



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

## **HOUSING AND COMMUNITIES COMMITTEE**

**Date: Monday, 16 January 2023**

**Democratic Services**

Edwina Adefehinti  
Interim Chief Officer Legal and Governance  
Monitoring Officer

**10:00 AM**

72 Market Street  
Ely  
Cambridgeshire  
CB7 4LS

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

### **AGENDA**

**Open to Public and Press**

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

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

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

**1.2 Housing and Communities Committee Minutes - 14 November 2022 5 - 10**

**1.3 Public Questions**

## **Part 2: Delivery**

- |            |   |                |
|------------|---|----------------|
| <b>2.1</b> | <b>Affordable Housing Programme Delivery Update - January 2023</b>  | <b>11 - 18</b> |
| <b>2.2</b> | <b>Housing Loans Update Report</b>                                  | <b>19 - 24</b> |
| <b>2.3</b> | <b>Housing and Communities Committee Agenda Plan - January 2023</b> | <b>25 - 26</b> |

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

13 March 2023

### **COVID-19**

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

The Housing and Communities Committee comprises the following members:

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

Councillor Bridget Smith

Councillor Jackie Allen

Councillor David Ambrose-Smith

Councillor Lewis Herbert

Councillor Denise Laws

Councillor Tom Sanderson

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
Clerk Telephone:	01223 715668
Clerk Email:	Tamar.Oviatt-Ham@cambridgeshire.gov.uk





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

## Housing and Communities Committee Minutes

Meeting: Monday 14 November 2022

Venue: Civic Suite, Huntingdonshire District Council

Time: 10.10 am - 10.32 am

### Present:

Councillor David Ambrose - Smith - East Cambridgeshire District Council  
Councillor Alison Whelan - Cambridgeshire County Council  
Councillor Lewis Herbert - Chair and Member for Cambridge City Council  
Councillor Tom Sanderson - Huntingdonshire District Council  
Councillor Chris Boden - Fenland District Council  
Councillor Peter Sandford – South Cambridgeshire District Council  
Councillor Jackie Allen - Peterborough City Council

### Apologies:

Councillor Denise Laws - Fenland District Council  
Councillor John Batchelor - South Cambridgeshire District Council

## Part 1 - Governance Items

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

Apologies received from Councillor Denise Laws, substituted by Councillor Chris Boden and Councillor John Batchelor substituted by Councillor Peter Sandford.

No declarations of interest were made.

### 75. Minutes of the Housing and Communities Committee meeting on 7 October 2022 and Actions

The minutes of the meeting on 7 October 2022 were approved as an accurate record.

The action log was noted.

## 76. Public Questions

No public questions were received.

## Part 2 – Programme Delivery

### 77. Digital Connectivity Strategy - Progress Update

The Committee received a report that gave a summary of progress to date in the delivery of the Cambridgeshire and Peterborough Digital Connectivity Strategy for 2021-2025 which was approved by the Housing and Communities Committee in November 2021 and outlined a revised annual budget profile.

It was resolved unanimously to:

- a) Note the progress to date towards the delivery of the agreed Digital Connectivity Strategy.
- b) Recommend to the Combined Authority Board to approve the minor adjustment to the budget profile.

### 78. Replacement of Bretton Court for Allison Homes and Paston

The Committee considered a report that sought a replacement scheme for Bretton Court for Allison Homes and Paston.

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

- Medesham Homes requested a grant in November 2019 to redevelop Bretton Court, Peterborough. The scheme was awarded £1,687,500 and commenced in September 2020 after a COVID lockdown. The site had since remained empty pending further discussions to proceed, and many objections were raised from members of the public. The planning permission was for a permitted development that was for the start and completion of the site within a 3-year period which has now expired in July 2022. Medesham Homes had now informed the CPCA that they were no longer proceeding with this site.
- The CPCA were approached by one of its partner organisations to provide 46 units at different sites with current housebuilders, Allison Homes (previously of Larkfleet) and Keepmoat, who were across the CPCA region. This would utilise the remaining grant and some additional clawback received within the affordable housing programme to provide a further 46 units to raise the final total of the Affordable housing Programme to 1457 units.

