



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

ENVIRONMENT AND SUSTAINABLE COMMUNITIES COMMITTEE

Date: Monday, 11 September 2023

Democratic Services

Edwina Adefehinti
Interim Chief Officer Legal and Governance
Monitoring Officer

10:00 AM

2nd floor, Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE29 3TN72

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

AGENDA

Open to Public and Press

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 items on the agenda, unless it is already entered in the register of members' interests.

2 Minutes of the Previous Meeting and Action Log

To approve the minutes of the meeting held on 12 June 2023 and to note the Action Log.

	Environment and Sustainable Communities Committee Draft Minutes -12 June 2023	4 - 11
3	Public Questions	
	Arrangements for asking a public question can be viewed here - Public Questions - Cambridgeshire & Peterborough Combined Authority (cambridgeshirepeterborough-ca.gov.uk)	
4	Combined Authority Forward Plan	
	To note the Combined Authority Forward Plan	
5	Directorate Highlight Report	12 - 14
6	Affordable Housing Programme - Update on Implementation	15 - 21
7	Housing Loans Update	22 - 25
8	Climate Partnership Update	26 - 28
9	Budget and Performance Report	29 - 33
10	Environment & Sustainable Communities Committee Agenda Plan	34 - 38
11	Exclusion of the Press and Public	
	To determine whether the public and press be excluded from the meeting in accordance with Section 100(A) (4) of the Local Government Act 1972 as amended, as the following item of business has an exempt appendix and the discussion may involve the disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act; information relating to the financial or business affairs of any particular person (including the authority holding the information.	
12	Affordable Housing Programme - Heylo Swap from SN Developments to Vistry Units	39 - 42
13	Date of next meeting:	
	Monday, 13 November at 10.00 a.m.	

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 Environment and Sustainable 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

Dr Tina Barsby

Dr Belinda Clarke

Councillor Lara Davenport-Ray

Councillor Lorna Dupre

Cllr Martin Goodearl

Mayor Dr Nik Johnson

Cllr Dee Laws

Cllr Nigel Simons

Cllr Mike Todd-Jones

Clerk Name:	Joanna Morley
Clerk Telephone:	
Clerk Email:	joanna.morley@cambridgeshirepeterborough-ca.gov.uk



Environment & Sustainable Communities Committee – Draft Minutes

Monday 12 June 2023

Venue:	Civic Suite, Pathfinder House, Huntingdon PE29 3TN	
Time:	10.00 to 12.00	
Present:	Councillor Bridget Smith Councillor Martin Goodearl Councillor Ishfaq Hussain Councillor Mike Todd-Jones Councillor Eileen Wilson Councillor Lara Davenport-Ray Councillor Lorna Dupre	Chair and Member for South Cambridgeshire District Council East Cambridgeshire District Council Peterborough City Council Cambridge City Council South Cambridgeshire District Council Huntingdonshire District Council Cambridgeshire County Council
Apologies	Mayor Dr Nik Johnson Councillor Nigel Simons Councillor Dee Laws Ms Belinda Clarke	CPCA Mayor Peterborough City Council Fenland District Council Business Board Representative

Minutes:

1	Announcements, Apologies for Absence and Declarations of Interest
1.1	Apologies were received from Mayor Dr Nik Johnson, Ms Belinda Clarke, Cllr Dee Laws and Cllr Nigel Simons who was substituted by Cllr Hussain.
1.2	Cllr Dupre declared an interest in item 9 as Chair of the Environment and Green Investment Committee at Cambridgeshire County Council
2	Election of Vice-Chair
2.1	The Chair had received an expression of interest for the position of Vice-Chair from Cllr Davenport - Ray who was proposed by Cllr Hussain and seconded by Cllr Goodearl. There being no further nominations the matter was put to the vote and unanimously approved. <u>RESOLVED:</u> That Cllr Lara Davenport-Ray be appointed as Vice-Chair of the Environment and Sustainable Communities Committee.

<p>3</p> <p>3.1</p> <p>3.2</p>	<p>Minutes of the Housing and Communities Committee meeting on 13 March 2023 and Action Log</p> <p>The minutes of the meeting on 13 March 2023 were approved as an accurate record.</p> <p>The following comment was made in response to an action that was identified to request that the Audit report on the Housing Loans be circulated to the Committee:</p> <p><i>This action was considered inappropriate as no such report had been circulated to members of the Audit & Governance Committee. However, draft minutes from the Overview and Scrutiny Committee of 20 March 2023 recorded that the Housing and Communities Committee had initiated a review into the housing loans which would complete the internal audit review of the whole of the Affordable Housing Programme. Cllr Van de Weyer suggested that it would benefit the work of the Overview and Scrutiny Committee if that Committee could be consulted on the scope of the remaining review.</i></p> <p>A review of loan activities would be conducted when the matter of the remaining loan concluded as stated at paragraph 5.1 of the Housing Loans report being heard later on in the agenda.</p>
<p>4</p> <p>4.1</p>	<p>Public Questions</p> <p>No public questions had been received.</p>
<p>5</p> <p>5.1</p> <p>5.2</p>	<p>Affordable Housing Programme – Update on Implementation</p> <p>Azma Ahmad-Pearce, Housing Programme Manager introduced the report which updated the Environment and Sustainable Communities Committee on the progress of the affordable housing programme. This was an ongoing project which was ending.</p> <p>The following points were raised in discussion:</p> <ul style="list-style-type: none"> a) Members were assured that although Appendix 2 of the report showed only 47 completions to date, out of a total of 716, that, in general, the schemes were on track to meet their targets. The exception to this had been at the Girton site which, due to an issue with windows, had been pushed back to a completion date of September. b) The reason for some of the extended final completion dates given was because of Covid and the issues with supply chains. <p><u>RESOLVED</u></p> <p>1. The Environment and Sustainable Communities Committee unanimously resolved to note the report.</p>
<p>6</p> <p>6.1</p> <p>6.2</p>	<p>Community Homes Support</p> <p>Nick Sweeney, Residential Development Manager introduced the report which asked Members to reconsider the proposal to discontinue supporting community housing groups following the engagement process.</p> <p>The following points were raised in discussion:</p> <ul style="list-style-type: none"> a) There had been a late flurry of applications that would be discussed under the next item. b) There were a number of service level issues that would need to be taken into account if the decision was to recommend continuing with provision of a support service and further grant funding. c) The service would continue until 31 July so there would be time to issue any grants approved before then. d) Eastern Community Homes had been fully briefed to publicise the availability of funding across the whole of Cambridgeshire and Peterborough, with the exception of East Cambridgeshire.

- e) Officers confirmed that two awards that were authorised some time ago had not been taken up as the groups had not become incorporated and legally recognised during the two-year window that they had to meet the requirements of the grant.
- f) Officers at Huntingdonshire District Council were advocating for a review, rather than a withdrawal, citing the Great Staughton project as a success story. Cllr Davenport-Ray fed back to the Committee the officers' words which stated: *"it took time to get to the requisite point to make an application. This is why it would be so unfortunate if the funding was withdrawn when we, and possibly other groups, may be ready to make an application"*.
- g) In March the Housing and Communities Committee deferred a decision on this matter so that a full consultation could be carried out. This had been done and was evidenced in the appendices.
- h) The scheme had been in place for a long time so there had been plenty of opportunity to make applications.

