



Agenda Item No: 2.1

## Affordable Housing Programme Delivery Update – March 2023

To: Housing and Communities Committee

Meeting Date: 13 March 2023

Public report: No

Lead Member: Councillor Bridget Smith, Lead Member for Housing and Communities

From: Azma Ahmad-Pearce – Housing Programme Manager

Key decision: No

Forward Plan ref: N/A

Recommendations: The Housing and Communities Committee is recommended to:  
Note the report.

Voting arrangements: No vote required.

# 1. Purpose

- 1.1 This report is to update Housing Committee members on the progress of the 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**

- 2.2 524 homes have now been completed as of 21<sup>st</sup> February 2023. See schedule of schemes up to 31<sup>st</sup> March 2021 in Appendix 1 and to 31<sup>st</sup> March 2022 in Appendix 2. Issues with slippage have been numerous, as previously mentioned, and therefore a catch-up process is occurring, with a few sites ready to complete by the end of the financial year.
- 2.3 The affordable housing unit numbers being delivered is 1,458 units
- 2.4 The average grant rate per affordable housing unit is appx £38,700.
- 2.5 For committee's awareness, since our last meeting there has been a delay in Sage completing the notation of the GFA, due to market conditions and finalising the deal with an incoming equity investor is taking longer than expected. This is expected to be concluded in the spring 2023.
- 2.6 There have been many successful completions, especially our two funded community led housing projects at Great Shelford (More's Meadow) and High Street, Girton. Great Shelford completed at the end of January 2023 and tenanted soon after. Girton is due to complete now by mid-March 2023 due to utilities delay.
- 2.7 In regard to Heylo, they have been working hard with the Regulator of Social Housing to improve their G3 and V3 rating. This is the first time RoSH is working with a for profit organisation and Heylo is complying with the RoSH's requirements to achieve RP status. Heylo have provided the RoSH with actions plans to achieve the better G and V rating. The RoSH will make recommendations on the plans provided.  
  
Heylo have stated that their customers or tenants have no issues, and it will take a few months to achieve the required G1 and V1 rating, The shareholders have been supportive of the governance recommendations being made, by RoSH. Heylo have found that the market is strong, as more people are finding the shared ownership an ideal product.
- 2.8 CKH has requested an increase in the rents which would go up to RPI+0.5% which would have been a 13.1% increase. Due to the high inflationary rates, it has been worked out with the National Federation of Housing to be no higher than 7% increase.

## Significant Implications

None

### 3. Financial Implications

3.1. There are no additional financial implications.

### 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.