It was resolved unanimously to:

- a) Note the previous Affordable Housing programme 2017-2021, whereby grant was awarded to Bretton Court, Peterborough, has failed to proceed due to the planning permission expiring. The CPCA has been informed that the project would not fully start with construction and completion in the given time noted in the GFA.
- b) Approve the use of the balance of the funds of £1,477,500 (from £1,687,500 funding from Bretton Court) remaining plus additional clawback for the substitution of units at Allison Homes site and Keepmoat site Paston, to acquire 46 shared ownership.

## 79. Changes of Control from PIP Northminster to CKH

The Committee received a report that outlined the changes of control from PIP Northminster to CKH.

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

- The PIP Northminster project was presented to Housing and Communities Committee in June 2021, and received full approval from Housing and Communities Committee, for a “Build to rent” project, providing 315 new homes. The project was now being completed by CKH.
- The start on site was declared at the end of March 2022, and grant money of just over approximately 38% of the agreed £12.5m was paid in April 2022. The first grant amount paid was approximately £4.7m.

It was resolved to:

- a) Note that CKH has bought the PIP Northminster Limited, and all liabilities have been transferred to CKH, to allow the project to continue to completion. Start on site has already been declared, in March 2022. A Deed of Covenant has been agreed with CKH, to acknowledge the transfer and grant funding awarded by the CPCA
- b) Note a Deed of Novation, referring to the change of provider will be completed in due course.

## 80. Affordable Housing Programme – Update on Implementation

The Committee considered a report that updated members on the progress of affordable housing programme.

In discussing the report members:

- Queried how the current changes in the housing market might affect completion dates and whether there would be any issues in terms of viability. The Director of

Housing and Development stated that there had been a slight slow down in construction build out and the CA had not received the number of claims that they had expected. He stated that there was an expectation that there would be a dip in housing process in the next 12-18 months and that it may be more challenging in terms of viability but this did not mean that it would be impossible to deliver.

It was resolved to:

- a) Note the Report and the change to tenure mix with Places For People on the scheme at Middlemoor Road, Ramsey and the change to the delivery partner with Sage on the scheme at Wisbech Road, March.

## 81. Housing Loans Update Report

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

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

- The status of the loan on the former MoD site project at Ely with ECTC was reported at Section 3 of the report and the CA continued to receive payments against the loan
- The project monitoring report for West End Gardens, Haddenham forecast repayment of the loan by ECTC before March 2023. All except one plot had been reserved at prices above originally anticipated values and the development was expected to have a positive financial outturn for the developer. Repayments continued to be received and full repayment with interest was expected around the end of January 2023.
- The project at Histon Mews, Cambridge was progressing. The independent monitor suggested the project should complete around April 23.

It was resolved:

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

## 82. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

## Part 3 – Date of the next meeting

83. The Chair explained that this would be their last meeting as Chair of the Committee. Members thanked the Chair for service over the last 18 months.



It was resolved to:

Note the date of the next meeting as 16 January 2023





Agenda Item No: 2.1

## Affordable Housing Programme – Update on Implementation

To:	Housing and Communities Committee
Meeting Date:	16 January 2023
Public report:	No
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
From:	Azma Ahmad-Pearce – Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is required to:  Note the report and the change to tenure mixes with Places For People on the scheme at Luminus Phase sites 1 and 2.
Voting arrangements:	No vote required.

## 1. Purpose

- 1.1 This report is to update Housing Committee members on the progress of affordable housing programme

## 2. CPCA Programme April 2017 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme ran until 31 March 2022 (schemes having to be started on site by that date).

