



HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 09 November 2020

Democratic Services

Robert Parkin Dip. LG.
Chief Legal Officer and Monitoring Officer

14:00 PM

72 Market Street
Ely
Cambridgeshire
CB7 4LS

Due to Government guidance on social-distancing and the Covid-19 virus it will not be possible to hold physical meetings of the Combined Authority Board and the Combined Authority's Executive Committees for the time being. The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 allow formal local government meetings to be held on a virtual basis, without elected members being physically present together in the same place. Meetings will therefore be held on a virtual basis and the procedure is set out in the "Procedure for Combined Authority Virtual Decision-Making" which can be viewed at the foot of the meeting page under the "Meeting Documents" heading. That document also contains a link which will allow members of the public and press to attend the virtual meetings.

[Venue Address]

AGENDA

Open to Public and Press

Part 1 - Governance Items

- 1.1 Apologies for absence and declarations of interest
- 1.2 Minutes 14 September 2020 and Action Log 1 - 12
- 1.3 Public Questions
Arrangements for public questions can be viewed in Chapter 5, Paragraphs 18 to 18.16 of the Constitution which can be viewed here - [Cambridgeshire and Peterborough Combined Authority: Constitution](#)
- 1.4 Housing and Communities Committee Agenda Plan 13 - 16
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Part 2 - Programme Delivery

- 2.1 £100 million Affordable Housing Programme Update 55 - 68
- 2.2 £70m Cambridge City Council Affordable Housing Programme Update 69 - 92
- 2.3 Housing Market Dynamics across the Cambridgeshire & Peterborough Combined Authority Area 93 - 118
- 2.4(i) £100m Affordable Housing Programme Scheme Approvals (November 2020) - Wicken 119 - 126
- 2.4(ii) £100m Affordable Housing Programme Scheme Approvals (November 2020) - Great Shelford 127 - 134
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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

The Combined Authority is committed to open government and members of the public are welcome to attend Committee meetings. It supports the principle of transparency and encourages filming, recording and taking photographs at meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening, as it happens.

Cllr Steve Allen	
Councillor David Ambrose-Smith	
Councillor Chris Boden	
Councillor Ryan Fuller	
Councillor Roger Hickford	
Councillor Mike Sargeant	
Councillor Bridget Smith	
Clerk Name:	Tamar Oviatt-Ham
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CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE: MINUTES

Date: 14 September 2020

Time: 14:00 p.m. to 16:00 p.m.

Venue: Meeting held remotely in accordance with Part 2 regulation 5 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 (SI 2020/392).

Present: Councillor Steve Allen, Councillor David Ambrose-Smith, Councillor Chris Boden (Chairman), Councillor Ryan Fuller, Councillor Roger Hickford, Councillor Mike Sargeant and Councillor Bridget Smith

Apologies: None

95. APOLOGIES AND DECLARATIONS OF INTERESTS

No apologies received. Members noted that Mayor James Palmer was in attendance at the meeting.

96. MINUTES AND ACTION LOG – 22 JUNE 2020

In discussing the minutes of the meeting held on 22 June 2020;

- The Chairman highlighted minute 81 in relation to attributing comments in the minutes to specific Councillors. He explained that he had raised this with the Monitoring Officer and the Monitoring Officers would be in contact with Democratic Services in relation to determine the Combined Authorities decision as to how minutes were written in the future. He clarified that the minutes for this meeting would attribute comments to Councillors. Councillor Smith welcomed the comments and requested that the Committee continued with this approach for the foreseeable future.

In matters arising from the minutes;

- The Chairman highlighted that a meeting had taken place with the Minister for Housing Communities and Local Government (DCLG) but that this had only take place in the last week and therefore there had been no opportunity to provide an update report on the £100 million Affordable Housing Programme to the Committee. He stated that the

Director of Housing and Development would give a verbal update on the position. The Director of Housing and Development explained that the meeting with DCLG had been positive. He stated that as there was now a new Minister in post they needed to be brought up to speed on the position so the Combined Authority (CA) anticipated that they would hear back on the outcome of the discussions within 4-6 weeks. The Committee would then be updated in November regarding the position of the funding allocation. He explained that he was unable to say anything further at this stage until formal feedback from the meeting was given. He clarified that he would circulate the formal feedback to the Committee when it had been received. Councillor Sargeant stated that in the correspondence of 6 June there had been no indication at all that this would be the final review meeting. He queried whether the minutes were accurate. The Chairman stated that it was clear that a review would be taking place.

- Councillor Sargeant expressed his concerns that an update on the £100 million Affordable Housing Programme had not been scheduled at the meeting. He stated that it was essential that Members of the Committee were kept up to date even if there were no scheme approvals. He stated that if Mere Fen did not go ahead then this would knock off 540 starts on delivery of the programme and that it was vital that this was considered in a timely manner. He stated that potentially this was an emergency situation and that if it was a sensitive issue then a private conversation should be had with Committee Members. The Chairman stated that a final determination had not been made and without this information there was no further update. He explained that he hoped they would have the information by the November meeting.

The minutes of the meeting held on 22 June 2020 were confirmed as a correct record and it was agreed that they would be signed by the Chairman when the Combined Authority returned to its offices.

In reviewing the action log:

- The Chairman clarified that action point 81 in relation to the review of the role of the Committee in relation to Tourism had been scheduled for the January meeting. Councillor Smith stated that the tourism industry was in absolute crisis and that this was an emergency situation and January was too late. The Chairman highlighted that there were many individual businesses in crisis. He stated that Tourism formed part of the recovery work from COVID, that was being commissioned by the Combined Authority as a whole and that there was no need to initiate a separate review. He stated that there was a large number of items on the November Committee agenda and that it would be beneficial for the Committee to review the position following the end of the furlough scheme.

- The Chairman highlighted that minute action 86 in relation to Roman Fields Paston had been completed as a note had been circulated to the Committee ahead of the meeting. Councillor Sargeant stated that he did not feel that the issue of additionality had been dealt with. He explained that he had raised this back in September 2018 and stressed that there was a need to have a method in terms of proving additionality. He stated that MCLG had cast doubts as to whether all of the CA schemes provided additionality especially Mere Fen in Northstowe. He explained that Members needed this information so that they could make proper judgements. The Chairman stated that it was vital the CA continued to be transparent in its decision making and that it was appropriate for all understand the definition of additionality. The Chairman stated that officers would circulate the definition to all Members of the CA **ACTION** and clarified that additionality calculations would be spelt out clearly in future reports. **ACTION**
- The Chairman stated that minute action 87 in relation to the £100M AHP Scheme Approvals – Alconbury Weald Man GPM had been missed off the action log. He explained that the action sought clarification from the Director of Housing and Development confirming the arrangements with the applicant for the houses to remain as affordable units beyond the initial 10 years. He stated that this action would be covered at the next meeting in November. **ACTION**

97. PUBLIC QUESTIONS

No public questions received.

No formal questions were received from the Overview and Scrutiny Committee.

98. HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN

The Housing and Communities Committee Agenda Plan was noted.

99. COMBINED AUTHORITY FORWARD PLAN

No comments were made on the Combined Authority Forward Plan.

100. COMMUNITY LAND TRUST SET-UP GRANT

The Committee considered a report that outlined the proposed Community Land Trust (CLT) set up grant and approve the criterial and application form.

Introducing the report the Director Commercial explained that the first step to enabling communities to set up as a CLT would be to make a grant available to them that would assist to relieve the burden of some of the set up costs associated with becoming a CLT. She explained that the report

proposed that the CA provided a grant of up to £5,000 that would facilitate incorporation

Discussing the report;

- Councillor Sargeant queried what incorporation meant and if was a legally defined end point? The Director Commercial stated that the definition was a legally incorporate entity, typically a community benefits society or a charity.
- Councillor Sargeant queried whether the grant was just for homes as this was not clear on the form. The Director Commercial clarified that the grant would just be for homes and that the form would be updated to reflect this. **ACTION**
- Councillor Smith queried why the grant was for £5,000 and what research had been carried out to reach this figure and whether it was going to be enough. She also queried how much engagement there had been with existing advisory bodies. The Director Commercial stated that £5,000 was an amount that was reflected nationally. She explained that the CA had started to work with Cambridgeshire ACRE and were hoping to bring an update to the November Committee.
- Councillor Smith sought clarity on what the full business case would entail and what monitoring would be carried out, as she stated that housing needs surveys were a lot of work. The Director Commercial stated that Business Cases would be developed when the CLTs had been incorporated and the CA would look at what intervention could be put in place. In terms of monitoring the CLTs would be required to provide the relevant invoices. She stated that in terms of housing needs surveys she would need to review this and come back to Members as the may not be a need to take a traditional approach. **ACTION**
- Councillor Ambrose-Smith expressed concern that the CLT grants were only for homes. He explained that other CLTs had been set up that did not relate to housing and questioned what would happen to them in the future. The Director of Commercial stated that CLTs would need an element of housing so this could be open space or renewable energy with an element of housing.

It was resolved unanimously to:

- a) Approve the grant criteria and application form as set out in Appendix 1 subject to the following change requested by the Committee:
 - i. Clarification on the application form that the grant is for housing only.

101. ALLOCATIONS POLICY - £100K HOMES

The Committee received a report which outlined and sought approval for the proposed £100k Homes Allocation Policy and Guidance document.

Introducing the report the Director Commercial explained that the Allocations Policy and Guidance Document set out the eligibility criteria for £100K Homes, and the process by which applicants would be prioritised to purchase a £100K Home. She highlighted that the Policy aimed to prioritise those with strong local connections to the area in which each £100K Home came forward. She clarified that employment, and particularly key worker status, in the local area was a key consideration under the Allocations Policy. She stated that other local connections criteria include: current or previous residency and/or close relatives living in the relevant area.

Councillor Hickford proposed an amendment to the Policy in relation to the income criteria. He proposed that it was reduced from £80k to £50k. He explained that those with a low income were more restricted so this would target the people that the authority was trying to help the most. The Chairman stated that he would be seconding the proposal

Discussing the proposed amendment;

- Councillor Smith explained that she agreed with the proposed amendment and that it would be something different, attractive and accessible to people that would be excluded. She sought clarity from officers on whether the scheme would be affordable for people on this income. The Director Commercial stated that it would be affordable and the CA would need to see how lenders reacted. She explained that they may need to come back to Committee and the income criteria would need to be under constant review. Councillor Smith explained that the CA needed to think creatively and look at how they could overcome any barriers and find lenders that would be agreeable to this approach. The Chairman stated that it was the Mayor's original intention that the £100k Homes was accessible to a couple on minimum income. He highlighted that this would go a significant way to achieving this.
- Councillor Fuller stated that he was happy to support the amendment and agreed with Councillor Smith's comments. He stated that the worse thing that could happen was that it just became another tool that people have as an option. He highlighted that the scheme should target people that don't have other options.
- The Mayor stated that his vision had been mentioned several times and he stated that he wanted to give people who were forced into rent and on a low income, an option to own a house, for example someone who earned £18,000 a year. He explained that he wanted to break the cycle and ensure that there was extra criteria to ensure

that the homes could not be sold above the market rate. He clarified that he was comfortable with the amendment and that it was a wise suggestion.

It was resolved unanimously to reduce the maximum income limit from £80K to £50K.

Discussing the report;

- Councillor Sargeant expressed concern about the definition of settlement within the policy. He stated that you would either have to live in a parish or adjoining settlement to get points. He gave an example of a farm house well away from a settlement, and questioned how this would be factored into the scoring. He explained that Councillor Fuller had raised this at the last meeting and stated that he was not sure that the CA had got this right. Officers stated that a settlement was defined as a parish boundary and that there would be a list of adjoining settlements. Officers clarified that they would review the wording to ensure that this was clear. **ACTION**. The Chairman highlighted that the CA would have a situation that would not resolve every issue.
- Councillor Smith stated that some parishes were very small and that the CA needed to be more sophisticated in its approach and that if there was a development in a parish that a similar number of people were able to bid for the homes if there was no local take up. She highlighted the use of the wording 'applicant that' and clarified it should read 'applicant who'. The Chairman asked officers to amend the wording accordingly in the policy. **ACTION**
- The Chairman stated that complete equity in the process was idealistic. He highlighted that there was some level of equity. He explained that if there was a scheme in a small village than a relatively small number of people would be eligible. He highlighted that there would be more homes available in the large settlements than the small settlements and that people in villages would find it harder.
- Councillor Smith queried the connectivity scoring and if it meant that the closer you are there would be a weighting issue, and questioned whether this was what was intended. The Chairman stated that this reflected the point that he had made earlier in the discussion and that there would be a lot more applicants than places available.
- Councillor Smith sought clarity on whether there was an appeals process. The Director Commercial stated that the appeals and complaints process was set out on page 11 of the policy.

- Councillor Fuller highlighted the unintended consequences point that he had raised at the last meeting. He explained that he was comfortable that the CA proceeded with the policy and that there needed to be a way forward but that the process needed to be kept under review.
- The Chairman highlighted that there was a need to encourage £100k homes to be built in some of the smaller villages.
- Councillor Sargeant stated that he supported what Councillor Fuller had said and that there was a need to keep a close eye on the scoring. He sought clarity on whether people that lived outside of the narrow geography could apply. The Director Commercial explained that anyone on the list could apply but that they would not necessarily get any points on local connectivity.
- Councillor Ambrose-Smith stated that he was disappointed that CPCA staff members would need to jump through another hoop to be eligible for a home and that it was clear on the form that they were a member of staff. Officers explained that this part of the policy was in the interests of transparency.
- Councillor Hickford queried what would happen if there were a lot of applicants with the same score. The Director Commercial stated that it would go by the first people to get their forms submitted.

It was resolved unanimously to:

- a) Approve the £100K Homes Allocations Policy and Guidance Document as set out in Appendix 1 subject to the following changes requested by the Committee:
 - i. Reduce the maximum income limit from £80K to £50K
 - ii. Change all wording in the documentation from 'applicants that' to 'applicants who'.

102. MEDIUM TERM FINANCIAL PLAN REVIEW

The Committee considered a report that gave an overview of the current Housing and Communities Committee related projects in the Combined Authority's 2020-24 Medium Term Financial Plan.

Introducing the report officers stated that members were invited to review and provide feedback on the projects to feed into the development of the 2021-25 Medium Term Financial Plan.

The Chairman explained that in 2.1 of the report there was an error and it should read Housing and Communities Committee , not Skills Committee

Discussing the report;

- Councillor Sargeant questioned why a few of the columns were empty. He stated that he assumed that there was no carry forward expected. Officers stated that the columns showed all current revenue allocations. Officers stated that anything that needed to be carried forward would be brought back to Committee at the end of the financial year. Officers explained that the second line showed what was going to be recycled over the years.

It was resolved unanimously to;

Note the current Medium-Term Financial Plan and consider whether there are any recommendations they wish to make to the Combined Authority Board in November.

103. DATE OF NEXT MEETING

Members noted the date of the next meeting as Monday 9 November 2020.

Chairman

Housing and Communities Committee Action Sheet – 14 September 2020

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
09/03/20	62.	HOUSING COMMITTEE BRIEFING SESSION - £170 M AFFORDABLE HOUSING PROGRAMME	<p>A Member commented that they would have written a different list of issues that had been identified in the presentation which would have been</p> <ul style="list-style-type: none"> • Climate Crisis • Access to health • Brexit • High quality education <p>She commented that it would be useful to seek feedback from Board Members at a future leader's strategy meeting on the issues faced as the issues were not all the same throughout all of the Local Authorities.</p>	Roger Thompson	Future leaders strategy session to be identified	
22.06.20	81.	MINUTES AND ACTION LOG – 27 APRIL 2020	<p>Councillor Smith requested that the minutes highlighted any comments attributed to her individually for this meeting. The Chairman commented that this was not usual practice but that for the purposes of this meeting the minutes would reflect individual Members comments. The Chairman requested that officers reviewed this position for the Combined Authority Committees and report back on the position to the Committee.</p>	Robert Parkin	Where a member expressly requests that a minute reference themselves as having made comment, the record will show that. However, given the considerable resource implication, and the availability of the recording of a given meeting, officers do not routinely attribute all comments made at committee.	20.10.20

Agenda Item: 1.2 – Appendix 1

					This accords with the established law on the minutes of meetings of local authorities.	
22.06.20	81.	MINUTES AND ACTION LOG – 27 APRIL 2020	The Chairman requested that officers review the role of the Committee in relation to Tourism in light of COVID and report back.	Roger Thompson	Provisionally planned for January committee	20.10.20
22.06.20	87.	£100M AHP SCHEME APPROVALS - ALCONBURY WEALD - MAN GPM	The Director of Housing and Development to secure clarification and send a post meeting note to members confirming the arrangements with the applicant for the houses to remain as affordable units beyond the initial 10 years. ACTION	Roger Thompson	Actioned	14.09.20
14.09.20	96.	MINUTES AND ACTION LOG – 22 JUNE 2020	The Chairman stated that it was vital the CA continued to be transparent in its decision making and that it was appropriate for all understand the definition of additionality. The Chairman stated that officers would circulate the definition to all Members of the CA	Roger Thompson	Circulated by Roger Thompson - Actioned	20.10.20
14.09.20	96.	MINUTES AND ACTION LOG – 22 JUNE 2020	The Chairman clarified that additionality calculations would be spelt out clearly in future reports.	Roger Thompson	Actioned	20.10.20
14.09.20	100.	COMMUNITY LAND TRUST SET-UP GRANT	Councillor Sargeant queried whether the grant was just for homes as this was not clear on the form. The Director Commercial clarified that the grant would just be for homes and that the form would be updated to reflect this.	Emma Grima	Actioned	15.09.2020

Agenda Item: 1.2 – Appendix 1

14.09.20	100.	COMMUNITY LAND TRUST SET-UP GRANT	Councillor Smith sought clarity on what the full business case would entail and what monitoring would be carried out, as she stated that housing needs surveys were a lot of work. The Director Commercial stated that Business Cases would be developed when the CLTs had been incorporated and the CA would look at what intervention could be put in place. In terms of monitoring the CLTs would be required to provide the relevant invoices. She stated that in terms of housing needs surveys she would need to review this and come back to Members as the may not be a need to take a traditional approach.	Emma Grima	Ongoing for consideration in the future Business Case	
14.09.20	101.	ALLOCATIONS POLICY - £100K HOMES	Officers stated that a settlement was defined as a parish boundary and that there would be a list of adjoining settlements. Officers clarified that they would review the wording to ensure that this was clear.	Emma Grima	Actioned	15.09.2020
14.09.20	101.	ALLOCATIONS POLICY - £100K HOMES	Councillor Smith stated that some parishes were very small and that the CA needed to be more sophisticated in its approach and that if there was a development in a parish that a similar number of people were able to bid for the homes if there was no local take up. She highlighted the use of the wording 'applicant that' and clarified it should read 'applicant who'. The Chairman asked officers to amend the wording accordingly in the policy.	Emma Grima	Actioned	15.09.2020

<p>HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN</p>	<p>Updated on 22 October 2020</p>	 <p>CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY</p> <p>JAMES PALMER CAMBRIDGESHIRE & PETERBOROUGH MAYOR</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
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
09.11.20	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	22.10.20	30.10.20
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
	£100m Affordable Housing Programme Scheme Approvals – November 2020	Azma Ahmad - Pearce	No	2020/062		
	Housing Market Dynamics Across The CPCA Area	Roger Thompson	No	N/A		
11.01.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	14.12.20*	22.12.20*
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – January 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		
	Community Land Trusts – Full Business Case	Emma Grima	Yes	N/A		
	Role of Housing and Communities Committee in relation to Tourism	Roger Thompson	No	N/A		
15.03.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	25.02.21	05.03.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – March 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		

Committee date	Agenda item	Lead officer	Report to CA Board for decision	Reference if key decision	Deadline for reports	Agenda despatch date
28.04.21	£70m Cambridge City Council Affordable Housing Programme: Update	Roger Thompson/Claire Flowers	No	N/A	09.04.21	20.04.21
	£100m Affordable Housing Programme Update	Roger Thompson	No	N/A		
	£100m Affordable Housing Programme Scheme Approvals – April 2021	Azma Ahmad - Pearce	No	TBC		
	£100k Homes and Community Land Trusts Update	Emma Grima	No	N/A		

Key:* early publication due to Christmas break



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Cambridgeshire and Peterborough Combined Authority Forward Plan of Executive Decisions

Published Friday 16 October 2020

Updated 26 October 2020

Purpose

The Forward Plan sets out all of the decisions which the Combined Authority Board and Executive Committees will be taking in the coming months. This makes sure that local residents and organisations know what decisions are due to be taken and when.

The Forward Plan is a live document which is updated regularly and published on the [Combined Authority website](#) (click the Forward Plan' button to view). At least 28 clear days' notice will be given of any key decisions to be taken.

What is a key decision?

A key decision is one which, in the view of the Overview and Scrutiny Committee, is likely to:

- i. result in the Combined Authority spending or saving a significant amount, compared with the budget for the service or function the decision relates to (usually £500,000 or more); or
- ii. have a significant effect on communities living or working in an area made up of two or more wards or electoral divisions in the area.

Non-key decisions and update reports

For transparency, the Forward Plan also includes all non-key decisions and update reports to be considered by the Combined Authority Board and Executive Committees.

Access to reports

A report will be available to view online one week before a decision is taken. You are entitled to view any documents listed on the Forward Plan after publication, or obtain extracts from any documents listed, subject to any restrictions on disclosure. There is no charge for viewing the documents, although charges may be made for photocopying or postage. Documents listed on this notice can be requested from Robert Parkin, Chief Legal Officer and Monitoring Officer for the Combined Authority at Robert.Parkin@cambridgeshirepeterborough-ca.gov.uk .

The Forward Plan will state if any reports or appendices are likely to be exempt from publication or confidential and may be discussed in private. If you want to make representations that a decision which it is proposed will be taken in private should instead be taken in public please contact Robert Parkin, Chief Legal Officer and Monitoring Officer at Robert.Parkin@cambridgeshirepeterborough-ca.gov.uk at least five working days before the decision is due to be made.

Notice of decisions

Notice of the Combined Authority Board's decisions and Executive Committee decisions will be published online within three days of a public meeting taking place.

Standing items at Executive Committee meetings

The following reports are standing items and will be considered by at each meeting of the relevant committee. The most recently published Forward Plan will also be included on the agenda for each Executive Committee meeting:

Housing and Communities Committee

1. £100m Affordable Housing Programme Update
2. £70m Cambridge City Council Affordable Housing Programme: Update
3. £100k Homes and Community Land Trusts Update

Skills Committee

1. Budget and Performance Report
2. Employment and Skills Board Update

Transport and Infrastructure Committee

1. Budget Monitor Update
2. Performance Report

Transport and Infrastructure Committee – 4 November 2020

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
1.	Fenland Regeneration Stations	Transport and Infrastructure Committee	4 November 2020	Decision	To receive an update.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
2.	Local Transport Plan CAM Sub Strategy	Transport and Infrastructure Committee	4 November 2020	Decision	To consider the outcomes of the consultation and to make recommendations on the adoption of the Local Transport Plan CAM Sub Strategy to the Combined Authority Board.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
3.	CAM Metro Programme Update	Transport and Infrastructure Committee	4 November 2020	Decision	To provide an update on the progress of the project.	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
4.	A47 Dualling	Transport and Infrastructure Committee	4 November 2020	Decision	To provide an update on the A47 Dualling project and next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
5.	March Area Transport Study	Transport and Infrastructure Committee	4 November 2020	Decision	To summarise work on the March Area Transport Study	Relevant internal and external stakeholders	Paul Raynes Director of	Mayor James Palmer	It is not anticipated that there will be any

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					Quick Win Programme to date, consider a recommendation to approve a budget to construct the programme of Quick Wins as part of the March Area Transport Strategy and make recommendations to the Combined Authority Board.		Delivery and Strategy		documents other than the report and relevant appendices to be published.
6.	Coldhams Lane Roundabout	Transport and Infrastructure Committee	4 November 2020	Decision	To provide an update and an assessment on what partner funding contribution opportunities may be available to support greater	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					enhancements at Coldhams Lane Roundabout. Also to present updated designs, costs and programme for consultation.				appendices to be published.
7.	Cambridge South East Transport Better Public Transport and Active Travel Consultation	Transport and Infrastructure Committee	4 November 2020	Decision	To provide details of consultation.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
8.	New Peterborough Bus Service and other Bus Projects	Transport and Infrastructure Committee	4 November 2020	Decision	To provide details of consultation.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
									relevant appendices to be published.

Housing and Communities Committee – 9 November 2020

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
9.	£100m Affordable Housing Programme Scheme Approvals – November 2020	Housing and Communities Committee	9 November 2020	Key Decision 2020/062	To consider and approve allocations to new schemes within the £100m Affordable House Programme	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
10.	Housing Market Assessment – Geographical Challenges	Housing and Communities Committee	9 November 2020	Decision	To receive an update on the study into the Housing Needs of Specific Groups commissioned by the local authorities.	Relevant internal and external stakeholders	Roger Thompson, Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

Skills Committee – 9 November 2020

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
11.	Kickstart Scheme	Skills Committee	9 November 2020	Decision	To consider mobilisation plans for the Kickstart Scheme to enhance job	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich	It is not anticipated that there will be any documents

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					creation in Cambridgeshire and Peterborough and make recommendations to the Combined Authority Board.			Lead Member for Economic Growth & Lead Member for Skills	other than the report and relevant appendices to be published.
12.	Local Economic Recovery Strategy Update	Skills Committee	9 November 2020	Decision	To review the Local Economic Recovery Strategy with further evidence-based insight.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Economic Growth & Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
13.	Lifetime Skills Guarantee and Post-16 Education	Skills Committee	9 November 2020	Decision	To provide an update on recent government funding developments and the	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for	It is not anticipated that there will be any documents other than

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					Combined Authority's engagement to either administer or facilitate the schemes locally.			Economic Growth & Lead Member for Skills	the report and relevant appendices to be published.

Combined Authority Board – 25 November 2020

Governance Items

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
14.	Minutes of the meeting on 28 October 2020	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To approve the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
									and relevant appendices.
15.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
16.	Appointment of Chief Executive of OneCAM Ltd	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To appoint the Chief Executive of OneCAM Ltd	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
17.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To provide an update on the revenue and capital budgets for the year to date	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
18.	Draft 2021-22 Budget and Medium Term Financial Plan to 2024-25 for public consultation	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To approve the Draft Budget for 2021/22 and the Medium Term Financial Plan to 2024/25 for consultation purposes and approve the timetable for consultation and those to be consulted.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for Investment and Finance	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Mayoral decision

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
19.	Allocation of Additional funds to Highways Agencies	Mayor James Palmer	25 November 2020	Key decision 2020/080	To consult the Board and allocate pothole grants, Challenge Fund and Home to School Transport Funds to Cambridgeshire County Council and Peterborough City Council to meet expenditure incurred by them as Highways Authorities.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Combined Authority Decisions

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
20.	CAM Special Purpose Vehicle – Budget Update and Award of the CAM Conceptual Design Contract	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/068	To provide an update on the progress of the project (including the procurement) and budget, and seek approval to award the CAM Conceptual Design Contract.	Relevant internal and external stakeholders	Kim Sawyer Chief Executive	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
21.	Fengate Phase 1	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/079	To summarise the outcome of the Strategic Outline Business Case and seek approval for funding to commence the Full Business Case and detailed design.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
22.	Wisbech Rail	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To provide an update on the progress of Wisbech Rail and next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
23.	Market Towns Programme Investment Prospectus – Approval of Second Tranche of Recommended Projects [May contain exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/042	To approve the second tranche of recommended projects under the Market Towns Programme Investment Prospectus.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

By recommendation to the Combined Authority Board

Recommendations from the Transport and Infrastructure Committee

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
24.	Fenland Regeneration: Stations	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/063	To consider the outcomes of the business case and proposals to approve the drawdown of budget to proceed to the next stage.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
25.	Local Transport Plan CAM Sub Strategy	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/074	To consider the outcomes of the consultation and recommendations regarding the adoption of the Local Transport Plan CAM Sub Strategy.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
26.	March Area Transport Study	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/075	To consider a recommendation to approve a budget to construct the	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					programme of Quick Wins as part of the March Area Transport Strategy.				report and relevant appendices to be published.
27.	A47 Dualling	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To provide and update on the A47 Dualling project and next steps.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Recommendations from the Business Board

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
28.	Local Growth Fund Programme Management November 2020	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/060	To review the Local Growth Fund budget and amend as required.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
29.	Growth Deal Project Proposals November 2020	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/069	To review and approve the recommendations from the Business Board for individual project funding.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
30.	Local Economic Recovery Strategy Update	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Decision	To update members on the latest version of the Local Economic Recovery Strategy following further evidence-based insight.	Relevant internal and external stakeholders including Skills Committee	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
31.	2020-21 Business Board Annual Report and Delivery Plan	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	To note	To note the Business and Skills Annual Report and Delivery Plan.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
32.	iMET Project Local Growth Fund Recovery [May contain exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/078	To approve recommendations for the recovery of Local Growth Funding from the iMET project.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
33.	Kickstart Scheme	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/066	To approve mobilisation Plans for the Kickstart Scheme to enhance job creation in Cambridgeshire and Peterborough.	Relevant internal and external stakeholders including the Skills Committee	John T Hill Director of Business and Skills	Austen Adams Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Transport and Infrastructure Committee 6 January 2021

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
34.	A16 Norwood Improvements	Transport and Infrastructure Committee	6 January 2021	Decision	To provide a summary of the outcomes of the Strategic Outline Business Case and seek the approval of the Combined Authority Board to proceed to Outline Business Case.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Housing and Communities Committee 11 January 2021

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
35.	The role of the Housing & Communities Committee in relation to tourism	Housing and Communities Committee	11 January 2021	Decision	To clarify the role of the Committee in relation to tourism.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Development	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Skills Committee 11 January 2021

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
36.	Adult Education Budget Annual Review	Skills Committee	11 January 2021	Decision	To update Members following the first year of local delivery of the Adult Education Budget.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
37.	Local Economic Recovery Strategy: Updated refresh	Skills Committee	11 January 2021	Decision	To update Members on the latest version of the Local Economic Recovery Strategy following further evidence-based insight.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
38.	Business Growth Service Mobilisation Update	Skills Committee	11 January 2021	Decision	To update Members on progress made with mobilising the Business Growth Service.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
39.	University of Peterborough Update	Skills Committee	11 January 2021	Decision	To provide an update on progress on the University of Peterborough.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
									appendices to be published.
40.	University of Peterborough Phase 2: Incorporation of PropCo2 [May contain exempt appendices]	Skills Committee	11 January 2021	Decision	To consider proposals for the incorporation of PropCo2 for the University of Peterborough and make recommendations to the Combined Authority Board.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Economic Growth & Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
41.	Insight & Evaluation Programme – Local Industrial Strategy and Strategy Refresh Update	Skills Committee	11 January 2021	Decision	To update Members on progress with the strategy refresh and updating of the Local Industrial Strategy.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
42.	Adult Education Budget	Skills Committee	11 January 2021	Decision	To update members on the Adult Education	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
	Innovation Fund Update				Budget Innovation Fund.				than the report and relevant appendices to be published.
43.	Skills Dashboard Update	Skills Committee	11 January 2021	Decision	To provide Members with an update on the Skills Dashboard.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Combined Authority Board – 27 January 2021

Governance items

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
44.	Minutes of the meeting on 2 November 2020	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve the minutes of the previous meeting.	Relevant internal and external stakeholders	Richenda Greenhill, Democratic Services Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
45.	Forward Plan	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve the latest version of the forward plan.	Relevant internal and external stakeholders	Robert Parkin Chief Legal Officer and Monitoring Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices.
46.	Budget Monitor Update	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To provide an update on the revenue and capital budgets for	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Councillor Steve Count Lead Member for	It is not anticipated that there will be any documents other than the report and

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
					the year to date			Investment and Finance	relevant appendices to be published.
47.	Performance Report	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To provide performance reporting updates.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
48.	Mayor's Budget 2021/22	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Key Decision 2020/070	To request the Combined Authority approve the Mayor's draft budget for 2021-22.	Relevant internal and external stakeholders	Jon Alsop Section 73 Chief Finance Officer	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
49.	2021-22 Budget and Medium Term	Cambridgeshire and Peterborough	27 January 2021	Key Decision 2020/071	To approve the revenue budget for	Relevant internal and	Jon Alsop Section 73 Chief	Councillor Steve Count	It is not anticipated that there will be

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
	Financial Plan to 2024-25	Combined Authority Board			2021/22 and the Medium-Term Financial Plan to 2024/25 and approve the capital programme 2021/22 to 2024/25	external stakeholders	Finance Officer	Lead Member for Investment and Finance	any documents other than the report and relevant appendices to be published.

Combined Authority Decisions

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
50.	£100m Affordable Housing Programme (Non-grant) January 2020	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Key Decision 2020/073	To request Board approval of scheme/s that form a part of and will require an investment from the £40m revolving fund.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Delivery	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
51.	Proposed Loan to Laragh Homes	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Key Decision 2020/072	To consider granting a loan to Laragh Homes of up to £10m.	Relevant internal and external stakeholders	Roger Thompson Director of Housing and Delivery	Councillor Chris Boden Lead Member for Housing	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

By recommendation to the Combined Authority

Recommendations from the Transport and Infrastructure Committee

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
52.	A16 Norwood Improvements	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To provide a summary of the outcomes of the Strategic Outline Business Case and seek approval to proceed to Outline Business Case.	Relevant internal and external stakeholders	Paul Raynes Director of Delivery and Strategy	Mayor James Palmer	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Recommendations from the Skills Committee

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
53.	University of Peterborough Update	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To provide an update on progress on the University of Peterborough.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
54.	University of Peterborough Phase 2: Incorporation of PropCo2 [May contain exempt appendices]	Cambridgeshire and Peterborough Combined Authority Board	25 November 2020	Key Decision 2020/076	To approve the incorporation of PropCo2 for the University of Peterborough.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Economic Growth & Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

Recommendations from the Business Board

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
55.	Local Growth Fund Programme Management Review January 2020	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Key Decision 2020/077	To review the Local Growth Fund budget and amend as required.	Relevant internal and external stakeholders including Skills Committee	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
56.	Local Economic Recovery Strategy: Updated refresh	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve the updated refresh of the Local Economic Recovery Strategy for Cambridgeshire and Peterborough.	Relevant internal and external stakeholders including Skills Committee	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
								Economic Growth	
57.	Local Assurance Framework Annual Review	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve updates to the Local Assurance Framework.	Relevant internal and external stakeholders including Skills Committee	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published
58.	Local Enterprise Partnership Partnering Strategy – 2021 Update	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve the Local Enterprise Partnership Partnering Strategy	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
								Economic Growth	
59.	Coterminous and Strategic Partnership Agreements Update	Cambridgeshire and Peterborough Combined Authority Board	27 January 2021	Decision	To approve Memorandums of Understanding with the remaining seven neighbouring Local Enterprise Partnerships.	Relevant internal and external stakeholders	John T Hill, Director of Business & Skills	Austen Adams, Chair of the Business Board Councillor John Holdich Lead Member for Economic Growth	It is not anticipated that there will be any documents other than the report and relevant appendices to be published

Skills Committee – 15 March 2021

	Title of report	Decision maker	Date of decision	Decision required	Purpose of report	Consultation	Lead officer	Lead Member	Documents relevant to the decision submitted to the decision maker
60.	Sector-Based Work Academies and High Value Courses Update	Skills Committee	15 March 2021	Decision	To update Members on Sector-Based Work Academies and High Value Courses.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.
61.	National Retraining Scheme Pilot	Skills Committee	15 March 2021	Decision	To update Members on progress with the National Retraining Scheme Pilot.	Relevant internal and external stakeholders	John T Hill Director of Business and Skills	Councillor John Holdich Lead Member for Skills	It is not anticipated that there will be any documents other than the report and relevant appendices to be published.

How to send your comments or queries about the Forward Plan to Cambridgeshire and Peterborough Combined Authority

Please send your comments or queries to Robert Parkin, Chief Legal Officer and Monitoring Officer, at Robert.Parkin@cambridgeshirepeterborough-ca.gov.uk . We need to know:

1. Your comment or query:
2. How can we contact you with a response (please include your name, a telephone number and your email address).
3. Who you would like to respond to your query.



HOUSING & COMMUNITY COMMITTEE	AGENDA ITEM No: 2.1
9 NOVEMBER 2020	PUBLIC REPORT

£100M AFFORDABLE HOUSING PROGRAMME UPDATE

1.0 PURPOSE

- 1.1. This report provides an update on the £100 million Affordable Housing Programme being led by the Combined Authority.
- 1.2. The Housing and Communities Committee currently receives performance updates on expenditure and delivery of outputs (new homes) relating to the £100 million Affordable Housing Programme at every Committee meeting.

DECISION REQUIRED	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: N/A	Key Decision: No
The Housing and Communities Committee is recommended to: 1. Note the progress of the delivery of the £100m programme.	Voting arrangements: Simple majority of all Members

2.0 PROGRAMME BACKGROUND

- 2.1. The Combined Authority's Affordable Housing programme runs for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes.
- 2.2. It is anticipated that over its lifetime, the programme will support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). It includes the intended use of grant and a revolving fund to help unlock sites and

deliver additional affordable housing, alongside other tools to support and enable housing delivery.

- 2.3. The Affordable Housing Programme currently has 38 schemes with allocated funding, of which 26 are in contract.
- 2.4. The programme pipeline has further schemes at various stages of development and due diligence which will be brought to Committee or Board when ready. This includes opportunities for CA investment into large-scale or 'strategic sites' across Cambridgeshire and Peterborough.

