



HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 22 June 2020

Democratic Services

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

14:00 PM

The Incubator
Alconbury Weald
Cambridgeshire
PE28 4WX

Due to Government guidance on social-distancing and the Covid-19 virus it will not be possible to hold physical meetings of the Combined Authority Board and the Combined Authority's Executive Committees for the time being. The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 allows formal local government meetings to be held on a virtual basis, without elected members being physically present together in the same place. Meetings will therefore be held on a virtual basis and the procedure is set out in the "Procedure for Combined Authority Virtual Decision-Making" which will be available to view at the foot of the meeting page under the "Meeting Documents" heading when the agenda and reports have been published. That document will also contain a link which will allow members of the public and press to observe the

virtual meetings.
[Venue Address]

AGENDA

Open to Public and Press

Part 1: Governance Items

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| 1.1 | Apologies for Absence and Declarations of Interest | |
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| 1.3 | Public Questions | |
| | Arrangements for public questions can be viewed in Chapter 5, Paragraphs 18 to 18.16 of the Constitution which can be viewed here - Cambridgeshire and Peterborough Combined Authority: Constitution | |
| 1.4 | CA Forward Plan | |
| | CA Forward Plan June 2020 | |
| 1.5 | Housing and Communities Committee Agenda Plan - June 2020 | 19 - 22 |

Part 2: Programme Delivery

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Part 3: Date of Next Meeting

Monday 14 September 2020

The Housing and Communities Committee comprises the following members:

Cllr Steve Allen

Councillor David Ambrose-Smith

Councillor Chris Boden

Councillor Ryan Fuller

Councillor Roger Hickford

Councillor Mike Sargeant

Councillor Bridget Smith

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

Clerk Name: Tamar Oviatt-Ham

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

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
HOUSING AND COMMUNITIES COMMITTEE: MINUTES

Date: 27 April 2020

Time: 14:00 p.m. to 15:50 p.m.

Venue: Meeting held remotely in accordance with Part 2 regulation 5 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020 (SI 2020/392).

Present: Councillor Steve Allen (substituting for Councillor Irene Walsh), Councillor David Ambrose-Smith, Councillor Chris Boden (Chairman), Councillor Ryan Fuller, Councillor Roger Hickford, Councillor Mike Sargeant and Councillor Bridget Smith (From 14:08 p.m.).

Apologies: Councillor Irene Walsh

65. APOLOGIES AND DECLARATIONS OF INTERESTS

Apologies were received from Councillor Irene Walsh.

No declarations of interest were made.

66. MINUTES AND ACTION LOG – 9 MARCH 2020

The minutes of the meeting held on 9 March 2020 were confirmed as a correct record and it was agreed that they would be signed by the Chairman when the Combined Authority returned to its offices.

The action log was noted.

In discussion:

- A Member queried whether officers had received any information from the Ministry of Housing, Communities & Local Government (MHCLG) regarding the release of funds for the Affordable Housing Programme. The Director for Housing and Development explained that ongoing discussions were taking place with the MHCLG regarding the completion of the yearend review. As part of their Covid-19 response, the MHCLG had released a proportion of Cambridge City Council's £70m Affordable Housing Program funding to them. He suggested that the MHCLG had acknowledged that due to Covid-19, there was going to be a delay to the completion of the yearend review for the Combined Authority's £100m and Cambridge City Council's £70m Affordable Housing Programme.

- The Director for Housing and Development explained that due to the delayed completion of the yearend review, a proportion of the Combined Authority's £170m Affordable Housing Programme funding for last financial year had not yet been received. He stated that depending on the how the Covid-19 situation developed, further discussions were expected to be had with the MHCLG next month to resolve this.
- A Member queried whether the risk assessment for the Cambridge City, Histon Road scheme had been carried out, and if so, whether work could now begin on the site. The Director for Housing and Development confirmed that following the schemes approval by the Combined Authority Board on the 25th March 2020, the acquisition of the site and facility agreement with Laragh Homes had been completed. He commented that Laragh Homes had now started some limited work on the site.
- A Member informed the Committee of the approach adopted by Homes England in regards to the national described space standards (NDSS), and queried whether the Combined Authority were adopting the same approach. The Director for Housing and Development stated that the Combined Authority's approach did generally align with Homes England's. He explained that within their planning application form, applicants were asked questions regarding unit numbers and sizes. Officers were analysing all applications carefully, if an issue was identified, then they would talk to the developer to identify a solution. The Member suggested that it would be beneficial if all future Affordable Housing Programme Scheme approval reports contained more information on space standards. The Director for Housing and Development confirmed that this information would be included in future reports. **(Action required)**

67. PUBLIC QUESTIONS

No public questions received.

No formal questions were received from the Overview and Scrutiny Committee.

68. REMIT AND IDENTITY OF THE HOUSING AND COMMUNITIES COMMITTEE

The Committee considered a report clarifying the position of their communities remit. The Director for Housing and Development drew the Committees attention to the information found within the report and highlighted section 2.3. He explained that culture and tourism functions were delivered by constituent Councils and the Connecting Cambridgeshire project was led by Cambridgeshire County Council. Therefore, the nature of the Committee's remit in these areas would be one of strategic oversight.

Individual Members raised the following points in relation to the report:

- raised concerns regarding the fact that the culture and tourism industry in the Combined Authority's area was under threat due to Covid-19. The Member suggested that because of this, the Committee should be cautious of labelling themselves as having strategic oversight. The Director for Housing and Development stated that the Committee's culture and tourism remit and its relationship with the constituent Councils needed to be clear.
- suggested that officers could raise these concerns with the Business and Skills Team. This would ensure that more information could be included in future reports regarding how the Combined Authority were supporting the businesses in the leisure sector.
- informed the Committee that the culture and tourism industry made up 9.2% of Cambridge City's economy. The Chairman, with agreement of the Committee stated that it would be beneficial at the next meeting, to be presented with a position statement highlighting the challenges faced by these businesses across the Combined Authority area and outlining the specific responsibilities of the Committee, the Combined Authority and its partners in supporting them. **(Action required)**
- commented that compared to Peterborough, Cambridge's economy was driven more by culture and tourism.

It was resolved unanimously to:

Note the extent of the Communities remit for the Housing and Communities Committee as being:

- a) Strategic oversight of any new community programmes not reserved to the Combined Authority Board, including culture and tourism and the Connecting Cambridgeshire project.
- b) Development of community programmes where there is a housing scheme being delivered by the Combined Authority of sufficient scale that it warrants the development of a community programme

69. HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

The Housing and Communities Committee Agenda Plan was noted.

The Chairman informed the Committee that it would meet next on the 22nd June 2020.

70. COMBINED AUTHORITY FORWARD PLAN

No comments were made on the Combined Authority Forward Plan.

71. £100M AHP APPROVAL OF REVISED BUSINESS PLAN FOR ANGLE DEVELOPMENTS (EAST) LIMITED.

The Lawyer and the Director for Housing and Development left the meeting for the duration of the item due to their roles as directors of Angle Holdings Limited and Angle Developments (East) Limited respectively. Legal advice was provided by an alternative Lawyer.

The Committee considered a report inviting them to recommend to the Combined Authority Board that consent be given to the adoption of the revised business plan for Angle Developments (East) Limited. Members noted the background of the report. The Development Manager stated that the revised business plan would allow the company to facilitate the delivery of more affordable homes, including £100k homes in the Combined Authority area and support smaller and medium sized schemes up to 150 units. He commented that the company were looking to assess the impacts of Covid-19 on the housing market. It was intended to review the business plan in 6 months' time, and update it if necessary.

Individual Members raised the following points in relation to the report:

- raised concerns regarding the fact that the year 1 objectives on the revised business plan had slipped from 2019/20 to 2020/21. The Member commented that progress had been slow on delivering these targets and sought assurance that the targets would be delivered. He queried whether in a years' time there would be further slippage. The Development Manager stated that he was unable to comment on the activities of Angle Developments (East) Ltd. The Chairman suggested that he would not be surprised if further changes were made to the revised business plan in the next 6 to 12 months. He stated that it was important to regularly review this document.
- suggested that the report should clearly outline the differences between the initial and revised business plan. The Development Manager commented that the initial business plan was generic. Whereas the revised plan provided more information on the operating model and structure of the company and refined the types of activities it would focus on.
- sought more information regarding the decision making process of Angle Developments (East) Ltd. The Development Manager explained that if the company wanted to invest in a housing scheme, it would have to seek funding approval from the Combined Authority Board. It was noted that through this process, the Committee would be able to comment on the proposed schemes.
- expressed concerns regarding the report making reference to converting offices into housing. The Development Manager clarified that not every office to housing scheme would be a conversion. In

some instances, offices would be demolished and new residential infrastructure would be built. The Member suggested that the MHCLG did not support office to housing conversions and stated that the Combined Authority should not either. The Chairman clarified that currently, the Combined Authority had no further office to housing conversion proposals in the pipeline.

It was resolved by a majority to:

Recommend to the Combined Authority Board that consent be given to the adoption of the revised business plan for Angle Development (East) Limited at Appendix 3.

72. £70 MILLION AFFORDABLE HOUSING PROGRAMME - CAMBRIDGE CITY

The Committee considered a report providing an update on the £70m Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.

Cambridge City Council's Strategic Director informed the Committee that update reports such as this were required to be presented to their Housing Scrutiny Committee before being presented to this Committee. However, on this occasion, the report had been published online, but the Housing Scrutiny Committee meeting had been cancelled due to Covid-19. It was noted that due to the timings of the respective Committee meetings, the report did not always contain the most up to date information. An error was highlighted in paragraph 4.3 of the report, it suggested that Cambridge City Council had drawn down £37,572,679. However, at the time of writing this report, it had only been around £24m.

The Strategic Director explained that due to Covid-19, concerns had been raised regarding the safety of workers on their construction sites. A number of risk assessments had been carried out, and as a result, all work on their sites had stopped. However, she confirmed that 13 homes had been completed and larger sites such as Mill Road and Cromwell Road had reopened as social distancing measures could be achieved in these instances.

She explained that the difficulties experienced were in regards to selling the properties. She informed the Committee that 8 houses had been sold on Mill Road, with the contracts being signed remotely. It was noted that Cambridge City Council were continuing their efforts to bring back constructions teams onto sites, subject to further advice from government on social distancing measures.

It was resolved unanimously to:

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

73. £100M AHP SCHEME APPROVALS - BRAMPTON PARK

The Committee considered a report that sought approval to commit grant funding of £270,002 from the £100m Affordable Housing Programme to enable delivery of 6 additional shared ownership homes at Brampton Park, Brampton, Huntingdonshire.

In presenting the report, officers explained that ReSi Housing Ltd had applied to the Combined Authority for a £270,002 grant to deliver 6 shared ownership units as part of a development site hosting approximately 118 new homes. The six units would consist of 2 two bed, 3 three bed and 1 four bed homes.

Individuals Members raised the following points in relation to the report:

- sought confirmation as to why they were not being presented with more proposals for the development of units with a rented tenure. The Housing Programme Manager confirmed that the proposals had entered into the Combined Authority's pipeline as shared ownership tenures. The Chairman sought confirmation that there was no preference given to a specific type of tenure. The Housing Programme Manager confirmed that this was the case.
- raised concerns regarding the Combined Authority taking over responsibility for units which could not be sold on the open market. The Member suggested that by doing this, the Combined Authority were just assisting developers sell homes, rather than developing new affordable homes. The Housing Programme Manager stated that she was not aware that developers were offloading market units onto the Combined Authority.
- suggested that in Huntingdonshire, Housing Associations had been looking to acquire extra shared ownership units on housing developments. He expressed support for the scheme and stated that it would enable more people to become home owners.

It was resolved unanimously to:

Commit grant funding of £270,002 from the £100m Affordable Housing programme to enable delivery of 6 additional shared ownership homes at Brampton Park, Brampton, Hunts.

74. £100M AHP SCHEME APPROVALS - HEYLO ST THOMAS PARK

The Committee considered a report that sought approval to commit grant funding of £476,997 from the £100m Affordable Housing Programme to enable delivery of 10 additional shared ownership homes at St Thomas Park, Ramsey, Huntingdonshire.

In presenting the report, officers explained that Heylo Homes had applied to the Combined Authority for a £476,997 grant to deliver 10 shared ownership homes. The anticipated completion date for the site was around June 2020. However, due to Covid-19, it was expected that there would be a 3-6 month delay. The units were all family sized, consisting of 3 and 4 bed homes.

Individual Members raised the following points in relation to the report:

- raised concerns regarding the space standards of the units and queried whether the Combined Authority had analysed the room layouts of the units. The Housing Programme Manager confirmed that officers had. She commented that all the units had received planning permission and therefore they assumed that it must have met the necessary space standard requirements. The Director for Housing and Development reiterated the fact that future reports would contain more information on space standards.
- commented that the Combined Authority's Housing Strategy stated that it would provide high quality homes for the people of Cambridgeshire and Peterborough. She suggested that just because a development receives planning permission, does not mean that it was deserving of Combined Authority funding. She stated that all houses receiving Combined Authority funding should be of a high quality.
- commented that the Combined Authority should not intervene with the sovereignty of individual planning authorities and developers in Cambridgeshire and Peterborough. The Member stated that the Combined Authority had been more effective in the delivery of affordable homes compared to Homes England. He suggested that the Combined Authority did not have to replicate the approach adopted by Homes England.
- agreed that the Combined Authority should be delivering high quality homes. The Member raised concerns regarding the size of the units being proposed and commented that these homes would not have received planning permission in Cambridge City. The Chairman stated that if the Combined Authority were not providing smaller houses in Fenland, they would not be providing any at all. He commented that the housing issues experienced in the northern and southern areas of the County were significantly different. The Chairman with agreement of the Committee, requested that officers create a report outlining the very different challenges experienced by the northern and southern areas of the County in delivering affordable housing. **(Action required)**
- highlighted the fact that Cambridge City had some of the worst housing affordability issues in the country. The Member suggested that the Combined Authority had to take into account the specific

circumstances of all areas within Cambridgeshire and Peterborough when delivering affordable homes.

- requested that future reports contain a wider site plan. **(Action required)**

It was resolved majority to:

Commit grant funding of £476,997 from the £100m Affordable Housing programme to enable delivery of 10 additional shared ownership homes at St Thomas Park, Ramsey, Hunts.

75. £100M AHP SCHEME APPROVALS - HEYLO LARKFLEET SITE

The Committee considered a report that sought approval to commit grant funding of £1,379,072 from the £100m Affordable Housing Programme to enable the delivery of 32 additional shared ownership homes over four different development sites in the Combined Authority area.

In presenting the report, officers explained that Heylo Homes had been working with Larkfleet Homes to construct 32 units at Whittlesey Green (Fenland), Sandpit Road (Peterborough), Harriers Rest (Peterborough) and Cromwell Fields (Huntingdonshire). The site in Fenland had 11 units, the two sites in Peterborough had 15 units in total and the last site in Huntingdonshire had 6 units.

Individual Members raised the following points in relation to the report:

- stated that they could not support the proposal as at least one of the schemes did not meet the necessary space standards criteria set out by Homes England.

It was resolved by a majority to:

Commit grant funding of £1,379,072 from the £100m Affordable Housing programme to enable delivery of 32 additional shared ownership homes at 4 sites across the Combined Authority area.

76. £100M AHP SCHEME APPROVALS - KEEPMOAT PASTON

The Committee considered a report that sought approval to commit grant funding of £1,000,500 from the £100m Affordable Housing Programme to enable the delivery of 23 additional shared ownership homes at Roman Fields, Paston, Peterborough.

In presenting the report, officers informed the Committee that Keepmoat Homes were developing a larger site which hosted 457 units in total, 23 of these units were to be delivered as shared ownership homes. The estimated completion date for the site was quarter 4 of 2021/22. However, due to

Covid-19, the site had been shut down. The units were a mixture of 2 and 3 bed houses.

Individual Members raised the following points in relation to the report:

- stated that they could not support the proposal as at least one of the properties did not meet the necessary space standards criteria set out by Homes England.
- queried whether any additional units on this site were being developed. The Housing Programme Manager confirmed that these were the only units on this site in the Combined Authority's pipeline.

It was resolved by a majority to:

Commit grant funding of £1,000,500 from the £100m Affordable Housing programme to enable delivery of 23 additional shared ownership homes at Roman Fields, Paston, Peterborough.

77. £100M AHP SCHEME APPROVALS - KEEPMOAT JMS

The Committee considered a report that sought approval to commit grant funding of £430,500 from the £100m Affordable Housing Programme to enable the delivery of 10 additional shared ownership homes at JMS, Damson Drive, Peterborough.

In presenting the report, officers stated that Keepmoat Homes would construct and market the shared ownership homes under the Heylo Home Reach Shared Ownership Scheme. On site development had started in February 2018 and was estimated to be completed by quarter 1 of 2021/22. However, this was expected to be delayed due to Covid-19. The ten shared ownership homes ranged from two to four bed houses.

It was resolved unanimously to:

Commit grant funding of £430,500 from the £100m Affordable Housing programme to enable delivery of 10 additional shared ownership homes at JMS, Damson Drive, Peterborough.

