a new affordable housing programme for 2021-2022 on the basis that all loan repayments were allocated to support the delivery of additional affordable housing through grant funding.
- 2.5 In January 2022 the Combined Authority's Board agreed to a further three-month extension of one loan at the default interest rate of 6% above base rate to reflect a further detrimental impact on project delivery resulting from the Covid pandemic.
- 2.6 The table below shows the headline detail of each loan:

<b><u>Scheme</u></b>	<b><u>Borrower</u></b>	<b><u>Total Units</u></b>	<b><u>Affordable Units</u></b>	<b><u>Loan Amount</u></b>	<b><u>Redemption Date</u></b>
Former MoD site, Ely	ECTC	92	15	£24.4M	31 Mar 2023
West End Gardens, Haddenham	ECTC	54	19	£6.5M	31 Mar 2023
Alexander House, Forehill, Ely	Laragh Developments	25	4	£4.84M	Now Repaid
Linton Rd, Gt. Abington	Laragh Developments	15	7	£5.78M	Now Repaid
Histon Rd, Cambridge	Laragh Developments	27	10	£9.647M	7 May 2023

- 2.7 The financial balance sheet showing an outstanding balance of the loans can be found at Appendix 1.
- 2.8 The status of the former MoD site project at Ely is reported at Section 3 below.



- 2.9 The project monitoring report for West End Gardens, Haddenham forecasts repayment of the loan by March 2023 and that some plots have been reserved at prices above originally anticipated values.
- 2.10 In January 2022 the Combined Authority's Board agreed a further 3-month extension for the loan made in connection with the project at Alexander House, Forehill, Ely due to the further impact of the Covid pandemic on progress. The loan and interest repayments in full were received on 20 June 2022.
- 2.11 The loan repayments for the project at Linton Rd, Great Abington were paid in January 2022. This was earlier than the redemption date of May 2022.
- 2.12 The project at Histon Mews, Cambridge is progressing. The independent monitor suggests the project should be complete by March 23 and the agreed redemption date of the loan facility is 7 May 2023.

## Significant Implications

### 3. Financial Implications

- 3.1 Loans are repaid as a proportion of sale proceeds from each housing unit on completion of sale. The Combined Authority retains an element of control through its requirement to approve each sale prior to completion, and each development is monitored by officers. The financial balance sheet showing an outstanding balance of £25.0m on 27<sup>th</sup> June 2022 can be found at Appendix 1.
- 3.2 The largest loan of £24.4m was made to East Cambs Trading Company Ltd (ECTC) to refurbish 92 former MOD homes in Ely for use as private homes and this initiative funded delivery of 15 affordable units. As can be seen from Appendix 1 the balance of this loan on 27<sup>th</sup> June 2022 was £14.7m.
- 3.3 Since the last update to Housing Committee the balance of this loan has been reduced significantly due to £7.4m of repayments.
- 3.4 The most recent monitoring report advises that the cash flow is behind forecast, and that as construction is expected to be completed in August, repayment of the loan by March 2023 will depend on how quickly the properties can be sold.
- 3.5 ECTC have advised officers that they have access to a facility in the event of any shortfall in sales to repay the loan by end March 2023. Officers shall continue to monitor the situation and provide update reports to Housing Committee.
- 3.6 Members are advised that the borrower has until 31 March 2023 to repay the loan and no direct intervention can be taken by the Combined Authority unless default occurs on 31 March 2023.

## 4. Legal Implications

- 4.1 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and with the Committee's Terms of Reference as set out in CPCA's Constitution Chapter 10 para.3.2.9(b).

## 5. Public Health implications

- 5.1 The report recommendations have neutral implications for public health.

## 6. Environmental and Climate Change Implications

- 6.1 The report recommendations have neutral implications for the environment and climate change.

## 7. Appendices

- 7.1 Appendix 1 – Housing Loans Activity Slides

## 8. Background Papers

[Combined Authority Board Report 5 August 2020](#)

[Combined Authority Board Report 26 January 2022](#)