3.0 MONITORING UNDER THE DEVOLUTION DEAL

- 3.1. As part of the monitoring arrangements for the Devolution Deal, government undertakes an annual review of progress with representatives from the Combined Authority, Ministry of Housing, Communities and Local Government (MHCLG) and Department for Business, Energy and Industrial Strategy (BEIS). The first meeting for the yr. 2020/21 Annual Review took place on 8th September 2020, following which additional information has been provided. We have been chasing for a response about the release of future funding and confirmation of the programme completion date being as 31st March 2022, but at the time of writing this report despite numerous requests, BEIS have been unable to confirm the timing of the completion of the review.
- 3.2. £15m of the monies due for the £100m programme for the year 2019/20 was deferred following last year's review. A payment of £17m of devolution deal monies was made direct to Cambridge City Council for their £70m programme. As referred to in 3.1 we await confirmation of the payment of the £15m from last year and the anticipated £30m to be received by the Combined Authority in this financial year.
- 3.3. At the 8th September 2020 meeting, MHCLG and BEIS confirmed that there was no disagreement over the decision to create the £40m revolving fund as this was clearly permitted by the original business case.

4.0 FINANCIAL PERFORMANCE

- 4.1. Grant investment approved for Affordable Housing schemes to date is £39.7 million, with a further £51.1 million approved from the revolving fund, although when that is 'cash flowed' the total drawdown should not exceed £40m at any one time. A total of £79.7 million (£40m revolving plus £39.7m grant) has been allocated to schemes to date. A list of the 38 schemes with CPCA Board or Committee approval including the revolving fund loans is attached as Appendix 1.
- 4.2. £54.2 million has been contractually committed, comprising £14.2 million in grants and the full revolving £40 million in loan funding. £25.5 million is in the process of being contracted.

- 4.3. £8.082 million in grant and £36.565 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.

5.0 £100m PROGRAMME DELIVERY

- 5.1. The Affordable Housing Programme currently has 38 schemes with allocated funding, of which 26 are in contract. The geographic distribution of the 38 schemes is shown on a map in Appendix 2 and differentiates between the grant schemes and £40m revolving fund loan schemes (see the appendix legend). 668 housing units have started on site to date and 237 homes completed. In total 1,589 units have been approved by Committee or Board and pending Covid 19 issues, we are chasing those schemes and providers to deal with pre-construction issues as quickly as possible, to commence starts on site.
- 5.2. The graphs in Appendix 3 show the progress of the programme over time.
- 5.3. Scheme approvals since the last report to the 22nd June 2020 Housing & Community Committee.
- (a) Roman Fields, Paston, Peterborough – Heylo will deliver a scheme of 20 additional affordable houses. Grant from Combined Authority approved for £645,000.
 - (b) Alconbury weald, Parcel 6 Hunts – MAN GPM will deliver 124 new homes, including 94 additional affordable houses. Grant from Combined Authority approved for £4,425,000.
 - (c) Norwood Road, Hereward Hall and Queens Street, Fenland – Funding Affordable Homes Housing Association will deliver 90 additional affordable houses. Grant from Combined Authority approved for £3,520,000.
 - (d) Former RAF Upwood, Ramsey, Hunts – Evera will deliver 160 new homes with 64 additional affordable houses. Grant from Combined Authority approved for £2,720,000.
 - (e) Stanground, Peterborough – Cross Keys Homes will deliver 28 new affordable houses. Grant from Combined Authority approved for £1,260,000.

- 5.4. Scheme Withdrawals since last report:

None

Affordable Housing tenancy profile

- 5.5. The profile of current portfolio of 1,589 units is as follows:
Social rented units – 62
Affordable rented units – 936

Shared ownership units – 591
(£100k homes counted in shared ownership total)

Starts on Site

- 5.6. There have been 668 Starts on Site to date in total, up from 591 when last reported.
- 5.7. We anticipate more starts on site as soon as the constraint on the construction market from the social distancing measures under Covid-19 is relaxed and more schemes progress through reserved matters and contractor procurement.

Completions

- 5.8. The programme has so far delivered is 237 completed units, up from 89 when last reported. Twelve schemes have completed in some form, with another 2 schemes due to complete in the next few months.

Forward Programme and Pipeline Development

- 5.9. There are approximately 2,800 affordable units in the Cambridgeshire and Peterborough Affordable Housing programme pipeline which is updated by local authority housing officers. With a discount applied for risk for up to 70% of those units not actually getting to the point of coming into the Combined Authority programme, around a further 800 units could potentially be delivered from this pipeline. Assuming the grant scheme papers coming to committee on 9th November are approved, depending on the outcome of our annual review meeting with BEIS and MHCLG about the inclusion of the flood remediation grant at Northstowe for 540 units and our receiving a revised affordable housing delivery programme from Homes England to identify how many units will start by March 2022, we anticipate needing more units to come forward from this pipeline to ensure delivery of the programme target of 2,000 units.
- 5.10. In order to ensure delivery of the minimum 2,000 unit start on site target, we are intending to secure approval for up to 2,200 units in order to allow for up to 10% of approved schemes potentially not starting on site by 31st March 2022, building the loss of units because of a failure to meet the start on site deadline into the programme. Therefore we still need more units to be applied for and approved in the programme.
- 5.11. We are still confident that the programme target of a minimum of 2,000 new affordable homes will be delivered as starts on site by 31st March 2022 assuming the outstanding £45m of funding is received from BEIS/MHCLG. We are expecting an acceleration in starts on site into the second half of financial year 2020/21. If a national or significant regional Covid-19 lockdown is re-applied due to a spike in cases, there will be an impact that will need to be further assessed.
- 5.12. In addition to identified schemes, there may be opportunities for CA investment into schemes or phases as part of delivery of large-scale or 'strategic sites' across Cambridgeshire and Peterborough. The Combined Authority is engaged

in early-stage dialogue with a range of organisations. Strategic sites have the potential to deliver significant numbers of new homes. Some of the new homes might be deliverable within the £100m Affordable Housing Programme period to March 2022, for example potential affordable units at Wyton Airfield and the Community Land Trust (CLT) scheme at Kennett in East Cambs.

- 5.13. Further opportunities will be identified during the programme across the range of development toolbox methodologies. We monitor housing sites that are currently on the market and upon which we review if any housing toolbox action, specifically through potential future joint ventures might be appropriate using the CPCA development company Angle Developments (East) Ltd if the market might be considered as failing to deliver.

Communicating the Opportunity & £100k Homes

- 5.14. The mayoral £100k Homes home ownership initiative has been launched and the Combined Authority housing team is supporting this through housing toolbox activities as referred in the Sept 2018 Housing Strategy. Further info is available on [the £100k Homes website](#) . The first eight £100k homes will complete in Dec 20/Jan 2021 at Fordham.

- 5.15. Just over 2500 people have signed up to the £100K Homes register. There have been 115 eligible applications for the £100K Homes in Fordham. Subsequent £100K Home completions are likely to be in the second half of 2021 and more are being negotiated.

- 5.16. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.

- 5.17. The Housing and Development Team meets with landowners, housebuilders, private developers, and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.

Risks and Issues

- 5.18. Covid-19 disruption and economic impact currently represents the greatest risk. Short and medium-term construction programme impacts are being felt. Wider economic and any structural issues for the housing market will be identified as the general economic impacts are recorded and assessed, specifically unemployment and income levels. There is evidence that registered providers are more nervous about making decisions to proceed, particularly with schemes that involve shared ownership units. We may well see increasing situations of tenure conversion from market housing to various forms of affordable housing.

- 5.19. The CPCA programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The current Homes England Shared Ownership and Affordable Homes Programme ends in March 2021 and

providers are keen to take up national allocations and deliver on their full obligations within that programme, as their performance will impact on future funding allocations.

5.20. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes.

5.21. Resolution of the outstanding release of £45m of funding and confirmation of programme expiry date being 31st March 2022 with BEIS/MHCLG.

6.0 PERFORMANCE OF THE £40m REVOLVING FUND LOAN BOOK

6.1. The 5 loans under the revolving fund are proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5th August 2020. (The loans are listed on the bottom table in Appendix 1).

6.2. The MOD Ely scheme made a £635,000 payment on 31st March 2020 following the sale of 2 units. Currently we understand 7 units are under offer/reserved where sales are progressing. The next projected re-payment from this scheme is expected in December 2020. On a positive note, a repayment of £272,416 has been received early (ahead of December) on 2nd October 2020.

6.3. All other schemes are not yet at a stage where units are completing so that unit sales and loan repayments can be made. The next scheme where re-payments are due to start will be at Haddenham in May 2021.

7.0 FINANCIAL IMPLICATIONS

7.1. There are no financial implications other than those covered in the body of the report. The second graph in Appendix 3 shows the amount of money committed to the programme and alongside it the amount of money actually paid to date.

8.0 LEGAL IMPLICATIONS

8.1. There are no new implications. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance and Monitoring and Evaluation Frameworks.

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

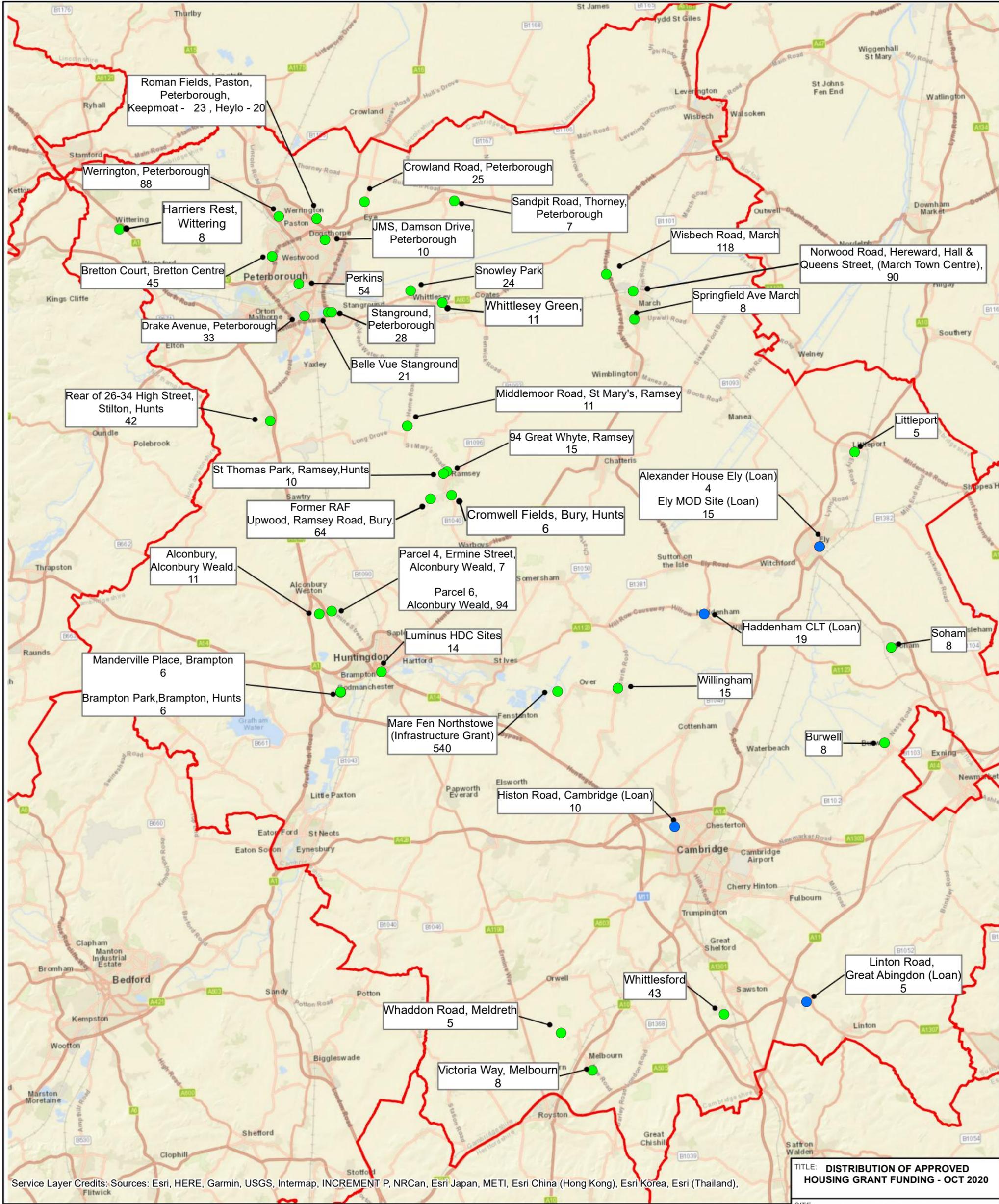
8.3. The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

9.0 APPENDICES

- 9.1. Appendix 1 – Combined Authority Affordable Housing Programme - Approved Schemes October 2020
- 9.2. Appendix 2 – Distribution of £100m Housing programme schemes
- 9.3. Appendix 3 – £100m programme bar charts

<u>Source Documents</u>	<u>Location</u>
<i>DCLG Approved Business Case</i> Devolution Deal 2016 Assurance Framework Social Housing Rents (Exceptions and Miscellaneous Provisions) (Amendment) Regulations 2019	Combined Authority website

Affordable Housing Grants																	
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed			8
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed			5
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed			8
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed			15
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed			8
Perkins	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed, all units handed over, grant claim due in August. Grant drawn down recd 3/9/20. £510,000. Completed			54
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	Completed			24
Whittlesford	unknown	South Cambs	60	43	31/10/2018	31/03/2021		TBA	TBA		£ 1,634,000			Land has been offered to other RPs. High decontamination costs holding devt back. Prognosis uncertain.			43
Springfield Ave, March	Clarion	Fenland	40	8	27/02/2019	31/01/2021		31/12/2021	31/12/2021		£ 440,000	£ -		Further negotiations with FDC are happening and scheme back on track - currently undergoing due diligence. To HCC for further grant for whole affordable site	8		
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed			21
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	28/02/2021	1	£ 618,800	£ 309,400	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Siltton complete September 2020.	14		
Mare Fen Northstowe (Infrastructure Grant)	Homes England	South Cambs	3500	540	28/03/2018	31/01/2020	243	TBA	30/01/2024		£ 760,152	£ -	C	Grant Agreement completed 24/05/19; SOS for infrastructure & 243 AH units confirmed contracted Jan 2020, using MMC, balance most likely by March 2022			258
Werrington, Peterborough	Funding Affordable Homes HA	Peterborough	88	88	01/07/2019	01/12/2020		TBA	31/08/2022		£ 3,845,600	£ -		Planning submitted May 20. Approval anticipated Oct 20, SOS Jan 21 & PC Dec 2022			88
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020			25
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	31/03/2021		01/09/2022	01/09/2022		£ 1,430,154	£ -		Planning delayed due to dealing with car parking issues, Draft grant agreement issued and encouraged to sign, but waiting on outcome of planning.			33
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	01/11/2020		30/09/2021	30/09/2021		£ 215,000	£ -	C	GFA recd, SOS stalled due to planning. SOS due to be 12/10/20, delayed by 4-5 weeks. 13/10/20.			4
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/06/2021		£ 600,000	£ 300,000	C	SOS 17th March 2020. GFA completed. £300,000 paid in grant draw down			15
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -		Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA to be agreed			45
Wisbech Road, March	Funding Affordable Homes HA	Fenland	118	118	11/11/2019	30/11/2020		31/10/2022	31/10/2022		£ 4,542,000	£ -	C	SOS Nov 20...drawn down of grant for land and SOS, PC Oct 2022. GFA completed 31/7/20			98
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	31/01/2021		31/01/2022	31/01/2022		£ 509,000	£ -		GFA pending. Project on hold currently with Chorus re-organising.	8		3
Rear of 26-34 High Street, Siltton, Hunts	CKH	Huntingdonshire	70	42	13/01/2020	31/03/2021		30/09/2022	30/09/2022		£ 1,570,000	£ -		GFA to be finalised			10
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/12/2020	15	£ 819,800	£ 819,800	C	GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from A/W 7/10/2020			22
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000		C	Remains as Shared ownership. GFA signed and dated 15/9/2020. Grant changes to £245k from £315k. Units completed 28th of September 2020.			7
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	GFA Completed - site completed, grant drawdown, claim recd 30/9/20			6
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997		C	GFA completed. Completion docs to follow, 9 sold or STC, 1 reserved. All build complete. 7/10/20.			10
Whittlesey Green, Fenland/ Harriers Rest & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	3	£ 1,367,766			SOS on all sites, waiting on Larkfleet for info to complete GFA. 3 STC at Sandpit road 7/10/20			32
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022		£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20			23
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	30/06/2021		£ 430,500	£ 322,875	C	GFA completed 10/9/2020. Grant draw down for 75% recd. Paid 1st claim 17/9/20			10
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	GFA completed 8/9/2020, scheme completed. Payment for grant recd 22/9/2020.			20
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	124	94	22/06/2020	31/12/2020		30/06/2021	30/06/2022		£ 4,425,000			GFA issued.			65
Norwood Road, Hereward Hall & Queens Street, (March Town Centre)	Funding Affordable Homes HA	Fenlands DC	90	90	22/06/2020	28/02/2021		31/10/2022	31/12/2022		£ 3,520,000			GFA issued.			70
Former RAF Upwood, Ramsey Road, Bury.	Evera	Huntingdonshire	160	64	22/06/2020	30/06/2021		31/12/2021	31/12/2024		£ 2,720,000			Grant approved by HCC, possible pro-rata arrangement. GFA to be sent and agreed, pending outcome of reserved matters. Evera looking at other funding options with Homes England	32		32
Stanground, Peterborough	Cross Keys Homes	Peterborough	28	28	22/06/2020	30/06/2021		31/12/2022	31/12/2022		£ 1,260,000			GFA issued, potential planning sensitivities			28
			6330	1536			615			230	£ 39,698,271	£ 8,082,952			62	912	562
Loan or other Toolbox Investments																	
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	30/05/2021		£ 6,500,000	£ 4,111,050	C	Completed Facility Agreement. First drawdown made 31/5/19, now ongoing monthly drawdowns			17
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/07/2021	7	£ 24,400,000	£ 24,390,500	C	Completed Facility Agreement. First drawdown made 31/7/19, repayments commencing			15
Alexander House Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	31/03/2021		£ 4,840,000	£ 2,466,068	C	Completed Facility Agreement. First drawdown made 07/1/20, now ongoing			4
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	5	27/11/2019	28/02/2020	5	31/03/2021	31/05/2021		£ 5,780,000	£ 2,123,169	C	Facility Agreement completed 24 Feb 20 Started on site, may go to 7 Aff units pending planning			5
Histon Road, Cambridge (Loan)	Laragh Developments	South Cambs	27	10	25/03/2020	08/04/2020	10	31/08/2021	31/03/2022		£ 9,647,000	£ 3,474,802	C	Facility Agreement completed 31.03.20. First drawdown for acquisition 03.04.20. SOS 08.04.20			7
Sub-total Toolbox Investments			213	53			53				£ 51,167,000	£ 36,565,589			0	24	29
Programme Totals			6643	1589			668			237	£ 90,865,271	£ 44,648,541			62	936	591



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TITLE: **DISTRIBUTION OF APPROVED HOUSING GRANT FUNDING - OCT 2020**

SITE: **CAMBRIDGESHIRE**

CLIENT: **CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY**

PROJECT: **FIGURE 1**

DATE: 13/10/20 DRAWN BY: SS

DRG No.:

SCALE: 1: 240,000 PRINT: A3

LEGEND

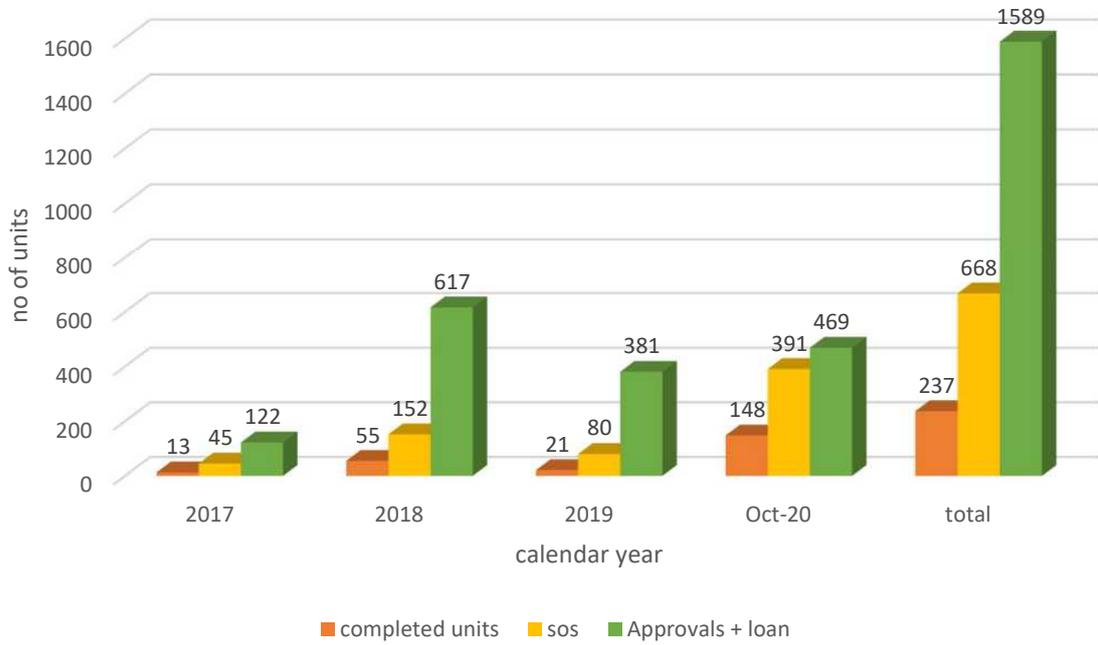
- Loan
- Grant

NOTES

SYMBOLS FOR BOREHOLES, TRIAL PITS AND OTHER SPECIFIC FEATURES ARE REPRESENTATIONS OF LOCATION ONLY AND UNLESS OTHERWISE SPECIFIED, DO NOT REPRESENT THE TRUE SIZE OF THE FEATURE.



Completions, SOS & Approvals. upto 1st October 2020.





HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2
9 NOVEMBER 2020	PUBLIC REPORT

£70M CAMBRIDGE CITY COUNCIL AFFORDABLE HOUSING PROGRAMME UPDATE

1.0 PURPOSE

- 1.1. This report provides an update on the £70 million Affordable Housing Programme being led by Cambridge City Council as part of the Devolution Deal for Cambridgeshire and Peterborough.
- 1.2. The update is based on the report 'Update on the Programme to Build New Council Homes Funded through the Combined Authority' most recently presented to Cambridge City Council Housing Scrutiny Committee
- 1.3. Cambridge City Council provides performance updates to the Combined Authority on its housing programme and the next is proposed to be in January 2021.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Portfolio Holder Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director Housing and Development
Forward Plan Ref: n/a	Key Decision: No
The Housing and Communities Committee is recommended to: (a) Note the report on spend and outputs for the £70 million Affordable Housing Programme, and the next report will be provided in January 2021.	Voting arrangements A simple majority of all members.

2.0 BACKGROUND

- 2.1. The Affordable Housing Programmes for both the Combined Authority and City Council run for five years from 1 April 2017 to 31 March 2022.
- 2.2. The Combined Authority is the Accountable Body for the Devolution Deal and all funding that comes from Government as a result. Cambridge City Council makes claims against expenditure incurred within its programme to the Authority on a quarterly basis and provides performance updates on the same frequency.

3.0 CURRENT REPORTING POSITION & PROGRAMME PROGRESS

- 3.1. Due to the Covid -19 pandemic, all construction work was halted for a period at the end of March. At the time of writing all sites are working however handover delays are anticipated as a result of work stopping and a slower pace of building to meet social distancing on site.
- 3.2. Cambridge City Council have advised that they will continue to provide update reports on progress against the £70m programme. These are issued to the Combined Authority once they have been through the City Councils scrutiny process. Due to the timings of the respective meetings the latest position reported on the Cambridge City programme may not always align with the CPCA Housing & Communities meeting, so the most recent report will be presented.
- 3.3. Cambridge City Council has made claims to the Combined Authority under this programme to October 2019 totalling £31,391,049 to date.
- 3.4. The Ministry for Housing, Communities and Local Government (MHCLG) paid £17 million of the Devolution funding directly to the City Council in March 2020. The City Council will continue to report to the Combined Authority and future payment drawdown arrangements have been agreed until the £17m is used.
- 3.5. 270 net new units have Started on Site with 53 net new units Completed across eight sites. A further 193 are expected to start by March 2021.

4.0 FINANCIAL IMPLICATIONS

- 4.1. There are no financial implications other than those set out in the body of the report.

5.0 LEGAL IMPLICATIONS

- 5.1. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance, Monitoring and Evaluation Frameworks.

- 5.2. The recommendation accords with CPCA’s powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.3. 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.

6.0 APPENDICES

- Appendix 1 - Update on the Programme to Build New Council Homes Funded through the Combined Authority
- Appendix 1 (i) - Programme Milestone Summary
- Appendix 1(ii) - Financial Programme

<u>Source Documents</u>	<u>Location</u>
Cambridge City Council Housing Scrutiny Committee 18 June 2019 (Item 11)	Cambridge City Council website
DCLG Approved Business Case	CPCA website
Devolution Deal 2016	
Assurance Framework	
Monitoring and Evaluation Framework	

Item

Update on the Programme to Build New Council Homes Funded through the Combined Authority

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 24/09/2020

Report by:

Claire Flowers, Head of Housing Development Agency
Tel: 01223 - 457928 Email: claire.flowers@cambridge.gov.uk

Wards affected:

All

Not a Key Decision

1. Executive Summary

- 1.1 This report provides an update on the programme to deliver 500 Council homes with funding from the Combined Authority.
- 1.2 80 Homes have now been completed across 8 sites under the City Council programme. 27 of these have replaced homes demolished to accommodate redevelopment, with the further 53 being net new Council homes.
- 1.3 The Council currently has 270 Council rented homes being built on site, with a further 193 starts expected by the 2020/21 financial year end.
- 1.4 542 new Council homes have now gained Planning Approval, reaching and exceeding the goal of 500 homes target as part of the devolution deal.

- 1.5 Recovery from the delays caused by Covid -19 pandemic has been swift, and programme timeline is an average one month behind original scheduled dates. Social distancing requirements on sites remain in place as well as outbreak planning for individual sites.
- 1.6 The modular housing programme has progressed to planning submission on three sites, and the Council is currently in the process of selecting a charity partner who will take on the ownership and housing management of the modular homes.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Note the continued progress on the delivery of the Combined Authority programme.
- 2.2 Note the funding structure for the Combined Authority programme.

3. Background

- 3.1 This is a quarterly report showing progress against the Combined Authority target of 500 Council rented homes.

4. Combined Authority

- 4.1 The Council's housing programme is part funded by a £70million grant to date this has been paid via the Cambridgeshire & Peterborough Combined Authority in arrears.
- 4.2 Quarterly grant claims are made in arrears against the Devolution funding to the Combined Authority. There is £53,000,000 to be claimed from the Combined Authority with £30,434,354 claimed to date. A further £17,000,000 has been paid directly to the City Council from MHCLG for 2020/21, with £956,695 of this invested to date. Cambridge City Council utilized £1,913,389 of funding in respect of the first quarter

of 2020/21, with £5,477,048 anticipated to be drawn down/utilized in respect of the second quarter.

- 4.3 To date Cambridge City Council has drawn down/ utilized £31,391,049 of Devolution funding, with the remaining £38,608,951 due to be drawn down/utilized by financial year end 2022/23.
- 4.4. A review with MHCLG and the Combined Authority to report progress was held on 8th September 2020.

5. Delivery Programme

- 5.1 The delivery programme provided in June 2020 confirmed that the devolution programme consisted of 546 Council Homes- this figure has not changed.
- 5.2 Appendix 1 shows the current programme, which shows the total market housing provided as well as the net gain of Council homes. Appendix 2 shows the approved budgets per scheme and the net cost to the Council's Housing Revenue account.

6. Profile of Start on Sites

- 6.1 The start on site profile for the 500-devolution programme is shown in table 2. This is based on all the named schemes being delivered.
- 6.2 The total starts on site stands at 323, or 65% of the total programme. For the current 2020/21 financial year, the first starts on site are currently scheduled for October 2020 (99 new dwellings over two schemes)
- 6.3 As below, the overall programme shows an outturn of 546 new homes commencing construction by March 2022.

Table 2: Start on Site Forecast Profile

Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	189	193	28	0
Cumulative total	2	134	323	516	546	546

7. Scheme details

7.1 Schemes Completed: Net gain 53 homes.

- **Uphall Road:** this scheme of two homes was completed in January 2018 and was the first project completed by the Cambridge City Council Housing Maintenance & Assets team.
- **Nuns Way & Wiles Close:** Handover was taken in August 2019 of ten new build homes at Nuns Way & Wiles Close. All ten units are now tenanted.
- **Ditchburn Place Community Rooms:** Two additional Council homes within the Ditchburn Place sheltered housing scheme were completed here in September 2019 and are now tenanted.
- **Anstey Way:** This regeneration scheme, completed in June 2020, has delivered 56 Council homes in total (**a net gain of 29**), all for rent. All homes have successfully handed over and residents moved in.
- **Gunhild Way:** this scheme was developed as part of the CIP small sites package, and completed in July 2020, delivering two homes.
- **Colville Road Garages:** this scheme was developed as part of the CIP small sites package, and completed in July 2020, delivering three homes.



Colville Garages, July 2020

- **Queens Meadow:** this scheme was developed as part of the CIP small sites package, and completed in July 2020, delivering two homes.
- **Wulfstan Way:** This scheme was developed as part of the CIP small sites package and has completed in September 2020, delivering three homes.

7.2 Schemes on Site: Net gain 270 homes.

7.2.1 Project updates

- **Mill Road:** This is a mixed tenure scheme formerly on the Council's Mill Road Depot site. The second phase of the scheme received planning permission in June 2019 and the total scheme will deliver 118 new build Council homes. Current completion is envisioned to be December 2021. Handover of the first 4 completed affordable homes are scheduled for September 2020. Some of the first for sale homes have completed and residents moved in over the summer.



Mill Road, July 2020

- **Markham Close:** This scheme is being developed as part of the **CIP small sites package** and will deliver five homes. Completion is expected in September 2020.
- **Cromwell Road:** This scheme will provide 295 homes on the former Ridgeons site on Cromwell Road. 118 of these will be new Council rented homes, with the other properties being sold on the open market. New public open space and an early years facility/community centre will be provided. Construction started in December 2019 after demolition of the current buildings on site. Current completion is envisioned to be December 2022.
- **Ventress Close:** This estate regeneration scheme replaces two existing Council homes and will deliver 15 new Council rented homes, for a net gain of 13. Construction commenced in October 2019. Current completion is envisioned to be May 2021.
- **Akeman Street:** This estate regeneration scheme will replace two existing Council homes, commercial units and community centre with a new Council rented development of 14 homes, community centre and replacement shops for a net gain of 12 council homes. Construction commenced in October 2019, with the existing

community centre relocated to a temporary replacement facility on the same street. Current completion is envisioned to be July 2021.



Akeman Street, August 2020

- **Kingsway Medical Centre:** This scheme is being delivered by the City Council's Housing Maintenance & Assets team, delivering four new Council rented homes through the conversion of a former surgery. Work on site is subject to significant delay due to issues raised by UK Power Network which despite significant follow-up have not yet been resolved. Completion of the scheme is currently scheduled for May 2021 but is subject to review once issues with UK Power Network are resolved.

7.3 Approved schemes; Nett gain 219 new homes

7.3.1 Schemes target to Start on site in 2020/21 with planning permission:

- **Colville Road phase 2:** this regeneration scheme, replacing 20 existing homes and delivering a gain of 49 Council rented homes, received planning permission in November 2019. Progress has been made with the decanting of existing households, with only a single leaseholder still to move. The blocks are no longer being used as part

of the rough sleeper programme so as soon as the last resident has moved out the works can commence. The start on site is scheduled for October 2020.

- **Campkin Road:** This scheme will replace an existing Council block at Campkin Road with a modern scheme, increasing the Council's housing stock by 50 homes. There are two leaseholders and seven tenants that are yet to find alternative accommodation and the current COVID-19 shutdown has meant moving house is more difficult. Some tenants are shielding, but efforts are being made to find alternative accommodation. Currently, due to the COVID-19 pandemic and high need for accommodation of at-risk groups, Campkin Road is being used as temporary housing and this use will continue during this time of heightened need. The start on site is scheduled for October 2020, however this is dependent on achieving vacant possession.
- **Clerk Maxwell Road:** This is a private scheme being brought forward by Hill Residential. Committee approval was secured in January 2019 to acquire the 14 S106 affordable homes included in this scheme. Planning committee Approval for this scheme was granted in July 2020, and a current Start on Site is scheduled for December 2020.
- **Meadows & Buchan:** These schemes, which comprise the development of a new community centre as well as improvements to open space, were approved by HSC in January 2019 and are expected to deliver 106 Council rented homes. The Resolution to grant planning was approved for The Meadows site on August 4th, 2020 at the first meeting of the new Joint Development Control Committee, made up of Cambridge City Council and South Cambridgeshire District Council, as it crosses council boundary areas. Buchan Street received the resolution to grant planning permission on August 5th, 2020 from Cambridge City Council.

The two existing community facilities will be replaced with a modern sustainable community hub, which will include large, flexible multi-purpose spaces that can be used to provide pre-school, children, family and youth activities, classes such as IT, or health and rehabilitation fitness classes.

The Meadows site will also provide 78 new one- and two-bedroom apartments for council rent and the Buchan Street site will see 28 one- and two-bedroom council rented flats built. Five of the flats

across these schemes will be adapted for wheelchair users. Start on site is anticipated for January 2021.

7.3.2 Schemes target to start on site in 2020/21, planning submission made:

- **Tedder Way:** This scheme comprises development of two homes for Council rent. Officers are reviewing the initial proposals following discussion with planners and looking at the comments received from local neighbours.
- **Kendal Way:** permission was obtained in 2017 for the development of two homes on this site. The Housing Development team are continuing to review proposals as planning permission for the site has now lapsed. There is an ongoing risk to this scheme due to an unresolved boundary dispute which has delayed the development. Options of what can be done are being reviewed to see if there is a way to progress a development on this site.
- **Other new sites:** There are several land purchases being progressed and work to assess sites in the Council ownership as part of a wider piece of work on options for a further Council housing programme. Further scheme specific approvals are being sought under separate Agenda Items in this September 2020 meeting of the HSC.

8 Update on the Modular Housing project

- 8.1 In January 2020 the Housing Scrutiny Committee delegated authority to the Strategic Director, in consultation with the Executive Councillor, to approve sites to develop as “pod” schemes in support of Hill’s Foundation200 modular housing project. Three small sites in Council ownership will be developed as housing for applicants on the housing register with a history of homelessness and will be managed in partnership with a local charity.

8.2 The first phase of the project aims to deliver 16 one-bedroom modular homes on Council land. All three sites have been selected on existing City Council garage blocks:

Northfield Avenue Garages – will deliver 6 modular homes. A planning application has been submitted and is due to be determined in September 2020. Delivery is now expected by November 2020.

Dundee Close Garages – will deliver 4 modular homes. A planning application has been submitted and is due to be determined in September 2020. Delivery is forecast for December 2020.

Barnes Close Garages – will deliver 7 modular homes. A planning application has been submitted and has been given a determination deadline for October 2020.

8.3 The Council is currently selecting a charity partner who will take on the housing management and ownership of the modular homes and work with the Housing Advice team to jointly allocate suitable residents to each scheme.

8.4 The HDA is working with the Estate Regeneration Scheme (EIS) to ensure that where residents in the vicinity of the modular homes have been affected by the loss of the garages, new parking facilities will be made available to the community.

9 Delivering Accessible Housing

9.1 Cambridge City Council is committed to providing a range of housing options for residents with limited mobility. The Council adheres to the accessibility standards laid out in the Local Plan 2018. This requires 100% of new build Council homes to be M4(2) (accessible and adaptable dwellings), and 5% of new build affordable homes to be M4(3) (wheelchair user dwellings).

9.2 There are currently 27 fully adapted wheelchair user dwellings planned in the programme (see table below). This along with meeting the local plan of delivering all homes to be accessible and adaptable will mean the requirement to provide 5% wheelchair user homes will be met.

9.3 Table 2: Wheelchair user homes

	Total Council rented homes (100% M4 (2) wheelchair adaptable)	Total M4 (3) wheelchair user homes	Total 1 bed M4 (3)	Total 2 bed M4(3)
Mill Road phases 1 & 2	118	5	5	0
Anstey Way	56	3	3	0
Cromwell Road	118	6	4	2
Colville Road Ph 2	69	4	0	4
Campkin Road	75	4	1	3
Meadows & Buchan	106	5	2	3

9.4 A new M4(2) home at Queen's Meadow is in the process of being adapted to receive an accessible ground floor shower to suit the needs of the new tenant.

10. Sustainability

10.1 The Council's commitment is for all developments that are part of the Council's Housing Programme to adhere to the 2017 Sustainable Housing Design Guide. This covers a number of areas including: energy and water; space standards and biodiversity. The Sustainable Housing Design Guide targets are now part of the 2018 Cambridge Local Plan. Currently out for consultation is the draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD).