### **AFFORDABLE HOUSING PROGRAMME DELIVERY**

- 2.2. 499 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 the weather, delays in securing and laying utilities, COVID and long disruptions in obtaining materials/supply chains and increased costs. This has led to the more immediate completions expected at end 2022 now being pushed back into early 2023, with general delays to many schemes later into 2023.
- 2.3. The affordable housing unit numbers being delivered is 1,458 units.
- 2.4. The average grant rate per affordable housing unit is appx £38,700.
- 2.5. For committee's awareness, since our last meeting we have been notified by Places for People that in their scheme of Norwood Road, (Luminus site 2) and Bradshaw Close (Luminus site Phase 1) 4 units in the schemes are changing tenure from social rent to affordable rent, due to the increased cost of construction of these units.
- 2.6. For committee's awareness, since our last meeting we have progressed the documentation for the Deed of Novation with Sage Housing on the scheme in March, to be now delivered through Sage Shared Ownership Housing. This should complete later in January, pending their internal approvals.
- 2.7. The Northminster site has had the Deed of Covenants agreed and was signed by the necessary parties on 19<sup>th</sup> December 2022. There is a Deed Of Variation on the permitted disposal element of the site. As the scheme is now being delivered by a Registered Provider partner (Cross Keys Homes), there is the potential future issue of the right to acquire and this is being addressed. Discussion is focused on alternatives to the potential loss of affordable units, either by unit replacement or having grant returned.

### Significant Implications

None

## 3. Financial Implications

- 3.1. There are no additional financial implications, including from the minor switch of tenure being reported elsewhere in this report. 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. Progress of those repayments are reported in a

separate report to Committee. The position of the programme with projects listed is shown in the Appendices.

#### 4. Legal Implications

4.1 There are no new legal implications.

#### 5. Public Health implications

5.1 There are no additional public health implications

#### 6. Environmental and Climate Change Implications

6.1 There are no additional environmental or climate change implications

#### 7. Other Significant Implications

7.1 None.

#### 8. Appendices

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

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



## Affordable Housing Grants

Scheme Name	Provider / Lead Partner	Local Authority	No. of units funded	Start on Site Date	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date
Soham	PGH	East Cambs	8	01/09/2017	31/08/2018	8	£ 120,000	£ 120,000
Littleport	CHS	East Cambs	5	01/08/2017	18/11/2018	5	£ 97,500	£ 97,500
Victoria Way, Melbourn	CHS	South Cambs	8	01/08/2017	30/06/2019	8	£ 133,000	£ 133,000
Willingham	CKH	South Cambs	15	31/03/2018	15/07/2019	15	£ 525,000	£ 525,000
Burwell	Hastoe	East Cambs	8	15/02/2018	19/12/2019	8	£ 330,000	£ 330,000
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	54	31/10/2018	30/06/2020	54	£ 1,700,000	£ 1,700,000
Snowley Park	CKH	Fenland	24	01/10/2017	09/12/2019	24	£ 150,000	£ 150,000
Belle Vue Stanground	Medesham	Peterborough	21	31/05/2019	14/02/2020	21	£ 735,000	£ 735,000
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	27/01/2020	31/03/2023	13	£ 618,800	£ 464,100
Crowland Road, Peterborough	Medesham	Peterborough	25	31/07/2019	19/06/2020	25	£ 875,000	£ 875,000
Drake Avenue, Peterborough	CKH	Peterborough	33	19/01/2021	28/02/2023		£ 1,430,154	£ 715,077
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	23/11/2020	28/03/2022	5	£ 215,000	£ 215,000
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	15	17/03/2020	30/11/2021	15	£ 600,000	£ 600,000
Middlemoor Road, St Mary's, Ramsey	(ex-Chorus) (Luminus)	Huntingdonshire	11	25/03/2021	31/03/2023		£ 509,000	£ 254,500
Weald/Manderville Place, Brampton	Heylo	Huntingdonshire	22	31/01/2018	31/06/2021	22	£ 819,800	£ 819,800
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	7	01/02/2020	31/10/2020	7	£ 245,000	£ 245,000
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	6	01/02/2020	30/09/2020	6	£ 270,002	£ 270,002
St Thomas Park, Ramsey, Hunts (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	10	01/01/2020	30/03/2021	10	£ 476,997	£ 476,997
Harriers Rest, (Lawrence Rd) (7) Wittering & Sandpit Road, Thorney, Peterborough (8) & Cromwell Fields, Bury, Hunts (6)	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	32	01/02/2020	01/04/2023	23	£ 1,367,766	£ 846,866
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	23	01/01/2018	01/09/2022	23	£ 1,000,500	£ 954,489
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	10	09/02/2018	14/04/2021	10	£ 412,998	£ 412,998
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	20	01/01/2018	01/08/2020	20	£ 645,000	£ 645,000
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	07/01/2021	30/09/2023	39	£ 4,425,000	£ 2,212,500
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	31/03/2020	31/10/2021	16	£ 640,000	£ 637,666
More's Meadow, Great Shelford, All Angels Park, Highfields, Caldecote.	CLT/Parochial Charity	South Cambs	21	13/01/2021	31/03/2023		£ 1,008,000	£ 504,000
HUSK sites (5 infill sites)	CKH	Peterborough	19	22/03/2021	31/10/2023		£ 665,000	£ 332,500
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	01/02/2020	01/05/2022	5	£ 237,804	£ 209,805
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	05/03/2021	31/03/2023	14	£ 749,000	£ 374,500
Heylo 4 sites, Bayard Plaza (11), Pemberton Park (10), Alconbury Weald (2) & Judith Gardens (8)	Heylo	HDC,PCC, ECDC	31	01/01/2021	31/12/2022	31	£1,272,000	
Heylo - Roman Fields, Phase 2, Paston.	Heylo	PCC	30	01/01/2020	31/10/2023		£1,006,173	
Alconbury Weald	Rentplus	Huntingdonshire	22	01/01/2019	31/05/2021	22	£989,325	£989,325.00
24 High Street, Wisbech	FDC	FDC	6	01/04/2022	31/03/2024		£210,000	
Heylo Allison Homes/Keepmoat, Paston site	Heylo - Allison Homes & Keepmoat	PCC, FDC, HDC	46	01/01/2020	30/11/2023		£1,656,000	
			<b>686</b>			<b>454</b>	<b>£ 26,382,818</b>	<b>£ 17,080,673</b>