# Housing Loans – update since last Committee

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	Position as at 28th February 2021			Activity to 27th June 2022		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
ECTC - Ely MOD	£ 26,359,579.62	£ 4,830,427.16	£ 21,529,152.46	£ 597,218.45	£ 7,434,258.49	£ 14,692,112.42
ECTC - Haddenham	£ 8,359,174.00	£ 4,710,549.16	£ 3,648,624.84	£ 1,231,323.20	£ 957,047.60	£ 3,922,900.44
Laragh - Alexander House	£ 4,609,849.47	£ -	£ 4,609,849.47	£ 230,150.66	£ 4,840,000.13	£ -
Laragh - Gt Abingdon	£ 4,746,937.55	£ 4,746,937.55	£ -	£ -	£ -	£ -
Laragh - Histon Road	£ 5,746,609.97	£ -	£ 5,746,609.97	£ 679,572.80	£ -	£ 6,426,182.77
	<b>£49,822,150.61</b>	<b>£14,287,913.87</b>	<b>£35,534,236.74</b>	<b>£ 2,738,265.11</b>	<b>£13,231,306.22</b>	<b>£ 25,041,195.63</b>

# Housing Loans – forecast

	Loan Payments		repaid 20/6/22	repaid 13/12/21			Loan Repayments		repaid 20/6/22	repaid 13/12/21		
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total
Jun-22	131,472	408,650	-	-	150,133	690,255	2,078,054	316,036	4,840,000	-	-	7,234,089
Jul-22	104,606	277,054	-	-	342,856	724,516	1,979,555	1,118,662	-	-	-	3,098,217
Aug-22	104,606	299,021	-	-	566,563	970,190	1,969,491	1,206,595	-	-	-	3,176,085
Sep-22	104,606	295,956	-	-	563,563	964,124	3,552,647	1,664,000	-	-	-	5,216,647
Oct-22	104,606	299,254	-	-	575,629	979,489	353,897	396,000	-	-	-	749,897
Nov-22	52,984	295,956	-	-	448,754	797,693	3,494,189	396,000	-	-	-	3,890,189
Dec-22	52,984	300,126	-	-	497,446	850,556	1,221,561	889,681	-	-	-	2,111,242
Jan-23	52,984	295,455	-	-	248,723	597,162	1,014,989	314,693	-	-	-	1,329,682
Feb-23	52,984	-	-	-	149,234	202,217	641,721	-	-	-	4,416,200	5,057,921
Mar-23	-	-	-	-	99,489	99,489	802,093	-	-	-	2,567,050	3,369,143
Apr-23	-	-	-	-	-	-	-	-	-	-	2,543,136	2,543,136
May-23	-	-	-	-	-	-	-	-	-	-	392,053	392,053
	761,831	2,471,471	-	-	3,642,390	6,875,692	-	17,108,196	6,301,667	4,840,000	9,918,439	38,168,301

## Partial Release of Legal Charge

To:	Housing and Communities Committee
Meeting Date:	11 July 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>Grant conditional consent to release part of a legal charge applied to land at the former MOD housing site at Ely.</p>
Voting arrangements:	A simple majority of all Members present and voting.

## 1. Purpose

- 1.1 This report seeks a decision from the Housing and Communities Committee following a request to release part of a legal charge that is held by the Combined Authority as security for a loan that was made from the 2021-2022 Affordable Housing Programme (AHP).
- 1.2 The Board approval of 8<sup>th</sup> November 2019 authorised the Director, Housing in consultation with Legal Counsel and Portfolio Holder Fiscal to conclude any necessary legal documentation to secure the loan, to include a charge upon the land. As the matter could alter loan security officers consider it appropriate to refer this decision to the Housing and Communities Committee.

## 2. Background

- 2.1 On 28<sup>th</sup> November 2018 the Combined Authority's Board approved the grant of a loan of £24.4M from the AHP to East Cambs Trading Company Limited (ECTC) to refurbish 92 former MOD homes including 15 affordable homes adjacent to the Princess of Wales hospital in Ely.
- 2.1 The loan was secured by way of a legal charge affecting the freehold title to the development site owned by ECTC as shown on the plan at Appendix A. This includes land that is the subject of a current planning application for 27 residential units (ECDC ref: 20/01006/FUM) that has yet to be determined, in addition to remaining unsold refurbished houses.
- 2.2 The loan was then varied by Board on 5 August 2020 to grant an interest free period and an extension to the repayment date.
- 2.3 A monitoring report dated 15 June 2022 confirmed that repayments were £3.5M behind anticipated cash flow. The report states that repayment of the loan will depend on how quickly the remaining properties can be sold, and that 19 properties were yet to be reserved.