10.2 The table below highlights the Council's forthcoming schemes and how they are meeting or exceeding the Sustainable Housing Design Guide

(part of the 2018 Cambridge Local Plan) and the draft Greater Cambridge Sustainable Design and Construction SPD.

Scheme	Mandatory Sustainability Standard	Actual Sustainability Standard (reduction from 2013 building regulations)	Key Sustainability components
Mill Rd Phase 1 Anstey Way Garage Sites Ventress Cromwell Rd Akeman	10% on-site renewable energy	19% reduction in carbon emissions	<ul style="list-style-type: none"> • Fabric First • MVHR • Solar PV • Battery Storage
Mill Rd Phase 2	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> • Fabric First • MVHR • Solar PV • Combined Heat and Power
Colville Road Campkin Road (proposed) Meadows & Buchan (proposed)	19% reduction in carbon emissions	35%-40% reduction in emissions	<ul style="list-style-type: none"> • Fabric First • MVHR • Detailed assessments in progress

10.3 Detailed assessments remain in progress in relation to Colville Road, Campkin Road and Meadows & Buchan, seeking to determine the best mix of energy sources and technologies taking into account a range of factors:

- Carbon emissions reduction performance
- Energy consumption
- Resident heating bills
- Technical complexity and implications (including ultimate maintenance costs to the Council)

10.4 Buro Happold have been commissioned to develop a new Sustainable Housing Design Guide for a future housing programme. This will be presented to the HSC once complete.

11. Risks

Risk	Likelihood	Impact	Mitigation
Not achieving the 500 homes target	Low- current programme has 546 homes identified, with 544 approved for development. While delays have been minimal, there remains a risk of delays to Start on Site at those schemes not yet on site.	Med- impact would be delivery of a lower number of much needed homes and reputational risk in the Councils ability to deliver and therefore attract future grant funding.	Programme level monitoring of delivery in place. Strategy is to exceed target. All schemes have now secured a capital budget for delivery and updated in MTFS as required. In addition, the site at Orchard Park purchased through CIP will deliver further affordable homes as a contingency.
Land Assembly issues delaying start on sites	Med – Properties at Campkin Road still to be acquired and 1 at Colville Road.	High- if vacant possession or access is not achieved the scheme cannot be developed.	Council has an officer in post to support move. Process also in place to use statutory powers if required.
Cost increases on approved projects	Medium – Only one scheme now remains in planning phase. COVID-related delays, subsequent decreased works capacity and supplier disruption remain a risk.	Medium - depending on the extent of the additional cost this may be managed within scheme level contingency approved in 2020 Budget Setting Report.	Initial budgets either developed with Hill or Employers Agent. Cost plans are regularly reviewed and updated. Latest budgets reviewed as part of BSR and remain under review for updating in the upcoming MTFS. Regular updated risk management budgeting completed as part of Covid-19 risk work across the Council.
Planning	Low – a single scheme does not yet have planning permission and another has had a planning permission expire.	Low - While planning needs to be achieved for schemes to be delivered, the 500-target has already been reached with a total of 542 now having obtained planning.	Review required on remaining 2 small sites without planning.

Sales risk – exposing Council cash flow forecast	Medium – Housing market fluctuations are beyond Council control but do occur over long periods and affect the entire economy. Current circumstances may exacerbate such fluctuations or delay buyer activities in the short-medium term.	Medium – new homes are expensive but retain considerable inherent value and have uses other than market sale.	Mill road sales have launched regular reporting through CIP processes on sales. Strategy for Cromwell road in development. Regular updates received in the market for sales of these sites.
Decanting residents / leaseholders	Med– decanting process has been agreed with City Homes there are some residents at Campkin Road unable to move as they are shielded during the pandemic.	High – regeneration schemes will not be progressed if residents are not decanted.	Officer in place to work with residents. Position to be reviewed as guidance on moving is updated.

12. Implications

(A) Financial Implications

The Devolution Housing Grant and Right to Buy Receipts are the main source of funding for schemes in the current 500 Programme that progress into development. However, the sources of funding for each new housing scheme are laid out when a detailed report for that scheme is brought to the HSC.

Currently the 500 Programme has a total cost to date, or approved HRA budget going forward, of £140,758,796, including some re-provision of existing dwellings.

This is funded through four avenues:

- Funding provided by the Combined Authority Devolution grant
- Funding provided from Section 106 agreements
- Funding provided by Right to Buy receipts
- Funding provided direct from HRA

The general fund has also supported the delivery of the programme through it's investments through the Cambridge Investment partnership at Mill Road and Cromwell Road.

(B) Staffing Implications

The scheme on the Rolling Programme will be project managed by the Cambridge City Council Housing Development Agency in liaison with City Homes; Housing Maintenance & Assets; and the Council's corporate support teams. Some of the schemes are being delivered through the Cambridge Investment Partnership.

(C) Equality and Poverty Implications

The development framework for new housing by the Council, approved at the March 2017 Housing Scrutiny Committee was informed by an EQIA. Each scheme specific approval is informed by an EQIA if current residents are required to move.

(D) Environmental Implications

There are no environmental implications of this report. Each scheme specific approval will cover any environmental implications.

(E) Procurement Implications

Advice specific to each project.

(F) Consultation and communication

There are no consultation and communication implications of this report. The development framework for new housing by the Council approved at the March 2017 Housing Scrutiny Committee sets out the Council's commitment to involve residents in new housing schemes.

(G) Community Safety

There are no community safety implications for this report. Each scheme specific approval will cover any community safety implications.

13. Background papers

Background papers used in the preparation of this report:

- a) 23/06/2020 HSC report

14. Appendices

(a) Appendix 1: Programme milestone summary

(b) Appendix 2: Programme finance summary

15. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Claire Flowers, Head of Housing Development Agency, tel: 01223 - 457928, email: claire.flowers@cambridge.gov.uk.

HDA Delivery Programme		08/09/2020									
Scheme Name	Ward	Net Affordable	Market homes	Total homes	Delivery	Committee	Approval date	Planning Submitted	Planning Granted	Est. SOS	Practical Completion
BUILD COMPLETE											
Uphall Road	Romsey	2	0	2 E & F	HSC	Mar-15	Aug-16	Dec-16	Jun-17	Jan-18	
Nuns Way & Wiles Close	Kings Hedges	10	0	10 Tender	HSC	Mar-15	Aug-16	Jul-17	Jan-19	Aug-19	
Ditchburn Place Community Rooms	Petersfield	2	0	2 Tender	S & R	Sep-18	Aug-18	Nov-18	Jan-19	Sep-19	
Queens Meadow	Cherry Hinton	2	0	2 CIP	HSC	Jun-17	Dec-17	Jul-18	May-19	Jun-20	
Anstey Way	Trumpington	29	0	56 CIP	HSC	Mar-17	Jan-18	Jul-18	Oct-18	Jun-20	
Colville Garages	Cherry Hinton	3	0	3 CIP	HSC	Sep-17	Sep-18	Nov-18	May-19	Jul-20	
Gunhild Way	Queen Ediths	2	0	2 CIP	HSC	Jan-18	Jul-18	Oct-18	May-19	Jul-20	
Wulfstan Way	Queen Ediths	3	0	3 CIP	HSC	Sep-17	Oct-18	Jan-19	May-19	Sep-20	
Sub total		53	0	80							
ON SITE											
Mill Road	Petersfield	118	118	236 CIP	S & R	Nov-17	Dec-17	Jun-18	Aug-18	Dec-21	
Markham Close	Kings Hedges	5	0	5 CIP	HSC	Jan-18	May-18	Oct-18	May-19	Sep-20	
Ventress Close	Queen Ediths	13	0	15 CIP	HSC	Mar-17	Sep-18	Mar-19	Oct-19	May-21	
Kingsway Medical Centre	Arbury	4	0	4 E & F	HSC	Sep-17	Sep-18	Apr-19	Nov-19	May-21	
Cromwell Road	Romsey	118	177	295 CIP	S & R	Mar-18	Mar-19	Jun-19	Dec-19	Dec-22	
Akeman Street	Arbury	12	0	14 CIP	HSC	Jun-18	Apr-19	Jul-19	Oct-19	Jul-21	
Sub total		270	295	569							
PLANNING APPROVED											
Colville Phase 2	Cherry Hinton	49	0	69 CIP	HSC	Jan-19	Jul-19	Dec-19	Oct-20	Apr-22	
Campkin Road	Kings Hedges	50	0	75 CIP	HSC	Jul-19	Nov-19	Mar-20	Oct-20	Jan-23	
Clerk Maxwell Road	Newnham	14	21	35 S106	HSC	Jan-19	Dec-19	Jul-20	Dec-20	Jan-22	
Meadows and Buchan	Kings Hedges	106	0	106 CIP	HSC	Jan-19	Dec-19	Aug-20	Jan-21	Mar-23	
Sub total		219	21	285							
SUBMITTED FOR PLANNING											
Tedder Way	Arbury	2	0	2 TBA	HSC	Mar-15	Mar-17	TBD	TBD	TBD	
Kendal Way (Planning now Lapsed)	East Chesterton	2	0	2 TBA	HSC	Mar-15	Aug-16	Feb-17	TBD	TBD	
Sub total		4	0	4							
GRAND TOTAL		546	316	938							

Progress to 500 starts on site	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Starts by year	2	132	189	193	28	0
Cumulative total	2	134	323	516	546	546

Progress to 500 Completions	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions by year	2	0	12	71	138	323
Cumulative total	2	2	14	85	223	546

New Build Programme - 500 New Homes											14-Aug-20
Scheme Name	Project stage	Net affordable homes	Total affordable homes	Budget per 2020/21 HRA MTFS (Actual where complete)	Total Spend to March 2020	Budget RTB receipts (Actual where complete)	Budget Devo grant funding (Actual where complete)	Section 106	Net cost to HRA	Total development cost per unit	Cost to HRA per unit
Uphall Road	Build completed	2	2	356,829	356,829.05	-£105,330.00	-£242,596.00	£0.00	£8,903.05	£178,414.53	£4,451.53
Nuns Way & Wiles Close	Build completed	10	10	2,044,000	1,934,897.58	-£613,200.00	-£1,376,699.00	£0.00	£54,101.00	£204,400.00	£5,410.10
Tedder Way	Submitted for planning	2	2	389,000	10,938.00	-£116,700.00	-£272,300.00	£0.00	£0.00	£194,500.00	£0.00
Kendal Way	Planning expired	2	2	374,000	28,416.50	-£112,200.00	-£261,800.00	£0.00	£0.00	£187,000.00	£0.00
Anstey Way	Build completed	29	56	11,489,640	11,185,439.05	-£1,886,755.02	-£3,551,233.00	£0.00	£6,051,651.98	£205,172.14	£108,065.21
Colville Garages	Build completed	3	3	847,300	734,752.31	-£254,190.00	-£593,110.00	£0.00	£0.00	£282,433.33	£0.00
Queensmeadow	Build completed	2	2	621,040	593,491.95	-£186,312.00	-£434,728.00	£0.00	£0.00	£310,520.00	£0.00
Wulfstan Way	On site	3	3	816,810	528,683.01	-£245,043.00	-£571,767.00	£0.00	£0.00	£272,270.00	£0.00
Markham Close	On site	5	5	1,186,650	1,070,819.62	-£355,995.00	-£830,655.00	£0.00	£0.00	£237,330.00	£0.00
Gunhild Way	Build completed	2	2	664,140	534,652.74	-£199,242.00	-£464,898.00	£0.00	£0.00	£332,070.00	£0.00
Ditchburn Place	Build completed	2	2	333,957	333,957.43	-£101,115.25	-£232,842.00	£0.00	£0.18	£166,978.72	£0.09
Mill Road	On site	118	118	24,965,630	13,318,316.41	-£7,489,689.00	-£17,475,941.00	£0.00	£0.00	£211,573.14	£0.00
Ventress Close	On site	13	15	3,689,920	2,210,920.21	-£783,909.06	-£1,828,596.00	£0.00	£1,077,414.94	£245,994.67	£71,827.66
Kingsway	On site	4	4	410,000	79,275.81	-£123,000.00	-£287,000.00	£0.00	£0.00	£102,500.00	£0.00
Cromwell Road	On site	118	118	24,865,800	14,110,559.21	-£7,459,740.00	-£17,406,060.00	£0.00	£0.00	£210,727.12	£0.00
Akeman Street	On site	12	14	4,526,720	1,893,155.83	-£910,681.71	-£2,124,924.00	£0.00	£1,491,114.29	£323,337.14	£106,508.16
Clerk Maxwell Road	Planning approved	14	14	2,746,760	0.00	-£824,028.00	-£1,922,732.00	£0.00	£0.00	£196,197.14	£0.00
Meadows and Buchan	Planning approved	106	106	27,318,760	686,480.99	-£8,195,628.00	-£13,028,915.00	£0.00	£6,094,217.00	£257,724.15	£57,492.61
Colville Road Phase 2	Planning approved	49	69	15,690,580	1,111,519.99	-£3,040,126.15	-£7,093,204.00	£0.00	£5,557,249.85	£227,399.71	£80,539.85
Campkin Road Phase 2	Planning approved	50	75	17,421,260	640,537.11	-£3,114,992.00	£0.00	-£1,750,000.00	£12,556,268.00	£232,283.47	£167,416.91
TOTAL		546	622	140,758,796	51,363,643	-£36,117,876.18	-£70,000,000.00	-£1,750,000.00	£32,890,920.30	£226,300.32	£52,879.29
										Mean average	



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.3
09 NOVEMBER 2020	PUBLIC REPORT

**HOUSING MARKET DYNAMICS ACROSS THE CAMBRIDGESHIRE &
PETERBOROUGH COMBINED AUTHORITY AREA.**

1.0 PURPOSE

- 1.1. This report gives an overview of the different housing market issues across Cambridgeshire and Peterborough, and the impact on delivery of affordable housing. This sets the work of the Housing Committee in context. It is important to note that many of these issues are subject to national or local policies outside the control of the Combined Authority.
- 1.2. This report is a summary of issues that are set out in more detail in the Combined Authority's Housing Strategy (approved by the Combined Authority Board in September 2018)
- 1.3. The report highlights the key role that Local Plans have in addressing these issues. Each local authority (LA) has adopted their own Local Plan and has the discretion to stipulate different policy requirements, so local plan policies vary across the CPCA region from one council to another.
- 1.4. The Combined Authority is not responsible for planning policies on housing in the local plans adopted by each council. It is reliant on the local plan system enabling both enough market and affordable housing to be consented and enabled for delivery over the planning period.
- 1.5. The Combined Authority has had the opportunity to intervene locally on a scheme specific basis using the £100m housing programme monies to support development to get more housing delivered than would otherwise have been the case.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

<u>DECISION REQUIRED</u>	
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: N/A	Key Decision: No
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) To note the comments made within the report.</p>	<p>Voting arrangements Simple majority of all Members</p>

2.0 BACKGROUND

- 2.1. Members of the Committee have raised issues relating to affordable housing requirements across the area of the Combined Authority. This report is in response to a request to clarify why there are different requirements, such as percentages of affordable housing, site viability or nationally described space standards (NDSS).

Combined Authority Housing Programme

- 2.2. Strategically without intervention the UK housing model requires new market homes to help to fund and deliver affordable homes – and this is one of the key challenges facing the Combined Authority region. Across the area, despite the pattern of economic diversity, one of the stark common themes is the increasing unaffordability within existing housing markets. Affordability (or the lack of it) is driven by different factors – it may be rapidly increasing prices/rents in Cambridge and relatively low wages in the rural north and east – but across the whole region a significant proportion of residents are currently being “failed” by existing housing markets dynamics. The supply/demand equation is not in balance.
- 2.3. Many factors affect the delivery of housing: land values, viability, price of homes, anticipated level of profits or lack of profit, with the added issues in some locations of meeting local standards of accessibility and NDSS, which can lead to the lack of viability, lack of delivery and a reduction in the creation of additional affordable housing. The variety in these issues across the Combined Authority area explains why authorities have adopted different policies in their Local Plans, and why schemes can come to the Committee having obtained planning permission from the Local Planning Authority with different standards or different percentages of affordable housing.
- 2.4. One of the key constraints which affects the pace and scale of housing delivery in the Combined Authority area is development viability. As with patterns of economic growth and housing affordability, the Combined Authority is not a homogenous area – there are significant variations in viability across the

region. Viability is complex – there are many variables, so while there are distinct location trends, it is not simply that location X is viable and location Y is not.

2.5. A relatively simple explanation of whether a site is viable or not can be expressed as the following equation:

- Calculate the total value of the assets developed on a site (for example adding together the sales proceeds of all of the housing units, private and affordable, all of the commercial units and any other uses).
- Take away from this figure the costs of developing these units/uses (including the financing costs and appropriate profit to the developer/construction contractor)
- Take away from this figure the cost of the land, which will itself reflect specific conditions such as access, greenfield/brownfield, flood risk, and planning costs.
- Overlay the perception of risk and the sensitivity of the impact of changes to the above.
- Is sufficient capital or borrowing available to fund the delivery of the development?

If the balance is 0 or above, risks are known and stable, and capital and borrowing is accessible, then in broad terms, the development can be considered as viable.

There are further complexities to this equation relating to the timing of the costs and income detailed above: for example, if sales proceeds are realised a significant period after costs are incurred then a site could be seen as unviable due to the lengthy payback on investment.

Where these costs outweigh income from sales or risks are considered by the developer as being too high, interventions will be required to enable development to come forward.

2.6. Land values vary significantly in the Combined Authority area, land costs in Cambridge are several times higher than the cost of land per square metre in the Fenlands. As of December 2019, development land in Cambridge was selling at £4597 per square metre whereas at the same time in the Fenlands, the cost of land was £1839 per square metre. Although there are localised exceptions, generally speaking the cost of land in the north and north east of the Combined Authority area is lower than the south and west (with Cambridge as the epicentre of higher cost).

2.7. There is also a disparity with the price of housing, again broadly following the pattern of land values. However, as house prices lower, then relatively fixed costs such as construction, infrastructure and professional fees become a greater proportion of overall costs, and in some lower value locations in the Combined Authority area make it unviable to even bring forward land for development. That can mean that relatively few or even no affordable housing units can be negotiated in such areas.

2.8. The table below shows relationship of house prices across the different areas of the combined authority

House by District ¹		
District/Region	Lower Quartile (£)	Median (£)
Cambridge	£338,500	£440,000
East Cambridgeshire	£227,250	£291,000
Fenland	£150,000	£185,000
Huntingdonshire	£210,090	£275,000
South Cambridgeshire	£238,600	£364,897
Peterborough UA	£148,000	£190,000
East of England Region	£210,000	£282,500

2.9. The further table below shows the average price per square metre of land costs in the Combined Authority region, including some parts of West Suffolk. There are noticeable disparities with Cambridge City and South Cambridgeshire showing the highest cost whilst Fenland and Peterborough show the lowest.

Price per square metre².

	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Jun 2019	Dec 2019	Change last 12 months
Cambridge	4,373	4,574	4,672	4,659	4,596	4,492	4,551	4,522	4,597	+ 46
East Cambridgeshire	2,253	2,389	2,497	2,541	2,597	2,640	2,627	2,592	2,615	- 12
Fenland	1,525	1,577	1,656	1,711	1,775	1,768	1,837	1,803	1,839	+ 2
Huntingdonshire	2,175	2,272	2,392	2,467	2,497	2,531	2,559	2,554	2,557	- 2
South Cambridgeshire	2,928	3,082	3,179	3,249	3,284	3,316	3,324	3,284	3,293	- 31
Forest Heath	1,941	2,058	2,134	2,185	2,244	2,240	2,295	2,305	2,332	+ 37
St Edmundsbury	2,311	2,399	2,490	2,550	2,600	2,639	2,722	2,664	2,679	- 43
Peterborough	1,636	1,690	1,760	1,805	1,860	1,900	1,917	1,916	1,965	+ 48
East of England	2,693	2,847	2,935	3,044	3,068	3,092	3,095	3,073	3,121	+ 26
England	2,669	2,772	2,764	2,850	2,839	2,844	2,814	2,802	2,897	+ 83

Local Authority	Affordable housing threshold ³
East Cambs	All new open market housing developments which incorporate more than 10 dwellings will be required to make appropriate provision for an element of affordable housing. In April 2019 we decided to use the latest economic evidence which was put forward as part of the former Local Plan review and now ask for 30% affordable housing across East Cambs except for Soham and Littleport where this is 20%.

¹ Source: Land Registry Price Paid data 2019

² Info from Market Housing Bulletin 2020.

³ Research conducted Jan 2020

Local Authority	Affordable housing threshold ³
South Cambs	Our current policy within the Local Plan seeks 40% affordable housing on all developments of 10 or more dwellings. Generally we do manage to achieve our 40% affordable housing contribution on the small/medium sized sites, but this is more difficult to achieve on the large strategic sites where there are significant infrastructure costs affecting the viability.
Fenlands	For Fenland, our policy is 25% affordable housing on sites of 10 or more and unfortunately, we rarely achieve policy levels of delivery regardless of the size of the site. It is not uncommon for viability to demonstrate that no affordable is deliverable.
Peterborough	For Peterborough our policy is 30% affordable housing on sites of 15 or more, we achieve this, for the most part on small/medium-sized sites, but this is not always the case on large strategic sites where significant infrastructure costs can lead to a reduced affordable percentage being delivered.
Cambridge City	Our current 2018 Local Plan threshold is 25% on 11-14 units and 40% on 15 or more. We are generally able achieve the thresholds, although there have been some sites where specific issues – e.g. particular infrastructure issues - where it has not been possible.
Huntingdonshire	Effectively it is 40% affordable housing on a site where 11 homes or 1,001m ² residential floorspace (gross internal area) or more are proposed. For exception sites there is not really a threshold. In terms of what we are achieving, we are for the most part achieving 40%. The exception is the growth sites where significant infrastructure needs to be provided.

2.10. The table above shows the affordable housing policy in each council area.

2.11. In Fenland, the policy is 25% affordable housing on sites of 10 or more. Unfortunately, they rarely achieve that policy level regardless of the size of the site. Frequently the viability demonstrates that a below policy provision or no affordable is deliverable. Even where a reduced affordable housing percentage is achieved, the difficulty can sometimes then be in finding a registered provider that can make the scheme work when the numbers of affordable units in individual schemes are small.

2.12. In Peterborough and northern parts of Huntingdonshire and East Cambridgeshire, there are similar but less acute problems with viability, particularly in lower value locations or where there might be significant infrastructure costs in growth areas and on major urban sites. The infrastructure cost issue can be felt in all regions of the Combined Authority.

2.13. In Cambridge, South Cambridgeshire and the southern parts of Huntingdonshire and East Cambridgeshire, with higher market values they are better positioned regarding viability discussions. These areas should achieve most of their affordable housing threshold percentage, on most of their development sites unless there are exceptional costs impacting on viability.

2.8 Land costs reflect a variety of market forces, the most obvious being the supply of available land for development, state of the local economy and nature of the place (access to services, the environment etc). The government produces the Index of Multiple Deprivation (IMD 2019) that ranks localities on a basket of

socio-economic measures. The last Index (IMD 2019) shows that Peterborough and Fenland were the most deprived parts of the Combined Area, followed by Cambridge City, East Cambs and finally South Cambs, which was considered the least deprived. Although individual measures can vary (for example access to services is proportionally worse in most rural areas) this broadly follows the north east/south west pattern of house prices/land costs. Lack of access to affordable housing can therefore be as much an issue in lower cost areas as higher, and vice versa.

2.14. With regards to NDSS this is a technical guidance produced by the government. This guidance indicates the level of space standards deemed ideal on unit' size and is optional rather than mandatory. Some Local Plans have taken the NDSS as a standard requirement in regard to providing housing. Other Local Planning Authorities have decided to negotiate around this issue at pre-planning stage when developers approach. The same applies to accessibility. The table below summarises what we understand to be the current position.

Local Authority ⁴	NDSS	Cat 2/3	Adopted plan
Huntingdonshire	Not obligatory	As part of negotiations	May 2019.
East Cambridgeshire	Not obligatory	No	June 2015
South Cambridgeshire	Yes, on all new residential units	Cat 2 only 5%, overall properties Cat 3 if required need	September 2018
Fenland	No	Cat 2 is not actively pursued due to viability and no Cat 3 criteria	May 2014
Peterborough	Yes, on all rented tenures	Yes and 5% on sites over 50 units for Cat 3	July 2019
Cambridge City	Yes Policy 50, yes on all new residential units	Yes Policy 51, yes, same as South Cambs	September 2018

2.10 Cambridgeshire and Peterborough's highest scoring domain (most deprived) is 'Barriers to Housing & Services' and the lowest scoring domain (least deprived) is 'Living Environment'. This highlights the issues relating to accessing housing, affordability, and homelessness, which is quite different across the region.

2.11 Cambridgeshire overall shows a poor score in Barriers to Housing, which includes unaffordability and homelessness, followed closely behind Health, Education and Crime, leaving Employment as the lowest average ranking score. This is paramount, as Cambridgeshire, has become an aspirational place for many people to live and work.

2.12 In Peterborough, issues relating to barriers to housing are still common, however, education was scored the highest average ranking score which included school attainment and adult qualifications. The lowest ranking average score was the

⁴ As per Jan 2020

living environment. Peterborough has problems with having a relatively high proportion of unqualified workforce and lack of high school attainment.

3.0 SIGNIFICANT IMPLICATIONS

3.1 The Combined Authority Housing team work closely with the Local Authorities Housing Enabling officers to bring additional affordable housing to all parts of the Combined Authority areas, reflecting that each area has a different combination of viability and growth issues. All areas appear to have a need for differing reasons.

3.2 The Committee are presented with schemes that have met the relevant policies of the Local Planning Authority. As policies on affordable housing vary across the area, inevitably there will be variations in those schemes. The CPCA housing programme is attempting to resolve obstacles and barriers to development and for housing provider. The CPCA is supporting development and sustainable communities. With the necessary funds, working with partners and developers, the Combined Authority has provided a good range of sites all over the region, including areas with severe viability constraints.

4.0 FINANCIAL IMPLICATIONS

4.1. There is no financial impact on the programme.

5.0 LEGAL IMPLICATIONS

5.1 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).

5.2 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. APPENDICES

5.1 Appendix 1 - October 2020 Housing Market Bulletin

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



OUR HOUSING MARKET

Welcome to our October 2020 housing market bulletin, produced to help you keep track of local housing market signals based mainly on July 2020 data from Hometrack (regrettably we missed the June data download deadline, so are presenting July this time around).

In the bulletin we compare a number of signals; from the number of sales to comparative affordability. Since April 2019, Forest Heath and St Edmundsbury have been working as one council, 'West Suffolk'. For the time being Hometrack continues to use the old district

boundaries (referred to as "Former Forest Heath" and "Former St Edmundsbury" throughout so that is mostly how the data is presented in the bulletin, except where we can combine them, for example adding up the total number of sales on pages 4 and 6.

There were not enough sales recorded to give "average time to sell" and a comparison of asking to sales price in July so for this edition those pages have been omitted.

Thanks for reading!

Sue Beecroft

JULY 2020 HIGHLIGHTS

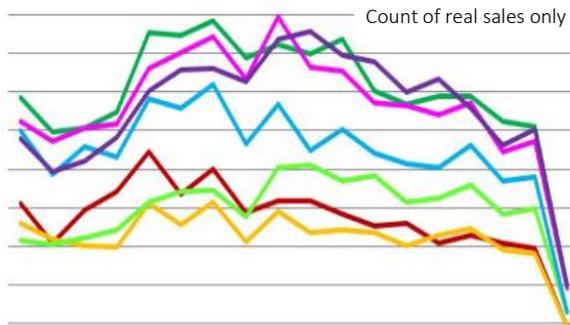
You can see a summary of the latest highlights and quickly find the page you need to get the full story...

HOMETRACK CITIES INDEX PAGE 2, 3 & 4

"House prices continue to increase as demand runs ahead of supply across the UK housing market. The annual UK growth rate is +2.6%, up from +1% a year ago."

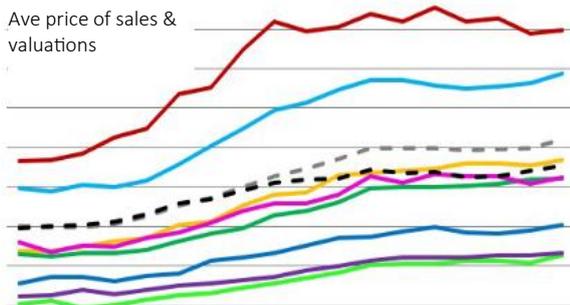
NUMBER OF SALES PAGE 5 & 7

The number of sales and valuations on page 5 and the number of 'actual' sales on page 7 fell over the last 12 months, perhaps a more drastic drop than we have seen in the past— though in the past, the number has climbed as time passes and more reported sales "come through". We are hoping the same will occur again.



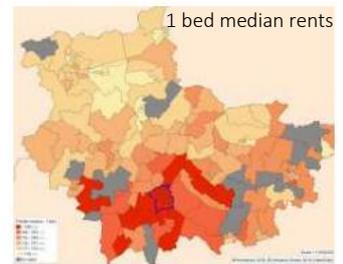
PRICE PAGE 6, 8, 9 & 10

Prices based on sales reported by Land Registry (aka actual sales) on page 8 can be compared to average prices including valuations data on page 6. Lower quartile prices are set out on page 9 and the average price per square metre is found on page 10.



PRIVATE RENTS PAGE 11 & 12

Many private rents increased, as shown on page 11. Many areas have few 1 beds to rent (grey on the map). New "Covid" LHA rates and previous rates are set out on page 12.



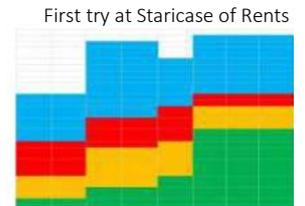
AFFORDABILITY PAGE 13

Median and lower quartile ratios of income to house price are set out on page 15. This shows a real affordability hotspot in and around Cambridge.



WEEKLY COSTS PAGE 14, 15 & 16

A table on page 14 sets out the weekly cost of 1, 2 and 3 beds of different tenures for each district, the East of England, and England. Our 'ladders' tool on page 15 helps to visualise these weekly costs and compare costs for different housing types and sizes across our seven districts.



In Edition 46 we've added a new page—the "staircase of rents" which set out similar information to the ladders, focussing solely on private rents to see if this information is useful. It covers median rents, 80% of median rents, 30th percentile values and the "main" LHA rate for each district. We hope this is a useful. Comparison tool. NB The thumbnail image is not quite how page 16 looks, just summarizes the idea.

BACK PAGE PAGE 17

Want to know more about Hometrack? Got suggestions, feedback or questions? Then go to the back page!

THIS BULLETIN IS PRODUCED BY THE HOUSING BOARD FOR CAMBRIDGESHIRE, PETERBOROUGH & WEST SUFFOLK.

You can find out more about the Housing Board on page 17.



UK CITIES HOUSE PRICE INDEX

FROM HOMETRACK, BASED ON AUGUST 2020 DATA

BY RICHARD DONNELL ON 28 SEPTEMBER 2020

- Ongoing supply/demand imbalance supports headline growth
- Gap opening up in relative strength of demand between existing homeowners and first-time buyers
- First time buyers (FTBs) have been a driving force for sales over the last decade. They remain a key buyer group but increased movement by home-owners means a modest decline in the share of sales by FTBs into 2021
- FTBs have been the engine for housing market over the last decade but greater movement amongst existing home owners means a shift in the mix of moving households in 2021

ANNUAL UK HOUSE PRICE INFLATION +2.6%

House prices continue to increase as demand runs ahead of supply across the UK housing market. The annual UK growth rate is +2.6%, up from +1% a year ago.

At a region and country level house price growth ranges from +1.7% in the North East to +3.3% in the North West, Yorkshire and the Humber and Wales. At a city level Nottingham and Manchester are recording annual price inflation of over 4%.

Table 1: 20 City Index headline results, May 2020

	3 month change	% yoy	Average price
Mar-20	1.0%	2.2%	£215,317
Apr-20	1.2%	2.4%	£216,079
May-20	1.5%	2.8%	£217,207
Jun-20	0.7%	2.4%	£216,862
Jul-20	0.6%	2.5%	£217,457
Aug-20	0.5%	2.6%	£218,262

Source: Zoopla UK Cities Index powered by Hometrack

SUPPLY/DEMAND IMBALANCE SUPPORTS UPWARD PRESSURE ON PRICES

The impetus for price rises shows no signs of slowing as new buyers continue to enter the market. Since the start of the year, demand for housing is 39% higher than at this stage last year.

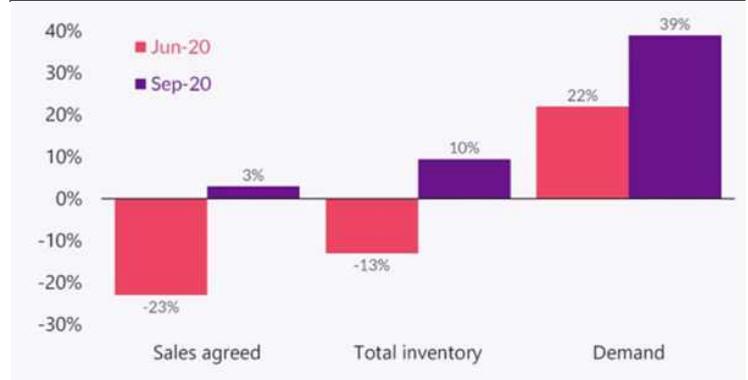
More buyers also bring more supply to the market and available sales inventory is 10% higher than a year ago. Greater supply increases choice for buyers and will keep the rate of house price inflation in check.

The strength of the recovery so far is highlighted in new sales agreed which over the last 9 months are 3% higher than over the same period last year - and this with a 50-90 day closure of the housing market.

The 3-4 month lag between sales agreed and legal completion means we will not make up all the ground lost during the market closure this calendar year.

Completed housing sales are set to be 15% lower than in 2019. A continuation of demand and sales over the autumn, albeit at a

Graph 1: Demand boosts new supply and sales volumes



Source: Zoopla House Price Index

slower pace, will support sales volumes, and estate agency revenues, into the first quarter of 2021.

FURTHER COVID-19 RESTRICTIONS TO SUPPORT DEMAND IN NEAR TERM

We have previously highlighted how the strength of the housing market is being driven by a once in a lifetime re-evaluation of housing in response to COVID-19 and the lockdown.

Households are prioritising space and location as well as factoring in a shift in working patterns. Less time spent meeting friends and family in public locations will re-enforce the importance of the home.

We believe that a second spike in new cases and a tightening of restrictions announced by the Government will only serve to support this trend, primarily for those households in more secure financial positions.

However, the housing market is not immune to any prolonged weakening in the economy and the impact of less Government support.

DEMAND GAP BETWEEN HOMEOWNERS AND FIRST-TIME BUYERS

The strength of demand driving housing sales is not uniform across buyer groups. Tracking demand by purchaser type on a

Graph 2: First Time Buyer demand is slowing



Source: Zoopla House Price Index

UK CITIES HOUSE PRICE INDEX

...CONTINUED

Graph 3: Home owner demand outpaces first time buyers



Source: Zoopla House Price Index

rolling weekly basis since February 2020 shows a gap opening between existing home-owners and FTBs.

FTB demand spiked immediately after the lockdown ended but has lost momentum as a result of growing economic uncertainty and reduced availability of higher loan to value mortgages.

Demand from FTBs remains well above 2019 levels but has fallen back in line with pre COVID-19 levels. We expect it to decline slowly over the rest of 2020.

In contrast, demand from existing home-owners was slower to respond immediately after the lockdown but remains elevated, 37% higher than pre-COVID-19 levels and 53% above this time last year.

There is pent-up demand in this group that we believe could support the housing market into 2021. This divergence in demand is clear at a region and country level with the relative strength of FTBs weaker than that from existing home-owners when compared to pre-COVID-19 levels.

VARIABLE IMPACT ON FIRST-TIME BUYER DEMAND

On a regional basis, the relative strength of FTB demand is not uniform. This reflects the underlying profile of buyers and the level of reliance on higher loan to value (LTV) mortgages, particularly at or above 90% LTV.

In 2019 around a fifth of all mortgages for home purchase were at this level. Reduced availability of mortgages at or over 90% LTV – as lenders meet increased demand at mid to lower LTVs – is a primary factor behind weakening demand.

90% LTV lending is most accessible in housing markets that have average or below average house prices where loan to income limits do not exclude a high proportion of would-be buyers.

The strongest growth in FTB numbers in recent years has been in regional markets outside southern England and we expect FTB demand to be more affected in these regions.

In higher priced markets, such as in London, 90% LTV finance is limited to those on high incomes and FTBs already put down larger deposits meaning this market is likely to be less affected by reduced availability of high LTV loans. However, high deposits and a search for space in the wake of COVID means a greater proportion of FTBs in London may be looking to move out into adjacent commuter areas.

Graph 4: First time buyer share of sales to reverse in 2021



Source: Zoopla analysis of HMRC / UK Finance

UK CITIES HOUSE PRICE INDEX

...CONTINUED

SHIFT IN MIX OF SALES FROM FTBS TO EXISTING HOMEOWNERS

Over the last decade, FTBs have been a key driver of increased housing sales. They have accounted for a growing share of home purchases over time. FTB demand over this period has been buoyed by Help to Buy and greater competition in the higher LTV mortgage market.

In 2019, FTBs overtook mortgaged home-owners as the largest buyer group. This trend is set to reverse as we move into 2021 with increased movement from existing home-owners while FTB demand weakens in the face of restricted mortgage availability, tighter lending criteria and growing economic uncertainty.

