



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 13 March 2023

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**

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 - 16 January 2023 5 - 10

1.3 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	Affordable Housing Programme Delivery Update - March 2023	11 - 18
2.2	Housing Loans Update Report	19 - 24
2.3	Community Housing Support	25 - 50
2.4	Housing and Communities Committee Agenda Plan	51 - 52

Part 3: Date of Next Meeting

12 June 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 Bridget Smith

Councillor David Ambrose-Smith

Councillor Marco Cereste

Councillor Lewis Herbert

Councillor Denise Laws

Councillor Tom Sanderson

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
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**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Housing and Communities Committee Minutes

Meeting: Monday 16 January 2023

Venue: Civic Suite, Huntingdonshire District Council

Time: 10.00am – 10.30am

Present:

Councillor David Ambrose-Smith - East Cambridgeshire District Council

Councillor Chris Boden - Fenland District Council

Councillor Mike Davey - Cambridge City Council

Councillor Tom Sanderson - Huntingdonshire District Council

Councillor Bridget Smith - South Cambridgeshire District Council (Chair)

Councillor Alison Whelan - Cambridgeshire County Council

Apologies:

Councillor Marco Cereste - Peterborough City Council

Councillor Lewis Herbert - Chair and Member for Cambridge City Council

Councillor Denise Laws - Fenland District Council

Part 1 - Governance Items

84. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Denise Laws, substituted by Councillor Chris Boden, Councillor Lewis Herbert, substituted by Councillor Mike Davey and Councillor Marco Cereste.

No declarations of interest were made.

85. Minutes of the Housing and Communities Committee meeting on 14 November 2022 and Actions

The minutes of the meeting on 14 November 2022 were approved as an accurate record.

The action log was noted.

86. Public Questions

No public questions were received.

Part 2 – Programme Delivery

87. Affordable Housing Programme – Update on Implementation

The committee considered a report that updated members on the progress of affordable housing programme.

Introducing the report the officer updated the committee on a number of points including:

- Highlighted that in the last report to committee Middlemoor Road had been named as the units that were changing from social rent to affordable rent which was incorrect.
- Officers had been notified by Places for People that in their scheme at Norwood Road, (Luminus site 2) and Bradshaw Close (Luminus site Phase 1) 4 units in the schemes were changing tenure from social rent to affordable rent, due to the increased cost of construction of these units. The grant remained the same.
- 499 homes had now been completed as of the end of the calendar year.
- There were numerous issues with the slippage of schemes linked to the weather, delays in securing and laying utilities, COVID and long disruptions in obtaining materials, supply chains and increased costs. This had led to the more immediate completions expected at the end of 2022 now being pushed back into early 2023, with general delays to many schemes later into 2023.
- The Deed of Novation with Sage Housing on the scheme in March, to be delivered through Sage Shared Ownership Housing, was still outstanding. This would complete later in January, pending their internal approvals process.
- The Deed of Covenants for the Northminster site had been agreed and was signed by the necessary parties on 19 December 2022. A Deed of Variation on the permitted disposal element of the site was awaited.

In discussing the report :

- The Chair queried whether keeping the four units that had moved to affordable rent as social rent would have increased the average grant rate per affordable housing unit above the £38,700. The officer clarified that this was correct and would have increased the cost above what was acceptable by government.

- A member queried the final completion date for the Great Haddon CKH, Yaxley development as 30 November 2024 as previously all completion dates were to be by the end of March 2024. The officers stated that due to the difficulties in the sector that the target date had been moved to the end of 2024-25 and that Northminster one of the larger sites was now aiming for completion at the end of 2024-25. The officer explained that the difficulties in particular, in obtaining materials, were causing delays in completions.
- The Chair commented that the difficulties in obtaining certain materials was a changing picture and queried with officers whether it was the expectation that these issues would not be resolved over a longer time period and whether the completion dates would move, and if the issue was more around the take up of housing and the market itself. The officer explained that the issues were not all in relation to materials as there had been problems with utilities, covid and staff related absence, and this was ongoing. The Director of Housing and Development also highlighted the wider skills issue in the construction industry in relation to the shortage of bricklayers, plumbers and electricians, due to being reliant on skills from abroad. He explained that it was unlikely that schemes would be able to recover time back but that it was crucial that further delays were not incurred on the programme. He explained that officers had frequent meetings with the suppliers of the different schemes to focus on delivery.
- The Chair queried what happened if there was slippage in the programme that officers felt was not justified, what comeback was there in order to ensure that sites were fully resourced. The Director of Housing and Development stated that if ultimately, if providers did not perform and meet their agreements, then mechanisms were in place in order to recoup money through the grant agreements.
- A member stated that he sat on the housing delivery board for Cambridge City Council and they had the same issue in relation to delays in materials however they had mitigated these delays by increasing costs. He queried whether this would be a possibility in relation to the programme. The chair stated that the authority was already close to the maximum intervention figure acceptable by government of £38.700 and there would be a risk of tipping over this if costs were increased. The Director of Housing and Development stated that the programme did not have any reserve or access to any additional monies to put into the programme to increase costs.
- A member sought an update on the Heylo schemes. The Director of Housing and Development explained that a more detailed update on the Heylo schemes would be included in the next update report to committee in March 2023. He explained that Heylo had communicated with the Combined Authority that they had issues with their auditing certification and an issue around their ownership. He stated that currently the Combined Authority were not aware of any operational issues and were seeking further information on the implications for the current schemes.

