



<b>Environment &amp; Sustainable Communities Committee</b>	Agenda Item
<b>22 January 2024</b>	<b>6</b>

Title:	Affordable Housing Programme – Update on Implementation
Report of:	Affordable Housing Programme – January 2024
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
Public Report:	No
Key Decision:	No
Voting Arrangements:	No vote required

<b>Recommendations:</b>	
A	The Housing and Communities Committee is asked to note the update in this report

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

<b>1. Purpose</b>	
1.1	This report is to update Environment & Sustainability Communities 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, or by the end of the financial year of 2025/26.
1.2	A further 618 units are yet to be delivered. 820 new homes over several sites have been successfully completed and occupied by new houses. The current total of units to be delivered will be 1438, pending an outcome on the delivery of the Garage site.

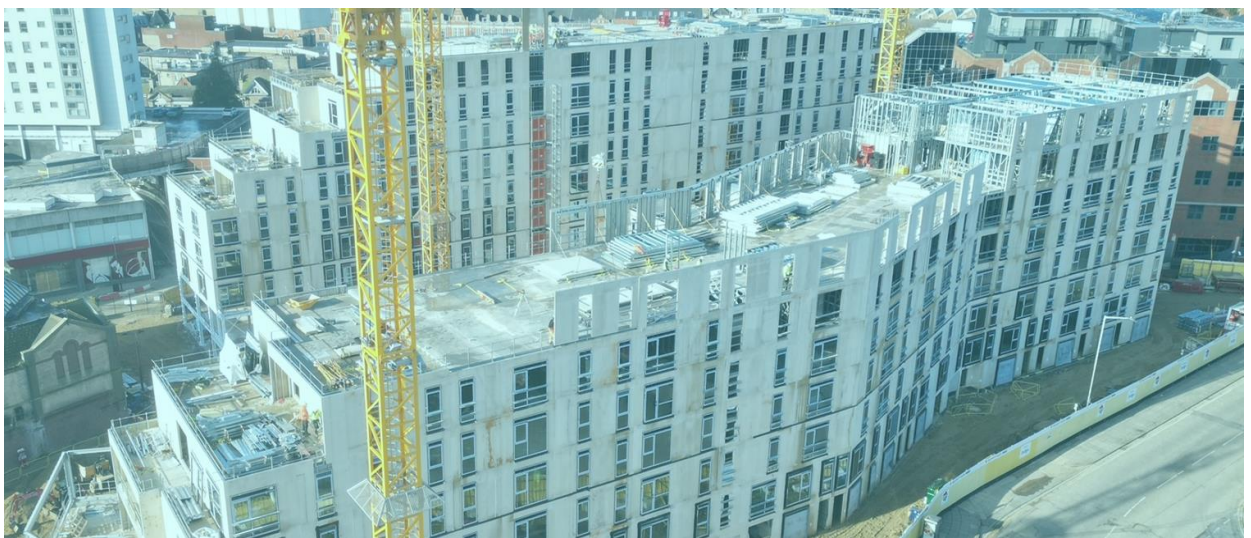
<b>2. Proposal</b>	
2.1	To update the members on the progress of the Affordable Housing Programme; providing them with details of the progress of the sites in the programme. All sites have been visited at least once by the Housing Programme Manager, as part of her monitoring of this programme.
2.2	The Combined Authority’s Affordable Housing programme ran from 2017 until 31 March 2022 (schemes having to be started on site by that date).

### 3. Background

- 3.1 The Affordable Housing programme started in 2017, the objective of the programme was to deliver 2000 houses by 31 March 2022.
- 3.2 At the time of writing, 820 new homes have been completed with 618 still outstanding (from a total of 1438, due to the loss of units at the Garage site of 19).
- 3.3 All the loans, as part of the Affordable Housing Programme, have now been repaid. The loan repayments are to support the completion of the Affordable Housing Programme which will come to fruition by the end of 2025.
- 3.4 At Alconbury Weald they recently celebrated the completion of a large development project comprising of 94 new affordable homes, with a mix of rented and shared ownership homes. Collaborative work with MAN GPM, brought the project to an end. The Mayor was in attendance as were two local Councillors, Cllr Sanderson and Cllr Blackwell, MAN GPM officers and a senior director, and Longhurst H.A. (the managing agents).



- 3.5 Northminster is taking shape, and is now several storeys high with the roof placed on the central bridge of the site. This is going ahead as scheduled.



Northminster from an aerial view, which is several storeys high in December 2023.

3.6	Heylo sites fully completed on Keepmoat site Paston Phase 1 (30 homes) at the end of October. A further 21 units from Keepmoat Homes on the second phase of thirty units on Keepmoat/Allison Homes project, are due to complete by the middle of 2024.
3.7	The Vistry sites with Heylo are progressing however, the current merger of Vistry and Countryside has caused Heylo some problems in identifying the units secured by them. Negotiations are taking place with Heylo and Vistry to finalise these units.
3.8	The March site in Fenlands is progressing well with 70% of the site under construction and the houses looking good. Here are some of the units in construction in December 23.



## 4. Appendices

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

Financial Implications	
5.1	All grant funding is allocated.
Legal Implications	
6.1	There are no new legal implications.
Public Health Implications	
7.1	There are no known public health implications.
Environmental & Climate Change Implications	
8.1	There are no new Environmental or Climate change implications.
Other Significant Implications	
9.1	None
Background Papers	
10.1	None