EQUITY RICH HOME-OWNERS SUPPORT MARKET ACTIVITY

Existing mortgaged home-owners have accounted for an increasingly smaller share of sales over the last decade as home-owners have stayed put and looked to extend and pay down mortgage debt.

COVID-19, the search for space and quality of location has unlocked latent demand to move in this large group and this is resulting in more sales in the existing home-owner segment.

Affordability is less of a barrier to movement. Existing owners tend to be older - 75% of all home-owners are over the age of 45 - and have more housing equity to help fund new purchases. Indeed, more than half of all home-owners have no mortgage at all, so can potentially make the move as cash buyers - a group that accounts for over a quarter of all sales.

The shift in sales towards existing home-owners will take time to feed through. This year we expect the mix of sales to broadly match that in 2019 albeit with mortgaged home-owners becoming the largest buyer group once again. This gap is likely to widen further into 2021.

HOW LONG CAN CURRENT MARKET CONDITIONS BE SUSTAINED?

We do not expect much change in current trends over the rest of 2020 although a further moderation in demand is likely as we move further into the autumn. As well as the economic outlook and market sentiment, we need to keep a watchful eye on the relatively rapid increase in new supply and the pricing of this new stock.

If demand were to weaken suddenly then there is a risk of an overhang of unsold stock and slowing in sale that would most likely require price reductions to support sales.

This process can take up to 6 months to work through the system. This is one of many risks facing the market but, for now, the post lockdown boost to demand is supporting unseasonably strong housing market conditions.

The shift in the profile of demand towards home movers is one that has much further to run in our view.

SOURCE

Pages 2 to 4 are edited from: <https://www.hometrack.com/uk/insight/uk-house-price-index/august-2020-house-price-index/>
Sign up for all the latest research from Zoopla at advantage.zpg.co.uk

Table 2: UK House Price Index and 20-city summary, August 2020

	Average price	% year-on-year Aug 2020	% year-on-year Aug 2019
Aberdeen	£144,700	-0.6%	-4.9%
Belfast	£137,500	2.5%	2.6%
Birmingham	£168,300	2.9%	3.1%
Bournemouth	£290,100	1.5%	0.2%
Bristol	£280,600	2.9%	1.5%
Cambridge	£415,700	1.4%	-0.3%
Cardiff	£208,700	3.2%	2.7%
Edinburgh	£229,600	3.7%	3.5%
Glasgow	£119,100	2.0%	2.3%
Leeds	£170,700	3.9%	2.7%
Leicester	£183,900	3.6%	4.3%
Liverpool	£123,400	3.4%	3.2%
London	£476,000	2.1%	-0.4%
Manchester	£174,900	4.2%	3.6%
Newcastle	£127,000	2.0%	0.4%
Nottingham	£159,100	4.7%	3.0%
Oxford	£399,500	1.1%	-0.7%
Portsmouth	£236,300	2.6%	0.5%
Sheffield	£139,500	3.0%	2.1%
Southampton	£225,500	1.2%	0.0%
20 city index	£254,300	2.6%	1.1%
UK	£218,300	2.6%	1.0%

Source: Zoopla House Price Index
All price changes are quoted in nominal terms. Zoopla's House Price Indices are revisionary and not seasonally adjusted.

MARKET ACTIVITY

...NUMBER OF SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

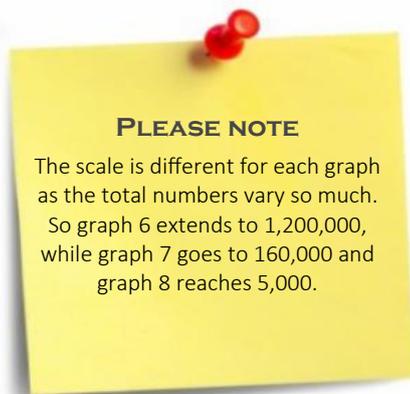
This page shows the number of sales and valuations, useful context for the rest of the Bulletin.

Sales data comes from the Land Registry and valuations data comes from the top 20 mortgage providers across the country. The data is presented in six month "chunks".

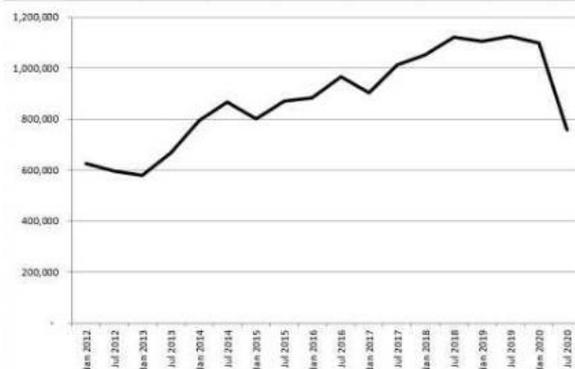
- Graph 5 shows the number of sales and valuations for England and graph 6 shows the same for the East of England.
- Graph 7 shows number of sales and valuations for each of the districts in our area, individually. Forest Heath and St Ed's are combined into one bright pink "West Suffolk" line.
- Table 3 shows the number of sales and valuations for each district, the East of England and for the whole of England. A row has been added to Table 3 to show the total for West Suffolk, combining former Forest Heath and St Edmundsbury areas.

NOTES & OBSERVATIONS

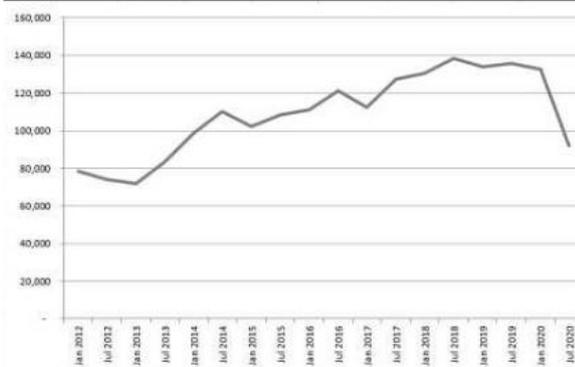
- All three graphs show a similar trend line. As in past editions, the number of sales & valuations reported dropped over the last 6 months; but numbers usually rise once the Land Registry processes sales data and it is picked up by Hometrack (which can take 3 to 6 months). Having said that, the drop looks more dramatic in this edition than previous ones.
- Graph 7 and table 3 show Peterborough having the highest number of sales and valuations (3,074) and former Forest Heath the lowest (1,001). Don't forget, the number of homes in a district will affect the number of sales.
- Pages 7 and 8 explore the number of "real sales" separated from valuations data, which will confirm how big a change the last 3 months have made.



Graph 5: Number of sales & valuations, England



Graph 6: Number of sales & valuations, East of England



Graph 7: Number of sales and valuations, districts

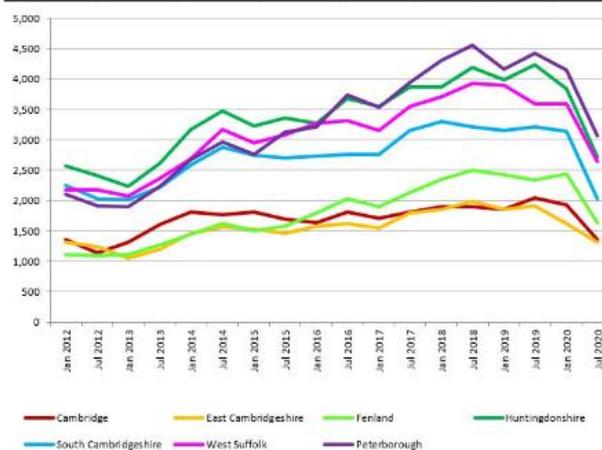


Table 3: Number of sales and valuations

	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Change over 12 months
Cambridge	1,814	1,708	1,819	1,904	1,906	1,862	2,053	1,930	1,356	- 697
East Cambridgeshire	1,629	1,554	1,801	1,861	1,991	1,856	1,922	1,623	1,323	- 599
Fenland	2,031	1,897	2,133	2,347	2,494	2,430	2,341	2,438	1,632	- 709
Huntingdonshire	3,681	3,548	3,873	3,875	4,190	3,996	4,234	3,840	2,713	- 1,521
South Cambridgeshire	2,770	2,766	3,161	3,296	3,221	3,162	3,222	3,139	2,029	- 1,193
Former Forest Heath	1,313	1,372	1,510	1,560	1,555	1,604	1,424	1,416	1,001	- 423
Former St Edmundsbury	2,010	1,784	2,045	2,146	2,381	2,300	2,174	2,174	1,652	- 522
West Suffolk	3,323	3,156	3,555	3,706	3,936	3,904	3,598	3,590	2,653	- 945
Peterborough	3,746	3,536	3,939	4,315	4,558	4,163	4,424	4,156	3,074	- 1,350
East of England	121,371	112,522	127,581	130,326	138,199	133,893	135,562	132,692	92,291	- 43,271
England	965,889	902,392	1,012,461	1,052,677	1,121,101	1,103,305	1,123,180	1,098,655	757,148	-366,032

About the number of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Aug 2019 to July 2020	Sept 2020	Country, region & district	Data points repeat semi-annually

AVERAGE PRICE

...USING SALES & VALUATIONS

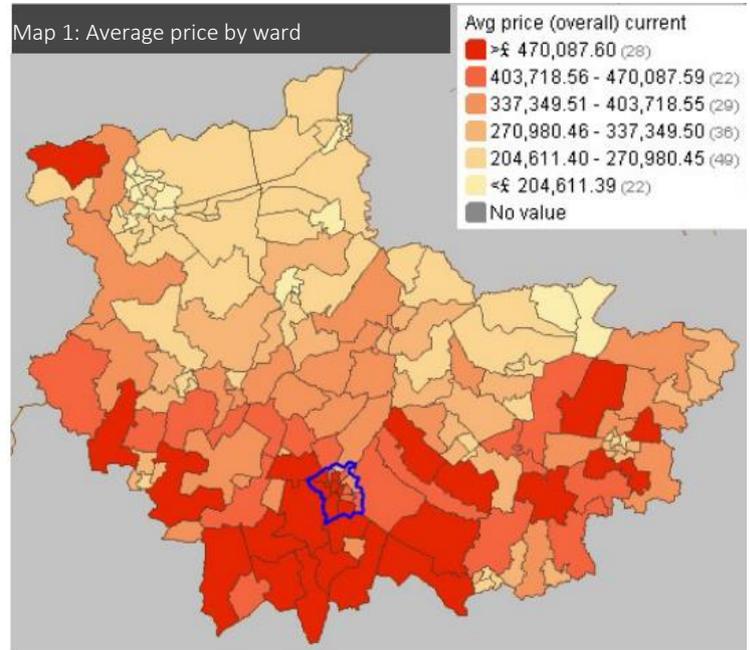
WHAT DOES THIS PAGE SHOW?

Average price on this page is based on sales and valuation data, providing an average price over the previous six month period.

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 8 shows the average price trend for each district (solid lines) the region (grey dots) and England (black dots).
- Table 4 shows average property prices every 6 months and the change in average price over the last 12 months.

NOTES & OBSERVATIONS

- Map 1 shows a familiar pattern of prices higher in the south and the north-west of our area, and generally lower in the north and north-east, with local hotspots.
- Graph 8 shows average prices using sales and valuations are noticeably higher Cambridge and South Cambridgeshire than all other areas.
- It is not possible to combine averages across Forest Heath and St Edmundsbury to give a West Suffolk average, so these are reported separately for the time being.
- In the past 12 months average prices have risen in most all areas except Cambridge and the former St Edmundsbury .
- Over the past 12 months, the biggest drop was seen in Cambridge at -£15,276 and the biggest increase was in South Cambridgeshire at +£15,675.
- Graph 8 highlights the overall trend, with an increase in average prices to around January 2018, then a general “steading off”.
- Page 7 and 8 explore “real sales” only to shed ore light.



Graph 8: Average price

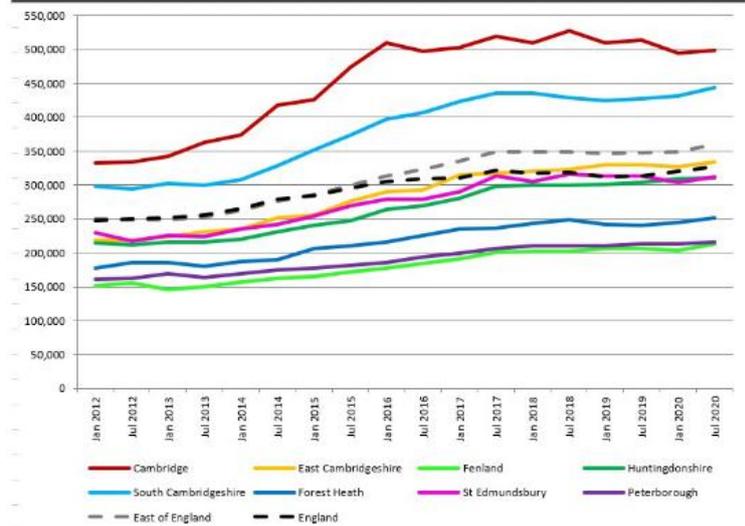


Table 4: Average price based on sales and valuations (£)

	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Change last 12 months
Cambridge	497,790	503,147	518,800	509,984	527,738	510,084	514,277	494,730	499,001	- 15,276
East Cambridgeshire	293,341	314,269	317,598	320,132	323,572	329,778	329,534	327,681	334,595	5,061
Fenland	184,259	191,088	200,563	202,949	202,057	206,604	206,713	204,207	213,020	6,307
Huntingdonshire	269,161	279,928	298,089	300,263	299,150	301,031	303,995	309,518	310,852	6,857
South Cambs	406,313	423,675	436,142	435,983	428,196	425,318	427,980	430,994	443,655	15,675
Former Forest Heath	225,802	235,553	236,997	243,879	248,874	241,587	240,247	244,338	251,989	11,742
Former St Edmundsbury	278,706	290,256	313,109	305,109	316,688	313,252	313,431	303,497	311,469	- 1,962
Peterborough	194,283	200,177	206,428	210,738	210,364	209,928	213,820	213,709	215,797	1,977
East of England	322,879	335,594	349,448	348,580	348,752	346,401	347,989	348,902	360,337	12,348
England	309,103	311,100	321,772	317,697	318,517	312,690	313,994	319,673	327,811	13,817

About the average price, based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Aug 2019 to July 2020	Sept 2020	Country, Region & District	Data points repeat semi-annually

MARKET ACTIVITY

...NUMBER OF "REAL" SALES ONLY

WHAT DOES THIS PAGE SHOW?

This page shows the number of sales completing, the data coming from Land Registry. This excludes valuation data. The number of "real" sales is useful to understand turnover in our housing market excluding for example, valuations for re-mortgage purposes. Sales and valuation data is used elsewhere by Hometrack to secure a bigger sample, so more detailed statistics can be reliably provided.

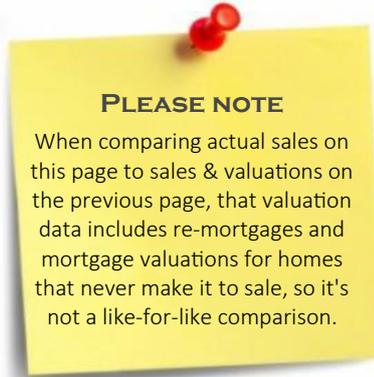
- Graphs 9, 10 and 11 show the total number of actual sales across England, the East of England and our eight individual districts. Please note the different scales on the left hand (vertical) axis.
- A total has been provided for West Suffolk in Table 5, and a new (bright pink) line has been added to Graph 11, replacing the two separate lines for Forest Heath and St Edmundsbury.
- Table 5 shows the sales completing in six-monthly "chunks".

NOTES & OBSERVATIONS

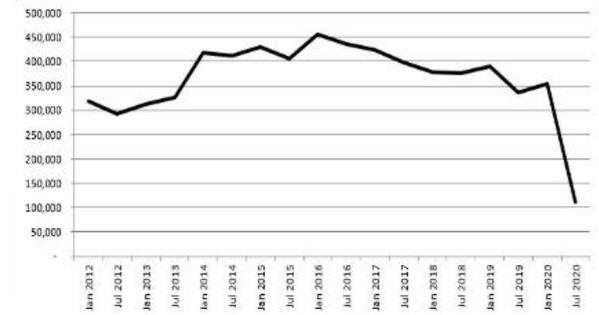
The graphs show a more alarming trend than page 5 with more dramatic trend-lines for all and a big drop in the number of real sales between January and July 2020.

In table 5, Peterborough saw most 'real' sales to July 2020 at 394; a massive drop compared to previous months detailed. Former Forest Heath saw the smallest number at 169, again a huge drop.

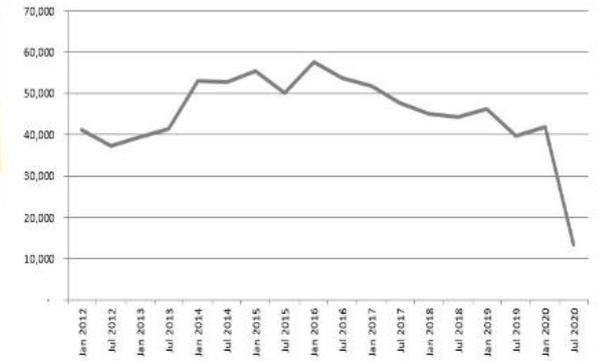
Please remember, from May 2019 "real sales" only includes standard price paid data for residential property selling at market value. It excludes 'below market' transactions, such as sales from repossessions or non-standard property types. As a result, the count has reduced but values should be more robust.



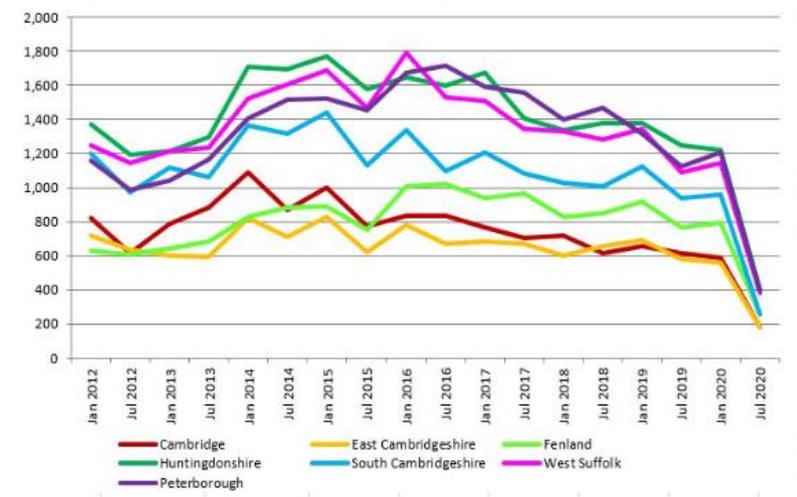
Graph 9: Actual sales, England



Graph 10: Actual sales, East of England



Graph 11: Actual sales, districts



	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Real sales as % of S+V
Cambridge	834	767	706	715	612	659	613	585	182	13%
East Cambridgeshire	671	686	668	603	659	690	581	558	182	14%
Fenland	1,019	939	967	831	849	916	768	791	256	16%
Huntingdonshire	1,598	1,677	1,403	1,337	1,377	1,378	1,251	1,222	403	15%
South Cambs	1,095	1,206	1,082	1,030	1,004	1,126	939	960	258	13%
Former Forest Heath	615	651	585	595	537	562	444	447	169	17%
Former St Ed's	913	859	759	736	748	779	647	699	212	13%
West Suffolk	1,528	1,510	1,344	1,331	1,285	1,341	1,091	1,146	381	14%
Peterborough	1,719	1,591	1,554	1,396	1,466	1,315	1,125	1,208	394	13%
East of England	53,782	51,765	47,586	45,087	44,320	46,257	39,591	41,855	13,412	15%
England	435,714	423,500	398,516	377,971	376,412	390,559	336,454	354,059	110,691	15%

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Aug 2019 to July 2020	Sept 2020	Country, Region, District	Data points repeat semi-annually

AVERAGE PRICE

...USING "REAL" SALES ONLY

WHAT DOES THIS PAGE SHOW?

This page shows the average prices reached for "real" sales only i.e. excluding valuation data. Data comes from Land Registry - it can be slow to come through. Prices are averaged over the previous 6 months.

- Graph 12 shows the trend in average price for each district (solid lines) the region (grey dots) and England (black dots).
- Graph 13 sets out the average price based on sales only (dashed lines) compared to the average price based on sales and valuations (solid lines) for each district, the region and England.
- Table 6 shows average property price based on actual sales, plus change over the past 12 months.

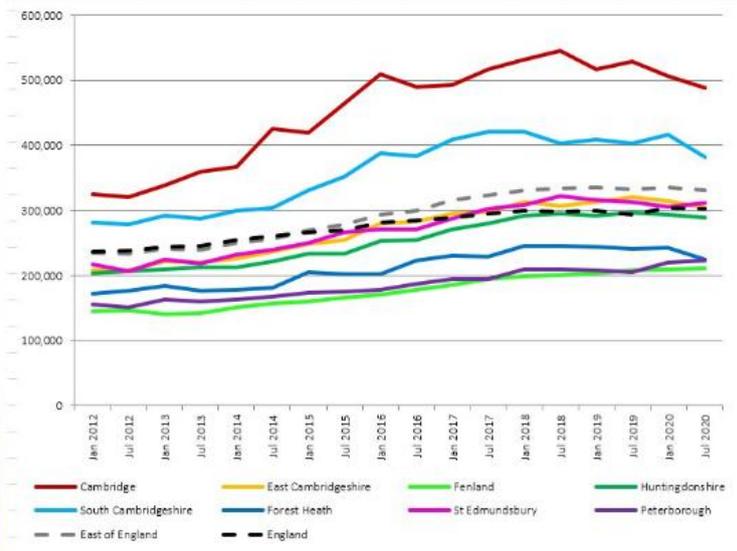
NOTES & OBSERVATIONS

Graph 12 shows a varied picture with prices of 'real sales' levelling off or dropping across our area. Table 6 provides price data and change over the past 12 months which varies from a £40K drop in Cambridge to a £16K rise in Peterborough. Only 2 local districts saw a rise.

Graph 12 helps compare the average price of "real sales" to the average price of sales and valuations – which shows a fair "fit" between the two sets of data though there are some differences, notably the "sales only" data propping in relation to sales and valuations to July '20.

PLEASE NOTE
From May 2019 "real sales" only includes standard price paid data for residential property selling at market value. It now excludes 'below market' transactions like sales from repossessions or non-standard property types. As a result, the count reduced but values should be more robust.

Graph 12: Ave price based on sales only



Graph 13: Comparing price of "real" sales vs. "sales & valuations" (combines data from graph 8 and graph 12)

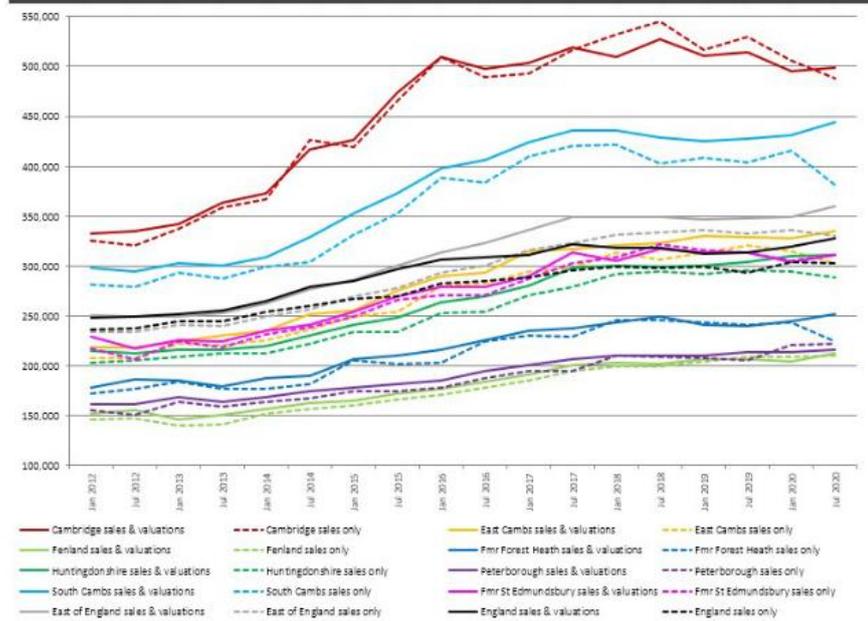


Table 6: Average price based on sales only (£)

	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Change last 12 months
Cambridge	489,777	493,090	516,792	531,654	545,641	516,138	529,060	505,689	488,192	- 40,868
East Cambridgeshire	282,320	294,849	298,133	313,057	306,827	313,369	321,000	314,519	303,405	- 17,595
Fenland	178,454	185,778	195,168	199,153	200,042	203,920	208,463	209,336	210,610	2,147
Huntingdonshire	254,308	270,837	279,444	291,695	294,388	292,617	295,858	294,222	288,879	- 6,979
South Cambs	383,681	409,309	420,708	421,043	403,087	408,487	403,472	415,625	381,305	- 22,167
Former Forest Heath	223,857	230,364	229,763	245,261	245,569	243,762	240,858	242,951	224,882	- 15,976
Former St Edmundsbury	270,635	286,857	302,784	309,246	322,077	316,365	313,168	305,194	310,833	- 2,335
Peterborough	187,735	194,322	195,158	210,315	209,081	207,779	205,641	220,444	222,420	16,779
East of England	299,934	315,565	323,467	331,123	333,244	335,974	332,176	335,506	330,524	- 1,652
England	284,716	288,631	295,132	298,796	297,712	299,604	293,896	303,544	303,097	9,201

About the average price based on sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Aug 2019 to July 2020	Sept 2020	Country, region, district	Data points repeat semi-annually

LOWER QUARTILE PRICE

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

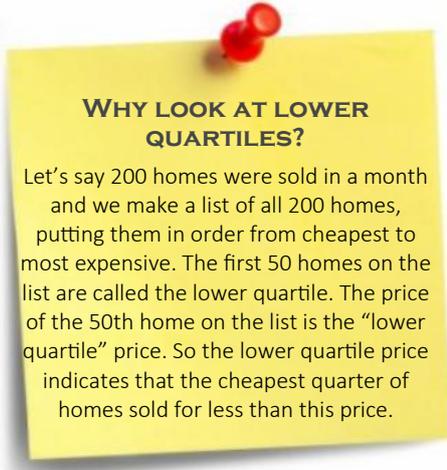
This page sets out lower quartile prices. The lower quartile price reflects the cheapest 25% of the market. It is sometimes used as a guide to “entry level” prices. Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.

- Map 2 shows lower quartile prices for homes across our area at ward level.
- Graph 14 shows lower quartile prices for each district, the region & England.
- Table 7 shows lower quartile prices every 6 months and the change over the past 12 months.

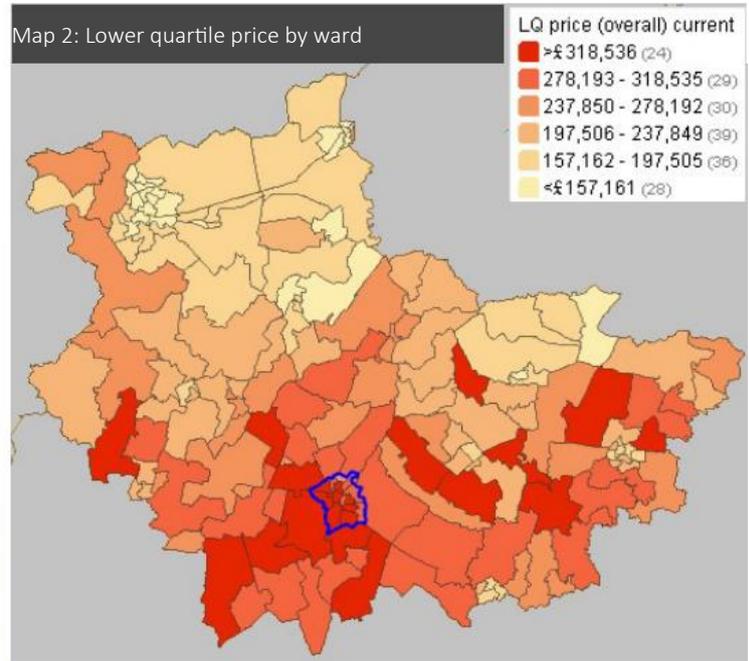
NOTES & OBSERVATIONS

Table 8 shows lower quartile prices ranging from £150K in Fenland and Peterborough to £325K in Cambridge.

Lower quartile prices have risen slightly in 5 districts, dropping in Cambridge, Huntingdonshire and former St Edmundsbury. The lower quartile price has increased by £5,000 across both the East of England and England over the past 12 months.



Map 2: Lower quartile price by ward



Graph 14: Lower quartile price by district

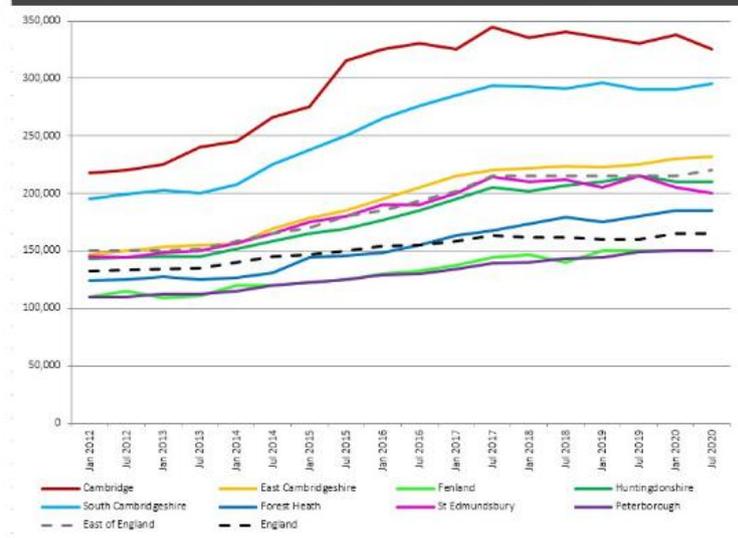


Table 7: Lower quartile price, based on sales and valuations (£)

	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Change over past 12 months
Cambridge	330,000	325,000	345,000	335,000	340,000	335,000	330,000	337,500	325,000	- 5,000
East Cambridgeshire	205,000	215,000	220,000	222,000	223,160	222,500	225,000	230,000	231,500	6,500
Fenland	132,500	137,500	144,000	147,000	140,000	150,000	150,000	150,000	150,000	0
Huntingdonshire	184,995	195,000	205,000	201,615	207,000	210,000	215,000	210,000	210,000	- 5,000
South Cambridgeshire	276,000	285,000	294,000	292,500	291,460	296,000	290,000	290,000	295,000	5,000
Former Forest Heath	155,000	163,500	167,500	173,000	179,000	175,000	180,000	185,000	185,000	5,000
Former St Edmundsbury	190,000	200,000	214,000	210,000	212,000	205,000	215,000	205,000	200,000	- 15,000
Peterborough	130,000	133,868	139,000	140,000	143,000	144,000	149,396	150,000	150,000	604
East of England	193,000	201,950	215,000	215,000	215,000	215,000	215,000	215,000	220,000	5,000
England	155,000	158,000	163,000	162,000	162,000	160,000	160,000	165,000	165,000	5,000

About lower quartile prices - based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Aug 2019 to July 2020	Sept 2020	Country, region, district	Data points repeat semi-annually

PRICE PER SQUARE METRE

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

Price per square metre is a measure used in housing development calculations.

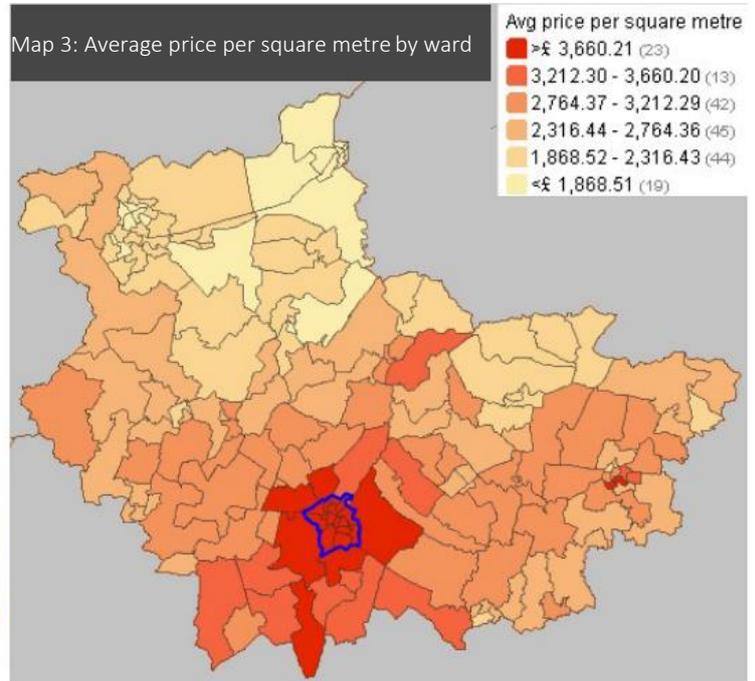
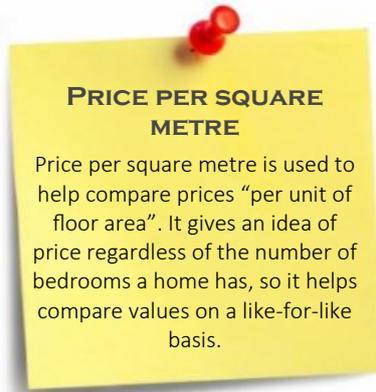
- Map 3 shows average price per square metre of all homes at ward level, based on sales and valuation data. As there may not be a large number of transactions within these small areas, average prices achieved over the past 6 months are used to make sure the sample is big enough to be robust.
- Graph 15 shows the change in averages across the districts (solid lines), the region (grey dashes) and England (black dashes).
- Table 8 shows price per square metre values every 6 months and change over the past 12 months.

NOTES & OBSERVATIONS

Map 3 emphasises the price “hotspot” across Cambridge City and around the city into South Cambridgeshire. The pale areas denote lower values to the north.

Graph 15 shows trends for all districts, which looks to have been levelling off for most districts or just slightly increasing. This reflects the national and regional trend lines.

Table 8 shows the values for each district, from £1,827 to £4,757 and small increases over the last 12 months.