It was resolved to:

Note the report and the change to tenure mixes with Places For People on the scheme at Luminus Phase sites 1 and 2.

88. Housing Loans Update Report

The committee received a report that gave an update on the current position concerning receipt of loan repayments that were required to fund the Affordable Housing Programme.

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

- Repayments continued to be received on the Ely MOD scheme with just over £2.5 million being repaid over the reporting period and also ECTC at Haddenham where just over £1.4 million had been repaid. Officers were confident that the scheme at Haddenham would be repaid in full by the end of January 2023.
- The MOD Ely site was due for repaid by the end of March 2023 and officers had been in communication to seek assurances that mechanisms were in place to repay the loan in a timely manner.
- The Histon Road scheme with Laragh Homes was due to be repaid in May 2023 and had been subject to delays. All units had been reserved. Enquires had been made as to if mechanisms were in place for timely repayment of the loan but officers were yet to receive a response.

In discussing the report members:

- Queried whether the Combined Authority were going to be ridged about default dates and at what point would action be taken. The Director of Housing and Development stated that the loans would default on the date the loan was due for repayment. He explained that the legal team had a process in place around giving notice and making the borrower aware that they were in default before the stage of going to court to take action. He stated that officers took every action to ensure that the borrower did not default and if borrowers were aware that they were not likely to make the deadline that they made alternative provisions in advance to ensure that the loan could be repaid by other means.
- The chair questioned what happened to the money that came back in. The Director of Housing and Development explained that as the money came back in it was recycled to pay the grants for the affordable housing programme.

It was resolved to:

- a) Note the current position in respect of outstanding loan repayments required to fund the 2022-2023 Affordable Housing Programme.

89. Housing and Communities Committee Agenda Plan

Members noted that a Community Housing update had been added to the March meeting

It was resolved to note the agenda plan.

Part 3 – Date of the next meeting

90. It was resolved to:

Note the date of the next meeting as 13 March 2023

Key: Changes/additions in Bold



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 21st February 2023. See schedule of schemes up to 31st March 2021 in Appendix 1 and to 31st 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.

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	(ex-Chorus) (Luminus)	Huntingdonshire	11	25/03/2021	31/03/2023		£ 509,000	£ 254,500
Weald/Manderville Place, Brampton	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	30/12/2023	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	30/01/2023	21	£ 1,008,000	£ 1,008,000
	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	31/10/2023		£ 665,000	£ 332,500
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	01/02/2020	01/05/2022	5	£ 237,804	£ 209,805
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	31/12/2022	31	£1,272,000	
Heylo - Roman Fields, Phase 2, Paston.	Heylo	PCC	30	01/01/2020	31/10/2023	4	£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	
Heylo Allison Homes/Keepmoat, Paston site	Heylo - Allison Homes & Keepmoat	PCC, FDC, HDC	46	01/01/2020	30/11/2023		£1,656,000	
			686			479	£ 26,382,818	£ 17,584,673
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	£ -
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	15	31/07/2019	31/03/2023	15	£ 24,400,000	£ 5,908,378
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	£ 7,613,133
Sub-total Loan book Investments			55				£ 51,167,000	£ 13,521,511

Programme Totals			741			524	£	77,549,818	£	31,106,184
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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	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	10/03/2023		£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	
TOTALS			716			0	£29,280,450.00	£13,849,401.00



Agenda Item No: 2.2

Affordable Housing Programme Loans Update

To:	Housing and Communities Committee
Meeting Date:	13 March 2023
Public report:	Yes
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
From:	Steve Cox, Interim Executive Director of Place and Connectivity
Key decision:	No
Forward Plan ref:	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 as reported by the former Director of Housing and Development who left the Combined Authority on 17th February 2023:

<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	Now Repaid
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

