



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 14 November 2022

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
[Venue Address]**

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 - 7 October 2022 5 - 12

Public Questions

Arrangements for asking a public question can be viewed here
- [Public Questions - Cambridgeshire & Peterborough Combined Authority \(cambridgeshirepeterborough-ca.gov.uk\)](https://www.cambridgeshirepeterborough-ca.gov.uk)

Part 2: Programme Delivery

- | | | |
|------------|--|----------------|
| 2.1 | Digital Connectivity Strategy - Progress Update | 13 - 20 |
| 2.2 | Replacement of Bretton Court for Allison Homes and Paston | 21 - 26 |
| 2.3 | Changes of Control from PIP Northminster to CKH | 27 - 30 |
| 2.4 | Affordable Housing Programme Delivery Update | 31 - 36 |
| 2.5 | Housing Loans Update Report | 37 - 42 |
| 2.6 | Housing and Communities Committee Agenda Plan - November 2022 | 43 - 46 |

Part 3: Date of Next Meeting

16 January 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 Lewis Herbert

Councillor Jackie Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

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: Friday 7 October 2022

Venue: Civic Suite, Huntingdonshire District Council

Time: 10.00am - 10.56am

Present:

Councillor David Ambrose-Smith - East Cambridgeshire District Council
Councillor John Batchelor - South Cambridgeshire District Council
Councillor Lewis Herbert - Chair and Member for Cambridge City Council
Councillor Lucy Nethsingha - Cambridgeshire County Council
Councillor Tom Sanderson - Huntingdonshire District Council
Councillor Chris Boden - Fenland District Council

Apologies:

Councillor Denise Laws - Fenland District Council
Councillor Alison Whelan - Cambridgeshire County Council
Councillor Jackie Allen - Peterborough City Council

Part 1 - Governance Items

64. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillors Alison Whelan substituted by Councillor Lucy Nethsingha and Councillor Denise Laws substituted by Councillor Chris Boden and Councillor Jackie Allen.

Councillor Boden declared a non-statutory pecuniary interest in item 3.3 on the agenda as he is the Leader of Fenland District Council.

The Chair updated the Committee on the proposed scrutiny review of the management of the £100m affordable housing fund. He explained that a review scoping document was taken to Overview and Scrutiny Committee on 25 July 2022 by the Lead Overview and Scrutiny Member for Housing, Councillor Aidan Van de Weyer and the principle of the review was supported by the Committee. The terms of reference proposed were to review the management of the £100m affordable

housing fund and to consider governance lessons and improvements for the CPCA to consider as part of its improvement framework.

He explained that there had been a recent advisory review undertaken by the internal auditors of the Community Land Trust (CLT) which would be reported to the November meeting of the Audit and Governance Committee. The Head of Governance and Councillor Van de Weyer had discussed amending the scope of the scrutiny review in order to ensure that it did not repeat the advisory review undertaken by the internal auditors and did not also examine any live planning applications as part of its review.

66. Minutes of the Housing and Communities Committee meeting on 11 July 2022 and Actions

The minutes of the meeting on 11 July 2022 were approved as an accurate record.

The action log was noted.

67. Public Questions

No public questions were received.

Part 2 – Recommendations to Combined Authority Board

68. Winding up Angle Holding & Angle Developments (East) Ltd

The Committee considered a report that proposed a recommendation to the Combined Authority Board of the winding up of Angle Holding and Angle Developments (East) Ltd.

It was resolved unanimously;

- a) To recommend to the CPCA Board for officers to undertake the actions required to wind up Angle Holdings Ltd and Angle Developments (East) Ltd and for the appointment of a senior member of the CPCA finance team as a Director of both companies in order to oversee and support the orderly closure of both companies.

69. Community Led Housing Support Funding

The Committee received a report that proposed a recommendation to the Combined Authority Board to allocate funding of £100,000 to support established community led housing groups across Cambridgeshire and Peterborough.

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

- As part of the Community Homes Strategy as previously approved by the Housing and Communities Committee at its meeting on 10th January 2022., Eastern Community Homes had been engaging with Community led housing groups across Cambridgeshire and Peterborough with the exception of East Cambridgeshire where these groups were assisted by a dedicated officer resource independently provided by East Cambridgeshire District Council (ECDC).
- In July 2022 officers from ECDC approached the Combined Authority for additional funding to support established community led housing groups within East Cambridgeshire.
- Eastern Community Homes were consulted and confirmed that similar appetite for support funding exists across the whole of the Combined Authority's (CA) region.
- The proposal was to provide a source of follow-up funding in circumstances where it could be demonstrated that funding could provide a useful resource to address challenges and maintain project momentum.
- Applications for funding would be expected to fulfil the criteria specified at Appendix B of the report and applications would be assessed initially by the Combined Authority's community homes advisors.