78. £100 MILLION AFFORDABLE HOUSING PROGRAMME UPDATE

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

In presenting the report, attention was drawn to the information found within appendix 1, 2 and 3 of the report. The Director for Housing and Development stated that the Covid-19 situation had generated additional risk to the programme. The short term impacts were that contractors had not been working on site, which had led to further delays on the completion of

schemes. It was anticipated that more starts on site would occur in the next couple of months.

He commented that the wider impacts of Covid-19 on the programme depended on the duration of the lockdown measures. He suggested that Covid-19 may have an impact on the wider economy, which would then filter down into the housing market. He also suggested that it was too early to predict the true long term outcomes of Covid-19 on the housing market, but there had been a clear short term impact. Officers would continue to monitor the key indicators and report back to the Committee with updates on the situation as it evolved.

Individual Members raised the following points in relation to the report:

- queried whether the Government had been proactive in identifying the potential impact of Covid-19 on the delivery of affordable housing. The Director for Housing and Development suggested that the Combined Authority had not been asked by the MHCLG to complete an impact assessment. He stated that once asked, the Combined Authority would provide one.
- requested that Appendix 1 of the report contain more information on the tenure types of the schemes approved by the Combined Authority. The Director for Housing and Development stated that this information would be included in future reports. **(Action required)**
- thanked officers for providing a map outlining the geographical distribution of approved housing grant funding.
- sought more information regarding the number of schemes in the Combined Authority's pipeline and the number of schemes still requiring authorisation. The Director for Housing and Development explained that after the decisions made today, 1299 units had been authorised. There was roughly around 3000 units still in the pipeline. He commented that they were in healthy situation, but it was critical to get these schemes approved.
- raised concerns regarding the number of starts on site. The Director for Housing and Development stated that the Combined Authority would continue working with its partners to ensure that all schemes were being monitored and were progressing smoothly. He reiterated the fact that Covid-19 had caused, and would continue to cause risk to the delivery of the programme.
- queried whether more infrastructure grants would come forward. The Director for Housing and Developments suggested that there were potential opportunities for infrastructure grants. However, nothing could be confirmed at this time.

- queried whether future schemes could be funded at the same level as the schemes already completed. The Director for Housing and Developments explained the Combined Authority needed to deliver around 700 more units from £33m.

It was resolved unanimously to:

Note the progress of the delivery of the £100m programme.

79. DATE OF NEXT MEETING

Members noted the date of the next meeting as the 22nd June 2020. It was stated that the specific arrangements for the meeting would be confirmed nearer the time.

Chairman

Housing and Communities Committee Action Sheet – 27th April 2020

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
09/03/20	62	HOUSING COMMITTEE BRIEFING SESSION - £170 M AFFORDABLE HOUSING PROGRAMME	<p>A Member commented that they would have written a different list of issues that had been identified in the presentation which would have been</p> <ul style="list-style-type: none"> • Climate Crisis • Access to health • Brexit • High quality education <p>She commented that it would be useful to seek feedback from Board Members at a future leader's strategy meeting on the issues faced as the issues were not all the same throughout all of the Local Authorities.</p>	Roger Thompson	Future leaders strategy session to be identified	
27/04/20	66.	MINUTES AND ACTION LOG – 9 MARCH 2020.	A Member suggested that it would be beneficial if all future Affordable Housing Programme Scheme approval reports contained more information on space standards.	Roger Thompson	Future scheme reports will have additional information provided	22.06.20

Date	Minute Ref	Report Title	Action	Delegated officer	Status	Date completed
27/04/20	68.	REMIT AND IDENTITY OF THE HOUSING AND COMMUNITIES COMMITTEE	The Committee to be presented with a position statement at the next meeting highlighting the challenges faced by businesses in the leisure sector due to Covid-19 and outlining the specific responsibilities of the Committee, the Combined Authority and its partners in supporting them.	Roger Thompson	June committee	22.06.20
27/04/20	74.	£100M AHP SCHEME APPROVALS - HEYLO ST THOMAS PARK	The Committee to be presented with a report outlining the unique challenges experienced by the northern and southern areas of the County in delivering affordable housing.	Roger Thompson	Provisionally planned for September Committee	
27/04/20	74.	£100M AHP SCHEME APPROVALS - HEYLO ST THOMAS PARK	Requested that future Affordable Housing Programme Scheme approval reports contained a wider site plan.	Roger Thompson	Future scheme reports will have additional information provided	22.06.20
27/04/20	78.	£100 MILLION AFFORDABLE HOUSING PROGRAMME UPDATE	Requested that Appendix 1 – ‘£100m Affordable Housing Programme Approved Schemes’ contained more information on tenure types.	Roger Thompson	Information on tenure types are provided in reports.	22.06.20

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

Updated on 12 June 2020



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Notes

Committee dates shown in bold are confirmed.

Committee dates shown in italics are TBC.

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

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

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

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

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

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

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

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
22.06.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	5.06.20	12.06.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – June 2020	Azma Ahmad - Pearce	No	2020/038		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	Allocation Policy - £100k Homes	Roger Thompson/Emma Grima	No	N/A		
	Connecting Cambridgeshire Programme Update	Noelle Godfrey	No	N/A		
14.09.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	28.08.20	04.09.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – September 2020	Azma Ahmad - Pearce	No	TBC		
	Community Land Trusts Grant Scheme	Roger Thompson/Emma Grima	No	N/A		
	Housing Market Assessment Update	Adrian Cannard	No	N/A		
09.11.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	23.10.20	30.10.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – November 2020	Azma Ahmad - Pearce	No	TBC		
11.01.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	TBC	01.01.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – January 2021	Azma Ahmad - Pearce	No	TBC		
15.03.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	26.02.21	05.03.21

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – March 2021	Azma Ahmad - Pearce	No	TBC		
28.04.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson	No	N/A	13.04.21	20.04.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2021	Azma Ahmad - Pearce	No	TBC		

To be programmed:



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.1
22 JUNE 2020	PUBLIC REPORT

£70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE

1.0 PURPOSE

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

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

2.0 BACKGROUND

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

3.0 CURRENT REPORTING POSITION & PROGRAMME PROGRESS

- 3.1. Due to the Covid -19 pandemic, all construction work was halted for a period at the end of March. At the time of writing all sites have now recommenced work however handover delays are anticipated as a result of work stopping and a slower pace of building to meet social distancing on site. Work on schemes at pre-contract stage progressed as much as possible in this period.
- 3.2. Cambridge City Council have advised that they will continue to provide update reports on progress against the £70m programme. These are issued to the Combined Authority once they have been through the City Councils scrutiny process. Due to the timings of the respective meetings the latest position reported on the Cambridge City programme may not always align with the CPCA Housing & Communities meeting, so the most recent report will be presented. The June report can be found at appendix 1.
- 3.3. Cambridge City Council has made claims to the Combined Authority under this programme to end Q4 2019/20 totalling £29,477,659 to date.
- 3.4. MHCLG paid £17 million of the Devolution funding directly to the City Council in March 2020. The City Council will continue to report to the Combined Authority and future payment drawdown arrangements have been agreed until the £17m is used.
- 3.5 323 units have Started on Site with 46 Units Completed across four sites.

4.0 FINANCIAL IMPLICATIONS

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

5.0 LEGAL IMPLICATIONS

- 5.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks.
- 5.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.
- 5.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

<u>Source Documents</u>	<u>Location</u>
Cambridge City Council Housing Scrutiny Committee 23 June 2020 (Item 11)	https://www.cambridge.gov.uk/
DCLG Approved Business Case	Cambridgeshire and Peterborough Combined Authority, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA
Devolution Deal 2016	
Assurance Framework	
Monitoring and Evaluation Framework	http://cambridgeshirepeterborough-ca.gov.uk/

HDA Delivery Programme		21/05/2020									
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETE											
Uphall Road	Romsey	2	0	2	E & F	HSC	Mar-15	Aug-16	Dec-16	Jun-17	Jan-18
Nuns Way & Wiles Close	Kings Hedges	10	0	10	Tender	HSC	Mar-15	Aug-16	Jul-17	Jan-19	Aug-19
Ditchburn Place Community Rooms	Petersfield	2	0	2	Tender	S & R	Sep-18	Aug-18	Nov-18	Jan-19	Sep-19
Sub total		14	0	14							
ON SITE											
Anstey Way	Trumpington	29	0	56	CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Aug-20
Mill Road	Petersfield	118	118	236	CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Dec-21
Colville Garages	Cherry Hinton	3	0	3	CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20
Queens Meadow	Cherry Hinton	2	0	2	CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	Jun-20
Markham Close	Kings Hedges	5	0	5	CIP	HSC	Jan-18	May-18	Oct-18	May-19	Sep-20
Gunhild Way	Queen Ediths	2	0	2	CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Jul-20
Wulfstan Way	Queen Ediths	3	0	3	CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Sep-20
Ventress Close	Queen Ediths	13	0	15	CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	May-21
Kingsway Medical Centre	Arbury	4	0	4	E & F	HSC	Sep-17	Sep-18	Apr-19	Nov-19	Dec-20
Cromwell Road	Romsey	118	177	295	CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Dec-22
Akeman Street	Arbury	12	0	14	CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	Jul-21
Sub total		309	295	635							
PLANNING APPROVED											
Kendal Way	East Chesterton	2	0	2	E & F	HSC	Mar-15	Aug-16	Feb-17	Feb-21	Feb-22
Colville Phase 2	Cherry Hinton	49	0	69	CIP	HSC	Jan-19	Jul-19	Dec-19	Oct-20	Apr-22
Campkin Road	Kings Hedges	50	0	75	CIP	HSC	Jul-19	Nov-19	Mar-20	Oct-20	Jan-23
Sub total		101	0	144							
SUBMITTED FOR PLANNING											
Tedder Way	Arbury	2	0	2	E & F	HSC	Mar-15	Mar-17	Jul-20	Nov-20	Nov-21
Clerk Maxwell Road	Newnham	14	21	35	S106	HSC	Jan-19	Dec-19	Jul-20	Dec-20	Jan-22
Meadows and Buchan	Kings Hedges	106	0	106	CIP	HSC	Jan-19	Dec-19	Jul-20	Dec-20	May-22
Sub total		122	21	141							
GRAND TOTAL		546	316	934							

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

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	75	134	323
Cumulative total	2	2	14	89	223	546

Item

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

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 23/06/2020

Report by:

Claire Flowers, Head of Housing Development Agency
Tel: 01223 - 457928 Email: claire.flowers@cambridge.gov.uk

Wards affected:

All

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes with funding from the Combined Authority.
- 1.2 All 500 homes have now been identified and the HDA is focusing its efforts on delivering the schemes in the programme.
- 1.3 The Council now has 309 Council rented homes being built on site, and has achieved 65% of the 500 new homes onto site by the end of financial year 2019/20.
- 1.4 Due to the Covid -19 pandemic all construction work was halted for a period at the end of March. At the time of writing all sites have now recommenced work however handover delays are anticipated as a

result of work stopping and a slower pace of building to meet social distancing on site. Work on schemes at pre-contract stage progressed as much as possible in this period.

- 1.5 46 homes of the City Council programme have now been completed across four sites, including 32 handovers now completed at the Anstey Way scheme.
- 1.6 As reported at January 2020 Housing Scrutiny Committee a new programme of pod housing has been proposed, initial sites have been agreed and discussion with Housing Association partners on the operational aspects have taken place.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the continued progress on the delivery of the Combined Authority programme.
- 2.2 Note the funding structure for the Combined Authority programme.
- 2.3 Note the risks and impact of the Covid-19 pandemic on the programme.

3. Background

- 3.1 This is a quarterly report showing progress against the Combined Authority target of 500 Council rented homes.

4. Combined Authority

- 4.1 The Council's housing programme is part funded by a £70million grant to date this has been paid via the Cambridgeshire & Peterborough Combined Authority in arrears.

- 4.2 Quarterly grant claims are made in arrears against the Devolution funding. Cambridge City Council drew down £15,341,758 during the 2019/20 financial year and has forecasted a further £5,151,857 of grant drawdown for the first quarter of 2020/21.
- 4.3 The 2019/20 Q4 actual drawdown of £5,456,708 was marginally higher than the latest budgeted drawdown for the period of £4,988,920, due to payments being made under some of the affordable housing agreements slightly earlier than anticipated. Progressed halted however at the beginning of 2020/21 due to COVID-19. As site works have now resumed, we can now expect further spend against the current budget during quarter 1, but this item will remain under review.
- 4.4 To date Cambridge City Council has drawn down £29,477,659 of Devolution funding, with the remaining £40,522,341 due to be drawn down by financial year end 2022/23.
- 4.5 MHCLG have written to the City Council and Combined Authority to confirm that £17 million of the Devolution funding will be paid directly to the City Council. This has now been paid. The City Council will continue to report to the Combined Authority and future payment drawdown arrangements have been agreed until the £17m is used.

5. Delivery Programme

- 5.1 The delivery programme provided in March 2020 confirmed that the devolution programme consisted of 546 Council Homes- this figure has not changed.
- 5.2 Appendix 1 shows the current programme, which shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.

6. Profile of Start on Sites

- 6.1 The start on site profile for the 500 devolution programme is shown in table 2. This is based on all the named schemes being delivered.
- 6.2 As at the end of the 2019/20 financial year, the total starts on site stands at 323, or 65% of the total programme. For the current 2020/21 financial year, the first starts on site are currently scheduled for December 2020 (120 dwellings over two schemes)
- 6.3 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

Table 2: Start on Site Forecast Profile

Year	2017/8 (actual)	2018/19 (actual)	2019/20 (actual)	2020/21 (forecast)	2021/22 (forecast)
Number of starts	2	132	189	219	0
Cumulative total	2	134	323	546	546

7. Scheme details

8.1 Schemes Completed Total 14 homes

- **Uphall Road:** this scheme was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.
- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. All ten units are now tenanted.
- **Ditchburn Place Community Rooms:** Two additional Council homes within the Ditchburn Place sheltered housing scheme were completed here in September 2019 and are now tenanted.

8.2 Schemes on Site: Net gain 309 homes.

8.2.1 Impact of Covid-19

- The City Council has worked closely with its contractor partner Hill through the Cambridge Investment partnership with regular reviews of activity. Following the government announcement on 23rd March, site closure was initiated across all Council housing sites on 27th March.
- Minimal return to site was undertaken as of 21 April 2020, with works limited to internal trades which would allow meeting of social distancing requirements, and focussed on near-completed homes at Anstey Way, Mill Road and Queens Meadow.
- Activity levels have since increased on a phased basis, and in line with the production of new guidelines, method statements and risk assessments
- Since 27th April, work has recommenced on all sites, but below full capacity, and will proceed at slower rates for the foreseeable future.



COVID awareness information at Akeman Scheme

- During lockdown, a lot of work has been done with the Quantity Surveyors and finance teams to ensure appropriate sign off on work to enable payments to be made to suppliers, including the payments from the Council to CIP where agreed appropriate. Hill are working hard with their supply chain to source materials and build up stock caused by shortages where possible, although this remains a risk particularly as production increases.
- Scheme delivery programmes remain under review, but the reduced capacity as well as possible supplier limitations may lead to delayed delivery schedules as well as increases in associated scheme costs.
- Social distancing requirements have additionally had a further delaying effect to the concrete frame installation works at both Mill Road and Cromwell Road, and Hill continues to work on resolving issues faced due to the necessity for proximity work in this process.
- There are also risk in terms of the sale receipts from sales homes in terms of when these are received and the impact on cashflow and if the assumed values are achieved. The current position on Mill Road has been positive in this regard with reservations and exchanges continuing- this will be monitored closely.
- Savills are reporting a pent up demand for new housing currently. What isn't known is the full length of the lockdown and the impact on the economy and thus the housing market.

8.2.2 Project updates

- **Mill Road:** This is a mixed tenure scheme formerly on the Council's Mill Road Depot site. The second phase of the scheme received planning permission in June 2019 and the total scheme will deliver 118 new build Council homes. Current completion is envisioned to be December 2021. Handover of the first 4 completed affordable homes are scheduled for September 2020.
- **Anstey Way:** This regeneration scheme is delivering 56 Council homes in total (a net gain of 29) all for rent. 32 homes have successfully handed over and residents moved in, a further 10

handovers are scheduled by the end of May 2020. Completion is expected by August 2020. Teams across the Council have worked together with Hill to enable handover and residents to move in during the lock down period.



Anstey Way Scheme, May 2020

- **CIP small sites package:** In total the package will provide 15 homes, all for Council rent;
 - **Queens Meadow:** This scheme will deliver two homes. Completion expected end-June 2020.
 - **Markham Close:** this scheme will deliver five homes. Completion expected September 2020.
 - **Gunhild Way:** this scheme will deliver two homes. Completion expected by July 2020.
 - **Colville Road Garages:** this scheme will deliver three homes. Completion expected by July 2020.
 - **Wulfstan Way:** this scheme will deliver three homes. Completion expected September 2020.
- **Cromwell Road:** This scheme will provide 295 homes on the former Ridgeons site on Cromwell Road. 118 of these will be new Council

rented homes, with the other properties being sold on the open market. New public open space and an early years facility/community centre will be provided. Construction started in December 2019 after demolition of the current buildings on site. Current completion is envisioned to be December 2022.