## 3. Matter for Consideration

- 3.1 A request has recently been received from ECTC for the Combined Authority to release part of the charge. This should facilitate a transfer of part of ECTC's development site that accommodates a derelict former social club.
- 3.2 The proposed transfer of the former social club site to Cambridgeshire Community Services NHS Trust (CCS) would enable construction of a multi storey car park to commence that will serve the Princess of Wales hospital redevelopment as shown on the proposed masterplan at Appendix B.
- 3.3 Under the arrangement CCS will simultaneously transfer land to ECTC that is considered to be capable of future residential development subject to obtaining planning consent.
- 3.4 ECTC have asked for the charge to be released as soon as possible as they have committed to implement the transfer on or before 11<sup>th</sup> July 2022. The land needs to be transferred free from encumbrances – hence the requirement to release the charge.

## 4. Options

- A. Members could refuse consent to release part of the charge. This would delay the construction of a new hospital, but maintain existing loan security.
- B. Members could grant unconditional consent to release part of the charge. This could adversely affect loan security.
- C. Members could grant conditional consent to release part of the charge that applies to Parcel A on the plan at Appendix 3. A replacement charge could be applied to land shown as Parcel B on the plan at Appendix 3 that will transfer to ECTC under the arrangement with CCS. Parcels A and B are equivalent in area and the Parcel B land is considered to be suitable for future residential development subject to obtaining planning consent, so officers consider that the value of the Combined Authority's security would not be adversely affected. Contractual documentation would also be amended to ensure there is no increased contractual risk to loan security.

## Significant Implications

## 5. Financial Implications

- 5.1 ECTC are required to repay the loan by 31 March 2023 and no direct intervention can be taken by the Combined Authority unless default occurs on 31 March 2023.
- 5.2 Loan repayments are required to finance AHP grant funding commitments applied to other schemes.

## 6. Legal Implications

- 6.1 If the Housing and Communities Committee decides to implement option B or C, then ECTC could be requested to pay all costs and expenses incurred by the Combined Authority to implement the arrangement.

## 7. Public Health implications

- 7.1 Redevelopment of a community hospital cannot commence unless the existing arrangement is modified.

## 8. Environmental and Climate Change Implications

- 8.1 The report recommendations have neutral implications for the environment and climate change.

## 9. Appendices

Appendix A – Plan showing extent of site affected by existing charge.

Appendix B – Masterplan of proposed hospital redevelopment.

Appendix C – Plan showing land transfers.

## 10. Background Papers

[Combined Authority Board Report 28 November 2018 \(Item 6.1\)](#)

[Combined Authority Board Report 5 August 2020](#)

