



Environment & Sustainable Communities Committee	Agenda Item
11 September 2023	6

Title:	Affordable Housing Programme – Update on Implementation
Report of:	Azma Ahmad-Pearce, Housing Programme Manager
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
Public Report:	Yes
Key Decision:	No
Voting Arrangements:	No vote required

Recommendations:	
A	The Environment and Sustainable Communities Committee is asked to note the content of this report.

Strategic Objective(s):	
The proposals within this report fit under the following strategic objective(s):	
x	Achieving good growth – provide the 1400+ homes as agreed by the CPCA (Cambridgeshire and Peterborough Combined Authority) and providers, between 2017-2022, around the Combined Authority’s area.
x	Enabling resilient communities – provide suitable housing and ensuring communities are robust

1. Purpose	
1.1	This report is to update Environment & Sustainability Committee members on the progress of the Affordable Housing Programme 2017-2022. This is an ongoing project, which has ended but has a tail end. Completions are now anticipated by the end of 2025.
1.2	A further 754 units are yet to be delivered. The biggest site is Northminster. 703 new homes have successfully completed and been occupied by new households.

2. Proposal	
2.1	All units are on track. 703 have been completed with over 750+ to be delivered. There are still delays with materials and contractors' deficient performance, but partners are aware of the situation and dealing with these accordingly.

	Further issues with land, party walls and boundaries have caused some delays too. All sites have been visited at least once by the Housing Programme Manager, as part of her monitoring of this programme, and have been successful.
2.2	The Combined Authority's Affordable Housing Programme runs from 2017 until 31 March 2022 (schemes having to be started on site by that date).

3. Background

3.1	The Affordable Housing Programme started in 2017, with the objective to deliver 2000 homes by 31 March 2022. The Affordable Housing Programme progressed throughout the pandemic years. DLUHC (Department of Levelling Up, Housing & Communities) decided in 2021 to end the programme, however after further discussion, a minor programme was agreed, monitored by DLUHC, to allow a further 315+ units which were agreed at a subsequent Housing Committee meeting. This was the Northminster scheme in Peterborough by CKH (Cross Keys Homes) which became one of the biggest projects and a showpiece for CPCA and Peterborough.
3.2	703 new homes have completed at the time of writing of this report, (however evidently this could change on the day of Committee). There have been issues with services from contractors, sub-contractors, and material delays.
3.3	The Affordable Housing Programme is expected to come to completion by the end of 2025, as final projects complete. All the sites are in construction. Some of the dates have slipped due to other parties delaying progress e.g. laying of roads, and there have been inevitable delays on site progress.
3.4	Progress is continuing well, however on one of the CKH sites, delays for earlier handovers have occurred due to contractual disputes, and therefore completions will now occur by the target date at the end of September 24.
3.5	At Alconbury Weald, after many poor contractors' performance, utilities and material delays and staff turnover, improvements have been achieved, with 71 units now completed and a further 23 due to complete by the end of the calendar year.
3.6	Girton site has had material delays. The windows that needed to be replaced have now been delivered, but there are still delays with the contractors conducting the replacements. Completion is now anticipated for the end of September 2023.
3.6	24 High Street, Wisbech started construction and redevelopment in June 2023. This scheme will help the High Street and residents requiring accommodation in the area.

4. Appendices

4.1	Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period up to March 2021.
4.2	Appendix 2 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.

5. Implications

Financial Implications

5.1	There are no additional financial implications. All grant funding is allocated. The return of the loan monies from the 5 loans in the housing programme are being recycled into providing the grants in the grant funded schemes.
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Legal Implications

6.1	There are no new legal implications.
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Public Health Implications

7.1	There are no known public health implications.
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Environmental & Climate Change Implications

8.1	There are no new Environmental or Climate change implications.
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Other Significant Implications

9.1	None
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Background Papers

10.1	None
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