- **Ventress Close:** This estate regeneration scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Construction commenced in October 2019. Current completion is envisioned to be May 2021.
- **Akeman Street:** This estate regeneration scheme will replace two existing Council homes commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12 council homes. Construction commenced in October 2019, with the existing community centre relocated to a temporary replacement facility on the same street. Current completion is envisioned to be July 2021.
- **Kingsway Medical Centre:** This scheme is being delivered by the City Council's Housing Maintenance & Assets team. It will deliver four new Council rented homes through the conversion of a former surgery. Work on site has been subject to a significant pause due to issues raised by UK Power Network which needs a specialist contractor and access to other properties to resolve. Completion of the scheme is now due by December 2020, although this will be dependent on the when issues with UK Power Network are resolved. Please note this scheme is adjacent to properties recently affected by severe fire (May 2020), but the cause of the fire is not linked to the refurbishment work.

8. Update on other approved schemes:

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

- **Colville Road phase 2:** this regeneration scheme, replacing 20 existing homes and delivering a gain of 49 Council rented homes, received planning permission in November 2019. Progress has been made with the decanting of existing households, with only a single leaseholder still requiring decanting. Currently, due to the COVID-19 pandemic and high need for accommodation of at risk groups, Colville Road is being used as temporary housing and this use will continue during this time of heightened need. The start on site is scheduled for October 2020.
- **Campkin Road:** This scheme will replace an existing Council block at Campkin Road with a modern scheme, increasing the Council's housing stock by 50 homes. There are two leaseholders and seven tenants that are yet to find alternative accommodation and the current COVID-19 shutdown has meant moving house is more difficult. Some tenants are shielding, but efforts are being made to find alternative accommodation. Currently, due to the COVID-19 pandemic and high need for accommodation of at risk groups, Campkin Road is being used as temporary housing and this use will continue during this time of heightened need. The start on site is scheduled for October 2020, however this is dependent on achieving vacant possession.
- **Kendal Way:** permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are continuing to review proposals as planning permission for the site has now lapsed. There is an ongoing risk to this scheme due to an unresolved boundary dispute which has heretofore delayed the development.

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

- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Committee approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. The site has been subject to a redesign and a new planning submission which was made in December 2019. A planning committee date is to be confirmed.

- **Meadows & Buchan:** this scheme, which comprises the development of a new community centre as well as improvements to open space, was approved by HSC in January 2019 and is expected to deliver 106 Council rented homes. A detailed planning application, informed by two public consultations, was made in December 2019. A planning committee date is to be confirmed.
- **Tedder Way:** This scheme comprises development of two homes for Council rent. It is currently awaiting planning decision.
- **Other new sites:** There are a number of land purchases being progressed and work to assess sites in the Council ownership as part of a wider piece of work on options for a further Council housing programme.

9. Update on the Pod Housing

- 9.1 In January 2020 the Housing Scrutiny Committee delegated authority to the Strategic Director, in consultation with the Executive Councillor, to approve sites to develop as “pod” schemes in support of Hill’s Foundation200 modular housing project. Three or more small sites in Council ownership will be developed as housing for applicants on the housing register with a history of homelessness, and will be managed in partnership with local housing associations.
- 9.2 The first phase of the project aims to deliver 16 one-bedroom modular homes on Council land by Autumn 2020. A shortlist of sites has been identified and HDA is in the process of consulting ward members on the feasibility of bringing each site forward. Hill are aiming to submit planning applications for the sites in June 2020.

10. Delivering Accessible Housing

- 10.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires

100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings).

10.2 There are currently 28 fully adapted wheelchair user dwellings planned in the programme (see table below). This along with meeting the local plan of delivering all homes to be accessible and adaptable will mean the requirement to provide 5% wheelchair user homes will be met.

10.3 Table 2: Wheelchair user homes

	Total Council rented homes (100% M4 (2) wheelchair adaptable)	Total M4 (3) wheelchair user homes	Total 1 bed M4 (3)	Total 2 bed M4(3)
Mill Road phases 1 & 2	118	5	5	0
Anstey Way	56	3	3	0
Cromwell Road	118	6	4	2
Colville Road Ph 2	69	4	0	4
Campkin Road	75	4	1	3
Meadows & Buchan	106	6	3	3

10. Sustainability

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

10.2 The table below highlights the Council's forthcoming schemes and how they are meeting or exceeding the Sustainable Housing Design Guide (part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD.

Scheme	Mandatory Sustainability Standard	Actual Sustainability Standard (reduction from 2013 building regulations)	Key Sustainability components
Mill Rd Phase 1 Anstey Way Garage Sites Ventress Cromwell Rd Akeman	10% on-site renewable energy	19% reduction in carbon emissions	<ul style="list-style-type: none"> Fabric First MVHR Solar PV Battery Storage
Mill Rd Phase 2	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> Fabric First MVHR Solar PV Combined Heat and Power
Colville Road Campkin Road (proposed) Meadows & Buchan (proposed)	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> Fabric First MVHR Detailed assessments in progress

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

- Carbon emissions reduction performance
- Energy consumption performance
- Resident heating bills

- Technical complexity and implications (including ultimate maintenance costs to the Council)

10.4 Work is underway to commission a new Sustainable Housing design Guide for a future housing programme.

11. Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Med- current programme has 546 homes identified and approved for development, while COVID delays have been minimal, there is an increased risk of delays to Start on Site at those schemes not yet on site. .	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery in place. Strategy is to exceed target. All schemes have now secured a capital budget for delivery and updated in MTFS as required. In addition site at Orchard Park purchased through CIP to deliver further affordable homes as a contingency.
Land Assembly issues delaying start on sites	Med – Properties at Campkin Road still to be acquired and 1 at Colville Road.	High- if vacant possession or access not achieved the scheme cannot be developed.	Council has an officer in post to support move. Process also in place to use statutory powers if required.
Cost increases on approved projects	Medium – Only two schemes now remain in planning phase the. Current COVID-related delays due to shutdown, subsequent decreased works capacity and supplier disruption are a risk	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2020 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR, and remain under review for updating in the upcoming MTFS. Regular updated risk management budgeting completed as part of Covid-19 risk work across the Council.
Planning	Med – 3 schemes do not yet have planning permission	High- if planning is not achieved the schemes cannot be delivered.	A significant number of pre-apps with the planning and urban design team have been followed for the two sites requiring planning approval, ensuring that inputs from all parties have been incorporated into the designs.

Sales risk – exposing Council cash flow forecast	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy. The COVID pandemic may exacerbate such fluctuations or delay buyer activities in the short-medium term.	Medium – new homes are expensive but retain considerable inherent value and have other uses than market sale.	Mill road sales have launched regular reporting through CIP processes on sales. Strategy for Cromwell road in development. Regular updates received in the market for sales of these sites.
Decanting residents / leaseholders	Med– decanting process has been agreed with City Homes there are some residents at Campkin Road unable to move as shielded.	High – regeneration schemes will not be progressed if residents are not decanted.	Officer in place to work with residents position to be reviewed as guidance on moving us updated.

12. Implications

(A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts are the main source of funding for schemes in the current 500 Programme that progress into development. However, scheme funding will be confirmed should a scheme be brought to the Committee for scheme specific approval.

Currently the 500 programme has a total approved HRA budget of £144,948,141, including some aspects of refurbishment and re-provision of existing dwellings.

This is funded through four avenues:

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

The general fund has also supported the delivery of the programme through it's investments through the Cambridge Investment partnership at Mill Road and Cromwell Road.

(B) Staffing Implications

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

(C) Equality and Poverty Implications

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

(D) Environmental Implications

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

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

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

(G) Community Safety

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

13. Background papers

Background papers used in the preparation of this report:

- a) 17/03/2020 HSC report

14. Appendices

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

15. Inspection of papers

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

HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (i)
22 JUNE 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

ROMAN FIELDS, PASTON, PETERBOROUGH – HEYLO SITE

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. A grant from the Combined Authority Affordable Housing programme of £645,000 is sought for 20 additional shared ownership units at Roman Fields, Paston, Peterborough. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/038	Key Decision: Yes
The Housing and Communities Committee is recommended to:	Voting arrangements Simple majority of all Members

<p>a) Commit grant funding of £645,000 (equating to £32,250 per unit) from the £100m Affordable Housing programme to enable delivery of 20 additional shared ownership homes at Roman Fields, Paston, Peterborough.</p>	
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2.0 BACKGROUND

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

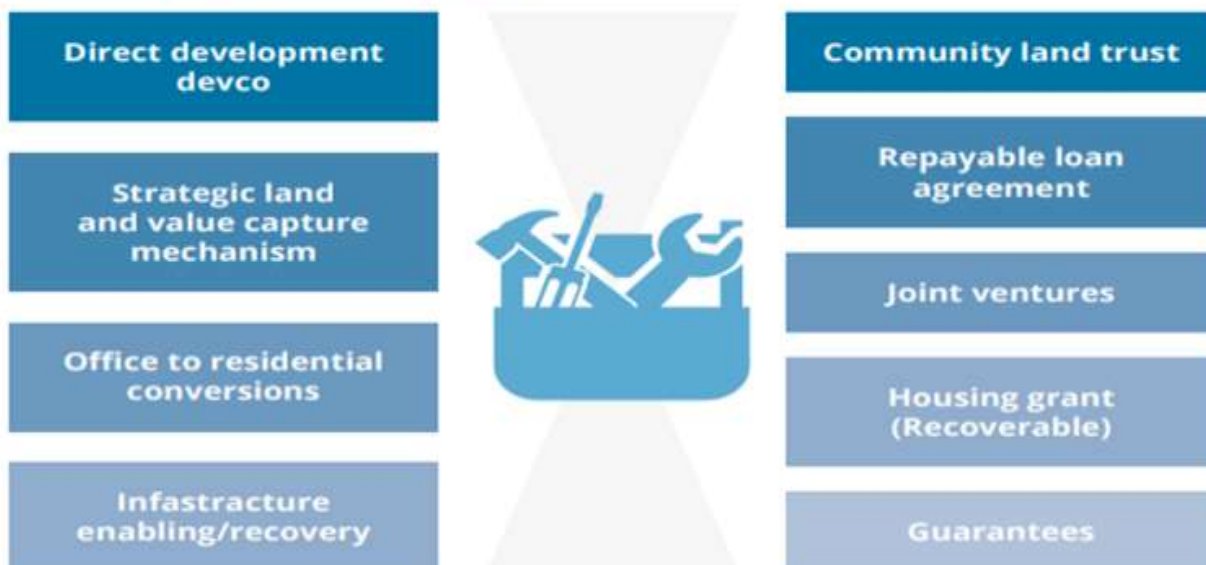
Combined Authority Housing Programme

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



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

A flexible multi-toolkit approach



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

3.0 PROPOSED SCHEME FOR APPROVAL.

ROMAN FIELDS, PASTON, PETERBOROUGH.

- 3.1. Heylo Homes has applied to the Combined Authority for a £645,000 grant to deliver 20 additional shared ownership units as part of a development site. The site is currently under development by Keepmoat with 457 new homes in a mix of tenures and bedroom types.
- 3.2. Heylo Housing will acquire the properties once shared ownership purchasers have been identified at the stage of onward sales completion. The property will be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser.
- 3.3. Detailed Planning Approval was granted on 11th August 2017 and the Reference is: 16/01197/REM. The development started on site in September 2017.
- 3.4. The site is divided into three phases, and this phase is currently ready to be occupied. All of the additional affordable homes are converted from Open Market Sale units and would be unviable without the allocated grant.
- 3.5. The shared ownership tenure will help diversify the home ownership offer on the site and accelerate the delivery of new homes in the Peterborough area.
- 3.6. Figure 1 – Roman Fields, Paston, Peterborough.



- 3.7. The Keepmoat site is situated in the north of Peterborough.
- 3.8. The dwellings are all shared ownership and a mixture of 3 and 4 bed houses.

Dwelling type	M2	NDSS	¹ % of NDSS	Tenure type	quantity
7 x 3b/4p	79	84	94%	Shared ownership	7
7 x 3b/4p	88	84	105%	Shared ownership	7
3 x 3b/4p	76	84	91%	Shared ownership	3
1 x 3b/4p	80	84	95%	Shared ownership	1
2 x 4b/6p	108	106	102%	Shared ownership	2
					20

Figure 2 - Site Plan of Roman Fields, Paston, Peterborough.



¹ Numbers are rounded to nearest digit

Figure 3 – Site plan and unit position.



H – signifies Heylo properties

About Heylo Homes.

- 3.9. Heylo Homes was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1,000 in the pipeline.
- 3.10. Heylo is specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form of lease and is fully compliant both with Homes England and NPPF definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders.
- 3.11. This proposal is for Heylo to work with the house builder Keepmoat Homes to enable increase the supply of affordable home ownership through shared ownership on this site which is currently under development. Delivery will be additional to S106 planning requirements.
- 3.12. The Housing Enabling officer for Peterborough District Council has indicated that she is happy and supports the homes coming through, including with the mix of

housing on the scheme, as it helps increase the supply of suitable accommodation in the City. This will benefit the need for the area and for the people in Peterborough more generally.

Additionality / Case for Combined Authority funding

3.13. The proposed scheme offers the following additionality:

- Heylo has agreed Heads of Terms with Keepmoat to acquire these 20 properties in making up this proposal.
- The CPCA grant will enable an additional 20 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

Proposed Conditions of Grant Approval

3.14. It is proposed that the grant of £645,000 will help with the delivery of 20 new affordable homes at Roman Fields, Paston, Peterborough be approved subject to the following conditions.

Pre-contract:

Confirmation of site ownership.

Post contract but pre draw-down of grant:

Evidence of site ownership.

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

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

4.2. Supporting this application will approve £645,000 grant from the Affordable Housing Programme at an average grant rate of £32.25k per unit for each unit of affordable housing.

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

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at April 2020	28	1,246	27,312,271
Less: Papworth Scheme no longer available	-1	-9	-114,000
Total before June 2020 Committee	27	1,237	27,198,271
PROPOSED SCHEME FOR JUNE 2020 COMMITTEE APPROVAL			
ROMAN FIELDS, PASTON, PETERBOROUGH	1	20	645,000
Total Affordable Housing Grants if approved by Board	28	1,257	27,843,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £22.2k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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TOTAL IF JUNE 2020 SCHEME IS APPROVED	33	1,310	79,010,271
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5.0 LEGAL IMPLICATIONS

5.1. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251). This power permits the

Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

- 5.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020

6.0 APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018
£100m Affordable Housing Programme Update April 2020	CA Board April 2020



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (ii)
22 JUNE 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

ALCONBURY WEALD, ALCONBURY – MAN GPM

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. A grant from the Combined Authority Affordable Housing programme of £4,425,000 is sought for 94 additional affordable units with a mix of 65 affordable rented and 29 shared ownership, at Alconbury Weald, Alconbury. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/038	Key Decision: Yes
The Housing and Communities Committee is recommended to:	Voting arrangements

<p>a) Commit grant funding of £4,425,000 from the £100m Affordable Housing programme to enable delivery of 94 additional units, with a mix of 65 affordable rented and 29 shared ownership homes at Alconbury Weald, Alconbury.</p>	<p>Simple majority of all Members</p>
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2.0 BACKGROUND

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

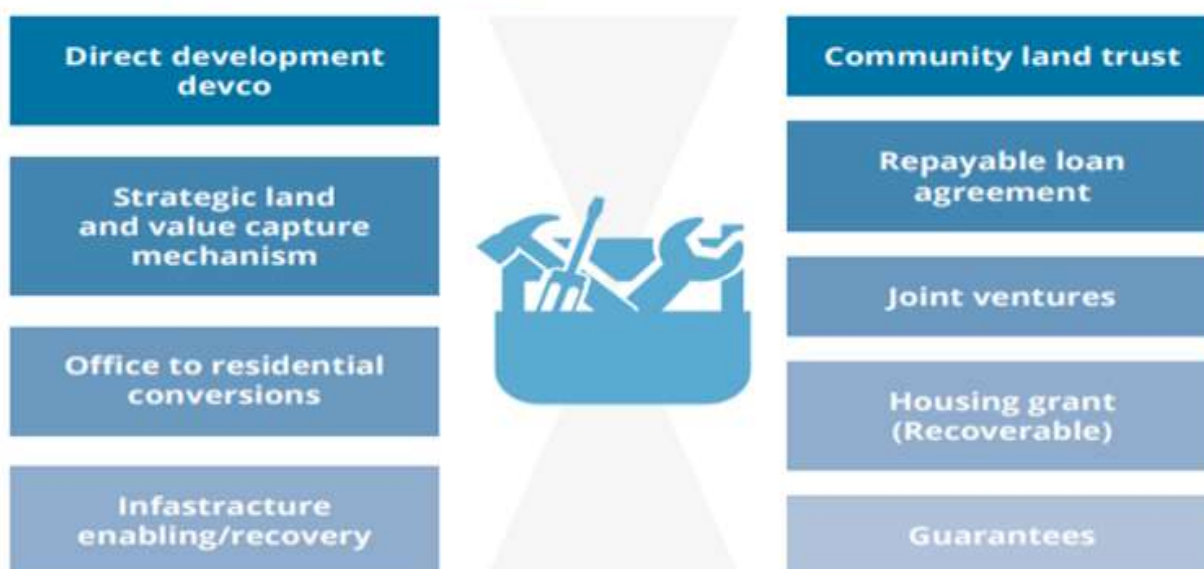
Combined Authority Housing Programme

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



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

A flexible multi-toolkit approach



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

3.0 PROPOSED SCHEME FOR APPROVAL.

ALCONBURY WEALD, ALCONBURY.