RESOLVED:

To refer the following decisions up to the next meeting of the Combined Authority Board as the vote was tied: 3 for:3 against

1. To recommend to the Combined Authority's Board that the Combined Authority discontinues providing a support service and further grant funding to community homes groups from 31 July 2023.
2. To authorise an extension of the agreement with Eastern Community Homes to provide a support service to community homes groups from 30th June 2023 to 31 July 2023 on existing terms.

7 Community Homes Grant Applications

7.1 Nick Sweeney, Residential Development Manager introduced the report which asked the Committee to consider four applications for community homes support grants that were received in May 2023. It was recommended that the Combined Authority award one grant application and decline the other three applications which officers considered failed to comply with necessary grant assessment criteria.

7.2 The following points were raised in discussion:

- a) Had the applications come in earlier then Eastern Community Homes (ECH) could have worked with them to get them into a situation where CPCA officers could have recommended them for approval.
- b) Members asked why ECH had referred applications that clearly did not meet the criteria, for example on the issue of failing to protect the benefits of the scheme in perpetuity. This made for a difficult situation for both officers and the Committee as once applications had been submitted they had to be determined.
- c) As the Housing programme had ended in 2022 there were no other workstreams that the rejected applications could be diverted to.

RESOLVED:

The Environment and Sustainable Communities Committee unanimously resolved to:

1. Award a grant of £15,000 to support a community homes proposal in Great Staughton.
2. Decline an application for a community homes grant of £5,335 received from Suvanna Cohousing Ltd to support a community homes proposal in north Cambridge.
3. Decline an application for a community homes grant of £57,494 received from It Takes a City Community Land Trust to support a proposal to provide accommodation for homeless people at Hills Avenue, Cambridge.

	<p>4. Decline an application for a community homes grant of £29,654 received from It Takes a City Community Land Trust to support a proposal to provide accommodation for homeless people at Fen Ditton.</p>
8	<p>Sustainable Land Use Advice</p> <p>8.1 Adrian Cannard, Strategic Planning Manager, introduced the report which asked the Committee to approve the development of a revised business case for the sustainable land use advice programme that aligned to the LNRS.</p> <p>8.2 The following points were raised in discussion:</p> <ul style="list-style-type: none"> a) The term 'land manager' was used in the report to encompass both tenants and landowners, and any other bodies who might have an interest in how land was managed. b) Officers would liaise with all the key groups that they regularly engaged with such as the Local Nature Partnership, which itself had connections with farmers, to make sure that the service designed was accessible to all. c) There was a piece of work being done by the Food, Farming and Countryside Commission (FFCC) called the Land Use Framework which was looking at land use as a whole, not just in terms of planning. Officers were in contact with the steering group undertaking this work that so that their work could be fed into the programme. <p><u>RESOLVED:</u></p> <p>The Environment and Sustainable Communities Committee unanimously resolved to:</p> <ul style="list-style-type: none"> 1. Note the outcome of a consultation on the scope of a sustainable land use advice service 2. Request a business case for the advice service that aligns with the Local Nature Recovery Strategy programme of activity
9	<p>Local Nature Recovery Strategy</p> <p>9.1 Adrian Cannard, Strategic Planning Manager, introduced the report which asked the Committee to allocate funding to the Approved Budget line within the MTFP for a statutory Local Nature Recovery Strategy (LNRS). and to delegate appropriate authority so that activity could commence as soon as possible. Quintin Carroll from the Environment Team at Cambridgeshire County Council (CCC) joined the discussion online.</p> <p>9.2 The following points were raised in discussion:</p> <ul style="list-style-type: none"> a) Cambridgeshire County Council had brought across an officer, Gabriella Yeomans, to specifically lead the work on the programme and would also draw in a lot of external resource. Mr Carroll was confident that with the support of CCC's own resources, those of the constituent authorities, the support of Natural England and the support of any external consultancy, that the programme could be delivered within the timescale. The CPCA had already done some shadow working on the project and therefore was further ahead with work on the Strategy than many other authorities. b) The steering group included the Local Nature Partnership, a charitable organisation which advanced improvements in the local natural environment. Within their structure sat a whole range of different groups all of which could feed into the consultation process and the development of an engagement strategy. c) A workshop had been held in May with a wide range of interested organisations and partners to begin the work on stakeholder engagement. d) The Government wanted to have a UK wide suite of documents and would be looking for consistency so this could push a final publication date further out from the submission deadline of November 2024. It was not known yet how long the Secretary of State would take to review all of the 44 submissions. Officers had been told by Natural England that they did not have to wait for official Government approval and that as long as the supporting authorities were happy with the Strategy then it could start to be implemented and used as a live document.

- e) A senior advisor from Natural England had been allocated to the project to help meet the different reporting deadlines and in effect, would be checking the homework before it was submitted.
- f) Every effort would be made to iron out any issues or challenges by the constituent authorities before the Strategy was submitted.
- g) Members raised the possibility of a General Election being held between March – June 2024 which could affect not only the consultation which was scheduled for then but also future timings. Officers reassured members that there was scope in the programme to adjust timings and although there was a potential political risk that the Strategy may not get approved, if, as previously stated the work had been done and approved by supporting authorities, then it could still be implemented.
- h) The Strategy would look at other opportunities that could be delivered at the same time, for example, reservoirs for public water supply could also be used for other wider environmental benefits.

RESOLVED:

The Environment and Sustainable Communities Committee unanimously resolved to:

1. To accept new burdens funding of £309k from the Department of Environment, Food and Rural Affairs (DEFRA) for the preparation of a Cambridgeshire and Peterborough Local Nature Recovery Strategy.
2. To allocate this funding of £165k in 2023/24 and £144k in 2024/25 to the LNRS Approved Budget line of the Medium-Term Financial Plan (MTFP).
3. To agree the outline programme as set out in Appendix A.
4. To delegate to the Executive Director of Place and Connectivity to agree operational delivery arrangements with Cambridgeshire County Council.
5. To note the arrangements for the involvement of constituent councils.

10 Climate Action Plan

10.1 Adrian Cannard, Strategic Planning Manager, introduced the report which briefed the Committee on the Climate Action Plan 2022-2025 (CAP) and sought endorsement of specific pieces of activity being progressed as part of the Action Plan. These were a climate partnership event and the care home programme delivery.