In discussing the report members:

- Queried how value for money was calculated in terms of what the outcomes would be as this was not emphasised in the criteria. A member suggested that some metrics were established to give additionality on how the money was spent. Officers explained that value for money was assessed on a bid-by-bid basis. Officers explained that the difficulty in metrics would be that the groups did not produce detailed business plans and it was difficult to get any meaningful metrics until schemes gathered momentum. Officers explained that on the Community Housing Network some members did have similar schemes in place and some of those schemes did have metrics so this could be investigated further. **Action Required.** The Director of Housing and Development stated that all the schemes that are supported are tracked through the process.
- Sought clarity on if the funding of £100,000 could be increased as it was being diluted across the Combined Authority as a whole. A member explained that East Cambridgeshire District Council had sought the funding initially and there was a feeling now that this had been diluted. Officers explained that they would have to look at the funding that had been allocated so far and what East Cambridgeshire District Council were proposing to spend the money on. The Director of Housing and Development stated that that there was provision for the £100,000 in the current Medium Term Financial Plan for the Combined Authority that any decision for additional funding would need to be made as part of the budget process. He stated that there are many pressures on

budget and it would be up to leaders to agree on where the limited money would be spent. A member asked that this request was put to the Board. The Chair stated that the Committee would look at the evidence on the outcome of the first £100,000 and then consider any future funding proposals. He explained that the function of housing at the Combined Authority was currently under review including a staffing restructure.

- Questioned if applications for funding would come through committee for approval. Officers explained that applications would be assessed through Eastern Community Homes against the criteria. A report on applications received and expenditure could be brought to committee in a year's time.
Action Required

- Commented that it was unclear how many homes could be delivered through this process. A member explained that South Cambridgeshire District Council had one successful community lead project but this had been successful because they owned their own land and the availability of affordable land was at a premium. He also highlighted that there was no definition for what sort of grant would be available and there was no cap on how much funding could be applied for.

It was resolved unanimous to;

Recommend that the Combined Authority's Board allocates further funding of £100,000 to support community led housing initiatives across Cambridgeshire and Peterborough.

Part 3 – Delivery

70. Affordable Housing Programme - Update on Implementation

The Committee considered a report that provided an update on the Implementation of the Affordable Housing Programme.

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

- 481 units had been completed, 1,451 were on site and progressing
- Grant rates were averaging across the programme at £38,700
- Had been notified that Bretton Court at Peterborough which comprised 45 units would not now be proceeding so officers were looking at a substitution process. One of the substitution schemes was being presented today at item 3.3 of the agenda.
- Also aware of the acquisition of the scheme Northminster in Peterborough to Cross Keys Homes, a more comprehensive report to the Committee next month.

In discussing the report members:

- Highlighted that the scheme at Halo Roman Fields Phase 2, Paston, started on site 1 January 2018 yet no properties were shown as complete and was currently showing as red. A member queried whether there were any issues with the scheme. Officers explained that the scheme was near completion and that officers were awaiting pc certificates.
- Expressed disappointment that the Bretton Court Scheme was no longer going ahead. A member queried whether this was solely in relation to the issue with the planning permission or if there were additional reasons. Officers explained that Medesham Homes had notified them that the planning permission had expired and that there were also issues on the site with the pub next door.

It was resolved unanimously to:

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

71. Affordable Housing Programme Loans Update

The Committee considered a report that gave an update on the progress on the Affordable Housing Programme Loans.

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

- Highlighted that the MoD Ely site was showing a balance of below £10 million and the Haddenham site was now at £1.8 million.
- Officers were watching the market closely in relation to the current financial climate and they were not aware of any sales falling through as yet, but expected to see some and would monitor the situation closely.

It was resolved unanimously to:

- a) Note the report

72. 24 High Street, Wisbech

The Committee considered a report detailing a substitute scheme to partially replace the Bretton Court Scheme and sought approval of the use of the funds of £210,000 (from £1,687,500 funding from Bretton Court) to provide 6 one bed affordable rented units at 24 High Street, Wisbech, Fenland.

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

- Medesham Homes had confirmed they were no longer proceeding with the scheme at Bretton Court and Combined Authority were looking to reinvest the funding.
- Fenland District Council approached the Combined Authority and applied for funding to provide 6 units for affordable rent at their site at 24 High Street, Wisbech.
- The Housing Enabling Office from Fenland District Council supported the project coming forward. Of the 1,504 households currently on the Fenland's housing register, the greatest need was for a one-bedroom accommodation with 626 households waiting for this size of accommodation.

In discussing the report Members:

- Highlighted the importance of the scheme. A member stated that the site was as a prominent site on Wisbech High Street and was an important building and its redevelopment into housing was welcomed.
- The Chair explained that officers were looking for additional substitute schemes to come forward.

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 funds of £210,000 (from £1,687,500 funding from Bretton Court) to provide 6 one bed affordable rented units at 24 High Street, Wisbech, Fenland.

73. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

Part 4 – Date of the next meeting

It was noted that the next meeting would take place on 14 November 2022.



Housing and Communities Committee Action Log

Purpose:

The action log records actions recorded in the minutes of the Housing and Communities Committee meetings and provides an update on officer responses.