- 3.1. The whole site is divided into many phases. This is site is Parcel 6 and the properties are being built by Crest Nicolson. The site has Housing Association properties being delivered under a S106 with Cross Key Homes, as well as Heylo and Man GPM all on this site.
- 3.2. Crest Nicholson secured full planning consent for this site and the site is currently under development. These additional properties are not subject to any existing S106 or affordable housing requirements.
- 3.3. Alconbury Weald is new development site within the Huntingdonshire district area, which requires much needed housing, just north of Huntingdon.
- 3.4. Man GPM have secured the site and are developing 124 units in total, 94 will be affordable housing as affordable rented and shared ownership homes.
- 3.5. Figure 1 – Alconbury Weald.



- 3.6. Below are the dwelling types, sizes by square metres and how different they are from NDSS.

Unit Name	Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Block C Type B	1B.2P Apartment	3	47.2	50	No	94.4%
Block C Type A	1B.2P Apartment	2	47	50	No	94%
Block A Type K	1B.2P Apartment	3	47.2	50	No	94.4%
Block A Type L	1B.2P Apartment	3	47.2	50	No	94.4%
Block A Type A	1B.2P Apartment	4	47	50	No	94%
Block C Type C	2B 3P Apartment	3	61.2	61	Yes	100%
Block C Type J	2B 3P Apartment	2	61.1	61	Yes	100%
Block C Type F	2B 3P Apartment	1	65.2	61	Yes	107%
Block A Type C	2B 3P Apartment	4	61.5	61	Yes	100%
Block A Type F	2B 3P Apartment	3	65.2	61	Yes	107%
Block A Type D	2B 3P Apartment	2	60.5	61	No	99.1%
Block A Type E	2B 4P Apartment	1	79	70	Yes	113%
Sandown	2B 3P House	24	71.1	70	Yes	102%
Loft 1 (Velux) V2	2B 3P House	2	63.2	61	Yes	104%
Loft 1 V1	2B 3P House	2	63.2	61	Yes	104%
Hartley	3B 5P House	12	91.1	93	No	98%
Elsenham	3B 5P House	8	97.9	93	Yes	105%
Stanton	3B 5P House	6	86	93	No	92.5%
Huntingdon	3B 6P House	14	93.9	102	No	92.1%
Chalgrove	3B 6P House	7	110	102	Yes	108%
Townhouse V2	4B 8P House	13	144.8	130	Yes	111%
Townhouse V1	4B 8P House	5	146.8	130	Yes	113%
Total		124				

3.7. The dwellings are a mixture of rented and shared ownership homes ranging from 1-4 bedroom.

¹ Numbers are rounded up in some instances.

Figure 2 - ²Site plan of Alconbury Weald, Parcel 6.



- 3.8. Above is the site plan for the site and the yellow shaded ones are the Man GPM units, the remainder are Cross Keys Homes, Heylo Homes and the market sale.

About Man GPM.

- 3.9. Man GPM is a for profit organization providing housing, they are a responsible investment fund focussed organization, with an objective to create affordable and inclusive mixed tenure communities.
- 3.10. Their investment model involves exploring ways to deliver new supplies of affordable housing for low cost rents and home ownership. They will work with Registered Providers using leases to maintain units for a minimum of 10 years.
- 3.11. The organization wishes to increase supply of affordable housing, reduce fuel poverty, building for life, support health & well-being, remove any historic 'stigma' associated with living in "social housing", and provide sustainable cities and communities.
- 3.12. Man GPM is in the process of gaining Registered Provider status.

² All yellow shaded units are Man GPM

3.13. The Local Authority states that due to the infrastructure costs at Alconbury Weald, it is receiving only 10 to 12.5% affordable housing overall. Any additional provision with the assistance of the CPCA is welcomed. In this case, Man GPM has agreed that the affordable homes (94 units) will be made available to Huntingdonshire District Council based on households from a variety of groups, ranging from those on the Council's Housing Register seeking affordable housing for rent, and those seeking Low Cost Home Ownership (in the form of Shared Ownership).

3.14. The Local Authority have also agreed in general terms, that they would seek the accommodation of Key Workers based in Huntingdonshire and (if funding is approved) look forward to working with Man GPM and their appointed managing agent to agree those detailed processes.

3.15. The Housing Enabling officer for Huntingdonshire District Council supports the homes coming through, he was also happy with the mix of housing on the scheme. The Council therefore fully support this initiative, which significantly increases the supply of affordable housing at Alconbury Weald, Huntingdonshire.

Additionality / Case for Combined Authority funding

3.16. The proposed scheme offers the following additionality:

- Man GPM has agreed Heads of Terms with Crest Nicolson to acquire the site of 192 units.
- The CPCA grant will enable an additional 94 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

Proposed Conditions of Grant Approval

It is proposed that the grant of £4,425,000 will help with the delivery of 94 new affordable homes at Alconbury Weald, Alconbury to be approved subject to the following conditions.

Pre-contract:

Confirmation of site ownership, from Crest Nicolson.

Post contract but pre draw-down of grant:

- i. evidence of start on site
- ii. evidence of practical completion

SIGNIFICANT IMPLICATIONS

None

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £4,425,000 grant from the Affordable Housing Programme at an average grant rate of £47k per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at April 2020	28	1,246	27,312,271
Less: Papworth Scheme no longer available	-1	-9	-114,000
Total before June 2020 Committee	27	1,237	27,198,271
PROPOSED SCHEME FOR JUNE 2020 COMMITTEE APPROVAL			
ROMAN FIELDS, PASTON, PETERBOROUGH	1	20	645,000
ALCONBURY WEALD, ALCONBURY	1	94	4,425,000
Total Affordable Housing Grants if approved by Board	29	1,351	32,268,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £23.9k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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TOTAL IF JUNE 2020 SCHEME IS APPROVED	34	1,404	83,435,271
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5.0 LEGAL IMPLICATIONS

5.1 The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

5.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020

5.0 APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018
£100m Affordable Housing Programme Update April 2020	CA Board April 2020



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (iii)
22 JUNE 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**NORWOOD ROAD, MARCH, HEReward HALL, MARCH & QUEENS STREET,
MARCH. (WITHIN THE TOWN CENTRE OF MARCH)**

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. A grant from the Combined Authority Affordable Housing programme of £3,520,000 is sought for 90 additional units with a mix of 70 affordable rented and 20 shared ownership, at 3 sites (Queens St, Norwood Road & Hereward Hall), March Town centre. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/038	Key Decision: Yes
	Voting arrangements Simple majority of all Members

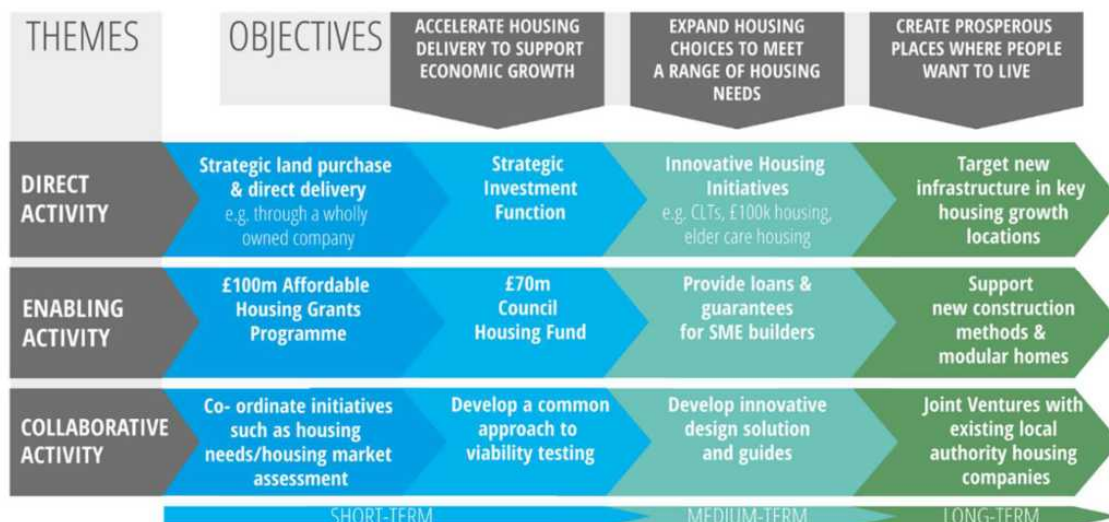
<p>The Housing and Communities Committee is recommended to:</p> <p>a) Commit grant funding of £3,520,000 from the £100m Affordable Housing programme to enable delivery of 90 additional units, with a mix of 70 affordable rented and 20 shared ownership homes within March Town Centre.</p>	
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2.0 BACKGROUND

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

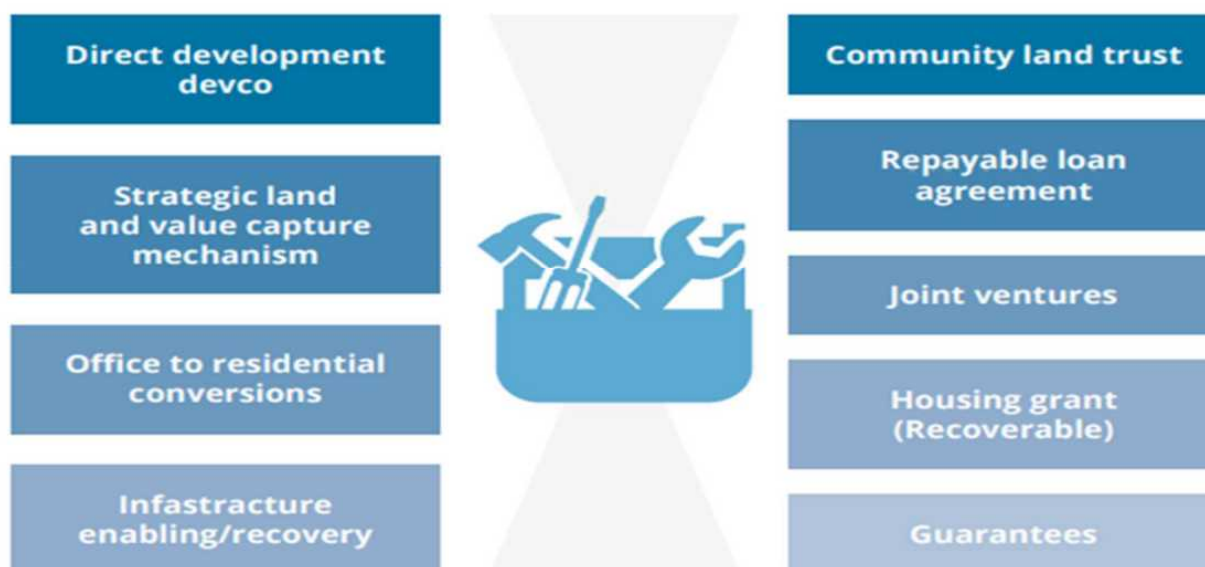
Combined Authority Housing Programme

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



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

A flexible multi-toolkit approach



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

3.0 PROPOSED SCHEME FOR APPROVAL

QUEENS ST, NORWOOD ROAD AND HEReward HALL – MARCH TOWN CENTRE.

- 3.1. These three sites have been on the CPCA pipeline since November 2019 and are ready to progress with the support of positive collaboration from Fenland District Council.
- 3.2. The sites are zoned for residential use, planning applications are submitted and a decision on detailed planning approval to be expected in the next few weeks. The land will be purchased and completed by December 2020.
- 3.3. Heads of Terms are being agreed with the Landowner, with a conditional exchange of contracts provisionally targeted for September 2020.
- 3.4. Start on Site is expected by Feb 2021,
- 3.5. All 90 homes will be delivered by support of the grant. These are windfall sites, where all the homes would otherwise have been for outright sale. Through CPCA grant support, we are enabling the delivery of a 100% affordable housing scheme.

3.6. Figure 1 – Hereward Hall & Queen Street

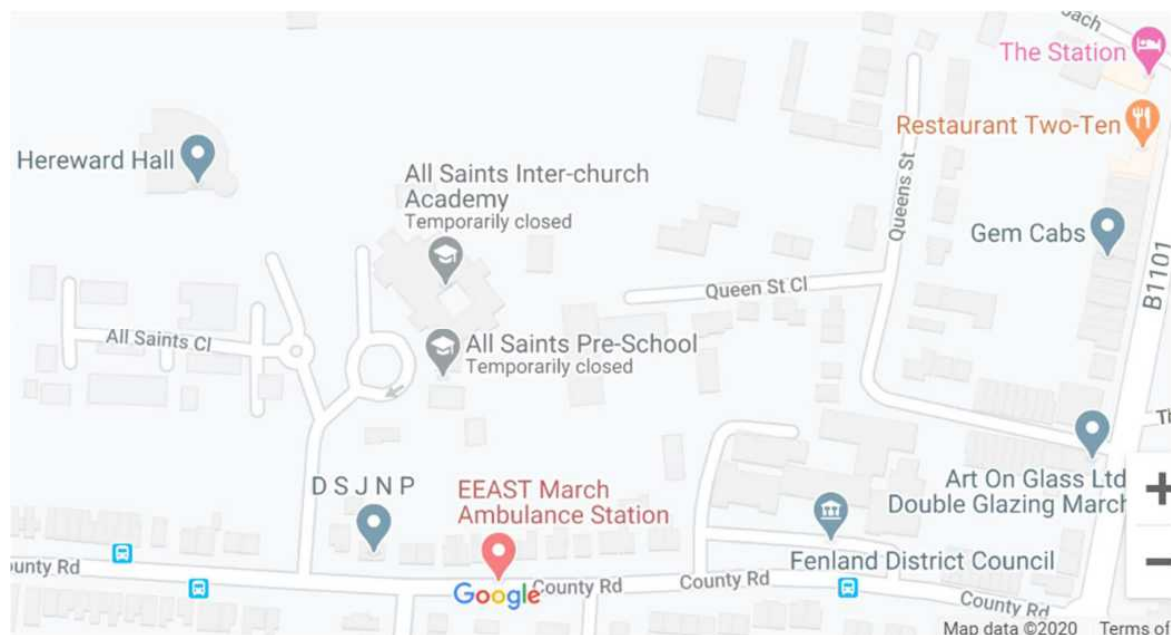


Figure 2:- Norwood Road.



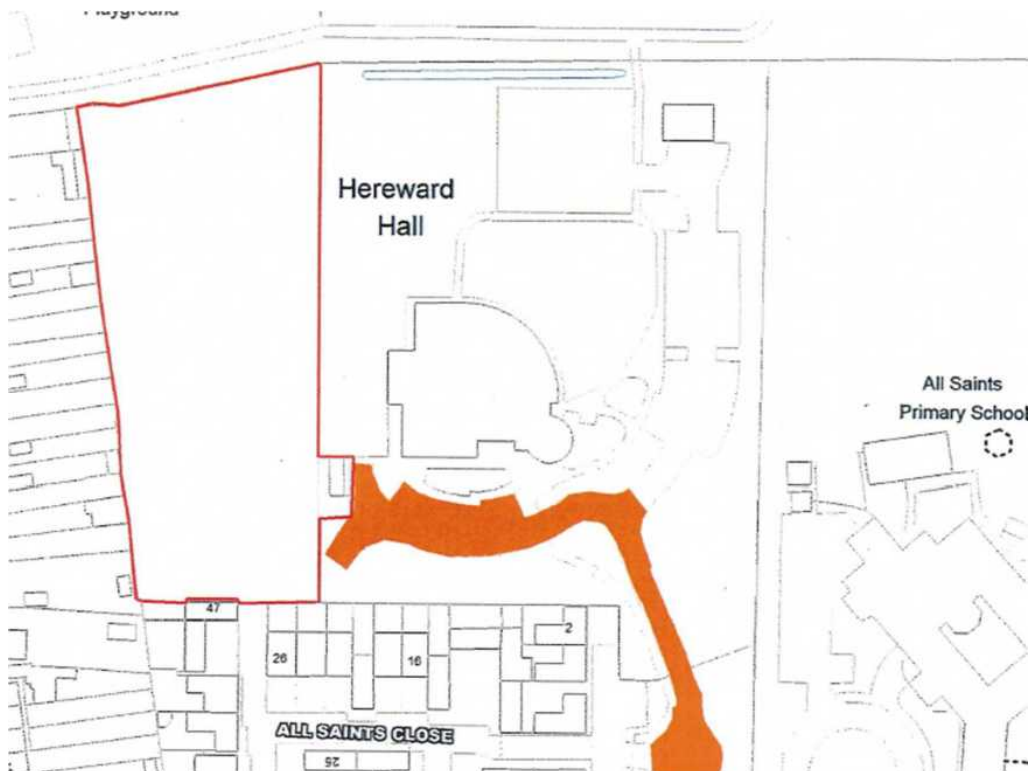
Map 1:- Norwood Road, March - site boundary.