10.2 During discussion, the following points were noted:

- a) Previously reporting on the CAP had gone to the CA Board but under a new remit it was now a key responsibility of the Environment and Sustainable Communities Committee.
- b) Climate risk was included as a risk to the organisation on the Corporate Risk register but would also be reported in a very specific climate risk register which was being developed. This register would dovetail into the existing arrangements for the Corporate Plan and elsewhere, and be reported to the Committee.
- c) There would be a lot of climate action activity in November as it led up to COP28. Huntingdon District Council would be holding their own climate summit then and the Climate Partnership would be holding a stakeholder event. The communication group which was made up from all of the constituent councils would be mapping and tracking the activity so that all the events fitted into the schedule and added value.
- d) Officers were looking at bringing forward community projects this year now they had additional staff capacity. Any grant schemes would be aligned with what was happening locally and any decision making for small grants would now rest with the Committee rather than the Board as they were identified in the MTFP.
- e) The Climate Working Group name was originally set by the Board but the group felt that *partnership* was a better term to reflect working together. This was approved by the Board as part of a later update report.

- f) The Chair and the Mayor were nominated members of the Climate Partnership and would be happy to update the Committee on their work.

RESOLVED:

The Environment and Sustainable Communities Committee unanimously resolved to:

1. Note current progress on the Climate Action Plan
2. Support the proposal for a climate engagement event in the autumn
3. Approve the arrangements for an officer group to approve applications under the Climate Change Care Homes Programme.

ACTION:

1. A Climate Partnership update to be added as a standing item to the Committee's meeting agenda.

11 Strategic infrastructure Delivery Framework

11.1 Adrian Cannard, Strategic Planning Manager, introduced the report which asked the Committee to agree the Strategic Infrastructure Delivery Framework (SIDF) approach and to allocate budgeted Non-statutory Spatial Framework (NSSF) funding to undertake this activity.

11.2 During discussion, the following points were noted:

- a) The Oxford Cambridge Partnership, which had two workstreams on the Environment and the Economy, were undertaking a similar piece of work looking at energy and water which would tie in with the SIDF.
- b) Members asked how the CPCA could keep abreast of the many organisations, not just Local Authorities, who were undertaking projects on water and how they could avoid duplication and added complexity.
- c) The funding would add capacity to allow the CPCA to bring together the multitude of approaches and put the CA in a position where it could understand where the key pinch points were and be able to speak out and lead on the issue.
- d) It was important to realise that while physical infrastructure could be built with lower embedded carbon, demand on the infrastructure also had to be reduced.

RESOLVED:

The Environment and Sustainable Communities Committee unanimously resolved to:

1. Agree the scope of activity to inform a Strategic Infrastructure Delivery Framework
2. Allocate the budget of £130k in 2023/24 to the Non-statutory Spatial Framework Approved Budget line of the MTFP to progress this work

12 Environment and Sustainable Communities Committee Agenda Plan

12.1 The Chair announced that the July meeting would be cancelled and that the single item that was due to come then would be moved to the September meeting.

RESOLVED:

1. That the Environment and Sustainable Communities Committee Agenda Plan be noted.

<p>13</p>	<p>Housing Loans Update</p> <p>Nick Sweeney, Residential Development Manager introduced the report which updated and informed Members of the current position in respect of loan repayments and informed Members of a decision to extend the Final Repayment Date of a loan made to Histon Road Development LLP.</p> <p>During discussion, the following points were noted:</p> <p>a) The Chair had been fully informed of the details of the decision taken by the Board and outlined in exempt appendix C</p> <p><u>RESOLVED:</u></p> <p>1. That the Environment and Sustainable Communities Committee note the current position in respect of the outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.</p>
<p>13</p> <p>13.1</p>	<p>Date of Next Meeting</p> <p>The Committee had been due to meet on Monday 3 July but this date had been cancelled due to lack of business and therefore the date of the next meeting was confirmed as Monday 11 September.</p>

Meeting Ended: 11.42am

Environment and Sustainable Communities Committee Action Log

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

Minutes of the meeting on 12 June 2023					
Item	Report Title	Lead Officer	Action	Response	Status
10	Climate Action Plan	Adrian Cannard (Jo Morley to action)	A Climate Partnership update to be added as a standing item to the Committee's meeting agenda	Added to the September meeting agenda and the Committee's Agenda Plan as a standing item	Closed



Environment and Sustainable Communities Committee	Agenda Item
11 September 2023	5

Title:	Place & Connectivity Directorate Monthly Highlight Report: August 2023
Report of:	Steve Cox, Interim Executive Director – Place & Connectivity
Lead Member:	Deputy Mayor, Cllr Bridget Smith
Public Report:	Yes
Key Decision:	No
Voting Arrangements:	No vote required

Recommendations:

A	Note the content of this report.
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Strategic Objective(s):

The proposals within this report fit under the following strategic objective(s):	
	Achieving ambitious skills and employment opportunities
	Achieving good growth
	Increased connectivity
x	Enabling resilient communities

1. Purpose

1.1	This report provides a general update on the key activities of the Place and Connectivity Directorate in relation to Environment and Sustainable Communities, which are not covered in other reports to this Meeting. It also provides information on some key developments, risks and opportunities that have emerged.
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2. Combined Authority scheme updates

2.1	<p>CA Board Action 336</p> <p>An action from the Board was for an agreed definition of net zero as there were variances in definition. Also, what monitoring would be put in place and where was the performance element. The June Committee meeting considered a performance report on progress against the Climate Action Plan. This also included a commentary on the use of Net Zero targets. The need for enhancing the climate data and monitoring has been recognised and a funding request submitted to Board. In addition, the Climate Partnership in June received a presentation from the Centre for Climate Engagement at Hughes Hall on the role of setting “Locally Determined Contributions”. This is being scoped as a possible new action for the Climate Action Plan.</p>
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2.2	Peterborough Electric Bus Depot – Peterborough City Council are leading on the project to deliver a facility that will utilise the £4M of funding secured from DLUHC by the Combined Authority. A joint report is to be issued to the Transport and Infrastructure Committee on 13 September 2023 and CA Board on 20 September 2023. Item 5
2.3	The Combined Authority received confirmation after the June Committee of DeFRA funding for the Local Nature Recovery Strategy. As our programme lead, Cambridgeshire County has gone out to market to contract the editorial support role required.

3. Strategic Partner scheme updates

3.1	The Combined Authority grant funded £1M of DLUHC funding to Cambridge City Council to assist with land assembly costs associated with redeveloping some 1950's flats, adjacent houses, and garages at Fanshawe Rd, Cambridge. The project shall provide 93 new affordable and sustainable homes, enhanced provision of open space and improvements to a community pavilion.
3.2	Both Peterborough Council and the County Council have successfully completed Phase 1 of the Pathfinder Places programme funded by Innovate UK. These two multi-partner projects have taken an initial view of 'non-technical' barriers to achieving Net Zero 2050. Both authorities are submitting bids for Phase 2 of the programme. 31 partnerships are eligible to bid up to £5m, with a likely 5 or 6 being successful.
3.3	The Future Fens Integrated Adaptation Taskforce met in July. It discussed progress to date on the FFIA Manifesto. Activity underway or planned included Fens 2100+ Adaptation decision-making framework, an Integrated Water Management strategy for the Fens and Lincolnshire, a 'fens-wide' visualisation tool, and improved hydrological systems understanding of the Fens. The Taskforce also received a presentation on the proposed Fens Reservoir and the benefits of open channel transfer of water.
3.4	Tender documents have been issued to seek consultants to lead the preparation of the Infrastructure Delivery Framework. This work, previously reported to the Committee, will work with partner organisations across Cambridgeshire and Peterborough to identify the infrastructure blockages to achieving sustainable and inclusive growth, including energy, water, and transport, and to set out potential solutions for CPCA and other partners to progress. Consultants are expected to be in place by the end of Sept.

