



Environment & Sustainable Communities Committee	Agenda Item
13 November 2023	9

Title:	Affordable Housing Programme – Update on Implementation
Report of:	Azma Ahmad-Pearce – 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 & Sustainable Communities Committee is asked to note the report.

Strategic Objective(s):	
The proposals within this report fit under the following strategic objective(s):	
✓	Achieving good growth – provide the 1450+ homes as agreed by the CPCA (Cambridgeshire and Peterborough Combined Authority) and providers, between 2017-2022, around the Combined Authority area.
✓	Enabling resilient communities – provide suitable housing and ensuring communities are robust

1. Purpose	
1.1	This report is to update the Environment & Sustainable Communities Committee on the progress of the Affordable Housing Programme 2017-2022. This is an ongoing project, which has ended but has a tail end. All completions are now anticipated by the end of 2025.
1.2	A further 680 units are yet to be delivered. The biggest site is Northminster in Peterborough. 777 new homes over several sites have been successfully completed and occupied by new households.

2. Proposal	
2.1	To update Members on the progress of the Affordable Housing Programme, providing clear statements of progress of the sites in the programme. All sites have been visited at least once by the Housing Programme Manager, as part of the monitoring of this programme.
2.2	The Combined Authority’s Affordable Housing programme ran 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 Covid pandemic years, including periods of lockdown that impacted on delivery. DLUHC (Department of Levelling Up, Housing & Communities) decided in 2021 to end the programme but after further discussion a one-year programme extension was agreed, monitored by DLUHC, to allow a further 315+ units to be delivered as agreed at subsequent Housing Committee meetings. Northminster, being delivered by CKH (Cross Keys Homes) was one of the biggest projects, a showpiece scheme for CPCA and Peterborough.
3.2	A total of 777 new homes have been completed at the time of writing of this report. There have been some delays, due to materials coming from the EU, but all sites are progressing well. Other known delays have been with s278 – roadworks, this has caused delays with the occupation of new homes. 680 are still outstanding.
3.3	The affordable housing programme is expected to come to completion by end of 2025 at the earliest or by the end of the financial year 2025/26, as the final projects complete. All sites have started or are in construction, except the Garage sites in Peterborough which still have some technical issues to resolve, and which are the subject of a separate paper on this agenda.
3.4	On some of the CKH sites postponements for handovers have occurred, due to contractual disputes, and therefore completions will now occur before the longstop date, which is later than the expected completion date. This pushes delivery for some completed units into August 2024. Properties at the Perkins site were not in a condition for final snagging and after further inspections, handover has been pushed back to December 2023. Northminster is expected to complete in late 2025.
3.5	At Alconbury Weald, a further 6 units remain to be completed and these are due to complete by the end of October/mid-November 2023. This site is expected to complete fully by the end of the calendar year.
3.6	Heylo site with Keepmoat is near completion with 30 units at Roman Fields, Paston. 28 are sold and occupied and 2 are subject to contract, and due to complete by the end of October 2023.
3.7	At another Heylo site with Keepmoat in Paston, PCC, Heylo have sold 4 homes, 3 have exchanged and will complete at the end of October 2023, and many more are coming through in the next few months, and finally completing in Mid-June 2024. Allison Homes (several sites – Whittlesey Green, Harriers Rest & Cromwell Fields) have 7 homes completed (in this batch) and as completions are happening, sales uptake has been steady.
3.8	The Vistry sites with Heylo (ECDC, Littleport & Ely & SCDC (at Caldecote) are progressing. A termination of the GFA (Grant Funding Agreement) relating to SN Developments has been devised and sent for signing, and a new GFA is being drafted for the Vistry sites with Heylo.

4. Appendices

4.1	Appendix 1: AHP - Approved and Started on Site Schemes period up to March 2021
4.2	Appendix 2: AHP - 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.
-----	---

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