Minutes of the meeting on 10 January 2022

Minute	Report title	Lead officer	Action	Response	Status
40.	Digital Connectivity Strategy 2022-25 Business Case	Noelle Godfrey/Sarah Marsh	Queried whether the roll out of Public Access Wi-Fi to Village Halls and Community Centres, as part of the Access and Inclusion Workstream, could be accelerated. Officers explained that currently Public Access Wi-Fi had been rolled out to 40 village halls using funding from health to support health outcomes. Officers explained that more funding would be required to accelerate the roll out and this was a complex area. The Chair requested an update on the roll out in the next Digital Connectivity report to Committee.	To be included in the next report to Committee – November 2022	Closed

Minutes of the meeting on 11 July 2022

Minute	Report title	Lead officer	Action	Response	Status
58.	The Future of CPCA Housing Purpose and Function	Chief Executive	Questioned if the Chief Executive would be looking to the Constituent Authorities in relation to their expertise as part of the resourcing for future activities. The Chair explained that the CA needed to carry out the review and determine whether they still wished to carry out the Housing function internally.	Ongoing	Ongoing

Minutes of the meeting on 7 October 2022

Minute	Report title	Lead officer	Action	Response	Status
69.a	Community Led Housing Support Funding	Nick Sweeney	Officers explained that on the Community Housing Network some members did have similar schemes in place and some of those schemes did have metrics so this could be investigated further	Eastern Community Homes have been asked to provide examples of systems used by other community homes groups to measure performance / outputs.	Ongoing
69.b	Community Led Housing Support Funding	Nick Sweeney	Officers explained that applications would be assessed through Eastern Community Homes against the criteria. A report on applications received and expenditure could be brought to committee in a years' time.	Applications are to be recorded and reported to Cttee. To be recorded on Forward Plan.	Ongoing



Agenda Item No: 2.1

Digital Connectivity Strategy progress update

To:	Housing and Communities Committee
Meeting Date:	14 November 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert Lead Member for Housing and Economic Growth
From:	Noelle Godfrey, Connecting Cambridgeshire Programme Director
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none">a) Note the progress to date towards the delivery of the agreed Digital Connectivity Strategyb) Recommend to the Combined Authority Board to approve the minor adjustment to the budget profile
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 This report gives 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 sets out a revised annual budget profile.

2. Background

- 2.1 The Digital Connectivity Strategy set challenging targets to help ensure that the Cambridgeshire and Peterborough Combined Authority area is well positioned to take full advantage of current and emerging technology advances.
- 2.2 The Covid-19 pandemic dramatically accelerated reliance on digital connectivity in almost every aspect of 21st Century living. At a time when access to healthcare, jobs, education and training have all become highly dependent on digital connectivity, it has also highlighted the “digital divide”. It means that families and individuals without access to connectivity are effectively excluded from the benefits of economic growth, health inequalities are exacerbated, and children’s life chances are damaged. These issues are being amplified by the current cost of living crisis, further exacerbating digital inequality and impacting on those most deprived and vulnerable in our communities.
- 2.3 The delivery of the Digital Connectivity Strategy 2021- 2025 is a key contributor to the Combined Authority’s sustainable growth ambitions for Cambridgeshire and Peterborough, helping to ensure that a ubiquitous and accessible digital connectivity infrastructure is available to all – supporting effective public service delivery, thriving communities and sustainable business growth.
- 2.4 This progress update reports on the Connecting Cambridgeshire programme delivery of next-generation broadband connectivity and mobile coverage, using ‘Smart’ technologies to improve the environment, and extending free public access Wifi, while supporting digital inclusion.
- 2.5 **Broadband coverage.**

Superfast and Full Fibre Broadband coverage in Cambridgeshire & Peterborough is above the national average and ahead of Government targets:

- 98.6% of premises can access partial/full fibre “superfast” broadband which means the programme is on track to reach the 99% target.
- 75% of premises can access gigabit capable broadband coverage with download speeds of at least 1000Mbps. Coverage is increasing at pace through direct intervention and commercial deployment towards exceeding the Government target of 85% by 2025.

Connecting Cambridgeshire’s proactive approach to ‘barrier busting’ continues to be instrumental in speeding up digital delivery for fixed and mobile infrastructure, whilst also generating measurable carbon savings.

An increasing number of fibre broadband providers are actively planning and delivering gigabit capable fibre networks in Cambridgeshire & Peterborough within a highly competitive commercial market. However, the challenges involved in rolling out broadband infrastructure means the operators need a supportive local environment to deliver successfully. As part of the programme, a dedicated Highways Inspector resource has been provided in the Street Works team to ensure that the increased pace of fibre roll-out can be effectively supported.

2.6 **Fibre ducting in infrastructure schemes.**

The 'dig once' policy has resulted in fibre ducting being installed in several new transport schemes and made available on a commercial basis. This allows telecoms operators to avoid costly and disruptive retrofitting encouraging them to extend gigabit capable broadband networks connecting businesses and communities that would not otherwise have access. Recent examples include:

- Fibre ducting installed as part of the Kings Dyke level crossing at Whittlesey is being used to bring gigabit connectivity to homes and businesses that were inaccessible because of the rail lines.
- Integrating fibre ducting in a major re-working of the Robin Hood Road junction in Cambridge allowing gigabit broadband to be rolled out to more homes and businesses on the outskirts of the city.