4. Appendices

4.1	None
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5. Implications

Financial Implications	
5.1	None
Legal Implications	
6.1	None
Public Health Implications	
7.1	None
Environmental & Climate Change Implications	
8.1	Neutral
Other Significant Implications	

9.1	None	Item 5
Background Papers		
10.1	None	



Environment & Sustainable Communities Committee	Agenda Item
11 September 2023	6

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

Recommendations:

A	The Environment and Sustainable Communities Committee is asked to note the content of this report.
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Strategic Objective(s):

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

1. Purpose

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

2. Proposal

2.1	All units are on track. 703 have been completed with over 750+ to be delivered. There are still delays with materials and contractors' deficient performance, but partners are aware of the situation and dealing with these accordingly.
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	Further issues with land, party walls and boundaries have caused some delays too. Item 6 All sites have been visited at least once by the Housing Programme Manager, as part of her monitoring of this programme, and have been successful.
2.2	The Combined Authority's Affordable Housing Programme runs from 2017 until 31 March 2022 (schemes having to be started on site by that date).

3. Background

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

4. Appendices

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

5. Implications

Financial Implications

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

6.1	There are no new legal implications.
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Public Health Implications

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

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

9.1	None
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Background Papers

10.1	None
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Agenda Item 6	Appendix
Affordable Housing Programme – Update on Implementation	1

Appendix 1 - Approved and Started on Site Schemes period up to March 2021

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	16/03/2023	14	£618,800	£618,800
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	28/06/2023	33	£1,430,154	£1,430,154
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) (Luminus)	Huntingdonshire	11	25/03/2021	22/02/2023	11	£509,000	£509,000
Alconbury, Alconbury Weald/Manderville Place, Brampton	Heylo	Huntingdonshire	22	31/01/2018	31/06/2021	22	£819,800	£819,800

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
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
Whittlesey Green, Fenland (11), Harriers Rest, (Lawrence Rd) (7) Wittering & Sandpit Road, Thorney, Peterborough (8) & Cromwell Fields, Bury, Hunts (6)	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	31	01/02/2020	01/04/2023	27	£1,367,766	£846,866 (corrected amount)
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	30/12/2023	71	£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,	CLT/Parochial Charity	South Cambs	21	13/01/2021	30/01/2023	21	£1,008,000	£1,008,000
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	01/04/2020	01/10/2022	5	£247,999	£235,048
HUSK sites (5 infill sites)	CKH	Peterborough	19	22/03/2021	25/09/2024		£665,000	£332,500
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	01/02/2020	01/05/2022	5	£237,804	£209,805

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
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	05/03/2021	31/03/2023	15	£749,000	£749,000
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	£1,220,191
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
24 High Street, Wisbech	FDC	FDC	6	01/06/2023	31/03/2024		£210,000	£105,000
Heylo Allison Homes/Keepmoat, Paston site	Heylo - Allison Homes & Keepmoat	PCC, FDC, HDC	46	01/01/2020	30/06/2024		£1,656,000	
			685			557	£26,382,818	£20,408,641
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
Sub-total Loan book Investments			55				£51,167,000	£17,181,300
Programme Totals			740			602	£77,549,818	£37,589,941

Agenda Item 6	Appendix
Affordable Housing Programme – Update on Implementation	2

Appendix 2 - Approved and Started on Site Schemes period April 2021 to March 2022.

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	31/12/2024		£5,248,700.00	£3,936,525.00
Stanground, Peterborough	CKH	PCC	26	31/03/2022	28/11/2024		£1,170,000.00	£585,000.00
British Sugar Way, Oundle Road, Peterborough	CKH	PCC	70	01/12/2021	30/09/2024	36	£2,830,000.00	£1,415,000.00
Perkins, Phase 2, Newark Road, Peterborough	CKH	PCC	96	10/09/2021	29/09/2023	43	£3,740,000.00	£1,870,000.00
Great Haddon, London Road, Yaxley, Peterborough.	CKH	PCC	49	14/03/2022	29/05/2025		£1,886,500.00	£943,250.00
Northminster, Peterborough	CKH	PCC	315	14/03/2022	31/01/2024		£12,521,250.00	£9,390,937.00
14-16 High Street, Girton, Cambridge. CB3 0PU	Girton TP	SCDC	15	02/08/2021	01/06/2023	12	£675,000.00	£337,500.00
Heylo - 2 sites SN Developments & Larkfleet	Heylo	PCC,ECDC, FDC	27	30/09/2021	31/03/2024	10	£1,209,000.00	£414,000.00
TOTALS			716			101	£29,280,450.00	£18,892,212.00



Environment & Sustainable Communities Committee		Agenda Item
11 September 2023		7
Title:	Housing Loans Update	
Report of:	Steve Cox, Interim Executive Director of Place and Connectivity	
Lead Member:	Cllr Bridget Smith	
Public Report:	Yes	
Key Decision:	No	
Voting Arrangements:	No vote required.	

Recommendations:	
A	The Environment and Sustainable Communities Committee is recommended to note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.

Strategic Objective(s):	
The proposals within this report fit under the following strategic objective(s):	
A	Achieving good growth by delivering the Combined Authority's former Affordable Housing Programme.

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

2. Proposal	
2.1	To update and inform Members of the current position in respect of loan repayments required to fund the 2021-2022 Affordable Housing Programme.

3. Background	
3.1	The table at Appendix A shows the status of each loan since the meeting of the Environment and Sustainable Communities Committee in June 2023.

4. Appendices

4.1 Appendix A – Summary of loans made from the Affordable Housing Programme.

5. Implications

Internal Audit Implications

5.1 In March 2023 the former Housing and Communities Committee were informed that an initial internal review was planned to look into the governance and processes followed in agreeing and managing loan terms between the Combined Authority and private housing developers. This review has yet to take place and will be undertaken when the matter of the remaining outstanding loan concludes.

Financial Implications

6.1 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.

6.2 The loan issued to East Cambridgeshire Trading Company for the project at West End Gardens, Haddenham was repaid with interest in January 2023.

6.3 The loan issued to Laragh Homes for the project at Alexander House, Forehill, Ely was repaid with interest in June 2022.

6.4 The loan issued to Laragh Homes for the project at Linton Rd, Great Abington was repaid with interest in January 2022.

6.5 The loan issued to East Cambridgeshire Trading Company for the project to refurbish former MOD homes in Ely was repaid with interest on 31 March 2023.