Significant Implications

3. Affordable Housing Programme – internal audit reviews.

- 3.1 Over the past few years, the Combined Authority's internal auditors have conducted a number of reviews into specific areas of the Housing Directorate's activities, including aspects of the Affordable Housing Programme. In 2019/20, a review looked at loans made to East Cambridgeshire Trading Company, a wholly owned subsidiary of East

Cambridgeshire District Council. The primary aim was to “review the process for deciding whether to award the loans, and the activities that support that process”. This audit was subject to a follow up review in 2020/21. In 2021/22, an internal audit advisory review was conducted “to ascertain the nature and level of support offered to Community Land Trusts, the approval in place for this support and the processes in place to monitor the Community Housing Team”. In 2022/23, a draft report was issued following a review to “determine that grants awarded to developers between the period 2017 to 2022 were awarded without any conflict of interest and followed a transparent application process”. Now that the Affordable Housing programme is in the process of being wound down in its current form, it is appropriate to conduct a final review into one area of the activities of the housing team that has not yet been looked into. An initial internal review is planned to look into the governance and processes followed in agreeing and managing loan terms between the Combined Authority and private housing developers. The scope and timeline of this review are currently being discussed.

4. Financial Implications

- 4.1 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 at Appendix 1 shows an outstanding balance of £13,521,511 as at 21st February 2023 for the loans at the former MoD site, Ely, and Histon Rd, Cambridge.
- 4.2 The loan issued to East Cambridgeshire Trading Company for the project at West End Gardens, Haddenham was repaid with interest on 19 January 2023.
- 4.3 The loan issued to Laragh Homes for the project at Alexander House, Forehill, Ely was repaid with interest in June 2022.
- 4.4 The loan issued to Laragh Homes for the project at Linton Rd, Great Abington was repaid with interest in January 2022.
- 4.5 The project at Histon Mews, Cambridge is progressing. The independent monitor suggests the project will now complete in July 2023 and the agreed redemption date of the loan facility is 7 May 2023.
 - 4.5.1 Forecasts show that not enough units will be completed for sale by 7th May 2023 to fully repay the loan and interest by the due date. In this scenario the penal rate of interest under the facility agreement will be applied and the Combined Authority will need to consider commencing an action against the borrower whilst the development is nearing completion.
- 4.6 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. As can be seen from Appendix 1 the balance of this loan on 21st February was £5,908,378 that shows a reduction of £563,975 since the report to Cttee in January so we are continuing to see sales and re-payments.
 - 4.6.1 The project cash flow is behind forecast with six completions expected before 31 March 2023 leaving twelve units unsold, so it is unlikely that the loan will be repaid from sales proceeds.

- 4.6.2 ECTC have confirmed that arrangements are in place to utilise a facility arranged with East Cambridgeshire District Council to ensure the loan is repaid by 31 March 2023.
- 4.6.3 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.

5. Legal Implications

- 5.1 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).

6. Public Health Implications

- 6.1 The report recommendations have neutral implications for public health.

7. Environmental and Climate Change Implications

- 7.1 The report recommendations have neutral implications for the environment and climate change.

8. Appendices

- 8.1 Appendix 1 – Housing Loans Activity Slides

9. 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 10th December 2022			Activity to 21st February 2023		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
ECTC - Ely MOD	27,418,305	20,945,952	6,472,353	-	563,975	5,908,378
Laragh - Histon Road	7,302,172	-	7,302,172	310,961	-	7,613,133
<i>Completed loans</i>						
ECTC - Haddenham	10,587,481	10,449,398	138,084	-	138,084	-
Laragh - Alexander House	4,840,000	4,840,000	-			
Laragh - Gt Abingdon	4,746,938	4,746,938	-			

Housing Loans – forecast

	Loan Payments			Loan Repayments		
	ELY MOD	Histon Road	Total	ELY MOD	Histon Road	Total
Feb-23	-	229,252	229,252	887,499	-	887,499
Mar-23	-	592,165	592,165	5,277,006	-	5,277,006
Apr-23	-	782,292	782,292		2,189,027	2,189,027
May-23	-	552,826	552,826		5,349,950	5,349,950
Jun-23	-	-	-		2,001,439	2,001,439



Agenda Item No: 2.3

Community Housing Support

To:	Housing and Communities Committee
Meeting Date:	13 March 2023
Public report:	Yes
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
From:	Steve Cox, Interim Executive Director of Place and Connectivity
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is invited to: a) Discontinue providing a support service to community homes groups from 31 March 2023
Voting arrangements:	A simple majority of all Members present and voting

1 Purpose

- 1.1 The purpose of this report is for committee members to consider a proposal to renew an arrangement with Eastern Community Homes that provides a support facility to people that express interest in progressing a community housing development scheme.