Using the Highways England calculator, it is estimated the "dig once" policy has already resulted in savings of over 20 tonnes of CO₂e emissions in relation to materials use alone over the last two years. This is equivalent to the carbon emission of nearly half a million miles driven by an average car.

2.7 **Mobile coverage.**

Connecting Cambridgeshire is working with local authorities and mobile network operators (MNOs) looking to invest in 4G and 5G networks to improve coverage and capacity, which will have a long-term economic impact for the area. This includes commissioning local surveys to understand areas of poor mobile connectivity and comprehensive data analysis of planning applications

Recent activities include:

- An online Mobile Coverage Briefing session for Members in June 2022, focused on Cambridge and South Cambridgeshire, explaining the benefits and challenges of expanding 4G and 5G networks to support business and communities.
- This has been summarised in a Mobile Coverage Factsheet to support decision making at a local level and area specific briefing sessions are being arranged for other Districts.
- Dedicated digital connectivity planning officers have been appointed to proactively engage with MNOs and Cambridgeshire and Peterborough planning teams to balance the requirements for new infrastructure with local planning sensitivities.

- Additional detailed mobile phone coverage testing is currently being commissioned to update previous survey work and highlight coverage issues.
- Trials are underway to investigate the opportunities for the innovative use of street furniture such as lighting columns and multi-use utility poles to host a range of devices including small cells, environmental sensor networks and potentially electric vehicle charging. Small cells are being deployed initially in Cambridge, but work is underway with operators to understand the wider opportunities.

2.8 Smart sensors

Emerging “Internet of Things” (IoT) technology can help in the collection and analysis of a range of data which can support the areas Net Zero and climate change mitigation strategies, including the collation of environmental, flooding and traffic indicators.

In order to support this work an expanded IoT network has now been deployed in St Neots, Ely and Soham with other areas to follow including Cambourne, St Ives, Ramsey and Huntingdon. This network supports the easy deployment of sensors and is currently being used to install flood sensors in St Neots and St Ives with further trial deployments planned.

The sensors will give the County Council’s floods team and local communities early warning of flooding events. Air quality sensors have been deployed in St Neots is also planned in March.

2.9 Access & Inclusion

The Digital Connectivity Strategy included targets to ensure that gigabit capable broadband provision for social housing matches that for market housing by 2025. Work to facilitate positive relationships between fibre providers and Housing Associations and to negotiate wayleave agreements has been productive to date, with analysis indicating social housing provision is starting to improve and is currently just below 70%. Liaison with housing providers and telecommunications providers suggests that the grant scheme for housing associations that was originally envisaged as part of the strategy will not be required in order to continue progressing towards the 2025 target.

However the current unprecedented cost of living crisis is creating new challenges and further exacerbating the digital divide, with many more people struggling to access broadband and mobile connectivity.

- New research from Ofcom (July 2022) shows 29% of UK households had difficulty affording a communication service, with 84% of benefits recipients being unaware that they already qualify for cheaper broadband deals.
- A recent report on the economic impact of digital inclusion commissioned from Cebr by the Good Things Foundation (July 2022) shows that the digital divide is holding back productivity, and the economy as a result and that every £1 invested in addressing the digital divide yields a £9.48 return to the local economy.

Changes in the way the current telephony infrastructure operates are also likely to create fresh challenges for digital inclusion.

In what is known as “Copper Switch Off”, the Public Switched Telephone Network (PSTN) will start to be phased out from 2026 onwards and replaced with digital systems delivered over broadband connections. This will affect public services, businesses and domestic premises making people even more reliant on digital connectivity.

At the time the 2021-2025 Digital Connectivity strategy was developed it was envisaged that the UK Government would act as a central point of signposting and communication in relation to the copper switch off, or that it would mandate telecommunications providers to do so.

However this has not been the case and there is concern that many people and small businesses are not aware of the change so it will require a greater level of local signposting and awareness raising, especially among those who do not use mobile phones or cannot access the internet.

With many more people struggling financially it is anticipated that the planned national switch-off of copper phonelines could now have an even greater effect on the most vulnerable in our communities as well as small businesses unprepared for the change.

To date the Access and Inclusion workstream for the Programme has primarily focussed on public access Wifi provision and improving digital connectivity infrastructure for social housing residents. However there is increasing evidence that a lack of convening and coordination resource for Cambridgeshire and Peterborough is hampering the efforts of the many voluntary, community and social organisations working to support digital inclusion across the area as well as enabling better targeting of initiatives from larger business as part of their ESG (Environmental, Social & Governance) commitments.

In order to meet the increasing digital inclusion challenges it is proposed to expand the signposting and coordination activities in relation to both digital inclusion generally and copper switch off specifically within the access and inclusion workstream.

This will include a greater emphasis on preparation for copper switch off to help small businesses as well as the most vulnerable in our communities. It is anticipated this can be achieved within the current budget allocation by reprofiling some of the other digital inclusion activities such as the grant scheme for Housing Associations whilst ensuring delivery to the agreed outcomes.