6.6 The financial balance sheet at Appendix A shows that the outstanding balance of the loan made to support the development at Histon Rd, Cambridge, was £4,502,703 excluding interest on 23 August 2023.

Legal Implications

7.1 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).

The Loan is expected to be repaid on 30 September 2023 or earlier. Should the Borrower default, the CPCA will consider the legal options available to it at that time.

Public Health Implications

8.1 There are no associated implications.

Environmental & Climate Change Implications

9.1 There are no associated implications

Other Significant Implications

10.1 At the time of drafting this report the CA must receive the sale proceeds from the next eight units to complete on the Histon Road development, or the Borrower must repay the loan from an alternative source. Should the Borrower default, the CPCA will consider the legal options available to it at that time.

	<p>The independent monitoring surveyor's report of July 2023 estimated that the required number of units to repay the loan should be completed by 31st August 2023. The monitoring surveyor's report for August 2023 should be issued in time to update Members at this meeting of the Committee.</p>
<p>Background Papers</p>	
11.1	N/A

Appendix A – Summary of Loans made from the Affordable Housing Programme

	Position as at 23rd May 2023			Activity to 23rd August 2023		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
Laragh - Histon Road	8,172,355	-	8,172,355	-	3,669,653	4,502,703
<i>Completed loans</i>			-			
<i>ECTC - Ely MOD</i>	27,418,305	27,418,305	-	-	-	-
<i>ECTC - Haddenham</i>	10,587,481	10,587,481	-	-	-	-
<i>Laragh - Alexander House</i>	4,840,000	4,840,000	-	-	-	-
<i>Laragh - Gt Abingdon</i>	4,746,938	4,746,938	-	-	-	-



Environment and Sustainable Communities Committee	Agenda Item
11 September 2023	8

Title:	Climate Partnership Update
Report of:	Adrian Cannard, Strategic Planning Manager
Lead Member:	Cllr. Bridget Smith, Lead Member for Climate and Environment
Public Report:	Yes
Key Decision:	No
Voting Arrangements:	No vote required

Recommendations:	
A	To note the updates from the June meeting of the Climate Partnership

Strategic Objective(s):	
The proposals within this report fit under the following strategic objective(s):	
x	Achieving good growth
x	Enabling resilient communities

1. Purpose	
1.1	This report provides an update on the Climate Partnership and associated actions. The Climate Partnership met on the 19 June 2023 and this report sets out the key issues arising.
1.2	This update is for information and is a standing item on the Committee agenda.

2. Proposal	
2.1	The Partnership monitors progress on the Climate Action Plan 2022-2025 and receives a RAG-rated report at each meeting. The Partnership in June agreed that the methodology for assigning RAG ratings to the actions would be reviewed for the October meeting, as there were examples where the specific action was rated Green (noting progress) but the impact on the underlying issue was considered to be minor.
2.2	The Partnership noted the activity on domestic retrofit funding and discussed the need for appropriate skills capacity in the market. The Combined Authority is procuring Bootcamp Retrofit skills offering Level 2-5 for delivery from July 2023– March 2024. At the regional level the Greater South-East Net Zero Hub are supporting, via The Retrofit Academy, the training and development of the workforce across the region’s 16 counties (covering 13.9m households). The Government has also launched its energy retrofit advice service (https://www.gov.uk/improve-energy-efficiency) to help people better

	understand how to make energy efficiency improvements to their homes, and a free energy-efficiency phoneline service, which can be reached on 0800 098 7950.
2.3	The Combined Authority's Fund for Nature had 11 Expressions of Interest (Eoi), with 8 coming forward as full applications. Recommendations for funding allocations were agreed at the Natural Cambridgeshire Board on 27 June 2023. Further calls for Eoi are planned as a second phase.
2.4	The Partnership welcomed the progress on sustainable transport initiatives, including plans for more EV-charging points and active travel measures. Freight issues were subsequently raised at the Ely Rail Summit, where the beneficial climate impacts of improving capacity at Ely were set out – for example, 100k lorries off the road annually, and almost 3000 extra freight services to and from the UK's busiest container port each year.
2.5	Harriet Harthan, from the Centre for Climate Engagement at Hughes Hall, led a discussion on the role of "Locally Determined Contributions" in helping to deliver national Net Zero 2050 target. The Partnership agreed that more clarity was needed on local targets and awareness of impacts. It supported data experts across partners coming together to explore this issue.
2.6	Peterborough City Council and Cambridgeshire County Council presented the findings from the two Innovate UK funded research projects they had led. Under the Pathfinder Places programme both the projects have been looking at the non-technical barriers in the Combined Authority area to achieving Net Zero targets (such as financial systems). The authorities are now leading bids on a second phase of Innovate UK funding.
2.7	An update was given on how the Combined Authority was implementing its responsibility for the new Local Nature Recovery Strategy (as presented to this Committee in June). The Partnership discussed the links between nature and the climate crisis, and the opportunities for nature-led solutions to mitigate and adapt to climate issues.
2.8	The Partnership provided input into the preparations for the Climate Summit. The Summit is confirmed for the 9 November. The Sustainable Schools Network have been approached to present at the Summit.
2.9	The Partnership also had an information item covering emerging policy issues, namely: <ul style="list-style-type: none"> • Powering up Britain – Clean Growth Strategy • Green finance strategy UK • Government response to the Chris Skidmore Net Zero review • Environment Act

3. Background

3.1	The Climate Partnership is a stakeholder group that brings together public, private and third sector representatives within the Combined Authority area to examine collaborative action in response to the changing climate and Net Zero targets. It is chaired by the Mayor. It considers progress against the Climate Action Plan 2022-2025.
3.2	The Partnership is supported by an officer programme board and thematic working groups.

4. Appendices

4.1	None.
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5. Implications

Financial Implications

5.1	None.
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Legal Implications

6.1	None.	Item 8
Public Health Implications		
7.1	None.	
Environmental & Climate Change Implications		
8.1	Progress on the Climate Action Plan is part of the Authority's response to mitigating greenhouse gases emissions and adapting to a changing climate.	
Other Significant Implications		
9.1	None.	
Background Papers		
10.1	None.	



Environment & Sustainable Communities Committee	Agenda Item 9
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11 September 2023

Title:	Budget and Performance Report
Report of:	Tim Greenwood, Finance Manager
Lead Member:	Councillor Bridget Smith, Chair of the Environment and Sustainable Communities Committee
Public Report:	Yes
Key Decision:	No
Voting Arrangements:	No vote required.

Recommendations:

A	Note the financial position of the Environment and Sustainable Communities Division for the financial year 23/24 to July 2023
B	Review and comment on the current Environment and Sustainable Communities budgets within the Combined Authority's Medium-Term Financial Plan and Capital Programme.