2 Background

- 2.1 The Combined Authority's Housing Strategy of September 2018 recognised that delivery of community housing could contribute towards meeting the combined authority's housing objectives.
- 2.2 On 27 January 2021 the Combined Authority's Board approved a community homes business case that included the provision of £5,000 community homes start-up grants to support emerging community-led housing groups.
- 2.3 On 10 January 2022 the Housing Cttee approved the current Community Homes Strategy and Eastern Community Homes (ECH) were appointed to provide a support service to community homes groups until 31 March 2023. The arrangement excluded providing support to community homes groups within East Cambridgeshire as these groups are supported directly by officers from East Cambridgeshire District Council.
- 2.4 On 7 October 2022 the Housing Cttee approved a proposal that originated from East Cambridgeshire District Council and allocated funding of £100,000 to support community led housing initiatives across the whole of Cambridgeshire and Peterborough.
- 2.5 The existing arrangement with ECH ends from 31 March 2023 and new terms have been proposed to enter into a further arrangement until 31 March 2024. The proposed terms include a price reduction from the current cost of £6,000 per quarter to £5,731.50 per quarter, and further detail can be found in the report at Appendix 1.

3 Significant Implications

- 3.1 Quarterly monitoring reports were obtained from ECH during the existing arrangement and a summary report can be found at Appendix 1.
- 3.2 Pages 16-18 of the report highlight a very limited take up of the £5,000 start-up grants that were approved by the Housing Cttee in 2021. Only one of three applicants with approved funding applications requested to draw the grant funding, but the company submitting the request bears little association to the applicant so this request has been queried. No grant funding agreements have been completed to date.
- 3.3 The ECH report states that they have received applications for technical support funding from the £100K that was made available by the Housing Cttee in October 2022. On 1st March 2023 these applications had not been submitted to the Combined Authority.
- 3.4 The Context of Delivery section on pages 3 and 4 of the ECH report highlights some of the barriers to progression associated with community led housing projects.

4 Financial Implications

- 4.1 The Medium-Term Financial Plan (MTFP) for 2023 – 2027 approved by Board in January 2023 includes budget of £70K per annum for community housing projects until 2025/26. There is a further £50K available for 2023/24 that is subject to approval by Cttee to cover the cost of renewing the arrangement with ECH for the financial year.
- 4.2 If the arrangement with ECH is not renewed then remaining funding can be reallocated to alternative priorities by the Combined Authority's Board.
- 4.3 If the arrangement with ECH was renewed the cost for 2023/24 would be £22,926 + VAT.
- 4.4 No grants have been issued to date so the cost incurred in providing the support service through ECH is not considered to represent good value for money.

5 Legal Implications

- 5.1 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).

6 Other Significant Implications

- 6.1 N/A

7 Appendices

- 7.1 Appendix 1 – End of agreement report produced by Eastern Community Homes and proposed terms for a renewed arrangement.

8 Background Papers

- 8.1 [27 January 2021 Combined Authority Board](#)
- 8.2 [10 January 2022 Housing Cttee](#)
- 8.3 [7 October 2022 Housing Cttee](#)



Cambridgeshire & Peterborough Combined Authority Community-Led Housing Support Service

Review of service (Jan-2022 – Mar-2023) and proposal for service
(Apr-2023 – Mar-2024)

Document author and date: Cambridgeshire ACRE – 16-Feb-2023



Company limited by guarantee No. 3690881 ▪ Registered charity No. 1074032 ▪ VAT Registration No. 838 5035 17
Registered office: e-space North, 181 Wisbech Road, Littleport, Ely, CB6 1RA

Background

Cambridgeshire & Peterborough Combined Authority outsourced its technical support for the delivery of community-led housing to Eastern Community Homes for 15 months from 1 January 2022.

This included work with community-led housing groups in Cambridge City, South Cambridgeshire, Huntingdonshire, Fenland districts and the Peterborough unitary authority area. East Cambridgeshire District Council supports its own service delivery for community-led housing.

Eastern Community Homes is the community-led housing hub for the East of England, providing a central point of information for the development of all forms of community-led housing. Working alongside members - community groups, local authorities, housing associations and technical advisors - its vision is 'to enable people to realise their vision of building sustainable homes and creating inclusive communities'.

Cambridgeshire ACRE is the accountable body for Eastern Community Homes and therefore the contract holder for this Combined Authority contract.

This report provides a review of the service provided during the 15 months of this contract and goes on to propose how a community-led housing support service might be provided for a further 12 month period and the associated cost.