Graph 15: Average price per square metre

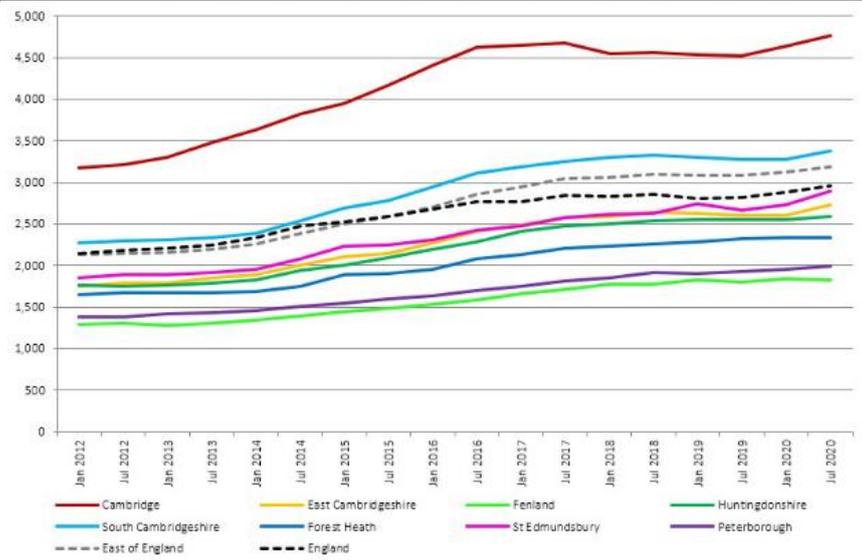


Table 8: Average price per square metre (£)

	Jul 2016	Jan 2017	Jul 2017	Jan 2018	Jul 2018	Jan 2019	Jul 2019	Jan 2020	Jul 2020	Change past 12 mths
Cambridge	4,618	4,645	4,671	4,545	4,558	4,529	4,518	4,631	4,757	239
East Cambridgeshire	2,418	2,493	2,582	2,587	2,642	2,622	2,604	2,604	2,735	131
Fenland	1,586	1,661	1,717	1,771	1,775	1,827	1,804	1,844	1,827	23
Huntingdonshire	2,281	2,411	2,473	2,500	2,541	2,555	2,552	2,557	2,585	33
South Cambridgeshire	3,111	3,184	3,248	3,303	3,333	3,307	3,276	3,280	3,383	107
Former Forest Heath	2,078	2,130	2,213	2,229	2,265	2,281	2,325	2,335	2,342	17
Former St Edmundsbury	2,419	2,481	2,575	2,614	2,629	2,748	2,662	2,728	2,892	230
Peterborough	1,701	1,749	1,814	1,859	1,912	1,904	1,923	1,958	1,988	65
East of England	2,860	2,946	3,047	3,065	3,097	3,082	3,080	3,121	3,188	108
England	2,768	2,772	2,846	2,832	2,852	2,803	2,814	2,885	2,954	140

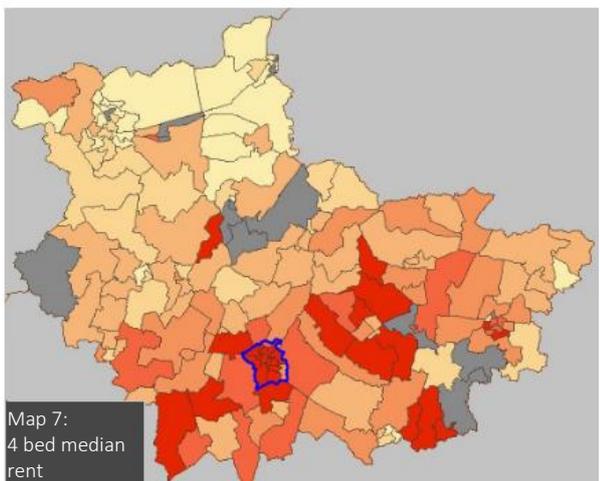
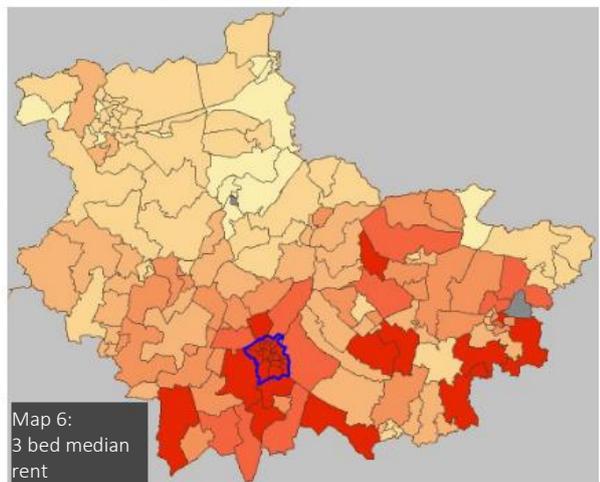
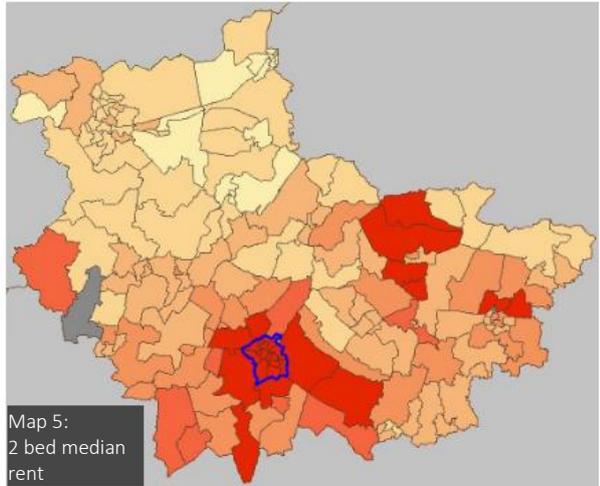
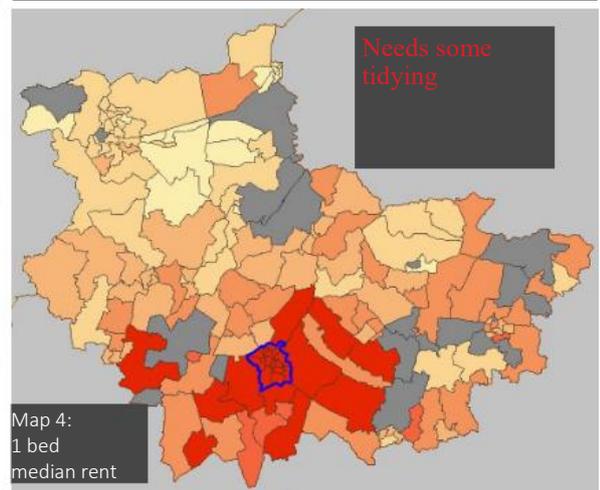
About the average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Aug 2019 to July 2020	Sept 2020	Country, region, district	Data points repeat semi-annually

Table 9: Weekly median private rents & "main" LHA rate for 2020/21 (see p13 for notes)

	Jun-18	Sept-18	Dec-18	Mar-19	Jun-19	Oct-19	Dec-19	Mar-20	Jul-20	LHA
Cambridge Last column = Cambridge LHA rate 2020/21 (rounded)										
1 bed	206	207	206	207	213	219	219	219	225	£178
2 bed	275	276	276	276	288	294	294	294	298	£196
3 bed	311	311	312	318	321	323	328	334	334	£219
4 bed	422	426	426	424	415	428	426	437	438	£299
East Cambridgeshire Last column = Cambridge LHA rate 2020/21 (rounded)										
1 bed	138	141	144	144	144	144	144	144	144	£178
2 bed	173	172	172	172	172	173	173	173	173	£196
3 bed	207	213	213	207	207	207	207	207	218	£219
4 bed	323	321	312	311	311	322	312	312	312	£299
Fenland Last column = Peterborough LHA rate 2020/21 (rounded)										
1 bed	110	109	109	109	109	109	109	114	114	£110
2 bed	144	138	138	144	144	144	144	144	144	£137
3 bed	167	167	172	173	173	173	173	173	173	£160
4 bed	230	253	253	230	236	231	231	231	230	£207
Huntingdonshire Last column = Huntingdon LHA rate 2020/21(rounded)										
1 bed	133	138	137	137	138	138	138	138	138	£130
2 bed	168	172	173	172	173	173	173	173	173	£161
3 bed	201	204	206	203	206	207	207	207	207	£190
4 bed	288	288	288	288	282	276	288	276	288	£253
South Cambridgeshire Last column = Cambridge LHA rate 2020/21 (rounded)										
1 bed	161	172	172	172	173	178	174	178	178	£178
2 bed	206	206	207	207	207	207	207	213	219	£196
3 bed	253	252	253	253	253	253	253	264	265	£219
4 bed	334	322	322	322	323	334	334	345	345	£299
Former Forest Heath Last column = Bury St Edmunds LHA rate 2020/21(rounded)										
1 bed	144	144	144	144	141	136	138	144	144	£121
2 bed	173	183	183	183	183	183	183	183	184	£150
3 bed	242	242	243	249	242	234	228	233	233	£184
4 bed	319	319	312	321	312	322	322	321	323	£276
Former St Edmundsbury Last column = Bury St Edmunds LHA rate 2020/21 (rounded)										
1 bed	144	144	144	144	145	148	150	150	150	£121
2 bed	173	177	178	173	178	178	178	178	182	£150
3 bed	219	226	226	219	219	219	219	219	225	£184
4 bed	321	323	323	323	334	345	345	345	334	£276
Peterborough Last column = Peterborough LHA rate 2020/21 (rounded)										
1 bed	121	121	121	121	121	126	126	126	126	£110
2 bed	155	155	156	155	155	156	156	159	160	£137
3 bed	177	178	183	178	178	183	183	183	184	£160
4 bed	242	242	245	230	231	242	242	253	241	£207
East of England										
1 bed	158	159	159	159	159	160	160	161	162	-
2 bed	196	196	196	196	207	196	196	196	201	-
3 bed	236	236	236	231	230	241	241	242	248	-
4 bed	323	323	327	323	323	334	334	334	345	-
England										
1 bed	173	195	190	189	184	189	189	189	196	-
2 bed	178	207	207	207	207	207	207	207	219	-
3 bed	207	230	231	230	230	231	231	237	253	-
4 bed	353	380	381	380	380	380	381	387	403	-

PRIVATE RENT AND



LOCAL HOUSING ALLOWANCE

Maps 4 to 7 show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and “insufficient data” in grey.

Table 9 sets out median rents alongside the “main” local housing allowance (LHA) rate for each district. It’s a rough comparison as districts and broad rental market areas (BRMA) are different - but hopefully it gives an idea of how rents and LHAs compare.

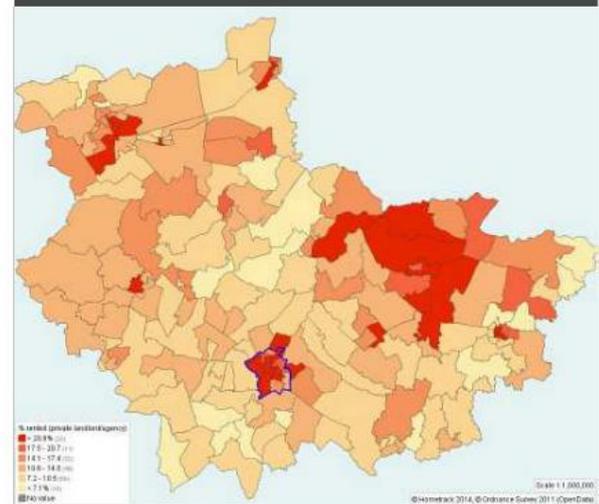
Map 8 shows the % of homes privately rented from the 2011 Census and Map 9 shows BRMA boundaries and labels the BRMAs covering our area. You can find an on-line version of the map here <https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/our-housing-market/brma-map/>

LHA rates are set out in Table 10. These are set based on a 6-monthly survey of private rents by the Valuation Office Agency. The rates are shown for the last 5 years plus the new rates coming in from April 2020, which have been raised to help people afford private rented housing in the Covid-19 crisis. Our previous edition set out LHA rates intended for 2020/21 but these are now replaced with the new Covid-19 rates, shown shaded in pale blue.

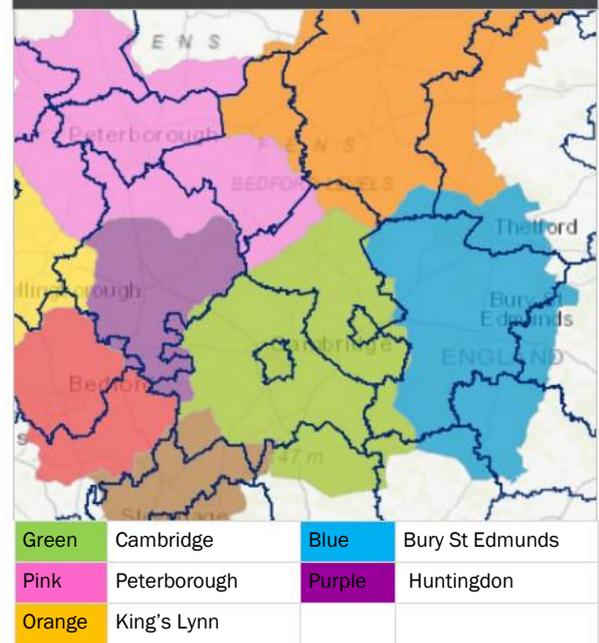
Table 10 Weekly Local Housing Allowance rates (see Map 13 for BRMA boundaries)

	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18	Apr-18 to Mar-19	Apr-19 to Mar-20	Apr-20 to Mar-21 COVID
Cambridge BRMA						
Room	£80.52	£80.52	£80.52	£80.52	£80.52	£97.00
1 bed	£126.05	£126.05	£126.05	£129.83	£133.72	£178.36
2 bed	£140.74	£140.74	£144.96	£149.31	£153.79	£195.62
3 bed	£168.45	£168.45	£168.45	£173.50	£178.71	£218.63
4 bed	£218.16	£218.16	£224.70	£231.44	£238.38	£299.18
Bury St Edmunds BRMA						
Room	£64.14	£64.14	£66.06	£68.04	£68.04	£82.85
1 bed	£102.25	£102.25	£102.25	£105.32	£105.32	£120.82
2 bed	£126.31	£126.31	£126.31	£130.10	£134.00	£149.59
3 bed	£150.36	£150.36	£150.36	£154.87	£159.52	£184.11
4 bed	£216.00	£216.00	£216.00	£222.48	£222.48	£276.16
Peterborough BRMA						
Room	£57.15	£57.15	£57.15	£57.15	£57.15	£65.59
1 bed	£92.05	£92.05	£92.05	£92.05	£94.81	£110.47
2 bed	£115.07	£115.07	£115.07	£115.07	£118.52	£136.93
3 bed	£132.32	£132.32	£132.32	£132.32	£136.29	£159.95
4 bed	£168.41	£168.41	£168.41	£168.41	£173.46	£207.12
King's Lynn BRMA						
Room	£53.67	£53.67	£55.28	£55.28	£55.28	£65.59
1 bed	£90.64	£90.64	£90.64	£90.64	£90.64	£103.56
2 bed	£112.21	£112.21	£112.21	£112.21	£115.58	£132.33
3 bed	£129.47	£129.47	£129.47	£129.47	£133.35	£155.34
4 bed	£163.16	£163.16	£163.16	£163.16	£168.05	£195.62
Huntingdon BRMA						
Room	£63.50	£63.50	£63.50	£63.50	£63.50	£65.59
1 bed	£104.89	£104.89	£104.89	£108.04	£111.28	£130.03
2 bed	£126.00	£126.00	£126.00	£129.78	£133.67	£161.10
3 bed	£150.40	£150.40	£150.40	£154.91	£159.56	£189.86
4 bed	£198.11	£198.11	£198.11	£198.11	£204.05	£253.15

Map 8 % renting from private landlord or letting agency by ward, Census 2011



Map 9 Broad Rental Market Area (BRMA) boundaries



For more detail on local housing allowances and broad rental market areas, please visit

www.voa.gov.uk

A table setting out the LHAs across England can be found here <https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2020-to-march-2021>

About median private rents and local housing allowances

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Aug 2019 to July 2020	Sept 2020	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2020 to Mar 2021	Came into action from April 2020.	Broad rental market areas (BRMAs)	Annual. Next due Jan 2021.

AFFORDABILITY RATIOS

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

This page is based on Hometrack's house price data (sales and valuations) and CACI data on household incomes. The ratios show how many "times" income the local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable.

- On maps 10 and 11, the higher the ratio - the darker the shading - the less affordable housing is in that area. Alongside the ward level maps, Tables 11 and 12 help us compare affordability ratios over time for each district and our two neighbouring regions.
- Values are calculated using the previous 12 months' data, so for example in the tables, the Sept 2018 column relies on data gathered between Aug 2017 and Aug 2018.
- Map 10 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward. Table 11 shows the lower quartile house price to lower quartile income ratio changing.
- Map 11 shows affordability using the ratio of median house prices to median income. Table 12 shows the median house price to median income ratio for our eight districts and two neighbouring regions.

NOTES & OBSERVATIONS

There have been slight changes in affordability rates to July 2020 across our area. Both maps show that, in general, homes continue to be less affordable in the south of our area, with several "hotspots". There is still wide variation across our districts.

Table 12 Median house price to income ratio (rounded)

	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Oct-19	Dec-19	Mar-20	Jul-20
Cambridge	11.6	10.6	10.4	10.5	10.5	10.5	10.5	9.9	9.9
East Cambs	7.8	7.3	7.4	7.4	7.6	7.6	7.7	7.4	7.5
Fenland	6.8	6.6	6.6	6.7	6.5	6.5	6.5	6.3	6.3
HDC	7.1	7.0	7.0	6.9	6.9	7.1	7.1	6.7	6.7
South Cambs	8.6	8.3	8.1	8.2	8.3	8.3	8.3	7.8	8.0
Former Forest Heath	7.4	7.0	6.9	6.9	7.0	7.2	7.3	7.1	7.3
Former St Edmundsbury	7.9	7.8	7.6	7.6	7.2	7.5	7.6	7.2	7.0
Peterborough	6.4	6.5	6.5	6.7	6.4	6.5	6.5	6.5	6.3
East of England	8.4	8.1	8.1	8.2	8.1	8.1	8.1	7.9	7.9
East Midlands	6.3	6.2	6.2	6.3	6.1	6.2	6.2	6.1	6.1

About median and lower quartile house price to income ratios

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Aug 2019 to July 2020	Sept 2020	Region & district	Data points repeat annually

Map 10: Lower quartile price compared to lower quartile income

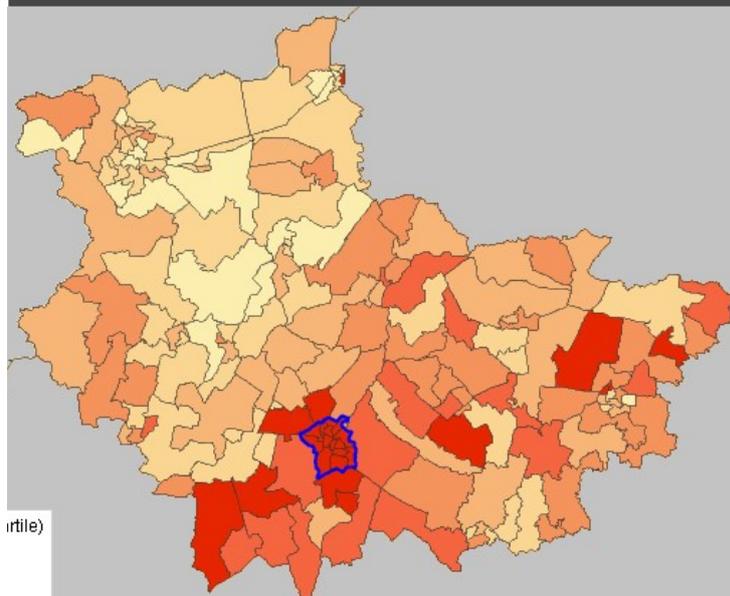
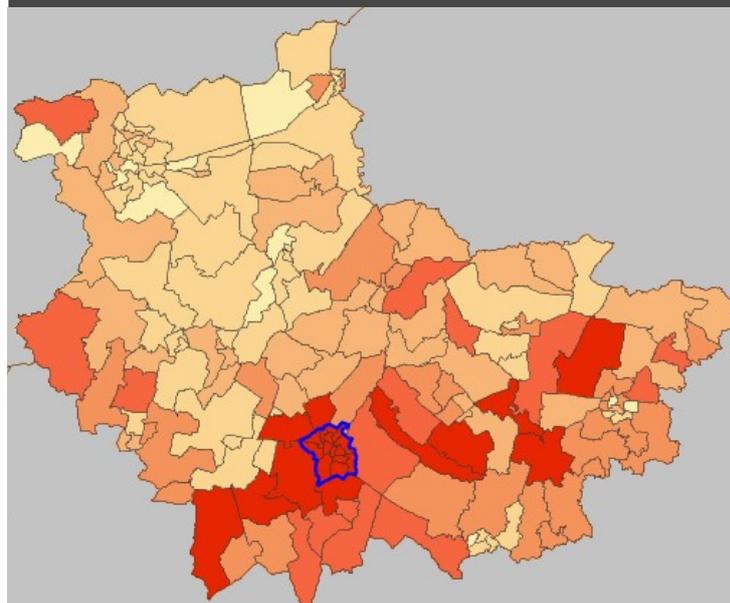


Table 11 Lower quartile price to income ratio (rounded)

	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Oct-19	Dec-19	Mar-20	Jul-20
Cambridge	16.1	14.3	14.2	14.2	14.1	14.4	14.4	13.3	13.1
East Cambs	10.5	9.8	9.8	9.8	9.9	10.2	10.3	9.9	9.9
Fenland	9.5	8.9	8.9	9.2	9.0	9.1	9.1	8.8	8.8
HDC	9.5	9.3	9.3	9.3	9.5	9.5	9.8	9.2	9.0
South Cambs	11.5	10.8	10.7	10.8	11.4	11.3	11.3	10.6	10.6
Former Forest Heath	10.3	9.6	9.6	9.7	9.9	10.1	10.1	9.7	10.0
Former St Edmundsbury	11.0	10.4	10.5	10.4	10.0	10.1	10.3	9.7	9.4
Peterborough	9.1	8.9	9.1	9.3	8.9	9.1	9.1	8.8	8.8
East of England	11.0	10.4	10.5	10.6	10.5	10.5	10.5	10.2	10.2
East Midlands	8.4	8.2	8.3	8.5	8.2	8.2	8.2	7.9	8.1

Map 11: Median price compared to median income



WEEKLY COST

...COMPARING SIZE & TENURE

Table 13 compares housing cost by size and tenure. Most data covers a 12 month period.

n/a means values are not available due to small sample sizes.

For each row highest weekly cost is highlighted in pink; lowest in blue/grey.



About the cross-tenure weekly cost comparison		
Source	Timespan	Last updated
Average rent (Local Authority)		
Local authority rent only available in Cambridge and South Cambs. Data used in Sept 2020 edition: https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2018-to-2019		
MHCLG housing statistics return 2018-19: avg social rent only	April 2018 to March 2019	2018-2019 was released July 2020
Average Housing Association social and 'affordable' rents		
Average rent reported in Homes England's statistical data return (SDR), using social rent and 'affordable' rent here https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019 . General needs housing only, no service charges included. The district-wide average is provided in Homes England's new "geographic look-up" tool, replacing our previous locally-calculated averages. <u>Covid may affect Oct 2020 release.</u>		
HCA SDR 2018-19	End of Mar 2019	Oct 2019
Intermediate rent and median private rent		
The weekly cost of private renting is the median rent for advertised properties in local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.		
Hometrack	Aug 2019 to July 2020	Sept 2020
Buying a lower quartile new build / resale		
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	Aug 2019 to July 2020	Sept 2020
Median cost of buying a 40% new build HomeBuy		
The weekly cost is derived from Hometrack's median house price data. The cost excludes ground rent and service charges. The rent element is assumed at 2.75% and mortgages payments derived from average building society rates (currently 7.2%). Loan-to-value is assumed at 90% i.e. the buyer makes a 10% deposit on the portion of the property they are buying and it is a 25 year mortgage term.		
Hometrack	Aug 2019 to July 2020	Sept 2020
Median cost of buying a new build / resale		
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.		
Hometrack	Aug 2019 to July 2020	Sept 2020

Table 13 Comparing weekly cost by district tenure and size (rounded)

	Local Authority rent	Housing Association social rent	Housing Association 'affordable' rent	Intermediate rent	Median private rent	Buying a lower quartile resale	Buying an average resale	Buying 40% share through HomeBuy	Buying a lower	Buying an average
Cambridge										
1bed	85	94	110	180	225	222	267	231	272	326
2bed	99	110	129	238	298	288	358	334	395	427
3bed	112	122	161	267	334	411	475	410	446	499
East Cambridgeshire										
1bed	-	86	111	115	144	112	142	129	n/a	n/a
2bed	-	100	117	138	173	139	170	194	n/a	n/a
3bed	-	111	136	174	218	256	299	258	280	321
Fenland										
1bed	-	80	100	91	114	64	69	88	123	134
2bed	-	93	107	115	144	91	102	136	150	150
3bed	-	99	115	138	173	171	201	175	219	239
Huntingdonshire										
1bed	-	81	102	110	138	112	134	124	225	225
2bed	-	94	122	138	173	153	179	184	231	240
3bed	-	103	144	166	207	235	278	240	288	342
South Cambridgeshire										
1bed	88	88	117	142	178	144	171	167	278	278
2bed	101	107	130	175	219	209	259	240	253	283
3bed	108	121	158	212	265	313	363	314	353	381
Former Forest Heath										
1bed	-	78	108	115	144	115	128	122	283	283
2bed	-	90	125	147	184	140	163	171	288	288
3bed	-	102	150	186	233	214	251	217	240	255
Former St Edmundsbury										
1bed	-	78	105	120	150	144	160	148	135	135
2bed	-	90	126	146	182	162	188	194	247	362
3bed	-	99	144	180	225	235	278	240	339	347
Peterborough										
1bed	-	75	84	101	126	85	91	88	131	150
2bed	-	88	106	128	160	108	127	136	166	177
3bed	-	94	114	147	184	171	203	175	219	227
East of England										
1bed	77	84	109	130	162	134	171	152	176	228
2bed	89	97	131	161	201	171	221	210	207	253
3bed	100	109	150	198	248	251	315	272	263	337
England										
1bed	75	82	117	157	196	134	208	n/a	185	272
2bed	85	94	124	175	219	160	256	n/a	219	326
3bed	94	103	133	202	253	176	251	n/a	214	278

£/wk

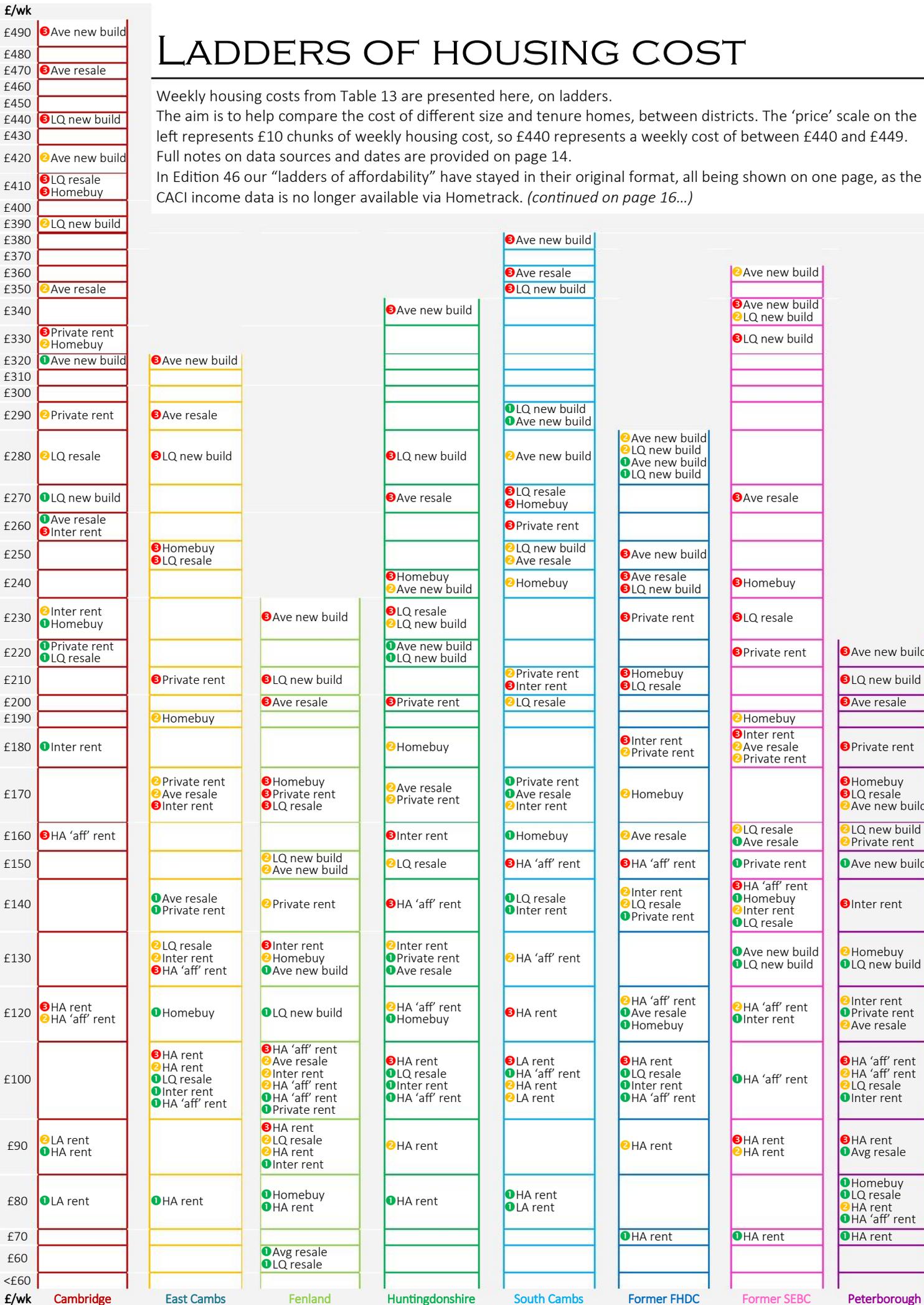
LADDERS OF HOUSING COST

Weekly housing costs from Table 13 are presented here, on ladders.

The aim is to help compare the cost of different size and tenure homes, between districts. The 'price' scale on the left represents £10 chunks of weekly housing cost, so £440 represents a weekly cost of between £440 and £449.

Full notes on data sources and dates are provided on page 14.

In Edition 46 our "ladders of affordability" have stayed in their original format, all being shown on one page, as the CACI income data is no longer available via Hometrack. (continued on page 16...)



KEY FOR LADDERS

Key

- Ave = average
- LQ = lower quartile
- Private rent = Median private rent
- New build = weekly cost of newly built homes
- Resale = weekly cost of 'second hand' homes
- HA 'aff' rent = housing association 'affordable' rents, rents are set at up to 80% of private rents
- HA rent = low cost rent (that is, traditional social rented)
- LA rent = local authority rented (found in Cambridge and South Cambridgeshire only)
- Intermed rent = intermediate rents, representing 80% of the median private rent advertised in the local area
- **1 2 3** indicate the number of bedrooms

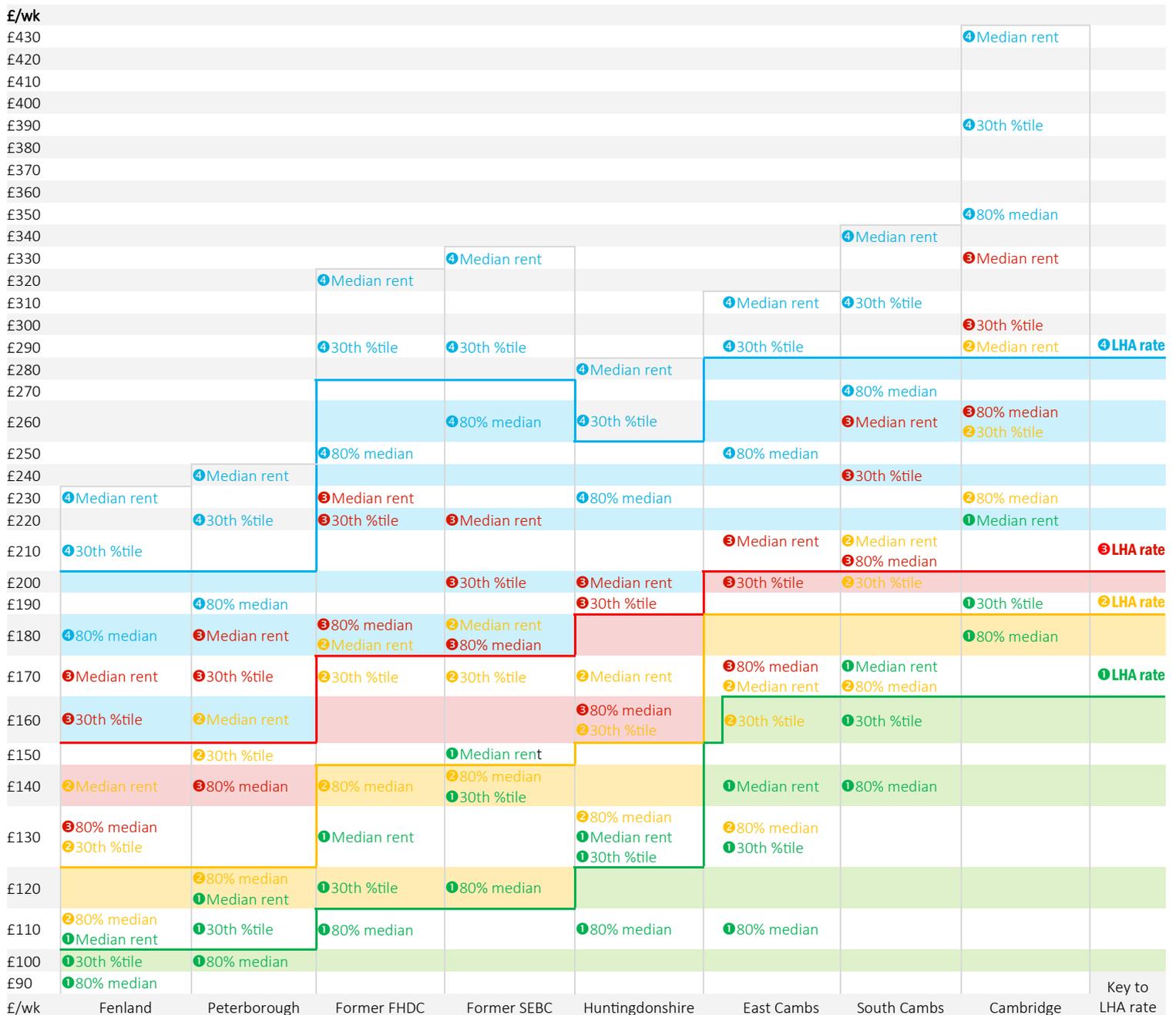
As always, your feedback is most welcome on both!

NEW "STAIRCASE OF RENTS"

Using similar principles to our ladders, here is our new "staircase" of rents to help compare various rental values with "main" Local Housing Allowance rates in each district (see p11 & 12).

Key

- 30th %tile (percentile): the value of rent "one third" of the way up a value-ordered list of rents.
- 80% of median (same as 'intermed rent' on page 15's ladders)
- The staircase uses lines to denote the 'main' LHA rate
- Please note the ladders are placed in a different order to page 15, because on this page we group together districts which share the same "main" LHA rates—and we begin on the left of the page with the two districts with the lowest LHA rates (Fenland and Peterborough, and end on the right of the page with the highest LHA rates (Cambridge, South Cambs and East Cambs)).
- **1 2 3 4** indicate the number of bedrooms



ABOUT HOMETRACK

If you're involved in the residential property market, you need Hometrack.

Leading businesses across the property ecosystem, lenders, investors, advisers, developers and housing associations rely on our fast, accurate market intelligence and valuations to decide where to invest and develop, what to lend on and how to optimise assets.

Founded in the UK in 1999, Hometrack are trusted by major mortgage lenders, housebuilders and government bodies in.

We launched our market-leading AVM (automated valuation model) in 2002 and now provide over 50 million automated valuations each year. We are expanding into European markets via partnerships with market leaders such as the EAA and Calcasa.

Hometrack is part of Zoopla, owner of some of the UK's most trusted digital platforms including Zoopla, PrimeLocation and Property Software Group.

Hometrack is also a founding member of the European AVM Alliance.

For more information please contact:

- Ross Allan
- Business Development Manager.
- Tel/Fax: 020 3744 0199
- Mobile 07957 427772
- E-mail: rallan@hometrack.com



MAPS

Map 10 shows the East of England in orange and the districts covered in this bulletin in green, which are:

- Cambridge
- East Cambridgeshire
- Fenland
- Huntingdonshire
- South Cambridgeshire
- Former Forest Heath
- Former St Edmundsbury
- Peterborough.

Map 11 highlights the boundaries of the seven districts in the Bulletin in green with grey boundary lines (shows West Suffolk). Orange shading highlights the region.

ABOUT ED 46

This bulletin acts as a supplement to the Cambridge area Strategic Housing Market Assessment (SHMA) at:

www.cambridgeshireinsight.org.uk/housing/shma

Previous bulletins can be found at

www.cambridgeshireinsight.org.uk/housingmarketbulletin



FEEDBACK? SUGGESTIONS?

Please contact Sue Beecroft, housing co-ordinator at

07715 200 730

sue.beecroft@cambridge.gov.uk

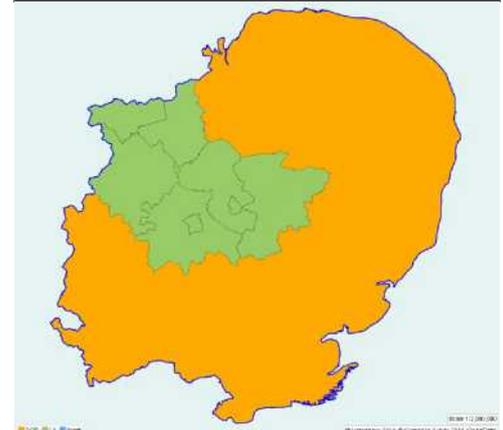
@CambsHsgSubReg

www.cambridgeshireinsight.org.uk/housing

THANK YOU!