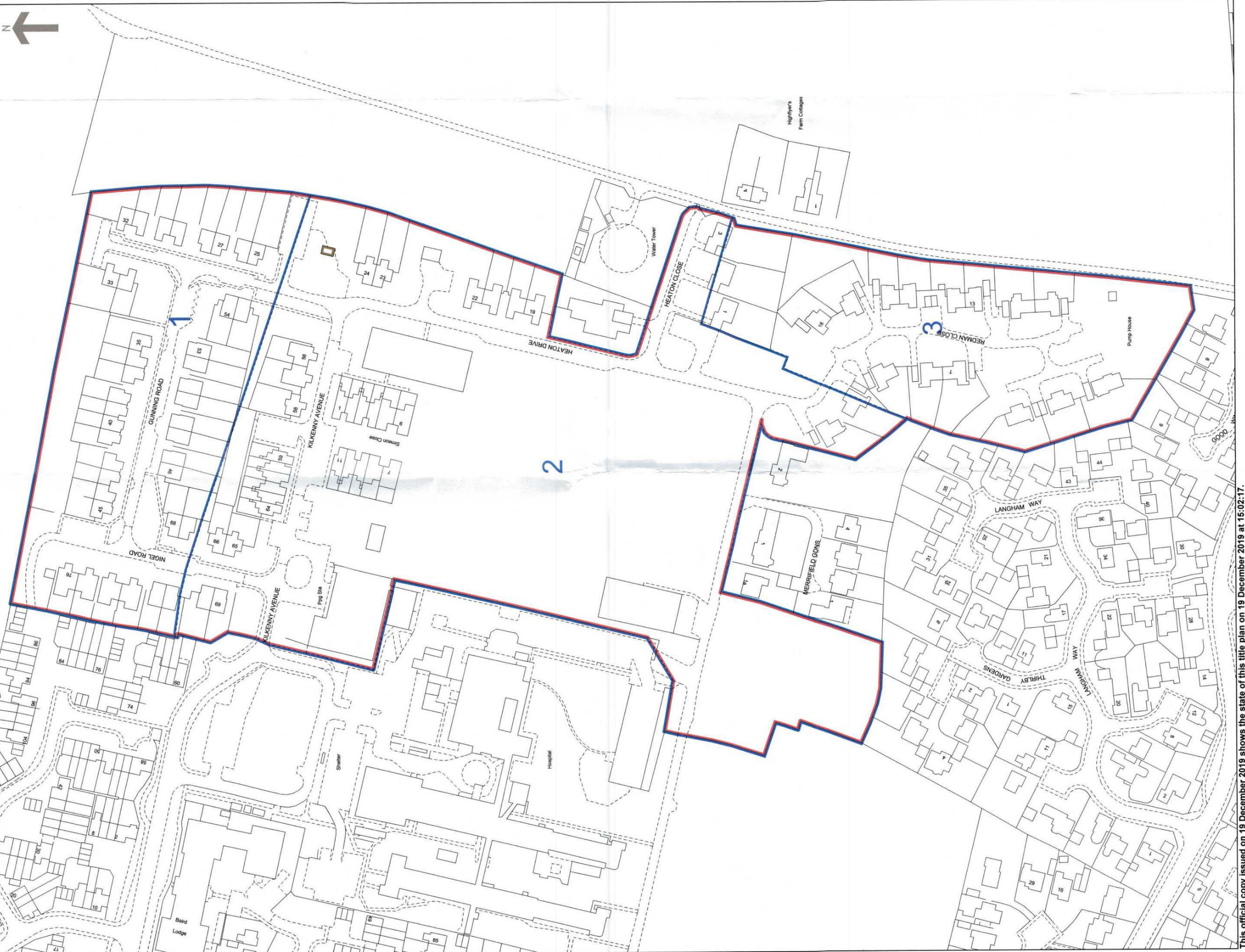




HM Land Registry  
Official copy of  
title plan

Title number CB448103  
Ordnance Survey map reference TL5581NW  
Scale 1:1250 enlarged from 1:2500  
Administrative area Cambridgeshire: East  
Cambridgeshire

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This official copy issued on 19 December 2019 shows the state of this title plan on 19 December 2019 at 15:02:17.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.







Notes		
No.	XXX	Description: XXX

Key

- Application site boundary
- Other land within the ownership of applicant
- New building
- Existing retained building
- Potential New tree
- Proposed Retained Existing tree
- Potential Future Development



Revision	Date	Description



**Pinnegar Hayward Design**  
33a Powell Street  
Birmingham  
B1 3DH  
Tel: 0121 236 7009  
Email: design@p-h-d.co.uk  
Web: www.p-h-d.co.uk

Client  
**CAMBRIDGESHIRE COMMUNITY SERVICES NHS TRUST**

Project  
**REDEVELOPMENT OF PRINCESS OF WALES HOSPITAL**

Location  
**LYNN ROAD, ELY CB6 1DN**

Drawing Title  
**INDICATIVE MASTER PLAN**

Project Number	2424	Drawing No.	Revision
Stage	PLANNING	(90)005	P1
Scale	1:500		
Date	JAN 21		
Drawn	DLB		
Checked	JH		
Sheet Number	2424_PHD_X_XX_DR_A_[90]005		







DISCLAIMER : This drawing and the building works depicted are the copyright of Pinnegar  
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No liability will be accepted for amendments made by other persons.  
All dimensions are to be checked on site and the Architect is to be notified of any  
discrepancies prior to commencement.  
Do not scale.

Notes		
No.	XXX	Description
XXX		

- KEY:
- Palace Green Homes Site Boundary (85,543m<sup>2</sup>)
  - CCS Ownership (Princess of Wales Hospital) Site Boundary (25,017m<sup>2</sup>)
  - Parcel A - Social Club Site Boundary (3,260m<sup>2</sup>)
  - Parcel B - CCS Ownership Land to be transferred to Palace Green Homes (3,354m<sup>2</sup>)



D4	02.07.20	Various boundary amendments, drawing name revised.
D3	02.05.20	Various boundary amendments
D2	17.04.20	Various boundary amendments
D1	16.04.20	First Design Issue

Revision	Date	Description
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**Pinnegar Hayward Design**  
33a Powell Street  
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Email: design@p-h-d.co.uk  
Web: www.p-h-d.co.uk

Client  
Cambridgeshire Community  
Services NHS Trust  
Project  
New Healthcare Hub

Location  
Ely

Drawing Title  
Land Transfer Plan

Project Number	2424	Drawing No.	Revision
Stage	Design		
Scale	1:1250		
Date	APR 20		
Drawn	DB		
Checked	JH		