2.10 Budget re-profile

Good progress has been made on the Digital Connectivity Strategy workstreams to date. Whilst the strategy delivery themes and overall budget remain the same, there are emerging and external factors affecting the timing of some future delivery meaning an adjustment to the spend profile across the years as follows:

	2022-3	2023-4	2024-5	Total
Original Budget	2,118,000	1,500,000	1,500,000	5,118,000
Revised Budget	1,262,000	1,943,000	1,913,000	5,118,000

Further details in relation to the revised budget profile are as follows:

- The Rural Gigabit Voucher scheme top-up spend has been delayed due to the government's project gigabit procurement timeline being extended. This means that the voucher scheme has been suspended by government for longer than expected, pushing the majority of spend from 2022 to 2023. However the Gigabit Voucher scheme remains an important source of funding for those premises too remote or complex to connect by commercial rollout or Project Gigabit.
- Incorporation of fibre ducting in the Milton Road scheme in Cambridge will be completed later than originally planned following delays to the scheme start, so some costs will be incurred after this financial year.
- Minor re-profiling of spend due to the delay in recruitment of the specialist telecoms planning resource which is now in place for Cambridge and South Cambridgeshire and Peterborough.
- Small cell trial deployment has been delayed due to complexities of the Cambridgeshire County Council streetlighting PFI contract and processes which has meant that contract changes have taken longer than originally planned, pushing spend into the next financial year.
- IoT network spend has been re-profiled due to initial difficulties in finding locations to deploy the gateways which provide power and connectivity. Work is on-going to explore the use of Anglian Water infrastructure.
- Work with Housing Associations and fibre providers, to remove barriers and encourage joint working has already enabled improvements in gigabit broadband connectivity and we will build upon this to ensure that the Social Housing Gigabit capable target is met. However, there is a critical need for more work to address the issues emerging from the planned copper switch off and the deepening digital divide, both affecting the most vulnerable and deprived in our communities.

Significant Implications

3. Financial Implications

- 3.1 There are no additional financial implications. As outlined above, the total budget to deliver the Digital Connectivity Strategy and the strategy delivery themes remain the same so there are no significant financial implications. The revised spend profile across the 3 years is set out in section 2.9 above.

4. Legal Implications

- 4.1 There are no additional legal implications

5. Public Health implications

- 5.1 There are no additional public health implications.

6. Environmental and Climate Change Implications

- 6.1 The implications for supporting progress towards net zero and climate change mitigations in relation to reductions in carbon and environmental monitoring are set out in paragraphs 2.6 and 2.8 above.

7. Other Significant Implications

- 7.1 There are no other significant implications.

8. Background Papers

Documents referenced:

Connecting Cambridgeshire [Mobile Coverage Factsheets June 2022](#)

[Cambridgeshire and Peterborough Digital Connectivity Infrastructure Strategy 2021-2025](#)

Ofcom [Affordability of communications services](#) July 2022

Good Things Foundation [Report on the economic impact of digital inclusion](#) July 2022.

Replacement of Bretton Court for Allison Homes and Paston

To:	Housing and Communities Committee
Meeting Date:	14 November 2022.
Public report:	This report contains appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing & Chair of Housing Committee
From:	Roger Thompson – Director of Housing & Development
Key decision:	Yes
Forward Plan ref:	2022/069
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none">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

homes, covering HDC, PCC and FDC, with our partner organization of Heylo. The total grant request is £1,656,000.

Voting arrangements: A simple majority of all Members present and voting

1. Purpose

- 1.1 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 has 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 have now informed CPCA that they are no longer proceeding with this site.
- 1.2 CPCA was approached by one of its partner organizations to provide 46 units at different sites with current housebuilders, Allison Homes (previously of Larkfleet) and Keepmoat, who are 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.

2. Background

- 2.1 After Medesham Homes advised CPCA they could no longer proceed with the project, CPCA went about contacting our partners for possible alternative opportunities. Heylo approached with many units already acquired with Allison Homes and Keepmoat sites – Paston to take up any remaining units for a shared ownership opportunity.
- 2.2 Heylo have provided further units, in HDC, FDC and PCC, as a shared ownership opportunity. They have been working with Allison Homes (previously called Larkfleet) and Keepmoat on the Paston site, for the last two years.
- 2.3 The units are of varying sizes to accommodate families who wish to join the property ladder, in the first instance, through shared ownership, with the opportunity to increase shares and buy outright in the long term.
- 2.4 The units are within the NDSS standards, and not lower the Homes England NDSS rates.

Description/ Type of unit	Number of Units	Size (sqm) range	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Roman Fields					
18 x 2b/3p	18	63-68	70	N	90-99%
12 x 3b/4p	12	71-79	84	N	85-94%

¹ Numbers are rounded up in some instances.

Whittlesey Green					
3 x 3b/4p	3	83-85	84	Y	99-101%
2 x 3b/5p	2	87-91	93	N	94-98%
Harriers Rest					
6 x 3b/4p	6	74-85	84	Y	88-101%
2 x 3b/5p	2	87-91	93	N	94-98%
Cromwell Fields,					
3 x 3b/5p	3	87	93	N	94%
Total	46				

- 2.5 These units will replace the 39 units lost from Bretton Court, Bretton Centre, Peterborough with shared ownership, or rented accommodation offers were had. It is imperative to achieve a replacement, so the monies would not be at risk of being lost to the programme.
- 2.6 Heylo have agreed an average grant rate of £36,158 for each unit, within the parameters of the grant rate achieved on Bretton Court. Heylo will sell 50% shares on these shared ownership units.
- 2.7 The Enabling Officer for Huntingdonshire District Council, supports the units coming forward in his area, for shared ownership.
- 2.8 The Enabling Officer for Peterborough City Council and Fenland District Council are supportive of these units coming forward. There are a large number of units in Peterborough on the Paston site already delivered and achieved. Fenland District Council are happy to receive the proposed affordable housing form of a shared ownership opportunity.

