



<b>Environment &amp; Sustainable Communities Committee</b>	Agenda Item: <b>5</b>
<b>12 June 2023</b>	

Title:	Affordable Housing Programme – Update on Implementation
Report of:	Affordable Housing Programme – June 2023
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 requested to note the report
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### Strategic Objective(s):

The proposals within this report fit under the following strategic objective(s):	
	Achieving good growth – provide the 1400+ homes as agreed by the CPCA (Cambridgeshire and Peterborough Combined Authority) and providers, in the CA (Combined Authority).
	Enabling resilient communities – provide suitable housing and ensuring communities are robust

### 1. Purpose

1.1	This report is to update the Environment and Sustainable Communities Committee on the progress of the affordable housing programme. This is an ongoing project, which is ending.
1.2	A further 860+ units are yet to be delivered. 580+ new homes have been completed so far.

### 2. Proposal

2.1	To Update the members of the progress of the Affordable Housing Programme.
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### 3. Background

3.1	The Affordable Housing Programme started in 2017, with the target to deliver 2000 homes within a given period up until 2022. This was part of the devolution deal. The Affordable
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	<p>Housing Programme progressed into the pandemic years, with many issues arising that affected delivery. In 2021 DLUHC (Department for Levelling Up, Housing and Communities) decided to end the programme. In the subsequent year, a further 357 units were agreed grants by the Housing and Communities Committee. These included the Northminster scheme by CKH (Cross Keys Homes), the largest project.</p> <p>Agreed funding from DLUHC was given in March 2022 for these final projects, to be paid on completion. These projects have been progressing with a few properties reaching completion, and number of projects delayed because of issues with utilities, cost of materials, and delays in receiving materials.</p>
3.2	<p>The latest update is as follows: -</p> <p>605 homes have now completed. See schedule of schemes up to 31<sup>st</sup> March 2021 in Appendix 1 and to 31<sup>st</sup> March 2022 in Appendix 2. Issues with slippage have been numerous, with delays in laying utilities, and long disruptions in obtaining materials and increased costs, are sighted as the main causes, but projects are in progress.</p> <p>The programme is expected to come to completion by March 2025, as final projects will complete. All the sites are in construction.</p> <p>We have had some completions on Part 2 of the Affordable Housing Programme from CKH (Cross Keys Homes) and we expect both the Perkins site &amp; BSW (British Sugar Way) to finish in September 2023.</p> <p>CKH have had issues with other sites, and starts on site have been delayed, therefore completion will be late 2024 and late 2025. The project finishing in 2025, is Great Haddon and that is led by an outside contractor Countryside, as part of the south urban extension.</p> <p>Progress is being achieved on all other sites. Some delays have been experienced at Alconbury Weald site, because of contractor issues, utilities delay and material delay issues. More recently improvements have been achieved at the site.</p> <p>Girton looked like it was going to complete at the end of last financial year, but has had many defects, such as windows needing replacement, and they have been ordered. This has set back this project completion.</p> <p>Finally, progress is being achieved with Heylo, they are in talks with RoSH (Regulator of Social Housing) on new plans/proposals, the Heylo Board will pursue options and their governance has now been reviewed. There will be an RP (Registered Provider) in place to become the owners of the projects, and this will hopefully improve governance, and further conversations are to be had, to implement further action plans. They hope with these changes that this will improve their ratings before the end of the year.</p>

## 4. Appendices

4.1	<p>Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period to March 2021.</p> <p>Appendix 2 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.</p>
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## 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.
Legal Implications	
6.1	There are no new legal implications.
Public Health Implications	
7.1	There are no known public health implications.
Environmental & Climate Change Implications	
8.1	There are no new Environmental or Climate change implications.
Other Significant Implications	
9.1	None
Background Papers	
10.1	None