Sheet Number 2424\_PHD\_X\_XX\_DR\_A\_ (80)004





## £100 Million Affordable Housing Programme: Heylo Bayard Plaza, for replacement with Roman Fields, Paston, Phase 2, Peterborough

To:	Housing and Communities Committee
Meeting Date:	11 July 2022
Public report:	This report contains appendices which are 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)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Lewis Herbert Lead Member for Housing and Chair of Housing and Communities Committee
From:	Roger Thompson, Director of Development and Housing
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is asked to approve and agree the variation to the grant agreement to account for the lack of sales at Bayard Plaza:</p> <ul style="list-style-type: none"><li>a) Due to the lack of sales on the site, Heylo wishes to vary its grant agreement, as the site has not sold many, and wishes to hand the units at Bayard Plaza back to Brightfield, the developer.</li><li>b) There is a replacement proposal to instead deliver the additional affordable units with Keepmoat, to provide new shared ownership homes, which will replace the units lost at Bayard</li></ul>

Plaza, Peterborough, with units at Roman Fields, Paston, Peterborough.

Voting arrangements: A simple majority of all Members present and voting.

## 1. Purpose

- 1.1 Heylo have approached CPCA regarding the site Bayard Plaza, Peterborough, whereby they acquired 40 units as part of CPCA affordable housing programme 2017-21. The Housing Committee agreed the project for grant funding on the 6<sup>th</sup> of March 2021. It was agreed grant funding on that date, in conjunction with 3 other named sites.
- 1.2 However, Heylo have found they are unable to sell all the units (40) as a shared ownership product. They have sold 12 and they wish to relinquish its duty on the other 28 units. In exchange, they wish to acquire units at Roman Fields, Paston, towards the AHP.

## 2. Background

- 2.1 In February 2021, Heylo approached the CPCA for grant funding on the 4 sites scheme, Bayard Plaza, Pemberton Park, Judith Gardens and Alconbury Weald. The latter 3 were all established sites, which have now been sold and grant will be provided for those units.
- 2.2 The site Bayard Plaza was given approval also. But this site in Peterborough has not sold all their units. It has been noted that valuers drove past the building, and gave it an exceptionally low rating, compounded by the area of Peterborough in which it is located. This part of Peterborough is going through a regeneration. People tried to acquire mortgages for the shared ownership luxury flats, some achieved this, but many mortgage lenders refused. In total, all but 12 out of 40 units have been sold at Bayard Plaza until to date. That grant will be paid, for those units at a given time.
- 2.3 Heylo in March 2022 approached CPCA, after a year of trying to encourage further sales, they have decided that there is no more they can do and decided to request that they relinquish the balance of 28 of the original of 40 units, but will still count the 12 units that they have sold at Bayard Plaza.
- 2.4 The remaining units will be given back to Brightfield. CPCA have met them but are unable to work with them to potentially let the units at 80-% of market rent, as they are not a Registered Provider. Heylo will reuse the remaining grant towards the purchase of the units at Roman Fields, Paston. There is also some grant clawback being received from the increased sales in shares of their units on another scheme with Larkfleet, and this grant clawback is proposed to be used to help purchase further units. In total, 30 units will replace the loss of 28 units not achieved at Bayard Plaza, a net gain of 2 units to the final programme outcome.
- 2.5 The units at Roman Fields are 9 flats and 21 homes, for shared ownership, through the Heylo model of shared ownership. The site is Roman Fields, Paston, Peterborough, and they will reuse the remaining grant of £896,625, plus, £109,548 from the clawback from the Larkfleet sites. This provides a grand total of £1,006,173, of grant towards a swap of units,



with the same provider, same tenure type shared ownership, for the people of Peterborough.

The site plan is below: -



2.6 The size of the units are all Homes England space standards compliant and only affordable rented units must be NDSS, and not required for shared ownership units in Peterborough: -

2.7

Description/ Type of unit	Number of Units	Current size	NDSS Standard (sqm)	Meets NDSS	% Of NDSS
<b>Shared ownership</b>					
9 x 2B/3P Flats	9	60	70	N	98%
8 X 2B/3P house	6	63	70	N	90%
9 x 3B/4P	9	78	90	N	93%
3 x 3B/4P	3	71	90	N	85%
1 x 2B/3P	1	69	70	N	99%
<b>Total</b>	<b>30</b>				

The Housing Enabling Officer for Peterborough City Council was supportive for the units coming to Peterborough she supported the swap over of the units at Bayard Plaza's 28 units to be accommodated with Roman Fields, Paston for 30 units. This will enable people to purchase homes and will provide additionality over and above the S106 requirements and it will assist eligible householders into affordable home ownership.