Significant Implications

3. Financial Implications

- 3.1 The current grant remaining is £1,477,500, after £210,000 was given to 24 Hight Street, Wisbech. It has been proposed in collaboration with Heylo, clawback has been achieved at a total of £133,462 (below is a table outlining where the monies come from). There is also an additional clawback from Keepmoat site at Paston which has recently completed and £46,011, has been maintained. The complete balance is £1,656,000 to help support this project.

£35,400	Bayard Plaza (1 unit)
£66,438	2 units from Whittlesey Green
£12,951	Clawback from sales at All Angels Park
£11,673	Clawback from Pemberton Park, & Judith Gardens
£7,000	Alconbury Weald clawback
Total = £133,462	Clawback from Heylo sites
£46,011	Clawback from CPCA AHP (already received)
£179,473	Total clawback gained

$$£1,477,500 + £178,500 = £1,656,000$$

3.2 Additionality case for Combined Authority Funding

The following:

- To consider using the grant funding remaining on an additionality of 46 shared ownership units for Heylo Allison Homes and Keepmoat, Paston site scheme.

Proposed Condition of Grant Approval.

- It is proposed that the grant required of £1,656,000 will help secure 46 additional affordable shared ownership units, replace lost units of 3 from a previous Heylo portfolio, and the units from the failed from Bretton Court scheme.
- After execution of the grant funding agreement 50% of the initial grant will be released, with the remaining 50% will be paid on completion. Completion of these units is expected to be between Jan – Nov 23.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Schemes SOS from 2017-21	32	695	£26,094,770.00
Total of schemes approved 21-22	8	716	£29,280,450.00
Total		1,411	
Remaining units for 2017-2021 loss - 39 + 3 (Heylo's portfolio) = 42			
PROPOSED SCHEME FOR NOVEMBER 2022 COMMITTEE APPROVAL			
Given total for 17-21 grant committed			£26,094,770.00
PROPOSED SCHEME FOR NOVEMBER 2022 COMMITTEE APPROVAL - HEYLO ALLISON HOMES & KEEPMOAT - PASTON SITE	1	46	£1,656,000.00
CURRENT TOTAL			£27,572,270.00
plus clawback additionality in budget			£179,473.00
Complete total			£27,751,743.00

REMAINING GRANT LEFT use			£1,477,500.00
required clawback used			£178,500.00
TOTAL			£26,094,770.00
Total Affordable Housing Grants if approved by Board	41	1,457	£55,375,220.00

Affordable
Housing:
AVERAGE
GRANT RATE
PER UNIT* £38k

TOTAL IF NOVEMBER 2022 SCHEME IS APPROVED		1,457	26,094,770
--	--	--------------	-------------------

4. Legal Implications

- 4.1 The termination of the GFA for Bretton Court is in progress. A new GFA will be required upon a positive Housing Committee's decision, for the new additional 46 units with Heylo – Allison Homes & Keepmoat Paston sites.

5. Public Health implications

- 5.1 These units are new build and will benefit the health and wellbeing of the people of Peterborough whereby new opportunities of home ownership is a positive outcome for public health. Newly designed properties will have all the necessary energy efficient and insulation within a new build and will be in line with building regulations.

6. Environmental and Climate Change Implications

- 6.1 It has been discussed that the properties will be to an energy efficient standard, which will be in relation to building regulations. The properties will be built to energy efficient standards to help minimise waste. Building houses that are easy to warm and minimise the risk of flooding. This, therefore, brings about a positive outcome for the environmental and climate change implications.

7. Other Significant Implications

- 7.1 No other significant implications.

8. Appendices

- 8.1 Appendix 1 – Application Form, and property schedule and business plan – commercially sensitive

9. Background Papers

[Combined Authority Board reports 25 November 2020](#)

Changes of Control from PIP Northminster to CKH

To:	Housing and Communities Committee
Meeting Date:	14 November 2022
Public report:	This report contains an appendix which is exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendix.
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing & Chair of Housing Committee
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee are recommended to:</p> <ul style="list-style-type: none">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 CPCAb) Note a Deed of Novation, referring to the change of provider will be completed in due course.
Voting arrangements:	No vote required – for noting.

1. Purpose

- 1.1 The PIP Northminster project was presented to Housing Committee in June 2021, and received full approval from Housing Committee, for a “Build to rent” project, providing 315 new homes. This project is now being completed by CKH.
- 1.2 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 is approximately £4.7m.