Map 2:- Queens Street. March. Site Boundary.



Map 3:- Hereward Hall. Site Boundary.



- 3.6 A The housing on offer will have a mix of sizes, based on local authority demand and includes homes for range of housing demand. The scheme is to be designed to achieve passive (i.e. non-technical solutions) high sustainability features and to have high energy efficiency levels to reduce fuel poverty.
- 3.7. The sites are all located within walking distance of March Town Centre, which offers a full range of local services and employment opportunities. Within walking distance of the sites there is a supermarket, a range of retail shops, doctor's surgery, library, schools, and offices.
- 3.8. Below are the dwelling types, sizes by square metre.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	¹ % of NDSS
Rented					
2b/3p	30	74	70	Y	106%
3b/5p	33	85	93	N	91%
4b/6p	7	102	106	N	96%
Shared ownership					
2b/4p	10	74	79	N	94%
3b/5p	10	82	93	N	88%
Total	90				

- 3.9. The dwellings are a mixture of rented and shared ownership homes ranging from 2-4 bedroom.

About Funding Affordable Homes Housing Association.

- 3.12 FAHHA seeks to increase the supply of affordable homes by providing the forward funding to enable new properties to be built and managed by established housing associations.
- 3.11 Funding Affordable Homes is a social impact company which builds and acquires affordable housing to deliver financial and social returns for both communities and investors.
- 3.12 They invest directly in affordable homes typically taking a freehold interest and working across different strategies to enhance diversification and broaden the social delivery.
- 3.13 In each instance, FAHHA enters into long-term management contracts or leases with Housing Associations or other regulated organisations, these agreements cover the provision of tenant services. They are a for profit organization much the same as some of our other partners.

¹ Numbers are rounded up in some instances.

3.12. The Housing Enabling officer for Fenland District Council supports the schemes and the homes coming through. She was also happy with the mix of housing on the scheme, as it helps increase the supply of suitable accommodation in the district. This will benefit the need for the area and for people in the Fenlands.

Additionality / Case for Combined Authority funding

3.13. The proposed scheme offers the following additionality:

- The CPCA grant will enable an additional 90 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.
- No market sale on this site and these sites are considered as part of a windfall to the area.

Proposed Conditions of Grant Approval

It is proposed that the grant of £3,520,000 will help with the delivery of 90 new affordable homes from the 3 sites in the vicinity of March Town Centre to be approved subject to the following conditions.

Pre-contract:

- Detailed planning approval being obtained.
- Completion of the land purchase.

Post contract but pre draw-down of grant:

Evidence of start on site, due to be February 2021.

SIGNIFICANT IMPLICATIONS

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve a £3,520,000 grant from the Affordable Housing Programme at an average grant rate of £39,100 per unit.

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

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at April 2020	28	1,246	27,312,271
Less: Papworth Scheme no longer available	-1	-9	-114,000
Total before June 2020 Committee	27	1,237	27,198,271
PROPOSED SCHEME FOR JUNE 2020 COMMITTEE APPROVAL			
ROMAN FIELDS, PASTON, PETERBOROUGH	1	20	645,000
ALCONBURY WEALD, ALCONBURY	1	94	4,425,000
MARCH TOWN CENTRE, QUEENS ST, NORWOOD RD & HEREWARD HALL	1	90	3,520,000
Total Affordable Housing Grants if approved by Board	30	1,441	35,788,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £24.8k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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TOTAL IF JUNE 2020 SCHEME IS APPROVED	35	1,494	86,955,271
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5.0 LEGAL IMPLICATIONS

- 5.1 The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.
- 5.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020

5. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018
£100m Affordable Housing Programme Update April 2020	CA Board April 2020



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (iv)
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FORMER RAF UPWOOD, RAMSEY ROAD, BURY, HUNTS. PE26 2XN

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. A grant from the Combined Authority Affordable Housing programme of £2,720,000 is sought for 64 additional affordable units with a mix of 32 social rented and 32 shared ownership at Former RAF Upwood, Ramsey Road, Bury, Hunts. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/038	Key Decision: Yes
The Housing and Communities Committee is recommended to:	Voting arrangements Simple majority of all Members

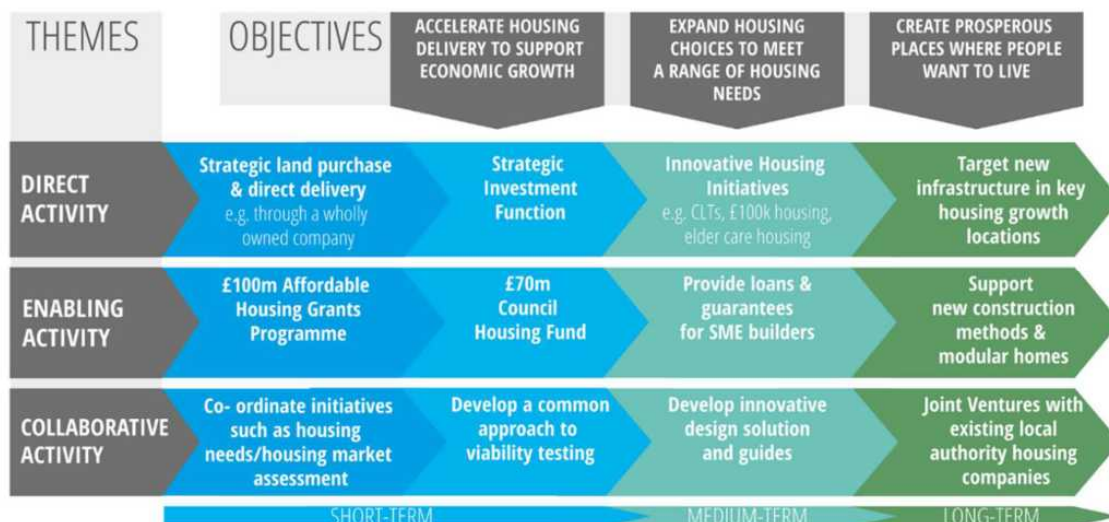
a) Commit grant funding of £2,720,000 from the £100m Affordable Housing programme to enable delivery of 64 additional units, with a mix of 32 social rented and 32 shared ownership homes at the Former RAF Upwood site.	
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2.0 BACKGROUND

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

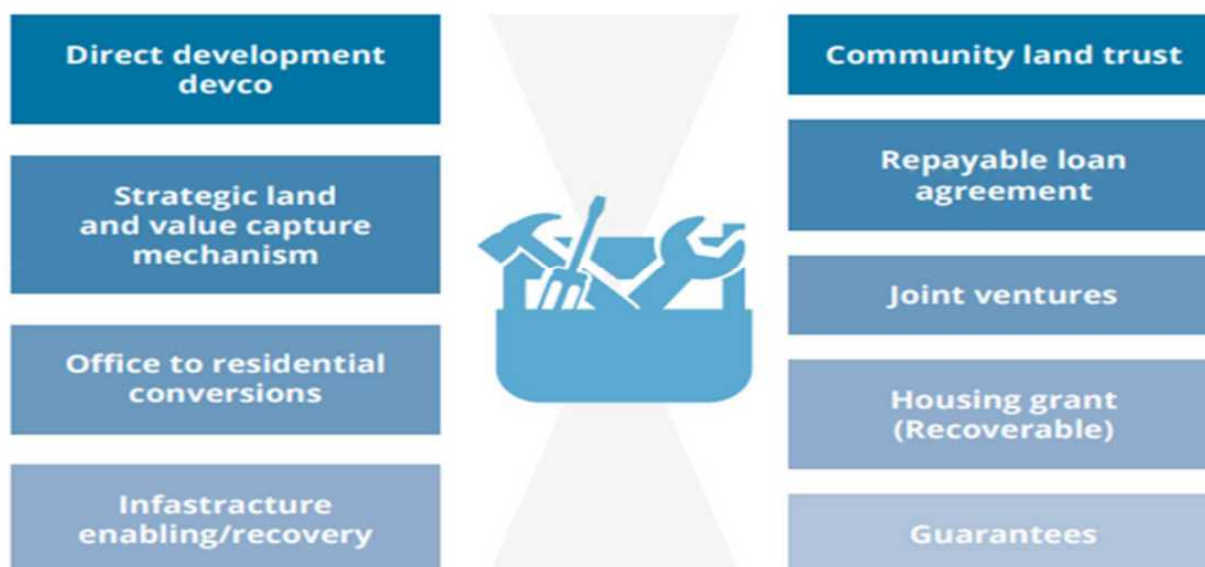
Combined Authority Housing Programme

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



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

A flexible multi-toolkit approach



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

3.0 PROPOSED SCHEME FOR APPROVAL FORMER RAF UPWOOD, RAMSEY ROAD, BURY, HUNTS. PE26 2XN

- 3.1. RAF Upwood was on our pipeline schedule as one of the sites to potentially come through as a development site. This site is to provide 160 new homes around Bury, Hunts. Sixty-four affordable homes are proposed to be supported, 32 will be social rented units and 32 will be shared ownership units. The remaining 96 will be for open market sale.
- 3.2. The site has an existing outline planning approval and reserved matters applications are in the process of being submitted. The site is impacted by a number of issues that are affecting the viability (bats, drainage, derelict buildings etc.) and a viability challenge has been submitted by Evera Homes to reduce the amount of affordable housing to 0%.
- 3.3. The Planning reference – 1201274OUT. Demolition work due to start in summer 2020. The project is anticipated to formally start in Q3 20/21, subject to the developers own Board approval.
- 3.4. Evera have submitted the reserved matter relating to viability and are waiting for the outcome of this process, from the Local Authority's planning department.
- 3.5. All 64 homes will be delivered by support of grant. This is a windfall site, where the delivery of 64 homes will support the CPCA 2000 target. Through our investment and CPCA grant support, we are enabling the delivery of the affordable housing on this scheme, where otherwise with the viability challenge no affordable housing maybe delivered.
- 3.6. Figure 1 – RAF Upwood.



Figure 2: - Boundary plan – all in red is Evera site.



3.8. Below are the dwelling types, sizes by square metres and how different they are from NDSS.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	¹ % of NDSS
Social rent					
4 x 1b/2p	4	44.96	50	N	90%
2 x 1b/2p	2	46.36	50	N	93%
4 x 2b/3p	4	61.97	61	Y	102%
2 x 2b/3p	2	63.36	61	Y	104%
8 x 2b/3p	8	64.47	70	N	92%
4 x 3b/5p	4	80.27	93	N	86%
8 x 4b/6p	8	102.20	106	N	96%
Shared ownership					
20 x 2b/3p	20	64.47	70	N	92%
12 x 3b/5p	12	80.27	93	N	86%
Total	64				

3.9. The dwellings are a mixture of social rented maisonettes and houses. and shared ownership houses ranging from 1-4 bedroom.

¹ Numbers are rounded up in some instances.

About Evera and Longhurst partnership.

- 3.10. Evera is an LLP, created and capitalised by Flagship Group, Hyde Group, Longhurst Group and Cross Keys Homes. This partnership brings together the members' skills, expertise, and local knowledge; it also offers a platform for investment in partnerships with others in the public and private sector.
- 3.11. They work with their partners as they have a good understanding of the local housing market within the Cambridgeshire & Peterborough area.
- 3.12. Evera focus on larger, phased projects to accelerate housing supply with a drive to maximise the delivery of affordable housing.
- 3.13. Longhurst Housing are looking to acquire the affordable element on the site.
- 3.14. Huntingdonshire District Council are fully aware of these proposals, having been in discussion with Evera/Longhurst for some time. The site has outline consent for 160 homes and they have submitted a Reserved Matters application which is under consideration. The site is owned by Evera.
- 3.15. Huntingdonshire District Council had thought that due to development costs, it would not have been possible to achieve delivery of the affordable housing without subsidy. The outcome of the reserved matters will advise the CPCA and Evera of the requirements for grant, either fully or pro-rata.
- 3.16. The Housing Enabling officer for Huntingdonshire District Council supports the homes coming through and is happy with the mix of units in the scheme, as it helps increase the supply of suitable accommodation in their area. They have advised that they are pleased that provision of a grant is being considered, thereby securing affordable housing. The Council therefore fully supports the bid.

Additionality / Case for Combined Authority funding

3.17. The proposed scheme offers the following additionality:

- The CPCA grant will enable an additional 64 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.
- Subject to the success of Evera's viability argument, his site will be considered as part of a windfall site to the area, as it has issues with viability, due to the high infrastructure costs and bats being on the site. The viability argument is for 0% affordable housing.

Proposed Conditions of Grant Approval

3.18. It is proposed that the grant of £2,720,000 will help with the delivery of 64 new affordable homes at RAF Upwood, to be approved subject to the following conditions.

Pre-contract:

- As the reserved matters is still in progress, the quantum of the grant is subject to review. If the viability review is not in favour of Evera's position, and they provide affordable housing as part of s106, then the grant will be calculated pro-rata accordingly for whatever number of affordable houses are being provided above the S106 requirement..
- E.g. 64 units will be funded if they are able to prove due to viability 0% affordable housing. If the viability is not in favour of Evera's position of 0% affordable housing on site, and they are to provide say 20 affordable units under the S106, out the 64 units in question CPCA will only provide grant, to accommodate the 44 additional units.
- The project is anticipated to formally start in Q3 20/21, subject to the developers Board approval.

Post contract but pre draw-down of grant:

Evidence of start on site, due to be in Q3 20/21.

SIGNIFICANT IMPLICATIONS.

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £2,720,000 grant from the Affordable Housing Programme at an average grant rate of £42.5k per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at April 2020	28	1,246	27,312,271

Less: Papworth Scheme no longer available	-1	-9	-114,000
Total before June 2020 Committee	27	1,237	27,198,271
PROPOSED SCHEME FOR JUNE 2020 COMMITTEE APPROVAL			
ROMAN FIELDS, PASTON, PETERBOROUGH	1	20	645,000
ALCONBURY WEALD, ALCONBURY	1	94	4,425,000
MARCH TOWN CENTRE, QUEENS ST, NORWOOD RD & HEReward HALL	1	90	3,520,000
RAF UPWOOD, RAMSEY ROAD, BURY, HUNTS	1	64	2,720,000
Total Affordable Housing Grants if approved by Board	31	1,505	38,508,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £25.6k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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TOTAL IF JUNE 2020 SCHEME IS APPROVED	36	1,558	89,675,271
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5.0 LEGAL IMPLICATIONS

5.1 The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue Part 4, Article 11 of the Cambridgeshire and Peterborough

Combined Authority Order 2017 (SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.

- 5.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

5. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018
£100m Affordable Housing Programme Update April 2020	CA Board April 2020



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (v)
22 JUNE 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

STANGROUND, PETERBOROUGH

1.0 PURPOSE

- 1.1. As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2. This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3. A grant from the Combined Authority Affordable Housing programme of £1,260,000 is sought for 28 affordable rented additional units. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/038	Key Decision: Yes
The Housing and Communities Committee is recommended to:	Voting arrangements Simple majority of all Members

a) Commit grant funding of £1,260,000 from the £100m Affordable Housing programme to enable delivery of 28 affordable rented additional units, at Stanground, Peterborough.	
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2.0 BACKGROUND

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

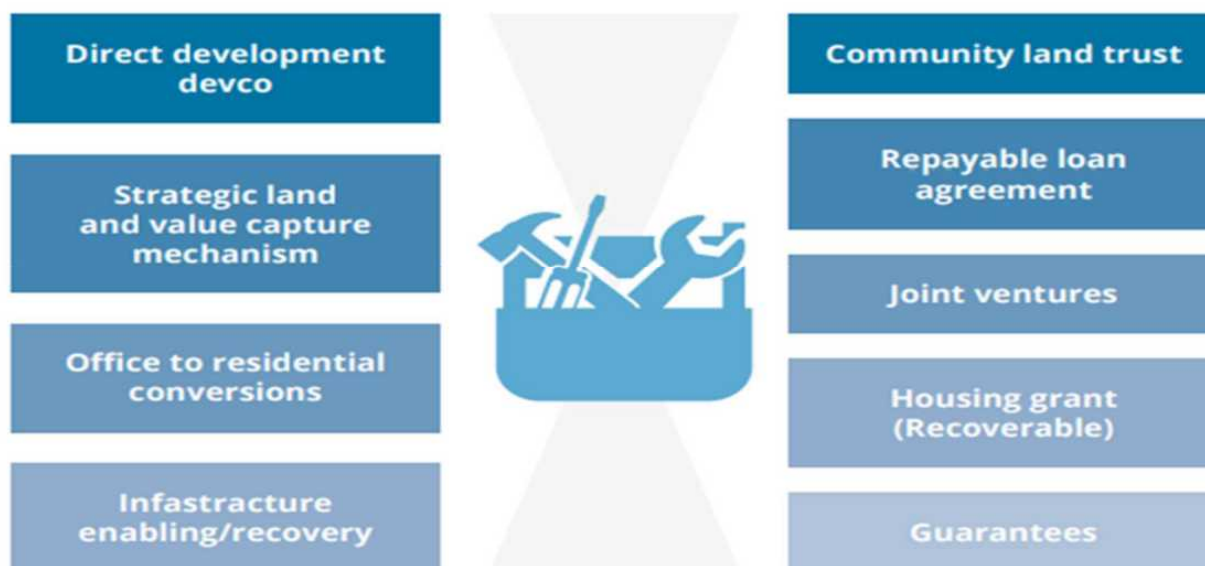
Combined Authority Housing Programme

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



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

A flexible multi-toolkit approach



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

3.0 PROPOSED SCHEME FOR APPROVAL

STANGROUND, PETERBOROUGH.