Strategic Objective(s):

The proposals within this report fit under the following strategic objective(s):	
x	Achieving ambitious skills and employment opportunities
x	Achieving good growth
x	Achieving best value and high performance

1. Purpose

1.1	To provide an update of the financial position for 2023/24 and to provide analysis against the 2023/24 budgets, up to the period ending July 2023
1.2	To provide the Committee an opportunity to review the multi-year budgets within their remit and provide a steer to be considered as part of the development of the 2024-25 Medium Term Financial Plan.

2. Background

2.1	This report provides an update of the performance against budget up to the period ending July 2023.
2.2	The Combined Authority annually approves a budget for the forthcoming year as part of a 4-year Medium-Term financial plan. Development of the plan occurs between September and January each year and the Thematic Committees are engaged throughout to provide the opportunity to shape the development of the budget.

3. Revenue Expenditure

3.1 A breakdown of the Environment and Sustainable Communities Revenue Expenditure for the period to 31 July 2023 is set out in Table 1 below.

Table 1

Environment and Sustainable Communities Revenue Expenditure	23/24 Actual YTD £k	23/24 Budget YTD £k	23/24 Variance YTD £k	23/24 Budget FY £k	23/24 FO FY £k	23/24 Variance FY £k	23/24 Deferal £k
Climate Change	13	10	3	50	50	0	-
Environment and Spatial Planning Staff	73	82	-9	248	248	0	-
Huntingdonshire Biodiversity for all - Revenue	0	10	-10	100	100	0	-
Natural Cambridgeshire	0	16	-16	80	80	0	-
GSE Net Zero Investment Design	12	12	0	12	12	0	-
HUG1 - Revenue	69	69	0	433	433	0	-
HUG2 A Revenue 23/24	258	258	0	5895	5895	0	-
LAD3 - Revenue - (Sustainable Warmth)	298	298	0	2429	2429	0	-
Local Energy Advice Demonstrator	28	28	0	170	170	0	-
Net Zero Hub	128	128	0	270	270	0	-
Net Zero Hub Core	201	201	0	1419	1419	0	-
Rural Communities Energy Fund	128	128	0	445	445	0	-
Public Sector Decarbonisation	25	25	0	1222	1222	0	-
Total Environment Revenue Expenditure	1,233	1,265	-32	12,773	12,773	0	-

3.2 Expenditure to date is £32k lower than budget to date.

3.3 Forecast outturn is expected to be in line with estimated budget.

4. Capital Expenditure

4.1 A breakdown of the Environment and Sustainable Communities Capital Expenditure for the period to 31 July 2023 is set out in Table 2 below.

Table 2

Environment and Sustainable Communities Capital Expenditure	23/24 Actual YTD £k	23/24 Budget YTD £k	23/24 Variance YTD £k	23/24 Budget FY £k	23/24 FO FY £k	23/24 Variance FY £k	23/24 Deferal £k
Care Home Retrofit Programme	0	400	-400	2,000	750	-1250	1250
Huntingdonshire Biodiversity for all - Capital	0	145	-145	800	800	0	-
Logan's Meadow Local Nature Reserve wetland extension	0	46	-46	280	280	0	-
Nature and Environment Investment Fund	0	50	-50	250	250	0	-
Net Zero Villages Programme	0	200	-200	1000	1000	0	-
HUG1 - Capital	985	985	0	2799	2799	0	-
HUG2 A Capital 23/24	0	0	0	22338	22338	0	-
LAD3 - Capital (Sustainable Warmth)	3709	3709	0	7447	7447	0	-
Local Energy Advice Demonstrator	0	0	0	2000	2000	0	-
Total Environment Capital Expenditure	4,694	5,535	-841	38,914	37,664	-1,250	1250

4.2	Whilst expenditure to date is lower than budget all projects except the care home retrofit programme are expected to spend to budget by the end of the financial year.
4.3	Forecast outturn shows an underspend against budget of £1.3m for the care home refit programme. This is because initial expressions of interest were below expectations, officers are working with care homes to identify any future plans which could be accelerated. The programme will be reviewed in the autumn with the possibility of some expenditure slipping into 2024/25.

5. Development of the Medium-Term Financial Plan

5.1	The Combined Authority annually approves a budget for the forthcoming year as part of a 4-year Medium-Term Financial Plan (MTFP). Development of the plan occurs between September and January each year, and the Thematic Committees are encouraged to engage throughout to provide the opportunity to shape the development of the budget.
5.2	The first stage in the update of the MTFP is for officers to review the existing MTFP and highlight areas where there are unavoidable changes which need to be updated to reflect current market conditions – items such as inflation in contracts which need to be updated for current forecasts. Alongside this Members are engaged to highlight areas where there may be investment or saving opportunities within service or thematic areas.
5.3	Appendix 1 sets out the current revenue and capital budgets within the Committee's remit for 2023-24 to 2026-27, as approved by the CA Board in January 2023, and updated for subsequent Board decisions and funding announcements.
5.4	The Committee are asked to review their current programme and provide a view on whether they are content that this will enable the delivery of their strategic objectives over the medium-term and if there are any areas of concern or opportunity which should be considered by Officers and the Board during the development of the 24-25 budget and MTFP.

6. Appendices

6.1	Appendix 1 – Current budget and MTFP
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7. Implications

Financial Implications	
5.1	There are no financial implications other than those included in the main body of the report.
Legal Implications	
6.1	The Combined Authority is required to prepare a balanced budget in accordance with statutory requirements.
Public Health Implications	
7.1	N/A
Environmental & Climate Change Implications	
8.1	N/A
Other Significant Implications	
9.1	N/A
Background Papers	
10.1	None

Appendix 1 – Environment and Sustainable Communities Committee Budget and MTFP

The table below sets out the budgets within the Environment and Sustainable Communities Committee’s remit based on the Medium-Term Financial Plan approved in January 2023 and updated for subsequent Committee, Board and Officer decisions.

All figures are in thousands of pounds (£’000).

Rev/Cap	Programme	Budget 23/24	Budget 24/25	Budget 25/26	Budget 26/27
Capital	Care Home Retrofit Programme	2,000			
Capital	City of Cambridge Culture - Capital	153	30		
Capital	Greater Cambridge Chalk Stream Project - Capital	100	100		
Capital	Huntingdonshire Biodiversity for all - Capital	800	500		
Capital	Logan’s Meadow Local Nature Reserve wetland extension	280			
Capital	Meanwhile at Core Site, North East Cambridge	1,000			
Capital	Nature and Environment Investment Fund	250	750		
Capital	Net Zero Hub	270			
Capital	Net Zero Villages Programme	1,000			
Capital	Waterbeach Depot Solar PV Smart-grid Project	700			
Capital	GSE Green Home Grant Capital - HUG 1	2,799			
Capital	GSE Green Home Grant Capital - LAD 3	7,447			
Capital	Local Energy Advice Demonstrator	2,000	2,000		
Capital	HUG2	36,378			
Capital	GSE HUG2 (Capital) -2324	7,891			
Capital Total		63,069	3,380		
Revenue	City of Cambridge Culture - Revenue	113	75		
Revenue	Climate Change	100	100	100	100
Revenue	Doubling Nature Metrics	75	50		
Revenue	Greater Cambridge Chalk Stream Project - Revenue	40	40		
Revenue	Huntingdonshire Biodiversity for all - Revenue	100	50		
Revenue	Lifebelt City Portrait	40			
Revenue	Meanwhile at Core Site, North East Cambridge - Revenue	55	55		
Revenue	Natural Cambridgeshire	80	70		
Revenue	Non-Statutory Spatial Framework (Phase 2)	190	50		