## Significant Implications

### 3. Financial Implications

#### 3.1 Additionality case for Combined Authority Funding

The following:

- The CPCA are happy to support the relinquishment of the Bayard Plaza site of 40 to 12 units.
- To consider using the grant funding remaining on an additional 30 units in total to acquire units at Roman Fields, Paston, Peterborough.

Proposed Condition of Grant Approval.

It is proposed that the grant remaining is approximately £896,625 plus the clawback money received from Heylo of £109,548 will help acquire the additionality proposed.

After execution of the grant funding agreement 25% of the initial grant will be released, with the remaining 75% paid on completion.

#### 3.2 The CPCA grant will help with the swap of units to be acquired at Roman Fields, Paston to people who wish to acquire a shared ownership home.

The financial table is below, no changes to the provider, and no additional grant given, just a swap of units, and with additional clawback from Heylo to help acquire the units.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Schemes SOS (Start on Site)	31	733	£26,094,770.00
Total of schemes approved 21-22	8	716	£29,280,450.00
Remove Bayard Plaza units		28	£896,625.00
Remaining units		688	
<b>PROPOSED SCHEME FOR JULY 2022 COMMITTEE APPROVAL</b>			
<b>Total for 17-21</b>			£26,094,770.00
<b>returned grant</b>			£896,625.00
<b>total</b>			£26,991,395.00
<b>CLAWBACK FROM LARKFLEET SITES</b>			£109,548.00
<b>overall return total</b>			£27,100,943.00

<b>PROPOSED SWAP OF HEYLO BAYARD PLAZA, FOR ROMAN FIELDS, PASTON, PETERBOROUGH</b>	1	30	£1,006,173.00
Total Affordable Housing Grants if approved by Board	39	718	<b>£26,094,770.00</b>

Affordable  
Housing:  
AVERAGE  
GRANT RATE  
PER UNIT\* £18.0k

<b>TOTAL IF JULY 2022 SCHEME IS APPROVED</b>	<b>1,451</b>	<b>26,094,770</b>
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## 4. Legal Implications

- 4.1 A Deed of Variation will apply to the units at Bayard Plaza and a new GFA will be granted for Roman Fields, Phase 2, Paston, Peterborough.

## 5. Public Health implications

- 5.1 These units are new build and will benefit the health and wellbeing of the people of Peterborough whereby new opportunities of home ownership is a positive outcome for public health. Newly designed properties will have all the necessary energy efficient and insulation within a new build and will be in line with building regulations.

## 6. Environmental and Climate Change Implications

- 6.1 It has been discussed that the properties will be to an energy efficient standard, which will be in relation to building regulations. The properties will be built to energy efficient standards to help minimise waste. Building houses that are easy to warm and minimise the risk of flooding. This, therefore, brings about a positive outcome for the environmental and climate change implications.

## 7. Other Significant Implications

- 7.1 No further significant implications, such as Equalities and Risk, Engagement and Consultation which have not been dealt with under the legal or financial implications.

## 8. Appendices

- 8.1 Appendix 1 – application form and business plan, with portfolio details
- 8.2 Exempt Appendix 2 – due to commercially sensitive.

## 9. Background Papers

9.1 None.

<b>HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN</b>	Updated on 29 June 2022		 <b>CAMBRIDGESHIRE &amp; PETERBOROUGH</b> COMBINED AUTHORITY	
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### 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 Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

- \* 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			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
<b>11.07.22</b>	Future Combined Authority Housing Purpose and Function beyond March 2022	Roger Thompson	No	N/A	<b>29.06.22</b>	<b>01.07.22</b>
	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A		
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
	Release of part of charge acting as loan security – Nick Sweeney	Nick Sweeney	No	N/A		
	£100 Million Affordable Housing Programme: Heylo Bayard Plaza, for replacement of Roman Fields,	Azma Ahmad-Pearce	No	N/A		
<b>12.09.22</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>31.08.22</b>	<b>02.09.22</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
<b>14.11.22</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>02.11.22</b>	<b>04.11.22</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
<b>16.01.23</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>04.01.23</b>	<b>06.01.23</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		

<b>Committee date</b>			<b>Key Decision</b>	<b>Ref</b>	<b>Final Deadline for reports</b>	<b>Agenda despatch date</b>
<b>13.03.23</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>01.03.23</b>	<b>03.03.23</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		