- 3.1. Currently this site has an A1 commercial use class. No current residential planning consent currently exists; therefore it will be a windfall site with 100% affordable housing.
- 3.2. Heads of terms are agreed with the vendors, and solicitors have been instructed for the acquisition of the freehold interest of the site.
- 3.3. Acquisition is hoped to be completed over the summer, subject to legals and due diligence.
- 3.4. The scheme will require internal approval by CKH's Growth Board. This is scheduled for 24th June 2020.

3.8. Below are the dwelling types, sizes by square metres, but they are all to NDSS.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
affordable rent					
4 x 1b/2p flat	4	50	50	Y	100%
16 x 2b/3p flat	16	61	61	Y	100%
8 x 3b/5p house	8	99	99	Y	100%
Total	28				

3.9. The dwellings are a mixture of affordable rented flats and houses ranging from 1-3 bedrooms.

About Cross Keys Homes

3.10. Cross Key Homes covers a wide area, including in and around Peterborough. CKH are one of the main providers of affordable housing in the CPCA district.

3.11. Target milestones dates are – acquisition August 2020, Planning consent December 2020, start on site in February 2021. Practical completion March 2022.

3.13. The Housing Enabling officer for Peterborough City Council supports the homes coming through and is happy with the mix of sizes of housing on the scheme, as it helps increase the supply of suitable accommodation in the city. This will benefit the need for the area and for the people of Peterborough, especially with the supply of affordable rented units.

Additionality / Case for Combined Authority funding

3.14. The proposed scheme offers the following additionality:

- The CPCA grant will enable an additional 28 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.
- This site is considered as part of a windfall site to the area.

Proposed Conditions of Grant Approval

It is proposed that the grant of £1,260,000 will help with the delivery of 28 new affordable rented homes at Stanground, Peterborough to be approved subject to the following conditions.

¹ Numbers are rounded up in some instances.

Pre-contract:

- Acquisition of the land has been completed.
- Subject to approval from CKH Board, due on 24th June 2020.
- Planning permission has been secured.

Post contract but pre draw-down of grant:

- Evidence of start on site, due to be in Q4 20/21.

SIGNIFICANT IMPLICATIONS.

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £1,260,000 grant from the Affordable Housing Programme at an average grant rate of £45,000 per unit for each unit of affordable housing.
- 4.3. The impact on this funding on the programme is set out below:

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total Affordable Housing Grants approved by Board as at April 2020	28	1,246	27,312,271
Less: Papworth Scheme no longer available	-1	-9	-114,000
Total before June 2020 Committee	27	1,237	27,198,271
PROPOSED SCHEME FOR JUNE 2020 COMMITTEE APPROVAL			
ROMAN FIELDS, PASTON, PETERBOROUGH	1	20	645,000

ALCONBURY WEALD, ALCONBURY	1	94	4,425,000
MARCH TOWN CENTRE, QUEENS ST, NORWOOD RD & HEREWARD HALL	1	90	3,520,000
RAF UPWOOD, RAMSEY ROAD, BURY, HUNTS	1	64	2,720,000
STANGROUND, PETERBOROUGH	1	28	1,260,000
Total Affordable Housing Grants if approved by Board	32	1,533	39,768,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT*

£25.9k

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	51,167,000
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TOTAL IF JUNE 2020 SCHEME IS APPROVED	37	1,586	90,935,271
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5.0 LEGAL IMPLICATIONS

- 5.1 The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the devolution deal signed with Government.
- 5.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

5. APPENDICES

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

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018
£100m Affordable Housing Programme Update April 2020	CA Board April 2020



HOUSING & COMMUNITY COMMITTEE	AGENDA ITEM No: 2.3
22 JUNE 2020	PUBLIC REPORT

£100M AFFORDABLE HOUSING PROGRAMME UPDATE

1.0 PURPOSE

- 1.1. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority.
- 1.2. The Housing and Communities Committee Currently receives performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme at every Committee meeting.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Note the progress of the delivery of the £100m programme</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

2.0 PROGRAMME BACKGROUND

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and deliver additional affordable housing, alongside other tools to support and enable housing delivery.
- 2.3. The Affordable Housing Programme currently has 33 schemes with allocated funding, of which 19 are in contract.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to Committee or Board when ready. This includes opportunities for CA investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.
- 2.5. As part of monitoring arrangements for the Devolution Deal, Government undertakes an annual review of progress with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). The first meeting for the year 2019/20 Annual Review took place in September, following which additional information has been provided. A follow up meeting took place in early February following which more information was provided in March. A payment of £17m of devolution deal monies has subsequently been made direct to Cambridge City Council and we await the £15m anticipated to be received by the Combined Authority.

3.0 FINANCIAL PERFORMANCE

- 3.1. Grant investment approved for Affordable Housing schemes to date is £27.2 million, with a further £51.1 million approved from the revolving fund, although when that is 'cash flowed' the total drawdown should not exceed £40m at any one time. A total of £67.2 million (£40m revolving plus £27.2m grant) has been allocated to schemes to date. A list of the 33 schemes with CPCA Board or Committee approval is attached as Appendix 1.
- 3.2. £47.68 million has been contractually committed, comprising £7.68 million in grants and the full revolving £40 million in loan funding. £19.5 million is in the process of being contracted.
- 3.3. £4.327 million in grant and £34.14 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we

can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.

4.0 PROGRAMME DELIVERY

- 4.1. The Affordable Housing Programme currently has 33 schemes with allocated funding, of which 19 are in contract. The geographic distribution of the 33 schemes is shown on a map in Appendix 2 and differentiates between the grant schemes and £40 revolving fund loan schemes (see the appendix legend). 591 housing units have started on site to date and 89 homes completed. In total 1,290 units have been approved by Committee or Board and pending Covid 19 issues, we are chasing those schemes and providers to deal with pre-construction issues as quickly as possible, to commence starts on site.
- 4.2. The graphs in Appendix 3 show the progress of the programme over time
- 4.3. Scheme approvals since the last presentation to the Housing & Community Committee;
 - (a) Brampton Park, Brampton, Hunts – ReSI will deliver a scheme of 39 new homes, including 6 additional affordable houses. Grant from Combined Authority approved for £270,002
 - (b) St Thomas Park, Ramsey, Hunts – Heylo & Linden Homes will deliver 94 new homes, including 10 additional affordable houses. Grant from Combined Authority approved for £476,997
 - (c) Whittlesey Green, Fenland; Sandpit Road, Thorney, Peterborough & Cromwell fields Bury, Hunts – Heylo & Larkfleet will deliver 430 new homes with 32 additional affordable houses. Grant from Combined Authority approved for £1,367,766
 - (d) Roman Fields, Paston, Peterborough – Keepmoat will deliver 457 new homes with 23 additional affordable houses. Grant from Combined Authority approved for £1,000,500
 - (e) JMS Damson Drive, Peterborough – Keepmoat will deliver 116 new homes with 10 additional affordable houses. Grant from Combined Authority approved for £430,500
- 4.4. Scheme Withdrawals since last presentation:
 - (a) Papworth, South Cambridge – Flagship scheme of 9 additional affordable homes. Grant of £114,000 was offered by the Combined Authority. Grant was potentially going to be used to subsidize the delivery of S106 units. Flagship not able to convert market units to shared ownership, so mutually agreed that the grant will not be taken up.

Starts on Site

- 4.5. There have been 591 Starts on Site to date in total, up from 483 when last reported.

- 4.6. We anticipate more starts on site as soon as the constraint on the construction market from the social distancing measures under Covid-19 is relaxed.

Completions

- 4.7. The programme has so far delivered 89 completed units. Seven schemes have completed in some form, with another 2 schemes due to complete in the next few months, Covid-19 construction delays permitting.

Forward Programme and Pipeline Development

- 4.8. There are appx 3,300 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 70% of those units not actually getting to the point of coming into the Combined Authority programme, around a further 1000 units could potentially be delivered from this pipeline. Assuming the grant scheme papers coming to committee on 22nd June are approved (totalling 296 units) we will need a minimum of 414 units to come forward from this pipeline to deliver the programme target of 2,000 units.
- 4.9. We are seeing the Covid-19 lockdown being released for the construction industry, although the efficiency of this with the new contractor guidelines is still being determined. We are still confident that the programme target of a minimum of 2,000 new affordable homes will be delivered as starts on site by 31st March 2022. We are expecting an acceleration in starts on site into financial year 2020/21 as contractors Covid-19 restrictions are gradually relaxed and a 'new normal' is established. If a Covid-19 lockdown is re-applied due to a spike in cases, the impact will need to be further assessed.
- 4.10. In addition to identified schemes, there may be opportunities for CA investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example potential affordable units at Wyton Airfield and the CLT scheme at Kennett in East Cambs.
- 4.11. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We monitor housing sites that are currently on the market and upon which we review if any housing toolbox action using the CPCA development company Angle Developments (East) Ltd might be considered appropriate if the market might be considered as failing to deliver. We are also in some early stage discussions with developers regarding potential joint ventures.

Communicating the Opportunity

- 4.12. The mayoral £100k Homes home ownership initiative has been launched and the Combined Authority housing team is supporting this through housing

toolbox activities as referred in the Sept 2018 Housing Strategy. Further info is available at www.100khomes.co.uk.

- 4.13. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.
- 4.14. The Housing and Development Team meets with landowners, housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 4.15. Covid-19 disruption and economic impact currently represents the greatest risk. Short and now medium term construction programme impacts are being felt. The Nationwide building society has reported a 1.7% month on month house price decline in May 2020 and further falls are being predicted for the next few months at least. Wider economic and any structural issues for the housing market will be identified as the general economic impacts are recorded and assessed. There is evidence that registered providers are more nervous about making decisions to proceed, particularly with schemes that involve shared ownership units. We may well see increasing situations of tenure conversion from market housing to various forms of affordable housing.
- 4.16. The CPCA programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and providers are keen to take up and deliver on their full obligations within that programme, as their performance will impact on future funding allocations.
- 4.17. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

5.0 FINANCIAL IMPLICATIONS

- 5.1. There are no financial implications other than those covered in the body of the report.
- 5.2. The second graph in Appendix 3 shows the amount of money committed to the programme and alongside it the amount of money actually paid to date.

6.0 LEGAL IMPLICATIONS

- 6.1. There are no new implications. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance and Monitoring and Evaluation Frameworks.

- 6.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue Part 4, Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251). This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.
- 6.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

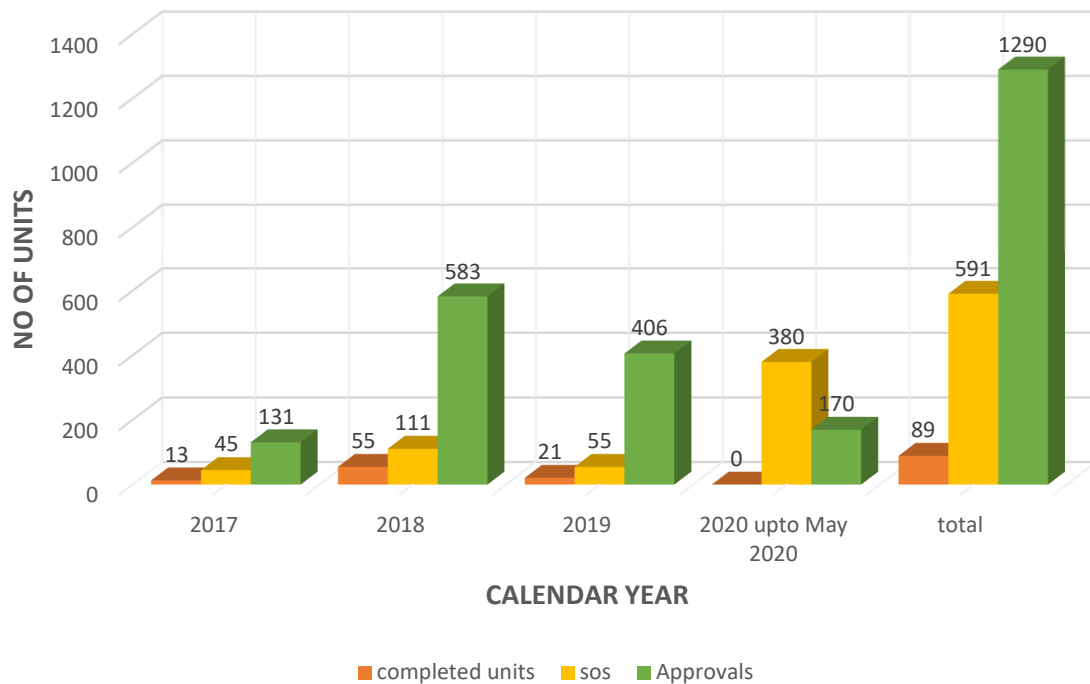
7.0 APPENDICES

- 7.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes May 2020
- 7.2. Appendix 2 – Distribution of £100m Housing programme schemes
- 7.3. Appendix 3 – £100m programme bar charts

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

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:
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
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed Dec 2019 - Awaiting PC claim. PC received completion 25th Oct 2019. Payment in progress 27/1/2020
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020		£ 1,700,000	£ 1,190,000	C	Phase 1 near completion - Aug 2020, Phase 2, 96 units with planning, issues with open space provision
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 9/12/19, PC received. Awaiting photos. Payment in progress. 27/1/2020
Whittlesford	possibly L&G AH or FAAHA (was clarion)	South Cambs	60	43	31/10/2018	31/03/2021		TBA	TBA		£ 1,634,000	£ -		Land is heavily contaminated and too costly to rectify. Looking at other possibilities with Development Com. 27/4/20
Springfield Ave March	Clarion	Fenland	40	8	27/02/2019	31/05/2020		TBA	TBA		£ 440,000	£ -		Planning now secured draft grant agreement issued, SOS delayed due to Gas Main - advised SOS delayed by 6 months (from 27/11/19). Further delays anticipated 18/2/20. Further negotiations are happening 16/3/20
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	Funding agreement completed 08/10/19, started on site, first payment claim received, first set of handovers in Jan 2020. Completed 14/2/20, final claim received 6/3/20.
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/08/2020	28/02/2021		£ 618,800	£ 309,400	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant.
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	31/01/2020	243	TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SoS for infrastructure & 243 AH units confirmed contracted Jan 2020, balance most likely 2021
Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	88	88	01/07/2019	01/09/2020		TBA	01/04/2022		£ 3,845,600	£ -		New programme, Planning to be submitted May 20, Approval Oct 20, SOS Dec 20....draw down of grant for land and SOS & PC August 2022. 22/4/20
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	30/03/2020	31/05/2020		£ 875,000	£ 437,500	C	Grant agreement completed, 21/01/2020, first claim received 25/2/2020. New Handover date is Mid-June 2020 and PC with grant claim. 22/5/20.
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	01/10/2020		TBA	01/10/2021		£ 1,430,154	£ -		Planning application in dealing with car parking issues, Draft grant agreement issued and encouraged to sign, but waiting on outcome of planning. 24/4/20
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	31/07/2020		TBA	30/06/2021		£ 215,000	£ -	C	GFA recd, SOS stalled due to COVID-19. Returned GFA copy to Settle 11/5/20. Back to planning as accommodation did not adhere to NDSS. 19/5/20.
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	TBA	31/03/2021		£ 600,000	£ 300,000	C	SOS 17th March 2020. GFA completed 24/3/20. £300,000 paid in grant draw down. 7/5/20.
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	30/11/2020		TBA	31/03/2022		£ 1,687,500	£ -		new site development in progress due to changes to site. 30/4/20
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	31/07/2020		31/10/2020	31/07/2022		£ 4,542,000	£ -		New programme, Reserved Matters application May 20, Approval Aug 20, SOS Nov 20...drawn down of grant for land and SOS, PC Oct 2022. 22/4/20. GFA near approval. 13/5/20
Middlemoor Road, St Mary's, Ramsey	Chorus (Luminus)	Huntingdonshire	11	11	13/01/2020	30/09/2020		TBA	30/09/2021		£ 509,000	£ -		Got planning consent 16th March 2020, working on variation of s106 in hand. Sent out GFA 3.3.20. Chase e-mail 3rd and 11th May 2020.
Rear of 26-34 High Street, Stilton, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	30/09/2020		TBA	31/07/2022		£ 1,570,000	£ -		Sent out GFA 3.3.20. Going through Reserved matters with Hunts suspected SOS Q4 20/21, sale near completion, and then will sign GFA. 23/4/20
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	17	17	13/01/2020	31/01/2020	17	31/07/2020	31/12/2020		£ 819,800		C	draft grant agreement issued, DPA agreed and waiting on the final agreement. GFA signed 14/5/20. Units near completion.
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	14	9	09/03/2020	01/02/2020		30/04/2020	30/04/2020		£ 315,000			grant agreed, GFA sent out. Properties are ready but with COVID-19 units may change to Rent to Buy rather than Shared ownership. CKH are still deliberating on how to proceed with site, GFA on hold. 20/5/20.
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/06/2020	30/08/2020		£ 270,002			Grant agreed, HOTs agreed, GFA sent out. Completed site, therefore SOS already.
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/02/2020	10	30/06/2020	30/10/2020		£ 476,997			Grant agreed, HOTs agreed, GFA sent out. 30/4/20. Near completion of site.
Whittlesey Green, Fenland/ Harriers Rest & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2020	01/04/2021		£ 1,367,766			Grant agreed, HOTs agreed, GFA sent out. 30/4/20, SOS on all sites
Roman Fields, Paston, Peterborough,	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022		£ 1,000,500			Grant agreed, HOTs agreed, GFA sent out. 30/4/20. SOS in 2018.
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	01/06/2021		£ 430,500			Grant agreed, HOTs agreed, GFA sent out. 30/4/20. SOS in 2018.
Loan or other Toolbox Investments														
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	30/05/2021		£ 6,500,000	£ 2,755,730	C	Completed Facility Agreement, First drawdown made 31/5/19, now ongoing monthly drawdowns
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/07/2021		£ 24,400,000	£ 24,196,484	C	Completed Facility Agreement, First drawdown made 31/7/19, now ongoing
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	31/03/2021		£ 4,840,000	£ 2,364,844	C	Completed Facility Agreement, First drawdown made 07/1/20, now ongoing
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	5	27/11/2019	28/02/2020	5	31/03/2021	31/05/2021		£ 5,780,000	£ 1,583,712	C	Facility Agreement completed 24 Feb 20 Started on site, may go to 7 Aff units pending planning
Histon Road, Cambridge (Loan)	Laragh Developments	South Cambs	27	10	25/03/2020	08/04/2020	10	31/08/2021	31/03/2022		£ 9,647,000	£ 3,214,170	C	Facility Agreement completed 31.03.20. First drawdown for acquisition 03.04.20, SOS 08.04.20
Sub-total Toolbox Investments			213	53			53				£ 51,167,000	£ 34,114,940		
Programme Totals			5680	1290			591			89	£ 78,365,271	£ 38,442,340		

Completions, SOS & Approvals.