Context for delivery

Community-led housing can have a huge positive impact on communities and people's lives. There is a desire from local people to protect and improve their places and this represents a huge change. The medium of such change is local people leading the development of community-owned homes. These homes can be genuinely affordable to rent meaning communities aren't displaced, young people can have security, shops and schools remain open and prices are protected in perpetuity, meaning, future generations will benefit from these homes as well.

The delivery of community-led housing takes time. There is a need to continue to support a strong pipeline of projects that will eventually enable groups to reach the stage of building their own homes. The Combined Authority's active support of community-led housing enabling and the allocation of grants to groups has allowed the community-led housing pipeline for Cambridgeshire and Peterborough to be progressed and sustained over this period.

In addition, groups and communities are realising that a growing number of people living in both urban and rural areas will have little access to housing through the traditional housing market. Many are also concerned about rising rents becoming unaffordable. This has driven a renewed interest from communities, town and parish councils and individuals investigating community-led housing as an option and the first stages of support for these groups has been provided.

However, there have been some understandable barriers to the progression of community-led housing projects during this contracted period including:

- COVID-19 continuing to impact, with people's concerns about coming together still evident, meaning community-led housing groups have needed to re-form and re-consider their pre-COVID plans. Advisors have been working with these groups but it has taken time for them to move forward again after such an impact.
- The cost-of-living crisis has impacted on some specific groups, particularly, those that are voluntary sector-led, for example providing services to the homeless or people with disabilities. For these groups, they are finding additional pressures from their 'day jobs' causing them to delay their plans to develop community-led housing for their specific clients.
- The housing sector has continued to experience material shortages, labour shortages and price increases causing uncertainty and being off-putting for some groups.
- Finding suitable land in both urban and rural areas has cause significant delay and this has not been helped by the delays to the new National Planning Policy Framework (NPPF), which is needed to provide stability for planning and development.

- Significant changes to funding community-led housing from Government with the withdrawal of the Community Housing Fund (CHF) slowing delivery and with projects finding site acquisition difficult, particularly where some upfront purchase is required due to a lack of substantive finance that the Community Housing Fund would have provided.

Review of service delivery over term of contract

Activity with community-led housing projects (Jan-2022 – Mar-2023)

A list of 13 groups requiring support was provided by the Combined Authority when the service was commissioned. Eastern Community Homes has provided 1:1 support to these groups via an accredited community-led housing advisor and raised awareness of community-led housing to enable new groups to come forward, then supported these groups with applications for start-up and technical support grants from the Combined Authority.

Below we summarise the progress made by each community-led housing group during the period. Clicking on the group’s name will re-direct to a case study on the Eastern Community Homes website. For reference the stages of community-led housing development are:

- Group – Deciding group structure, governance model and legal form;
- Site – Finding and securing a site or building for the project;
- Plan – Working with a range of professionals to design a scheme and obtain planning permission;
- Build – The process of building or renovating homes for the project;
- Live – Residents living in the homes and the focus shifts to managing and maintaining the homes.

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
Suvana Cohousing	Cambridge / Cambridge City	Group / Site	Site	<ul style="list-style-type: none"> • Regular attendance at trustee meetings. • Review of business plan and legal model underway. • £100k grant fund application in progress, this will be to assist with financial/business planning costs, marketing of the group.

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<ul style="list-style-type: none"> • Co-creators scoping workshop arranged for Apr-2023 to allow time for marketing to be complete. This will help to identify the type of scheme the group want to create. • Future plans to look at scoping a scheme with a feasibility/viability professional so this can be used in partnership / development conversations in the future.
Histon & Impington Community Land Trust	Histon & Impington / South Cambridgeshire	Group / Site	Site	<ul style="list-style-type: none"> • Attendance at trustee meetings as needed. • Financial appraisal training provided to group. • Case studies of relevant, local CLTs presented to the group to help inform group's next steps. • Supported group in understanding supplementary planning documents and what could be

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>done to encourage SCDC to do the same.</p> <ul style="list-style-type: none"> • Reviewed and visited potential development sites that had been identified under a call for sites in 2021. • Support provided to group when meeting with potential development partners and landowners such as Laragh Homes, Hundred Houses and Chivers. • Review of current trustee and group membership. Plan implemented to undertake a marketing campaign to engage local community. • Housing Needs Survey undertaken by Cambridgeshire ACRE. Although not directly linked to the CLT, will provide an evidence base should a site come forward. • Ongoing discussions with Chivers, CHS, Hundred Houses and