## Loan or other Toolbox Investments

## Net Drawdown

Haddenham CLT (Loan)	ECTC/PGH	East Cambs	19	05/09/2019	31/03/2023	19	£ 6,500,000	£ 1,463,408
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	15	31/07/2019	31/03/2023	15	£ 24,400,000	£ 8,774,267
Alexander House (Forehill) Ely (Loan)	Laragh Developments	East Cambs	4	07/01/2020	07/02/2022	4	£ 4,840,000	£ -
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	7	28/02/2020	13/12/2021	7	£ 5,780,000	£ -
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	10	08/04/2020	07/05/2023		£ 9,647,000	£ 6,943,625
<b>Sub-total Loan book Investments</b>			<b>55</b>				<b>£ 51,167,000</b>	<b>£ 17,181,300</b>

Programme Totals			741			499	£	77,549,818	£	34,261,973
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Scheme Name	Provider / Lead Partner	Local Authority	No. of units funded	Start on Site Date	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date
Wisbech Road, March	SAGE	FDC	118	31/03/2022	31/10/2023		£5,248,700.00	£3,936,525.00
Stanground, Peterborough	CKH	PCC	26	31/03/2022	31/03/2024		£1,170,000.00	£585,000.00
British Sugar Way, Oundle Road, Peterborough	CKH	PCC	70	01/12/2021	31/03/2024		£2,830,000.00	£1,415,000.00
Perkins, Phase 2, Newark Road, Peterborough	CKH	PCC	96	10/09/2021	31/08/2023		£3,740,000.00	£1,870,000.00
Great Haddon, London Road, Yaxley, Peterborough.	CKH	PCC	49	14/03/2022	30/11/2024		£1,886,500.00	£943,250.00
Northminster, Peterborough	PIP	PCC	315	14/03/2022	31/01/2024		£12,521,250.00	£4,762,126.00
14-16 High Street, Girton, Cambridge. CB3 0PU	Girton TP	SCDC	15	02/08/2021	31/01/2023		£675,000.00	£337,500.00
Heylo - 2 sites SN Developments & Larkfleet	Heylo	PCC, ECDC, FDC	27	30/09/2021	31/03/2023		£1,209,000.00	
<b>TOTALS</b>			<b>716</b>				<b>£29,280,450.00</b>	<b>£13,849,401.00</b>