Completions Starts on Site (SOS) and Approvals.

There were no completions over the last few weeks, due to COVID-19 and the lockdown, which caused the majority of construction sites to close down. In some cases where they have tried to remain open, the supply chain stopped.

SOS have increased due to the number of sites already in development and on site when applying for grant, which were approved at last Committee.

Applications have increased as a result of our continuing to encourage all developers and partner organizations to approach the CA for grant. It has been steady progress with many more possibilities coming through. As they come through the majority of sites are already visible to CPCA as they are on our Affordable Housing Pipeline. Progress is being made, as the overall number of approved schemes shows.



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4
22 JUNE 2020	PUBLIC REPORT

ALLOCATION POLICY - £100K HOMES

1.0 PURPOSE

- 1.1. To consider and approve the proposed £100K Homes Allocations Policy as set out in Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden
Lead Officer:	Emma Grima Director Commercial
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Approve the principle and structure of the £100K Homes Allocations Policy</p> <p>(b) Delegate authority to Director Commercial, in consultation with the Chairman of the Housing & Communities Committee, to make amendments to the Allocations Policy, so long as these do not interfere with the general principles or structure of the Policy</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

- 2.1. £100K Homes are one-bedroom homes available to buy at £100,000. They will offer an affordable step on the property ladder for people who live or work in Cambridgeshire and Peterborough. There are huge numbers of working people in Cambridgeshire and Peterborough who would like to get on the property ladder but cannot afford to.

- 2.2. The Allocations Policy sets out the eligibility criteria for a £100K Homes, and the process by which applicants will be prioritised to purchase a £100K Home.
- 2.3. The Policy aims to prioritise those with strong local connections to the area in which each £100K Home comes forward. Employment, and particularly key worker status, in the local area is a key consideration under the Allocations Policy.
- 2.4. Other local connections criteria include: current or previous residency and/or close relatives living in the relevant area.
- 2.5. The Allocations Policy will be supported with a supplementary Guidance Document which will add detail.
- 2.6. The £100K Homes Programme, and associated Allocations Policy, will help to keep communities in Cambridgeshire and Peterborough vibrant and sustainable by ensuring local people are given the opportunity to live near their place of work and remain in communities in which they have strong connections.

SIGNIFICANT IMPLICATIONS

3.0 FINANCIAL IMPLICATIONS

- 3.1. There are no significant financial implications

4.0 LEGAL IMPLICATIONS

- 4.1. The recommendations in this Report accord with HCC's Terms of Reference as stated at Chapter 10 paragraph 3.2 of the CPCA Constitution.
- 4.2. The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.
- 4.3. There are no further legal implications.

5.0 OTHER SIGNIFICANT IMPLICATIONS

There are no other significant implications

6.0 APPENDICES

6.1. Appendix 1 – £100K Homes Allocations Policy

<u>Background Papers</u>	<u>Location</u>
NONE	



£100K HOMES ALLOCATION POLICY

This policy outlines the approach to the allocation of £100K Homes.

£100K Homes provide a solution to the housing needs of those who would otherwise not be able to buy on the open market in their local area. Such households often work in sectors where incomes have not kept pace with increases in house prices.

Aims

- To establish a process that is non-discriminatory and responsive to demand, while contributing to the need to be inclusive and ensure sustainable communities
- To establish an efficient, transparent, fair and effectively controlled basis for the acceptance and processing of applications for £100K Homes ownership
- To provide a system of prioritising applicants ensuring that homes are allocated to people with the strongest local connections to the relevant City/ Town/ Parish

The Combined Authority will assess applications for the allocation of £100K Homes under the terms of this policy. This policy details the principles of the Allocations Policy and will be accompanied by additional guidelines that provide further detail.

The Allocations Process consists of two stages:

- 1) Eligibility
- 2) Point score and priority

Stage One: Eligibility

The Combined Authority will receive Expressions of Interest for £100K Homes and will maintain a waiting list of potential applicants. Upon submitting an Expression of Interest for a £100K Home, applicants will be assessed on their eligibility.

In order to be eligible for a £100K Home the applicant must meet three criteria:

- a) *An inability to afford open market ownership*

To meet part a) applicants will need to meet minimum and maximum income limits. This will show that they have sufficient available household income to sustain the ownership of a

£100K Home, but insufficient to purchase a suitable property in their local area on the open market.

- b) A local connection to at least one City/ Town/ Parish in Cambridgeshire & Peterborough*

Any of the Criteria listed within the Point Score Table will constitute a satisfactory local connection to meet part b).

- c) Do not currently own a home*

Any applicant that meets parts a) b) and c) of the eligibility criteria will be eligible to submit a full application when a £100K Home becomes available in the area(s) in which they have a local connection.

Stage 2: Point score and priority

When a £100K Home becomes available, all eligible applicants will be invited to submit a full application. This allows the Combined Authority to allocate each applicant with a Point Score. Points will be allocated based on local connections to the relevant City/ Town/ Parish.

The applicant with the highest Point Score will be given the first opportunity to purchase the £100K Home. If they are unable or unwilling to go ahead with the purchase, the home will be offered to the household with the second highest score, then the third, and so forth. Where applicants have equal points then date of Expression of Interest will be used to assign priority.

The points system is designed to give a fair representation of an applicant's local connection to the area. It ensures that those with the strongest local connections are given priority to apply for a £100K Home.

Points are split into two categories: employment and connectivity.

Employment points are awarded for things such as:

- a) Employment, or verified offer of employment in the relevant City/ Town/ Parish, or verified self-employment already serving the relevant City/ Town/ Parish
- b) 'Key Worker' designation
- c) Armed forces personnel

Local connectivity points are awarded for things such as:

- a) Currently residing in the relevant City/ Town/ Parish or doing so during the last 7 years

- b) Close relatives who currently reside in the relevant City/ Town/ Parish and have done so for a period of time
- c) Currently residing in a settlement neighbouring the relevant City/ Town/ Parish and have done so for a period of time
- d) Being born in the relevant City/ Town/ Parish

Point Score Table

Category	Criteria		Points	Points Scored	Total
Employment	Employment in relevant City/ Town/ Parish	Y/N	550		
	Self-employed in relevant City/ Town/ Parish	Y/N	550		
	Key Worker/Armed Forced Covenant	Y/N	450		
				Total	
Connectivity	Applicant currently lives in relevant City/ Town/ Parish	Yrs	50 per year		
	Close family living in relevant City/ Town/ Parish for last (?) years (max 7)	Yrs	25 per year		
	Applicant living in neighbouring settlement to the relevant City/ Town/ Parish for last (?) years (max 7)	Yes	25 per year		
	Applicant born in the relevant City/ Town/ Parish	Y/N	100		
			Max 450	Total	
				Application Total	

N.B. in the case of joint applicants – the highest scoring element for either applicant and for each line above will be taken.

Accepting an offer for a £100K Home

Once an offer is made to an applicant for the purchase of a £100K Home the applicant will be responsible for securing a mortgage and appointing solicitors to undertake the conveyancing process. The Combined Authority will specify the timescale in which this should be completed before the £100K Home is offered to the next applicant on the waiting list.

It is important to note that an offer of a £100K Home does not constitute any kind of contract or guarantee as to the sale.

The Combined Authority cannot provide any sort of advice or guarantee with regards to securing a mortgage. Many things can affect an applicant's ability to secure a mortgage, such as a poor credit history or insufficient deposit.

Non-eligible applicants

Applicants (including anyone intending to live with the applicant) will not normally be eligible if any of the following apply:

- a) A previous owned home has been repossessed by their mortgagor, unless the mortgage has been fully redeemed, or a payment plan in place
- b) They have been declared bankrupt within the last 6 years

Applicants must be at least 18 years of age.

The Combined Authority has the right to make changes to this policy periodically, to ensure it remains fair and reflective of the £100K Homes scheme.



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.5
22 JUNE 2020	PUBLIC REPORT

CONNECTING CAMBRIDGESHIRE PROGRAMME UPDATE

1.0 PURPOSE

- 1.1. To update the Committee on the progress of the digital infrastructure programme, including a reduction in the overall budget allocation in the light of emerging commercial plans and Government funding decisions for mobile coverage across Cambridgeshire and Peterborough.

<u>DECISION REQUIRED</u>	
Lead Member:	Cllr Chris Boden, Committee Chair
Lead Officer:	Paul Raynes, Director of Delivery & Strategy
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none"> (a) Note the progress in relation to the provision of digital connectivity infrastructure across Cambridgeshire and Peterborough. (b) Note the overall digital infrastructure budget allocation reduction from £5.6m to £4.3m, in line with the decision taken by the CPCA board on 3rd June. (c) Approve the establishment of two additional work streams to support Covid-19 related business recovery activities and the rollout of “Smart” technology to Cambridgeshire market towns, within the reduced budget allocation. (d) Delegate to the Director of Delivery and Strategy in consultation with the Chair of the Housing and Community Committee the approval of the detailed business plan for the digital infrastructure delivery programme for 2020-2022. 	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

- 2.1 In recognition of the growing reliance on digital connectivity, the Connecting Cambridgeshire Programme was set up by Cambridgeshire County Council in 2011 to facilitate Superfast Broadband delivery across Cambridgeshire and Peterborough to almost 50% of homes and business that at that time were not covered by commercially deployed digital infrastructure. The programme combined funding from Cambridgeshire County Council, Peterborough City, EU, Government and industry contributions.
- 2.2 In 2018 the Cambridgeshire and Peterborough Combined Authority (CPCA) Board allocated up to £5.6m in order to further expand the programme to deliver challenging aspirations to considerably increase the full fibre footprint, improve mobile coverage and extend free public access Wi-Fi to open spaces in Cambridgeshire's market towns. The expanded programme is being delivered in partnership between the County Council, the CPCA and its constituent Local Authorities.
- 2.3 The increasing importance of digital connectivity in almost all aspects of 21st century living from economic activity through to community well-being has been both expedited and highlighted by the Covid-19 crisis. This has required many Cambridgeshire and Peterborough businesses and communities to work, communicate and live in very different ways almost overnight, with digital connectivity underpinning many of these changes.
- 2.4 Since the expansion of the Connecting Cambridgeshire Programme in 2018 there has been significant progress towards the extended targets, including the establishment of the new "Enabling Digital Delivery" team to facilitate digital infrastructure rollout and stimulate additional commercial investment. This has attracted positive national attention from Government and Industry as one of the first in the country, and several other Combined Authorities and Local Authorities have since followed the approach. *Appendix A Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20* includes more details of targets and progress to date, along with further information about the proposed changes to the programme going forward in response to the Covid-10 pandemic.
- 2.5 The approach for improved mobile coverage is set out in more detail in *Appendix A Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20*. In summary, although key activities to support improvements to coverage will continue, the plans for the £1bn "Shared Rural Network" (SRN) programme that have recently been agreed by Government and the mobile industry mean that previous plans for local investment in telecommunications infrastructure would potentially duplicate the SRN programme and therefore offer poor value for money. Accordingly the overall programme budget has been reduced and re-profiled to support other areas of activity.
- 2.6 This includes the establishment of the "Keeping Everyone Connected" work stream to focus on supporting businesses, communities and public service delivery in the immediate response to and longer term recovery from the impacts of the Covid-19 pandemic.

- 2.7 Further details of the Keeping Everyone Connected work stream are set out in Appendix A *Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20*. In summary this includes the provision of matched funding of £430k from the CPCA subject to a successful application to the EU ESIF (European Structural Investment Fund) programme to draw down funding to support a business grants scheme for small and medium sized businesses to help them transition to increased reliance on digital technology, to support increased productivity and help increase the resilience of the local economy to the economic consequences of the Covid-19 crisis.
- 2.8 As well as supporting public service delivery during this time of unprecedented demand on digital connectivity, the Keeping Everyone Connected work stream also includes activities to support greater digital inclusion across communities and a focus on ensuring that social housing residents are not excluded from future facing digital infrastructure provision.
- 2.9 The technology, opportunities and delivery imperatives associated with digital connectivity infrastructure continue to evolve rapidly, with the landscape having changed significantly even since the CPCA digital infrastructure elements of the Connecting Cambridgeshire Programme were established in 2018. In addition to the public access Wi-Fi deployments to market towns which are already underway (further details at Appendix A *Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20*), a wider project “Advanced Communications and Emerging Technologies” is proposed which will help to ensure that the CPCA area, and market towns in particular continue to be at the leading edge. This includes an initial small-scale 18 month “Smart Places” work package which will deploy and trial “smart” technology to several market towns.

SIGNIFICANT IMPLICATIONS

3.0 FINANCIAL IMPLICATIONS

- 3.1 As outlined in 2.5 above, the new “SRN” programme is set to improve the mobile coverage for the area within the next few years and this has enabled the overall CPCA funding for the digital infrastructure programme to be re-profiled and reduced, including provision for Covid-19 response and recovery activities.
- 3.2 The overall reduction in investment from £5.6m to £4.3m was agreed at the CPCA Board on 3rd June 2020 as part of the Medium Term Financial Plan.
- 3.3 The revised profile of expenditure, including the “Keeping Everyone Connected” business support programme is set out below. Nb It is anticipated that CPCA funding of £500k will leverage further EU ESIF (European Structural Investment Fund) funds. Further details are set out at Appendix A *Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20*

	Work stream	2018/19 (£)	2019/20 (£)	2020/21 (£)	2021/22 (£)	Total (£)
1	Enabling Digital Delivery	125,000	125,000	125,000	125,000	500,000
2	Full Fibre footprint	-	-	150,000	1,550,000	1,400,000
3	Public Access Wi-Fi		20,000	360,000	-	380,000
4	Mobile coverage improvements (2G + 4G)	-	55,000	25,000	200,000	245,000
5	Programme resources for delivery of CPCA work streams	137,500	140,500	160,000	160,000	598,000
6	Advanced Connectivity & Emerging Technologies for market towns & 5G testbed & trials	-	-	225,000	175,000	380,000
7	Keeping Everyone Connected (Covid-19 Response & Recovery)			250,000	250,000	500,000
	Totals	262,500	340,500	1,295,000	2,460,000	4,358,000

4.0 LEGAL IMPLICATIONS

- 4.1 The devolution deal for the Combined Authority area (June 2016) outlined the importance of digital connectivity to the objectives of the new organisation. The Cambridgeshire and Peterborough Combined Authority Order 2017 (S I 2017/251) provided a general power of competence detailed at Part 4, Article 11 of the Order enabling it to fund projects in furtherance of its economic ambitions.
- 4.2 Grant funding raises issues of state aid and procurement. In order to comply with EU competition law it is confirmed that the following actions will be undertaken as part of the delivery programme:
- (a) Any public funding which could be deemed as a market intervention in the telecommunications market will be assessed to determine if the funding is to be deployed on a 'state aid' or 'no aid' basis.
 - (b) With the exception of the Superfast Broadband Rollout Phases 3 and 4 (state aid exemption already in place), delivery is intended to be on a 'no aid' basis. However, if any funding deployment is assessed as a potential 'state aid', an approval for deployment of state aid will be sought from the appropriate authorities.
 - (c) In commissioning any services in delivery of the programme, any contract is to be procured in line with the Combined Authority's contract rules and statutory procurement rules.