Revenue	Rewilding Programme	75	75		
Revenue	GSE Energy Hub	1,153			
Revenue	GSE Net Zero Hub	266			
Revenue	Local Energy Advice Demonstrator	170	170		
Revenue	GSE Net Zero Investment Design	12			
Revenue	GSE Public Sector Decarbonisation	1,222			
Revenue	GSE Green Homes Grant Ph 3 (LAD 3)	2,429			
Revenue	GSE Home Improvement Grant (HUG 1)	433			
Revenue	GSE Rural Community Energy Fund (RCEF)	445			
Revenue	HUG2	6,192			
Revenue	GSE HUG2 (Revenue) -2324	5,883			
Revenue Total		19,073	735	100	100
Grand Total		82,142	4,115	100	100



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

ENVIRONMENT & SUSTAINABLE COMMUNITIES COMMITTEE AGENDA PLAN

Notes

Committee dates shown in bold are confirmed.

The definition of a key decision is set out in the Combined Authorities Constitution in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11 <http://cambridgeshirepeterborough-ca.gov.uk/assets/Uploads/CPCA-Constitution-.pdf>

Standing agenda items (shaded blue) are considered at each Committee meeting:

1. Minutes of previous meeting and Action Log
2. CA Forward Plan
3. E&SC Agenda Plan
4. Affordable Housing Programme Delivery Update
5. Affordable Housing Programme Loans Update
6. Directorate Highlight Report
7. Climate Partnership Update

Committee date	Agenda Item	Report Purpose	Lead Officer	Report to CA Board for decision	Reference if Key decision	Agenda despatch date
12.06.23	Minutes of previous meeting and Action Log		Jo Morley			02.06.23
	Directorate Highlight Report		Steve Cox			
	Affordable Housing Programme Delivery Update – March 2023		Azma Ahmad Pearce			
	Sustainable Land Use Advice Fund Full Business Case	To approve the development of a revised business case for the sustainable land use advice programme that aligned to the LNRS.	Adrian Cannard	No		
	Community Homes Grant Application	To consider applications for community homes support grants.	Nick Sweeney	No		
	Community Homes Support	To consider discontinuing to provide support to community homes groups.	Nick Sweeney	Yes		
	Local Nature Recovery Strategy	To agree delegation of budget and approve governance of the Local Nature Recovery Strategy	Adrian Cannard	No		
	Climate Action Plan	To note update on progress, agree a summit proposal and agree the approval process for Care Home Grant Programme grants	Adrian Cannard	No		
	Strategic Infrastructure Delivery Framework	To allocate, subject to approval, budget to undertake work on investigating infrastructure barriers to growth.	Adrian Cannard	No		
	E&SC Agenda/Work Plan		Jo Morley	n/a		

Committee date	Agenda Item	Report Purpose	Lead Officer	Report to CA Board for decision	Reference if Key decision	Agenda despatch date
11.09.23	Minutes of previous meeting and Action Log		Jo Morley	No		01.09.23
	Combined Authority Forward Plan	To note				
	Director's Highlight Report		Steve Cox	No		
	Affordable Housing Programme Delivery Update		Azma Ahmad-Pearce	No		
	Affordable Housing Programme Loans Update		Nick Sweeney	No		
	Unit Swap from Heylo-SN Development to Vistry	Recommend the dissolving of SN Development/Heylo agreement and to be replaced with Heylo/Vistry and refer the grant monies to this project with Vistry.	Azma Ahmad-Pearce			
	Climate Partnership Update		Chair/ Mayor	n/a		
	E&SC Agenda/Work Plan		Jo Morley			
13.11.23	Minutes of previous meeting and Action Log		Jo Morley	No		03.11.23
	Combined Authority Forward Plan	To note				
	Director's Highlight Report		Steve Cox	No		
	Affordable Housing Programme Loans Update		Nick Sweeney	No		
	Affordable Housing Programme Delivery Update – March 2023		Azma Ahmad-Pearce	No		

Committee date	Agenda Item	Report Purpose	Lead Officer	Report to CA Board for decision	Reference if Key decision	Agenda despatch date
	Cultural Services	To approve the business case and associated funding to deliver the Cultural Services Project.	Nathan Bunting	No		
	Climate Partnership Update		Chair/ Mayor	n/a		
	E&SC Agenda/Work Plan		Jo Morley			
22.01.24	Minutes of previous meeting and Action Log		Jo Morley	No		12.01.24
	Combined Authority Forward Plan	To note				
	Director's Highlight Report		Steve Cox	No		
	Affordable Housing Programme Delivery Update – March 2023		Azma Ahmad-Pearce	No		
	Affordable Housing Programme Loans Update		Steve Cox	No		
	Climate Partnership Update		Chair/ Mayor	n/a		
	E&SC Agenda/Work Plan		Jo Morley	No		
11.03.24	Minutes of previous meeting and Action Log		Jo Morley	No		01.03.24
	Combined Authority Forward Plan	To note				
	Director's Highlight Report		Steve Cox	No		

Committee date	Agenda Item	Report Purpose	Lead Officer	Report to CA Board for decision	Reference if Key decision	Agenda despatch date
	Affordable Housing Programme Delivery Update – March 2023		Azma Ahmad-Pearce	No		
	Affordable Housing Programme Loans Update		Steve Cox	No		
	Climate Partnership Update		Chair/ Mayor	n/a		
	E&SC Agenda/Work Plan		Jo Morley	No		
17.06.24	Minutes of previous meeting and Action Log		Jo Morley	No		07.06.24
	Combined Authority Forward Plan	To note				
	Director's Highlight Report		Steve Cox	No		
	Affordable Housing Programme Delivery Update – March 2023		Azma Ahmad-Pearce	No		
	Affordable Housing Programme Loans Update		Steve Cox	No		
	Climate Partnership Update		Chair /Mayor	n/a		
	E&SC Agenda/Work Plan		Jo Morley	No		



Environment & Sustainable Communities Committee	Agenda Item
11 September 2023	11

Title:	Affordable Housing Programme – Heylo swap from SN Developments to Vistry sites
Report of:	Azma Ahmad-Pearce – Housing Programme Manager
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
Public Report:	Yes
Key Decision:	No
Voting Arrangements:	A simple majority of voting Members.

Recommendations:	
The Environment and Sustainable Communities Committee is recommended to	
A	Agree to terminate the Heylo Grant funding agreement (GFA) to acquire units from SN Developments with CPCA (Cambridgeshire and Peterborough Combined Authority), dated 28 January 2022.
B	Approve the site swap from New Road Haddeham (11 units) to the Vistry (12 units) and to approve the use of the allocated funding of £528,750 for these units.