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>Eastlight Homes as possible partnership routes. Support and advice provided by Eastern Community Homes.</p> <ul style="list-style-type: none"> • Currently reviewing possible sites with partners. Next steps are for the group to review these and check whether details can be released for ECH to arrange a feasibility session based on a real-life example.
<p>Rebel Acres Co-operative</p>	<p>Peterborough / Peterborough</p>	<p>Group / Site</p>	<p>Site / Plan</p>	<ul style="list-style-type: none"> • Group are mostly self-sufficient – membership and overall group governance is well maintained. • Support provided in relation to working with the local authority to foster good relationships. • Set-up networking between Rebel Acres and Suvana as group ethos is similar. • Supported with bringing forward their start-up grant

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>application to further the project. The funding will likely be used to secure a land / property agent to help find a suitable project site.</p> <ul style="list-style-type: none"> • Currently investigating retrofit opportunities as securing land is proving difficult for the group. A potential site has been identified and ECH are supporting enquiries into this.
Cottenham Community Land Trust	Cottenham / South Cambridgeshire	Group	Group	<ul style="list-style-type: none"> • Regular email, telephone and online contact with some members of the group. • Housing needs survey undertaken by Cambridgeshire ACRE providing evidence of need in the community. • Ongoing conflict within the group that needs to be addressed before moving forward. Eastern Community Homes have advised

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>on this situation and the group are in the process of addressing the situation.</p> <ul style="list-style-type: none"> • Future plans to remarket and reinvigorate the CLT once the conflict has been resolved. This will include a marketing campaign and exploring the possibility of connecting with other local groups who could benefit the project.
Houghton & Wyton Community Land Trust	Houghton & Wyton / Huntingdonshire	Group	Group	<ul style="list-style-type: none"> • Parish Council group did not initially engage with Eastern Community Homes. • First meeting was held in late 2022 in person to discuss the group's intentions and aspirations. • Discussions are underway with the group and local authority to find a way forward which achieves the group's aims but also fits

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>with local planning policy.</p> <ul style="list-style-type: none"> • A housing needs survey has been discussed with the group as this is something they would like to pursue in the future.
Oakington Retirement Community	Oakington / South Cambridgeshire	Group / Site	Group / Site	<ul style="list-style-type: none"> • Meetings held with the group in early 2022 to discuss progress and current activity taking place. • Focus on getting the group incorporated so they could draw down the start-up grant they had been approved for. • Worked with group to support pre-planning discussions with SCDC. The group decided they wanted to progress these discussions prior to incorporating. • Eastern Community Homes has made regular attempts to contact the group but engagement has ceased. We will re-

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				engage support if the group gets in contact.
Wisbech Community Lane Trust	Wisbech / Fenland	Group	Group	<ul style="list-style-type: none"> • Initial discussions held with group to document ideas, vision and aims for the project. • Slow progress as group members are from various organisations so bringing them together can be challenging. • We are planning to use the Wayshaper Toolkit, a decision-making tool to help guide community led housing groups, to hold a workshop with the aim of incorporating the group once this is completed.
It Takes a City Community Land Trust	Cambridge City / South Cambridgeshire	Group / Site	Site / Plan	<ul style="list-style-type: none"> • Advisory requirements as directed by trustees. • Group were contacted and introduced to Eastern Community Homes. • The CLT have expressed interest

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				and are currently progressing an application for the £100,000 grant fund to support their planning application
Cambridge Living Future Community Land Trust	Cambridge City / South Cambridgeshire	Group / Site	Group / Site	<ul style="list-style-type: none"> Lack of engagement from the group has hindered progress and ability of ECH to provide support.
Waterbeach Community Land Trust	Waterbeach / South Cambridgeshire	Group / Site / Plan	Site / Plan	<ul style="list-style-type: none"> Lack of engagement from the group has hindered progress and ability of ECH to provide support.
Great Staughton Community Land Trust	Great Staughton / Huntingdonshire	Plan / Build	Build	<ul style="list-style-type: none"> The CLT is currently in the final stages of completing its first development (est. completion Mar-2023). Attended group site meeting in late 2022 including obtaining images of the scheme during the development phase. The group is looking at the early stages of developing a second scheme. They are

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period
				<p>currently in the process of developing a Neighbourhood Plan via Cambridgeshire ACRE and AECOM and reviewing identified sites.</p> <ul style="list-style-type: none"> • Eastern Community Homes are providing support as directed by trustees.
Girton Town Charity	Girton / South Cambridgeshire	Live	Live	<ul style="list-style-type: none"> • No advisory requirement. • Group were contacted and introduced to Eastern Community Homes. • Receive communications and updates from ECH via newsletter, email and social media.
Great Shelford Parochial Charities	Great Shelford / South Cambridgeshire	Live	Live	<ul style="list-style-type: none"> • No advisory requirement. • Group were contacted and introduced to Eastern Community Homes. • Receive communications and updates from ECH via newsletter, email and social media.