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.2

## Affordable Housing Programme Loans Update

To:	Housing and Communities Committee
Meeting Date:	16 January 2023
Public report:	Yes
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	Standing item
Recommendations:	The Housing and Communities Committee is recommended to:  a) Note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.
Voting arrangements:	No vote required.

## 1. Purpose

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

## 2. Background

- 2.1 As part of the Devolution Deal, the Combined Authority secured funding from Government to deliver an affordable housing programme that ended in March 2021.
- 2.2 The Combined Authority's Housing Strategy approved by Board in September 2018 divided the funding into two parts. £60M was allocated for traditional grant funding and £40M was to be used for the then Mayor's plan for a revolving fund to support the delivery of additional affordable housing.
- 2.3 The revolving fund initiative committed a total of £51.167M through 5 loans to development companies to fund delivery of 53 affordable units. In August 2020 the Combined Authority's Board approved loan extensions and interest free periods to reflect the detrimental impact upon delivery of projects caused by the Covid pandemic.
- 2.4 In March 2021 Government conditionally agreed to a new affordable housing programme for 2021-2022 on the basis that all loan repayments were allocated to support the delivery of additional affordable housing through grant funding.
- 2.5 The table below shows the headline detail of each loan:

<b><u>Scheme</u></b>	<b><u>Borrower</u></b>	<b><u>Total Units</u></b>	<b><u>Affordable Units</u></b>	<b><u>Loan Amount</u></b>	<b><u>Redemption Date</u></b>
Former MoD site, Ely	ECTC	92	15	£24.4M	31 Mar 2023
West End Gardens, Haddenham	ECTC	54	19	£6.5M	31 Mar 2023 Now Expected Jan 23
Alexander House, Forehill, Ely	Laragh Developments	25	4	£4.84M	Now Repaid
Linton Rd, Gt. Abington	Laragh Developments	15	7	£5.78M	Now Repaid
Histon Rd, Cambridge	Laragh Developments	27	10	£9.647M	7 May 2023

- 2.6 The financial balance sheet showing an outstanding balance of the loans can be found at Appendix 1.
- 2.7 The status of the former MoD site project at Ely is reported at Section 3 below.
- 2.8 The project monitoring report for West End Gardens, Haddenham forecasts repayment of the loan before the 31<sup>st</sup> March 2023 deadline. All except one plot has been reserved at prices above originally anticipated values and the development is expected to have a

positive financial outturn for the developer. We are aware that there are two further sales anticipated for the 3<sup>rd</sup> week of January 2023 and these should complete the repayment of the loan and interest in full.

- 2.9 The loan with Laragh Homes on the project at Alexander House, Forehill, Ely was fully repaid with interest on 20 June 2022.
- 2.10 The loan with Laragh Homes on the project at Linton Rd, Great Abington was fully re-paid with interest in January 2022.
- 2.11 The project at Histon Mews, Cambridge is progressing. The independent monitor suggests the project will complete in phases between March/May 23 and the agreed redemption date of the loan facility is 7 May 2023. We understand that units are reserved 'off plan' ahead of construction completion and this is a positive indicator for the success of future sales and the repayment of the loan. However there appears to be an increasing risk of a construction delay and that not enough units may be completed for sale by 7<sup>th</sup> May 2023 to fully repay the loan and interest by the due date. In that case, as happened previously with the loan at Alexander House, the penal rate of interest under the facility agreement will be applied and the CPCA will need to consider if it is appropriate at that time to commence an action against the borrower, whilst the development is being/close to completion.