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

1. Purpose	
1.1	This report is to update the Environment & Sustainable Communities Committee members on the progress of affordable housing programme 2017-2022.
1.2	<p>Heylo has been a big provider of new homes to the CPCA Affordable Housing Programme. One of their last projects was to provide 27 new homes, 16 with Allison Homes and 11 with a new provider, SN Developments, for the properties in New Road, Haddenham, East Cambridgeshire.</p> <p>The properties with Allison Homes are being honoured, however Heylo have a Heads of Terms contractual agreement for the allocation of the units but have not received any communication from SN Developments and they believe that the company may have issues.</p>

	On this basis, Heylo have been working with Vistry and have acquired a replacement of 12 units at three sites, one in South Cambridgeshire and two in East Cambridgeshire, to honour its agreement as part of the 2000 homes to be delivered through the £100m Affordable Housing Programme.
1.3	This will bring the total number of units to be provided to 1457, as part of the £100m Affordable Housing Programme 2017-22.

2. Proposal

2.1	<p>On 28 January 22, CPCA entered into a grant form agreement for the site at New Road, Haddenham, East Cambridgeshire, with Heylo. It is now proposed that this agreement be terminated as it cannot be honoured.</p> <p>The agreement was to acquire 11 new units as part of the CPCA's 2000 homes and the £100m Affordable Housing Programme. These units are part of Heylo Housing portfolio, through which CPCA have acquired units before, and there is a good working relationship, converting market housing to affordable housing in the form of shared ownership.</p> <p>A new GFA will need to be agreed and signed with Heylo for the units with Vistry to be consolidated, and a termination of the GFA with Heylo and SN developments to occur, if approved by Committee.</p>
2.2	The Combined Authority's Affordable Housing programme ran from 2017 until 31 March 2022 (schemes having to be started on site by that date). The programme was to provide 2000 new homes in the CPCA area. These units will be a replacement of the units lost, therefore maintaining the numbers achieved.

3. Background

3.1	<p>Heylo approached CPCA with 11 units at New Road, Haddenham constructed by SN developments, these units were to be converted from market to shared ownership, in an area that requires affordable housing.</p> <p>The site start was confirmed in January 22, after a site visit from the Housing Programme Manager. The site is believed to be progressing, but Heylo have tried to contact SN developments to no avail. There has been a continuous silence from SN Developments and Heylo are under the impression that this site has fallen through.</p>
a.	<p>Heylo have provided a statement claiming the following: -</p> <p><i>"Heylo had advised that they had agreed Heads of Terms with SN Developments to acquire the properties at Haddenham prior to seeking funding from CPCA and appointed solicitors to draw up contracts to purchase the properties in advance of entering into the GFA. Initially SN Developments were actively engaged but then advised that they were prioritising work to start on site and would prefer to delay the legal work with Heylo until closer to the date when they expected to start marketing the plots. We therefore agreed to target contract exchange by end of April 2022. Since then, we have had only intermittent communications from them, and our last response was in February 2023. Since that time, we have had no engagement in spite of regular emails and phone calls.</i></p> <p><i>Furthermore, recent house builder risk reports undertaken by Heylo using data from Dun and Bradstreet credit reporting tool identified SN Developments as being a Moderate to High Risk suggesting that the company may be facing financial challenges. Heylo would usually raise these issues with partner house builders to get a better understanding of the current position but when they are not engaging with us that is not possible.</i></p>

	<p><i>Unfortunately, due to the issues highlighted above Heylo have reached the conclusion that they were unable to proceed with their contractual arrangements with SN Developments.”</i></p> <p>Currently, Heylo have other partners such as Allison Homes, Keepmoat, but they are also working with Vistry, which have several sites in around the CPCA area.</p>
3.2	<p>The site is in construction, as viewed by the Housing Programme Manager visiting twice in January 2022, and more recently at the end of July 2023.</p> <p>It has been agreed with Heylo that they will replace the 11 units lost with this provider. These will be swapped for units with Vistry which have several sites across the CPCA region, one in SCDC and two sites in ECDC. The grant already agreed will be reallocated.</p>
3.3	<p>Heylo have approached CPCA to replace the units from SN developments with Vistry units. Vistry are providing twelve units in total; two in South Cambridgeshire and ten in East Cambridgeshire:</p> <ul style="list-style-type: none"> • Two units are in All Angels Park, Caldecote. • Six units are in Quantum Fields, Littleport • Four units are at Willow Woods, Ely. <p>All 12 units will provide much needed housing in both districts. There will be one more unit than the 11 initially agreed with Heylo and SN Developments.</p>
3.4	<p>Firstly, SCDC will be offered 2 units at All Angels Park and have already acquired units from CPCA in the past. They are all to NDSS (National Described Space Standards) for a 3 bed 4-person household. SCDC are happy with the offer, no objections of two shared ownership homes. However, there are issues with EWR nearby, which have been noted.</p>
3.5	<p>The other units are in ECDC, Willow Woods, Ely, and Quantum Fields, Littleport. Contact has not yet been made with the Enabling Officer at ECDC. The semi-detached homes are all just slightly under NDSS, but only marginally. The 2 bed houses are smaller, but above the HE criteria, at 88% of NDSS. Ten units have been received with no objection from ECDC.</p>
3.6	<p>Regarding grant, no further grant is required, and the grant agreed to be used for the Heylo SN Developments site which was £538,750 will be used on these sites to acquire 12 units. The units will be acquired as a shared ownership option, and occupiers will be able to acquire 50% of the share of the units and the rest on a small rental charge, with the ability to staircase up accordingly.</p> <p>The average grant per unit will be £44,895, in line with DLUHC (Department of Levelling Up, Housing & Communities) guidance, of under £45k per unit.</p> <p>Plot allocations have been provided; however, these are indicative and could change for an alternative like for like if they are sold – due to demand on these sites.</p>
3.7	<p>Some of these units are completed and the remainder will be available by January 2024.</p>

4. Appendices

4.1	Appendix 1 – CPCA application form for affordable housing [EXEMPT]
4.2	Appendix 2 – Business case/plan for Heylo and Vistry site [EXEMPT]
4.3	Appendix 3 – Heylo Portfolio by bed spaces [EXEMPT]

Financial Implications

5.1	<p>All grant funding is allocated.</p> <p>The SN Development part of the grant has not been drawn down and the grant will only be paid out on completion of those units. Heylo will ensure to provide completion certificates or legal representation from their legal department that these units are complete and occupied.</p>
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Legal Implications

6.1	<p>The initial GFA with SN Developments will be terminated on approval of this report and a new GFA will be devised and agreed once Committee have approved the swap.</p>
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Public Health Implications

7.1	<p>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.</p>
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Environmental & Climate Change Implications

8.1	<p>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.</p>
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Other Significant Implications

9.1	None
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Background Papers

10.1	None
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