2. Background

- 2.1 The PIP Northminster project had received Housing Committee approval in June 2021 and the PIP signed all legal documents. In May 2022, the PIP decided to sell the project over to another key player/provider in the area of Peterborough, being Cross Keys Homes.
- 2.2 Cross Key Homes will take the project forward. Cross Keys Homes Limited (CKH), is now the parent RP entity and acquired “PIP (Northminster) Limited” on 6th June 2022.
- 2.3 The PIP had informed the CPCA informally, of the intention for the company to be sold to CKH. CKH conducted their due diligence, and the PIP owners agreed to the terms of the sale. PIP Northminster Ltd has been sold to CKH (who have bought 100% of the shares) and therefore the company is now a directly owned subsidiary of CKH.
- 2.4 Due to the event of CKH taking over the company, they have effectively taken over the delivery of the project.
- 2.5 CKH will build out the project. The demolition is near complete, the physical construction has started following the Reserved Matters Planning consent in late August.

Significant Implications

3. Financial Implications

- 3.1 There are some financial implications, as the first payment for start on site has been paid to the PIP. This amounted to approximately 38.03% towards the agreed costs for the project, which was £4,762,126 million. There is still an outstanding amount from the first payment, as it was agreed as being 40% upon start on site. Therefore £246,374 is still to be paid, which we now anticipate will be included in the second tranche of 35% at mid-point payment.
- 3.2 The PIP will be incorporated into CKH. CKH can claim the grant for future build costs once all legal processes have been transferred.
- 3.3 No further monies will be paid to PIP Northminster, but future grant will be applied for and paid to CKH. The CPCA will agree and sign up to the novation, with the same terms and liabilities as initially agreed by the PIP. The payment percentages are 40% upon start on site (already paid 38.03%), 35% plus 1.97% at the construction mid-point and 25% upon Practical Completion.

4. Legal Implications

- 4.1 A Deed of covenant has been agreed whereby CKH will accept all liabilities under the Grant Funding Agreement, including liability for the first instalment of grant payment made to the PIP Northminster.
- 4.2 A Deed of Novation will also be drafted to formally note the change of ownership as well the transfer of liabilities, and obligations from the PIP Northminster to CKH.
- 4.3 The CPCA holds a restriction over the Freehold title which means any disposal of land is subject to CPCA consent. The restriction will remain on the title until the build is completed.

5. Public Health implications

- 5.1 There are no public health implications, other than the project will be built out to improve the lives of people living in Peterborough, who require such accommodation to live and work in, in their area of choice. With a mixed tenure site development, this will make the area, a more favourable location.

6. Environmental and Climate Change Implications

- 6.1 The development is intended to be supplied with both on and off-site generated renewable energy. In addition, external scheme lighting will be powered from solar panels provided within the development where possible. Electric Vehicle Charging points will also be provided within the car park. The scheme will also utilise Brown, Blue and Green roofs as part of a sustainable drainage solution, with rain gardens at ground level. The use of low carbon materials or even better carbon negative materials such as Timber to develop a future proofed building, with the concept of change and adaptability in the long term.
- 6.2 These developments were included in the initial brief and will remain the same, providing a positive outcome for the environmental and climate change implications.

7. Other Significant Implications

- 7.1 No further significant implications, such as Equalities and Risk, Engagement and Consultation which have not been dealt with under the legal or financial implications

8. Appendices

- 8.1 Exempt Appendix 1 – Updated programme for Northminster Oct 22 & Business Plan. Site plan, Development Appraisal & Accommodation Schedule

9. Background Papers

- 9.1 None



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Agenda Item No: 2.4

Affordable Housing Programme – Update on Implementation

To:	Housing and Communities Committee
Meeting Date:	14 November 2022
Public report:	No
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>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.</p>
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, this is an increase of 18 units since the last report. See schedule of schemes up to 31st March 2021 in Appendix 1 and to 31st March 2022 in Appendix 2
- 2.3. The affordable housing unit numbers being delivered was 1,451 units
- 2.4. The average grant rate per affordable housing unit is appx £38,700.
- 2.5. As previously reported to committee, we have been notified that although the scheme at Bretton Court in Peterborough comprising of 45 units had started on site with stripping out, the scheme will not be proceeding. The grant reserved was £1,687,500. In addition to the 6 unit scheme at Wisbech High St approved at the last Housing Committee meeting, a replacement scheme for the substitution of the balance of the grant value is being presented to committee today. If approved, the total number of units being delivered through the programme will increase by a net total of 6 units to 1457 units.
- 2.6. For committee's awareness, since our last meeting we have been notified by Places for People that in their scheme of 11 units at Middlemoor Road, St Marys, Ramsey that 2 of the units are changing affordable tenure from social rent to affordable rent. This is as a result of their original contractor ceasing trading and them having to source a new contractor at a greater cost.
- 2.7. For committee's awareness, since our last meeting we have been notified that the Scheme in the 21/22 programme with Sage at Wisbech Road March is being delivered by Sage Shared Ownership Ltd rather than Sage Housing Ltd. There are no other variations or impacts on the scheme as approved by committee.

Significant Implications

3. Financial Implications

- 3.1 There are no additional financial implications. 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. The progress of the loan recovery is reported to Housing committee in a separate paper, but we can confirm that 2 of the 5 loans have now been fully re-paid with interest.