Group Name	Location / District	Stage of CLH development at start of contract	Current stage of CLH development	Activity over contract period

Wider community-led housing facilitation and support

A new [support offer](#) to encourage individuals and groups to step forward has been sent by direct email to all Parish and Town Councils and other interested voluntary groups.

Two events were held online. One networking event for existing groups to come together to share their own community-led housing journey was attended by two groups and one to promote the enabling support available and the opportunities of the Combined Authority's community-led housing grants to new groups was attended by 11 groups.

Working with local authorities

We have strengthened our engagement with Cambridge City, South Cambridgeshire, Huntingdonshire, Fenland districts and the Peterborough unitary authority area through holding engagement meetings to discuss projects and providing support with future policy developments for community-led housing, particularly in new developments such as Waterbeach, where there could be opportunities for providing some housing at scale. A Cambridgeshire and Peterborough Community-Led Housing Partnership of the five local authorities has been formed and is meeting twice a year to share progress and knowledge.

Membership of Eastern Community Homes (www.easterncommunityhomes.com)

Through this contract, the Combined Authority has also been a member of Eastern Community Homes as the community-led housing hub for the region. The hub maintains a membership of 18 local authorities across the region leading community-led housing policy and planning guidance, as well as encouraging strategic policies and procedures to be put in place to support community-led housing projects. The Local Authority network has met once during this contract to discuss and learn more about the [Wayshaper Toolkit](#), a decision-making toolkit for community led housing groups created to accelerate the planning of community led housing projects by providing a framework for informed decision-making.

Eastern Community Homes also held a regional conference and networking event for local authorities over the contracted period titled “Community-led Housing at Scale – How community-led housing can help deliver sustainable growth in the Ox-Cam Arc”. This took place in March 2022 and was attended by 82 local authority representatives.

Eastern Community Homes is currently consulting on a [new strategy for 2023 - 2028](#) and is recruiting new members to its Board. This is to ensure the Board has sufficient expertise and experience in housing, planning, housing development and organisational management to steer the work.

Eastern Community Homes is an active member of the Community Land Trust Network and also regularly takes advice from Cohousing UK and the Confederation of Cooperative Housing. These national partners support our work by providing specialised technical support and increasing the awareness of community-led housing. We also contribute to the National Local Authorities Community-Led Housing Network.

Combined Authority grant funding applications status

Eastern Community Homes promotes and supports groups to make applications for grants provided by the Combined Authority. These grants unlock some of the barriers to progression, particularly, those that stop groups setting-up or accessing early-stage technical support. A summary of the status of grant applications is provided below:

Start-up Grants

Community group	Date grant approved	Status	Explanation	Notes
Houghton & Wyton Community Land Trust	15-Mar-2021	Not progressed as expected.	Not yet incorporated. Application made by Houghton and Wyton Parish Council who are looking to form a Community Land Trust. They are first progressing with completing	2-year drawdown period about to expire. A new application will be required if proposals are to progress. Eastern Community Homes recommendation: A new revised application is submitted once the Parish Council feels ready to form an

Community group	Date grant approved	Status	Explanation	Notes
			a Housing Need Survey in the Parish during 2023.	incorporated community-led housing group. Eastern Community Homes continues to work with group to support incorporation and the housing needs survey.
Oakington Retirement Community	15-Mar-2021	Not progressed	Not yet incorporated. Not responding to ECH communications for support.	2-year drawdown period about to expire. A new application will be required if proposals are to progress. Eastern Community Homes recommendation: A new revised application is submitted if group reforms. Eastern Community Homes continues to communicate with those involved via newsletter and event invites.
Rebel Acres Co-operative	21-Jun-2021	Progressing	Now incorporated. Delay caused by COVID and group establishment.	Awaiting bank account details and formal documentation. Eastern Community Homes recommendation: Support has been given to the group to incorporate so they can draw down the grant award. The funds will be used to support the next step where Eastern Community Homes will support with the commissioning of a land

Community group	Date grant approved	Status	Explanation	Notes
				agent to search for suitable land.

Technical Support Grants

This grant was agreed by the Combined Authority in September 2022.

Community group	Status	Notes
Suvana Cohousing	Submitted application Feb-2023	Grant to support review of financial plan, marketing and publicity of group to engage more co-creators (members) who wish to live in the community.
It Takes a City Community Land Trust	Submitted application Feb-2023	Grant to support requirements of planning application for micro-communities of smaller homes.
Great Staughton Community Land Trust	In preparation to submit Jun-2023	CLT developing a second phase of housing. Awaiting land appraisal under Neighbourhood Plan work and then need funds to bring forward second CLH site in Parish.