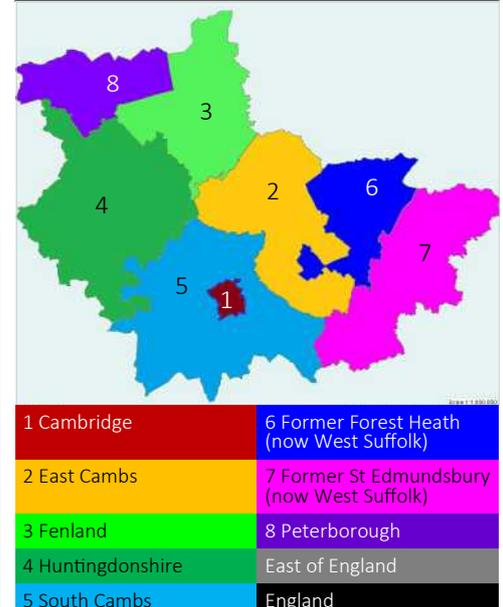
Map 11: Districts covered in this bulletin (in green)



Map 12: Geography of the area



Key to colours throughout bulletin





HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (i)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS _
(NOVEMBER 2020) - LAND REAR OF 9-17 HAWES LANE, WICKEN, EAST
CAMBRIDGESHIRE.**

1.0 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 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 Affordable Housing programme of £640,000 is sought for 16 additional units, 11 affordable rented and 5 shared ownership on a greenfield site.**
- 1.4. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development

<u>DECISION REQUIRED</u>	
Forward Plan Ref: 2020/062 Key Decision: Yes	
<p>The Housing and Communities Committee is recommended to:</p> <p style="padding-left: 40px;">a) Commit grant funding of £640,000 from the £100m Affordable Housing programme to enable delivery of 16 additional affordable housing units, at 9-17 Hawes Lane, Wicken, Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements Simple majority of all Members</p>

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

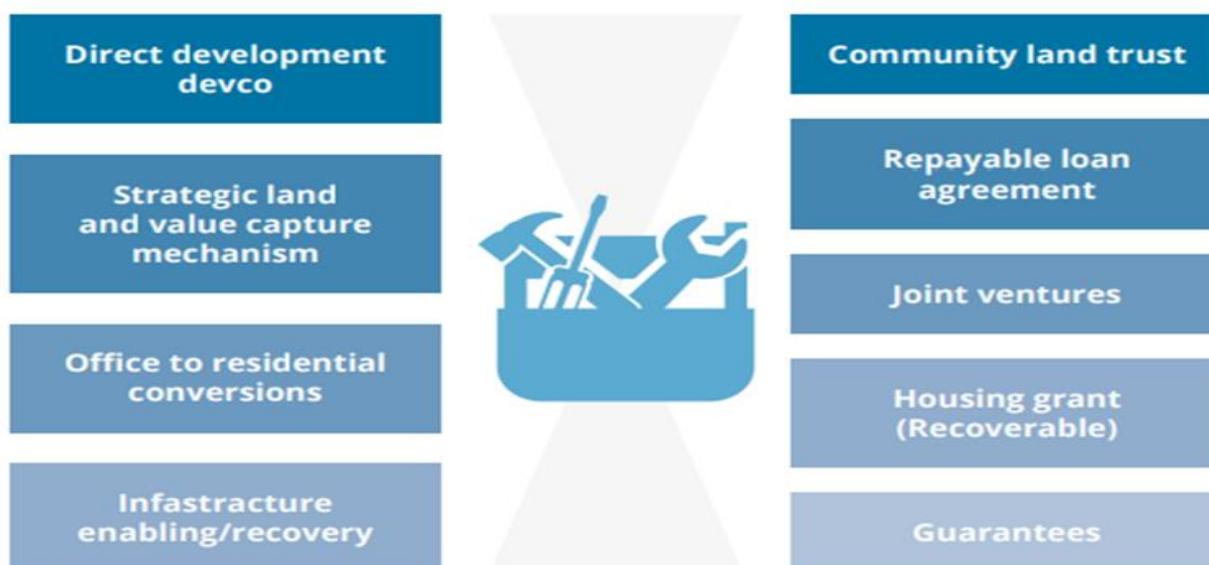
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

LAND R/O 9-17 HAWES LANE, WICKEN, CAMBRIDGESHIRE

- 3.1. This is a greenfield site where CHS has now started works.
- 3.2. The land for the site was purchased in August 2019. Planning consent was granted Ref 18/01433/FUM and a s106 was completed on the 18th November 2019.
- 3.3. The whole scheme is a 100% affordable housing site, with a mix of 11 rented and 5 shared ownership tenure types.
- 3.4. CHS propose to deliver the whole site for Affordable housing provision, with rents set at LHA rates or 80% of market rents whichever is the lowest, including service charge (where applicable).
- 3.5. All units will be delivered to 100% NDSS space standards, accessible housing (Cat 2) and all units will have air source heat pumps to help with lower carbon emissions.
- 3.6. Practical Completion due: Q3 2021/2022.
- 3.7. Figure 1 – Hawes Lane, Wicken.

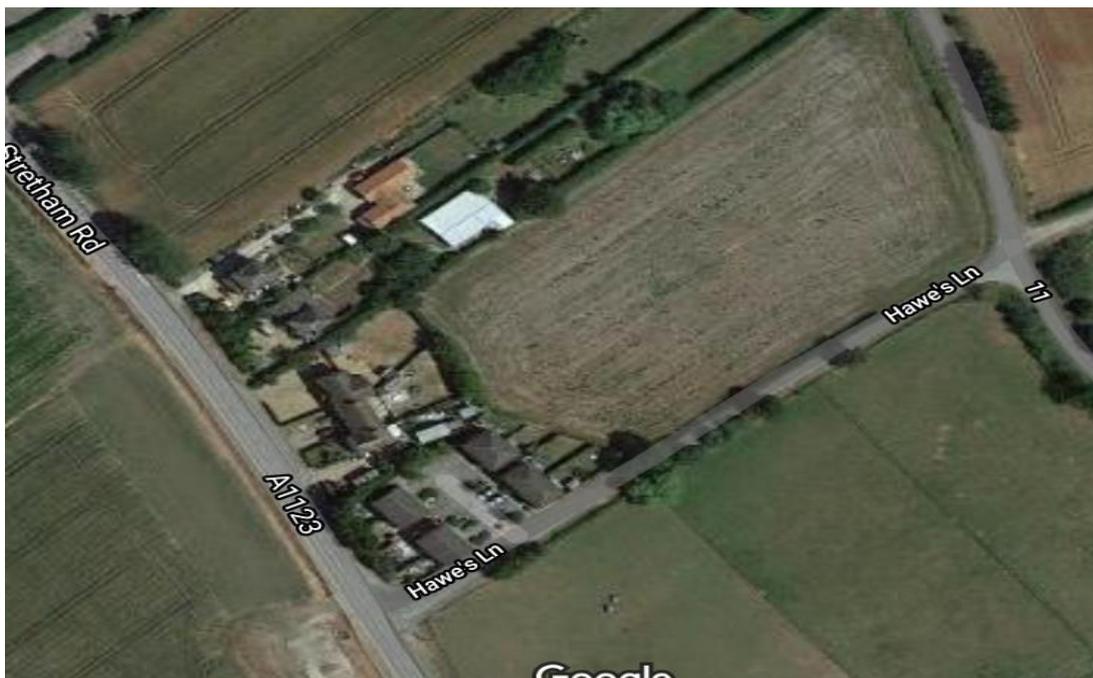


Figure 2 – Access road and New build



Figure 3 - New build



3.8. Below are the dwelling types, sizes by square metres and how different they are from NDSS.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
affordable rent					
2 x 2b/3p bungalow	2	61	61	Yes	100%
6 x 2b/4p house	6	79	79	Yes	100%
3 x 3b/5p house	3	93	93	Yes	100%
Shared ownership					
2 x 2b/4p house	2	79	79	Yes	100%
3 x 3b/5p house	3	93	93	Yes	100%
TOTAL	16				

3.9. The dwellings are a mixture of affordable rented and shared ownership houses and bungalows ranging from 2-3 bedrooms.

About Cambridge Housing Society (CHS).

3.10. CHS are based in Histon, Cambridge.

3.11. CHS offers people opportunities to achieve a better quality of life. By providing and managing, over 2,700 low-cost rented and shared ownership homes, residential and domiciliary care for older people and support for young people, parents, people with additional needs or experiencing homelessness.

3.12. CHS are a social enterprise and charitable housing association. They are developing and delivering this site for affordable housing provision.

3.13. The Housing Enabling officer for East Cambridgeshire District Council was happy and supports the homes coming through, she was also happy with the mix of sizes of housing on the scheme, as it helps increase the need of suitable accommodation in their borough.

Additionality / Case for Combined Authority funding

3.14. The proposed scheme offers the following additionality:

- The CPCA grant will enable an additional 16 affordable units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.
- **There is no market housing in the scheme**
- **This is a 100% affordable housing 'windfall' site.**

Proposed Conditions of Grant Approval

¹ Numbers are rounded up in some instances.

It is proposed that the grant of £640,000 will help with the delivery of 16 new units, 11 affordable rented and 5 shared ownership homes at Hawes Lane, Wicken, East Cambridgeshire to be approved subject to the following conditions.

After execution of the grant funding agreement but pre draw-down of grant by way of one instalment:

- i. Evidence of start on site once grant has been approved by Housing Committee, with a second phased final payment upon confirmation of practical completion.

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £640,000 grant from the Affordable Housing Programme at an average grant rate of £40k per unit.
- 4.3. The impact of this funding is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
Total Affordable Housing Grants if approved by Board	34	1,552	40,338,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT*

£26.0k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	39	1,605	80,185,088
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (ii)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS _
(NOVEMBER 2020) - MORE’S MEADOW, GREAT SHELFORD, SOUTH
CAMBRIDGESHIRE.**

1.0 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 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 Affordable Housing programme of £1,008,000 is sought for 21 additional affordable housing units, all at affordable rent.**
- 1.4. A Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

<u>DECISION REQUIRED</u>	
<p>The Housing and Communities Committee is recommended to:</p> <p style="margin-left: 40px;">a) Commit grant funding of £1,008,000 from the £100m Affordable Housing programme to enable delivery of 21 affordable rented additional units, at More’s Meadow, Great Shelford, South Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

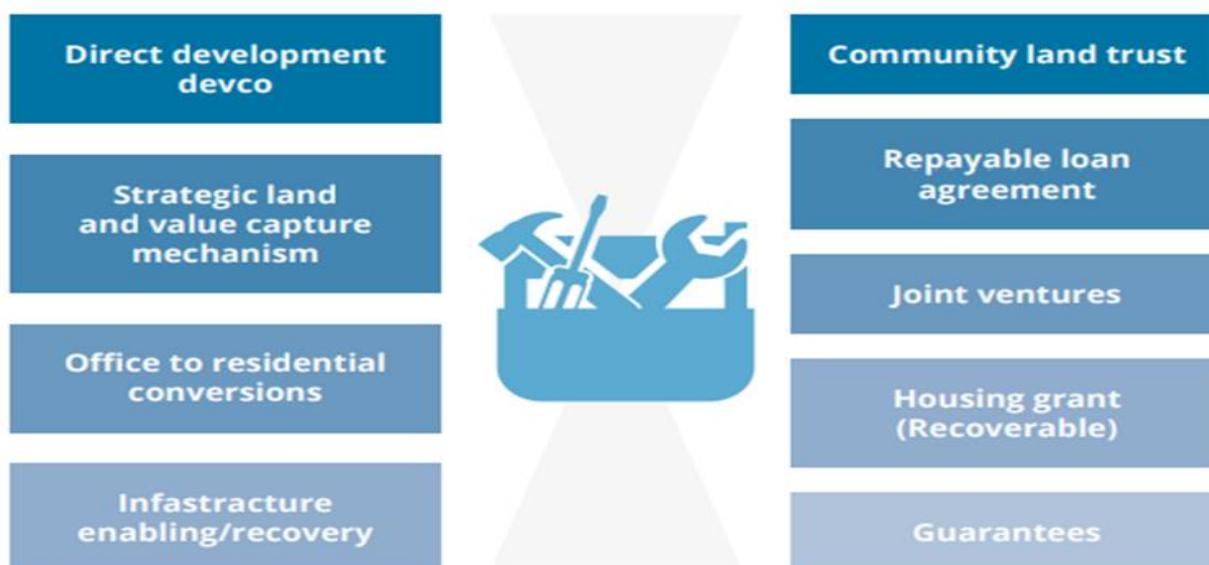
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE

- 3.1. This is a Community-Led Housing Initiative designed to enable more community led affordable housing to come forward. It was in conjunction with the local community, for local people.
- 3.2. Over the last few years, the Parochial Charity has been working with the Parish Council to consider how best to address the critical need for affordable housing in the village.
- 3.3. A housing need assessment was conducted and there were 97 households who either lived in or have a local connection to Great Shelford.
- 3.4. The new site will include 21 units all for rent, but these are target rents at 50% of market rent, which is even lower than normal affordable rent.

Figure 1 – Potential site for development – Aerial view



- 3.5. All units will be delivered to 100% NDSS space standards, and all accessible housing.
- 3.6. Air source heat pumps will be used to reduce reliance on fossil fuels and mechanically ventilated heat recovery will capture heat whilst providing well ventilated spaces.
- 3.7. Start on Site is expected January 2021 and Practical Completion is due by March 2022.

Figure 2: Access Road and Allotments site



Figure 3 – Site Plan of More’s Meadows, Great Shelford.



3.8 Below are the dwelling types, sizes by square metres and they are all of over and above NDSS standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
4 x 1b/2p	4	57	50	Yes	114%
4 x 1b/2p + mezzanine	4	66	58	Yes	114%
7 x 2b/4p	7	87	79	Yes	110%
6 x 3b/5p	6	95	93	Yes	102%
TOTAL	21				

3.9 The dwellings are a mixture of affordable rented houses ranging from 1-3 bedrooms. They are also having additional outdoor space.

About the Parochial Charities

3.10 The Parochial Charities is a Registered Charity: no. 231486.

3.11. They are a very small organisation; just 7 Trustees, no employees. They worked closely with John Huntingdon Charity (JHC) in nearby Sawston, who supply them with their support service.

3.12. In particular, they use JHC's expertise to help them find and select the people most deserving of their almshouse accommodation. JHC also provide them with access to specialist counselling for adults and children, youth advice, retraining for adults and family support.

3.13. They currently own and manage 32 almshouses accommodation in Great Shelford, for people on low incomes. The Parochial Charities is a member of the Almshouse Association.

3.14. The Housing Enabling Officer for South Cambridgeshire fully supports this application for funding. They have worked with the Parochial charities to get this scheme off the ground and helped funding pre-development surveys and sharing planning expertise.

3.15. The scheme is of high-quality standard and design and will provide 100% affordable housing for local people. The grant requested is £48,000 per unit given that all 21 units will provide affordable rented homes not exceeding 50% of market rents. These are truly affordable units required in Great Shelford.

Additionality / Case for Combined Authority funding

3.16. The proposed scheme offers the following additionality:

- The CPCA grant will enable an additional 21 affordable rented units to be provided, as part of the CPCA 2000 start on site homes target by March 2022.

¹ Numbers are rounded up in some instances.

- This site is one of the first CLTs providing 100% affordable housing site to the area.
- **Development upon a greenfield site owned by the Charity. This is a 100% affordable windfall site with no market housing. This a Community-led project, which CPCA is happy to support.**

Proposed Conditions of Grant Approval

It is proposed that the grant of £1,008,000 will help with the delivery of 21 affordable rented homes at More's Meadow, Great Shelford, South Cambridgeshire to be approved subject to the following conditions.

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

- evidence of start on site.
- evidence of practical completion.

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve £1,008,000 grant from the Affordable Housing Programme at an average grant rate of £48k per unit.
- 4.3. The impact on this funding on the programme is set out below:-

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000

MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
Total Affordable Housing Grants if approved by Board	35	1,573	41,346,271

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £26.3k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	40	1,626	81,193,088
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (iii)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) ALL ANGELS PARK, HIGHFIELDS, CALDECOTE, SOUTH
CAMBRIDGESHIRE**

1.0 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 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 Affordable Housing programme of £247,999 is sought for a further 5 shared ownership additional units, at All Angels Park, Highfields, Caldecote.**
- 1.4. A new Business Case for this proposal is attached as exempt Appendix 1.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

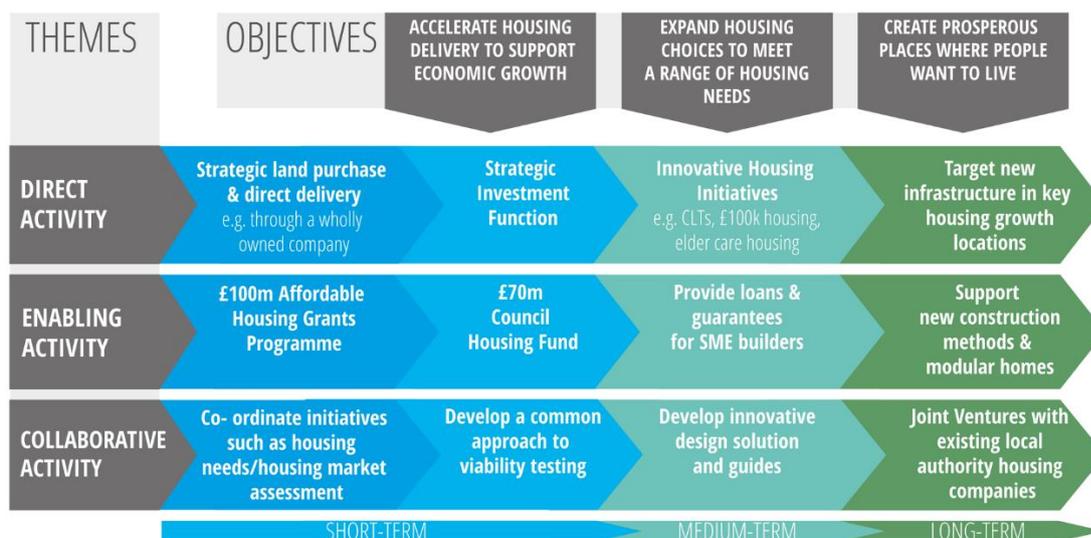
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £247,999 from the £100m Affordable Housing programme to enable delivery of an additional 5 shared ownership homes at All Angels Park, Highfields, Caldecote - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>
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2.0 BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

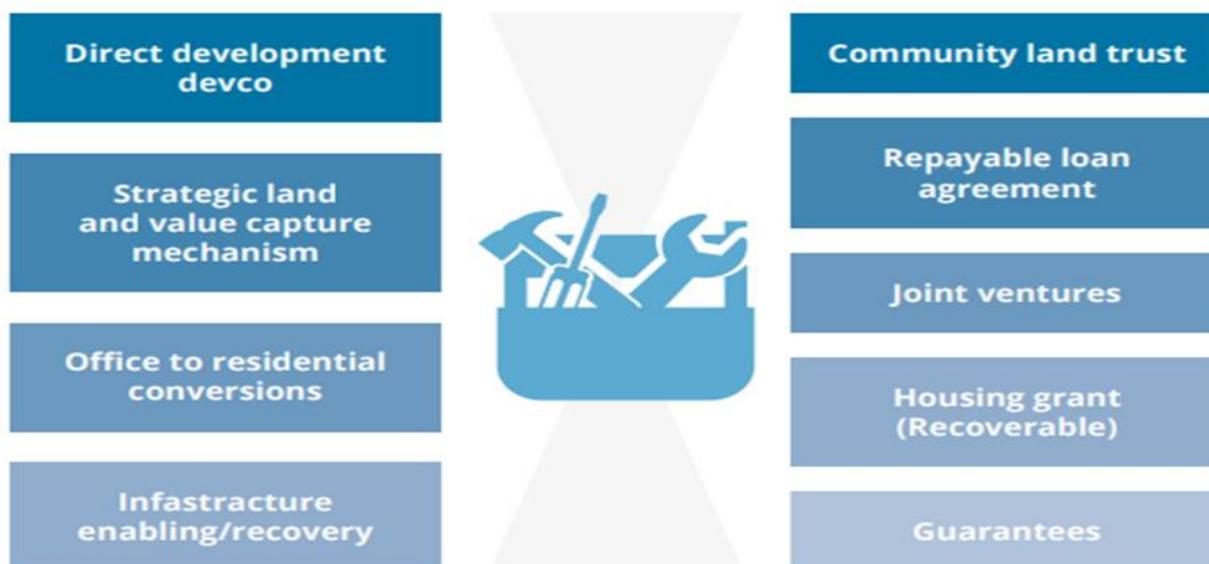
Combined Authority Housing Programme

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. 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.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

ALL ANGELS PARK, HIGHFIELDS, CALDECOTE, SOUTH CAMBRIDGESHIRE

- 3.1. This proposal is to take five properties being built for open market sale and to undertake a tenure conversion to affordable housing as shared ownership units over and above any planning requirements. The properties will be built by Vistry under their Linden Homes brand to their standard market specification and sold alongside their market properties.
- 3.2. Purchasers currently unable to purchase the property on the open market will have the opportunity to purchase through shared ownership.
- 3.3. Heylo Housing will acquire the property after purchasers have been identified at the stage of onward sales completion. The property will be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser.

Figure 1: - Highfields, Caldecote



Figure 2: - Area Plan



Figure 3: - Site and Access



3.4. Heylo has agreed Heads of Terms with Vistry to acquire these 5 properties making up this proposal. Both parties will enter into a Sale and Purchase Agreement following grant approval by CPCA.

3.5. Below are the dwelling types, tenure types and bedroom sizes.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Shared Ownership					
1 x 3b/5p	1	88	93	No	95%
3 x 3b/4p	3	80	84	No	95%
1 x 2b/4p	1	73	79	No	92%
Total	5				

About Heylo Housing

3.6. Heylo Homes was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1,000 in their pipeline.

3.7. Heylo is specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form lease and is fully compliant both with Homes England and NPPF definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders

¹ Numbers are rounded up in some instances.

- 3.8. This proposal is for Heylo to work with this house builders Linden Homes to enable increase the supply of affordable home ownership through shared ownership on this sites currently under development. Delivery will be in addition to affordable housing planning requirements.
- 3.9. Property sales values are shown on the attached schedule. It is anticipated that purchasers will acquire 50% initial shares. The unsold equity is therefore expected to be 50%. A rent of 2.75% will be payable by purchasers on the unsold equity with annual reviews set at RPI + 0.5%.
- 3.10. Vistry has secured full planning consent for these sites and they are currently under development. The properties are not subject to any existing S106 or affordable housing requirements.
- 3.11. The Housing Enabling Officer for South Cambridgeshire District Council can confirm her support for this bid. The opportunity of having such units is very welcome and the range of property sizes will be beneficial to meeting needs on the housing register.

Additionality / Case for Combined Authority funding

3.12. The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 5 additional shared ownership units in South Cambridgeshire.
- South Cambridgeshire suffers from unaffordability issues and providing shared ownership products allows people to secure affordable housing in the region.
- **This proposal is converting open market units to affordable shared ownership units, over and above any planning requirements.**

Proposed Conditions of Grant Approval

3.13. It is proposed that the grant of £247,999 will help with the delivery of 5 new shared ownership homes within the CPCA region to be approved subject to the following conditions:

After execution of the grant funding agreement but pre draw-down of phased grant payments by way of one (1) instalment:

- i. To pay the grant in a one-off payment once the properties are acquired. With proof of a statement of acquisition from Heylo's Solicitors or proof of Practical Completion.

4.0 SIGNIFICANT IMPLICATIONS

4.1 None.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The applicant will provide new a scheme Business Case, with the necessary documentation and this will be presented as Appendix 1.
- 5.2 Supporting this application will approve and additional grant of £247,999 from the Affordable Housing Programme at an average grant rate of £49.6k per unit.
- 5.3 The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDCOTE	1	5	247,999
Total Affordable Housing Grants if approved by Board	36	1,578	41,594,270

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £26.4k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	41	1,631	81,441,087
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4.0 LEGAL IMPLICATIONS

- 4.1. The recommendation accords with CPCA'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.

5.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (iv)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - SPRINGFIELD AVENUE, MARCH, FENLAND.**

1.0 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 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 Affordable Housing programme of £1,560,000 is sought for a further 32 additional affordable rented units, at Springfield Avenue, March.**
- 1.4. A new Business Case for this proposal is attached as exempt Appendix 1. This is a supplementary grant request for a site which has converted all units from shared ownership to affordable rented units, as in agreement by the District Council.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,560,000 from the £100m Affordable Housing programme to enable delivery of an additional 32 affordable rented homes at Springfield Avenue, March, Fenlands - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

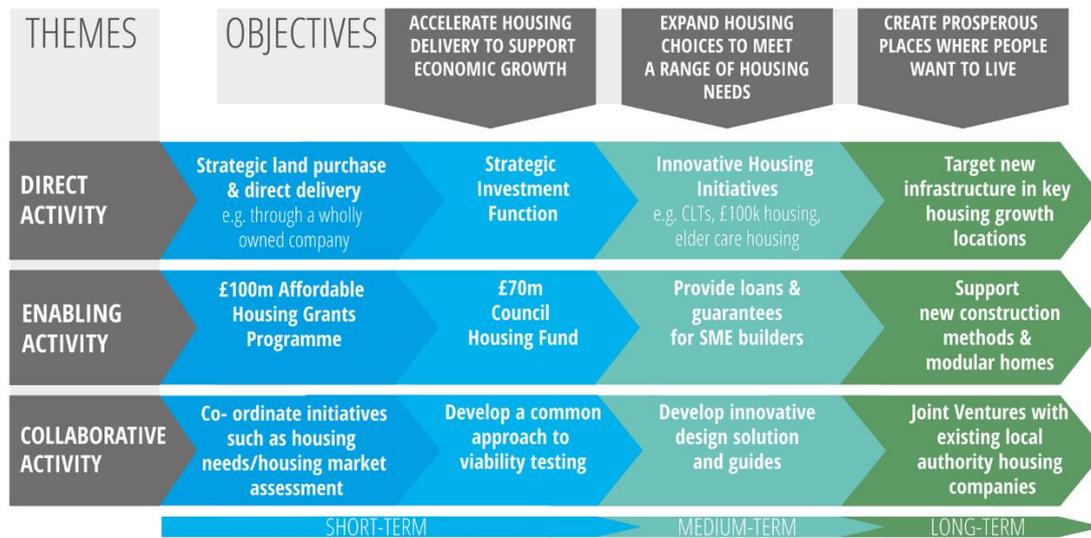
2.0 BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.
- 2.2. Springfield Avenue currently has 8 units approved to be funded by CPCA, from the February 2019 board meeting. A grant was approved for £440,000 for 8 additional social rented units.

Combined Authority Housing Programme

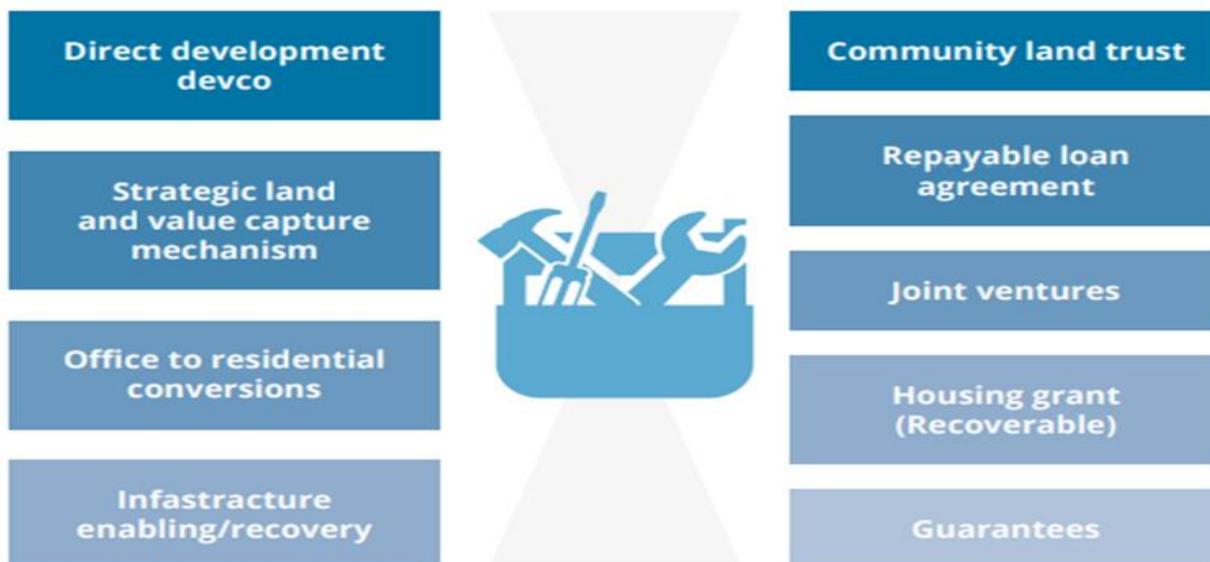
- 2.3. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.4. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.5. 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.

2.6. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.7. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.8. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

SPRINGFIELD AVENUE, MARCH. FENLANDS.

- 3.1. Springfield Avenue is currently on our Affordable Housing Programme.
- 3.2. The previously approved project of 8 social rented units started to develop problems in delivery. After lengthy investigations by the developer and discussions with the District Council and the CPCA a proposal has come forward for the whole site to be converted to a 100% affordable rented site. Therefore, an additional grant of £1,560,000 for 32 additional units is requested, making the total scheme 40 units with a grant total of £2,000,000 (£440,000 already approved and £1,560,000 of new grant money being requested).
- 3.3. Clarion Housing have now acquired the site and have been in discussion with Fenland District Council. As a result it has been agreed to convert all 40 units to being affordable rented units.
- 3.4. The proposal will enable a further 32 units, to bring forward the site of 40 units in total.

Figure 1: - Springfield Avenue, March



Figure 2: - Site Plan



Figure 3: – site



Figure 4: – site



3.5. Attached is a property schedule of the full scheme of 40 affordable rented units at Springfield Avenue, March.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	¹ % of NDSS
Affordable Rent					
1 bed flat/2p	2	51.5	50	Yes	103
1 bed flat/2p	2	61	50	Yes	122
2 bed flat/3p	2	61.6	61	Yes	100
2 bed flat/4p	2	75.9	70	Yes	108
2 bed houses/4p	20	79	79	Yes	100
3 bed houses/5p	12	93.8	93	yes	100
Total	40			Yes	

About Clarion Housing Group

3.6. Clarion Housing Group comprises the country's largest housing association, Clarion Housing, with 125,000 homes nationwide. They are also a leading developer, with an aim to build 50,000 homes over ten years.

3.7. Their affordable homes portfolio of over 125,000 homes spans across the country, with significant stock groupings in many of the major towns and cities.

¹ Numbers are rounded up in some instances.

They work closely with Homes England and the Combined Authority and local authority partners and house builders to deliver a substantial affordable homes programme.

- 3.8. Springfield Avenue, March has had several major issues which has delayed the development from proceeding, such as Gas Main running through the site and now the site has becoming increasingly non-viable.
- 3.9. The Housing Enabling Officer for Fenlands District Council has confirmed her support for this bid. The opportunity to change this scheme to a fully rented tenure scheme is very welcome and the range of property sizes will be beneficial to meeting needs on the housing register.

Additionality / Case for Combined Authority funding

3.10. The proposed scheme offers the following additionality:

- The CPCA has agreed a grant in February 2019 to provide for 8 social rented units on the site initially.
- This further grant will enable an additional 32 affordable rented units to be provided, and converting the 8 units for social rent to an affordable rent to make the site more viable, and to become part of the CPCA 2000 start on site homes target by March 2022.
- **This is a greenfield site, surrounded by a current housing estate. The total site will provide 40 units and be a 100% affordable windfall housing site, as all the units will be converted to an affordable rent product with no market housing.**

Proposed Conditions of Grant Approval

3.11. It is proposed that the grant of £1,560,000 will help with the delivery of an additional 32 affordable rented homes within the CPCA region to be approved subject to the following conditions: -

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

- i. evidence of start on site
- ii. evidence of practical completion

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

4.1. The applicant will provide new a scheme Business Case, with the necessary documentation and this will be presented as Appendix 1.

4.2. Supporting this application will approve an additional grant of £1,560,000 from the Affordable Housing Programme at an average grant rate of £48.750k per unit.

4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDCOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
Total Affordable Housing Grants if approved by Board	37	1,610	43,154,270

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £26.8k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	42	1,663	83,001,087
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (v)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - SANDPIT ROAD, THORNEY (PCC), 5 ADDITIONAL UNITS**

1.0 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 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 Affordable Housing programme of £237,804 is sought for 5 additional shared ownership units, on the scheme at Sandpit Road, Thorney, Peterborough.**
- 1.4. A previous Business Case for this proposal was attached as this is a supplementary paper for additional grant for units which are available and counted towards the CPCA housing target of 2000, by March 2022.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development

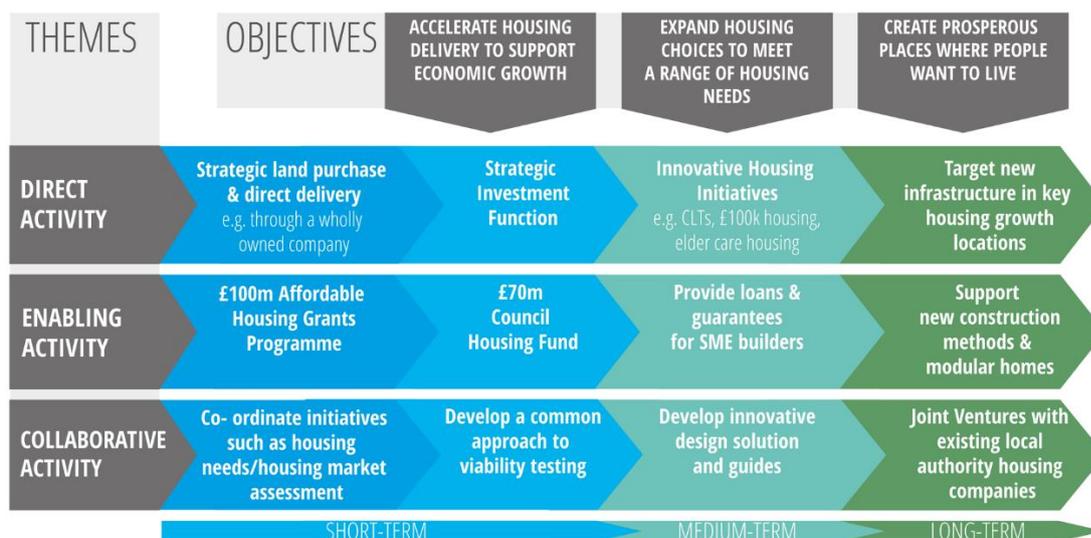
Forward Plan Ref: 2020/062		Key Decision: Yes	
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £237,804 from the £100m Affordable Housing programme to enable delivery of a further 5 additional shared ownership homes at Sandpit Road, Thorney, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>		<p>Voting arrangements:</p> <p>Simple majority of all Members</p>	

2.0 BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.
- 2.2. Heylo Homes has previously applied to the Combined Authority and received approval to a grant of £1,367,766 to deliver 32 shared ownership as part of 4 different development sites, including Sandpit Road

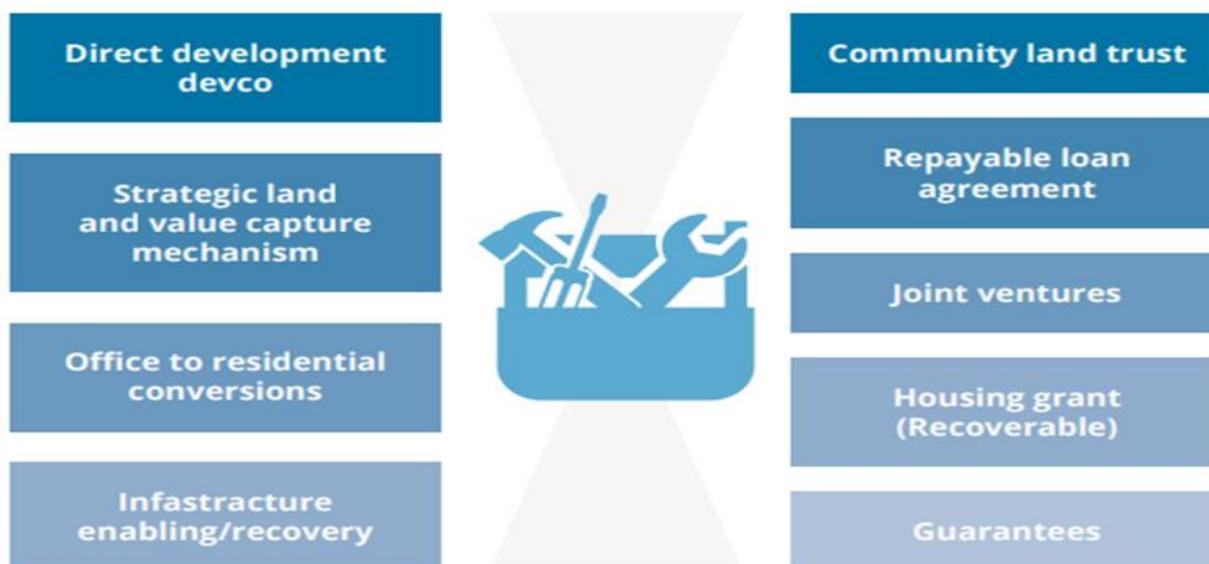
Combined Authority Housing Programme

- 2.3. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.4. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.5. 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.
- 2.6. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.7. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.8. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

SANDPIT ROAD, THORNEY, PETERBOROUGH. (PCC)

- 3.1. Further potential to convert market units to affordable units has arisen at the Sandpit Road, Thorney site, in addition to the Larkfleet proposal approved earlier in the year.
- 3.2. The already approved scheme enables 32 properties built for open market sale to be converted by tenure and sold through as shared ownership. These properties are on all four sites which are being built by Larkfleet Homes to their standard market specification and sold alongside their market properties through their Allison Homes and Larkfleet Homes brands.
- 3.3. Heylo Housing are acquiring the properties once shared ownership purchasers have been identified at the stage of onward sales completion. The property will be simultaneously transferred to Heylo Housing Registered Provider Limited who will issue a shared ownership lease to the purchaser.
- 3.4. Heylo has secured an opportunity to acquire a further 5 properties at Sandpit Road, Thorney which is what comprises this additional proposal.

Figure 1: - Sandpit Road, Thorney (PCC)



- 3.5. An additional 5 units are to be added to the initial units to be delivered, all as shared ownership units at Sandpit Road, Thorney, Peterborough.

3.6. Attached is a property schedule of the additional units at Sandpit Road, Thorney, Peterborough.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Sandpit Road, Thorney					
3b/4p	2	74	84	No	88%
3b/5p	3	85	93	No	91%
TOTAL	5				

About Heylo Homes

3.7. Heylo Homes was established in partnership with Lancashire County Council's Pension Fund in 2014. Heylo is a Homes England Investment Partner and all new homes are managed by Heylo Housing Registered Provider Ltd, a registered provider with Homes England. Heylo does not undertake direct development but has an established track record of working with the house building industry to increase delivery of affordable home ownership with a portfolio of 3,500 properties and a further 1000 in their pipeline.