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	Places For People (ex-Chorus)	Huntingdonshire	11	25/03/2021	31/03/2023		£ 509,000	£ 254,500
Alconbury, Alconbury Weald/Manderville Place,	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	31/03/2023	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) Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	01/04/2020	01/10/2022	5	£ 247,999	£ 235,048
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	31/03/2022	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	
			640			454	£ 24,726,818	£ 17,080,673

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 Abington (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
Sub-total Loan book Investments			55				£ 51,167,000	£ 17,181,300
Programme Totals			695			499	£ 75,893,818	£ 34,261,973

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	31/12/2022		£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	
							£14,405,250.00	
TOTALS			716				£14,405,250.00	£13,849,401.00



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Agenda Item No: 2.5

Affordable Housing Programme Loans Update

To:	Housing and Communities Committee
Meeting Date:	14 November 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A 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:

<u>Scheme</u>	<u>Borrower</u>	<u>Total Units</u>	<u>Affordable Units</u>	<u>Loan Amount</u>	<u>Redemption Date</u>
Former MoD site, Ely	ECTC	92	15	£24.4M	31 Mar 2023
West End Gardens, Haddenham	ECTC	54	19	£6.5M	31 Mar 2023
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 loan on the former MoD site project at Ely with ECTC is reported at Section 3 below.

2.8 The project monitoring report for West End Gardens, Haddenham forecasts repayment of the loan by ECTC before March 2023. 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. Repayments continue to be received and full repayment with interest is expected around the end of January 2023.

- 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 on 13 December 2021.
- 2.11 The project at Histon Mews, Cambridge is progressing. The independent monitor suggests the project should complete around April 23. The agreed redemption date of the loan facility is 7 May 2023. We understand that units are being reserved 'off plan' ahead of a phased construction completion and this is a positive indicator for the success of future sales and the repayment of the loan. We are making enquires of the developer as to what their contingency plan is, in the event that insufficient sales have been completed to fully cover the re-payment of the loan and interest by 7th May 2023. We will continue to closely monitor progress over the next 6 months.

Significant Implications

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 from all loans of £17.181m as at the 31st October 2022 can be found in Appendix 1.
- 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. 62 of the units are now sold. As can be seen from Appendix 1 the balance of this loan on 31st October 2022 was £8.774m. At the time of the last report it was £10.965m.
- 3.3 Since the last update to Housing Committee the balance of this loan has been reduced significantly due to continued unit sales and repayments, with total net repayments of £2.191m over the period.
- 3.4 The most recent monitoring report advises that the cash flow from sales is still behind what was previously forecast, and the repayment of the loan by end 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 will 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

	Position as at 16th August 2022			Activity to 31st October 2022		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
ECTC - Ely MOD	27,068,007	16,102,324	10,965,683	289,069	2,480,485	8,774,267
ECTC - Haddenham	10,110,768	6,973,974	3,136,794	274,493	1,947,880	1,463,408
Laragh - Histon Road	6,648,101	-	6,648,101	295,524	-	6,943,625
<i>Completed loans</i>						
<i>Laragh - Alexander House</i>	<i>4,840,000</i>	<i>4,840,000</i>	<i>-</i>			
<i>Laragh - Gt Abingdon</i>	<i>4,746,938</i>	<i>4,746,938</i>	<i>-</i>			

Housing Loans – forecast

	Loan Payments		repaid 20/6/22		repaid 13/12/21		Total	Loan Repayments		repaid 20/6/22		repaid 13/12/21		Total
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	ELY MOD		Haddenham	Alexander House	Gt Abington	Histon Road			
Nov-22	61,229	672,476	-	-	448,754	1,182,459	3,325,337	1,527,000	-	-	-	-	4,852,338	
Dec-22	-	300,126	-	-	643,031	943,157	1,221,561	889,681	-	-	-	-	2,111,242	
Jan-23	-	295,455	-	-	631,515	926,970	1,014,989	314,693	-	-	-	-	1,329,682	
Feb-23	-	-	-	-	378,909	378,909	641,721	-	-	-	-	-	641,721	
Mar-23	-	-	-	-	252,606	252,606	2,631,116	-	-	-	2,567,050	-	5,198,166	
Apr-23	-	-	-	-	620,000	620,000	-	-	-	-	5,349,950	-	5,349,950	
May-23	-	-	-	-	-	-	-	-	-	-	2,001,439	-	2,001,439	



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Housing and Communities Committee Agenda Plan

Updated 2 November 2022

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

Committee date			Key Decision	Ref	Final Deadline for Reports	Agenda despatch date
14.11.22	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	02.11.22	04.11.22
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
	Digital Connectivity Strategy Update	Noelle Godfrey	No	No		
	Replacement of Bretton Court for Allison Homes and Paston	Azma Ahmad - Pearce	Yes	2022/069		
	Changes of Control from PIP Northminster to CKH	Azma Ahmad - Pearce	No	No		
16.01.23	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	04.01.23	06.01.23
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		
13.03.23	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	01.03.23	03.03.23
	Affordable Housing Programme Loans Update	Roger Thompson	No	N/A		