Proposed service delivery for 2023/24

Objectives

For the next financial year, our overall objectives for the Combined Authority Community-Led Housing Service would be:

1. To complete more in-depth work with the 7 engaged community-led housing groups to enable them to progress to finding suitable land and finance to bring forward homes.
2. To widen engagement across Cambridgeshire and Peterborough with other individuals, groups and defined communities who may benefit from delivering affordable community-led housing as a place to live.
3. To develop our partnership with the district authorities to enable better support for community-led housing policy and planning guidance and to encourage strategic policies and procedures to be put in place to support community-led housing projects to come forward.
4. To enable new groups to establish themselves using the Wayshaper tool to enable effective decision-making at the set-up stage so each group has a defined project plan to take forward their ambitions.

Proposed delivery plan

The proposed delivery plan for 2023/24 is outlined below:

Delivery actions	Target outputs
<p>To maintain a team of technically qualified and experienced Housing Enablers that support groups throughout all stages of community-led housing development.</p>	<ul style="list-style-type: none"> • Provide in depth support to 7 groups to enable them to progress their plans for CLH towards the build stage. • Provide project planning support to 7 groups enabling them to stay on-track with their projects post COVID. • Provide support to 5 new groups, guiding them through the start-up phase and using the Wayshaper tool to help facilitate

Delivery actions	Target outputs
	group cohesion and decision making in the early stages.
Maintain 'Community-Led Housing Partnership', networking local authorities, housing associations and community-led housing groups to bring forward new projects.	<ul style="list-style-type: none"> • Organise the meetings of the local authorities group meeting 2 times a year to strengthen work with them to help bring forward development sites suitable for CLH. • Develop stronger links with housing associations that are willing to give support to groups with the financing and building of houses.
To work with The Combined Authority to bring forward applications to the two community-led housing grant schemes.	<ul style="list-style-type: none"> • Support groups with planning their applications and bring them forward to the Combined Authority. • Monitor the delivery of these grants more closely so that groups stay on-track to delivery their objectives.
Engage with communities, through online seminars and digital marketing to raise their awareness of how community-led housing can make a better place to live and work for us all.	<ul style="list-style-type: none"> • Run 2 online seminars to raise awareness of community-led housing for defined communities, including people who are younger, older, homeless, students, LGBTQ+, key workers and veterans.. • Send 2 direct emails to defined community groups providing details of the support offer for Community -Led Housing in Cambridgeshire and Peterborough. • Extend the social media, blogs and website information to promote relevant news items, useful technical information and case studies of CLH successes in Cambridgeshire and Peterborough.
Work with neighbourhood planning groups to encourage them to identify specific sites for community-led housing; and to include	<ul style="list-style-type: none"> • Run 1 seminar for neighbourhood planning groups to integrate CLH delivery into

Delivery actions	Target outputs
policies around affordability and stipulations for a local connection criteria in their plans.	Neighbourhood Planning delivery across Cambridgeshire and Peterborough.

Staffing

The service will be delivered by Cambridgeshire ACRE’s Community-Led Housing Enabler, Jenna Brame (2 days per week), and be led by Kieran Carr, Economic Programmes Manager. Both are accredited community-led housing advisors. Eastern Community Homes maintains a network of specialist technical advisors that can be called upon to support groups as their projects’ progress.

Cost

Cambridgeshire ACRE will charge £22,926 + VAT for the delivery of this work, invoiced quarterly in arrears.

Queries and follow-up

Should you have any queries or wish to follow up on this proposal please contact:

Kirsten Bennett, Chief Executive

Cambridgeshire ACRE, e-space North, 181 Wisbech Road, Littleport, Ely, CB6 1RA

Tel: 01353 865041

Email: kirsten.bennett@camsacre.org.uk

<p>HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN</p>	<p>Updated on 2 March 2023</p>		 <p>CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY</p>		
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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
- Housing and Communities Committee - Agenda Plan

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
13.03.23	Affordable Housing Programme Delivery Update – March 2023	Azma Ahmad Pearce	No	N/A	01.03.23	03.03.23

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
	Affordable Housing Programme Loans Update	Steve Cox	No	N/A		
	Community Led Housing Support Update	Steve Cox	No	N/A		
12.06.23	Affordable Housing Programme Delivery Update – March 2023	Azma Ahmad Pearce	No	N/A		
	Affordable Housing Programme Loans Update	Steve Cox	No	N/A		