



Environment & Sustainable Communities Committee	Agenda Item
11 March 2024	6

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

Recommendations:

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

The proposals within this report fit under the following strategic objective(s):

1	Achieving good growth – providing the 1400+ homes as agreed by the CPCA and providers, between 2017-2022, in the area of the CA.
2	Enabling resilient communities – providing suitable housing and ensuring communities are robust

1. Purpose

1.1	The purpose of this report is to update Environment & Sustainable Communities Committee members on the progress of the Affordable Housing Programme 2017-2022. Completions are now anticipated by the end of the financial year of 2025/26.
1.2	A further 611 units are yet to be delivered. 827 new homes over several sites have been successfully completed and occupied. The current total of units to be delivered is 1438.

2. Proposal

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). The forecast end of the programme is March 2026, but there could be further slippage.

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 drafting this report, 827 new homes have been completed with 611 still in construction (from a total target of 1438)
- 3.3 The Vistry sites with Heylo presented at Committee in September 2023 for 12 units at 3 different sites, in Peterborough, South Cambridgeshire and East Cambridgeshire, is now progressing. Heylo had some problems in identifying the units secured by them. Negotiations with Heylo and Vistry have now concluded, and a Heads of Term is in progress. A Grant Form Agreement is being finalised with Heylo and CPCA.
- 3.4 There are 12 units as noted from last report in September 2023. The two sites in East Cambridgeshire were presented and one site was replaced with the delivery of units in Peterborough and South Cambridgeshire. The Willow Woods, Ely site has fallen through as has the swap of units proposed at All Angels Park units too. After much collaboration with Heylo, the following sites are now confirmed as: -
The 3 new sites are with 4 units at the Boulevards, Northstowe in South Cambridgeshire, 5 units at Quantum Fields, Littleport, East Cambridgeshire and 3 units at Hampton Waters in Peterborough.
- 3.5 Unfortunately, East Cambridgeshire site Willow Woods, Ely was not achieved and Heylo were able to replace these units at Quantum Fields, Littleport site. This was reduced to 5 units, from the previous number of 6 units. East Cambridgeshire DC accepted the 5 units from the Vistry site, at Quantum Fields, Littleport – (the Heylo units at Quantum Fields are shared ownership tenure), a much-required affordable housing.
- 3.6 Peterborough City Council was pleased to receive 3 new units at the Hampton Waters site in Peterborough, through Heylo, under the shared ownership tenure.
- 3.7 South Cambridgeshire accepted the delivery of 4 units at Northstowe of shared ownership tenure. 12 units have now been confirmed by Heylo, and Heads of Terms have been agreed. The completion dates are in June 2024.
- 3.8 There have been a few events on Development Progress, on Tuesday 27th February 2024, at Northminster, there is a topping up celebration with photo call. The CPCA was represented by the Deputy Mayor Anna Smith at the Topping Out ceremony and shown around the site.



The roof is on, and the internal works have begun with plastering of 7 floors, all bathrooms pods are installed. Brickslip panelling has commenced also. The progress on this site is on track.



The topping out ceremony on 27 February 2024.

3.9	The second event is at Wisbech Road, March site (now renamed Woodgate Park, Wisbech Road) which is a launch event with a site tour and photo opportunity. This event is on 27 th March 2024. The Mayor will be in attendance to highlight these housing projects progression.
3.10	<p>British Sugar Way will now complete in August 2024.</p> <p>Perkins Phase 2 still has ongoing issues with the road audit, but it is hoped that this will be with a resolved shortly. It is envisaged that this site will be completed before the end of the financial year.</p> <p>Stanground is progressing, and CPCA have been advised that it will comply with new Building Regulations. It will also have air source heat pumps installed (energy efficiency) and still intends to meet National Described Space Standards (NDSS).</p>

4. Appendices

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

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 Affordable, stable and high-quality housing contributes to the mental and physical health of residents and families.

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