## Significant Implications

None

## 3. Financial Implications

- 3.1 Loans are repaid as a proportion of sale proceeds from each housing unit on completion of sale. The Combined Authority retains an element of control through its requirement to approve each sale prior to completion, and each development is monitored by officers. The financial balance sheet showing an outstanding balance of £13,912,932 in total from the 3 loans not yet fully re-paid as at the 19<sup>th</sup> December 2022 can be found at Appendix 1. Recent market data suggests a reduction in sales activity, mortgage approvals and some downward pressure in values. At this time, this is not significant enough to suggest any significant change to the risk profile on the repayment of the outstanding loans
- 3.2 The largest loan of £24.4m was made to East Cambs Trading Company Ltd (ECTC) to refurbish 92 former MOD homes in Ely for use as private homes and this initiative funded delivery of 15 affordable units. As can be seen from Appendix 1 the balance of this loan on 19<sup>th</sup> December 2022 was £6.365m. At the time of the previous report to committee it was £8.774m so we are continuing to see steady sales and re-payments.
- 3.3 Since the last update to Housing Committee the balance of the MOD Ely loan has been reduced significantly due continued repayments of £2.469m since October 2022
- 3.4 The most recent monitoring report advises that the cash flow is behind forecast, and the repayment of the loan by March 2023 will depend on how quickly the properties can be sold.

3.5 ECTC have advised officers that they have access to a facility in the event of any shortfall in sales to repay the loan by end March 2023. Officers shall continue to monitor the situation and provide update reports to Housing Committee.

3.6 Members are advised that the borrower has until 31 March 2023 to repay the loan and no direct intervention can be taken by the Combined Authority unless default occurs on 31 March 2023.

## 4. Legal Implications

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

## 5. Public Health implications

5.1 The report recommendations have neutral implications for public health.

## 6. Environmental and Climate Change Implications

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

## 7. Appendices

7.1 Appendix 1 – Housing Loans Activity Slides

## 8. Background Papers

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

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

# Housing Loans – update since last Committee

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	Position as at 31st October 2022			Activity to 10th December 2022		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
ECTC - Ely MOD	27,357,076	18,582,809	8,774,267	61,229	2,469,962	6,365,534
ECTC - Haddenham	10,385,261	8,921,854	1,463,408	202,220	1,420,402	245,226
Laragh - Histon Road	6,943,625	-	6,943,625	358,547	-	7,302,172
<i>Completed loans</i>						
<i>Laragh - Alexander House</i>	4,840,000	4,840,000	-			
<i>Laragh - Gt Abingdon</i>	4,746,938	4,746,938	-			

# Housing Loans – forecast

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	Loan Payments				Loan Repayments			
	ELY MOD	Haddenham	Histon Road	Total	ELY MOD	Haddenham	Histon Road	Total
Dec-22	-	-	229,418	229,418	872,238	407,244	-	1,279,482
Jan-23	-	-	654,067	654,067	1,014,989	245,226	-	1,260,214
Feb-23	-	-	654,067	654,067	641,721	-	-	641,721
Mar-23	-	-	654,067	654,067	4,706,024	-	2,567,050	7,273,074
Apr-23	-	-	654,067	654,067			5,349,950	5,349,950
May-23	-	-	-	-			2,001,439	2,001,439



<b>HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN</b>	Updated on 5 January 2023		 <b>CAMBRIDGESHIRE &amp; PETERBOROUGH</b> COMBINED AUTHORITY		
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## Notes

Committee dates shown in bold are confirmed.  
Committee dates shown in italics are TBC.

The definition of a key decision is set out in the [Combined Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

- \* indicates items expected to be recommended for determination by Combined Authority Board
- + indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.  
The agenda dispatch date is five clear working days before the meeting.

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

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

<b>Committee date</b>			<b>Key Decision</b>	<b>Ref</b>	<b>Final Deadline for reports</b>	<b>Agenda despatch date</b>
<b>16.01.23</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>04.01.23</b>	<b>06.01.23</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
<b>13.03.23</b>	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	<b>01.03.23</b>	<b>03.03.23</b>
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		