- 4.3 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

5.0 OTHER SIGNIFICANT IMPLICATIONS

- 5.1 There are no other significant implications

6.0 APPENDICES

- 6.1. Appendix 1 *Connecting Cambridgeshire Digital Connectivity Programme – Review Report 2019-20*

<u>Background Papers</u>	<u>Location</u>
N/A	



Appendix 1 Connecting Cambridgeshire Digital Connectivity Programme - Review Report 2019-2020

Introduction

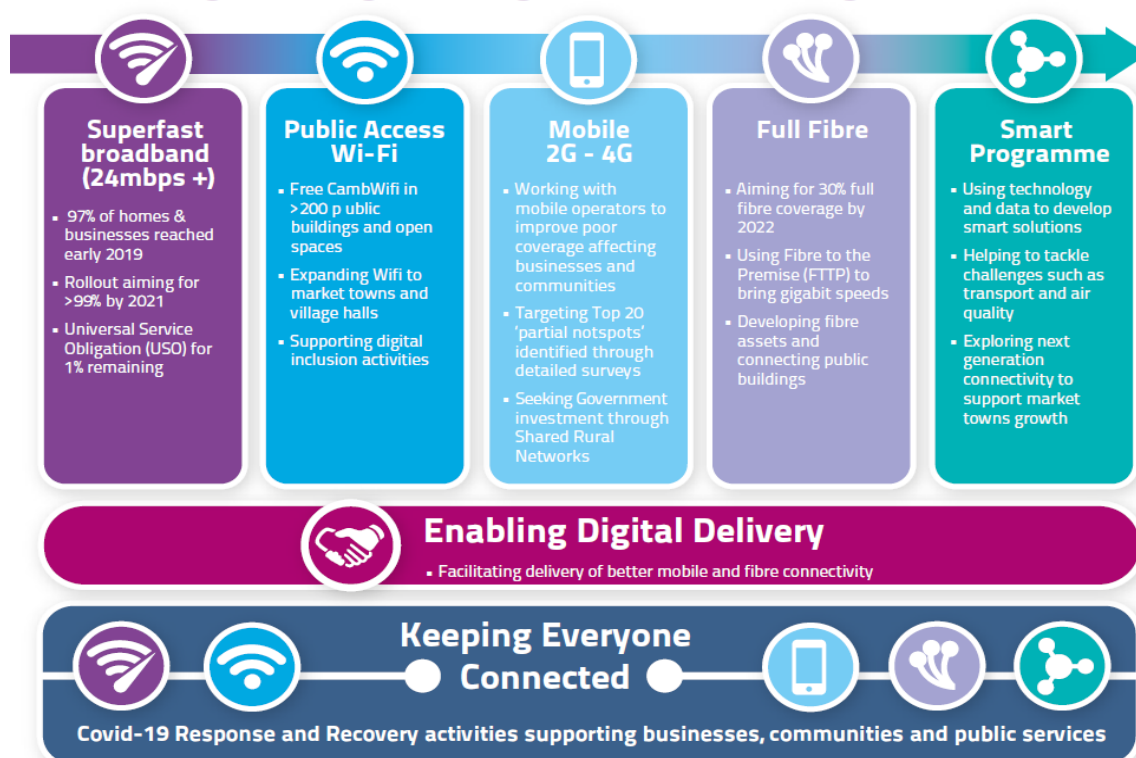
Already a leading digital economy, Cambridgeshire and Peterborough has an ambitious agenda to optimise private and public sector investment in future-facing connectivity to underpin the region's economic strength, support businesses and communities, and deliver sustainable public services. This annual Review Report for 2019-2020 provides an overview of the work underway to significantly improve broadband, mobile and public access Wi-Fi coverage, whilst securing future proof full fibre and 5G networks to take advantage of emerging technology.

In March 2018, the Cambridgeshire and Peterborough Combined Authority (CPCA) Board approved funding to support the expansion of the existing Connecting Cambridgeshire Programme to deliver better digital connectivity across Cambridgeshire and Peterborough. This included setting up a dedicated Enabling Digital Delivery (EDD) team to facilitate the delivery of mobile and full fibre networks.

The Coronavirus pandemic has highlighted the importance of digital connectivity and society's increasing reliance upon it in a rapidly evolving technical and commercial landscape. Part of the work of the Connecting Cambridgeshire Programme team during the initial stages of the pandemic has been to assist telecommunications companies in their work to maintain and extend telecoms networks across Cambridgeshire & Peterborough as much as possible. A new 'Keeping Everyone Connected' work stream has been established to provide a focus on digital connectivity in the immediate response period and as part of recovery planning.

The Connecting Cambridgeshire programme currently includes work streams across all aspects of digital connectivity infrastructure, each with challenging targets. The programme was set up by Cambridgeshire County Council in late 2011, with an initial focus on Superfast Broadband services of 24mbps+. It now incorporates work across five different areas of digital communications technology and two cross-cutting work streams:

Connecting Cambridgeshire Digital Connectivity Programme Overview



Superfast broadband and Full Fibre

The Superfast Broadband (SFBB) rollout, led by Cambridgeshire County Council, has extended access to superfast broadband to around 120,000 homes and businesses across the Cambridgeshire and Peterborough that would not have been able to get it otherwise. Combined with commercial coverage, the SFBB rollout has brought high speed internet access of at least 24Mbps to over 97.7% of premises across the county.

From being well behind the national average at the start of the programme, the area is now above the national average, and remains ahead of Government targets. Cambridgeshire and Peterborough have some of the highest take-up of SFBB services in the country - at almost 70% for Superfast (FTTC) and over 30% for Fibre to the Premises (FTTP) services.

A fourth phase of the SFBB rollout is underway, mainly targeting hard to reach rural premises, aiming to achieve over 99% superfast coverage by the end of 2020 (subject to the impact of the Covid-19 outbreak).

The latest Fibre to the Premise (FTTP) technology is being used, which means homes and businesses can upgrade to faster, more reliable speeds of 300Mbps (or more) now or in the future. Full fibre networks support the fastest, most reliable internet access - capable of gigabit speeds of 1000 mbps - which are future-proof and provide the backbone for 4G and future 5G mobile services.

Connecting Cambridgeshire has a target to achieve over 30% full fibre coverage across Cambridgeshire and Peterborough by 2022, through a mix of direct intervention and stimulating the market to provide commercial coverage. Progress is on track with full fibre coverage approaching 20% by May 2020. However in the light of emerging government policy and plans to dramatically increase fibre availability across the UK, as part of the "Outside In" programme, this target is subject to further review. Once the immediate impacts of the Covid-19 crisis are better understood it is anticipated that both the Superfast and Full Fibre coverage targets will be reviewed, likely to be towards the latter end of 2020.

The current approach to increasing the fibre footprint across the county is based on a combination of increasing supply via deployment of fibre ducting in transport schemes and market stimulation activities to facilitate commercial investment. This has seen some significant successes in the last few years with all commissioning bodies in the area approving policy changes to incorporate fibre ducting in new infrastructure schemes and plans in place to deploy fibre in a number of transport schemes. These include the A428 upgrade, the Kings Dyke scheme, the Chisholm Trail in Cambridge and a number of others.

Commercial full fibre deployments already in progress or announced for 2020/2021 include: Peterborough, Cambridge and Ely, in addition to the existing full fibre services available in March and Chatteris. Active conversations are underway with market investors to promote further full fibre rollout to other Cambridgeshire market towns and commercially viable rural areas.

Rural areas which are not expected to attract commercial investment in full fibre fall within “intervention” schemes, utilising public funding. In addition to the “Superfast” rollout and the forthcoming “Outside In” programme this includes signposting and promoting take-up of government gigabit vouchers funding schemes that have already helped over 400 businesses and nearby residents install high speed broadband connections in both urban and rural areas of the county.

Government funding has also been accessed to provide fibre upgrades to 109 public sector buildings in rural locations over the last year.

Public Access Wi-Fi

Free public access Wi-Fi has an important part to play in supporting struggling high streets particularly in areas where mobile coverage is poor. It can also contribute to supporting health and well-being, and digital inclusion in areas of higher deprivation.

Free “CambWifi” public access Wi-Fi is already available at over 150 sites across the county including libraries, leisure centres, community centres, children’s centres, sheltered housing schemes, council buildings, and some open spaces. This is being further expanded so that more people can get online in public buildings, open spaces and retail centres around the county.

“CambWifi” is currently being deployed to around 35 village halls and community buildings, using grant funding from the Department of Health and the CPCA funding is also supporting the wider rollout of public access Wi-Fi to open spaces in Cambridgeshire market towns.

Deployment of all public access Wi-Fi schemes has slowed since March given significant supply chain issues, however all schemes continue to progress, albeit slower than originally anticipated. The public access Wi-Fi solutions for Cambridgeshire market towns have proved to be particularly problematic in terms of technology design and affordability and are running significantly behind the initial timescales which would have seen all deployments completed by March 2020.

However after some trial and error an optimised design has been agreed for all market towns which utilises the respective District Council’s underpinning CCTV network and expands the capacity to incorporate Wi-Fi access points which are then integrated to the shared “EastNet” public services network. Given the integration with existing CCTV networks it is vital that the District Councils have full assurance that the CCTV services will not be impacted by the proposed design. This has required some complex partnership working and supplier cooperation across multiple Cambridgeshire Local Authorities and Town Councils. This has taken longer to deliver but it provides a more efficient and cost effective solution going forward.

As a result all market town Wi-Fi deployments are now on track, with some already completed, others in active deployment or in the final design and approval stages. Deployment completion dates are not currently known as equipment supply chains are presently disrupted and several of the key suppliers have staff furloughed in response to the Covid-19 crisis. However the situation is being closely monitored and if the current conditions continue a firm timeline for all deployments is expected by late June/early July 2020. The table below gives the current status across all market towns.

District	Town	Status
ECDC	Ely	Completed 2019
ECDC	Soham	Completed 2019
ECDC	Littleport	Deployment currently underway
HDC	St Neots	Design agreed, subject to final approval from HDC. Planned to be the first deployment in Huntingdon to test CCTV integration.
HDC	Ramsey	Design agreed, subject to final approval from HDC, will follow St Neots rollout.
HDC	Huntingdon	Design agreed, subject to final approval from HDC, will follow St Neots rollout.
HDC	St Ives	Design agreed, subject to final approval from HDC, will follow St Neots rollout.
FDC	March	Awaiting final design and subject to final approval from FDC
FDC	Chatteris	Pilot completed and service available since December 2019. However the design will be modified to comply with the overall Fenland network design. Awaiting final design and subject final approval from FDC before modifications are undertaken
FDC	Whittlesey	Awaiting final design and subject to final approval from FDC
FDC	Wisbech	Awaiting final design and subject to final approval from FDC

Mobile

Since the CPCA funded mobile work stream began in 2018, the technical and commercial landscape has changed considerably. A modified approach for mobile coverage was agreed in 2019, which brought 2G, 4G, and 5G work streams together and adopted a multi-layered approach, focusing on the “top 20” locations with coverage issues whilst continuing to explore options for intervention in the market.

However, the establishment of the government and mobile operators’ Shared Rural Network (SRN) programme has changed the situation considerably. The SRN programme includes joint investment of £1billion from government and industry to increase 4G coverage to at least 95% of the UK by 2026. This will be achieved in part by a new infrastructure sharing agreement between the four mobile operators to share assets in areas of low population density which would otherwise not be commercially viable.

The proposed SRN was discussed at a roundtable event chaired by Mayor Palmer in December 2019, however the agreement between government and the mobile operators was only finally signed on 9 March 2020. The timetable for the SRN programme delivery is subject to review given the challenges of the Covid-19 pandemic.

As a result of the establishment of the SRN a revised mobile strategy is proposed which will include continued focus on the “top 20” locations (see below), but with increased emphasis on “barrier busting” and close liaison/lobbying with both government and the mobile operators to influence the SRN programme to address coverage issues in Cambridgeshire and Peterborough early on in the programme. This includes liaison with local businesses and communities to demonstrate and aggregate demand, which will help to develop an effective lobbying approach.

The list of ‘partial notspots’ includes communities, market towns, road and rail routes and business/research sites, where better mobile phone coverage would benefit the economy and communities. These have been identified by comparing detailed local surveys commissioned by

Cambridgeshire County Council and the latest Ofcom data. The list is representative of the range of mobile coverage issues affecting the area and is not in order of priority.

'Top 20' locations for mobile coverage improvements in Cambridgeshire & Peterborough

1	Whittlesey
2	Waresley & Gamlingay
3	St Ives Town Centre
4	Soham Town Centre
5	Ramsey & roads incl. B1093 to Upton
6	Parsons Drove & surrounding roads
7	Old Weston & surrounding roads
8	March - Station
9	Manea & roads near B1093
10	Littleport Town Centre & Station
11	Kirtling & surrounding roads
12	Hinxton - Wellcome Genome Campus
13	Hardwick & roads near Madingley, Dry Drayton & Girton
14	Ely Cathedral & City Centre
15	Chatteris
16	Cambridge Station
17	Bartlow roads & near Horseheath, West Wickham,
18	Barnack - roads and surrounding area
19	Babraham – roads and villages near A11/ A505
20	Alconbury Weald – new homes and Enterprise Zone

Advanced Connectivity and Emerging Technology

Advanced data techniques, sensor technology and digital connectivity are creating opportunities for better productivity and innovative solutions, which can positively impact on business growth, community well-being and the delivery of public services.

Technologies such as Machine learning (AI), Internet of Things (IoT) concepts and new ways of collecting, distributing and visualising data are increasingly being used across a wide range of sectors, including water and flood management, energy management, remote healthcare and diagnostics, advanced manufacturing and transport related services.

It is proposed that 'Smart' technologies, such as real-time transport information, that have been developed by the Smart Cambridge programme through the Greater Cambridge Partnership (GCP) are extended to bring digital solutions to some of Cambridgeshire's market towns. This follows the St Neots Smart Places pilot, funded by the CPCA, which was set up to help to address some of the challenges identified in the St Neots Masterplan and the Neighbourhood Plan. A [Discovery Phase Report and Recommendations](#) was published at the conclusion of the work.

Over the next 18 months, Smart Places projects will be established to trial 'smart' technology and data solutions and the development of low cost "Internet of Things" (IoT) networks that are suitable for Cambridgeshire market towns.

SmartPanels have been developed with the University of Cambridge to display location specific real-time and static travel information on large screens in an easy to read format giving people the information they need to make more sustainable travel choices. Pocket SmartPanels also provide real time bus and train information via smartphones. To date, SmartPanels have been installed in

the foyers of c20 public buildings and private businesses in the Greater Cambridge area and as part of this project will be deployed to key market town locations to provide local travel updates.

Enabling Digital Delivery

Funded by the CPCA, Connecting Cambridgeshire was among the first in the country to set up a dedicated Enabling Digital Delivery (EDD) service to remove barriers to the delivery of future-proof digital connectivity. The team facilitate private sector investment for full fibre networks and next generation mobile phone coverage across the area.

The EDD service underpins all aspects of the Programme delivery by working with network providers, telecoms operators, housing developers, and council teams to resolve a wide range of fixed and mobile infrastructure issues including wayleaves, street works permits, and infrastructure problems and planning.

The service is being used as an exemplar for other local authorities, and had developed Streetworks Guide to share learning and best practice about working collaboratively with contractors to maximise efficient use of resources and minimise conflicts, delay and costs.

The service is also providing key transport, business and housing data to help network providers plan future investments and working with major housing developers to ensure full fibre and mobile connectivity is planned for new housing developments that would otherwise have had poor coverage.

Keeping Everyone Connected

The global Covid-19 crisis has highlighted the critical role of digital connectivity for families and wider communities staying in touch and allowing the rapid transition to home working for many businesses. As both the reliance on and the challenges of maintaining digital infrastructure deployment during the pandemic became clearer, activities supporting Covid-19 response and recovery have been pulled together into a separate “Keeping Everyone Connected” sub-programme. The key elements of the programme are shown in the diagram below:



Businesses support grant scheme

The Covid-19 outbreak has had a fundamental impact on the UK's economy. Digital infrastructure has been absolutely key to supporting people and businesses through the crisis. Looking to the future, digital connectivity will also be key to shaping and driving the recovery, as we all seek to return to normal, while managing any ongoing risk from Covid-19.

In this challenging economic environment it is vital that we support the region's businesses. Digital technologies can help SMEs adapt their operations to improve performance, productivity and resilience in the new more difficult trading environment.

An outline proposal has already been submitted to the Ministry of Housing, Communities and Local Government (MHCLG) who oversee the relevant EU funding stream and approval to submit a full application form has been granted. Subject to a successful outcome, the Combined Authority funding will leverage an additional £630,000 European funding for digital technology business grants. Total funding available for grants will be £1,200,000. The grants of between £2,000 and £10,000 have the potential to assist around 300-400 businesses across Cambridgeshire & Peterborough. The grant scheme will run from October/November 2020 for 6-12 months.