3.8. Heylo is specialist shared ownership provider. Heylo has branded its product Home Reach, it is shared ownership using the Homes England standard form lease and is fully compliant both with Homes England and NPPF definitions of affordable and intermediate housing, as well as being acceptable to mortgage lenders

3.9. This proposal is for Heylo to work with this house builders Larkfleet Homes to enable increase the supply of affordable home ownership through shared ownership on this site currently under development. Delivery will be in addition to affordable housing planning requirements.

3.10. Heylo have presented these further 5 additional units with a top up grant request. These 5 units will enhance the number of units across the Peterborough region.

3.11. The Housing Enabling Officer for Peterborough City Council was happy and supportive for the units coming to Peterborough. She supported the grant bid to enable Heylo to purchase units and these units will provide additionality over and above s.106 requirements and will help to assist eligible households into affordable homeownership.

Additionality / Case for Combined Authority funding

3.12. The proposed scheme offers the following additionality:

¹ Numbers are rounded up in some instances.

- Heylo have agreed to the additional 5 units on the Peterborough site with Larkfleet.
- The CPCA grant will enable a further 5 shared ownership affordable units to be provided, as part of the CPCA 2000 unit start on site homes target by March 2022.
- **These units are converting market units to affordable units, over and above any planning requirements to provide affordable housing.**

Proposed Conditions of Grant Approval

3.13. It is proposed that the grant of £237,804 will help with the delivery of a further 5 new shared ownership affordable homes within the CPCA region to be approved subject to the following conditions:

After execution of the grant funding agreement but pre draw-down of phased grant payments by way of one (1) instalment:

- Grant will be paid upon either proof of practical completion, or a statement/letter from Heylo's Solicitors, advising the CPCA of the acquisition of the additional units by Heylo.

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case previously at the April 2020 Housing Committee, no additional information was required as the request is for a further top up of grant to acquire more affordable units.
- 4.2. Supporting this application will approve £237,804 grant from the Affordable Housing Programme at an average grant rate of £47.56k per unit.
- 4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			

9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDNOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
Total Affordable Housing Grants if approved by Board	38	1,615	43,392,074

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £26.9k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	43	1,668	83,238,891
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendations accord with Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	<u>CA Board September 2018</u>



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (vi)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS (NOVEMBER 2020) - BRITISH SUGAR WAY SITE, OUNDLE ROAD, PETERBOROUGH.

1.0 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 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. **Grant from the Combined Authority Affordable Housing programme of £3,040,000 is sought for a tenure conversion of 74 additional units, from Market Sale to a combination of Affordable Rent and Shared Ownership homes, at the British Sugar Way site, Peterborough. The land is currently a disused head office site of British Sugar PLC. Site Plans can be found at Appendix 1.**
- 1.4. **The site will provide a total of 45 Affordable Rent and 29 Shared Ownership units with no Market Sale units available.** A Business Case for this proposal is attached as exempt Appendix 2.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £3,040,000 from the £100m Affordable Housing programme to enable delivery of 45 Affordable Rent and 29 Shared Ownership (74 homes in total) homes at British Sugar Way, Oundle Road, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

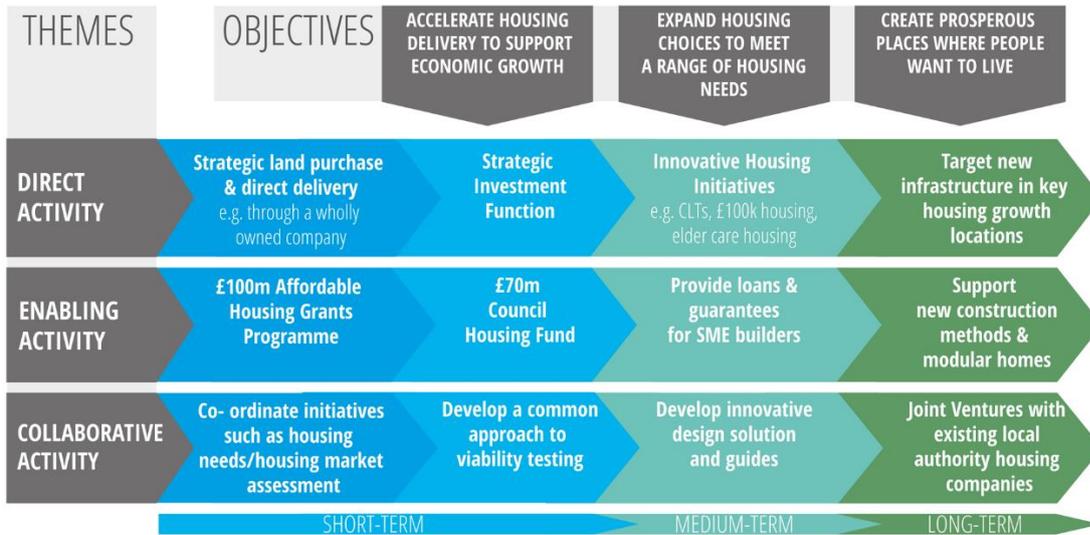
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

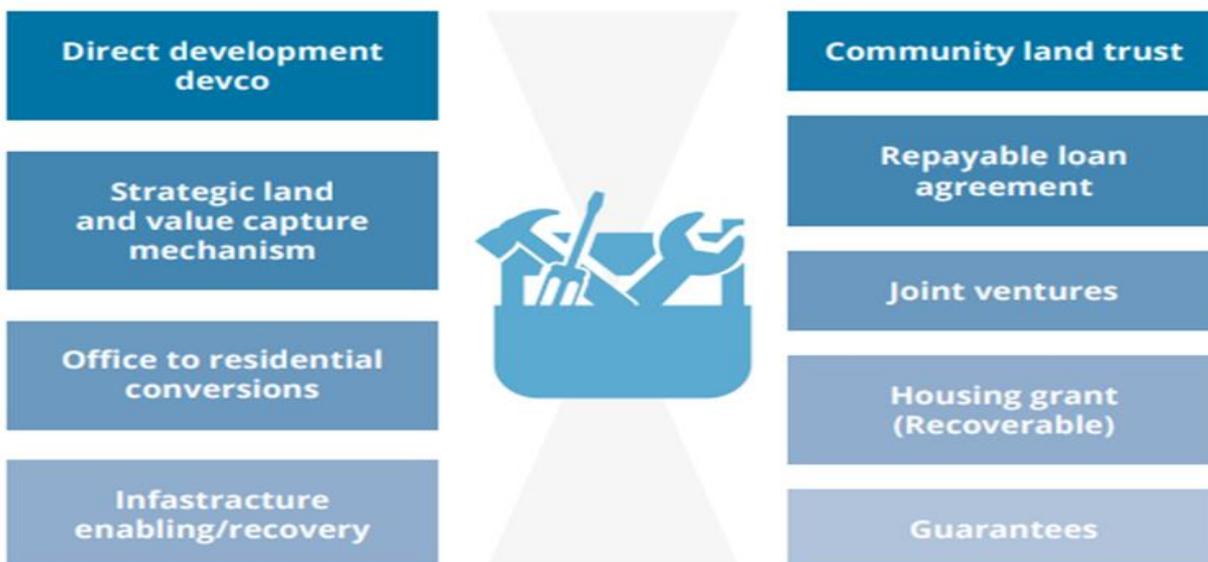
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

BRITISH SUGAR WAY, OUNDLE ROAD, PETERBOROUGH

- 3.1. This proposal is to enable a 100% affordable housing site of 74 units, being a combination of Affordable Rent and Shared Ownership homes. The original scheme had 52 market units and 22 affordable units. The whole site will be managed and controlled by Cross Keys Homes.
- 3.2. As the site is now becoming a wholly affordable '100% windfall' site, the grant will help towards the development and delivery of 74 affordable units in total.
- 3.3. Purchasers who are currently unable to secure possession of homes at the full open market price may now purchase affordably through shared ownership.
- 3.4. The Affordable Rent homes will be let through by CKH, at LHA (Local Housing Allowance rates (including service charges).
- 3.5. The Shared Ownership homes will be sold through CKH's sales division.

Figure 1: Site Location Map

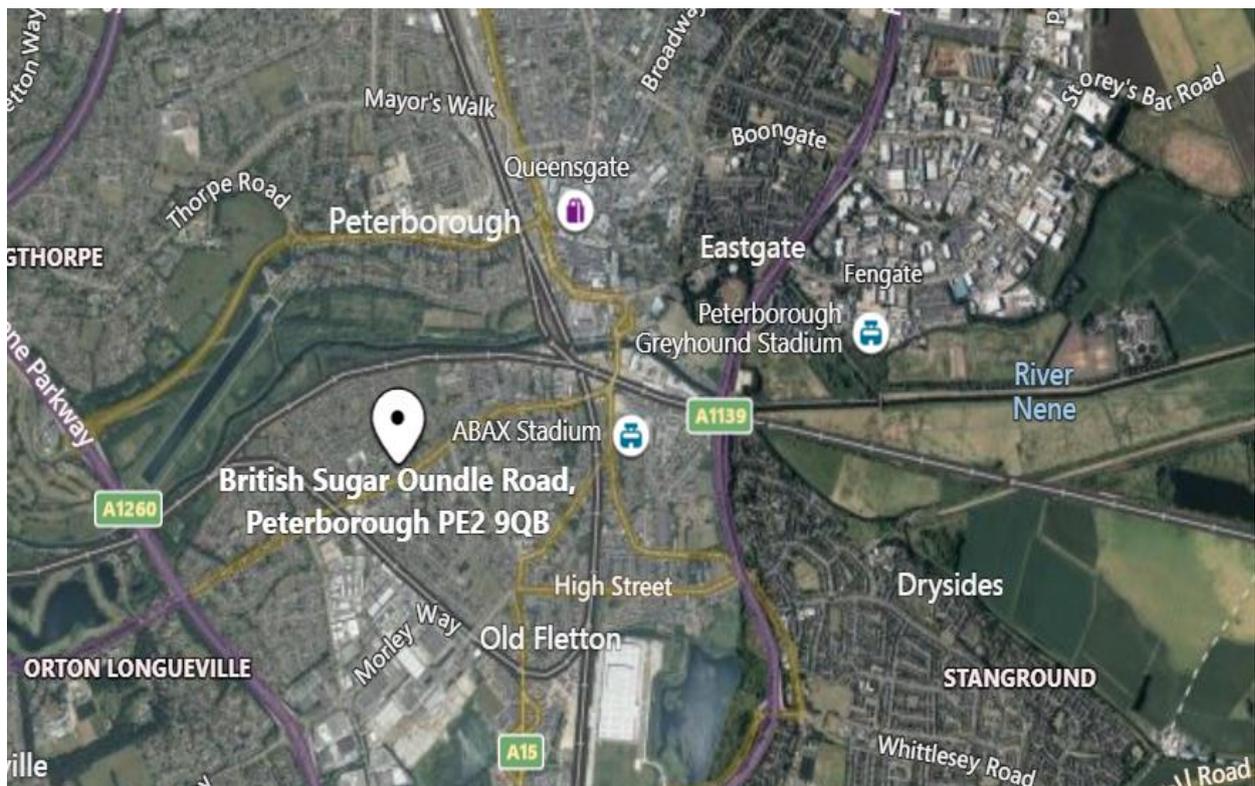


Figure 2: - British Sugar Way, Oundle Road, Peterborough Site



Figure 3: - Proposal site plan



3.6. The tenure, house types and size of units together with the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
1B/2P	6	50	50	YES	100%
2B/3P flat	6	61	61	YES	100%
2B/3P house	12	67.2	70	NO	96%
3B/5P	15	85.9	93	NO	92%
4B/6P	6	107.6	106	YES	101%
SHARED OWNERSHIP					
2B/4P	15	80.4	79	YES	101%
3B/5P	2	85.9	93	NO	92%
3B/5P	12	95	93	YES	102%
TOTAL	74				

About Cross Keys Homes

3.7. Cross Key Homes are based in Peterborough. Cross Key Homes covers a wide area, in and around Peterborough and beyond. CKH are one of our main providers of affordable housing in the CPCA district.

3.8. Currently Cross Key Homes have a few sites with CPCA, and they work closely with CPCA to ensure they provide adequate housing in the region.

3.9. The Housing Enabling Officer for Peterborough City Council confirms her support for this bid. The opportunity of having such units is very welcome and the range of property sizes will be beneficial to meeting needs on the housing register.

Additionality / Case for Combined Authority funding

3.10. The proposed scheme offers the following additionality:

- The CPCA is pleased to support an additional 74 units of shared ownership and affordable rented units in Peterborough.
- The City Council area suffers from affordability issues and shared ownership facilitates home ownership that is otherwise out of reach.
- **The site is delivering a 100% affordable housing 'windfall' scheme with no market housing.**

Proposed Conditions of Grant Approval

3.11. It is recommended that the grant of £3,040,000 is approved to enable delivery of 74 new shared ownership and affordable rented homes within the CPCA region subject to the following conditions:

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

- i. To provide grant draw down, once start on site has been confirmed.
- ii. To provide grant draw down once on practical completion

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as confidential appendices.
- 4.2. Supporting this application will approve £3,040,000 grant, which equates to £45,000 per Affordable Rented unit and £35,000 for each Shared Ownership unit. The overall grant rate for the 74 units equates to £41k per unit.
- 4.3. The impact on these funds on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDCOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000

SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
Total Affordable Housing Grants if approved by Board	39	1,689	46,432,074

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £27.5k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	44	1,742	86,278,891
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5.0 LEGAL IMPLICATIONS

- 5.1. 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).
- 5.2. 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.

6.0 APPENDICES

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**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - HUSK SITES (GARAGE & IN FILL SITES),
PETERBOROUGH**

1.0 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 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 Affordable Housing programme of £665,000 is sought to support the delivery of 19 bungalow units for affordable rent from 5 infill and garage sites in and around Peterborough.**
- 1.4. The 5 sites will provide a total of 19 Affordable Rental units.
- 1.5. The new dwellings are intended to be let to over 55's.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £665,000 from the £100m Affordable Housing programme to enable delivery of 19 Affordable Rent bungalows for people over 55 at HUSK sites, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

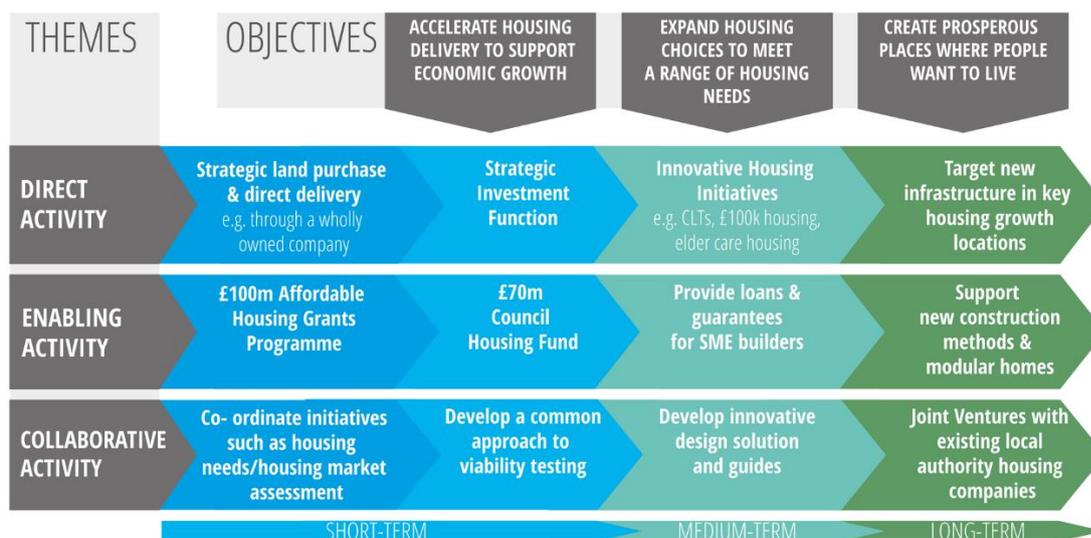
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

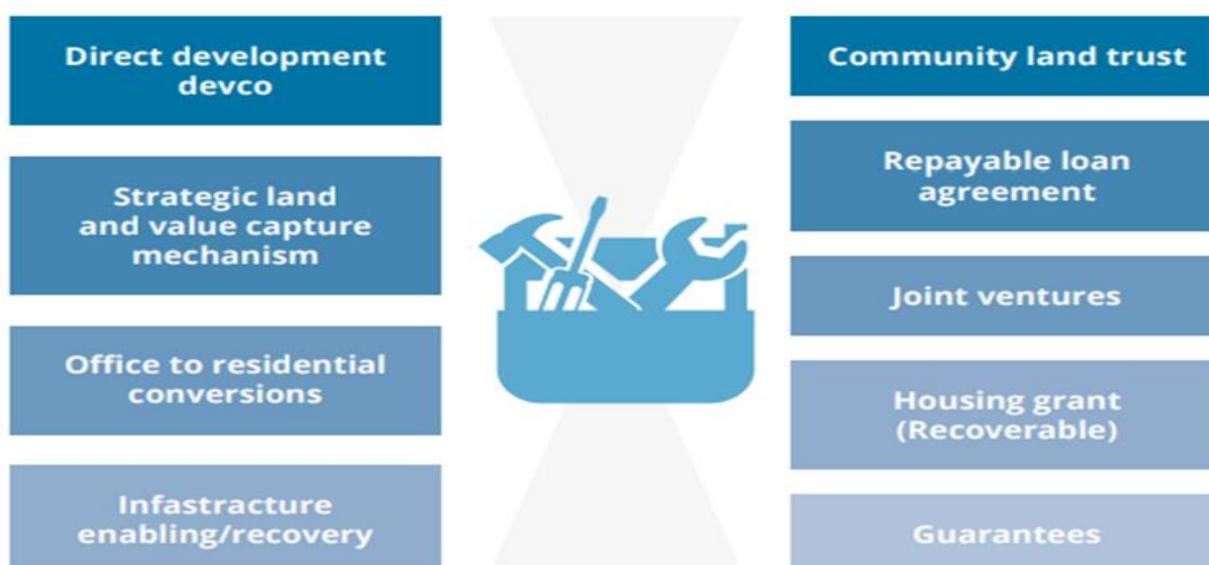
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

HUSK SITES, PETERBOROUGH

- 3.1. This proposal is to enable 19 new affordable bungalows to be developed for people over the age of 55 years old. The whole site will be managed and controlled by Cross Keys Homes.
- 3.2. This proposal will benefit the local communities, **by way of utilising disused/redundant/void garage sites** that currently continue to present management challenges in terms of fly tipping and/or adverse social behaviour, together with a maintenance burden, for CKH.
- 3.3. The use of Modern Methods of Construction (MMC) - All homes will be delivered in modular form, with off-site manufacture of 'pods' that are designed to utilise the existing footprint of the garage blocks and where possible the existing foundations and external brick walls.
- 3.4. The Affordable Rent homes will be let through CKH, at LHA (Local Housing Allowance rates (including service charges).

Figure 1: Bluebell Avenue, Peterborough Garages. (Google Maps)



Figure 2: - Eastern Avenue, Peterborough Garage Site (aerial view)



Figure 3: - Thistle Drive garage site (Google Maps)



Figure 4: 44 Appleyard, Peterborough garage site (Google Maps)



Figure 5 – Hallfield Lane (aerial site view)



3.5. The tenure, house types and size of units together with the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
Bluebell Avenue					
1 bed/1person bungalow	1	43	39	Y	110%
2 bed/3person bungalow	3	61	61	Y	100%
Eastern Avenue					
1b/1person	1	43	39	Y	110%
2b/3person	2	56	61	N	92%
2b/3person	3	61	61	Y	100%
Thistle Drive					
1b/1p bungalow	1	43	39	Y	110%
2b/3p bungalow	1	56	61	N	92%
2b/3p bungalow	1	61	61	Y	100%
Appleyard					
2b/3p bungalow	1	56	61	N	92%
2b/3p bungalow	2	61	61	Y	100%
Hallfield Lane					
2b/3p bungalow	3	61	61	Y	100%
Total	19				

About Cross Keys Homes

3.6. Cross Key Homes are based in Peterborough. Cross Key Homes covers a wide area, in and around Peterborough and beyond. CKH are one of our main providers of affordable housing in the CPCA district.

3.7. Currently Cross Key Homes have a several schemes with CPCA, and they work closely to ensure they provide additional good quality housing in the region.

3.8. The Housing Enabling Officer for Peterborough City Council has confirmed her support for this bid. The opportunity of having brownfield redundant and disused garage sites re-used to provide housing to benefit the community is welcome. Cross Keys also promote suitable housing for people over the age of 55.

Additionality / Case for Combined Authority funding

3.9. The proposed scheme offers the following additionality:

- The CPCA are pleased to support the delivery of an additional 19 units/bungalows as affordable rental units in Peterborough.
- **This scheme is taking disused brownfield sites to provided new affordable housing as 100% windfall sites with no market units.**

Proposed Conditions of Grant Approval

3.10. It is recommended that a grant of £665,000 is approved to enable delivery of 19 new affordable rented homes within the CPCA region subject to the following conditions:

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

- i. To provide grant draw down, once **start on site** has been confirmed.
- ii. To provide grant draw down once **practical completion** has been evidenced.

SIGNIFICANT IMPLICATIONS

None.

4.0 FINANCIAL IMPLICATIONS

4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as Appendix 1 to this paper

4.2. Supporting this application with grant of £665,000, from the Affordable Housing Programme to fund 19 affordable homes will equate to £35,000 per unit.

4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000

ALL ANGELS PARK, CALEDNOTE, HIGHFIELDS	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
ALL ANGELS PARK, HIGHFIELDS, CALEDNOTE	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETERBOROUGH HUSK SITES	1	19	665,000
Total Affordable Housing Grants if approved by Board	40	1,708	47,097,074

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT* £27.6k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	45	1,761	86,943,891
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	<u>CA Board September 2018</u>



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (viii)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - PERKINS (PHASE 2), NEWARK ROAD, PETERBOROUGH**

1.0 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 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. **Grant from the Combined Authority Affordable Housing Programme of £3,740,000 is sought for 96 additional homes comprising 38 affordable rent and 58 shared ownership units on Perkins site Phase 2, Newark Road, Peterborough.**
- 1.4. The site will provide a total of 96 units available.

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee

Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £3,740,000 from the £100m Affordable Housing programme to enable delivery of 96 additional affordable homes, with a mix of rented and shared ownership at Perkins site, Phase 2, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

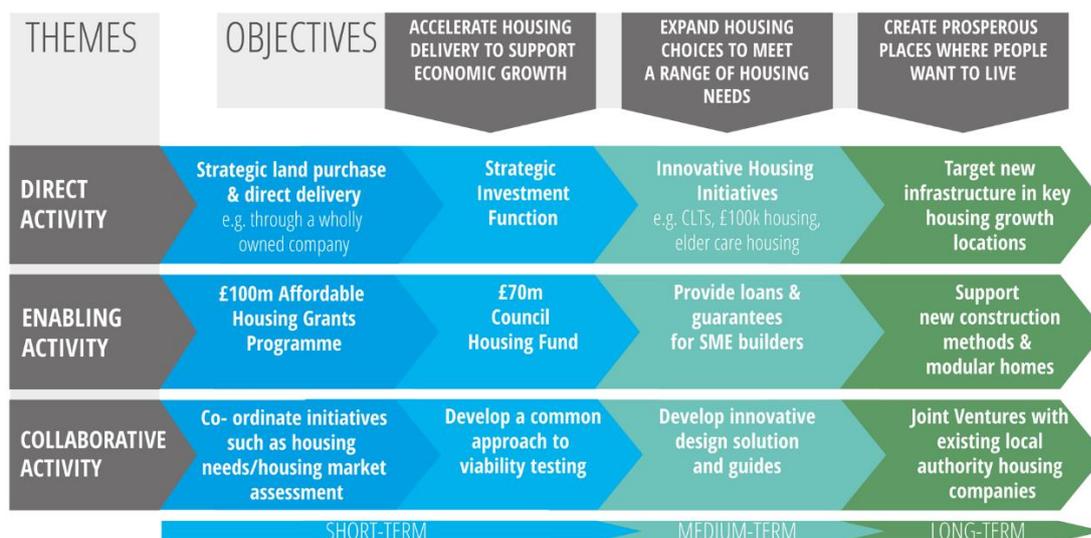
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

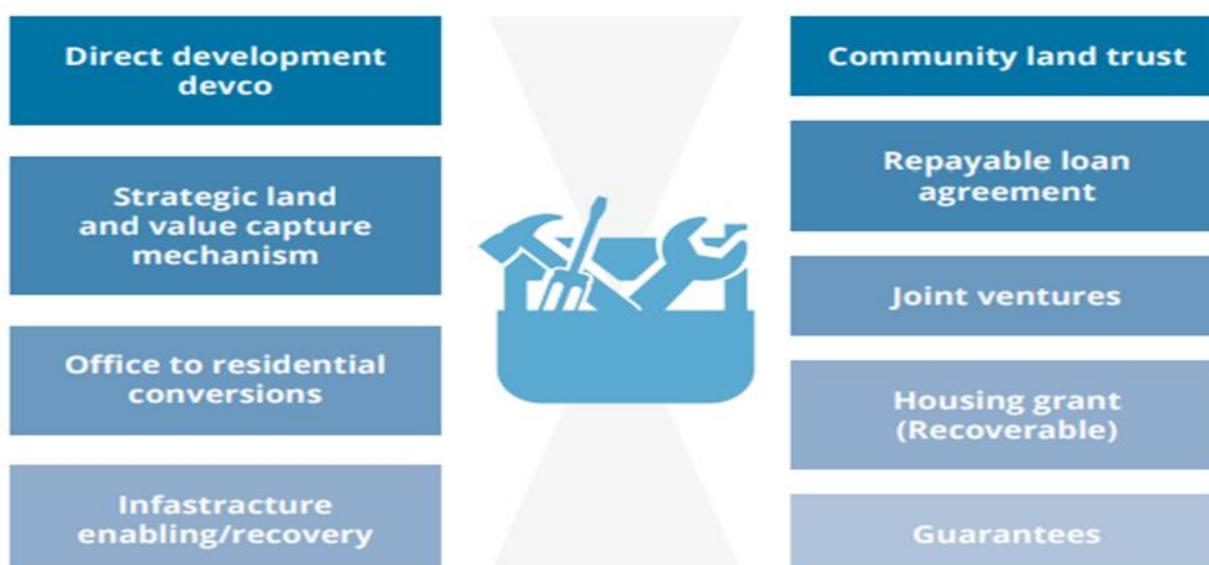
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

PERKINS, (PHASE 2), NEWARK ROAD, PETERBOROUGH

- 3.1. This proposal is to enable 96 additional affordable homes to be developed in Peterborough. The neighbouring Perkins Phase 1 site has completed earlier this year (July 2020). The whole site will be managed and controlled by Cross Keys Homes but was formerly owned by Perkins Engines.
- 3.2. This proposal will benefit the local communities, by way of utilising disused/redundant/void brownfield sites, within the city.
- 3.3. The site has full planning consent and planning conditions have been discharged. There is a Deed of Variation to provide 30% of affordable housing, however the intention now is for the whole site to be made 100% affordable housing site. The site is in the ownership of CKH.
- 3.4. Start on site will be Q1 2021/2022, with practical completion Q4 2022/2023, with 38 homes at affordable rent and 58 as shared ownership homes.

Figure 1: Perkins Phase 1, Peterborough. (Feb 2020)



Figure 2: - Phase 1, Peterborough Site (Feb 2020)



Figure 3: Perkins Phase 2. (Feb 2020)



3.5. The tenure, house types and size of units together with the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
12 x 1b/2p flats	12	50.2	50	Y	100%
14 x 2b/3p flats	14	61	61	Y	100%
8 x 2b/4p house	8	70	79	N	89%
2 x 3b/5p bungalow	2	111	86	Y	129%
2 x 3b/5p wheelchair adaptable houses	2	128	86	Y	137%

SHARED OWNERSHIP					
20 x 2b/4p house	20	70	79	N	89%
24 x 3b/5p house	24	85.7	93	N	92%
6 x 3b/5p house	6	94	93	Y	101%
8 x 4b/6p house	8	110	106	Y	103%
Total	96				

About Cross Keys Homes

- 3.6. Cross Key Homes are based in Peterborough. Cross Key Homes cover a wide area n and around Peterborough and beyond. CKH are one of the main providers of affordable housing in the CPCA district.
- 3.7. Currently Cross Key Homes have several sites being delivered with CPCA support. They work closely with CPCA to ensure they provide good quality housing in and across the region.
- 3.8. The Housing Enabling Officer for Peterborough City Council has confirmed her support for this bid. This scheme provides an opportunity of using brownfield land to provide housing to benefit the community. It also promotes and will be providing much needed bungalows and wheelchair adaptable homes for applicants with disabilities.

Additionality / Case for Combined Authority funding

- 3.9. The proposed scheme offers the following additionality:
- The CPCA is pleased to support an additional 96 affordable units/bungalows in Peterborough.
 - **The site development is happening through the redevelopment of a former brownfield commercial site. The affordable housing provision is a 100% affordable 'windfall' scheme with no market housing.**

Proposed Conditions of Grant Approval

- 3.10. It is recommended that the grant of £3,740,000 is approved to enable delivery of 96 new affordable rented homes within the CPCA region subject to the following conditions: -

Prior to execution of the grant funding agreement:

- i. Confirmation of ownership or contractual control of the site.

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

- i. To provide grant draw down, once **start on site** has been confirmed.

- ii. To provide grant draw down once **practical completion** has been evidenced.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as Appendix 1 to this paper.
- 4.2. Supporting this application with grant of £3,740,000 from the Affordable Housing Programme will achieve an average grant rate of £38,958 per unit.
- 4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDCOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000

PETERBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
Total Affordable Housing Grants if approved by Board	41	1,804	50,837,074

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £28.2k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	46	1,857	90,683,891
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.2 (ix)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS (NOVEMBER 2020) - OLD MOTEL SITE, 16 NORTH STREET, STILTON, HUNTINGDONSHIRE.

1.0 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 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 Affordable Housing programme of £420,000 is sought for 10 additional homes, with a mix of 5 affordable rent and 5 shared ownership units at The Old Motel Site, 16 North Street, Stilton, Hunts.**

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development

Forward Plan Ref: 2020/062		Key Decision: Yes	
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £420,000 from the £100m Affordable Housing programme to enable delivery of 10 additional affordable homes, with a mix of rented and shared ownership, at Old Motel Site, Stilton, Huntingdonshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>		<p>Voting arrangements:</p> <p>Simple majority of all Members</p>	

2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

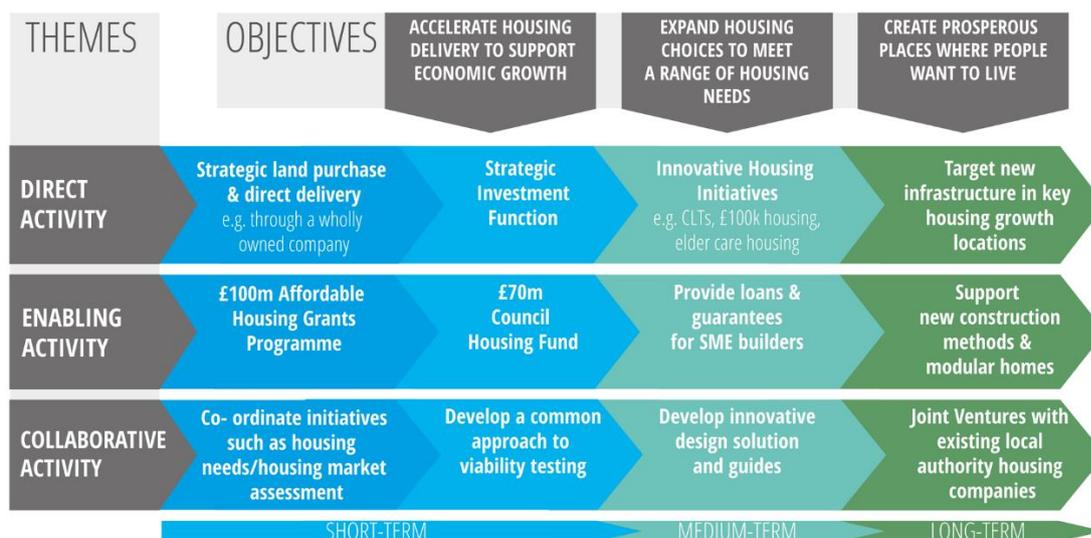
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

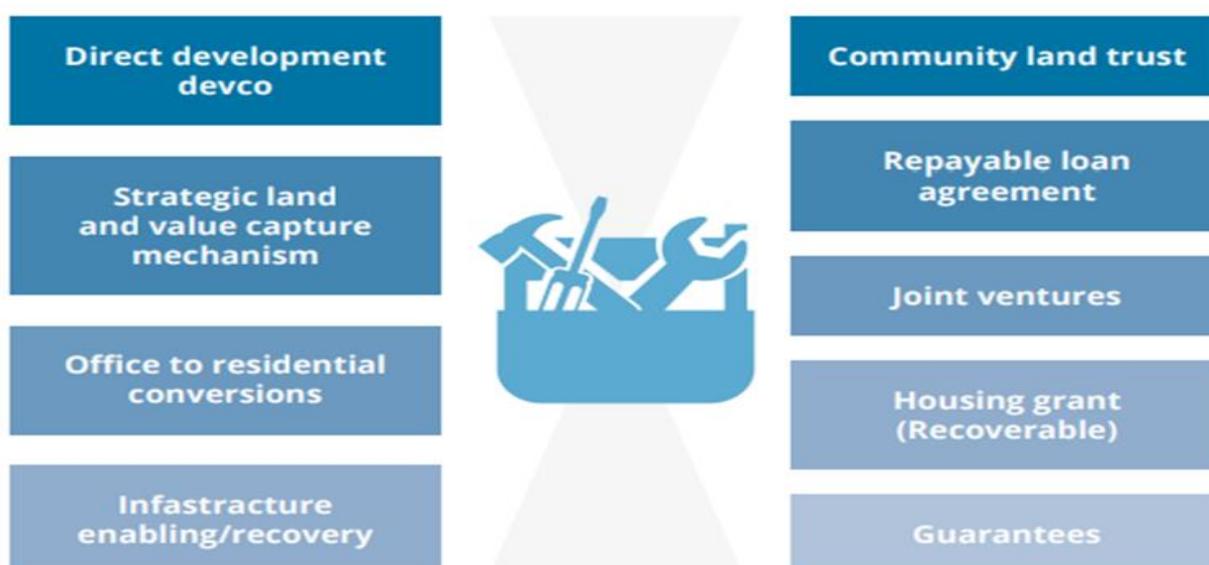
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

OLD MOTEL SITE, 16 NORTH STREET, STILTON, HUNTS.

- 3.1. This proposal is to enable 10 additional new homes to be developed at Stilton in Huntingdonshire. The development opportunity is on an old motel site which is no longer in use. The whole site will be managed and controlled by Cross Keys Homes.
- 3.2. All units achieve a minimum of 100% NDSS compliance. 9 units will be delivered to M4(2) accessible and adaptable building regulations standard, with 1 x unit delivered to M4(3) wheelchair standard.
- 3.3. A full planning application has been submitted to Huntingdonshire District Council, following a positive pre-application submission. There will be no S.106 agreement. All planning conditions will need to be discharged.

Figure 1: Old Motel Site, Stilton. (Google Maps)



Figure 2: - Old Motel Site, 16 North Street, Stilton. (Google Maps)



- 3.4. The size of units is over and above the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
1 x 2b/4p house	1	89.41	79	Y	112%
4 x 3b/5p house	4	96	93	Y	103%
SHARED OWNERSHIP					
3 x 2b/4p house	3	79.5	79	Y	101%
2 x 3b/5p house	2	96	93	Y	103%
Total	10				

About Cross Keys Homes

- 3.5. Cross Key Homes are based in Peterborough. Cross Key Homes covers a wide area, in and around Peterborough and beyond. CKH is one of the main providers of affordable housing in the CPCA region.
- 3.6. Currently Cross Key Homes have a few sites with CPCA, and they work closely with CPCA to ensure they provide adequate housing in and across the region.
- 3.7. The Housing Enabling Officer for Huntingdonshire's Council has confirmed that he supports this bid. The opportunity of taking an unused brownfield site to provide housing for both affordable rent and shared ownership will benefit the community.

Additionality / Case for Combined Authority funding

- 3.8. The proposed scheme offers the following additionality:
- The CPCA is pleased to support an additional 10 units for affordable rent and shared ownership in Huntingdonshire.
 - **Additionality, by way of regeneration of land occupied by a redundant Motel/Guest House for a 100% windfall affordable housing scheme with no market housing.**

Proposed Conditions of Grant Approval

- 3.9. It is recommended that the grant of £420,000 is approved to enable delivery of 10 new additional affordable rented and shared ownership homes within the CPCA region subject to the following conditions: -

Prior to execution of the grant funding agreement:

- i. Confirmation of ownership and/or contractual control of the site.

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

- i. To provide grant draw down, once **start on site** has been confirmed.

- ii. To provide grant draw down once **practical completion** has been evidenced.

