



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

Agenda Item No: 3.3 (ii)

## £100m Affordable Housing Programme, Scheme Approval – Luminus Cluster site, Phase 2. Huntingdonshire.

|                      |   |
|----------------------|---|
| To:                  | Housing and Communities Committee   |
| Meeting Date:        | 11 January 2021   |
| Public report:       | This report contains an appendix/ appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices. |
| Lead Member:         | Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee   |
| From:                | Roger Thompson, Director of Housing and Development   |
| Key decision:        | Yes   |
| Forward Plan ref:    | 2020/083  |
| Recommendations:     | <p>The Housing and Communities Committee is recommended to:</p> <p>a) Commit grant funding of £749,000 from the £100m Affordable Housing programme to enable delivery of 15 additional affordable homes, all for social rent in Huntingdonshire. <b>Subject to confirmation of the release of balancing monies for the £100m programme from MHCLG.</b></p>  |
| Voting arrangements: | A simple majority of all Members  |

## 1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Housing Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 **A grant from the Combined Authority's Affordable Housing Programme of £749,000 is sought for an additionality of 15 socially rented homes, at 7 individual sites, (Luminus sites, Phase 2) across Huntingdonshire.**

## 2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The proposed scheme requesting grant from the £100m Affordable Housing Programme is for 7 infill sites, being identified as **the Luminus Cluster sites, Phase 2**. All sites have planning consent, and all the units will be for social rent.
- 2.4 All units in the proposal are to be developed in accordance with Category 2 - Accessible & Adaptable Dwellings, with the exception of one unit which is a house at High Leys, St Ives, which is intended for adults with learning disabilities. This property is a Category 3, being a wheelchair and adaptable unit.
- 2.5 The 15 units would not be delivered as affordable housing without this subsidy; these units would be anticipated as being developed as market homes if a grant were not being provided.
- 2.6 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

| Description/ Type of unit | Number of Units | Size (sqm) | NDSS Standard (sqm) | Meets NDSS | % of NDSS |
|---------------------------|-----------------|------------|---------------------|------------|-----------|
| 2 bed/4-person house      | 3               | 84         | 79                  | Y          | 106%      |
| 3 bed/5-person house      | 2               | 85         | 93                  | N          | 91%       |
| 4 bed/7-person house      | 1               | 138        | 115                 | Y          | 120%      |
| 2 bed/4-person house      | 2               | 76         | 79                  | N          | 96%       |
| 2 bed/4-person house      | 2               | 82         | 79                  | Y          | 104%      |

|                      |           |     |    |   |      |
|----------------------|-----------|-----|----|---|------|
| 3 bed/5-person house | 1         | 101 | 93 | Y | 109% |
| 2 bed/4-person house | 2         | 77  | 79 | N | 97%  |
| 3 bed/4-person house | 2         | 84  | 84 | Y | 100% |
| <b>Total</b>         | <b>15</b> |     |    |   |      |

## Chorus Homes.

- 2.7 Chorus Homes has become part of the Places for People Group. It has since expanded its offering, supporting communities, and building many new homes across Cambridgeshire area and beyond. Chorus Homes Group are based in Huntingdonshire and work closely with Huntingdonshire Council. They are already developing a separate portfolio of infill sites.
- 2.8 The Housing Enabling officer for Huntingdonshire DC has advised that all sites have planning consent and is making use of brownfield sites in and around Huntingdonshire. The officer was supportive of the units being social rented properties as this was creating a valuable contribution to the affordable housing needs of the district. The allocations policy can be found [here](#).

## Significant Implications

### 3. Financial Implications

#### **Additionality case for Combined Authority Funding**

#### **3.1 The proposed scheme offers the following additionality:**

- The grant will enable an additional 15 social rented units to be provided as part of the CPCA 2000 starts on site homes target by 31<sup>st</sup> March 2022.
- **These units will be built on an unused, brownfield, infill and redundant sites that would otherwise be developed for market housing. It is all counted as additional as without the grant the scheme will not be delivered.**

#### **3.2 Proposed Condition of Grant Approval**

It is proposed that the grant of £749,000 will help with the delivery of 15 social rented new homes, subject to the following conditions: -

Pre-contract: -

- i. Chorus board approval is required for the 7 sites once firm contract costs have been received. This will not affect the grant rate.

After execution of the grant funding agreement but pre draw-down of phased grant payments by way of two (2) instalments:

- ii. To provide grant draw down, once start on site has been confirmed and evidenced.
- iii. To provide grant draw down once practical completion has been established.

CPCA subsidy is to be match funded from Chorus Homes.

- 3.3 Supporting this application by providing £749,000 from the Affordable Housing Programme is at an average grant rate of £49.9k per unit for this scheme.

|  | Number Schemes Approved | Number of Affordable Units Funded | CPCA Funding Committed £ |
|--|-------------------------|-----------------------------------|--------------------------|
| Total before Jan 2021 Committee                            | 46                      | 1,628                             | 56,404,099               |
| <b>PROPOSED SCHEME FOR JANUARY 2021 COMMITTEE APPROVAL</b> |                         |                                   |                          |
| Wisbech Road, Littleport, East Cambridgeshire              | 1                       | 38                                | 1,576,000                |
| Luminus sites, Phase 2, Huntingdonshire                    | 1                       | 15                                | 749,000                  |
| Total Affordable Housing Grants if approved by Board       | 48                      | 1,681                             | 58,729,099               |

Affordable Housing:  
AVERAGE GRANT  
RATE PER UNIT\* £34.9k

**Maximum Net Loan  
Value**

|   |   |    |            |
|---|---|----|------------|
| Loan & Toolbox capital committed (from £40m revolving fund) | 5 | 53 | 39,846,817 |
|---|---|----|------------|

**Total Loan Value Excluding repayments  
£51.1m**

|   |           |              |                   |
|---|-----------|--------------|-------------------|
| <b>TOTAL IF JAN 2021 SCHEME IS APPROVED</b> | <b>53</b> | <b>1,734</b> | <b>98,575,916</b> |
|---|-----------|--------------|-------------------|

## 4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).

- 4.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

## 5. Other Significant Implications

- 5.1 None.

## 6. Appendices

- 6.1 Appendix 1 – Exempt papers, including the Business Case, and any supporting evidence

## 7. Background Papers

- 7.1 Housing Strategy September 2018 - [CA Board September 2018](#)