4.0 FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as an exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve a grant of £420,000 from the Affordable Housing Programme, and it will achieve an average grant request rate of £42,000 per unit.
- 4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALDECOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804

BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETERBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
OLD MOTEL SITE, 16 NORTH STREET, STILTON.	1	10	420,000
Total Affordable Housing Grants if approved by Board	42	1,814	51,257,074

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £28.3k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	47	1,867	91,103,891
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (x)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - STATION ROAD, LITTLEPORT, ELY. EAST
CAMBRIDGESHIRE.**

1.0 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 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 £1,448,000 is sought for 39 additional homes, 20 at affordable rent and 19 shared ownership units on Station Road, Littleport, Ely.**

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,448,000 from the £100m Affordable Housing programme to enable delivery of 39 affordable homes, with a mix of rented and shared ownership at Station Road, Littleport, East Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>
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2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

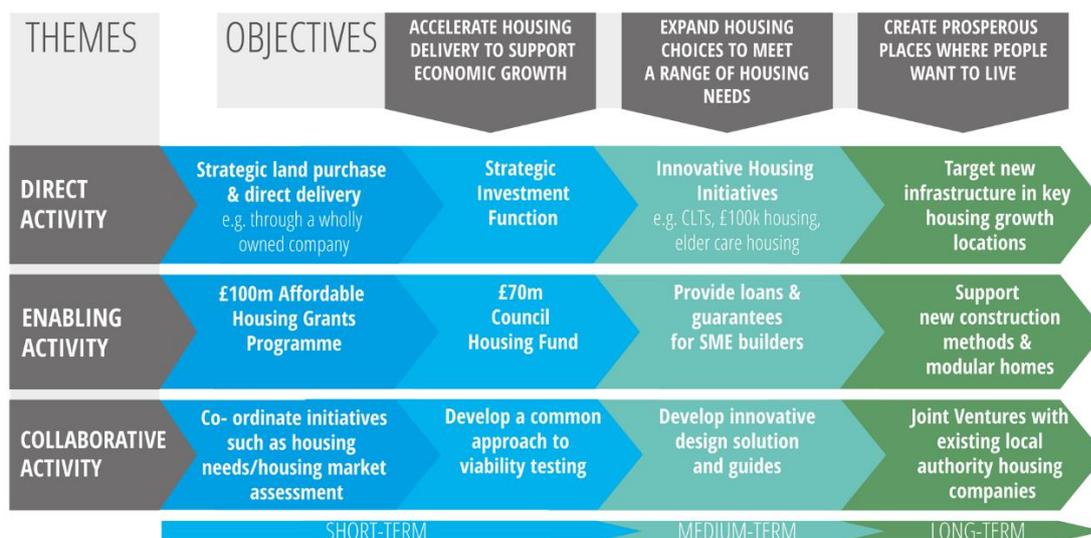
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

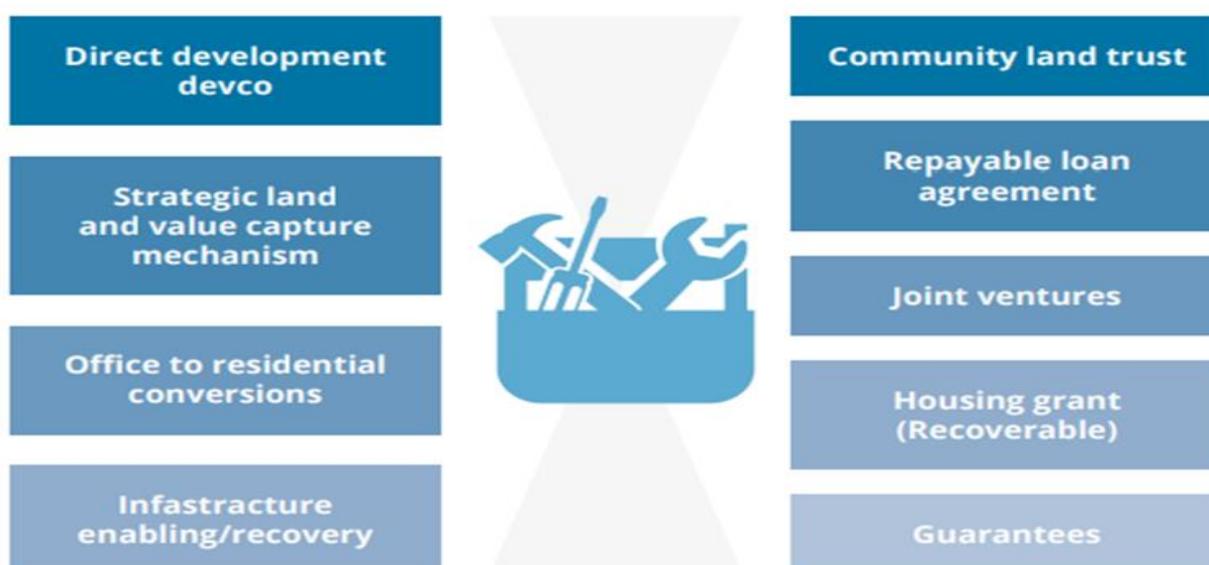
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

STATION ROAD, LITTLEPORT, ELY.

- 3.1. This proposal is to enable 39 homes to be developed in East Cambridgeshire. The site is an old unused railway goods yard. The whole scheme will be managed and controlled by Cross Keys Homes.
- 3.2. Cross Keys Homes Limited have agreed terms for the acquisition of the freehold site subject to securing an implementable reserved matters planning consent. Legal work is currently underway in terms of full due diligence, and preparation of contracts.
- 3.3. Outline planning consent is hoped to be granted under ref: 13/01165/OUM shortly. No planning conditions yet defined or discharged.
- 3.4. This will be a 100% affordable housing site so a variation to the requested planning consent that originally included a mix of affordable and market housing will be required.
- 3.5. The land acquisition should be achieved by Q4 2020/2021

Figure 1: Station Road, Littleport, Ely.



Figure 2: - Station Road access, Littleport, Ely.



3.6. The size of units is at the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
10 x 1b/2p flat	10	50	50	Y	100%
4 x 2b/3p flat	4	61	61	Y	100%
6 x 2b/4p house	6	79	79	Y	100%
SHARED OWNERSHIP					
4 x 2b/4p house	4	79	79	Y	100%
9 x 3b/5p house	9	93	93	Y	100%
6 x 4b/6p house	6	106	106	Y	100%
Total	39				

About Cross Keys Homes

3.7. Cross Key Homes are based in Peterborough. Cross Key Homes covers a wide area, in and around Peterborough and beyond. CKH is one of the main providers of affordable housing in the CPCA region.

3.8. Currently Cross Key Homes have several schemes with CPCA, and they work closely to ensure they provide good quality housing in and across the region.

3.9. The Housing Enabling Officer for East Cambridgeshire's Council has confirmed that she supports this bid. The additionality of the scheme providing housing for both affordable rent and shared ownership will benefit the local community.

Additionality / Case for Combined Authority funding

3.10. The proposed scheme offers the following additionality:

- The CPCA is pleased to support an additional 39 units for affordable rent and shared ownership in East Cambridgeshire as part of the 2000 homes target.
- **Additionality is through of the regeneration of former brownfield commercial land (former railway goods yard) and providing a 100% affordable housing windfall scheme with no market housing.**

Proposed Conditions of Grant Approval

3.11. It is recommended that the grant of £1,448,000 is approved to enable delivery of 39 new affordable rented and shared ownership homes within the CPCA region subject to the following conditions: -

Prior to execution of the grant funding agreement:

- Confirmation of ownership or contractual control of the site.

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

- To provide grant draw down, once **start on site** has been confirmed.
- To provide grant draw down once **practical completion** has been evidenced.

4.0 FINANCIAL IMPLICATIONS

4.1. The applicant has provided a scheme Business Case and supporting documentation, attached in Appendix 1 to this paper.

4.2. Supporting this application will approve £1,448,000 grant from the Affordable Housing Programme at an average grant rate of £37,128 per unit.

4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			

9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALDECOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETEBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
OLD MOTEL SITE, 16 NORTH STREET, STILTON.	1	10	420,000
STATION ROAD, LITTLEPORT, ELY.	1	39	1,448,000
Total Affordable Housing Grants if approved by Board	43	1,853	52,705,074

Affordable Housing:
AVERAGE GRANT
RATE PER UNIT*

£28.4k

Maximum Net Loan
Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	48	1,906	92,551,891
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (xi)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - FORMER EAST ANGLIA GALVANISING WORKS, OUNDLE ROAD, PETERBOROUGH, CAMBRIDGESHIRE.**

1.0 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 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. **Request a grant from the Combined Authority's Affordable Housing Programme of £3,830,725.00 for 77 additional affordable homes comprising 54 affordable rent and 23 shared ownership units on Oundle Road, Peterborough, Cambridgeshire.**

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

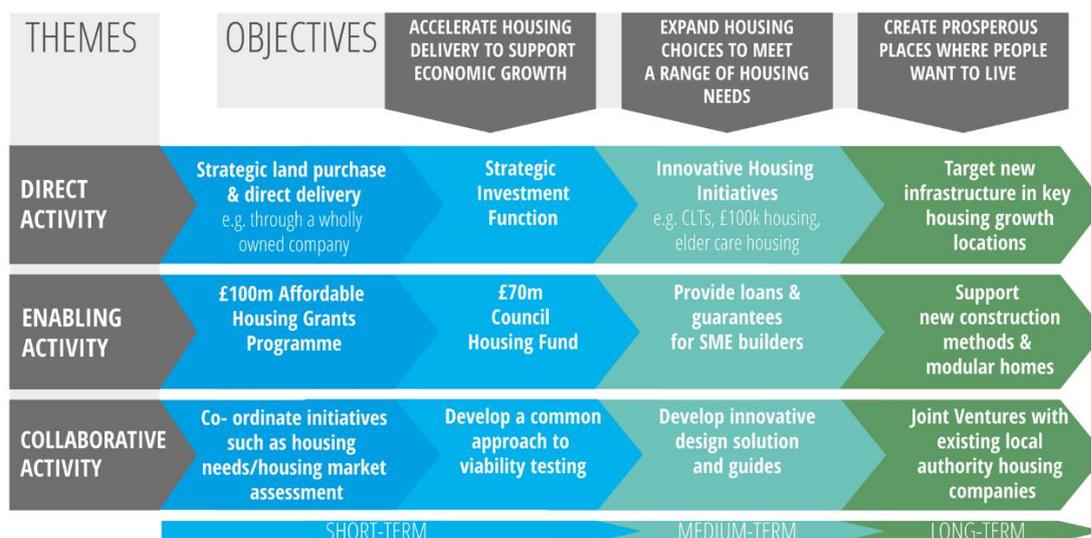
<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £3,830,725.00 from the £100m Affordable Housing programme to enable delivery of 77 additional affordable homes, with a mix of rented and shared ownership units at Oundle Road, Peterborough - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>
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2.0 BACKGROUND

- 2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

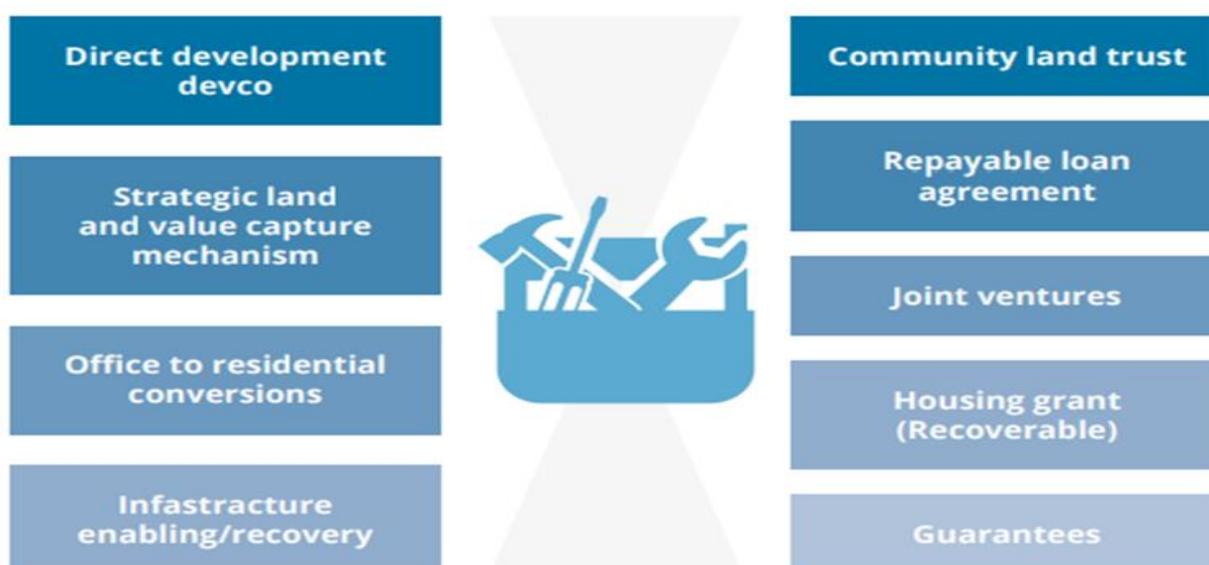
Combined Authority Housing Programme

- 2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.
- 2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.
- 2.4. 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.
- 2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

FORMER EAST ANGLIA GALVANISING WORKS, OUNDLE ROAD, PETERBOROUGH, CAMBRIDGESHIRE.

- 3.1. This proposal is to enable 77 additional homes to be developed in Peterborough on a redundant brownfield site within the urban area. The site is vacant, is adjacent to the city centre and close to good transport links.
- 3.2. The site benefits from an expired planning permission for residential development, reference 01/00076/OUT, granted on 4th April 2013. The planning permission for the site lapsed before the chosen cut-off date of 31st March 2018 because there were doubts about the viability of the site without grant. The landowner did not promote the site through the Peterborough Local Plan process.
- 3.3. However, Harris Lamb planning consultants have discussed the site with the local planning officers and were advised that in spite of the fact, that the allocation of the site had not been taken forward, the site might be welcomed and capable of delivery as a 100% affordable “windfall” site.
- 3.4. The site has benefited from planning permission in the past, CB Collier Peterborough Ltd are planning to provide a 100% affordable scheme, and partner with a credible Housing Association to acquire and manage the finished development.

Figure 1: Site Plan



3.5. The size of units is over or at the Nationally Described Space Standards (NDSS) are shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
3 x 4b/7p house	3	117	115	Y	102%
11 x 3b/4p house	11	84	84	Y	100%
6 x 2b/3p house	6	72	70	Y	103%
24 x 2b/3p flat	24	60	61	N	98%
10 x 1b/2p flat	10	54	50	Y	108%
SHARED OWNERSHIP					
4 x 3b/4p house	4	84	84	Y	100%
5 x 2b/3p house	5	72	70	Y	103%
8 x 2b/3p flat	8	70	70	Y	100%
6 x 1b/2p flat	6	54	50	Y	108%
Total	77				

About CB Colliers Ltd

3.6. CB Colliers are a property development consultancy, backed by years of experience and a dynamic team. Lead by Charles Collier who has over 40 years construction industry experience, the team as a whole are enthused by favourable conditions in the marketplace that make this a prime time to invest in their judgement.

3.7. CB Collier Peterborough Limited are ready to submit a planning application alongside a HA/RP as soon as confirmation that a grant is approved in principal.

3.8. They will be working with a Housing Association (final selection to be confirmed) who will upon practical completion of the units acquire the freehold, to manage and regulate the properties for in perpetuity.

3.9. They are aware that the grant will be conditional on the basis that they will partner with a substantial and reliable registered provider who will manage the units thereafter, secure planning consent within a reasonable period and start on site by the end of calendar year 2021.

3.10. The Housing Enabling Officer for Peterborough City Council has confirmed that she supports this bid. The additionality of the site to provide housing for both affordable rent and shared ownership will benefit the community. She confirms that the 70/30 split is ideal, for the site.

Additionality / Case for Combined Authority funding

3.11. The proposed scheme offers the following additionality:

- The CPCA is pleased to support an additional 77 units for affordable rent and shared ownership in Peterborough as part of the CPCA 2000 homes target.
- **The development is on a brownfield vacant site and will be a 100% affordable housing windfall site with no market housing.**

Proposed Conditions of Grant Approval

3.12. It is recommended that the grant of £3,830,725.00 is approved to enable delivery of 77 new affordable rented and shared ownership homes within the CPCA region subject to the following conditions: -

Prior to execution of the grant funding agreement:

- Confirmation of ownership of the site and securing full planning consent by no later than 30 September 2021.
- Confirmation to the CPCA of an appropriate Registered Provider, to be approved by the CPCA, who will take ownership of the units on completion, to maintain and regulate them accordingly.

After execution of the grant funding agreement but pre draw-down of phased grant payments by way of three (3) instalments:

- To provide 50% the grant draw down, once **start on site** has been confirmed.
- To provide 25% of the grant draw down at the **mid-term stage** when confirmed.
- To provide 25% of the grant draw down once **practical completion** has been evidenced.

4.0 FINANCIAL IMPLICATIONS

4.1. The applicant has provided a scheme Business Case with additional supporting documentation, attached as exempt Appendix 1 to this paper.

4.2. Supporting this application will approve a grant of £3,830,725 from the Affordable Housing Programme will achieve an average grant request rate of £49,750 per unit.

4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271

PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIHGIELDS, CALEDCOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETERBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
OLD MOTEL SITE, 16 NORTH STREET, STILTON.	1	10	420,000
STATION ROAD, LITTLEPORT, ELY.	1	39	1,448,000
FORMER EAST ANGLIA GALVANISING WORKS, OUNDLE ROAD, PETERBOROUGH	1	77	3,830,725
Total Affordable Housing Grants if approved by Board	44	1,930	56,535,799

Affordable Housing:
 AVERAGE GRANT
 RATE PER UNIT* £29.3k

Maximum Net Loan
 Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	49	1,983	96,382,616
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (xii)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS (NOVEMBER 2020) - LAND EAST OF NORTH END, MELDRETH, SOUTH CAMBRIDGESHIRE.

1.0 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 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 £630,000 is sought for 14 additional homes, comprising 7 affordable rent and 7 shared ownership units at North End, Meldreth, South Cambridgeshire.**

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £630,000 from the £100m Affordable Housing programme to enable delivery of 14 additional affordable homes, with a mix of rented and shared ownership homes at North End, Meldreth, South Cambridgeshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>
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2.0 BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

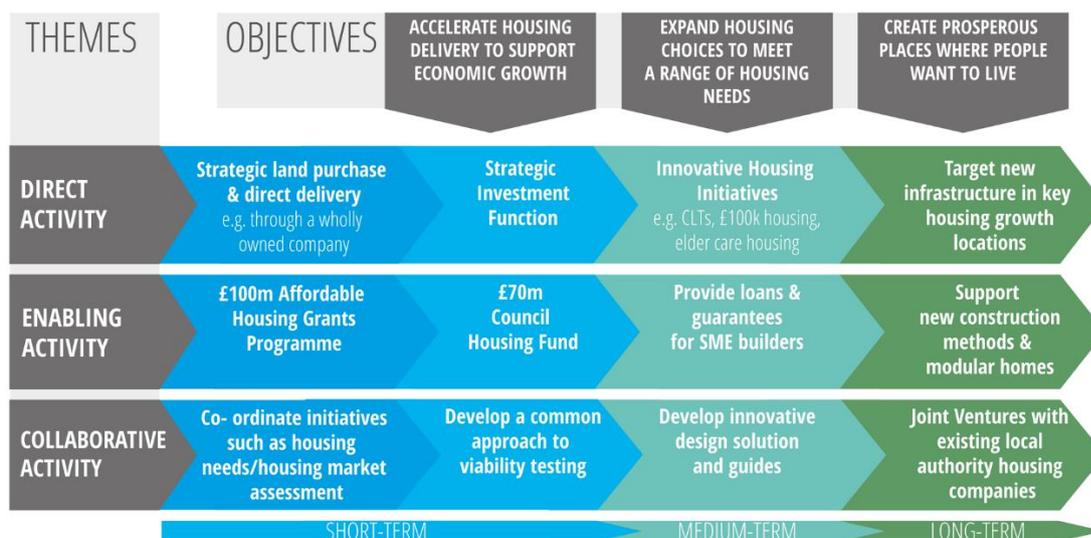
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

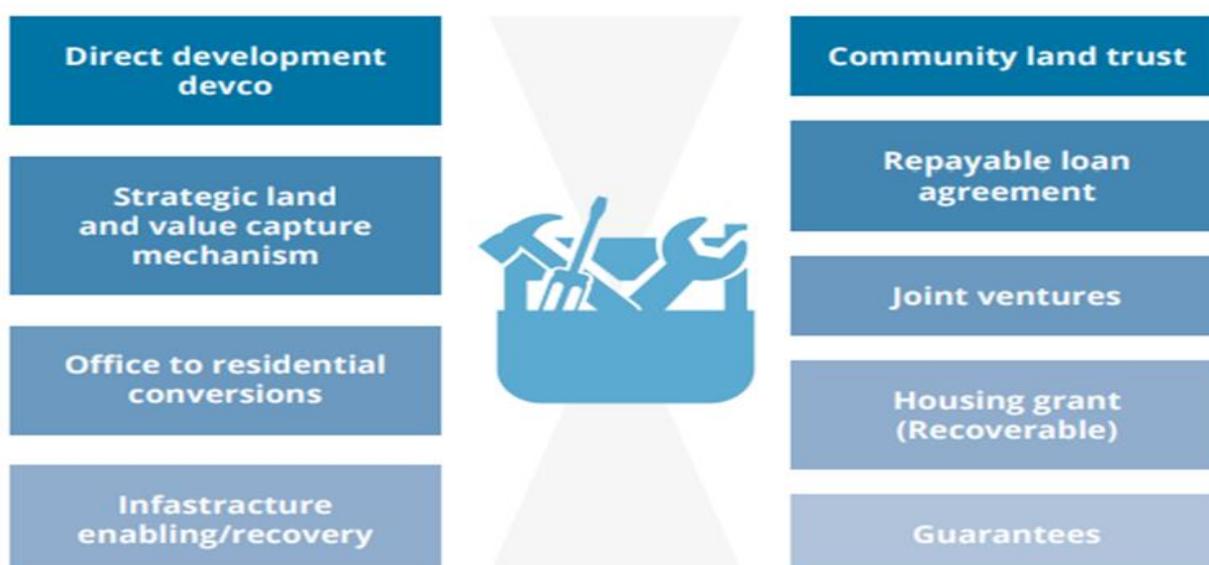
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3.0 PROPOSED SCHEME FOR APPROVAL

NORTH END, MELDRETH, SOUTH CAMBRIDGESHIRE.

- 3.1. This proposal is to enable 14 additional affordable homes to be developed in South Cambridgeshire. The development will be a greenfield site. The Council supports this application as a rural exception site. The site will be managed by Paradigm Housing Group, who are based in Buckinghamshire.
- 3.2. Paradigm Housing are in the process of acquiring the site, legals are progressing and anticipated exchange of contracts is before end December 2020. A grant offer is being made subject to planning.
- 3.3. A pre-planning application was submitted by the Vendor and had been well received. The Council supports to bring forward this site as a rural exception site.
- 3.4. PHG are working with a planning consultant to progress the application.
- 3.5. The site development is programmed to start Q4 2021/2022, and completion by Q2 2022/2023.
- 3.6. The rented units will be capped at LHA rates or 80% of market rent rates, to ensure affordability.

Figure 1: North End, Meldreth.



Figure 2: - Site plan



3.7. The size of units is at the Nationally Described Space Standards (NDSS) as shown below:

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
4 x 1b/2p flat	4	50	50	Y	100%
2 x 3b/6p house	2	102	102	Y	100%
1 x 4b/7p house	1	115	115	Y	100%
SHARED OWNERSHIP					
7 x 2b/4p house	7	79	79	Y	100%
Total	14				

About Paradigm Housing Association

3.8. Paradigm Housing provide 15,000 affordable homes for rent and for sale across the South East and London. They work mainly in London, but have branched to the surrounding areas, such as the Home Counties and the East of England.

3.9. As a charitable organisation, the surplus they make is ploughed back into building new homes – their new Corporate Plan sets out their intention to build 600 new homes a year for rent and sale. Their mission is to help more people have a

home they can afford, as well as provide support to the communities where they work through the Paradigm Foundation.

3.10. They value their relationships they have with local authority partners, and it is their intention to strengthen these relationships and work more closely with all, to build the affordable homes that they have made provision for in Local Plans.

3.11. The Housing Enabling Officer for South Cambridgeshire District Council is supportive of bringing forward rural exception sites and is supporting the request for grant funding, subject to planning permission and housing need for the village of Meldreth.

Additionality / Case for Combined Authority funding

3.12. The proposed scheme offers the following additionality:

- The CPCA is pleased to support an additional 14 units for affordable rent and shared ownership in South Cambridgeshire, and as part of the CPCA 2000 homes target.
- **The Local Council supports in bringing this forward as a rural exception site comprising of 100% affordable housing with no market units.**

Proposed Conditions of Grant Approval

3.13. It is recommended that the grant of £645,000 is approved to enable delivery of 14 new affordable rented and shared ownership homes within the CPCA region subject to the following conditions: -

Prior to execution of the grant funding agreement:

- i. Confirmation of ownership or contractual control of the site.
- ii. Planning consent being secured by no later than 30th September 2021.

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

- i. To provide grant draw down, once **start on site** has been confirmed. Start on site to be no later than 31st December 2021.
- ii. To provide grant draw down once **practical completion** has been established.

4.0 FINANCIAL IMPLICATIONS

4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as exempt Appendix 1 to the paper

4.2. Supporting this application will approve a grant of £630,000 from the Affordable Housing Programme at an average grant rate of £45,000 per unit.

4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALDECOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETERBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
OLD MOTEL SITE, 16 NORTH STREET, STILTON.	1	10	420,000
STATION ROAD, LITTLEPORT, ELY.	1	39	1,448,000

FORMER EAST ANGLIA GALVANISING WORKS, OUNDLE ROAD, PETERBOROUGH	1	77	3,830,725
NORTH END, MELDRETH, SOUTH CAMBS	1	14	630,000
Total Affordable Housing Grants if approved by Board	45	1,944	57,165,799

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £29.4k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	50	1,997	97,012,616
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5.0 LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6.0 APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4 (xiii)
09 NOVEMBER 2020	PUBLIC REPORT Appendix 1 to this report is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

**£100M AFFORDABLE HOUSING PROGRAMME SCHEME APPROVALS
(NOVEMBER 2020) - HIGH STREET, NEEDINGWORTH, HUNTS,
CAMBRIDGESHIRE.**

1.0 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 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. **To request approval to a grant from the Combined Authority's Affordable Housing Programme of £1,775,000 for 45 additional affordable homes comprising 20 affordable rent and 25 shared ownership units on Land at the rear of High Street, Needingworth, Huntingdonshire.**

<u>DECISION REQUIRED</u>	
Lead Member:	Councillor Chris Boden, Lead Member for Housing and Chair of Housing and Communities Committee
Lead Officer:	Roger Thompson, Director of Housing and Development
Forward Plan Ref: 2020/062	Key Decision: Yes

<p>The Housing and Communities Committee is recommended to:</p> <p>(a) Commit grant funding of £1,775,000 from the £100m Affordable Housing programme to enable delivery of 45 additional affordable homes, with a mix of rented and shared ownership homes at Land rear of High Street, Needingworth. Huntingdonshire - Subject to confirmation of the release of balancing monies for the £100m programme from BEIS & MHCLG.</p>	<p>Voting arrangements:</p> <p>Simple majority of all Members</p>
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2. BACKGROUND

2.1. The Mayor and the Combined Authority are committed to accelerating affordable housing delivery to meet local and UK need and support economic growth in the region.

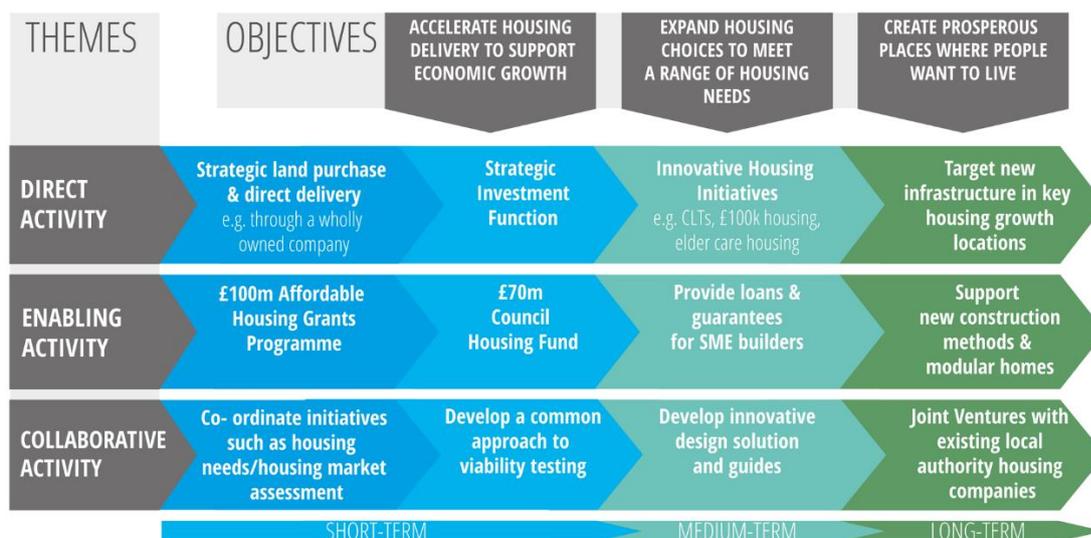
Combined Authority Housing Programme

2.2. In 2017, the Combined Authority successfully negotiated £170 million from Government for delivery of an ambitious housing programme providing 2,500 new affordable homes by March 2022.

2.3. Within this programme, £100 million is available to be used across the Combined Authority area to deliver 2,000 affordable homes and £70m is available to Cambridge City Council to deliver 500 new council homes.

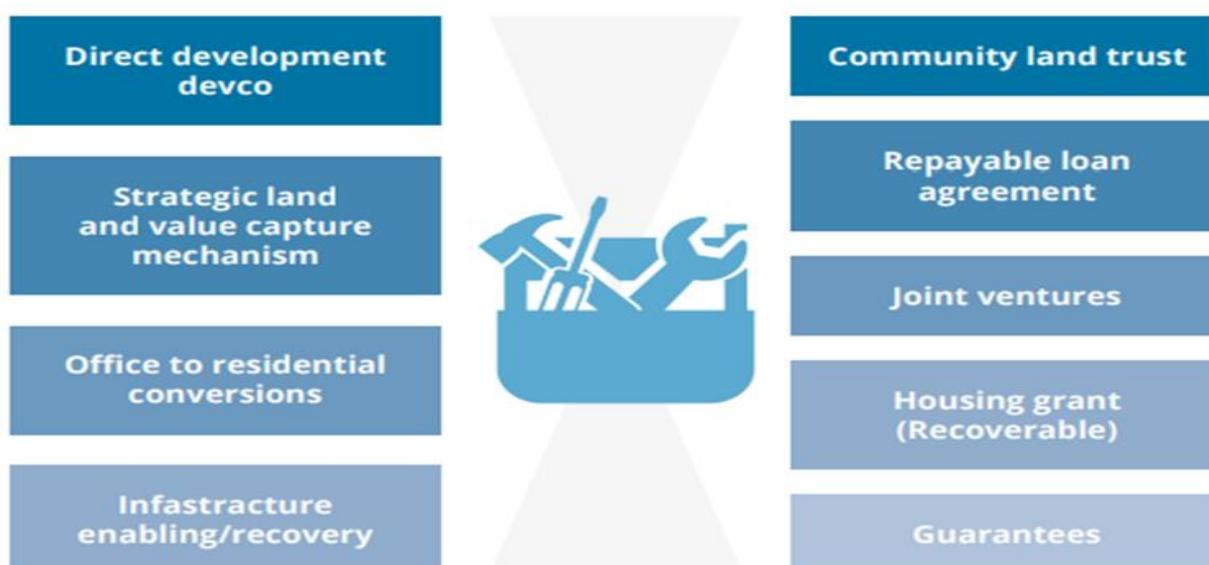
2.4. The Housing and Development Team at the Combined Authority is working with officers in all partner local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.

2.5. The Combined Authority Housing Strategy was approved by the Board in September 2018 and included three core objectives as illustrated in the figure overleaf:



2.6. The Housing Strategy also 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:

A flexible multi-toolkit approach



2.7. Full performance updates relating to the programme are presented to the Housing and Communities Committee at every meeting. Both the £100m & £70m programmes (within the overall £170m programme) are on track to achieve their targets by March 2022.

3. PROPOSED SCHEME FOR APPROVAL

HIGH STREET, NEEDINGWORTH, HUNTS, CAMBRIDGESHIRE

- 3.1. This proposal is to enable 45 additional affordable homes to be developed in Huntingdonshire. The site is to the rear of the High Street in Needingworth and is a greenfield site. Cross Keys Homes Limited acquired the freehold of the site in January 2020.
- 3.2. Outline planning consent was granted by Huntingdonshire District Council on 25th April 2019 under ref: 18/01073/OUT. No planning conditions have yet been discharged.
- 3.3. The site development is due to start Q1 2021/2022 with completion programmed by Q4 2022/2023.
- 3.4. The rents will be capped at LHA rates or 80% of market rent rates, to ensure affordability.

Figure 1: Rear of High Street, Needingworth. (Google Maps)



Figure 2: Possible Access to Rear of High Street. (Google Maps)



3.5. The size of units is noted below. They are in line with HDC planning policy guidance in relation to Nationally Described Space Standards (NDSS):

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS ¹
AFFORDABLE RENT					
2 x 2b/4p bungalow	2	67	70	N	96%
1 x 2b/4p bungalow M4 compliant	1	74	70	Y	106%
9 x 2b/4p houses	9	75	79	N	95%
7 x 3b/5p houses	7	88	93	N	95%
1 x 4b/6p houses	1	100	106	N	94%
SHARED OWNERSHIP					
6 x 2b/4p houses	6	75	79	N	95%
17 x 3b/5p houses	17	88	93	N	95%
2 x 4b/6p houses	2	100	106	N	94%
Total	45				

About Cross Keys Homes

- 3.6. Cross Key Homes are based in Peterborough. Cross Key Homes cover a wide area, in and around Peterborough and beyond. CKH is one of the main providers of affordable housing in the CPCA region.
- 3.7. Currently Cross Key Homes have several sites with CPCA and they work closely with to ensure they provide good quality housing in and across the region.
- 3.8. The Housing Enabling Officer for Huntingdonshire District Council is supportive of bringing forward this site and is supportive of the request for grant funding. The development will provide value for money and the tenure mix is proposed to comprise 55% shared ownership and 45% affordable rented housing.

Additionality / Case for Combined Authority funding

- 3.9. The proposed scheme offers the following additionality:
 - The CPCA is happy to offer support for an additional 45 units for affordable rent and shared ownership in Huntingdonshire as part of the CPCA 2000 homes target.
 - **The scheme comprises 100% affordable housing as a 'windfall' site with no market housing.**

Proposed Conditions of Grant Approval

- 3.10. It is recommended that the grant of £1,775,000 is approved to enable delivery of 45 new affordable rented and shared ownership homes within the CPCA region subject to the following conditions:

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

- i. To provide grant draw down, once **start on site** has been confirmed.
- ii. To provide grant draw down once **practical completion** has been evidenced.

4. FINANCIAL IMPLICATIONS

- 4.1. The applicant has provided a scheme Business Case and its supporting documentation, attached as an exempt Appendix 1 to this paper.
- 4.2. Supporting this application will approve grant of £1,775,000 from the Affordable Housing Programme at an average grant rate of £39,444 per unit.
- 4.3. The impact on this funding on the programme is set out below: -

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Total before Nov 2020 Committee	33	1,536	39,698,271
PROPOSED SCHEME FOR NOVEMBER 2020 COMMITTEE APPROVAL			
9-17 HAWES LANE, WICKEN, EAST CAMBRIDGESHIRE.	1	16	640,000
MORE'S MEADOW, GREAT SHELFORD, SOUTH CAMBRIDGESHIRE	1	21	1,008,000
ALL ANGELS PARK, HIGHFIELDS, CALEDCOTE	1	5	247,999
SPRINGFIELD AVENUE, MARCH	1	32	1,560,000
SANDPIT ROAD, THORNEY, PETERBOROUGH	1	5	237,804
BRITISH SUGAR WAY, PETERBOROUGH	1	74	3,040,000
PETERBOROUGH HUSK SITES	1	19	665,000
PERKINS SITE - PHASE 2	1	96	3,740,000
OLD MOTEL SITE, 16 NORTH STREET, STILTON.	1	10	420,000
STATION ROAD, LITTLEPORT, ELY.	1	39	1,448,000

FORMER EAST ANGLIA GALVANISING WORKS, OUNDLE ROAD, PETERBOROUGH	1	77	3,830,725
NORTH END, MELDRETH, SOUTH CAMBS	1	14	630,000
LAND OF REAR OF HIGH STREET, NEEDINGWORTH	1	45	1,775,000
Total Affordable Housing Grants if approved by Board	46	1,989	58,940,799

Affordable Housing:
AVERAGE GRANT RATE PER UNIT* £29.6k

Maximum Net Loan Value

Loan & Toolbox capital committed (from £40m revolving fund)	5	53	39,846,817
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Total Loan Value Excluding repayments £51.1m

TOTAL IF NOV 2020 SCHEME IS APPROVED	51	2,042	98,787,616
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5. LEGAL IMPLICATIONS

- 5.1. The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 5.2. 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.

6. APPENDICES

Appendix 1 – Exempt from publication - Business Case including supporting evidence.

<u>Background Papers</u>	<u>Location</u>
Housing Strategy September 2018	CA Board September 2018